

Central Highfields Masterplan Community Information Session

7 May 2025 – Highfields Civic Centre

Community questions and answers



The core themes from the questions have been addressed in the information between pages 1 and 7.

The full list of questions submitted are on pages 8 to 20.

There are submissions that are not able to be answered at this time or have been noted as comments.

Planning Horizon and Vision

The work carried out within this updated version of the Masterplan responds to Toowoomba Growth projections which extend to 2051 and include Queensland State Government (i.e. ShapingSEQ 2023) targets, along with other investigations carried out by the team.

The Central Highfields Masterplan, however, is not limited to this timeframe, and subsequent Council decisions will be made in response to the continuously changing demographics, environmental and community needs. A masterplan allows for more strategic planning and higher-level details to be carried out in the future.

Work undertaken within this update of the Central Highfields Masterplan still responds and aligns with the Central Highfields Structure Plan which was developed in conjunction with the community in 2018, which can be found at www.yoursay.qld.au/HTC.

Your frequently asked questions:

- Why does the Masterplan focus on short-term growth rather than a 20–30+ year vision, given Highfields' projected expansion to 2051?
- How does the plan balance residential density with maintaining Highfields' semi-rural character, ensuring sufficient commercial and civic space for long-term needs?
- What provisions exist for a future second town centre if commercial space proves insufficient, and why isn't a staged town centre development prioritized?
- How does the plan support local employment opportunities and reduce commuter reliance on Toowoomba, and how will future population and traffic demands be managed?
- How will future amendments reflect evolving community needs?

Land Use Balance – Residential vs Commercial

The 2018 Masterplan which was developed with the community in a series of workshops featuring commercial/retail, mixed use and residential zoning/allocations. The layout of the masterplan is relatively similar, and the allocation of zonings has been clarified – particularly as the mixed-use component was unclear in its purpose and vision for future uses.

The provision of residential (whether medium density, or low density) areas will support the growing town centre area, support local businesses that are established and seeking to establish within the area with increased foot traffic, more street level interactions and reducing pressure on the road network for short vehicle trips.

A mix of housing provides options for young people starting in the housing market, those who can't or don't want to maintain a traditional large house, and those with different accommodation requirements.

Housing developers will still need to meet the planning scheme provisions and will be required to go through the required development approval process with Council. All new buildings will also be required to ensure that buildings comply with the Disability (access to Premise-Buildings) standards when they are constructed (during Building Works Applications)

Building heights in the future Town Centre have not yet been considered or determined. The indicative heights shown as a cross section on our presentation from 7 May 2025, are a possible outcome that could occur in the medium to longer term (say 10 to 15 years). Building heights will be subject to the requirements of the Planning Scheme at the time, and will need to be approved by the Council, through development assessment processes. As demonstrated through Council's assessment of mid-rise development elsewhere in the region, Council is committed to facilitating positive building and urban design outcomes.

Using height for additional floor within the commercial and medium density residential zones, helps to preserve and best use open spaces for recreation and community purposes.

Your frequently asked questions:

- Why is there an increase in low-density residential zoning in Highfields when more commercial spaces, such as healthcare facilities and retail, are urgently needed?
- How does the current plan support small business owners, encourage walk-through traffic, and provide adequate commercial space, including big-box retailers and specialty stores?
- How does the proposed development protect Highfields' established character, considering concerns about density, mixed-use areas, and maintaining a relaxed lifestyle?
- Why is high-rise development being proposed for Highfields, and how does this align with the regional planning intent and existing commercial precedents in Toowoomba?
- What provisions are being made for essential infrastructure, including a medical precinct, parking availability, social housing, and homelessness support?

Commercial and Community Facilities

Council does not determine which retailers, or commercial operators use the land. We can only ensure that the land is zoned for the intended uses and ensure they meet the requirements of the planning scheme (carparking, setback, landscaping).

Subject to the endorsement of the updated masterplan, the Council will start selling (otherwise known as divestment) the land in 'management lots' in stages. This will ensure the logical sequencing of development – striving for the vision that the masterplan will set.

The Central Highfields Masterplan is not the only commercially zone land within the Highfields area. There are areas of town centre zone suitable for development and sites where centre activities are currently operating in the Highfields area.

A general rule of thumb for retail in regional Australia is 1.0m² to 1.5m² of retail per person (supermarkets, specialty retail, medical and services). Using 2051 population of 33,439 and the higher rate of 1.5m²/person = 50,158m² Gross Floor Area (GFA).

