

## ATTACHMENT 1

### Application Documentation

# Change application form

**Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.**

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |                                                                                                                                                                                                        |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant name(s) (individual or company full name) | Valdal Property Group Pty Ltd                                                                                                                                                                          |
| Contact name (only applicable for companies)        | C / - Property Projects Australia<br>(Attn: Toby Fiorillo & James Juhasz)                                                                                                                              |
| Postal address (P.O. Box or street address)         | Level 2, 123 Margaret Street                                                                                                                                                                           |
| Suburb                                              | Toowoomba                                                                                                                                                                                              |
| State                                               | Queensland                                                                                                                                                                                             |
| Postcode                                            | 4350                                                                                                                                                                                                   |
| Country                                             | Australia                                                                                                                                                                                              |
| Email address (non-mandatory)                       | <a href="mailto:toby@propertyprojectsaustralia.com.au">toby@propertyprojectsaustralia.com.au</a><br><a href="mailto:james@propertyprojectsaustralia.com.au">james@propertyprojectsaustralia.com.au</a> |
| Mobile number (non-mandatory)                       |                                                                                                                                                                                                        |
| Applicant's reference number(s) (if applicable)     | J002642                                                                                                                                                                                                |

| 2) Owner's consent - Is written consent of the owner required for this change application?                           |  |
|----------------------------------------------------------------------------------------------------------------------|--|
| <b>Note:</b> Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.  |  |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application |  |
| <input type="checkbox"/> No                                                                                          |  |

## PART 2 – LOCATION DETAILS

| 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)                                                                                                                                                                 |          |            |                                    |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|------------------------------------|----------------------------|
| 3.1) Street address and lot on plan                                                                                                                                                                                                         |          |            |                                    |                            |
| <input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>                                                                                                                              |          |            |                                    |                            |
| <input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). |          |            |                                    |                            |
| a)                                                                                                                                                                                                                                          | Unit No. | Street No. | Street Name and Type               | Suburb                     |
|                                                                                                                                                                                                                                             |          | 70         | Philp Road                         | Ravensbourne               |
|                                                                                                                                                                                                                                             | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s)   |
|                                                                                                                                                                                                                                             | 4352     | 63         | SP321959                           | Toowoomba Regional Council |
| b)                                                                                                                                                                                                                                          | Unit No. | Street No. | Street Name and Type               | Suburb                     |
|                                                                                                                                                                                                                                             |          |            |                                    |                            |



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|                                                                                                                                                                                                                                                           |             |                                                                                                     |                                                                                                     |                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------|
|                                                                                                                                                                                                                                                           | Postcode    | Lot No.                                                                                             | Plan Type and Number (e.g. RP, SP)                                                                  | Local Government Area(s)                 |
| <b>3.2) Coordinates of premises</b> (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)<br><b>Note:</b> Place each set of coordinates in a separate row. |             |                                                                                                     |                                                                                                     |                                          |
| <input type="checkbox"/> Coordinates of premises by longitude and latitude                                                                                                                                                                                |             |                                                                                                     |                                                                                                     |                                          |
| Longitude(s)                                                                                                                                                                                                                                              | Latitude(s) | Datum                                                                                               | Local Government Area(s) (if applicable)                                                            |                                          |
|                                                                                                                                                                                                                                                           |             | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                                                                                     |                                          |
| <input type="checkbox"/> Coordinates of premises by easting and northing                                                                                                                                                                                  |             |                                                                                                     |                                                                                                     |                                          |
| Easting(s)                                                                                                                                                                                                                                                | Northing(s) | Zone Ref.                                                                                           | Datum                                                                                               | Local Government Area(s) (if applicable) |
|                                                                                                                                                                                                                                                           |             | <input type="checkbox"/> 54<br><input type="checkbox"/> 55<br><input type="checkbox"/> 56           | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                          |
| <b>3.3) Additional premises</b>                                                                                                                                                                                                                           |             |                                                                                                     |                                                                                                     |                                          |
| <input type="checkbox"/> Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application<br><input checked="" type="checkbox"/> Not required                 |             |                                                                                                     |                                                                                                     |                                          |

## PART 3 – RESPONSIBLE ENTITY DETAILS

|                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4) Identify the responsible entity that will be assessing this change application</b><br><b>Note:</b> see section 78(3) of the Planning Act 2016 |
| Toowoomba Regional Council                                                                                                                          |

