

Toowoomba Railway Parklands Priority Development Area

Proposed Development Scheme

**Minister for Economic Development Queensland
Submissions Report**

under the Economic Development Act 2012

January 2016



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1 Introduction

The Toowoomba Railway Parklands Priority Development Area (PDA) was declared on 12 December, 2014. Planning for the Toowoomba Railway Parklands PDA has been managed by Toowoomba Regional Council (TRC).

The public notification and submission period for the Toowoomba Railway Parklands PDA Proposed Development Scheme was from 14 September to 27 October 2015.

Following the end of the public notification, submissions received were considered by both TRC and the Minister for Economic Development Queensland (MEDQ) and the proposed development scheme was amended as considered appropriate in response to issues raised. This report has been prepared to summarise the submissions received, provide information on the merits of the submissions and the extent to which the proposed development scheme has been amended.

The MEDQ has now made the development scheme which is available to view on the Department of Infrastructure, Local Government and Planning (DILGP) website at www.dilgp.qld.gov.au. The MEDQ will publish a notice in the local newspaper advising the public of the approval of the development scheme. Additionally each person who made a submission during the submission period will be notified that the scheme has been approved and that this report and the development scheme can be viewed on the DILGP website.

2 Overview of public notification process

2.1 Community engagement

The public notification and submission period for the Toowoomba Railway Parklands PDA Proposed Development Scheme was from 14 September to 27 October 2015.

An information display and open house was held for the Toowoomba Railway Parklands PDA Proposed Development Scheme at 13 Bowen Street, Toowoomba on Saturday 10 October, 2015 between 10 am and 3 pm.

Letters were also sent to all land owners within the Toowoomba Railway Parklands PDA and surrounding area on 14 September 2015 advising them of the opportunity to view and comment on the Toowoomba Railway Parklands PDA Proposed Development Scheme.

Economic Development Queensland also liaised with state agencies during the submission period.

2.2 Submission registration and review process

Submissions were received by email and via the online submission portal. Once a submission was received, submissions were registered and reviewed. This process was established to:

- consider all submissions in an objective, equitable and fair manner
- assist in the preparation of the submissions report
- provide guidance and advice to the MEDQ in respect of preparing the final development scheme
- enable the MEDQ to comply with the requirements of the *Economic Development Act 2012* (ED Act).

A submissions database was established to assist in the registration, classification and summary of submissions.

Table 1 below provides an overview of the submission registration and review process.

Table 1: Submission registration and review process

Steps	Action/detail
1. Registration and acknowledgement of submissions	Submissions were registered as they were received. A letter of acknowledgement was sent to submitters at the close of the public notification period.
2. Classification of submissions	Submissions were classified by location, submitter and submission type. For further information see Section 3.
3. Summarising submission issues	Submissions were reviewed on receipt to identify the issues that were being raised and which parts of the proposed development scheme they related to. These were then summarised and collated for the matters to be included in the Submissions Report. Submissions sometimes covered a number of topics or issues; therefore allowance was made for the same or similar issues being raised in a number of submissions. This included receiving multiple submissions with similar views on a particular issue or submissions having different views on the same issue. For this reason, common issues across submissions were identified and these issues were summarised under common issue topics in the submissions report.
4. Evaluation and responses to issues	The issues raised in all submissions were summarised and evaluated at the completion of the public notification period and responses were prepared. The assessment and response to issues was undertaken by TRC. Relevant changes to the document were identified. In evaluating submissions, allowance was made for the same or similar issues being raised in different submissions. For this reason, assessment of issues and resulting development scheme changes were made in relation to issue topics rather than a submission by submission basis.
5. Submissions report	The Submissions Report was prepared which collates steps 3 and 4 above, therefore providing a summary of the submissions considered, information about the merits of the submissions, recommendations on amendments to the proposed development scheme to reflect submissions and details of all changes to the proposed development scheme.
6. Council consideration of submissions	TRC reviewed all submissions and made recommendations on development scheme amendments at the Ordinary Council meeting of 17 November 2015.