In the Town Centre within the drafted masterplan covers 32,500m² (3.25ha), alternatively, if constructed with an average of three storeys and 70% site cover, it would allow for a gross floor area of about 68,000m².

Your frequently asked questions:

- What types of retail shops are planned, and will there be enough commercial space to accommodate Highfields' growing population, including major retailers like Kmart or Bunnings?
- Has TRC conducted or commissioned an independent study on future floor space requirements for hospitality, professional offices, retail, and healthcare?
- What provisions are being made for small businesses and youth-friendly facilities, ensuring opportunities for local entrepreneurs and entertainment options?
- If bulky goods retailers or large stores like Bunnings are included, how will traffic flow be managed, especially along major roads like Highfields Rd and New England Hwy?
- Is a medical precinct planned, and how will the balance between commercial and residential zoning impact safety, accessibility, and socioeconomic conditions?
- What future developments are planned for department stores, cinemas, cafes, and recreational spaces, and how can the community attract businesses like cinema to enhance the town's dining and entertainment experience?

Staging, Delivery and Development Strategy

Council is not the developer of this land but will be responsible for the zoning areas that are released and when. However, Council is unable to review or formalise a process for the timing or staging of the release of the land to the open market without the Masterplan being adopted.

The next step will be the creation of a master lot subdivision, which creates large parcels that can be sold via an expression of interest and tender process. This EOI will ensure the development needs of the community and council's vision for the site can be delivered. Part of this process will include the logical and sequential delivery of infrastructure (roads, water and sewerage).

Your frequently asked questions:

- What factors influenced the decision to structure the masterplan for a large-scale development rather than a staged process that aligns with evolving community and commercial needs?
- How is Council balancing immediate development with the need to preserve land for future commercial and civic spaces to support Highfields' long-term growth?
- What plans are in place to ensure fully serviced land is available for businesses, medical facilities, and other essential services?
- What is the expected timeframe for development, and how will decisions be made regarding the order of priorities for different land uses?
- How will Council incorporate community feedback into planning decisions, and is there an opportunity to revisit aspects of previous plans, including civic integration with parkland?
- Will land sales be structured to support long-term viability, and what conditions will be in place to ensure alignment with community needs?

Governance, Transparency & Community Influence

The community consultation processes have been open to the Highfields Community, however to ensure Council gets the best possible outcomes for the community it is important to understand what we are proposing meets the current economic and market environment.

Council will not be the developer of this land. It is important to seek economic and investment feedback from market experts. This is not an unusual process to ensure commercial viability and realistic outcomes. We have sought to balance the values of the community against the feedback from this process.

From the feedback gathered since February 2025, the updated Masterplan will be presented to Council to consider for adoption.

Your frequently asked questions:

- How is Council ensuring that the Masterplan aligns with the long-term interests of residents, businesses, and broader community needs?
- How will Council manage land sales and development to prevent land banking while ensuring commercial spaces and civic infrastructure evolve alongside population growth?
- What factors influenced changes from the 2018 plan, and how does the updated Masterplan compare to previous commitments, zoning regulations, and the expectations set by past statements?
- What provisions have been made for wildlife protection, open spaces, and ensuring Highfields' unique character is preserved in future development?
- What is the expected timeframe for development, including key milestones, planning scheme updates, building height constraints, and opportunities for younger community members to engage in the process?

Infrastructure, Traffic & Transport

Council is working to bring forward planning for infrastructure, which includes water, sewer and upgrades to Highfields Road intersections (Kratzke Road, O'Brien Road, Lauder Drive and Rogers Road). There will be additional information about these major works in late 2025.

Integration of public transport facilities, walking and bike networks will help with access for all residents, particularly those without access to a car (i.e. Youth, elderly and those who use mobility aids). This also provides more opportunities for more residents to reduce their daily car reliance. This improves traffic flow, reduces pressure on car parking and helps to promote a healthy lifestyle for residents.

In the coming year, the significant works for Highfields Road will ultimately improve safety and many of the traffic flow concerns raised. Advice for residents on traffic changes will be provided closer to these works commencing.

You asked:

Note: Many of the questions posed below are outside of the scope of the project, and some, like the North South Transport Corridor or the New England Highway are not managed by Council.

