

## THE MILLS PRECINCT

CATEGORY	Commercial & Retail
PROJECT	The Mills Precinct
CLIENT	Mills Toowoomba Pty Ltd
LOCATION	269 Ruthven Street, Toowoomba
PROJECT YEAR	2016 & 2017

### PRECINCT'S ROLE

Precinct Urban Planning was engaged by Mills Toowoomba Pty Ltd to provide town planning assistance associated with a Priority Development Area (PDA) development application for Material Change of Use for various commercial uses to allow for the re-purposing of existing industrial buildings on the land at 269 Ruthven Street, Toowoomba as a commercial and retail precinct. The project involved looking at the suitability of the proposed commercial and retail mixed use development with respect to the provisions of the *Economic Development Act 2012* and the *Toowoomba Railway Parklands PDA Development Scheme 2016*, given the site's location within the PDA area.

The subject land is the site of the former Defiance Flour Mill and is identified as a State Heritage Place on the Queensland Heritage Register and a Significant Heritage Place under the *Toowoomba Railway Parklands PDA Development Scheme 2016*. The development was designed to ensure that heritage values associated with the place were maintained and protected.

### KEY TASKS

- Provision of Strategic and Statutory Planning Advice
- Development Application Preparation
- Assessment against State and Local Heritage provisions
- DA Process Management
- Development Facilitation

