



LCT L: ELEVATED UNDULATING NATIVE FORESTS

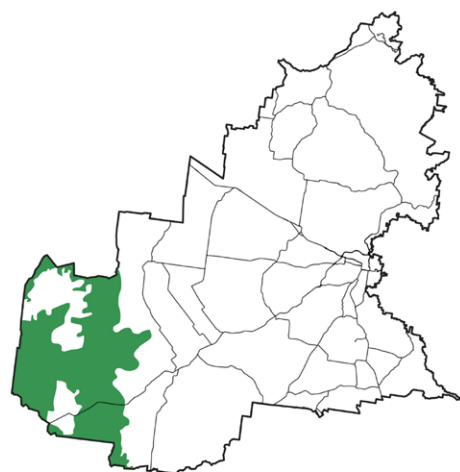
Location and boundaries

This landscape type is located in the southwestern part of the Toowoomba Region, to the west of Millmerran, associated with the elevated undulating native forests typically contained within Western Creek SF, Dunmore SF, Kumbarilla SF, Wondul Creek SF, Bulli SF and Wondul Range NP.

It is bounded to the east by LCT H and LCT J and contains LCT M. The northern and western boundaries are formed by the Western Downs region, while the southern boundary is formed by the Goondiwindi region.

There are three LCAs of this type in the Toowoomba Region:

- Western Creek and Dunmore Elevated Undulating Native Forests (LCA L1)
- Millmerran Downs Elevated Undulating Native Forests (LCA L2)
- Wondul Range and Bulli Creek Elevated Undulating Native Forests (LCA L3)



Location of LCT L within the Toowoomba Region

Key landscape character attributes

Natural landscape elements

- Generally clearing in this area has been very limited, with the exception of some small-scale clearing associated with rural residential properties within LCA L2, and remnant vegetation includes very large contiguous areas with high levels of connectivity.
- Gently undulating plains, dissected low hills and ranges, with ridges and 'jump-ups' (slight or abrupt low stony rises occurring within otherwise relatively flat country).
- Generally between 0-15% slope, with some isolated steeper areas, including in the vicinity of Mount Trapyard (487m AHD)).
- Moderately elevated landscape associated with the upper areas of the Macintyre and Weir Rivers catchment, generally situated between 300-500m AHD, with the lowest elevations in the west associated with the Weir River and its tributaries.
- Major soils include sodosols, kurosols, tenosols and rudosols, while chromosols also occur.

Settlement and land use

- Generally a very sparsely settled landscape, with the exception of rural residential development within the localities of Millmerran Downs, Millmerran Woods, Cypress Gardens, Forest Ridge, Wattle Ridge, The Pines and Condamine Farms.
- Land use is dominated by extensive areas of State forest used for production forestry (including apiary), nature conservation (within Wondul Range NP), rural residential development (with LCA L2) and grazing on native pastures, which occurs in the eastern part of this area and on privately owned land.
- Presence of some small rural water storage dams, which are more common within LCA L2 than in other parts of this LCT.
- Generally contains limited infrastructure, however is traversed by several high voltage electricity transmission lines.
- Generally road infrastructure is limited compared to other parts of the Toowoomba Region, however this area is traversed by the Gore Highway (A39). While several other local roads are present, particularly in the vicinity of LCA L2 which supports rural residential development, many of these are unsealed.

Key landmarks and features

- Rocky ridgelines.
- Large, contiguous areas of forest, generally with Cypress Pine (*Callitris* spp.) present.



Parts of LCT L are relatively remote and contain very limited development and infrastructure

Identified scenic values, key views and view corridors

- Contiguous tracts of vegetation in more elevated parts of this LCT, in particular in associated with ridgelines in the vicinity of Cecil Plains and Mount Trapyard (487m AHD) and waterways that are within this LCT were identified as having very high or high scenic amenity value (8-10) in the TRSAS (refer Part C).
- Generally views from this LCT to other parts of the Toowoomba Region are very limited due to its enclosed nature and the lack of publicly accessible and elevated vantage points, noting that power line easements and road corridors within State forested areas sometimes do provide viewing opportunities to LCT J and LCT K.
- Where available, views towards forested ridgelines associated with other parts of this LCT contribute to the scenic amenity of this LCT.

Scenic lookouts and routes

- This area does not contain any scenic lookouts and is not traversed by any scenic routes.
- The Gore Highway (A39) is a key regional approach to the Toowoomba Region from the Goondiwindi region, but does not act as a distinctive gateway.

Experiential landscape qualities

- Generally feels very isolated, remote and enclosed.
- Relatively peaceful due to limited development and infrastructure.
- Extensive areas of remnant vegetation communities that are visually distinctive and dominated by eucalyptus species and callitris.
- Sense of 'wilderness', with opportunity for 'off the beaten track' experiences.



View towards LCT K and high voltage electricity transmission lines which traverse State forest areas



4WD access is generally required on formed roads within State forest areas



Rocky ridgelines adjacent Sandy Creek Road within Condamine Farms

Landscape Character Areas

There are three LCAs of this type within the Toowoomba Region associated with the elevated undulating native forests in the southwestern part of the Toowoomba Region. These forested areas have several common characteristics, including:

- Rainfall is typically between 600-650 mm/yr, with the more elevated areas in the east receiving slightly more rainfall than areas in the west.
- Generally clearing in this area has been very limited, with the exception of some small-scale clearing associated with rural residential properties within LCA L2, and remnant vegetation includes very large contiguous areas with high levels of connectivity.
- Due to the extent of remnant vegetation, there are only some very limited areas of high-value regrowth vegetation.
- Generally limited recreation opportunities, noting that Western Creek SF, Dunmore SF, Kumbarilla SF, Wondul Range NP, Wondul Creek SF and Bulli Creek SF have no visitor facilities or designated walking tracks, however formed roads provide access for informal nature-based recreation.
- Development is typically limited to very isolated rural residential properties, with the exception of LCA L2 which contains rural residential development.

A brief description of each LCA and, where relevant, how it differs from the above general characteristics is provided below.

Western Creek and Dunmore Elevated Undulating Native Forests (LCA L1)

This LCA is associated with the elevated and undulating native forests in the vicinity of Western Creek SF, Dunmore SF and Kumbarilla SF. Key relevant features of this LCA include:

- The surface geology is predominately comprised sedimentary rock associated with the Kumbarilla beds that extend southwest into the Goondiwindi region and north into the Southern Downs region, with some limited areas sedimentary rock (T-NSB) occurring along the Weir River and Western Creek, and some minor areas of Quaternary alluvium (typically situated on the edge of LCT M) (State of Queensland, 2020).
- This area is generally within the Macintyre and Weir Rivers catchment, however a small part of this area does extend into the Condamine River catchment. Key waterways include the Weir River and its tributaries, Western Creek, Paddy Creek and Bora Creek, which flow in a generally southwesterly direction.
- Major soils are dominated by sodosols (hard pedal mottled-yellow duplex soils), kurosols (sandy pedal mottled-yellow duplex soils) and tenosols (bleached sands with a colour B horizon), while smaller areas of chromosols (hard pedal mottled-red duplex soils) and rudosols (firm shallow siliceous loams) also occur (BRS, 2009).
- Remnant vegetation is dominated by large areas of eucalypt dry woodlands on inland depositional plains (RE 11.5.1, 11.5.1a, 11.3.14, 11.3.2 and 11.5.4), and to a lesser extent eucalypt woodlands to open forests (RE 11.5.20, 11.7.4, 11.7.6 and 11.7.7) and Callitris woodland to open forests (RE 11.5.4a) (State of Queensland, 2020).
- Some very isolated patches of acacia dominated open forests, woodlands and shrublands remain (11.9.5), though these are typically more strongly associated with LCT M.
- Predominant land use is production forestry, with apiary (bee keeping) sites occurring within State forest areas.
- Presence of very limited and small rural water storage dams.
- This area is traversed by several high voltage electricity transmission lines.
- Western Creek SF and Dunmore SF have no visitor facilities or designated walking tracks, however formed roads provide access for informal nature-based recreation.



Western Creek SF and Paddys Creek Road



View along Cecil Plains-Moonie Road that follows the northern boundary and dissects Dunmore SF



View along Paddy Creek within Western Creek SF near Paddy Creek Road crossing



Dunmore SF Office site access



Rural residential property within Cypress Gardens



Wylarah Grove Community Hall and tennis courts in Millmerran Downs



Council rural residential skip bin site on the corner of Moffatt Road and Millmerran Woods Road



Olive Grove Cellar Door within Forest Ridge

Millmerran Downs Elevated Undulating Native Forests (LCA L2)

This LCA is associated with the elevated and undulating native forests in the vicinity of Millmerran Downs. Key relevant features of this LCA include:

- The surface geology is comprised of sedimentary rock associated with the Kumbarilla beds (State of Queensland, 2020).
- This area is within the Macintyre and Weir Rivers catchment. The key waterway within this area is Scrubby Creek, which flows in a northwesterly direction to join Western Creek.
- Major soils are dominated by kurosols (sandy pedal mottled-yellow duplex soils) rudosols (firm shallow siliceous loams) while smaller areas of sodosols (hard pedal mottled-yellow duplex soils) and tenosols (bleached sands with a colour B horizon) also occur (BRS, 2009).
- Remnant vegetation is dominated by large areas of eucalypt dry woodlands on inland depositional plains (RE 11.5.1, 11.3.14 and 11.5.4) and eucalypt woodlands to open forests (RE 11.7.4, 11.7.4c and 11.7.7) (State of Queensland, 2020).
- Some very isolated patches of acacia dominated open forests, woodlands and shrublands remain (11.9.5) situated adjacent the boundary with LCT M.
- Predominant land uses are grazing on native vegetation and rural residential development.
- Presence of some small rural water storage dams.
- This area contains rural residential development that occurs within the localities of Millmerran Downs, Millmerran Woods, Cypress Gardens, Forest Ridge, Wattle Ridge, The Pines and Condamine Farms.



View south along Sage Road within Forest Ridge towards Cypress Gardens and landscapes associated with LCA L3

Wondul Range and Bulli Creek Elevated Undulating Native Forests (LCA L3)

This LCA is associated with the elevated and undulating native forests in the vicinity of Wondul Range NP, Wondul Creek SF and Bulli Creek SF. Key relevant features of this LCA include:

- The surface geology is comprised of sedimentary rock associated with the Kumbarilla beds (State of Queensland, 2020).
- This area is generally within the Macintyre and Weir Rivers catchment, however a small part of this area does extend into the Macintyre Brook catchment. Key waterways include Commonon Creek, which flows in a southerly direction and is a tributary of the Weir River. There are several tributaries of Bringalily and Canning Creek that flow in a easterly direction, before flowing south the Macintyre Brook.
- Major soils include sodosols (hard pedal mottled-yellow duplex soils), kurosols (sandy pedal mottled-yellow duplex soils) and rudosols (firm shallow siliceous loams) (BRS, 2009).
- Remnant vegetation is dominated by large areas of eucalypt dry woodlands on inland depositional plains (RE 11.5.1, 11.5.4 and 11.7.4c) and eucalypt woodlands to open forests (RE 11.5.20, 11.7.4, 11.7.4c and 11.7.7) (State of Queensland, 2020).
- Some very isolated patches of acacia dominated open forests, woodlands and shrublands remain (11.9.5) situated adjacent the boundary with LCT M.
- There are some small areas of shrubland on natural scalds on deeply weathered coarse-grained sedimentary rocks (RE 11.7.5).
- Remnant vegetation associated with RE 11.7.4c, 11.7.5 and 11.9.5 form part of a large tract of remnant vegetation containing perched heaths on sandstone with high species richness which are noted as being of regional biodiversity significance (DES, 2018).
- Predominant land uses are production forestry (with apiary sites occurring within State forest areas), nature conservation (within Wondul Range NP) and grazing on native pastures, which occurs in the eastern part of this area.
- Presence of very limited and small rural water storage dams.
- The western most extent of this area is traversed by high voltage electricity transmission lines.



View towards remnant vegetation associated with RE 11.7.4c within private land adjacent Wondul Creek SF



Access road within Wondul Range NP



Entrance to Wondul Range NP from Millmerran Woods Drive



Access road within Wondul Range NP



Small rural dam within Wondul Range NP



View towards remnant vegetation associated with RE 11.5.4 within Wondul Range NP



LCT M: ENCLOSED ELEVATED UNDULATING FARMLAND MOSAIC

Location and boundaries

This landscape type is located in the southwestern part of the Toowoomba Region, to the west of Millmerran, associated with the enclosed elevated undulating farmland mosaic.

This area is generally contained by LCT L, with this exception of a small part of its western boundary that is formed by the Western Downs region, and a small part of its southern boundary formed by the Goondiwindi region.