- How is Council addressing long-term traffic flow between Highfields and Toowoomba, including considerations for major roads, roundabouts, and public transport?
- What plans exist to improve key roads, intersections, and traffic coordination, ensuring the Highfields Road network supports population growth and business development?
- How is public transport integration being considered, and are there plans for cycling infrastructure to support active commuting?
- Will future development include solutions for parking shortages, including multi-storey parking and pedestrian-friendly access near commercial and civic areas?
- How is Council planning for increased water supply, sewer connectivity, and other essential services as Highfields continues to grow?

Fire Station

Council has been working with Queensland Fire Department (QFD) to find a suitable permanent, 24/7 fire station in Highfields area.

QFD is committed to working closely with the community to minimise any local impacts. This includes careful management of vehicle movements, limited use of sirens, and thoughtful station design to suit its surroundings.

The Queensland Government has the power to compulsorily acquire land for emergency services facilities, if an agreement with the Council (as landowner) cannot be reached. Council is committed towards working collaboratively with the Queensland Government to achieve mutually beneficial outcomes.

Your frequently asked questions:

- What led to changes in the fire station's location plan?
- Has Council considered collocating emergency services, including fire, police, and ambulance, to enhance response efficiency and long-term planning?
- How will the station's location impact congestion in the town centre, and would alternative sites—such as Highfields Road or the highway—better support vehicle movement?
- Has water pressure and fire response infrastructure been factored into planning, especially with potential high-rise construction?

Open Space & Public Realm

Further planning, with opportunity for community feedback, is required for the open space and public use areas.

Council has taken note of the community's desires for open space functions. These comments will be reviewed and balanced against site constraints, standards of service and the best outcome for the community as a whole. These processes also will incorporate more detailed studies.

Your frequently asked questions:

- How does the plan ensure the protection of existing green areas, including maintaining a wildlife corridor along Clarke Road and preserving native vegetation?
- What is the rationale for positioning civic spaces separately from parkland, and is there an opportunity to better integrate these areas for accessibility and community benefit?
- How will future commercial and civic space be accommodated as Highfields grows, and will land parcels be developed incrementally to support evolving community needs?
- Are there plans to prioritize the development of green spaces, including features such as a water play area, picnic facilities, and cultural art spaces to enrich community life?
- Is there space for an ANZAC memorial monument within the open space, and how will planning decisions reflect the community's desire to preserve Highfields' character?

Full Questions

The core themes from the questions below have been addressed in the information between pages 1 and 7. There are submissions that are not able to be answered at this time or have been noted as comments.

Planning Horizon & Vision

- Why doesn't the 2025 Masterplan adopt a 20–30-year horizon, given Highfields' forecasted growth to 2051 and standard planning timeframes?
- The current proposed masterplan is forecast for only 2-3 years growth. Why would you not consider a 20–30-year plan?
- Why is council not considering having town centre built in a staged process, over a number of years and reduce low density housing. We need the land for the future development and growth of Highfields.
- Why do we need both low and medium density housing? Highfields was never one for medium or high density. People wanted to come to Highfields for bigger and open blocks. Not small blocks.
- Why is the 2018 plan approved by council not being used?
- How does the Master Plan strengthen the 20-year vision of the Highfields Centre as a vibrant mixed-use Town?
- What employment and resulting reduction of commuter transport to Toowoomba CBD are anticipated to be provided by the reduced plan when fully developed?
- Will Council commit to monitoring and reporting on the plan's implementation?
- If the 2025 Central Highfields Masterplan were to be approved, where will the second 'Highfields Town Centre' be developed in the future when there is insufficient space for commercial & civic space on the current land, due to residential allocation?
- What mechanisms are in place to ensure future planning amendments reflect the original Community Heart Project vision?
- What modelling has Council used to determine the projected demand for Commercial, civic and mixed-use land in Highfields to 2051?
- What's the overall vibe of the area that is being aimed for?
- Why would any of us want 3 storey buildings in Highfields?
- This is the one chance for visionary long term 50 yr+. Stop only discussing this for maximum 30 years. This should be a legacy for the generations to come
- Previous General Manager said council would not approve 4 or 5 stories in Highfields as proposed in earlier plans.
- What is the life on the proposed plan?
- What area does council think the population in 26 years' time be over? How will this traffic be managed?
- What areas are the population numbers reflecting? Highfields only or the Highfields surrounds?
- How does this plan show clear respect for the reason the majority of people live here? ... semi-rural, not city
- If the current allocation for Commercial proves not to be enough, and the low density residential were to go ahead, where would the second town centre be?!
- Planned housing of low / medium density do not take age into account. What is the current age demographic of Highfields and what is the projected demographics?
- The population growth referred to Highfields footprint. What about the current and growing catchment to the north and west which is already serviced?

