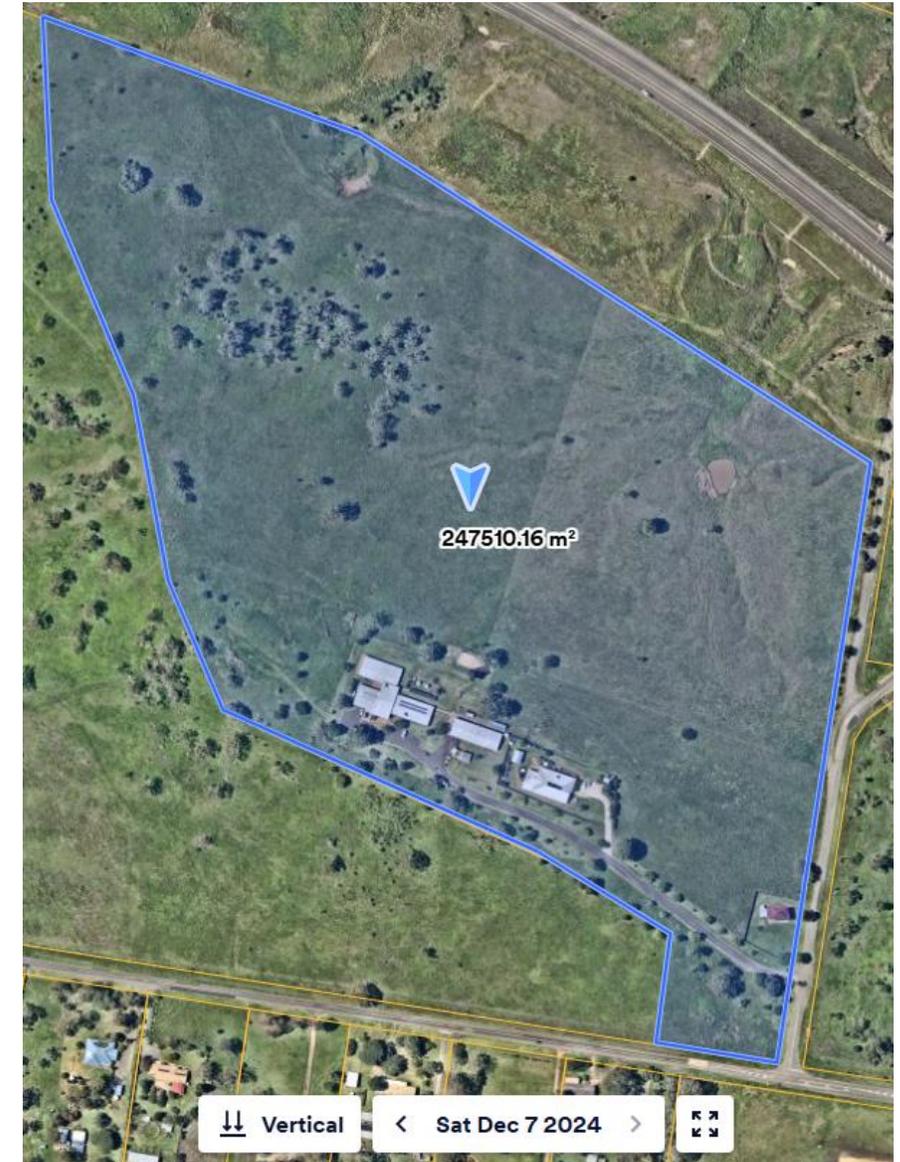


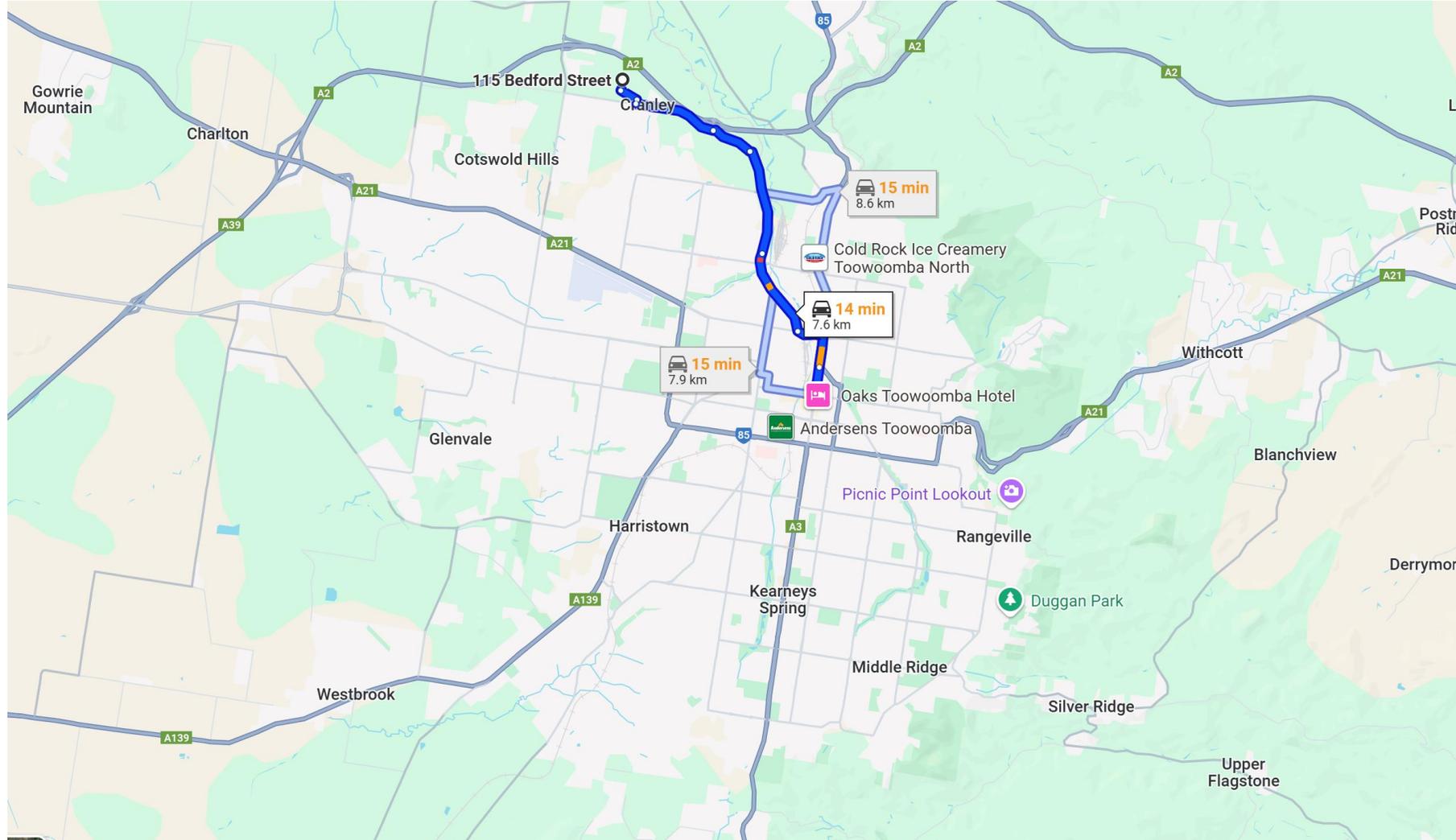
Site and Current Improvements



Street Address	115-165 Bedford Street Cranley QLD 4350
Lot Description	Lot 2 on SP173941
Site Area	~24 ha
Current uses and improvements	<ul style="list-style-type: none"> • Approved Land Use - Rehabilitation Centre (New Life Centre for Men and Women) MCUI/2008/2035 • 5-6 buildings • Remainder vacant rural land



Proximity to Toowoomba City



Town Planning – Land Use Zoning

LGA	Toowoomba Regional Council
Planning Scheme	Toowoomba Regional Planning Scheme v28
Land Use Zone/s	<p><u>Rural</u></p> <p>The purpose of the zone is to:</p> <ol style="list-style-type: none"> provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and protect or manage significant natural features, resources, and processes, including the capacity for primary production.
Zone Sub-Precinct/s	<p><u>100 ha minimum Precinct</u></p> <p>The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.</p>
Comments	<p>Non-rural activities are generally expected to be:</p> <ul style="list-style-type: none"> directly associated with and subordinate to rural production, natural resources and landscape amenity facilitated in a manner that minimises land use conflicts and compatible with the character and environmental values of the locality.