Steps	Action/detail
7. Economic Development Board meeting	The Economic Development Board (ED Board) noted key issues raised in submissions on 25 November 2015.
8. MEDQ approval	The final submissions report and development scheme was submitted to the MEDQ for review and approval.
9. Governor in Council approval and adoption of development scheme and notice to submitters	After the MEDQ approved the submissions report and development scheme the Economic Development Regulation 2013 was amended by the Governor in Council to give effect to the Development Scheme, which supersedes the Interim Land Use Plan. As soon as practicable after the development scheme takes effect, the MEDQ will publish the scheme and submissions report on the Department of Infrastructure, Local Government and Planning website. The MEDQ will also publish in at least one newspaper circulating in the local area, a notice stating the scheme has been approved and it can be inspected on the department's website, along with the submissions report. Additionally TRC will notify each person who made a submission within the submission period, that the development scheme has been approved and is available on the department's website along with the submissions report.

3 Overview of submissions

3.1 Submitter type

A total of fifteen (15) submissions were received during the submission period. Fourteen (14) submissions were made by private individuals. One (1) submission was prepared by a planning consultant on behalf of a commercial organisation. No submissions were received after the submission period had closed.

Refer to Table 2 for a breakdown of submissions received during the submission period, from different submitter types.

Table 2: Breakdown of submissions by submitter type

Type of submitter	Number of submissions received
Private individual	14
Community/not-for-profit organisations	0
Professional organisations	0
Commercial organisations	1
Government/Government statutory corporation	0
Total submissions	15

3.2 Submitter location

The origin of submitters is shown in Table 3. All submissions originated from outside the PDA.

Table 3: Breakdown of submissions by submitter location

Location	Number of submissions received
Wilsonton	1
Centenary Heights	1
Toowoomba East	2
Mount Lofty	1
Newtown	2
Harristown	1
Glenvale	2
Toowoomba City	2
South Toowoomba	1
Middle Ridge	1
Undetermined location	1
Total submissions	15

3.3 Submission type

There were three different types of submissions received - one letter or hard copy submission, one email and thirteen online submissions.

Table 4 below provides a breakdown of submissions by submission type.

Table 4: Breakdown of submissions by submission type

Type of submission	Number of submissions received
Letter or hard copy submission form	1
Email	1
Online submission	13
Total submissions	15

3.4 Overarching areas of support

Submissions raised a variety of different opinions on different matters. Some submissions supported the development scheme. Those submissions supporting the development scheme identified that the plans for the PDA would have a beneficial effect on Toowoomba.

3.5 Overarching areas of concern

Submissions raised a variety of different opinions on different matters. Some submissions had concern for some aspects of the development scheme. Below is a summary of the overarching areas of concern identified in submissions:

- The need for appropriate management of traffic impacts of development.
- The need for appropriate provision for cycling and connection to the broader cycle network.
- Development must respond to the character of the area.
- Provision needs to be made for a running track within the proposed railway parkland.
- The railway parklands should incorporate aquatic play opportunities.
- The railway parklands should have greater pedestrian connectivity with the Toowoomba city centre.

As noted in the following Section 4, a number of submissions received on the Toowoomba Railway Parklands PDA Proposed Development Scheme were in relation to the central parklands. The draft Toowoomba Railway Parklands Master Plan (draft master plan) is a TRC document and does not form part of the Toowoomba Railway Parklands PDA Development Scheme.