- How long will this current process take, or will we still be talking about a proposed village master plan in 5 - 10 years' time?
- Could the residential portion be designated in a future iteration of the TRC Planning Scheme and preserved now until we know the town centre is sufficient
- Did the calculations reflect the population of the wider Highfields area – i.e. Meringandan, Geham, Cabarlah and other areas?
- Projected Commercial space based on projected Highfields residences is an incorrect assessment as many adjoining Communities support Highfields facilities?

Land Use Balance – Residential vs Commercial

- What is the reasoning for such an increase in low-density residential, requiring the removal of mixed use, given Highfields already has a significant amount of land zoned for low density residential development.
- Why are you allowing more residential when we desperately need more commercial facilities e.g. health care facilities (physio, OT, GP, mental health support).
- As a small business owner, why does the current plan not encourage walk-through business?
- Why the increase of residential area opposed to commercial use?
- Why does TRC insist on low density housing so close to central Highfields? The Highfields central area should be for business and recreation with a limited amount of high-density housing.
- Can we remove all residential areas in the Highfields city centre please?
- With so many choices for residential properties, why is it so important to include accommodation in the Highfields city centre?
- Regarding the residential housing (Medium Density). Is this intended for social housing? We live opposite and are against housing in a commercial area.
- Why has residential development been included in the space when that is not what was agreed in the original plan?
- With more than 1,500 over 50's units plus residential growth, the city centre needs to include a medical precinct.
- Provisions for homeless people of the region?
- Character of Highfields that attracted many to the area (larger blocks and more relaxed lifestyle) has been destroyed with recent development. Any residential use in the CBD precinct will degrade this further.
- Will council listen to the public and not put residential into their final plan and when will this plan be available to the public for scrutiny?
- Why has the removal of Mixed Use areas and the inclusion of large areas of Low Density Residential been proposed, when it does not align with the intent of a 'Major Regional Activity Centre' under the SEQ Regional Plan?
- Is there more commercial land other than the town centre
- I have a business in Highfields, to expand, my Homewares Store I would like a space around 150 - 200 m where can my business fit in this plan?
- When is a hardware store going to return to this area?
- So, is it your intention to flood Highfields with high rise buildings concentrated in the town centre?
- What about big box shops who are interested in coming to Highfields? Where is the land allocated for this?
- TRC may think they have listened to the community.... not sure that's right. A lot of residents don't want housing in village despite what authorities tell us.
- Other than Grand Central and a couple of office blocks, there isn't really any three-story commercial development in Toowoomba. Why will it happen here?
- We need more "frame" combined ground retail, 1st floor commercial and residential above. No residential only area
- How do the "Town Centre" or "Mixed Use" planning scheme categories treat big-box retail versus traditional smaller footprint retail and commercial?
- Are you allowing Coles and bulky goods stores into the town centre precinct
- Why not have more medium density housing on an upper level instead of no residential and keep the retail/commercial on a lower level to allow a wider sprawl?

- Why would we have multi-level shopping in our semi-rural area?
- “Enough comm space” has been justified with 3 story comm This suggests it’ll end up like Grand Central. Shouldn’t the whole area be comm with residential above?
- Why doesn’t Council reduce residential; to provide car parking, a developer would have little interest in providing parking, as the return would not be there?

Commercial and Community Facilities

- How much retail shops are planned and what type?
- Can you advise if TRC has received and will release any independent economic and demographic analysis on the likely future m2 of floor space required for hospitality, professional offices, retail, health in the Highfields town centre?
- If no such analysis has been undertaken, then will TRC have a report commissioned and released? (and I do not mean sounding out local developers)
- What's being developed for small business and youth? There's nothing out at Highfields for the young ones. And what about a decent centre that will attract a Kmart or big w
- If Bunnings were to be built in the Central Highfields Precinct, where would it go? - we need to ensure traffic flow - e.g. off Highfields Rd, New England Hwy. Operational hours are 6am to sometimes 9pm.
- Where does TRC envisage future bulky goods retailers will be located - e.g. homemaker precinct, hardware store etc?
- Will the commercial space be large enough to support the population growth of Highfields into the future?
- Is there a medical precinct planned? We don't want high density living in the town centre that can become low socioeconomic and potentially high crime areas.
- How much open space will be left for future development like department stores, cinemas, cafes, bowling and children's entertainment spaces
- I would like to see a cinema in the plan, but I don't like the expensive experience Event Cinema offers at GV. Could we please invite Cineplex to come to Highfields? We could then make a fantastic dining quarter to complement this family experience.