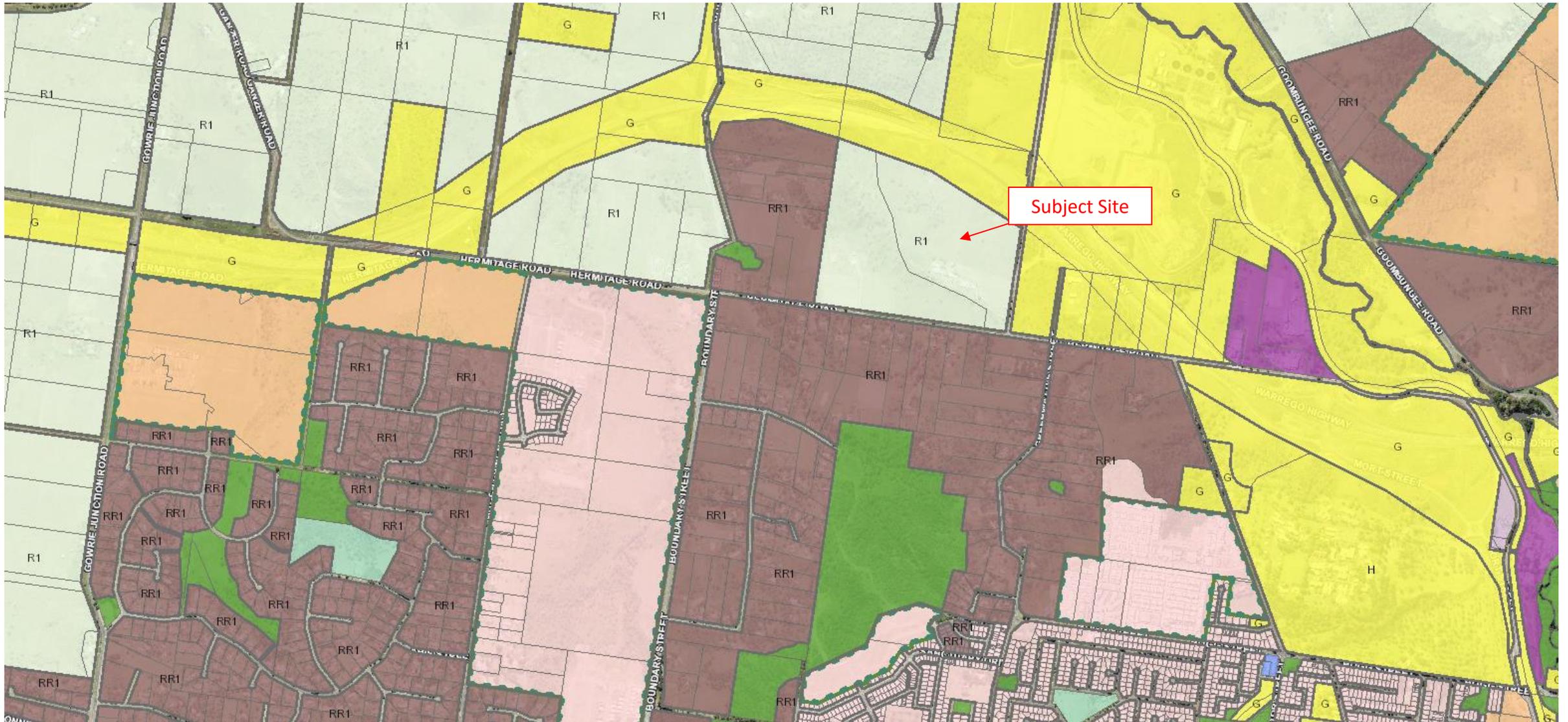
Town Planning – Land Use Zoning

Performance outcomes	Acceptable outcomes
Uses	
<p>PO₄ The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.</p>	<p>AO_{4.1} Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation; (k) transport depot (where in the Heinemann Road Transport Precinct); and¹¹⁷ (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). <p>AO_{4.2} Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.