## PART 4 – CHANGE DETAILS

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                   |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|------------------------------------|
| <b>5) Provide details of the existing development approval subject to this change application</b>                                                                                                                                                                                                                                                                                                                |                  |                   |                                    |
| Approval type                                                                                                                                                                                                                                                                                                                                                                                                    | Reference number | Date issued       | Assessment manager/approval entity |
| <input checked="" type="checkbox"/> Development permit<br><input type="checkbox"/> Preliminary approval                                                                                                                                                                                                                                                                                                          | MCUI/2019/3685/A | 03 September 2021 | Toowoomba Regional Council         |
| <input type="checkbox"/> Development permit<br><input type="checkbox"/> Preliminary approval                                                                                                                                                                                                                                                                                                                     |                  |                   |                                    |
| <b>6) Type of change proposed</b>                                                                                                                                                                                                                                                                                                                                                                                |                  |                   |                                    |
| <b>6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):</b><br>Change to development approval for Material Change of Use for Function Facility, Food and Drink Outlet and Short-term Accommodation to accommodate additional administrative floor space. |                  |                   |                                    |
| <b>6.2) What type of change does this application propose?</b>                                                                                                                                                                                                                                                                                                                                                   |                  |                   |                                    |
| <input checked="" type="checkbox"/> Minor change application – proceed to Part 5<br><input type="checkbox"/> Other change application – proceed to Part 6                                                                                                                                                                                                                                                        |                  |                   |                                    |

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

### 7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

**Note:** section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

| Affected entity | Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application) | Date notice given (where no pre-request response provided) |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
|                 | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application                                            |                                                            |
|                 | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application                                            |                                                            |
|                 | <input type="checkbox"/> No<br><input type="checkbox"/> Yes – pre-request response is attached to this change application                                            |                                                            |

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

**Note:** To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

### 8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes

### 9) Development details

#### 9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☐ No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

#### 9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

### 10) Referral details – Does the change application require referral for any referral requirements?

**Note:** The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

☐ No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

### 11) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

## 12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

# PART 7 – CHECKLIST AND APPLICANT DECLARATION

## 13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

**Note:** See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

**Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes

**Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

## 14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

---

Date received:

Reference number(s):

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

|                                                   |  |                      |  |
|---------------------------------------------------|--|----------------------|--|
| Description of the work                           |  |                      |  |
| QLeave project number                             |  |                      |  |
| Amount paid (\$)                                  |  | Date paid (dd/mm/yy) |  |
| Date receipted form sighted by assessment manager |  |                      |  |
| Name of officer who sighted the form              |  |                      |  |

**Individual owner's consent for making a change application under the  
*Planning Act 2016***

I, Emily Louise Valdal

as owner of the premises identified as follows:

70 Philp Road, Ravensbourne QLD 4352 (Lot 63 on SP321959)

consent to the making of a change application under the *Planning Act 2016* by:

Valdal Property Group Pty Ltd  
C/- Property Projects Australia

on the premises described above for:

A Change Application under s78 of the Planning Act 2016 – Change to Development Approval  
MCUI/2019/3685/A – Development Permit for Material Change of Use for Function Facility, Food and Drink  
Outlet and Short-term Accommodation

  
**Signed:**

**Name:** Emily Louise Valdal

**Date:**

23/4/26

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                    |                     |                  |
|----------------------------|--------------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>51250346</b>    | <b>Search Date:</b> | 21/04/2026 15:33 |
| <b>Date Title Created:</b> | 28/04/2021         | <b>Request No:</b>  | 55855075         |
| <b>Previous Title:</b>     | 16677068, 16716100 |                     |                  |

**ESTATE AND LAND**

Estate in Fee Simple

LOT 63 SURVEY PLAN 321959

Local Government: TOOWOOMBA

**REGISTERED OWNER**

Dealing No: 720718019 13/04/2021

EMILY LOUISE VALDAL

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 16561213 (POR 5V)  
(POR 4V)
2. MORTGAGE No 724738603 06/03/2026 at 12:04  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