4 Summary and merits of submissions relating to development scheme content

4.1 Site planning and land use

Matter #	Summary of issue/comment	Response	Amendment Y/N
Views			
1.	A sensible balance of parkland, small boutique shops, residential dwellings and open space should be achieved in the proposed PDA area.	The development scheme makes provision for a mix of land uses in the PDA including parkland and open space for a variety of passive and active recreational activities, mixed use, business and commercial activities and low to medium density residential. Map 4: Structural elements plan identifies the land uses for the PDA.	N
2.	Suggests care should be taken so as not to compromise the view from the Outer Circulating Road of the Railway Station.	The significance of the newly created view of the railway station from Victoria St is acknowledged. The land between the road and the station is either road verge or operational railway land. There is no redevelopment potential within that land and therefore no risk that development might impact on the view to the station.	N

4.2 Built form and heritage

Matter #	Summary of issue/comment	Response	Amendment Y/N
Heritage			
1.	New development along Mort Street should enhance the existing heritage style of the area.	The development scheme seeks to achieve a balanced outcome within this area, providing for broad scale redevelopment of the area east of Mort Street in a form that is sympathetic with the scale of development on the western side of Mort Street but which does not seek to replicate the character of that area. Building heights along Mort Street are limited to two storeys so as to be sympathetic with scale of development on the western side of the street (outside of the PDA). The development scheme also recognises the significance of the landscape character created by the street trees in Mort Street, requiring that new development preserve and enhance the existing landscape character.	N
2.	Development should be based around the original buildings that already exist.	The development scheme identifies a number of buildings within the PDA of heritage significance and recognises the important place making role these buildings will play. The development scheme requires that new development recognise and build on the character and identity these buildings create by using quality building materials to create visually interesting facades and rooflines, having appropriate building heights [Refer to Map 5 Building heights plan or 3.5.2 (c)(i)(ii)], adaptively re-use buildings and structures in a manner that respects and conserves the heritage values of the buildings and provides visual and/or physical	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		connections with significant heritage buildings.	
3.	All new buildings within the vicinity of the railway station should complement the station building rather than clash with it.	<p>There are a number of railway workshop buildings on the western side of the railway station. This land remains under the control of the State Government (Queensland Rail).</p> <p>The development scheme envisages this land being redeveloped for residential purposes however non-rail activities in the precinct will be undertaken in a manner that does not detrimentally affect the continued operation of rail based activities.</p> <p>New buildings within the PDA will also be supported where they use windows and doors on ground level to provide visual and/or physical connections with significant heritage sites.</p>	N
4.	The heritage railway station and old weighbridge cottage must be retained and as much of the railway line for possible tourist use.	<p>The development scheme identifies the railway station as a PDA significant heritage site (Schedule 3) and identifies that development should retain and enhance all significant heritage sites.</p> <p>Note: The old weighbridge building is located within the area covered by the draft master plan. The draft master plan recognises the old weighbridge as a significant building and retains it within the parkland area.</p>	N

4.3 Access, movement and car parking

Matter #	Summary of issue/comment	Response	Amendment Y/N
General			
1.	New development must address traffic impacts, particularly at the intersection of Taylor and Mort Streets.	The development scheme requires that traffic impacts be considered and addressed by all development proposals. Where development triggers the need for road works to mitigate development impacts, that development will be conditioned to make the necessary changes. Further traffic modelling of the PDA may identify the need to undertake upgrades to network infrastructure. Should this occur, the infrastructure plan in the development scheme will be amended.	N
Active transport			
2.	Suggests better pedestrian access and links should be made between the existing city centre and the parkland.	A new pedestrian link is proposed between Ruthven Street and the parkland via Campbell Street. The development scheme encourages new development to further enhance connectivity to the parkland through new pedestrian and cycle links.	Y
3.	The proposed development should incorporate opportunities for linking and creating future cycling oriented infrastructure.	The Department of Transport and Main Roads has been working with six local councils in the Darling Downs to develop a principal cycle network plan. The department wrote to council in October, presenting a draft of the plan for council's endorsement. The proposed development scheme has been informed by the draft cycle network plan and	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<p>identifies those elements of the cycle network proposed to run through the PDA. The network includes paths along Ruthven St, Bridge St and the railway line. Connections to the principal cycle network are provided within the proposed railway parkland. Development within the PDA must integrate with the principal cycle network.</p>	