Town Planning – Assessable Non-Agricultural Land Uses

Land Use	Examples in Scheme
Animal Husbandry	Cattle studs, grazing of livestock, non-feedlot dairying
Animal Keeping	Aviary, cattery, kennel, stables, wildlife refuge
Function Facility	Conference centre, reception centre (limited to 100 people and directly associated with a rural use on site)
Intensive Horticulture	Greenhouse and shade, house plant production, hydroponic farm, mushroom farm
Market	Flea market, farmers market, car boot sales
Nature-based Tourism	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents
Rural Industry	Packing shed
Rural Worker's Accommodation	Farm workers' accommodation
Shop	(If for sale of products from a rural use on or adjacent to the site)
Short-term Accommodation	
Telecommunications Facility	Telecommunication tower, broadcasting station, television station
Utility Installation	Sewerage treatment plant, mail depot, pumping station, water treatment plant
Veterinary Services	
Wholesale Nursery	
Winery	
Other Uses	Impact Assessable

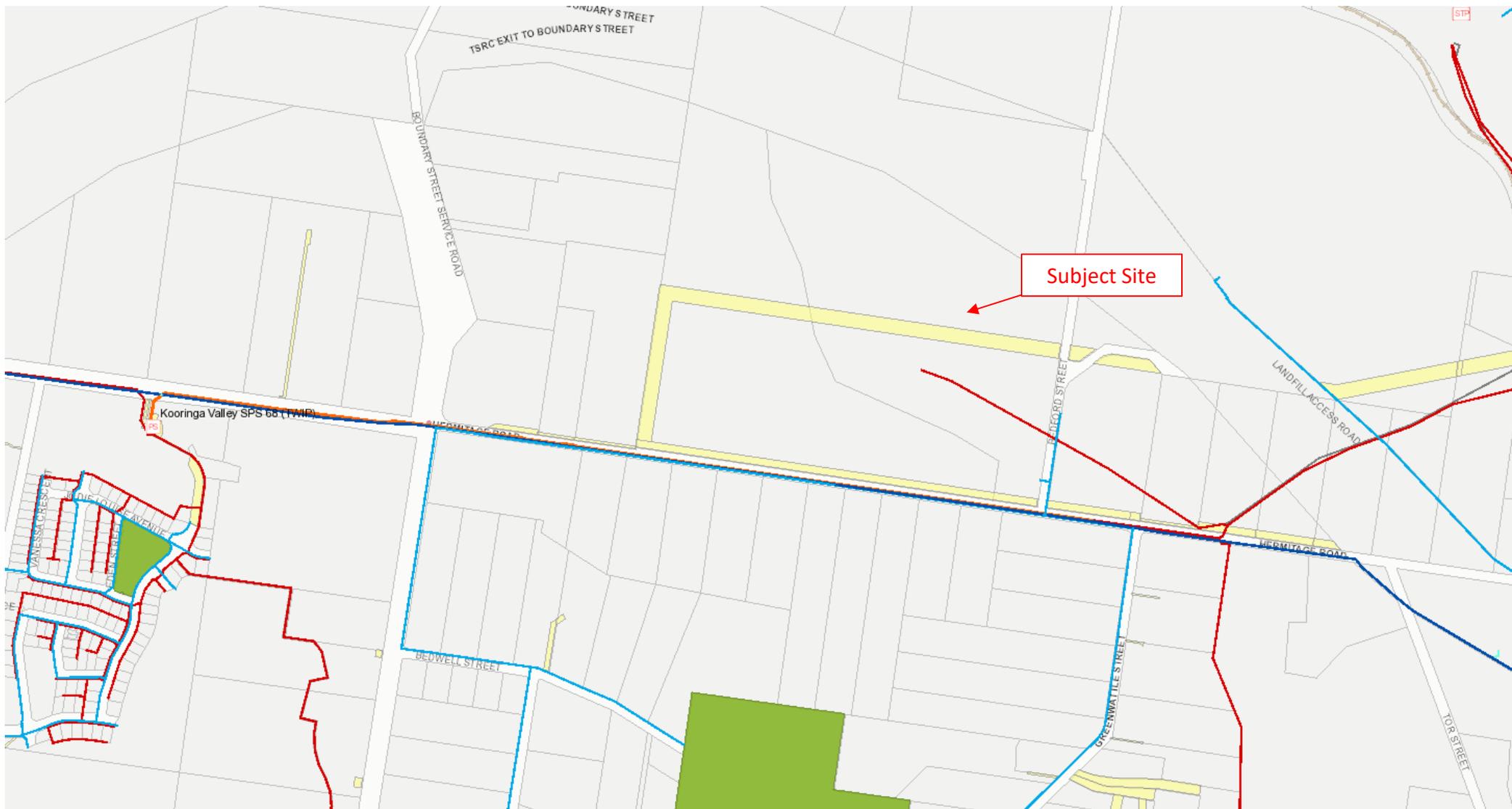
Contiguous with existing Rural Residential with Highway a Natural Boundary