**ADMINISTRATIVE ADVICES**

NIL

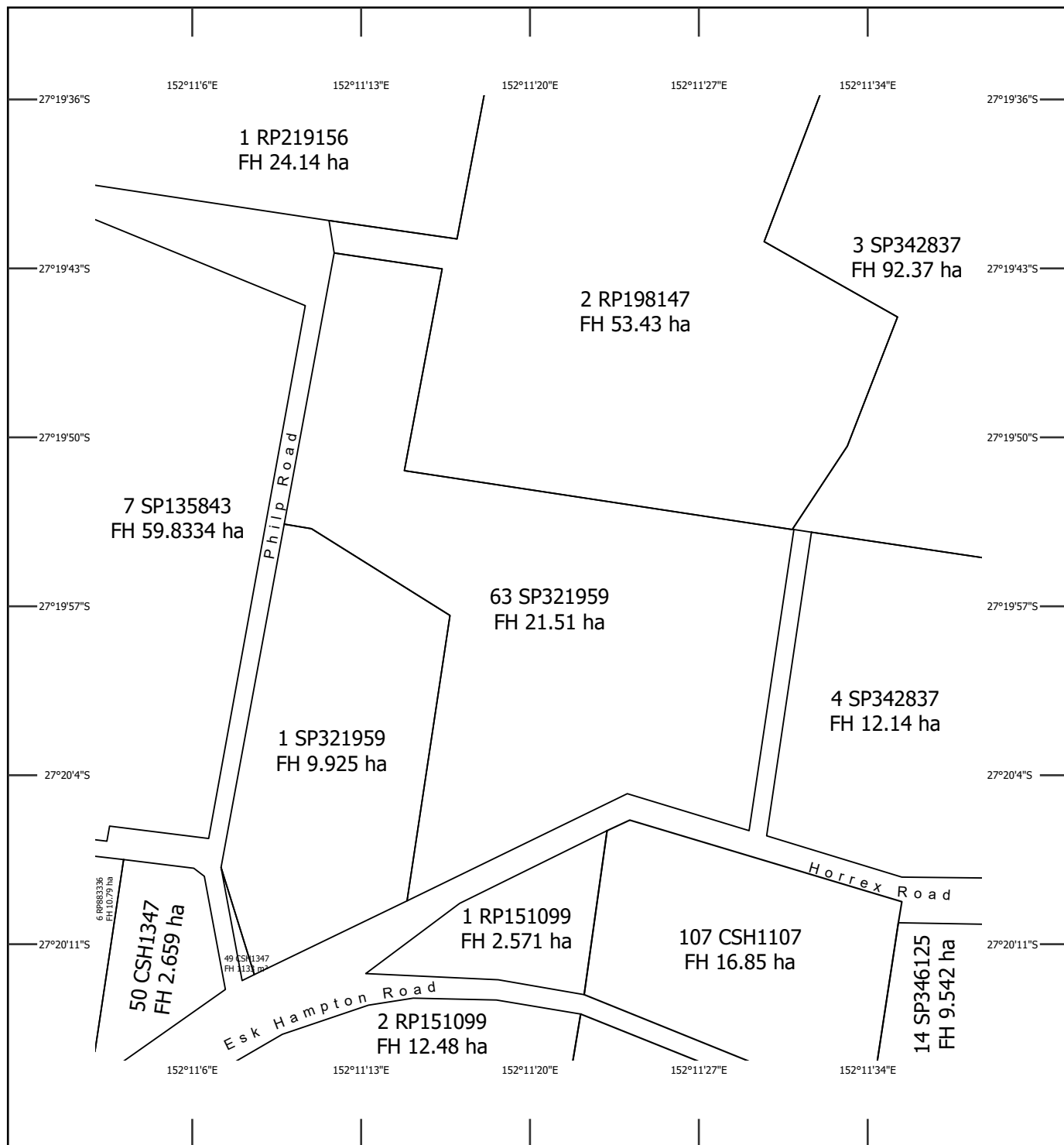
**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*





STANDARD MAP NUMBER

9343-31243

0 150 300 450 600 750 m

Datum: GDA2020 ZONE: 56

Scale: 1:7,500

SmartMap

Based upon an extraction from the Queensland Spatial Cadastral Framework

## SUBJECT PARCEL DESCRIPTION

## CLIENT SERVICE STANDARDS

### QSCF

Lot/Plan 63SP321959  
Area/Volume 215100.0  
Tenure Freehold  
Local Government Toowoomba Regional  
Locality Ravensbourne  
Unique ID 6284102

### PRINTED 21/07/2026

QSCF: 21/07/2026 (Lots with an area less than 10,000 ha are not shown)

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## State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Date: 21/07/2026

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Scale: 1:9,100

0 225  
Metres

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-  Cadastre (10k)
-  MSES - Regulated vegetation (intersecting a watercourse)
-  Water resource catchments
-  Key resource area - transport route separation area
-  Flood hazard area - local government flood mapping area
-  MSES - Regulated vegetation (category B)
-  MSES - Regulated vegetation (category C)
-  MSES - Regulated vegetation (essential habitat)

Bushfire prone area

#### CLASS

-  Very High Potential Bushfire Intensity
-  High Potential Bushfire Intensity
-  Medium Potential Bushfire Intensity
-  Potential Impact Buffer
-  Agricultural land classification - class A and B
-  Key resource area - separation area