There are two LCAs of this type in the Toowoomba Region:

- Cattle Creek and Dunmore Enclosed Elevated Undulating Farmland Mosaic (LCA M1)
- Western Creek and Bulli Creek Enclosed Elevated Undulating Farmland Mosaic (LCA M2)

Key landscape character attributes

Natural landscape elements

- Generally cleared, with dense vegetation along roadside shelter belts, riparian corridors and drainage lines and associated with 'jump-ups' (slight or abrupt low stony rises occurring within otherwise relatively flat country) and elevated areas. Patches of remnant and regrowth vegetation throughout this area contribute to a farmland mosaic.
- Areas that once contained brigalow belah scrub have been extensively cleared and established to improved pastures, due to the associated highly fertile soils (vertosols).
- Flat to gently undulating plains with some low hills, ridges and 'jump-ups'
- Large flat areas (0% slope) with some areas between 2-15% slope.
- Moderately elevated landscape associated, generally situated between 300-400m AHD, with the lowest elevations in the north associated with the Weir River.
- Major soils include vertosols, sodosols and rudosols.

Settlement and land use

- Generally a very sparsely settled landscape, with development limited to isolated rural properties.
- Dominated by agricultural land uses, particularly grazing on native vegetation and dryland cropping, while some limited intensive animal husbandry and limited irrigated cropping (associated with Opal Creek Feedlot) occur.
- Presence of some (generally small) rural water storage dams.
- Generally contains limited infrastructure, however is traversed by several high voltage electricity transmission lines.
- Generally road infrastructure is limited compared to other parts of the Toowoomba Region, however this area is traversed by the Gore Highway (A39). While several other local roads are present, many of these are unsealed.

Key landmarks and features

- 'Jump-ups' and rocky ridges.



Location of LCT M within the Toowoomba Region



'Jump-ups' are distinctive features within the broader flat to gently undulating plains

Identified scenic values, key views and view corridors

- No areas within this LCT were identified as having very high or high scenic amenity value (8-10) in the TRSAS (refer Part C). Areas of contiguous vegetation and waterways however contribute at the local level to the scenic amenity of this LCT.
- Generally views from this LCT to other parts of the Toowoomba Region are very limited, however, where available, views towards nearby forests associated with LCT L contribute to the scenic amenity of this LCT.

Scenic lookouts and routes

- This area does not contain any scenic lookouts and is not traversed by any scenic routes.
- The Gore Highway (A39) is a key regional approach to the Toowoomba Region from the Goondiwindi region, but does not act as a distinctive gateway.

Experiential landscape qualities

- Generally visually accessible, but feels very private and enclosed (by LCT L).
- Feels very undeveloped, with the exception of areas traversed by the Gore Highway (A39), high voltage power lines or containing telecommunications infrastructure.
- Generally appears drier than other parts of the Toowoomba Region, which is exacerbated by the presence of sandy soils, jump-ups and rocky ridgelines.



Open grazing land and views to LCT L from Cecil Plains-Moonie Road within LCA M1



View along the Gore Highway (A39) from within LCA M2



Rocky outcrops and sandstone ridges

Landscape Character Areas

There are two LCAs of this type within the Toowoomba Region associated with enclosed elevated undulating farmland mosaic that occurs in the southwestern part of the Toowoomba Region. These farmland areas have several common characteristics, including:

- This area is within the Macintyre and Weir Rivers catchment. Key waterways include the Weir River (within LCA M1) and its tributaries, including Burnt Brigalow Creek (within LCA M2).
- Rainfall is typically between 610-640 mm/yr, with the more elevated areas in the east receiving slightly more rainfall than areas in the west.
- Generally clearing in this area has been extensive, particularly in areas containing vertosols that once supported brigalow-belah scrub. Remnant vegetation is patchy and typically associated with watercourses and areas containing jump-ups and rocky outcrops.
- There are some limited areas of high-value regrowth vegetation.
- Major soils include vertosols (grey self-mulching cracking clays), sodosols (hard pedal mottled-yellow duplex soils and, to a lesser extent hard pedal black duplex soils that occur in LCA M1), while small areas of rudosols (firm shallow siliceous loams) also occur (BRS, 2009).
- These areas are traversed by high voltage electricity transmission lines and contain small rural water storage dams.
- There are no public recreation facilities within these areas, however nearby State forests and national parks provide access for informal nature-based recreation.
- Development is limited to isolated rural residential properties.

A brief description of each LCA and, where relevant, how it differs from the above general characteristics is provided below.

Cattle Creek and Dunmore Enclosed Elevated Undulating Farmland Mosaic (LCA M1)

This LCA is associated with the enclosed elevated undulating farmland mosaic in the vicinity of the localities of Cattle Creek and Dunmore. Key relevant features of this LCA include:

- The surface geology is predominately comprised of Quaternary alluvium, with sedimentary rock (T-NSQ) occurring along the Weir River and Western Creek and some limited areas of sedimentary rock associated with the Kumbarilla beds, which is more typically associated with LCT L (State of Queensland, 2020).
- Remnant vegetation is dominated by patches of eucalypt dry woodlands on inland depositional plains (RE 11.3.2, 11.5.1, 11.5.1a, 11.3.18 and 11.3.14), eucalypt woodlands to open forests (RE 11.5.20, 11.7.4 and 11.7.7) while very isolated patches of Callitris woodland to open forests (RE 11.5.4a) also occur (State of Queensland, 2020).
- Some isolated patches of acacia dominated open forests, woodlands and shrublands remain (11.9.5 and 11.7.2), which was the dominant pre-clearing vegetation community in this area.
- Predominant land uses are grazing on native vegetation and dryland cropping, while some intensive animal husbandry does and limited irrigated modified pastures (associated with the Opal Creek Feedlot) also occurs.



Areas of dryland cropping within LCA M1

Western Creek and Bulli Creek Enclosed Elevated Undulating Farmland Mosaic (LCA M1)

This LCA is associated with the enclosed elevated undulating farmland mosaic in the vicinity of the localities of Western Creek and Bulli Creek that is traversed by the Gore Highway (A39). Key relevant features of this LCA include:

- The surface geology is comprised sedimentary rock associated with the Kumbarilla beds that extend southwest into the Goondiwindi region and north into the Southern Downs region (State of Queensland, 2020).
- Remnant vegetation is dominated by patches of eucalypt dry woodlands on inland depositional plains (RE 11.5.1, 11.5.1a, 11.5.4, and 11.3.14) and eucalypt woodlands to open forests (RE 11.7.4 and 11.7.7) (State of Queensland, 2020).
- Some isolated patches of acacia dominated open forests, woodlands and shrublands remain (11.9.5), which was the dominant pre-clearing vegetation community in this area.
- Predominant land uses are grazing on native vegetation and dryland cropping, while some production forestry does occur within State forests contained within this area.



High voltage power lines within LCA M1



View north from the Gore Highway (A39) towards LCA M2 and landscapes within LCT L



'Jump-ups' are a key feature of LCT L and unique to this part of the Toowoomba Region



LANDSCAPES

OF THE **TOOWOOMBA REGION**

BULL & BARLEY
INN

EST. 1902



PART

B2

TOOWOOMBA REGIONAL
URBAN CHARACTER STUDY

URBAN CHARACTER STUDY

The following section contains an urban character assessment that describes the urban character and setting of Toowoomba City and towns across the Toowoomba Region, their key features, qualities, vulnerabilities - and any forces for change or issues requiring consideration through amendments to local planning and policy.

Cover Image: The Bull and Barley Inn, Cambooya
Douglas Skinner - First place 'Love Your Local Landscapes' photography competition 2021

Mount Tyson
Image: Inge Gajczak - 'Love Your Local Landscapes' photography competition entry 2021



**TOOWOOMBA
REGION**

SETTLEMENTS OF THE TOOWOOMBA REGION

As noted above, the following settlements within the Toowoomba Region are described in this study. They have been grouped into for categories based on their geographical location, as follows:

Table 5: Classification of settlements described within the Toowoomba Region

Region	Settlement
Central region	• Toowoomba City
	• Highfields
	• Cabarlah
	• Cambooya
	• Gowrie (Gowrie Junction)
Northern region	• Kingsthorpe
	• Meringandan
	• Meringandan West
	• Westbrook
	• Wyreema
Southern region	• Goombungee
	• Kulpi
	• Maclagan
	• Peranga
	• Quinalow
Western region	• East Greenmount
	• Nobby
	• Clifton
	• Greenmount
	• Oakey
	• Cecil Plains
	• Jondaryan
	• Mount Tyson
	• Southbrook
	• Brookstead

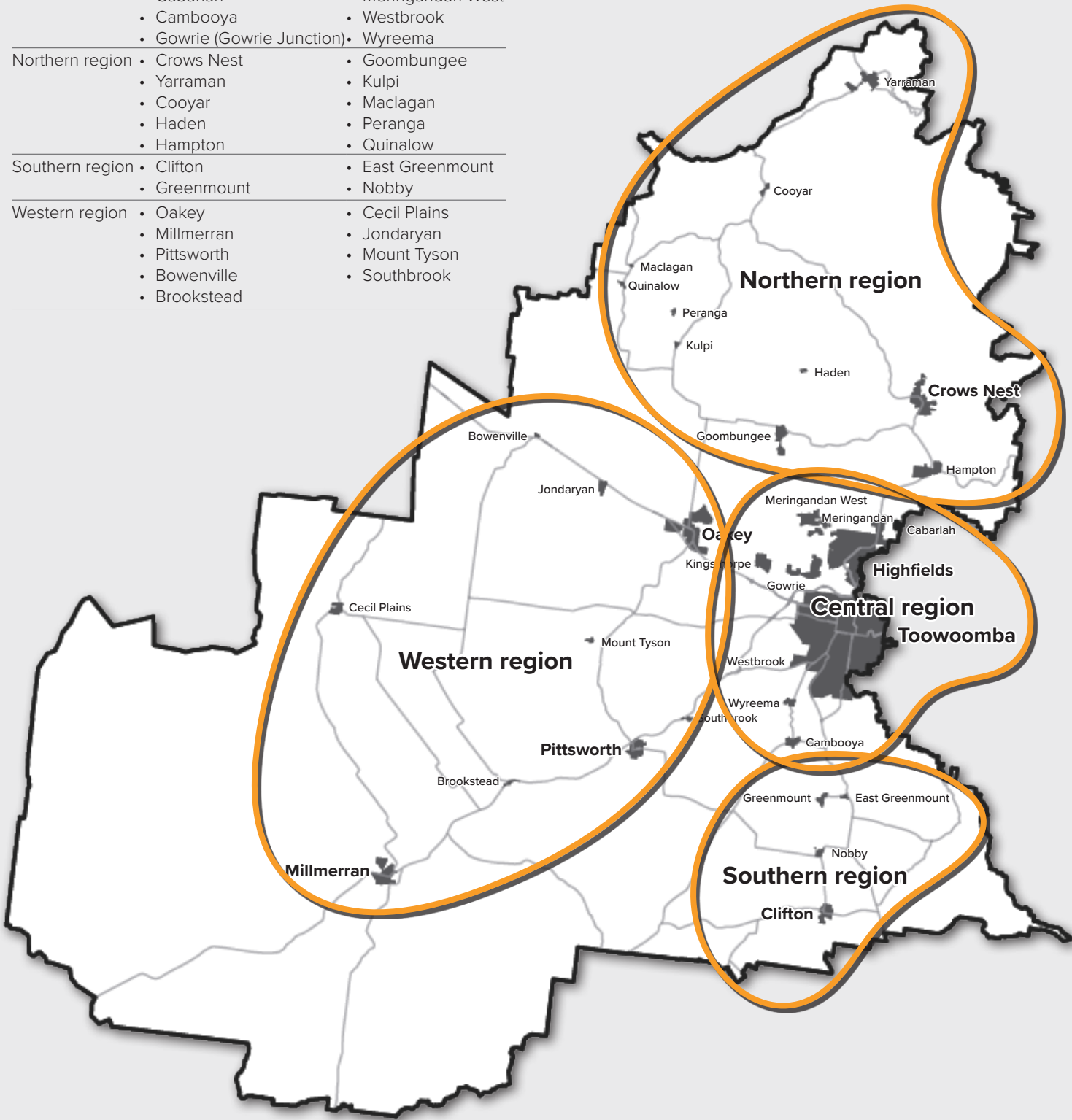


Figure 14: Categorisation of settlements of the Toowoomba Region

OVERVIEW: THEMATIC HISTORICAL INFLUENCES

This section seeks to identify the ‘narrative’ of the development of the Toowoomba Region through a number of key thematic historical influences that have, over time, shaped and informed the development of the region as a whole, as well as characterised the nature and growth of particular rural and urban landscapes within it.

These thematic influences are key to understanding why particular areas or places within the region have developed, and also understanding what aspects of those areas or places particularly contribute to, and overlap with, the heritage character and visual amenity. In this regard, the character of a small country village is different from that of a larger settlement or more so, from that of a major regional town. Similarly, the character of a suburban streetscape within a given town is different from that town’s commercial thoroughfare or main street.

Shaping the environment

A key theme for understanding how the distinctive geology, landscapes, flora and fauna of the Toowoomba Region have evolved over millions of years, and how this intersects with Aboriginal people’s traditions about how the land and its features were created – their stories are unique to the Toowoomba Region, and are of important cultural significance.