4.4 Infrastructure and public safety

Matter #	Summary of issue/comment	Response	Amendment Y/N
Public safety			
1.	Concerns regarding the safety of park users around the train line.	The development scheme ensures development will allow safe crossing of railway lines and intersections by providing legible treatment of pavements, appropriate signalisation and clear sight lines around crossing points.	N

4.5 Schedule 3 Significant heritage sites

Matter #	Summary of issue/comment	Response	Amendment Y/N
Schedule 3			
1.	<p>Schedule 3 of the proposed development scheme identifies PDA Significant Heritage Sites through a table describing the heritage sites by property address and State heritage citation number and/or Toowoomba Regional Council Planning Scheme Policy description. It also includes a map identifying each of the sites listed in the table. In some instances the map identifies all of the property as a heritage site and in others only part of the site.</p> <p>Submitter is concerned that the former Toowoomba Foundry site (listed as a PDA Significant Heritage Site) is identified in the table as both the State heritage citation number, which covers the central part of the site, and the Toowoomba Regional Council Planning Scheme policy description, which includes the whole site. The map identifies only those buildings that were identified for retention in the recent development approval for the demolition of most of the buildings on the site.</p> <p>The submitter requests that the proposed development scheme be amended to make it clear that only the buildings identified for retention under the recent development approval are PDA Significant Heritage Sites.</p>	<p>The table in Schedule 3 has been amended to delete the Local Heritage reference on the Toowoomba Foundry site. This ensures consistency between the Schedule 3 table and Map 7.</p> <p>The following text above the table will also be included to provide clarity that in some instances not all of a property is a heritage site and that the table and the map need to be used together to determine the extent of the heritage site:</p> <p>'PDA Significant Heritage Sites are those sites identified in the following table to the extent identified on Map 7.'</p>	Y

4.6 Mapping

Matter #	Summary of issue/comment	Response	Amendment Y/N
Mapping			
1.	<p>Lot 3 on RP16638 is part of the former Toowoomba Foundry site and is included in Precinct 3 – Ruthven Street Precinct, together with the balance of the site (see figure 1 below).</p> <p>Map 5: Building heights plan includes the Toowoomba Foundry site, excluding Lot 3, within the six storey building height area. Lot 3 is mapped as being within the two storey building height area (see figure 2 below).</p> <p>The infrastructure plan in the proposed development scheme includes a map identifying the proposed central parkland (Map 6: Infrastructure requirements plan). Lot 3 has been shown as part of the parkland within this map (see figure 3 below).</p> <p>The submitter requests that Map 5: Building heights plan be amended to show Lot 3 within the six storey building height area and that Map 6: Infrastructure requirements plan be amended to remove lot 3 from the central parkland.</p>	<p>The intention in drafting the development scheme was that the land making up the former Toowoomba Foundry site was to be included within the six storey building height restriction area. The exclusion of Lot 3 on RP16638 was unintended.</p> <p>Lot 3 on RP16638 is not intended to form part of the central parklands and the inclusion in map 6 within the infrastructure plan was unintended.</p> <p>Map 5 and Map 6 should therefore be amended to include lot 3 on RP16638 within the six storey height restriction area and to remove lot 3 on RP16638 from the area designated as the 'central parklands' respectively.</p>	Y

Matter #	Summary of issue/comment	Response	Amendment Y/N
Mapping			
	<p>Figure 1 – former Foundry Site /</p>  <p>Map 5: Building heights plan</p>  <p>Map 6: Infrastructure requirements plan</p> 		