## State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

**Disclaimer** This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

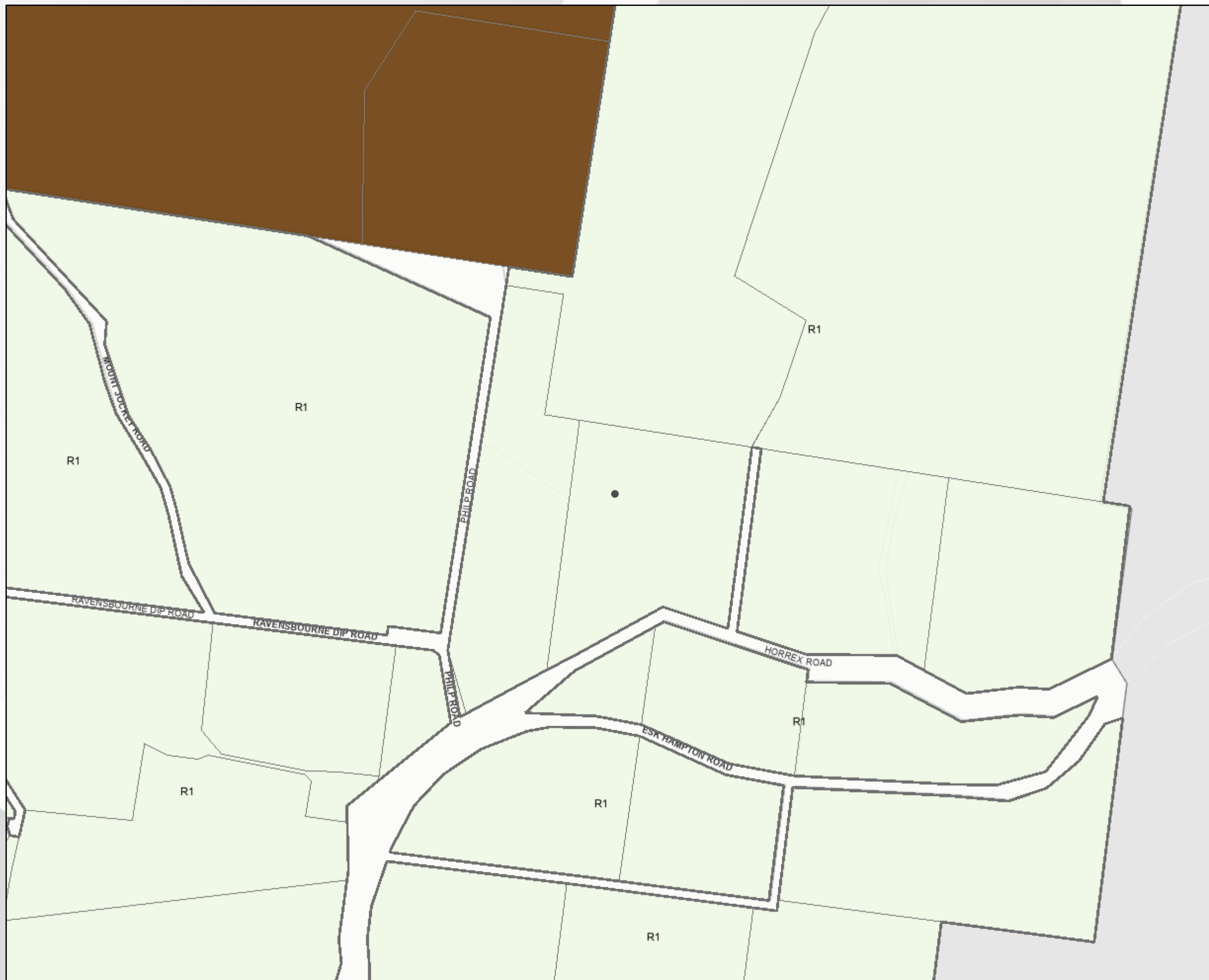
Date: 21/07/2026

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DCDB © Department of Environment and  
Resource Management Queensland  
Geocentric Datum of Australia 2020 (GDA2020) Zone 56

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Regional Council.

Warning: This data will not contain amendments  
made since the date it was created.



# Toowoomba Regional Planning Scheme - Legend

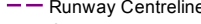
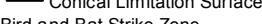
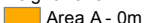
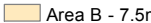
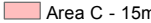
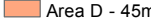
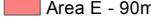
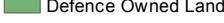
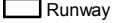
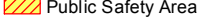
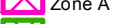
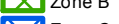
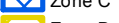
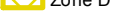
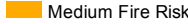
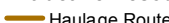
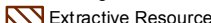
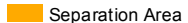
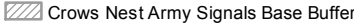
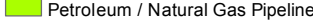
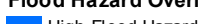
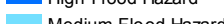
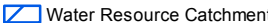
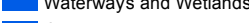
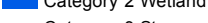
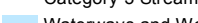
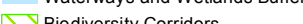
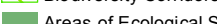
## Land Use