Broad illustrative landscape features include:

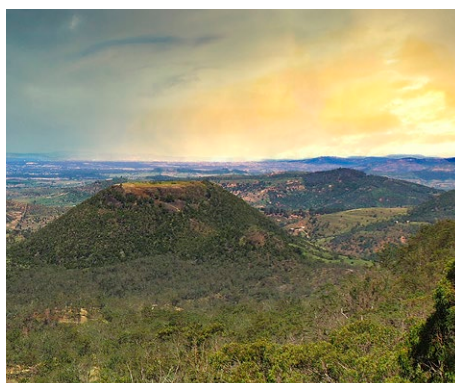
- Tabletop Mountain (*Meewah*)
- Gumbi Gumbi Gardens
- Gummingurru.
- Aboriginal routes to the Bunya Mountains through the landscape, including, but not limited to, Gummingurru.

The early Darling Downs: exploring the land and establishing settlements

A key theme for understanding the many ways in which people have arrived and settled in the Darling Downs and the Toowoomba Region, including the establishment of major pastoral stations and runs, and how this migration and early settlement patterns influenced the social and economic development of the region.

Broad illustrative features include:

- Surviving nineteenth century pastoral homesteads such as Cecil Plains, Cooyar, Gowrie, Eton Vale (Cambooya), and Jondaryan
- The role of Drayton as the earliest settlement on the Downs before Toowoomba
- Westbrook Homestead.



View to Tabletop Mountain from Picnic Point
Image: Inge Gajczak - 'Love Your Local Landscapes' photography competition entry 2021



Westbrook Homestead ca. 1877
Image: State Library of Queensland

'Opening up' rural settlements: the advent of rail and establishing railway towns

A key theme for understanding how the early development of rail in the Darling Downs not only provided an important means by which to establish routes and connections and to move goods and people, but also how the advent of this transportation system shaped the nature and growth of the region's settlements and landscapes. As the major form of inland transport in the nineteenth century, the advent of the railway was an important influence on town settlement and urban development, often determining whether a town survived, consolidated or failed.

Broad illustrative features include:

- Towns established along the western rail line to Dalby (e.g. Oakey, Jondaryan)
- Towns established on the promise of railway connection or created around railway lines (e.g. Haden, Cecil Plains)
- Towns that served as rail heads (e.g. Oakey)
- Towns where the railway line and railway station remain in situ (e.g. Nobby, Clifton, Toowoomba)
- The Muntapa Tunnel (near Cooyar).
- The establishment of grain silos along the Cecil Plains line, and Western line, which have become significant landmarks and wayfinding features, and tell a story of development and change in both agriculture and transport.



Clifton Railway Station

Living off the land: developing primary and secondary industries

A key theme for understanding how European occupation and the development of pastoralism, and the continued exploitation of its natural resources, have influenced the Toowoomba Region and produced its varied cultural landscapes. It highlights the historical development of the region's major areas of primary rural industry such as dairying, wheat and grain, fruit cropping, cattle and sheep grazing, and timber getting. In particular, the Wool industry was a key driver for the establishment of settlements and early wealth creation across the region. This theme also includes how the development of the Toowoomba Region's industrial base, and the development of secondary industries (e.g. butter and dairy factories, meatworks, flour mills, breweries etc.), have left a rich architectural and historical legacy in various towns and settlements throughout the region. It is notable that there were at one time more than thirty dairy, cheese and butter factories across the Darling Downs, declining only when the improvement of roads, transport vehicles, refrigeration and competition drove consolidation into larger dairy cooperatives.

Broad illustrative features include:

- Jondaryan Woolshed
- Pechey Forestry Arboretum
- Surviving butter and dairy factories such as in Oakey, Goombungee, Millmerran, Mount Tyson, and Pittsworth;
- Defiance Flour Mill and Foundry in Toowoomba.
- Agricultural silos such as those in Brookstead
- The role of the Darling Downs Co-operative Dairy Company.



Brookstead Silos

Image: Inge Gajczak - 'Love Your Local Landscapes' photography competition entry 2021

Establishing a regional centre: Toowoomba

A key theme for understanding the establishment and growth of Toowoomba into a major regional centre, and the expression of this in the urban character of Toowoomba including the distinctions between its various suburbs and areas.

Broad illustrative features include:

- Toowoomba's rectangular grid pattern of streets overlain on undulating terrain and featuring locally-quarried bluestone kerbs;
- The evolution of the CBD streetscapes from post-supported and verandah presentation to post-war cantilevered awnings and redressed facades;
- The deliberate planting and cultivation of mature avenues of street trees, and the establishment of sizeable open space reserves and creek corridors;
- The historical area of Newtown characterised by pre-and post-WWII low-set, detached and single-storey houses and surviving social and physical infrastructure of the early- to mid-20th century; and
- Toowoomba's siting on the edge of the Great Dividing Range, visually bounded by heavily-treed ridges forming the east, south and west edges and the vistas available from the escarpment;
- Drayton, the earliest settlement on the Downs before Toowoomba, and its role in the early development of Toowoomba; and
- The survival of housing groups and precincts from a range of periods of Toowoomba's history (e.g. first established streets of high-quality, large houses such as Campbell St in East Toowoomba vs. streets of modest workers cottages such as Gowrie St in the Mort Estate).



View across the Great Dividing Range and surrounding elevated landscapes

Country living: establishing institutions and shaping community life

A key theme for understanding the role of churches, schools, hospitals, general stores, memorials, sporting ovals and showgrounds, hotels, cemeteries, post offices, police stations, public parks, and community halls in transferring and maintaining the values and institutions of regional communities. These types of places were often (and continue to be) at the centre of these communities' cultural and daily life, and reflect the importance placed by communities on their own identity and history. This theme also includes how regional communities may have been shaped by wartime events (including the establishment of RAAF Oakey Airport and the Army Aviation Training Centre in Oakey) and how post-war, how these communities choose to commemorate and reflect.

Broad illustrative features include:

- Post offices such as those in Crows Nest, Millmerran, Nobby, Yarraman, Cambooya, Clifton, Oakey, Pittsworth, and Jondaryan.
- Police stations including those in Cambooya, Clifton, and Goombungee.
- War memorials in Cooyar, MacLagan, Millmerran, Greenmount, Goombungee, and Nobby, and memorials halls such as those in Kingsthorpe, MacLagan, Nobby, Greenmount, and Wyreema.
- Schools such as those in Quinalow, Cecil Plains, Cambooya, Gowrie, and Pittsworth.
- Cemeteries such as those in Yarraman, Cecil Plains, Nobby, Millmerran, and Brookstead.
- Churches such as those in Brookstead, Cambooya, Pittsworth, Clifton, Jondaryan, Wyreema, and Millmerran.
- Presence of defence facilities, particularly notable around Oakey and Cabarlah.

Valuing regional landscapes and creating recreational destinations

A key theme for understanding the development of the Toowoomba Region as a tourism destination through the protection and valuing of its rural and urban landscapes, which are also valued by the local communities as part of their history and identity. This also includes the historical role of Toowoomba as a retreat and summer holiday destination from the Queensland capital, Brisbane.

Broad illustrative features include:

- Gus Beutel's Lookout
- Crows Nest Museum and Historical Village
- Commodore Peak Lookout
- Various National Parks (e.g. Ravensbourne, Crows Nest, Hampton, Wondul Range etc.), various State Forests (e.g. Dunmore, Kumbarilla etc.), the Jondaryan Woolshed, Picnic Point, Muntapa Tunnel Walk (Cooyar), Highfields Pioneer Village, and Gabbinbar Homestead.

The aforementioned places are identified here as being broadly illustrative of a particular thematic influence; this is not intended to be an exhaustive list of places in the Toowoomba LGA.





Sunflower fields near Clifton

Image: Bijay Gyawali - 'Love Your Local Landscapes' photography competition entry 2021

CENTRAL REGION

The central region contains **Toowoomba City** and the large town of **Highfields**, along with the following smaller towns:

- Cabarlah
- Cambooya
- Gowrie (Gowrie Junction)
- Kingsthorpe
- Meringandan
- Meringandan West
- Westbrook
- Wyreema

The central region is considered important in the role it has and will continue to play in accommodating future urban growth within the Toowoomba Region. Emerging contemporary urban development within these settlements is likely to impact on their existing character and heritage values.

Protecting key landmarks, vegetated, natural and rural landscapes and heritage elements that contribute to the character, setting and visual amenity of these settlements through planning for future growth is important. This includes basaltic peaks, elevated and vegetated landscapes associated with the Great Dividing Range and waterways, which contribute to the amenity and setting of towns within this region.



Figure 15: Settlements within the central region



TOOWOOMBA CITY

Toowoomba has a distinctive character that arises from the juxtaposition of the traditional with the contemporary, suburban with urban and temperate with subtropical, along with its unique prominent yet protected location on the Great Dividing Range.

Location and boundaries

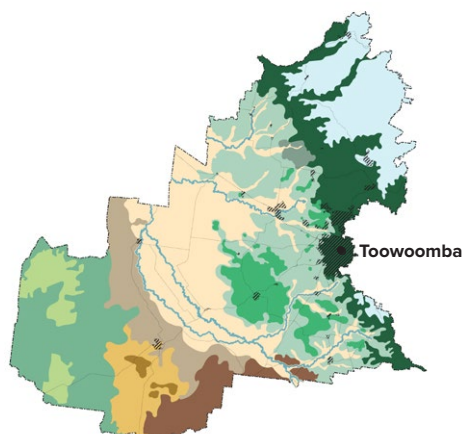
Toowoomba City is the largest settlement in the region, located just over 100km west of Brisbane, the State capital of Queensland. It is located on and is the focus of major transportation routes for the region, including the Warrego Highway (A2), Toowoomba Connection Road (A21) and New England Highway (A3) and is also readily accessible from the Gore Highway (A39).

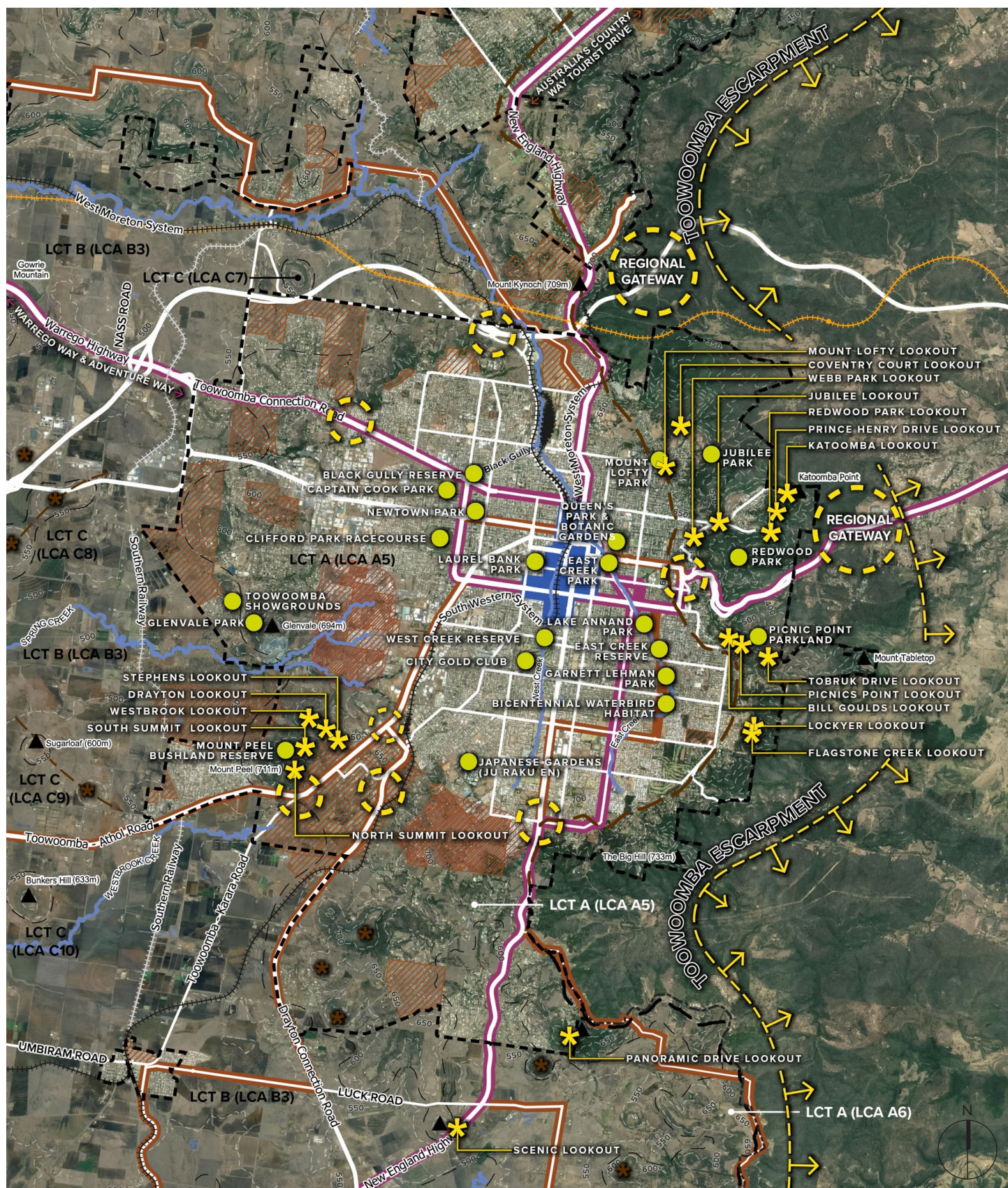
Landscape and visual setting

- Toowoomba is an urban area with a rich built heritage that is located on a plateau on the Great Dividing Range and is divided from the adjoining Lockyer Valley Region by a steep escarpment, which provides opportunities for dramatic panoramic views to the landscape below.
- The settlement is predominantly located on the elevated landscape associated with **LCT A: Elevated Ridges and Plateaus – LCA A5: Toowoomba Settled Range**. The natural forested landscape of the plateau in this Landscape Character Area has been extensively modified by built development.
- Parts of the city extend westwards into the elevated rural landscape of **LCT B: Open Undulating Farmed Basaltic Uplands – LCA B3: Kingsthorpe, Pittsworth and Toowoomba**.