4.7 Other matters

Matter #	Summary of issue/comment	Response	Amendment Y/N
Views			
1.	Concerned there is a green fence blocking the view of the train station.	The fence along the new section of Victoria Street (off Ruthven Street) is for public safety, preventing the public from walking across operational railway lines and compromising their safety.	N
Central Parkland			
2.	Provision should be made for a running track within the proposed railway parklands.	The draft master plan for the parkland includes over 1,200m of paths with approximately 1000m at ground level and over 200m of elevated paths. Approximately 700m of the paths is in a 'loop' that circulates around the perimeter of the park. While this network of paths is not dedicated to runners, it would be available for their use. There is limited space within the parkland and the dedication of land specifically for running would significantly limit the area available to other activities and users.	N
3.	The parklands should include an area similar to Brisbane's Southbank open space concept and public swimming pools/areas, encouraging families to spend time in the city.	A number of comments were made during consultation undertaken early in the preparation of the draft master plan suggesting that a 'Southbank' like aquatic facility be incorporated into the draft master plan. In considering those comments, Council determined that the characteristics of the site, including the area of land available and the stormwater	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		drainage function of Gowrie Creek made such a facility inappropriate. A 'water play' element has been incorporated into the draft master plan in the form of 'water play plaza'.	
4.	The Toowoomba Parklands needs to be more than flowers, gardens and swings for young children.	<p>The draft master plan for the parkland incorporates:</p> <ul style="list-style-type: none"> • the refurbished Goods Shed as a multi-use venue for a mix of formal and informal community interaction, events, entertainment, education and boutique retail and business opportunities • outdoor dining • a water play plaza • walking paths at ground and an elevated level • an art park • an adventure play zone • an amphitheatre • wetlands. <p>These uses are detailed in the draft master plan which can be obtained from Toowoomba Regional Council.</p>	N
5.	<p>A number of suggestions for the parkland were submitted. These included:</p> <ul style="list-style-type: none"> • a kids water play area • a mix of vegetation including: 	<p>The draft master plan for the parkland includes a children's water play area, native trees and enhancements to Gowrie Creek.</p> <p>Fruit trees and vegetable gardens have not been included as these require a framework that guides how council would</p>	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
	<ul style="list-style-type: none"> - native trees - fruit trees - a vegetable garden • a tourist information board, as the information centre is underutilised by local residents • an exercise equipment circuit; • a creek similar to that on the northern side of Bridge Street. 	<p>manage the risks associated with growing food in a public place. Council does not have such a framework.</p> <p>Tourist information boards have not been included. Further consideration could be given to incorporating such boards within the parkland.</p> <p>No exercise equipment has been included in the proposed parkland. The draft master plan includes a wide variety of activities and facilities. Adding exercise equipment risks making the parkland cluttered and confused.</p>	

5 List of all amendments to the development scheme

Amendment #	Section details	Nature of amendment	Reason for amendment
General			
1.	Throughout the document	Remove reference to the 'Proposed' Development Scheme.	To reflect finalisation and adoption of the scheme amend the terminology 'proposed development scheme' to now read 'development scheme'.
2.	Throughout the document	Editorial and minor amendments	For accuracy and to improve the readability of the development scheme, amend minor typographical errors or word omissions.
Non-statutory (Page i-x)			
3.	Page ii	Delete 'reduced' and replace with ' <i>streamlined</i> ' in first sentence.	More accurately reflects the intent of the public notification process.
4.	Page iv	Under 'THE RISE', delete 'is a fine complement to' and replace with 'complements'.	Amendment improves the readability of the development scheme.
5.	Page viii	Delete paragraph: If supported by the public, Toowoomba Regional Council and the State Government, the development scheme will be adopted as the regulatory development scheme for the PDA. It will supersede the existing interim land use plan (ILUP) released at the time the PDA was declared	Removed from the document as this sentence is no longer necessary post notification.