### Land Use Zones

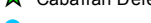
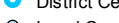
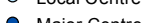
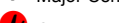
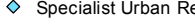
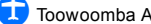
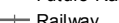
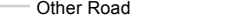
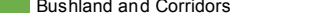
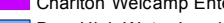
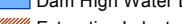
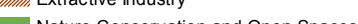
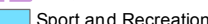
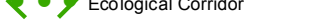
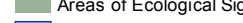
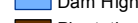
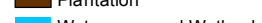
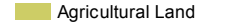
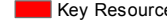
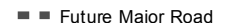
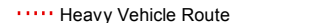
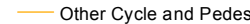
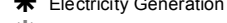
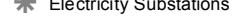
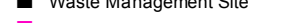
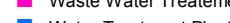
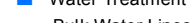
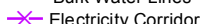
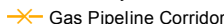
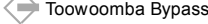
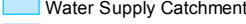
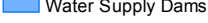
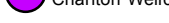
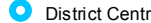
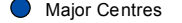
| Zone, Precinct |                                                      |
|----------------|------------------------------------------------------|
| O              | Community Facilities, Other Community Purposes       |
| E              | Community Facilities, Education                      |
| G              | Community Facilities, Government                     |
| HE             | Community Facilities, Higher Education               |
| H              | Community Facilities, Hospital                       |
| P              | Mixed Use, Parkland Living                           |
| CS             | Mixed Use, City South                                |
| W              | Mixed Use, West Creek                                |
| RY             | Mixed Use, Railyards                                 |
| HS2            | Mixed Use, Health Support                            |
|                | Principal Centre                                     |
|                | Major Centre                                         |
| HC             | Major Centre, Highfields Town Centre Core            |
| F              | Major Centre, Highfields Town Centre Frame           |
| M              | Major Centre, Medium Density Residential             |
|                | District Centre                                      |
|                | Local Centre                                         |
| CC             | Local Centre, Commercial / Centre                    |
|                | Emerging Community                                   |
|                | Low Impact Industry                                  |
| WLI            | Low Impact Industry - Welcamp Low Impact Industry    |
|                | Medium Impact Industry                               |
| IM             | Medium Impact Industry, Intermodal Facility          |
| W              | Medium Impact Industry, Transport & Warehousing      |
| GI             | Medium Impact Industry, General Industry             |
|                | High Impact Industry                                 |
| HI             | High Impact Industry, Heavy Industry                 |
| QP             | High Impact Industry, Quarry                         |
|                | Extractive Industry                                  |
|                | Limited Development (Constrained Land)               |
|                | Open Space                                           |
| C              | Open Space, Conservation                             |
| CF             | Open Space, State Govt Conservation and Forestry     |
|                | Sport and Recreation                                 |
|                | Low Density Residential, General                     |
| PR             | Low Density Residential, Park Residential            |
| S              | Low Density Residential, Clifford Park Stables       |
| REG            | Low-Medium Density Residential, Regional Residential |
| HS1            | Low-Medium Density Residential, Hospital Support     |
| U              | Low-Medium Density Residential, Urban Residential    |
| UC             | Low-Medium Density Residential, Urban Consolidation  |
| OR             | Low-Medium Density Residential, Office Residential   |
| Q              | Specialised Centre, Qld Govt Research Facility       |
| A              | Specialised Centre, Toowoomba Airport                |
| D              | Specialised Centre, Defence Facilities               |
| R              | Specialised Centre, Specialist Retail Centre         |
| RR1            | Rural Residential, 4000m <sup>2</sup>                |
| RR2            | Rural Residential, 1 ha                              |
| RR3            | Rural Residential, 2 ha                              |
| H              | Rural Residential, Highway                           |
|                | Township                                             |
| R1             | Rural, 100 ha                                        |
| R2             | Rural, 200 ha                                        |
| H              | Rural, Heinemann Road Transport                      |

 Local Plan Areas

### Overlays

| Airport Environs Overlay                                                              |                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------|
|      | Runway                                    |
|     | Approach and Departure Limitation Surface |
|      | Runway Centreline                         |
|      | Conical Limitation Surface                |
| Bird and Bat Strike Zone                                                              |                                           |
|      | 3 km                                      |
|      | 8 km                                      |
|      | 13 Km                                     |
| Obstacle Height Restriction Zones (Oakey) Height Zone                                 |                                           |
|      | Area A - 0m                               |
|      | Area B - 7.5m                             |
|      | Area C - 15m                              |
|      | Area D - 45m                              |
|      | Area E - 90m                              |
|      | Defence Owned Land                        |
| Airport Public Safety                                                                 |                                           |
|      | Runway                                    |
|      | Public Safety Area                        |
| ANEF Contour                                                                          |                                           |
|      | ANF>40                                    |
|      | ANF>35                                    |
|      | ANF>30                                    |
|      | ANF>25                                    |
|      | ANF>20                                    |
| Light Restriction Zone                                                                |                                           |
|    | Zone A                                    |
|    | Zone B                                    |
|    | Zone C                                    |
|    | Zone D                                    |
|    | Lighting Area Buffer (6 km)               |
| Scenic Amenity Overlay                                                                |                                           |
|    | Scenic Amenity                            |
| Bushfire Hazard Overlay                                                               |                                           |
|    | High Fire Risk                            |
|    | Medium Fire Risk                          |
| Extractive Resources Overlay                                                          |                                           |
|    | Haulage Route                             |
|    | Extractive Resource                       |
|    | Separation Area                           |
| Regional Infrastructure Corridors and Substations Overlay                             |                                           |
|    | Crows Nest Army Signals Base Buffer       |
|    | Petroleum / Natural Gas Pipeline          |
| Agricultural Land Overlay                                                             |                                           |
|    | Good Quality Agricultural Land            |
| Heritage Overlay                                                                      |                                           |
|    | Heritage Place                            |
| Neighbourhood Character Overlay                                                       |                                           |
|    | Neighbourhood Character Place             |
| Landslide Hazard Overlay                                                              |                                           |
|    | High Risk                                 |
| Flood Hazard Overlay                                                                  |                                           |
|    | High Flood Hazard                         |
|    | Medium Flood Hazard                       |
| Water Resources Overlay                                                               |                                           |
|    | Water Resource Catchment                  |
|   | Dam High Water Level                      |
| Ecological Significance Overlay                                                       |                                           |
|  | Waterways and Wetlands                    |
|  | Category 2 Wetland                        |
|  | Category 3 Stream                         |
|  | Waterways and Wetlands Buffer             |
|  | Biodiversity Corridors                    |
|  | Areas of Ecological Significance          |
|  | Areas of Ecological Significance Buffer   |