Key character attributes

- Toowoomba is a key regional city of Queensland. The Toowoomba UCL (Urban Centres and Localities) is recorded as having a population of 100,032 people living in 44,642 private dwellings, with the wider Toowoomba Significant Urban Area (SUA) having a population of 130,000 people (ABS, 2016).
- The city is connected by numerous transport routes. The Warrego Highway (A2), connects Toowoomba City to Brisbane in the east and Dalby in the northwest. It is also connected to the east by the Toowoomba Connection Road (A21) (which is known as James Street and Bridge Street within the town). The New England Highway (A3) passes in a north-south direction through the town (becoming Ruthven Street (SR85)) within the urban area). The Gore Highway (A39) is another key regional road connecting Toowoomba to Pittsworth and Millmerran in the south-west.
- Toowoomba has a distinctive garden city character due its unique location within the landscape, vibrant commercial centre, plethora of unique traditional and heritage buildings located across the city and the presence of intact boulevards of mature trees, including temperate trees different from those found in many other parts of SEQ.
- In particular, Toowoomba is well known for its numerous parks and open spaces, many of which are well known regionally such as Queens Park, the Japanese Gardens (Ju Raku En) and Picnic Point Parkland with its stunning panoramic views over the Lockyer Valley from the escarpment edge.





Legend

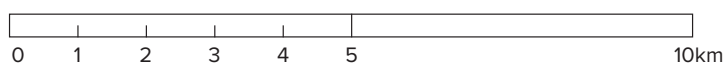
- Local Government Area boundary
- Urban Extent
- Landscape Character Type (LCT) boundary
- Railway (operational)
- Railway (future)
- Railway (dismantled/abandoned)
- Highways and Secondary Roads
- Local Connector Roads
- National Tourist Drive
- Regional and Local Tourist Drives

- Mountains
- Hills
- Mountain Ranges
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Greenfield Areas
- Town Centre

- Gateways*
- Key features
- Parks and open space
- Scenic lookouts
- Extensive viewing opportunities*

*Legend item not to scale

Figure 16: Key landscape and urban character features of Toowoomba City



Historical influences and typology

The key historic theme and influences for Toowoomba City are:

The early Darling Downs: exploring the land and establishing settlements

The settlement of Drayton: The origins of Toowoomba were instigated from 1842, following the development of a small bush settlement named Drayton that was established as a convenient stop for squatters, teamsters and others travelling between the Darling Downs and the coast. By 1848, the Bull's Head Inn had opened, a small town surveyed, and land sales occurred. An influx of residents to Drayton led to a series of surveys and development of the swampy agricultural area to its north over the following five years. Increased pressure for settlement led to another survey in 1853 and the area, then known as 'The Swamp', was renamed Toowoomba. Political tensions arose between the two centres, but it was the arrival of the railway from Ipswich in 1867 that gave Toowoomba the advantage. Toowoomba's growth increased, as became typical where the railway was constructed, eventually engulfing Drayton (which has now become a suburb).

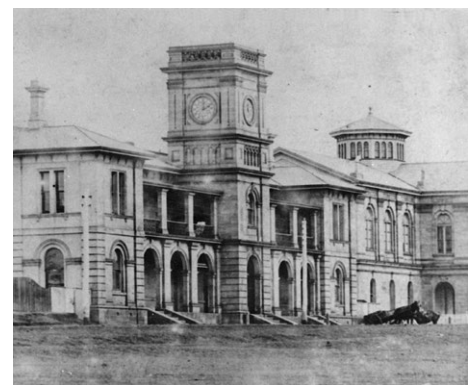
Valuing regional landscapes and creating recreation destinations: the influence of pastoralists: Within just over a decade after Cunningham's discovery of the Darling Downs region in 1827, the majority of the pastoral land available for settlement had been taken up by British aristocratic pastoralists whose activities generated wealth and established the social structure for the region's colonial population. From the late 1800s and through the early 1900s, several substantial residences were built on or near the escarpment of the range that were intended as summer residences for affluent members of the community (e.g. Harlaxton House [QHR 600839] and Rodway [QHR 600868]). The summer residences supported a trend in Toowoomba that had emerged by the end of the nineteenth century for wealthy squatters and prominent Brisbane businessmen and politicians to take advantage of the spectacular views and 'invigorating' climate of the Toowoomba Range. This is an important theme in the early development of the city. The legacy of the pastoralists' settlement in the region also includes the British political, judicial and social institutions that required the early establishment of services such as banks, telegraph, postal, civic administrative facilities, law and order facilities, and entertainment venues.

'Opening up' rural settlements: the advent of rail and establishing railway towns

The establishment of Toowoomba as a service centre: The introduction of the Selection Acts in the latter half of the nineteenth century and the establishment of the rail from Ipswich across the range to Toowoomba, and then west and south through the Darling Downs, stimulated urban growth and economic development throughout the 1860s. This urban expansion and development was furthered by key political figures, such as William Groom and James Taylor, who donated land for civic development and facilitated investment in major infrastructure works (e.g. planting of avenues of trees, establishing gas and water works, and draining the swamps). By the end of the 1870s, Toowoomba was firmly established as the trade and commercial centre of the Downs, as expressed in the grandeur of its early civic buildings.



View of a street in Drayton (Image: SLQ)



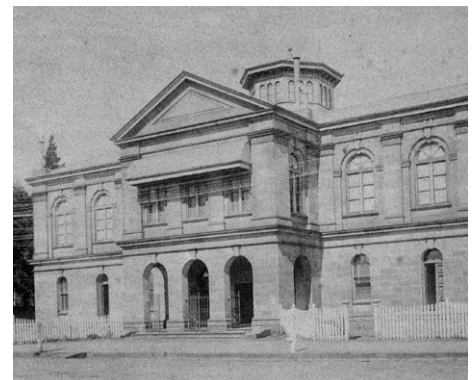
Post Office, Toowoomba, ca. 1880 (Image: SLQ)



Queensland National Bank, Toowoomba, ca. 1888 (Image: SLQ)



Toowoomba and Drayton prior to 1887 (Image: SLQ)



Court House building, Toowoomba constructed between 1876 and 1878 (Image: SLQ)

Living off the land: developing primary and secondary industries

The consolidation of farming: From the 1870s to the 1890s, many of the large pastoral runs were subdivided to enable closer settlement on the Downs. Agricultural activity on the Downs grew substantially, driven primarily by dairying until major productivity improvements in crop production came about during World War II. Throughout the twentieth century, the region's economic base shifted from pastoralism to smaller-scale farming and industry, which fostered the growth of Toowoomba's commercial industry.

Establishing a regional centre: Toowoomba

Industry, trade and commerce: Historically, Toowoomba had a broad-based economy that thrived on the basis of a strong rural industry supported by numerous secondary industries that attracted a permanent labour force, processed produce for export, and enabled manufacture of machinery and equipment to improve rural productivity. The first factories in the 1850s were timber saw-mills that milled timber from throughout the Downs, providing much-needed building material for the growing settlement. New industries like flour mills, tanneries, wool stores, dairying, a brewery, sawmills, and an iron foundry also expanded the economic base. By the twentieth century, Toowoomba's industries and commercial activity were well-established.

Country living: establishing institutions and shaping community life

The impact of war: During World War II, Toowoomba became a military town and many properties in the suburb of Newtown were seconded for military purposes and some private residences or schools were turned temporarily into military hospitals. In addition, the United States Navy utilised Newtown Park and Laurel Bank Park to accommodate service personnel and to serve as a rest camp. Post-war, returning service personnel placed pressure on Toowoomba's housing, followed by a substantial subdivision and residential boom. In particular, the Newtown area has been shaped by its association with the mid-twentieth century suburban housing crisis and the subsequent post-war housing boom.

Designers and Planners: The decorative and grand nature of many buildings in Toowoomba's CBD streetscapes testifies the town's early stages of prosperity from the 1880s to World War I. Although Toowoomba City features the work of a number of prominent local architects, Toowoomba's streetscapes are in particular characterised by the distinctive designs of the Marks' family, who were commissioned to design a substantial number of buildings in the CBD. As occurred in many country towns at the time, a large number of Toowoomba's classically-inspired buildings were also reworked in the 1930s to fit in with the Art Deco style, which was imbued with ideas of progress and modernity. As a result, many fine examples of Art Deco architecture are to be found in Toowoomba's commercially-oriented buildings today, including offices, shops, cinemas, flats, and hotels.

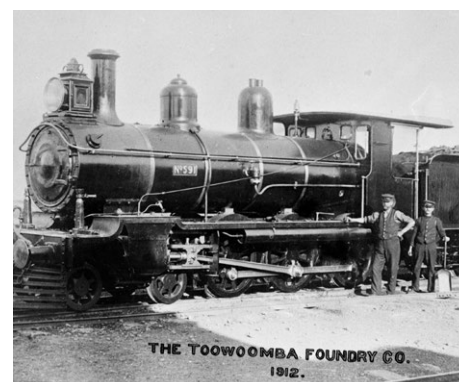
Recent development: Between the 1950s to the 1970s, Toowoomba experienced rapid development: its municipal boundaries expanded, its industry increased, and its suburban reach expanded. This resulted in population growth, increased amenities and services, and an increased demand for tourism ventures. As a result of public policy directives in the post-war era, the traditional CBD area saw changes in façade treatment, remodelling, removal and replacement of built elements. Suburban growth also occurred and many suburbs of Toowoomba experienced growth, exemplified in distinct areas of housing that developed during the 1950s and 1970s.



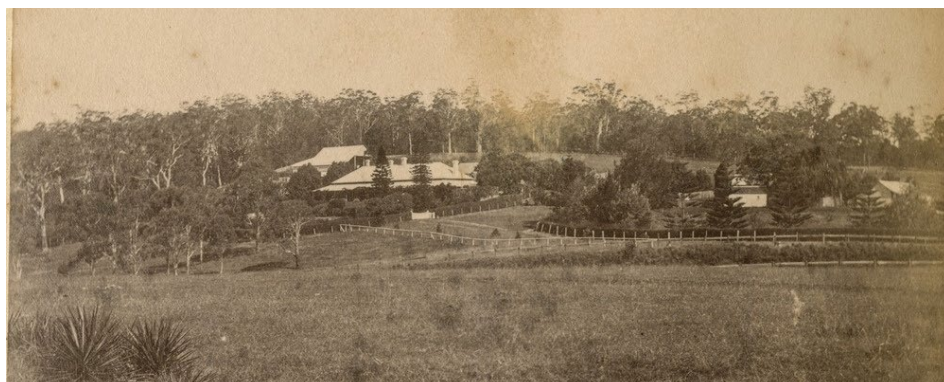
Hambledon Homestead near Toowoomba, Queensland, ca. 1877 (Image: SLQ)



Gowrie Homestead near Toowoomba, Queensland, ca. 1877 (Image: SLQ)



Locomotive PB15 class, no. 591, built by Toowoomba Foundry Co. in 1912 (Image: SLQ)



Property in peaceful surrounds at Harlaxton, Toowoomba, ca. 1898 (Image: SLQ)



Town Hall, Toowoomba, 1915 (Image: SLQ)

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none">• Toowoomba City is situated on a distinctive undulating plateau that is part of the Great Dividing Range. The developed area is elevated, typically over 600m AHD up to around 700m AHD, on the watershed which divides the Brisbane and Balonne-Condamine river catchments.• To the east, the landform drops very steeply and sharply – an area known as the Toowoomba eastern escarpment – which is generally free from development and forms a natural boundary with Lockyer Valley Region.• The landform is strongly linked to the underlying geology, with the settled area strongly correlating with the harder basaltic rock of the Main Range Volcanics (Tm), whereas to the east the escarpment drops down steeply associated with the softer Arenite-Mudrock of the Marburg Subgroup (Jm).• Within and around the settled areas, local elevated hills (typically wooded) create visual interest and provide a pleasant setting to the city. These include Mount Lofty (710m AHD) in the northwest, Glenvale (694m AHD) in the west and Mount Peel (711m AHD) in the southwest, the latter forming part of the Toowoomba western escarpment.• The wider setting of the city is created by a distant backdrop of farmland and localised peaks. Beyond the city, key landmark peaks include Gowrie Mountain (676m AHD) to the west, Mount Kynoch (709m AHD) to the north and The Big Hill (733m AHD) to the south.• The easternmost extent of the region is the distinctive form of Mount Tabletop, a flat topped mountain (610m AHD) that is a well-known landmark in views from the escarpment and surrounding area.
Hydrological features	<ul style="list-style-type: none">• Water is key element and feature of the city, particularly as it has affected development patterns and forms core corridors of open space that traverse the settlement.• The main hydrological features of the city landscape are Gowrie Creek and its tributaries. These comprise West Creek which flows in a south to north direction through the heart of the city, East Creek which is a prominent corridor in the east and Black Gully which is a smaller feature to the northeast. These join to form Gowrie Creek in the northern part of the town.• To the west, the landscape drains westwards and south-westwards via Westbrook Creek and its tributary Spring Creek, ultimately joining Oakey Creek near Oakey.• These creeks are all tributaries of the Condamine River located some distance from Toowoomba but an essential contributor to the economic success of the city, through its importance for agriculture.• In contrast, the gullies and creeks draining the escarpment and a small section to the southeast of the City drain in a generally eastern direction to form part of the Lockyer Creek/ Flagstone Creek and wider Brisbane River catchment.