Flood Free



Existing Services



TRMaps - Infrastructure

Infrastructure

Water

Water Main

-  Raw Water Main
-  Reticulation Main
-  Scour Pipe
-  Trunk Main

Sewer

Recycled Effluent Pipe

-  Recycled Effluent Pipe

Sewer Network Structure

-  Treatment Plant
-  Pump Station

Sewer Gravity Main

-  Sewer Gravity Main

Sewer Pressure Main

-  Sewer Pressure Main

Abandoned Sewer Pipe

-  Abandoned Sewer Pipe

Property

Easements

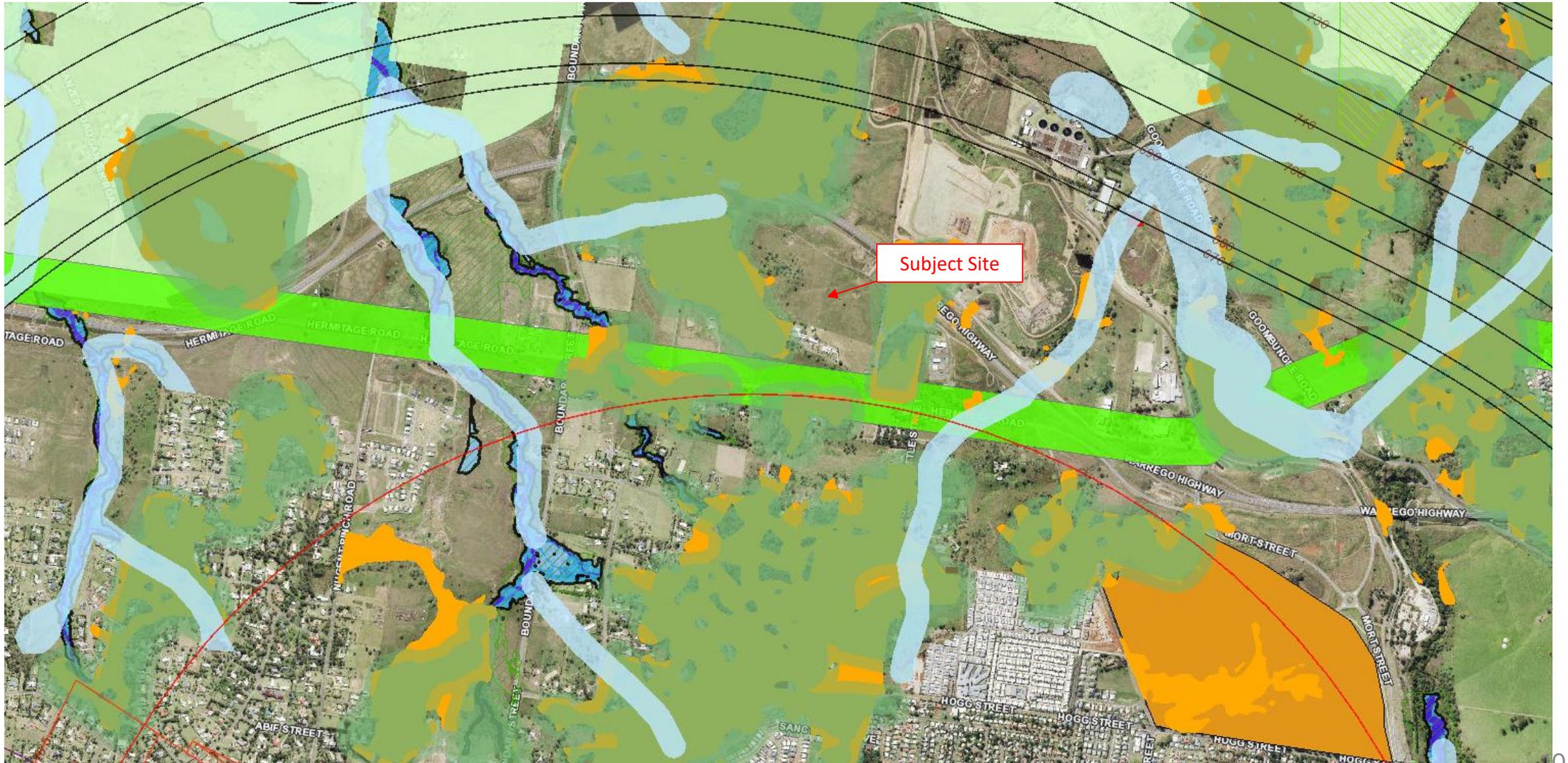
-  Easements

Property Address

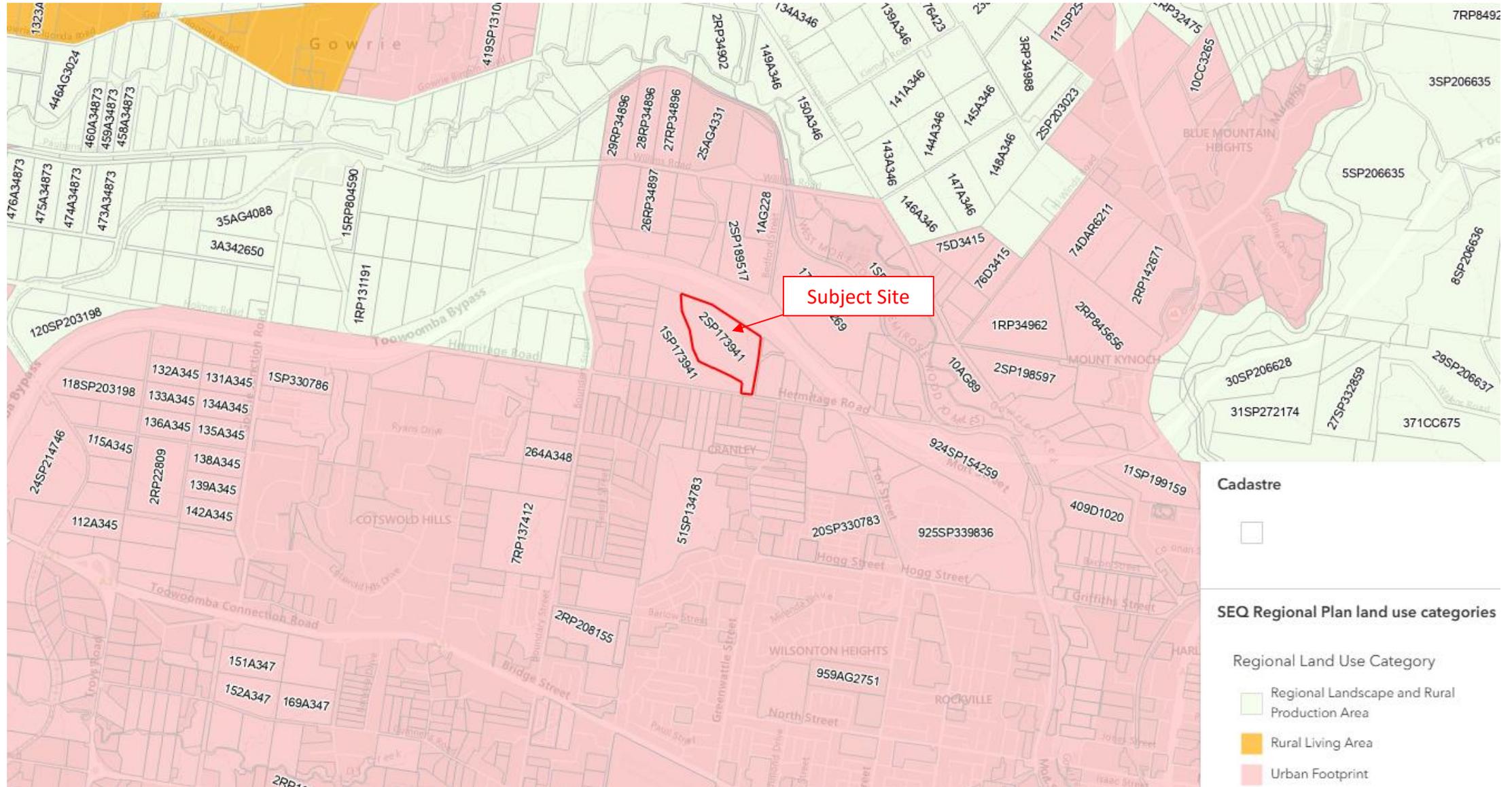
Parks

-  Parks

Largely Unaffected by Local Planning Overlays



Included with SEQ Regional Plan Urban Footprint



Cadastre