### Strategic Framework

| Settlement Pattern                                                                    |                                       |
|---------------------------------------------------------------------------------------|---------------------------------------|
|    | Cabarliah Defence Facility            |
|    | District Centre                       |
|    | Local Centre                          |
|    | Major Centre                          |
|    | Oakey Airbase                         |
|    | Principal Centre                      |
|    | Specialised Activity Centre           |
|    | Specialist Urban Retail Centre        |
|    | Toowoomba Airport                     |
|    | Future Railway                        |
|    | Railway                               |
|    | Highway                               |
|    | Major Road                            |
|    | Other Road                            |
|    | Bushland and Corridors                |
|    | Charlton Welcamp Enterprise Area      |
|    | Dam High Water Level                  |
|    | Extractive Industry                   |
|   | Nature Conservation and Open Spaces   |
|    | Rural Residential                     |
|    | SEQRP                                 |
|    | Sport and Recreation                  |
|    | Urban Extent                          |
|    | Future Urban Area                     |
|    | New Urban Area                        |
| Natural Environment                                                                   |                                       |
|  | Ecological Corridor                   |
|  | Areas of Ecological Significance      |
|  | Dam High Water Level                  |
|  | Plantation                            |
|  | Waterways and Wetlands                |
| Natural Resources                                                                     |                                       |
|  | Agricultural Land                     |
|  | Key Resource Areas                    |
|  | Stock Routes                          |
|  | Water Supply Catchment                |
| Natural Resources - Mining Tenements                                                  |                                       |
|  | Petroleum Pipeline (Operational)      |
|  | Mineral Development Licence (Granted) |
|  | Mining Lease (Granted)                |
| Access and Mobility                                                                   |                                       |
|  | Future Major Road                     |
|  | Heavy Vehicle Route                   |
|  | Other Cycle and Pedestrian Paths      |
|  | Principle Cycle Network               |
| Infrastructure and Services                                                           |                                       |
|  | Electricity Generation                |
|  | Electricity Substations               |
|  | Waste Management Site                 |
|  | Waste Water Treatment Plant           |
|  | Water Treatment Plant                 |
|  | Bulk Water Lines                      |
|  | Electricity Corridor                  |
|  | Gas Pipeline Corridor                 |
|  | Petroleum Pipeline Corridor           |
|  | Toowoomba Bypass                      |
|  | Water Supply Catchment                |
|  | Water Supply Dams                     |
| Economic Development                                                                  |                                       |
|  | Charlton Wellcamp Enterprise Area     |
|  | District Centres                      |
|  | Local Centres                         |
|  | Major Centres                         |
|  | Principal Centres                     |
|  | University of Southern Queensland     |

## Local Government Infrastructure Plan

|                                                                                     |                              |
|-------------------------------------------------------------------------------------|------------------------------|
|  | Priority Infrastructure Area |
|  | Net Developable Area         |
|  | Projection Areas             |

| Water                                                                               |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | Water Service Catchment |

| Future Trunk Infrastructure                                                         |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | Trunk Water Main        |
|  | Flow Control Valve      |
|  | Bore                    |
|  | Pressure Reducing Valve |
|  | Pump Station            |
|  | Reservoir               |
|  | Water Treatment Plant   |

| Existing Trunk Infrastructure                                                         |                         |
|---------------------------------------------------------------------------------------|-------------------------|
|    | Trunk Water Main        |
|    | Flow Control Valve      |
|    | Pressure Reducing Valve |
|    | Production Bore         |
|   | Pump Station            |
|  | Reservoir               |
|  | Treatment Plant         |

### Wastewater

|  | Sewer Service Catchment    |
|---------------------------------------------------------------------------------------|----------------------------|
| Future Trunk Infrastructure                                                           |                            |
|  | Gravity Main               |
|  | Pressure Main              |
|  | Pump Station               |
| Existing Trunk Infrastructure                                                         |                            |
|  | Holding Tank               |
|  | Sewage Pump Station        |
|  | Water Reclamation Facility |
|  | Gravity Sewer              |
|  | Pressure Main              |

### Transport

|  | Transport Service Catchment             |
|---------------------------------------------------------------------------------------|-----------------------------------------|
| Future Trunk Infrastructure                                                           |                                         |
|  | New Road                                |
|  | Upgrade To Existing Road                |
|  | Intersection                            |
| Existing Trunk Infrastructure                                                         |                                         |
|  | Signalised intersections on trunk roads |
|  | Federal Roads                           |
|  | State Roads                             |
|  | Local Trunk Roads                       |
|  | Toowoomba Second Range Crossing         |