Views towards Mount Tabletop and the Lockyer Valley from Bill Goulds Lookout



Views towards Toowoomba, Mount Lofty and the Toowoomba plateau from North Summit lookout within Mount Peel Bushland Park



Lake Annand Park is part of the large open space corridor situated along East Creek



Kearney Springs Historical Park is part of the large open space corridor situated along West Creek



Toowoomba Waterbird Habitat is part of the large open space corridor situated along East Creek

Vegetation
features
& habitat
values

- Toowoomba City is located on former agricultural and natural forested land, which has now been extensively cleared of native vegetation.
- There is little remnant habitat across the city, although some elevated landscapes, including the Mount Peel Bushland Park, include important communities of White Box (*Eucalyptus albens*) and Narrow-leaved Ironbark (*E. crebra*) woodland on Cainozoic igneous rocks (RE 11.8.8)
- The escarpment is a regionally important area of remnant habitat, with the majority valued as MSES vegetation and habitat, including as core Koala habitat. This includes large areas dominated by RE 12.8.14 which comprises White Stringybark (*E. eugenioides*), Grey Gum (*E. biturbinata*), Yellow Box (*E. melliodora*), Queensland Blue Gum (*E. tereticornis*) and Pink Bloodwood (*Corymbia intermedia*) open forest on Cainozoic igneous rocks. Communities of Narrow-leaved Ironbark (*E. crebra*), Yellow Box (*E. melliodora*) and Queensland Blue Gum (*E. tereticornis*) woodland on Cainozoic igneous rocks are also found (RE 12.8.17).
- Areas of endangered Semi-evergreen Vine Thicket with Queensland Bottle Tree (*Brachychiton rupestris*) on sedimentary rocks (RE 12.9-10.15 and RE12.8.21) also occur along the escarpment.
- The lower slopes are dominated by broad areas of eucalyptus open forests and woodlands including RE 12.9-10.7 and RE 12.9-10.2.
- These habitats are complemented with small areas of Grey Ironbark (*Eucalyptus siderophloia*), Grey Gum (*E. propinqua*), Tallowwood (*E. microcorys*) and/or Blackbutt (*E. pilularis*) open forest on remnant Tertiary surfaces and usually on deep red soils (RE 12.5.6), particularly in the southeast of the Toowoomba City including within J.E. Duggan Park.
- The character of other parts of Toowoomba is strongly influenced by the presence of mature street tree boulevards and non-remnant vegetation including exotic trees which are located in streetscapes, parks and gardens.



Remnant vegetation (RE11.8.8) within Mount Peel Bushland Park



View from Coventry Court Lookout showing remnant vegetation communities including the endangered RE 12.9-10.15



View west along Margaret Street adjacent Queen's Park showing streetscape and park plantings



View towards the Toowoomba escarpment and landscapes associated with Redwood Park from the Redwood Forest Walk



View towards remnant vegetation (RE 12.5.6) within J.E. Duggan Park

Built environment

Settlement & land use pattern

- At the top of the escarpment, the land falls to the west where Toowoomba's CBD is situated in a lower-lying area. From this lower point of the CBD, views to the extensive valley to the east are not available due to the rise to the escarpment ridge that is also heavily-treed but contributes to the visual setting and amenity of the city.
- The city's undulating terrain provides frequent outlooks to the heavily-treed rising hillsides and surrounding ridgelines to the north east and south that frame the city's setting.
- The town is centred on and roughly bisected by the railway line (South Western system). As described above this was a fundamental aspect of Toowoomba's history.
- The commercial core of the CBD is focussed on a central block around Ruthven Street (SR85) comprising Herries Street, Margaret Street, Clifford Street, Annand Street and Hume Street (SR85).
- The city also supports important industrial areas. One major industrial area is located in the northwest of the area around the intersection of Boundary Street and Carrington Road/Taylor Street. Another key industrial area is located on Anzac Avenue between O'Quinn Street and Colvin Street.
- The majority of the rest of Toowoomba comprises residential land, supported by open space areas. Due to the complexity of the streetscape, each suburb is described separately under built form (below), integrating land use, heritage and urban character elements.



View east along Margaret Street towards the Toowoomba CBD, situated near the confluence of West and East Creek



View towards Mount Lofty and treed ridgelines from Emmerson Park in Centenary Heights



View west along Margaret Street in Toowoomba CBD



Toowoomba Railway Station



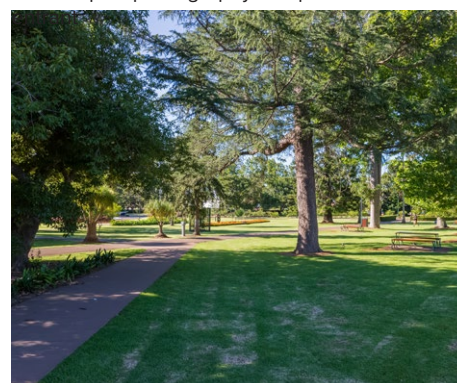
View along Ruthven Street (SR85) in Toowoomba CBD

Open Space & Recreation

- The presence of extensive parks and gardens is an integral part of the city's landscape character and visual amenity. This is best exemplified by the Picnic Point Parkland and Lookout and Queen's Park and Botanic Gardens; but the city also contains a range of other important parks (e.g. Laurel Bank Park), open space reserves (e.g. Black Gully Reserve), and creek corridors (e.g. East Creek Reserve) that collectively contribute to its 'treed character'. These key spaces are described below.
- **Traditional and ornamental parks:** These parks are some of the most significant in the Toowoomba Region and also attract visitors from the wider South East Queensland region. They are ornamental and often formal in character including extensive planting and typically including exotic and temperate species which are a point of difference to many subtropical parks found elsewhere in SEQ. Key parks of this type are:
 - **Picnic Point Lookout and Parkland:** State heritage listed parkland featuring breathtaking panoramic views to Table Top Mountain and the Lockyer Valley below. This park includes a dramatic boulevard entrance created with Hoop Pine (*Araucaria cunninghamii*) and South Queensland Kauri Pine (*Agathis robusta*). Visitor facilities also include a restaurant and other amenities.
 - **Queen's Park and Botanic Gardens:** State heritage listed parkland that features shady mature trees and colourful traditional bedding schemes as well as extensive play and lawn areas that are a magnet to visitors to the region.
 - **Laurel Bank Park:** features manicured lawns, a topiary garden, pond, mature trees, children's play equipment and colourful bedding schemes.
 - **Japanese Gardens (Ju Raku En):** Traditional Japanese design including a large lake with bridge crossing and surrounded by temperate tree planting.
 - **Newtown Park and Rose Gardens:** Includes the Queensland State Rose Garden, children's playground, picnic areas and sports facilities.



The Japanese Gardens (Ju Raku En)
(Image: Douglas Skinner) - 'Love Your Local Landscapes' photography competition 2021



Queen's Park and Botanic Gardens near the heart of the CBD



Approaching the Picnic Point Lookout, a key attraction within Picnic Point Parklands



Laurel Bank Park near the city centre



Newtown Park and Rose Gardens
(Image: Dylan Robbins - 'Love Your Local Landscapes' photography competition 2021 entrant)

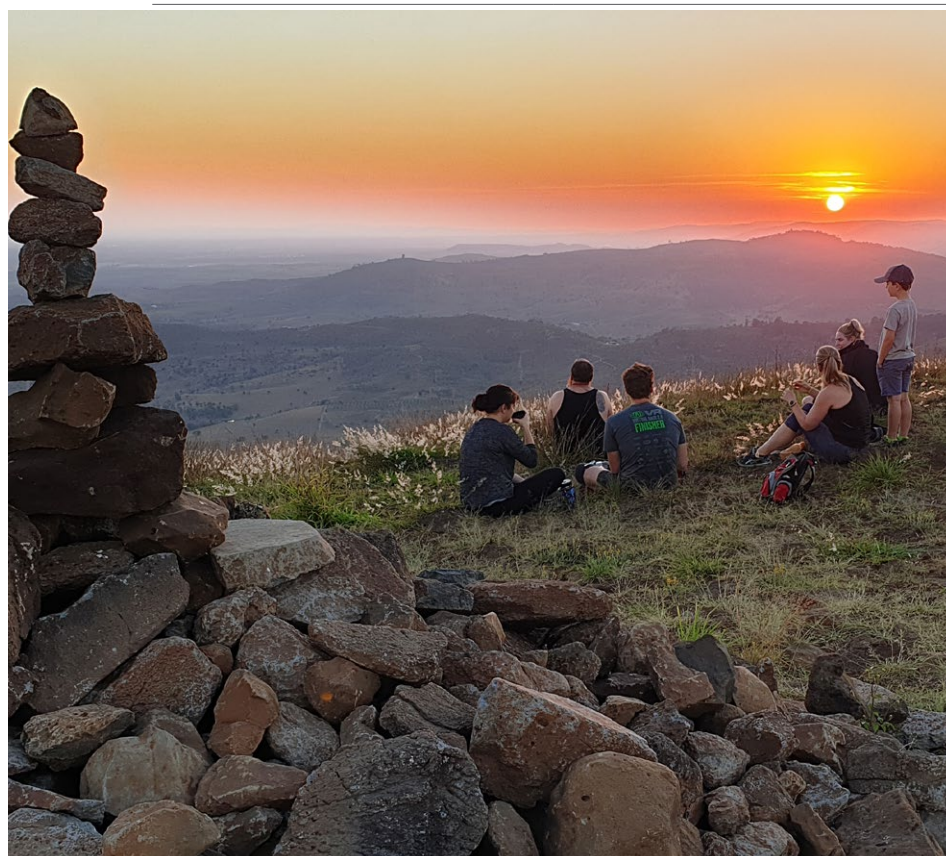
- **Creekside parks:** These parks and reserves are located along the key watercourses that traverse the urban area and they comprise walking trails, lakes with important waterfowl habitat and opportunities to enjoy informal creek-side landscape, such as:
 - East Creek Park
 - East Creek Reserve
 - Bicentennial Waterbird Habitat
 - Garnett Lehman Park
 - Lake Annand Park
 - Glenvale Park
 - West Creek Reserve
 - Black Gully Reserve.
- **Bushland escarpment parks:** These parks and reserves are located along the escarpment and provide walking trails and opportunities to enjoy the natural bushland environment and habitats (as described previously). Some of the key scenic lookouts of the region are located in or close to these parks including:
 - Picnic Point Parklands
 - Redwood Park
 - Jubilee Park
 - Prince Henry Heights Park.
- **Bushland hills and peaks:** These parks and reserves are located on elevated areas away from the escarpment edge. They also enjoy views of the city and wider landscape from elevated lookouts and trails through natural bushland habitat (as described previously) and include:
 - Table Top Bushland Reserve
 - Mount Peel Bushland Park
 - Mount Lofty Park.
- **Sport and recreation parks:** These areas service the recreational needs of Toowoomba and the wider region and include:
 - Toowoomba Showgrounds – an important feature for community life.
 - Clifford Park Racecourse
 - City Golf Club
 - Captain Cook Reserve.
- There are also numerous smaller local parks and recreation areas throughout the city to service the needs of the local residential community.



Theiss Park is part of the large open space corridor situated along Westbrook Creek



Walking trails and recent rehabilitation works within Picnic Point Parklands



Sunrise at Mount Tabletop
(Image: Adam Butlin - 'Love Your Local Landscapes' photography competition 2021 entrant)



Walking trails within Redwood Park



Ernest Peak Park in Drayton

Built form
mass, scale
and density

- Toowoomba contains a wide range of traditional housing styles surviving from as far back as the mid-late 1800s. Many residences are constructed in traditional timber styles that are popular in Queensland; however, a wide range of traditional housing in brick and masonry is also evident. Housing was constructed as land was released or in different eras of prosperity with a variety of traditional styles represented.
- As Toowoomba has a cooler climate and cold winters, particular character elements that reflect the consideration of this climate, such as fireplaces and chimneys, are frequent inclusions in the city's early dwellings and contribute to the unique character of the City.