Staging, Delivery & Development Strategy

- It appears that the masterplan appears tailored to a developer undertaking development of the whole site in a short period of time. Is there a reason Council is not looking at selling it in stages as demand for commercial/community facilities arises?
- Will Council respect community concerns and not sell the town centre in one development parcel?
- Will council revert to the previous plan before the 2025 variation and integrate the commercial and civic centre with the parkland?
- Why is council not considering having town centre built in a staged process, over a number of years and reduce low density housing. We need the land for the future development and growth of Highfields.
- Will TRC sell the commercial aspects of the site with development constraints and conditions? When?
- Who will develop the site? Developers or TRC?
- What's the time frame regarding the town centre going ahead as I've heard developers are keen to make a start?
- All that land needs to support our predicted population. Why can't council hold onto it rather than sell it to developers for residential. Do it in stages. Medical first, then professional then supporting businesses
- So what is first to go i.e. housing, high rise building or commercial area?
- To facilitate the management subdivision -Will council be providing the infrastructure to create these super lots to bring them to market fully serviced?
- When do you hope to start the project and how long until completion?
- Local medical providers are ready to start building their own medical precinct now so it's ready in four years' time. Why do you think Highfields isn't ready now
- How do we determine what is developed first. I would argue a medical precinct is urgently needed
- No more residential in Highfields CBD District. Entire site must be preserved for current and future retail, commercial and service industries as well as open space. If insufficient demand for commercial space at present, leave land vacant until needed.
- Should additional land requirement arise in the future, what process would facilitate amalgamation of fragmented residential lots to Commercial/town centre function requiring scale?
- Will the master plan be master lotted and sold off to developers in increments over time, maximising returns in the long run?

Governance, Transparency & Community Influence

- Who is looking after the long-term best interest of the residents/businesses?
- It doesn't matter what the local residents want you will do as the developers tell you because they are making the decisions therefore the decisions.
- Will the council commit to adhere to the wishes of the majority of Highfields residents over to the lure of financial gain offered by land developers?
- Will council preference the views of Highfields rate payers over those who do not live in Highfields?
- If the proposed new Masterplan is rejected will the Council accept the previous proposal which was acceptable to the public.
- If the new Masterplan is adopted will a formal Application process be adopted should the Highfields community wish to take legal redress in the Planning and Environment Court.
- What is wrong with the approved and adopted 2018 plan apart from council wanting to make money on selling it to one developer now.
- Mr Berghofer and Mr Antonio both commented favourably TRC purchased the 20hct that will see public and private sector investment and business development. Why is TRC not abiding by these statements especially TRC who approved the 2018 plan.
- You said that you engaged with people to reach the concept master plan - Who Were They? Were They Local?
- What is current zoning for the site? Will Council uphold developments meet zoning not like 7/11 servo and police station which was originally residential park.
- Why is the masterplan based on developer opinions and not economic assessments?
- Need to make sure the process going forward is made clear, including any future opportunities for community to comment on revised plans before Council adopts it.
- How could council possibly think they have consulted with the community when there were so many errors in comparing the 2025 and 2018 plans
- Is Council planning for Highfields or Toowoomba, it should be Highfields
- What provision has been made for wildlife protection?
- Why was the 2018 Masterplan not implemented?
- With all the apologies with 2018 planning, was this a complete waste of time or just a political manoeuvre to essentially throw that work out and start again
- Do the council actually want to improve the lives and future of Highfields residents? Is our presence here this evening just a waste of time?
- How will council prevent the individual developers from land banking the land instead of building as the development of the town centre needs it?
- Has the masterplan been done by professional urban planners or in house
- What input opportunities will there be to the developers plans by community?
- Looking at the demographics in the room, what can be done to encourage younger community members to engage in the planning process?
- The assumption that there is sufficient commercial space is based on the idea that multiple stories will be built. How will the council ensure this takes place?
- Will the likely tender process be genuinely open to the Highfields community (bar commercial considerations)?
- When is the whole of region planning scheme being updated?
- What is the time frame for development? When is the first development likely to happen?
- Is Council engaging with the youth for the Masterplan? How so?
- What are the constraints regarding building height currently for Highfields. ie what would council approve for number of storeys.