### Stormwater

|  | Stormwater Service Catchment |
|-------------------------------------------------------------------------------------|------------------------------|
| Future Trunk Infrastructure                                                         |                              |
|  | Stormwater Pipe              |
|  | Trunk Detention Basin        |
| Existing Trunk Infrastructure                                                       |                              |
|  | Detention Basin              |
|  | Stormwater Pipe (>=750mm)    |

### Parks

|  | Parks Service Catchment            |
|-------------------------------------------------------------------------------------|------------------------------------|
| Future Trunk Infrastructure                                                         |                                    |
|  | Trunk Park (Location Undetermined) |
|  | Trunk Park (Location Identified)   |
| Existing Trunk Infrastructure                                                       |                                    |
|  | Existing Trunk Parks               |
|  | Other Open Space                   |

## Road Hierarchy

### Road Hierarchy Description

|                                                                                       |                                            |
|---------------------------------------------------------------------------------------|--------------------------------------------|
|  | Collector                                  |
|  | Collector, Proposed                        |
|  | Distributor                                |
|  | Distributor, Investigation                 |
|  | Distributor, Proposed                      |
|  | Highway                                    |
|  | Highway Proposed                           |
|  | Highway, Proposed Upgrade                  |
|  | Highway, Proposed Upgrade from Distributor |
|  | Local                                      |
|  | Proposed Upgrade from Distributor          |
|  | Regional Arterial                          |
|  | Regional Arterial, Proposed                |
|  | Regional Arterial, Proposed Downgrade      |
|  | Sub-Arterial                               |
|  | Sub-Arterial, Investigation                |
|  | Sub-Arterial                               |

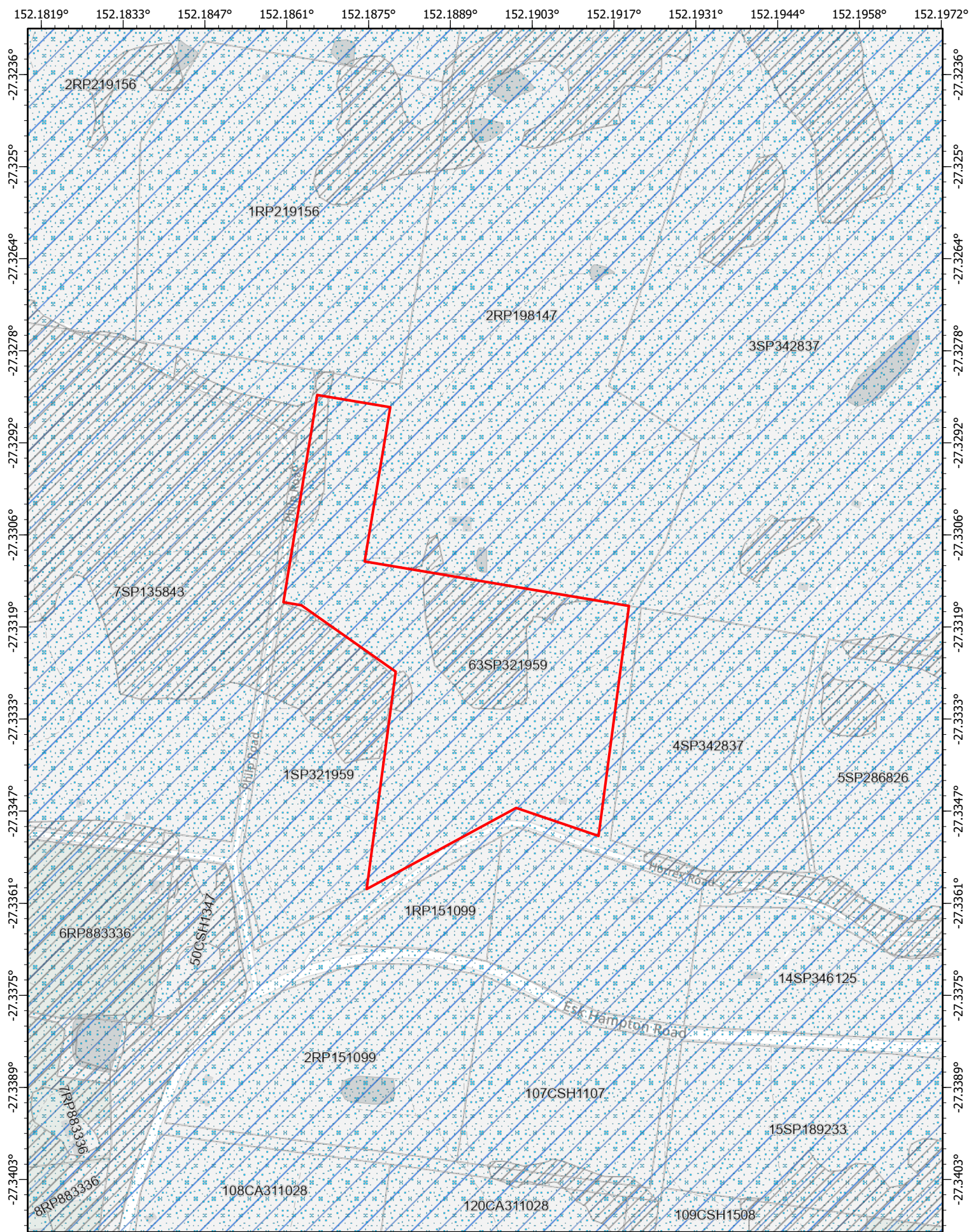
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Scale: 1:9,100