Key suburbs/areas of Toowoomba City are described below:

Central:

Toowoomba City

- Toowoomba City is a suburb that contains a CBD characterised by commercial and corporate buildings, shopping centres, community and religious buildings. It contains numerous State heritage-listed buildings such as the Toowoomba Post Office, Strand Theatre, Toowoomba Trades Hall, the Toowoomba Court House, and the Empire Theatre.
- The once-busy Toowoomba Railway and Ruthven Street (SR85) dissect the CBD with the rail line flanked by major industrial buildings such as the Defiance Flour Mill that reflect the rural produce and industry of the region.
- The Toowoomba Railway Station (QHR) is a prominent, handsome building that contributes to the heritage of the city. The path of the rail line weaves along Gowrie Creek and interrupts the grid pattern in the surveyed street network. Several streets feature locally-quarried bluestone kerbs.
- The main streets of the CBD include Ruthven, Margaret, Herries and Neil Streets with Russell Street, leading to the railway station, containing a concentration of early traditional commercial buildings with character elements and heritage values.
- Traditional character residential dwellings are situated to the north-east and north-west, where the area adjoins Newtown at West Street. The residential areas feature streets with avenues of mature trees.
- Toowoomba's CBD streetscapes have evolved from the early commercial building with post-supported street awnings to post-war constructed cantilevered awnings and redressed 'modernised' facades. Post-war alterations include changes in façade treatment, remodelling, removal and replacement of built elements.



Early traditional commercial buildings along Russell Street



The Empire Theatre in Toowoomba is a key landmark within the CBD



Heritage façades on Russell Street which contains a concentration of early traditional commercial buildings



Toowoomba Railway Station is a key landmark and iconic building



Contemporary buildings contribute to the streetscape character

Northern Suburbs:

Harlaxton

- The Harlaxton area was previously known as Irishtown, for the Irish workers that settled in the vicinity who worked on the rail line. The area became known as Harlaxton after the establishment of Harlaxton House, which was at times rented by Lord Lamington, the eighth Governor of Queensland (1896-1901) as a summer retreat. A special railway siding at Harlaxton was installed for the benefit of Governor Lamington.
- The Harlaxton area is bounded by the Warrego Highway (A2) to the north and North Street to the south, with the west defined by the winding Gowrie Creek and the east defined by the steep escarpment and descending rail line. A grid of suburban housing allotments infills the area from Leslie Street to the east through to the Gowrie Creek reserve at the west. The area contains very few dwellings originating before World War II and the subsequent post-war residential development now characterises the suburban area.
- Several substantial mid-century houses of aesthetic merit are evident towards the east particularly on streets situated close to the escarpment.



Harlaxton, Toowoomba, ca. 1905 (Image: SLQ)



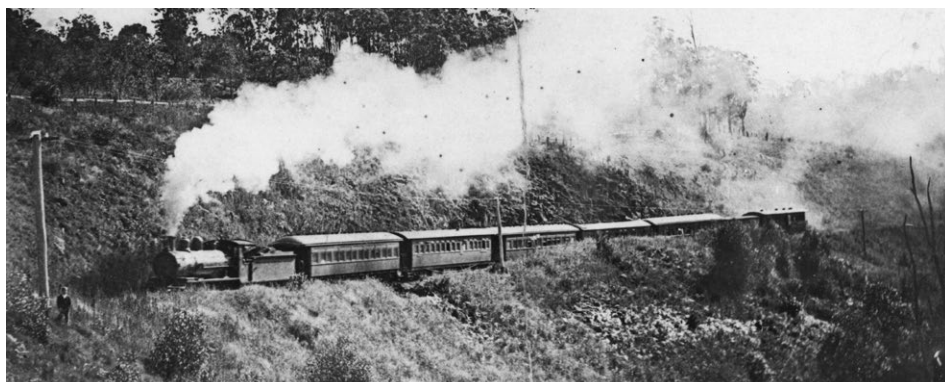
Looking towards Toowoomba across existing rural land zoned as Emerging Community and within an identified Greenfield area in Harlaxton

Mt Lofty

- Mt Lofty covers a large area of the escarpment and ridge line to the north and east. Three quarters of the area is heavily vegetated and inaccessible. The peak of Mt Lofty, the area north of North Street, has been subdivided recently and contains contemporary dwellings and an open street network.
- The south-west corner contains an urban area in the footprint of the early settlement in Toowoomba and features a range of traditional character dwellings. This extends from Bridge Street, and north to Jellicoe Street and up to North Street. The Toowoomba State High School is now located in this suburb. However, originally the school commenced in 1919, in the 1912 Toowoomba Technical College (QHR600851), from Margaret Street Toowoomba. An area of contemporary housing extends over the edge of the escarpment to the southeast which has a less steep slope in this location.



View south along Mary Street in Mount Lofty



Locomotive near Harlaxton on the Toowoomba Range, 1914 (Image: SLQ)



Toowoomba Technical College, Queensland, ca. 1920 (Image: SLQ)

Eastern Suburbs:

East Toowoomba

- The built environment of East Toowoomba largely derives its heritage character from pre-WWII detached timber housing stock. Of particular note are Fernside, a State heritage listed property and the high-quality, large houses along Campbell Street. Phillip, Ipswich, and Perth Streets also feature avenues of mature street trees.

Prince Henry Heights

- Prince Henry Heights is a new subdivision on a high ridge, linked by a narrow ridge connection to East Toowoomba. A small network of suburban streets with high quality contemporary housing is contained on the flat top of the ridge that projects to the east. The area overlooks Redwood to the south. Located on the narrow passage to the area, the Jubilee Lookout features views to the north and Harlaxton Quarry.

Redwood

- Redwood contains Redwood Park and the Toowoomba Connection Road (A21), which winds its way up the eastern escarpment of the Great Dividing Range and provides access to East Toowoomba from Withcott. The area has an interesting history and includes remnants of the historic Old Toll Road and State heritage listed Eagles Nest Camp within Redwood Park, which was established in the Great Depression for unemployed men. There is very limited housing development in this area and recent major road upgrades have been undertaken to the Toowoomba Connection Road (A21) which has included major land form modification to facilitate safe vehicle access.



Fernside, within East Toowoomba, a State heritage listed property



Prince Henry Heights is situated on an elevated ridge on a spur of the Great Dividing Range and accessed via Bridge Street



Toll Bar Road, Toowoomba Range, Queensland (Image: SLQ)



View from Jubilee Lookout towards the Harlaxton Quarry and landscapes of the Locker Valley region



Looking towards Redwood and Toowoomba Connection Road (A21) (the old Warrego Highway (A2))

Western suburbs:

Drayton

- Drayton is a suburb of general Toowoomba, south-west of the city sited near Westbrook Creek, but it was formerly the earliest settlement on the Darlings Downs prior to the establishment of Toowoomba. Its European origins can be traced to the early 1840s and the initial settlement of the Darling Downs. However, little evidence remains of the bush town settlement with the area bounded by Spring Creek at the north-west, Boundary Street to the west with an expanse of lightly treed undeveloped land, farmed rural properties to the south, and a small enclave of residential streets to the north.
- The residential dwellings were largely developed post-1950s with a scattering of pre/post 1900s residences evident through the built area between Anzac Avenue and Gwynne Street/Brisbane Road. The former railway station building at the north operates as the Downs Steam Tourist Railway and Museum with a contemporary industrial area to the west. The rail line winds along the south east forming the boundary, which is sparsely populated, featuring larger allotments to the south.
- The Royal Bull's Head Inn (1848) survives, restored to much of its early form by the National Trust and operates as a museum interpreted for its original use as a wayside inn (QHR 600838). The Royal Bulls Head Inn makes an important contribution to Gwynne Street. It is also of historical significance as one of the earliest buildings constructed in the Toowoomba area.
- The Drayton State School is situated nearby and is one of the oldest continually open schools in Queensland commencing in 1851. The school now has a mix of contemporary buildings however a c.1920s traditional timber classroom building survives.



Character house in Drayton



View south along Brisbane Street in Drayton



View of a street in Drayton (Image: SLQ)



Drayton Cemetery



Drayton Soldiers Memorial Park

Newtown

- The Newtown area is generally bounded by Mort Estate to the east, Rockville and Wilson to the north and Harristown to the south. The area was subdivided in 1865 and had a separate town council until it merged with Toowoomba in 1917. It is characterised by a grid pattern of wide streets relatively devoid of large street trees, giving it a sparser and more open character compared to that of East Toowoomba, for example. This is an important distinguishing visual characteristic of the area.
- Newtown has a distinctly different character to many other parts of Toowoomba, which is largely derived from its large stocks of low-set, single-storey detached houses that were developed predominantly from the periods prior to and immediately after World War II, set in a grid pattern of open suburban streets and wide lots.
- The surviving modest workers cottages, such as those along Gowrie Street in the Mort Estate, make a strong contribution to the heritage and urban character of Newtown.
- Although the mid-twentieth century dwellings dominate Newtown, there are areas developed with earlier residences including a number of significant nineteenth century villas related to the Newtown area's early history, such as Elphin, Ascot House and Weetwood.
- Newtown's urban character is also defined by surviving social and physical infrastructure of the early-to mid-twentieth century e.g. corner shops, hotels, churches, schools and halls. This is consistent with the history of Newtown as a long-standing, self-contained community and its history as one of Toowoomba's oldest suburbs.
- Newtown contains several major private schools, some of which were originally established in some of the suburb's early substantial private residences (e.g. The Glennie School, St Ursula's College).
- The Newtown area also has a range of post-1965 infill housing stock, which does not make a strong contribution to its heritage and urban residential character.



View along Anzac Avenue showing Camphour Laurel (*Cinnamomum camphora*) avenue



Character home painted in traditional colours with bullnose verandah in Newtown



Character home with contemporary paint scheme and built-in verandah in Newtown



Holy Name Catholic Church in Newtown



Post-1965 infill housing stock.

Southern suburbs:

South Toowoomba

- South Toowoomba is shaped by the early development of educational and health facilities, such as St Patrick's Catholic Primary School (1863), St Patrick's Secondary School for Girls (later renamed The Cathedral School) (1914) and Toowoomba South State School (1865).
- The Toowoomba Hospital, established in 1880 on Pechey Street, serviced the community through two World Wars and has undergone a range of expansions and renovations. Several buildings in the hospital grounds are entered in the QHR.
- The rail line area at the north was surrounded by commercial operations and the residential areas extended to the east as set out in early in the establishment of the town and shape the area.
- South Toowoomba is defined by Lake Annand Park, containing a stretch of the East Creek located at the north-east, the Toowoomba Base Hospital at the west, the City Golf Club (developed post-1955) to the south-west, and contains several schools and surrounding residential lots. Ruthven Street (SR85), the main road leading directly from the CBD, dissects the suburb with the majority of the residential housing lying to the east of Ruthven Street (SR85).
- The former rail line curves through the north-east corner, wrapping the Hospital at Pechey Street, and is flanked with an area of commercial activity situated to the west of Ruthven Street (SR85).
- Ruthven, Hume, Geddes and South Streets contain the traditional avenue of mature trees; other streets also contain several trees, contributing to the character of the area.
- The residential area of South Toowoomba was largely developed by 1950s and contains a range of traditional timber dwellings dating from 1880s through to the 1930s that characterise several streets in the area. The schools contain contemporary buildings and additions and there are a number of post-1950s dwellings situated predominantly towards the east and the south of the suburb.

Centenary Heights

- Up until 1959, the area now known as Centenary Heights formed part of the suburb of Middle Ridge when increased settlement of this area caused an expansion. The name is thought to derive from the centenary celebrations marking the separation of New South Wales and Queensland.
- The small suburban area contains a tight grid street network bounded by South Street at the north, Hume Street (SR85) to the west, Stenner Street to the south, and Mackenzie Street extending some way along the remains of the East Creek to the east. Scattered through the suburb are c.1900-1920s traditional dwellings that are more common in the northern parts; however, the suburb was more closely infilled during mid-1950s and again in the 1970s. Areas to the south and East Creek are contemporary single storey dwellings with a character typical to the 1980-1990s.

Rangeville

- Rangeville is a suburban area located at the escarpment of the range, east of the city centre, its name reflecting the location on the Great Dividing Range. An attractive area within was designated as a reserve with the name 'Picnic Point' in 1869. The beauty of its setting, with spectacular views down the range to the east and towards Table Top Mountain, provided the impetus for the development of Picnic Point, which has become a regionally important tourist attraction.
- The construction of the substantial residence 'Geeumbi' from 1914-1918 on a subdivided lot followed the pattern of affluent settlement in the area that established the Range as a prime residential precinct in Toowoomba. 'Geeumbi' (QHR 600867) is a place of State heritage significance which has extensive views to Table Top Mountain; the name of this residence is reported to be the Aboriginal name for the mountain.



Character house on Perth Street in South Toowoomba



Mature Camphor Laurel (*Cinnamomum camphora*) avenues are a common feature of some streets throughout Toowoomba



Contemporary residential dwellings within Centenary Heights along Diosma Street



Character house on Tourist Road in Rangeville

- Another substantial timber residence, 'Rodway' (QHR 600868), was erected in 1898 for John Long, hotelier, to the design of architect Harry Marks on a 40-acre site on the Toowoomba Range that was visited by Queensland Premier T. J. Byrnes. The house was visited by Queensland Premier T. J. Byrnes and is described as one of the most picturesque and beautiful homes in the vicinity of the city.
- The Range State School, established in 1909, continues today as the Rangeville State School.
- The Rangeville area is bounded by James Street to the north and Stenner Street to the south, with the west defined by the winding East Creek and the east defined by the Picnic Point parkland and the steep escarpment.
- A grid of suburban housing allotments infills the area from Leslie Street to the east through to the East Creek reserve at the west. The area contains very few dwellings originating before World War II and the subsequent post-war residential development now characterises the suburban area.
- Several substantial mid-century houses of aesthetic merit are evident towards the east particularly on streets situated close to the escarpment.