- Can you give us some measurements on areas, it looks like the frame makes the commercial and civic area about 80m square which I'm sure isn't right
- If it's not being sold to a developer, why do we still have so much residential space? This was to make it profitable for a developer.
- Which individuals or organisations were asked to be involved in market sounding of proposal, and were any of them not residential developers?
- When this goes to tender will there be opportunity for local businesses to invest? I.e. 50% value provided to local investor?
- By population, Warwick is not much bigger than Highfields. Accepting a lesser need for self-sufficiency, how will releasing potential commercial land early work?

Infrastructure, Traffic & Transport

- How can an effective plan be adopted when there is no plan to manage the traffic between Highfields and Toowoomba
- What is happening with the North South Transport Corridor?
- Will traffic flow infrastructure be addressed before council goes ahead with more housing? All those estates down Reis + Kleinton Road, once completed, will create a nightmare/deathtrap at the Reis Road and New England Hwy intersection without traffic lights.
- Could serious consideration be given not to allow the traffic from the proposed business centre to travel into Hitzke Crescent, Highfields?
- Is there plans to repair or update the Highfields swimming pool complex?
- Is there plans for a multi-storey carpark near Woolworths to address the car parking shortage?
- If we create a great plan which has residents attending, can we plan a no cost parking tower or underground parking that will not be a detractor to the area.
- Highfields is getting left behind. The infrastructure is not being considered promptly. We have been waiting patiently to have roads completed and delays keeping occurring.
- Provision of increased water supply to suburb and environs
- At the Chamber of Commerce meeting Trevor Watts stated that the New England Highway cannot be widened. The transit centre only has space for 32 cars - less than 1 bus. How is the Park and Ride going to work without adequate parking?
- What can we expect the area from Kuhn's Rd to Highgrove Drive to be replaced as it is a hodge lodge of different pavement surface and repairs? (*Assuming this relates to Highfields Road Intersection project*).
- Improve detours. Immediate start on the project & complete. Stop prolonging. (*Assuming this relates to Highfields Road Intersection project*).
- Can you address the traffic concerns / congestion between high school and Highfields Road at school drop off pick up
- Why so many roundabouts? Why not traffic lights?
- Is there an over all coordination of works in area? Currently there appears to be nil coordination or management of works in area.
- Is it possible to look far enough forward to resume enough land beside current roads (Reis, Highfields, Kuhls, Cawdor, Kratzke Roads) to allow for four lanes?
- Why aren't TRC supporting the development the large blocks (3 acres) across from directly adjacent to the town centre by improving the sewer connectivity?.
- Medium density creates narrow access roads, clogs up traffic flow. Gungahlin ACT residents complain of difficulties with traffic flow in the town centre.
- How has the interaction with public transport been considered?
- What are the spatial and temporal implications for upgrade of Highfields Road and Reis Road given the inevitable increased traffic as the town centre develops?
- TRC not listening unfortunately.
- I would like to see direct access from the retail/commercial area to the green area (as was shown on the 2018 plan and in the original video on your website).
- Shouldn't we improve the infrastructure of Highfields Road by putting a round-about on the Highfields Road, Kuhls Road intersection to support increased flow
- Is there actually going to be a road from O'Brien Road joining up Sean McCarthy Way as proposed plan indicates? This is landscaped area adjacent to the library
- For Hitzke Crescent, what is low density traffic? What road design measures can be put in place to slow traffic to reduce use?

- Will there be consultation on the traffic flow and access to the library? The library needs a pedestrian crossing on O'Brien Road for families and older people
- With the projected increase in population and therefore traffic, wouldn't it be better to install traffic lights at Kratzke/Highfields intersection?
- Would it be a better idea to have traffic lights on the end of Kratzke Rd. This would allow for a safer crossing of Highfields Road.
- Highfields has a real advantage to become an active commute hub. What cycling infrastructure is being proposed? How are we reducing the obesity epidemic?
- Has the council factored in widening existing high traffic roads including the New England Highway?
- What is the plan for the Coles shopping centre?
- What road network will council install or make developer pay for it?
- What roads are the distribution roads away from the town centre. Most of the roads are currently either 50km or 40 km during school times.

