What is the Drayton land use investigation project?
The Drayton land use investigation project is a Toowoomba Regional Council initiative to plan for growth and development in Drayton over the next 20 years. It is part of the ‘Imagine tomorrow’ series of local planning investigations.

What is the Imagine Tomorrow series of planning investigations?
‘Imagine tomorrow’ is a series of local planning investigations being conducted by Council to guide long-term sustainable growth – that is, where and how we want to grow Toowoomba as a regional centre.

Previous Imagine Tomorrow investigations include:
- Highfields, Meringandan and Meringandan West (complete)
- West Toowoomba (complete)
- City Centre Master Plan (complete)

For information on these previous local planning investigations, visit Council’s website and search for ‘land use investigations’.

What will be delivered as part of the project?
The Drayton land use investigation will deliver a structure plan to direct the scale, location and type of future development in Drayton. The structure plan will be in line with a shared vision for the future of Drayton and responsive to identified constraints, opportunities and community and environmental values.

What is a structure plan?
A structure plan is a non-statutory plan that sets out the pattern of urban settlement, broad land use (housing, jobs, greenspace) and key placemaking features. A structure plan is intended to guide land use change, development and urban form outcomes and infrastructure investment in the medium to long-term. A subsequent planning scheme amendment will translate the structure plan into the regulatory framework of the Toowoomba Regional Planning Scheme.

Why was the Drayton area selected?
Drayton has been identified as a future urban growth area since 2003. While only limited growth has occurred since this time, Council projections indicate that Drayton could be home to an additional 4800 people by 2031. Given this, it is important to plan for this long-term growth and in doing so create a balance between encouraging the area’s continued development and protecting and enhancing the features which make it liveable and unique.

What does the Drayton land use investigation cover?
The Drayton land use investigation study area is approximately 540ha of land in Drayton, of which 280ha is zoned Emerging Community. The Emerging Community zone covers areas in the Toowoomba Region that are not currently developed as urban environments but are suitable for future urban uses in the next 20 years.

Is there a map of the study area?
Yes, you can view a map of the study area by:
- downloading a copy via yoursay.tr.qld.gov.au/dlui
- visiting a Toowoomba Regional Council Customer Service Centre
- requesting a copy by phoning 4688 8614 or emailing yoursay@tr.qld.gov.au

Why is the study required?
Council projects that Drayton could be home to an additional 4800 people by 2031. Given this, it is important that we undertake the necessary planning to enable the area to grow in a considered and sustainable direction to meet future need.

When did the project start?
The project started in January 2018.

When will the project be completed?
The project will be completed in early 2019.

What is the current status of the project?
Phase 1 of the project ran from January to February 2018 and involved initiating the project, including preparing project plans and other documentation and completing a background review.

Phase 2 of the project commenced in March 2018 and involves completing a site analysis, and identifying constraints and opportunities. This phase is expected to be completed in April 2018.

What are the next steps?
The project will move into Phase 3 in May 2018. This phase will involve holding the first round of community and stakeholder engagement to identify values, opportunities and concerns associated with planning for growth and development in Drayton for the next 20 years and identifying strategic directions. This phase is expected to be completed in June 2018.
How will the Drayton land use investigation contribute to the Toowoomba Region’s future?

The Drayton land use investigation will contribute to Toowoomba’s future as a key regional centre by informing sustainable land use options to accommodate growth and opportunity for housing diversity and choice, enhancing locally-valued environments and features, growing our garden image in connected and accessible new suburbs and ensuring delivery of efficient and affordable infrastructure.

Does the draft structure plan mean all of the study area will be developed?

The draft structure plan will provide the vision for the area and identify the preferred land use, settlement pattern and development forms to achieve the vision. This means that while some areas may be developed, other land areas may be designated for other purposes. The plan is being prepared with a long-term focus to provide a blueprint for development and investment that will occur in the study area over several decades.

I live in the study area. What will the draft structure plan mean for my property?

The Drayton land use investigation will guide and influence future land use and development in the study area. The outcomes of the project will need to be reflected (by way of a separate amendment) in the Toowoomba Regional Planning Scheme to take effect. The Drayton land use investigation does not affect existing land use or development, or development that has already been approved but not yet commenced. It will only affect your property if and when you intend to develop your land.

Who will be involved in the preparation of the study?

Many people will be involved in the project and a wide range of interests represented in planning for the area. The main stakeholders include Council, State Government agencies, community groups and organisations, development industry bodies, landowners, business owners and youth representatives.

Will there be opportunities for the community to be involved in the project?

Yes, there will be opportunities for the community and other stakeholders to share how they imagine tomorrow in Drayton. We will be holding three rounds of community engagement where the community and other stakeholders will be invited to share ideas and feedback through surveys, workshops and engaging with Council face-to-face, online, through email/letters and over the phone.

These rounds are:

- Round 1 – mid-2018. The community and other stakeholders can share values, opportunities and concerns around future Drayton.
- Round 2 – June / September 2018. The community and other stakeholders can review and comment on the draft structure plan.
- Round 3 – early 2019. The final structure plan is released for public exhibition.

To find out more about the community engagement process and to register your interest please visit Council’s Your Say website: yoursay.tr.qld.gov.au/dlui.

How will community feedback be used?

Community and stakeholder feedback will be used to guide the development of the draft structure plan. Council will make the final decision on the draft structure plan using community and other stakeholder input to ensure a balanced decision. We will share a summary of community and other stakeholder feedback via Council’s Your Say website: yoursay.tr.qld.gov.au/dlui.

Will Council incorporate all community suggestions into the Drayton area in the near future?

Everyone is encouraged and welcome to have their say and all input will be examined as part of the decision making process. Within a community there are diverse and competing interests and views and although all community suggestions are valuable and welcomed, not every idea will be implemented and certainly not immediately.

What is the Toowoomba Regional Planning Scheme?

The Toowoomba Regional Planning Scheme identifies which land uses, e.g. units, shops and industry, and which types of development, e.g. construction of a new building and subdividing land, require development approval and the standards that new development must meet, e.g. building setbacks and height, privacy of neighbours and addressing natural hazards such as flooding.

All land within the Toowoomba Regional Council is covered by the Toowoomba Regional Planning Scheme which came into effect in July 2012, replacing the planning schemes that applied to each of the eight local government areas that now make up the Toowoomba Regional Council area.

The Planning Scheme will apply to land that you own or rent, and the land around you and will, therefore, affect what you can do with your land and what your neighbour can do with theirs.

Where can I find out more about the project?

For further information around the Drayton land use investigation project, please visit Council’s website: yoursay.tr.qld.gov.au/dlui or contact the project team by calling 4688 8614 or emailing yoursay@tr.qld.gov.au.