Darling Heights

- The northern parts of Darling Heights adjoin Harristown and the urban residential street network extends south to the University of Southeast Queensland (USQ). The USQ campus covers a large central area of the suburb. Large lot residential properties are situated to the south that are representative of more recent subdivisions with contemporary dwellings.
- The north of the suburb is subdivided with cul-de-sac streets and contains contemporary housing. This area has a contemporary feel with open streets, and is bounded by Luck, Stenner and West Streets.

Kearneys Spring

- Kearneys Spring covers a long north-south area dissected by a chain of ponds stemming to the north from Kearneys Springs Park situated towards the southern end. The suburb contains a major shopping centre and adjoins South Toowoomba and the golf course at the north. The housing character is typical of the 1970s with single storey brick dwellings at the northern end. The residential style becomes more contemporary in design, progressively towards the south with the southern area containing relatively recent dwellings. Through the centre of the area, green spaces include large areas of playing fields and the Toowoomba Garden of Remembrance Cemetery.

Top Camp, Preston and Hodgson Vale

- Top Camp, Preston and Hodgson Vale are the southern-most suburbs in the Toowoomba Urban area; extending south from Kearneys Springs and incorporating rural residential development on top of the escarpment. Within these suburbs typical properties include large open rural properties on rolling hillsides, with some areas subdivided into large rural residential lots. Generally the character is relatively open containing sparsely treed areas or crop paddocks with contemporary dwellings. Dwellings situated on ridgelines provide views east across the Lockyer Valley or west across the Darling Downs.

Middle Ridge

- Around the 1860s, the area was used for the droving teams to graze. It is situated between the East and West Lakes leading to its colloquial reference. There is also reference to the area being settled by German people growing fruit and producing wine. Gabbinbar Homestead is located at the south west of the area.
- Middle Ridge is a larger suburban area also wrapping the top of the range linking at the north with Rangeville. The north west half contains the typical gridded street network, developed in the 1970s- current. The Toowoomba Golf Club is located at the northeast and to the east and south, an organic network of streets with cul-de-sacs along high areas of the escarpment contains contemporary housing amongst the more heavily treed ridges.



View along Tourist Drive in Rangeville



View along Stenner Street which is the northern boundary of Darling Heights



Typical single storey brick housing within Kearneys Spring



Typical single storey dwelling on a large rural residential lot within Hodgson Vale

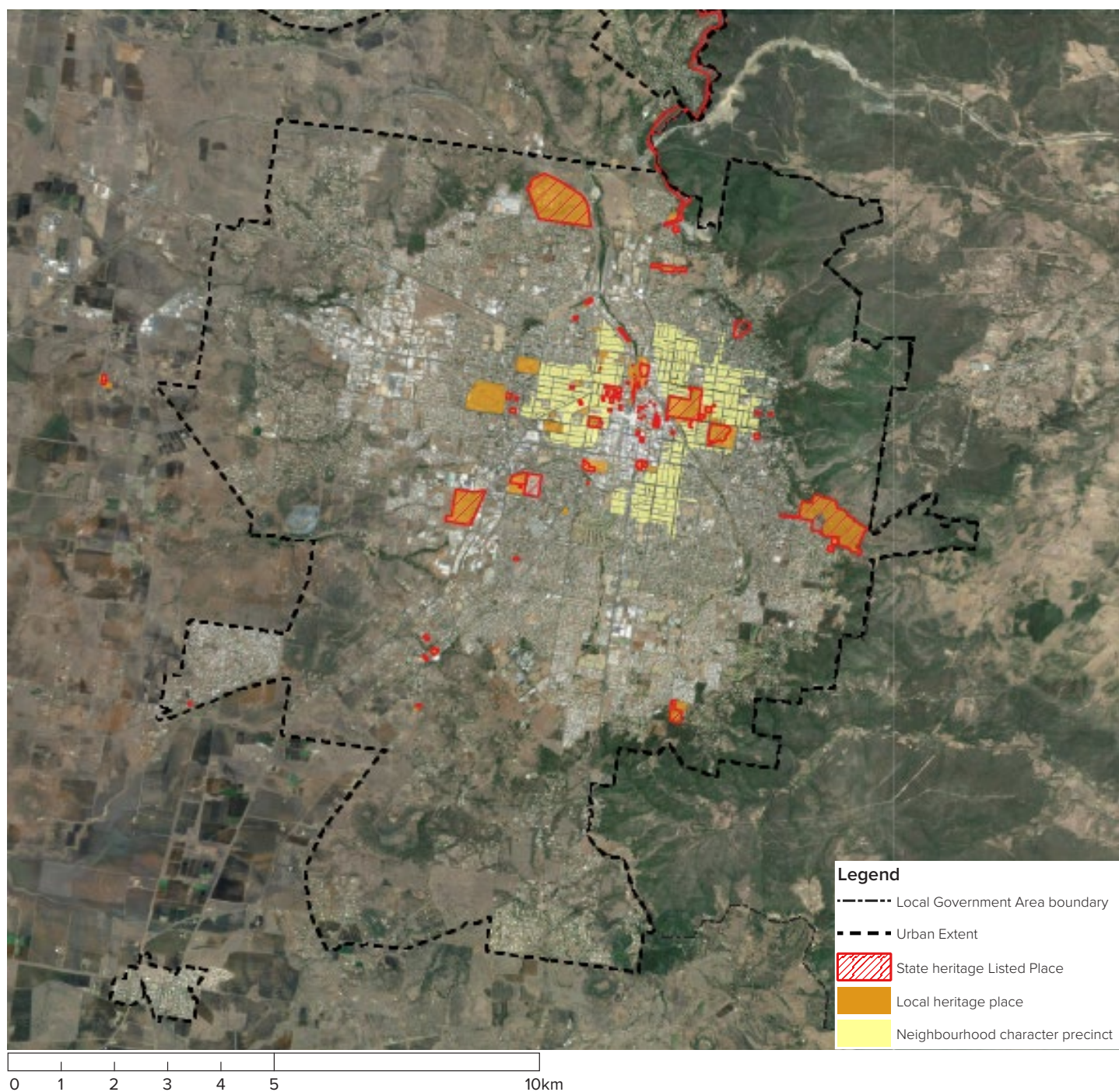
Heritage elements

- In accordance with the categorisation adopted by Brannock & Associates (2010), Toowoomba City is considered of 'low priority' (i.e. it has been subject to previous heritage investigation).
- For the sake of comprehensiveness, key heritage buildings have been described where relevant in the previous sections. A list of State and local heritage places is provided here for completeness and consistency with other settlements described in this assessment.
- There are numerous State heritage listed places in Toowoomba along with local heritage places listed in the Toowoomba Regional Planning Scheme 2012 (refer adjacent and below).



Traditional basalt kerbs within South Toowoomba on Perth Street

State and local heritage listed places and neighbourhood character precincts



State heritage listed places include:

- Alexandra Building (601317)
- Ascot House (600853)
- Baillie Henderson Hospital (601161)
- Bishop's House (600845)
- Boyce Gardens (601311)
- Carlton House (601308)
- Clifford House (600857)
- Concordia College Administration Centre (600869)
- Cottage (68 Stephen Street) (601313)
- Defiance Flour Mill (601306)
- Drayton and Toowoomba Cemetery (602718)
- Drayton State School (650246)
- Elphin (601326)
- Empire Theatre (former) (600978)
- Fernside (600843)
- Gabbinbar (600840)
- Geeumbi (600867)
- Gladstone House and Cottage (601303)
- Glen Alpine (600842)
- Gowrie House (601307)
- Harlaxton House (600839)
- Harris House (650237)
- Harristown State High School (650037)
- Karingal Chambers (600862)
- Kensington (601322)
- Laurel Bank Park (650083)
- Men's Toilet, Russell Street, Toowoomba (601381)
- Millbrook (601310)
- O'Shea's Drayton Cottage (601318)
- Oak Lodge and Spreydon (601312)
- Picnic Point and adjacent Parkland (601205)
- Pigott's Building (600861)
- Rodway (600868)
- Royal Bull's Head Inn (600838)
- Smithfield House (600854)
- Soldiers Memorial Hall (601297)
- St James Church (601298)
- St James Parish Hall (600856)
- St Luke's Church Hall (600866)
- St Lukes Anglican Church (601878)
- St Matthew's Church of England (600837)
- St Patricks Cathedral (600844)
- Strand Theatre (600849)
- Tawa (601301)
- The Downs Club (650257)
- The Downs Co-operative Dairy Association Limited Factory (former) (602596)
- Toowoomba City Hall (600865)
- Toowoomba Court House & Old Toowoomba Gaol Wall (former) (601315)
- Toowoomba Court House (600848)
- Toowoomba East State School (650050)
- Toowoomba Foundry Pty Ltd (601300)
- Toowoomba Grammar School (600850)
- Toowoomba Hospital (601296)
- Toowoomba Maltings (600852)
- Toowoomba North State School (650024)
- Toowoomba Permanent Building Society (former) (600859)
- Toowoomba Police Station Complex (601710)
- Toowoomba Post Office (former) (600847)
- Toowoomba Queens Park and Botanic Gardens (601607)
- Toowoomba Railway Station, Honour Board and Railway Yard Structures (600872)
- Toowoomba South State School (former) (602824)
- Toowoomba Technical College (former) (600851)
- Toowoomba Trades Hall (602768)
- Tor (601325)
- Tyson Manor – Strathmore (600864)
- Unara (602177)
- Vacy Hall (600858)
- Weetwood (600870)
- Wesley Uniting Church (601695)
- Westbrook Homestead (600636)
- Westbrook War Memorial (600637)
- White Horse Hotel (600863)
- Whyembah (600841)
- Wislet (Former Wesley Hospital) (601324)



View looking towards the Toowoomba Railway Station, Queensland, ca. 1877 (Image: SLQ)

Key heritage places listed in the Toowoomba Regional Planning Scheme 2012 include:

- 6 Ann Street (1/TOO/0001)
- 24, 64-72 and 65 Anzac Avenue (1/TOO/0002-0004)
- 23A Arthur Street (1/TOO/0005)
- 1, 9, 11, 13, and 15 Boulton Terrace (1/TOO/0008-12)
- 133, 156 and 184-190 Bridge Street (1/TOO/178 and 0015-16)
- 57-75 Brook Street (1/TOO/0019)
- 77, 80, 82, 84, 86, 88, 90, 91, 92, 94, 97, 98, 100 and 140 Campbell Street (1/TOO/0020-0033)
- 1 and 3 Clifford Street (1/TOO/0035-0036)
- 32-34 Crown Street (1/TOO/0037)
- 7 Devon Street (aka 396 Tor Street) (1/TOO/0225)
- 24-36 Drayton Road (1/TOO/0038)
- 609 Drayton-Wellcamp Road (2/WEL/0171)
- 12-40 Dudley Street (1/TOO/0039)
- 32 East Street (1/TOO/0040)
- 2-14 Fanny Street (1/TOO/0041)
- 4-6 Fernside Street (1/TOO/0042)
- 0 and 257 FGG Couper Road (2/WES/0172-0173)
- 1B-3 Gladstone Street (1/TOO/0043)
- 45-49 Glennie Street (aka 45 Beatrice Street) (1/TOO/0006)
- 56-74 Gwynne Street (1/TOO/0044)
- 101, 104, 120, 135, 149, 211-217 and 246A-248 Herries Street (1/TOO/0046-0054)
- 110 Hill Street (1/TOO/0055)
- 8 Hodgson Street (1/TOO/0056)
- 1-59 Hogg Street (1/TOO/0057)
- 129 Holberton Street (1/TOO/0221)
- 150-152 Hume Street (SR85) (1/TOO/0058)
- 128, 146, 154-156 and 158 James Street (1/TOO/0059-0062)
- 105 Jellicoe Street (1/TOO/0063)
- 3 Langton Street (1/TOO/0065)
- 43-73 Lindsay Street (1/TOO/0066)
- 10 Lynch Street (1/TOO/0018)
- 114 Main Street (2/WES/0174)
- 2, 24-60, 43, 45, 49, 53, 55, 57, 59, 61, 63, 67, 73, 90, 94, 96, 98, 100, 1-02, 106, 121, 131, 133, 136, 147-155, 152-156, 157-159, 171, 178-180, 194-196, 189, 195-197, 209-215, 245-253, 263, 265, 267A, 293 and 327a Margaret Street (1/TOO/0067-0096, 0098-0106 and 0034)
- 5 Mark Lane (1/TOO/0107)
- 112 and 120 Mary Street (1/TOO/0108-0109)
- 3 Mill Street (1/TOO/0110)
- 11, 91, 93-99, 127, 139 and 145 Mort Street (1/TOO/0111-0115)
- 2-6 Munro Street (1/TOO/0116)
- 7, 36, 40, 46, 50-52, 51, 54, 56, 58, 61, 62, 75, 77, 104c, 105-107 Neil Street
- 254-272 New England Highway (A3) (1/TOO/0135)
- 15 Newmarket Street (1/TOO/0136)
- 8 Panda Street (1/TOO/0137)
- 9 Phillip Street (1/TOO/0138)
- 16-18 Raff Street (1/TOO/0140)
- 40 and 344-376 Ramsay Street (1/TOO/0141-0142)
- 2, 13-17, 14, 19, 19A, 24, 28-32, 37-39, 38-40, 41, 41A, 51, 53, 55-63, 65, 67-71, 73-87, 76-78, 80-82, 84-86, 88, 103, 108, 112, 120, 126, 127, 135, 149-151 and 177A Russell Street (1/TOO/0064, 0145-0155, 0157-0162, 0164-0175)
- 64-74, 239, 241-249, 251-267, 269-291, 325, 339, 348-350, 352-360, 353 -359, 381-391, 382, 386-388, 403-405, 407-409, 415-423, 416-422, 424-426, 431, 433-437, 451-455, 456-460, 462, 468-474, 476, 487-489, 525-529, 541, 546, 590-592 and 633 Ruthven Street (SR85) (0177-0181, 0183-0184, 0186-0200, 0202-0204, 0206 and 0208-0212)
- 2 Scouts Way, (1/TOO/0213)
- 1, 2, 341-367 and South Street (1/TOO/0214-0215 and 1/TOO/0045)
- 1 and 2 Station Street (1/TOO/0216-0217)
- 68 and 154-164 Stephen Street (1/TOO/0218-0219)
- 30-38, 57 and 65 Taylor Street (1/TOO/0222-0024)
- 423-427 Tor Street (1/TOO/0226)
- 9 -13 and 168-200 Tourist Road (1/TOO/0227-0228)
- 0 Victoria Street / Russell Street (1/TOO/0234)
- 7 Warra Street (1/TOO/0229)
- 74-76, 129 and 154 West Street (1/TOO/0230-0233)
- 48 Wyalla Street (1/TOO/0233)