Fire Station

- Can the gentleman from the Fire Fighters Union please come back and explain to everyone that was not at the library consultation session why the fire station needs to stay and be extended. I can't believe the Highfields Chamber is blocking this.
- Is it envisaged that the current fire station site will simply be enlarged to allow for a larger and much more appropriately sized service for our community or is the station site to be relocated?
- Why do the plans not collocate emergency services given that seems to be the trend elsewhere?
- Why is the fire station to be retained when it creates a significant open barrier between the new library and the proposed public parkland?
- The fireman said you have to chose a site where large vehicles can exit onto the road network. Wouldn't this be better on Highfields Road where less pedestrians
- Why put a fire station at proposed town centre with high density commercial and retail space which will increase congestion and response times?
- Why can't the Fire Station go on the Highfields Road boundary of the Town Centre?
- Who in council has negotiated the shift in councils' position for the fire station which was not going to be in this location originally?
- Which part of Council renegotiated, and when, the fire station outcome after the original community work and council decision decided on different arrangements
- Who decided the temporary fire station site should remain in the CBD? The original siting decision was for a temporary use of the site.
- Appreciate Qld Fire but wouldn't they be better served by being on the highway for quick departure from the station to the fire or other emergency.
- Current Water pressure considerations to fight fires. Has this been considered for high rise construction. Water tanks.
- Why can't the fire station go near the police station and keep space for growth of ambulance service too? why not an emergency services hub along highway?
- The Fire Station was to be temporary. Why the change to make it permanent 24 hr station. Is the council officer negotiator here tonight to explain this decision.

Open Space & Public Realm

- Regarding the Open Space along Clarke Road and the road along the side of medium density housing. Is this width still to be 100 to 160 meters wide as previously stated by a council employee at the previous meeting at the library.
- Will developers be encouraged to develop existing treeless areas rather than forested areas.
- A bushland corridor along Clarke Rd to allow small birds and animals connection to Willimas park is essential! Why the break in this for civic space? Can the civic space be between houses and bushland corridor without breaking the bushland corridor?
- How does the plan ensure sufficient space for shops, services, and community hubs in the town centre?
- What are the environmental plans for Highfields as it looks like there is none.
- If the 2025 Central Highfields Masterplan were to be approved, where will the second 'Highfields Town Centre' be developed in the future when there is insufficient space for commercial & civic space on the current land, due to residential allocation?
- Will the master plan be master lotted and sold off to developers in increments over time, maximising returns in the long run?
- I fear that the "open green space" along Clarke Rd does not mean the same thing as a "wildlife corridor" that the community has requested. Will the existing native understory be left intact for land-dwelling native creatures?
- Why is there no Buffer Zone included on the 2025 Master Plan, to protect privacy and amenity for nearby residents, especially on the Eastern boundary?
We moved to Highfields because of the large blocks and as it was called tall trees. Why is this being destroyed?
- Why remove the public civic space away from the park/green space when this was a critical part of the 2018 plan
- Why would the Civic Space / Town Square be constrained in the middle, as opposed to being adjacent to, and/or integrate with, the Open Space / Parkland?
- Is the "open space" on the map reserved for future development, parkland, or something else?
- Is there space for a memorial monument within the green area to hold ANZAC services?
- Where is the civic centre allocated on the plan and connection to the green space?
- Why is residential area not adjacent to bushland?
- How will the concrete effect the Kola path?
- A natural corridor connection to Williams Park might consider use of the Klein Creek corridor, which crosses Clarke Road just south of the town centre
- No mention has been made about the high-street activation. Why has it's location been moved, and why had the length of the high-street been reduced?
- Will the Council commit to developing the green space as a priority, to provide amenity, and 'protect' that space, given the Council will do it?
- When is the green space planning going to occur?
- Would it be possible to include a water play area in the rec park to compliment the local pool which is limited to 200ppl at a time.
- Could we integrate a cultural art space into our civic space? We have so much arts in our region.
- How does the full open space integrate with the civic and community function the CBD could provide?
- Would the Council develop the park or would they sell to a developer to do it
- Will council commit to creating a register of established trees and their preservation?

What considerations have been given to preservation of the wildlife which is so characteristic of our area?

- Picnic area, park area for eating lunches, smoko for workers and residents.