Amendment #	Section details	Nature of amendment	Reason for amendment
		(December 2014).	
Section 1 Introduction			
6.	1.4 Elements of the Development Scheme	Add 'a Vision' after 'The land use plan regulates development within the PDA, and includes'.	This accurately reflects the content of the land use plan.
7.	1.4 Elements of the Development Scheme	Delete 'The land use plan includes the vision for the PDA expressed through...' and replace with 'The vision for the PDA is expressed through...'	Consequential amendment as a result of amendment 6.
Section 3 Land Use Plan			
8.	3.4 Structural elements plan	Add a note to the map title to read: Map 4: Structural elements plan* *The location, alignment and size of the above mapping features are intended to be indicative only.'	Note included to clarify that the mapping features shown on the Structural elements plan are indicative only.
9.	s3.5, Map 5: Building heights plan	Amend Map 5 to include lot 3 on RP16638 within the six storey building height area.	The amendment will ensure that the former Toowoomba Foundry site is dealt with in a consistent manner in relation to building height requirements.
10.	3.5.4 Open space, natural features	In paragraph d. add footnote ²⁵ after East Creek. Footnote to read:	

Amendment #	Section details	Nature of amendment	Reason for amendment
	and public realm	' ²⁵ Activities or works within identified creeks may be considered waterway barrier works - refer to the Department of Agriculture and Fisheries guidelines available at www.daf.qld.gov.au .'	
11.	Table 2: Precinct 1 Levels of assessment	<p>Amend Column 1 to read:</p> <p>'All development in Schedule 1.</p> <p>Any of the following uses where within an existing building and:</p> <ol style="list-style-type: none"> 1. no more than 25 m² additional floor space is proposed; or 2. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed: <ul style="list-style-type: none"> - community use - food and drink outlet - function facility - indoor sport and recreation - major sport and recreation and entertainment facility - market - nightclub entertainment facility - park, other than where for operational works - place of worship - shop 	<p>Column 1 Exempt development has been amended to ensure that no additional GFA is proposed on a site listed in Schedule 3 as a PDA Significant Heritage site. This is to protect heritage values while encouraging adaptive reuse.</p> <p>Note: No change to list of uses.</p>

Amendment #	Section details	Nature of amendment	Reason for amendment
		<ul style="list-style-type: none"> - substation - telecommunications facility - theatre - tourist attraction - utility installation.' 	
12.	Table 3: Precinct 2 Levels of assessment	<p>Amend Column 1 after 'All development mentioned in Schedule 1.' to read:</p> <p>'Any of the following uses where within an existing building and:</p> <ol style="list-style-type: none"> 1. no more than 25 m² additional floor space is proposed; or 2. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed: <ul style="list-style-type: none"> - adult store - bar - club - community care centre - community use - dwelling unit (and if not located on the ground floor) - education establishment - food and drink outlet - function facility 	<p>Column 1 Exempt development has been amended to ensure that no additional GFA is proposed on a site listed in Schedule 3 as a PDA Significant Heritage site. This is to protect heritage values while encouraging adaptive reuse.</p> <p>Note: No change to list of uses.</p>

Amendment #	Section details	Nature of amendment	Reason for amendment
		<ul style="list-style-type: none"> - hardware and trade supplies - health care services - hotel - low impact industry - nightclub entertainment facility - office - place of worship - service industry - shop - shopping centre - showroom - theatre - tourist attraction - veterinary services.' 	
13.	Table 3: Precinct 2 Levels of assessment, Table 4: Precinct 3 Levels of assessment, Table 5: Precinct 4 Levels of assessment &	Amend Column 2, 'Home based business' to include: 'where complying with the relevant self-assessable provisions in the Planning Scheme.*'	Amended to clarify that applicants must comply with the self-assessable provisions of the Planning Scheme, not only just to refer to the provisions.

Amendment #	Section details	Nature of amendment	Reason for amendment
	Table 6: Precinct 5 Levels of assessment		
14.	Table 4: Precinct 3 Levels of assessment	<p>Amend Column 1 after 'All development mentioned in Schedule 1.' to read:</p> <p>'Any of the following uses where within an existing building and:</p> <ol style="list-style-type: none"> 1. no more than 25 m² additional floor space is proposed; or 2. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed: <ul style="list-style-type: none"> - adult store - bar - club - community care centre - community use - dwelling unit (and if not located on the ground floor) - education establishment - food and drink outlet - garden centre - health care services - hotel 	<p>Column 1 Exempt development has been amended to ensure that no additional GFA is proposed on a site listed in Schedule 3 as a PDA Significant Heritage site. This is to protect heritage values while encouraging adaptive reuse.</p> <p>Note: No change to list of uses.</p>