0 225  
Metres

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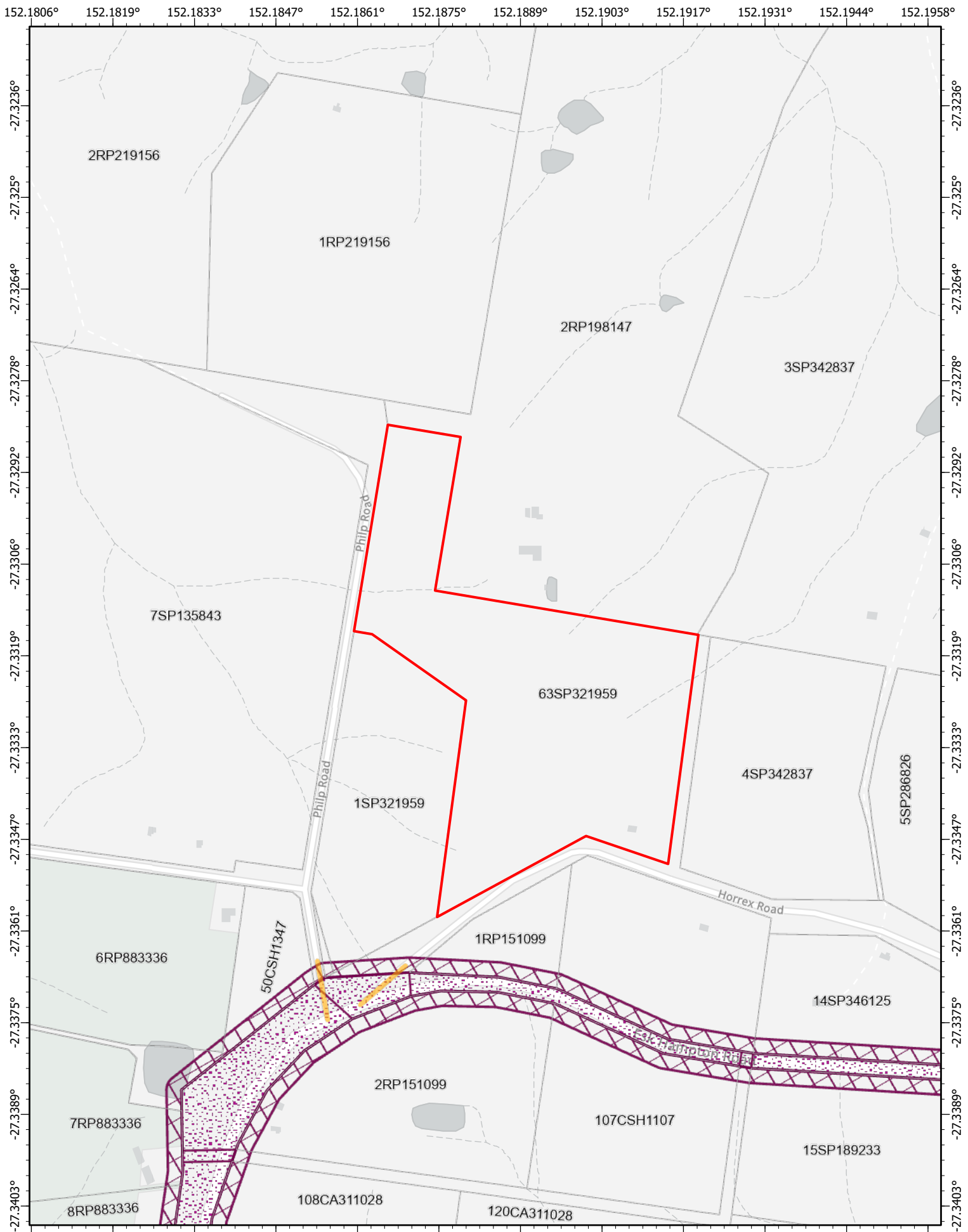


-  Cadastre (10k)
- Regulated vegetation management map (Category A and B extract)
-  Category B on the regulated vegetation management map
-  Water resource planning area boundaries
-  Great artesian water resource plan area

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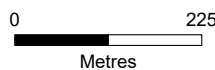
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Scale: 1:9,100



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- 

Cadastre (10k)
- 

Area within 100m of a  
State-controlled road  
intersection
- 

Area within 25m of a  
State-controlled road
- 

State-controlled road

DA Mapping System - Export Map

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