SEQ Regional Plan land use categories

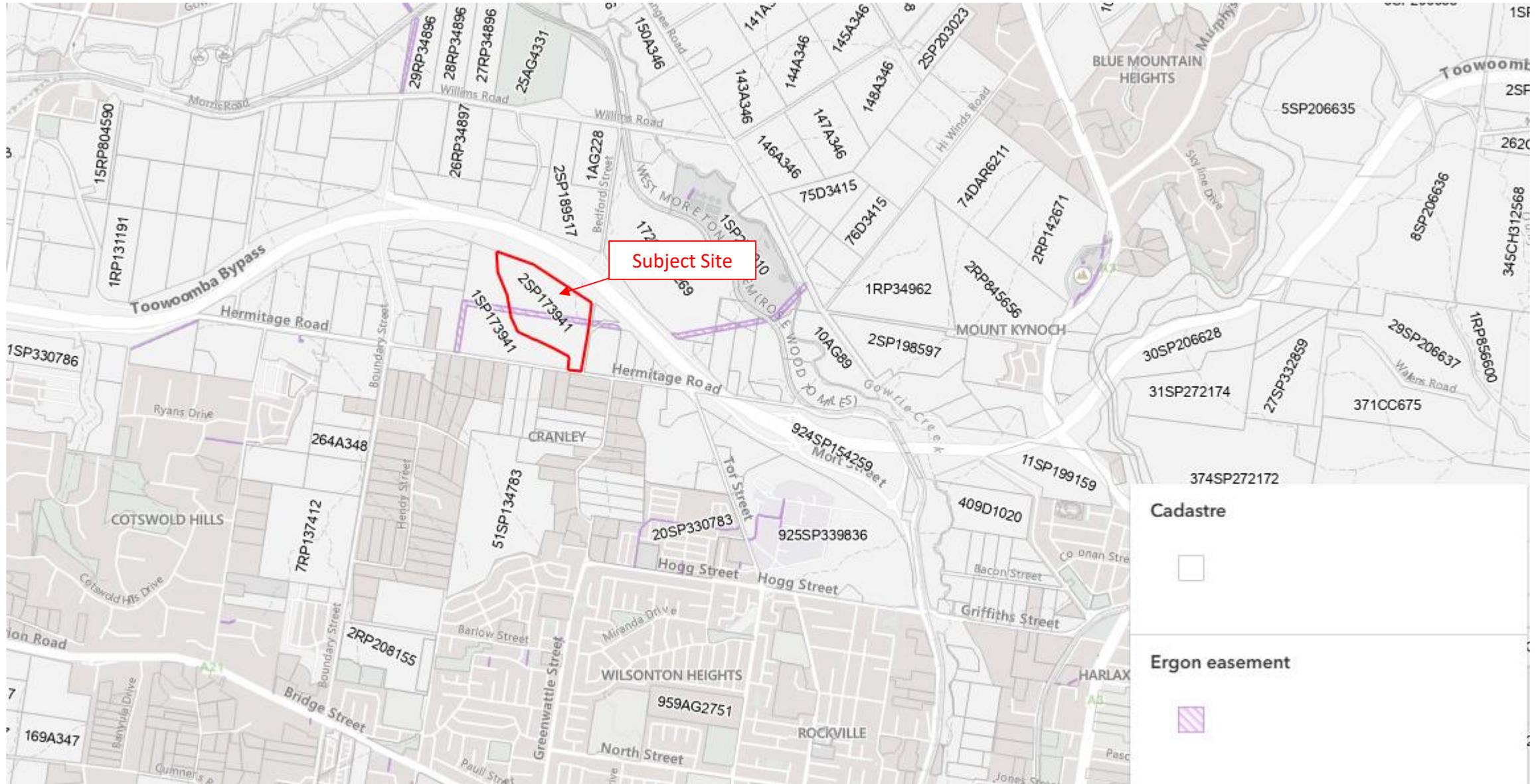
Regional Land Use Category

- Regional Landscape and Rural Production Area
- Rural Living Area
- Urban Footprint

Impacted by Future Railway Line along northern boundary



Impacted by Ergon Easement



Impacted by significant variation in slope across site