Amendment #	Section details	Nature of amendment	Reason for amendment
		<ul style="list-style-type: none"> - indoor sport and recreation - market - office - place of worship - residential care facility - retirement facility - rooming accommodation - service industry - short-term accommodation - substation - telecommunications facility - tourist attraction - utility installation - veterinary services.' 	
15.	Table 5: Precinct 4 Levels of assessment & Table 6: Precinct 5 Levels of assessment	Amend Column 1 after 'All development mentioned in Schedule 1.' to read: 'Any of the following uses where within an existing building and: 1. no more than 25 m ² additional floor space is proposed; or 2. where a PDA significant heritage site (see schedule 3) no additional GFA is proposed:	Column 1 Exempt development has been amended to ensure that no additional GFA is proposed on a site listed in Schedule 3 as a PDA Significant Heritage site. This is to protect heritage values while encouraging adaptive reuse. Note: No change to list of uses.

Amendment #	Section details	Nature of amendment	Reason for amendment
		<ul style="list-style-type: none"> - adult store - bar - club - community care centre - community use - dwelling unit (and if not located on the ground floor) - education establishment - food and drink outlet - garden centre - health care services - hotel - indoor sport and recreation - market - office - place of worship - residential care facility - retirement facility - rooming accommodation - short-term accommodation - substation - telecommunications facility - tourist attraction 	

Amendment #	Section details	Nature of amendment	Reason for amendment
		<ul style="list-style-type: none"> - utility installation - veterinary services.' 	
Infrastructure plan			
16.	s4, Map 6: Infrastructure requirements plan	Amend Map 6 to remove lot 3 on RP16638 from the area identified as 'Central Parklands'.	The subject land was designated incorrectly as part of the proposed 'Central Parklands'. The amendment corrects this error.
Section 5 Implementation Strategy			
17.	5 Implementation Strategy	In the first paragraph after 'delivery of economic development', add 'and development' before 'for community purposes'.	Amended to correctly reference the main purpose of the <i>Economic Development Act 2012</i> , that being ' <i>to facilitate economic development, and development for community purposes</i> '.
Section 6 Schedules			
18.	s6.1, Schedule 1 PDA-wide exemptions	Amend item 1 and item 4 under Operational work to include the following text at the end of the criteria: 'where not involving PDA significant heritage – refer to Schedule 3.'	This amendment ensures PDA significant heritage buildings are appropriately protected.
19.	s6.3, Schedule 3 Significant heritage sites	Amend the table in schedule 3 to delete the reference to the Toowoomba Council Planning Scheme Policy description 'Local Heritage – 1/TOO/0180' from column 3 of the row relating to the Toowoomba Foundry.	The amendment ensures that the development scheme correctly references the area of PDA Significant Heritage.

Amendment #	Section details	Nature of amendment	Reason for amendment
20.	s6.3, Schedule 3 Significant heritage sites	Amend schedule 3 to include the following text immediately before the table: 'PDA Significant Heritage Sites are those sites identified in the following table to the extent identified on Map 7.'	The amendment ensures consistency between the list of PDA Significant Heritage Sites and the accompanying Map 7.
21.	6.3 Schedule 3 Significant heritage sites	In footnote # add: 'The Department of Environment and Heritage Protection as well as the Queensland Heritage Council will be consulted for development on State Heritage sites.'	The Department of Environment and Heritage Protection, along with the Queensland Heritage Council have requested to be consulted for development that occurs on State Heritage sites. This will ensure heritage values are protected.

Department of Infrastructure, Local Government and Planning
PO Box 15009, City East, Queensland 4002
tel 13 QGOV (13 74 68)

www.dilgp.qld.gov.au