Character building on Margaret Street

Streetscape

Gateways and landmarks

- Key gateways to the city relate to the numerous major transport routes that connect to Toowoomba City.
- The Toowoomba Connection Road (A21) is the main approach into Toowoomba City from settlements to the east, including Brisbane. In many ways, the whole of this approach between Withcott and arrival into the town at the junction between Margaret Street and Herries Street, can be considered a 'regional gateway' due to the experience of travelling up and crossing over the Great Dividing Range. Glimpsed views of the city edge can be seen from Withcott and the winding and steep drive into the city is a key arrival experience with views of the flagpole in Picnic Park also providing a sense of place and orientation. On arrival into the city, signage and the presence of planting schemes including mature street trees contributes to a strong sense of arrival.
- Alternative arrival from the east, which now serves as a new 'regional gateway', is via the recently opened (2020) Warrego Highway (A2) (historically known as the Toowoomba Bypass or sometimes known as the Toowoomba Second Range Crossing) which is a major link road taken by people accessing the northern suburbs or wishing to bypass the city. This provides sweeping views across the landscape around Toowoomba. However, entry into the city from this relatively new gateway is less distinctive and signified by large roundabouts near the Baillie Henderson Hospital at Cranley.
- The entry to the city from the north along the New England Highway (A3) is more memorable, and passes the Lions Scenic View Rest Area lookout which provides elevated views over the Lockyer Valley and towards Toowoomba. Mature Camphor Laurel (*Cinnamomum camphora*) trees also feature in this arrival sequence. However, there are opportunities to enhance the sense of arrival from this direction.
- The Warrego Highway (A2) approach into Toowoomba from the west is a fairly typical highway experience. A key arrival node is where the median tree planting starts where the road crosses Boundary Street.
- An alternative western approach into the City is via the Gore Highway (A39) and Toowoomba Athol Road (A139). From this direction, arrival in the city is somewhat confused by the presence of the emerging town of Westbrook which appears as part of, but feels disconnected from Toowoomba City and has a hard urban edge. Approaching from this direction, Mount Peel is a key natural gateway landmark. However, arrival in the city is principally signified on passing over the hill at the base of Mount Peel (in the vicinity of Lynch Street) where long vistas over the urban area can be experienced.
- Arriving from the south along the New England Highway (A3), there is a visually indistinct transition from newer residential subdivisions and acreage properties towards the City. The escarpment is a feature to the east but there is not a strong gateway – the intersection and boulevard planting in the vicinity of Nelson Street is a 'proxy' gateway but lacks a strong sense of arrival.
- The Drayton Connection Road arrival from the south-west is similar, with a weak transition from city to country. However, views of the city do open up at the location of the railway crossing (in the vicinity of Brisbane Street/ Gipps Street/Parker Street) which provides a local gateway within the city.
- Within the city there are many nodes where heritage buildings or intersection of key local streets provide a sense of place and orientation. However, these are too numerous to list here.



Views to the Toowoomba escarpment on approach to Toowoomba along Toowoomba Connection Road (A21)



Lions View Scenic Rest Area looking south towards Toowoomba and the New England Highway (A3) (A2)



View towards Toowoomba from the Gore Highway (A39) and Toowoomba Athol Road (A139)



View north in the direction of Toowoomba from New England Highway (A3)

Streetscape

Links and connections

- Due to its location at the nexus of a number of major transportation routes, connectivity within Toowoomba City is very good and there is generally a strong sense of legibility and wayfinding within the city.

Façades, frontages and rhythm

- As a key regional city, Toowoomba – particularly the commercial centre – has a very dense and urbanised street pattern which presents as strong connected streetscape with distinctive façades. A notable example is the White Horse building on Ruthven Street (SR85).
- Buildings are often multiple storey (in contrast to other towns in the region that are rarely over two storeys) and include brick and masonry. The scale and repetitive building material are important contributing character elements of this streetscape.
- The space between the buildings creates distinctive laneways which, in recent years, have become a focus for street life and café culture which is a strong element of Toowoomba City's identity. These are often complemented with striking artwork and landscape/urban design. A key example is Kwong Sang Walk.

Street trees

- A key part of the city's visual amenity and urban character is the historical planting and cultivation of mature avenues of street trees resulting in a number of distinctive tree-lined streets throughout the city.
- However, there are many streets that are devoid of street tree planting altogether and there is little consistency of approach across the city. More modern subdivisions often have fewer significant streetscape avenues. Even where trees have been planted, these are typically smaller-growing species that may not mature to provide the level of shade and boulevard character found in the older parts of town.
- A description of the street trees of Toowoomba would be a full study in its own right due to the size of the settlement and the varied age of planting and species, so only key considerations relevant to understanding local urban character are considered here.
- Key streets with relatively intact historic boulevards includes James, Herries, Margaret, Campbell, Bridge, West, Ruthven, Hume, Geddes, Ramsay, and Mary Streets, and Anzac Avenue. These comprise magnificent avenues of temperate species, particularly camphor laurel (*Cinnamomum camphora*), (however noting that this species is now considered a weed species in much of SEQ), as well as some plane trees (*Platanus occidentalis*), elms (*Ulmus* sp.) and other traditional and more subtropical species such as Queensland Kauri Pine (*Agathis robusta*), Bunya Pine (*Araucaria bidwillii*) and Jacaranda (*Jacaranda mimosifolia*).
- Many residential streets have planting but this has been restricted to smaller growing species such as ornamental pears (*Pyrus* sp.) or Bottlebrushes (*Callistemon* sp.) or have been severely pruned due to the presence of overhead electrical infrastructure.
- The vegetated character of Toowoomba City is also complemented by the presence of mature trees in parks and gardens, particularly in older suburbs, including native species such as Snow-in-Summer (*Melaleuca linarifolia*), and various Gum trees (*Eucalyptus* spp.) as well as palms including Canary Island Date Palm (*Phoenix canariensis*) and unusual specimens such as Cedar (*Cedrus* sp.).
- Despite some inconsistency, collectively the network of street tree, park and garden planting makes Toowoomba supremely worthy of its moniker 'The garden city.'



The White Horse building on Ruthven Street (SR85)



Central median and verge planting along the New England Highway (A3) in the northern part of Toowoomba



Mature trees within Queens Park Botanic Gardens contribute to the streetscape



Jacaranda (*Jacaranda mimosifolia*) avenue on Perth Street in South Toowoomba

Pavements and parking	<ul style="list-style-type: none"> • In common with all cities, Toowoomba has a range of parking areas. • Multi-storey parking is found in the city centre. • Street level public car parks include large areas of hardstand but some also incorporate significant trees, such as figs (<i>Ficus</i> spp.) that provide shade and break down the scale of the parking area. • There are also many private car parks (e.g. associated with hotels and businesses) typically at grade and with variable planting.
Furniture and art	<ul style="list-style-type: none"> • The streetscape and parklands of Toowoomba City are complemented by a wide variety of public and private artworks; including murals, floor art/mosaics, and both contemporary and heritage sculpture. • The usability and vibrancy of the streets are also enhanced by many examples of high quality landscape and urban design that incorporate distinctive tailored street furniture, including benches and tables and sculptural bridges over the creeks within parks. • There are many painted 'street art' murals in bright colours, particularly associated with laneways, creating a hip and 'grungy' vibe that successfully complements and contrasts with the more traditional heritage and artwork, particularly in the CBD. • Contemporary sculpture includes the mirror-polished stainless steel elements such as Benjamin Storch's 'confluence' in the Toowoomba Public Library and Civic Square, and many artwork pieces included in the central median within the CBD. • More formal memorials and other sculptural elements such as obelisks are found in key parks, such as Queens Park and on the street, such as near Cottesloe Street. • The lighting elements in the city centre are sculptural as well as functional, with opportunities to display banners of seasonal information but also including artwork panels that permanently add interest to the street.



Sir Littleton Ernest Groom monument near the entrance to Toowoomba from Toowoomba Connection Road (A21)



Detail of some of the groundplane artwork found throughout the city centre



View along Searles Walk in the city centre, a popular spot for a morning coffee



Toowoomba's urban laneways are a key characteristic of the city centre (Image: Bijay Gyawali - TRC employee)



Lighting elements and sculptures contribute to the character of the city centre

Cultural heritage

Urban/ character precincts

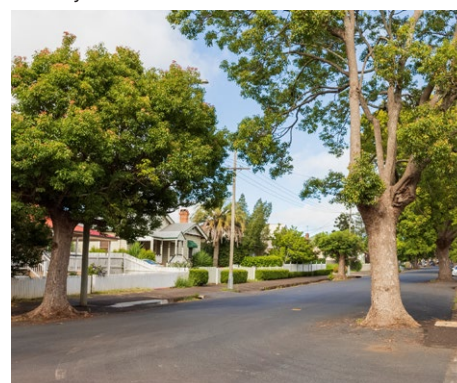
- Toowoomba has a strong character with many traditional and listed heritage buildings, particularly in the town centre and is distinguished from many other Queensland cities by its temperate (as opposed to subtropical) climate that is reflected in the buildings, planting and streetscape.
- A large area of the centre of Toowoomba City is included in a Neighbourhood Character precinct (identified on the Neighbourhood Character overlay code). The Neighbourhood Character Overlay applies to areas that have a specific character due to their streetscapes and the consistency of the built form in the street. The houses in Neighbourhood Character areas are often set in a street environment that reinforces both the aesthetic value of the houses and their distinctive local character. These generally include predominantly low-set, often pre-World War II detached timber housing, mature street trees, established residential gardens and property trees, and bluestone kerbs.

Cultural associations

- Mount Tabletop (Meewah) is a significant local landmark and was the location of the Battle of One Tree Hill, which is commemorated in a plaque on the site commemorating the Aboriginal leader, Multuggerah.
- James Marks, an English-born architect and his eldest son Harry Marks were a dominant influence on Toowoomba's architecture for more than half a century. James Marks' architectural impact on Toowoomba City has been considerable and is evident today in buildings such as St Matthew's Church of England, various grand residences including 'Weetwood' and 'Redlands', additions to Toowoomba Grammar School, Clifford Park Racecourse's grandstand, Beirne's Chambers, St Patrick's Cathedral, and St Stephen's Uniting Church (formerly Presbyterian). Subsequently, as James Marks & Son, the firm designed many notable buildings such as the nurses' quarters at the Toowoomba Hospital, and various residences such as 'Smithfield', 'Spreydon' and 'Vacy'. Evident in some of these designs were construction and climatic innovations that Harry Marks patented, including Austral windows.
- The first Mayor of Toowoomba, William Groom, is often regarded as the 'Father of Toowoomba' for his long-term service as a Parliamentarian for Toowoomba at both the State and Federal levels. Active in many cultural institutions, Groom was also chairman of the local building society and owner of the Toowoomba Chronicle newspaper. Even after his death in 1901, Groom's name became inextricably linked with the progress of Toowoomba.
- Squatter, politician and benefactor, James Taylor, is often historically referred to as the 'King of Toowoomba'. Taylor's land acquisitions and subsequent sales of subdivided holdings stimulated the early development of Toowoomba and was largely responsible for determining the boundaries of the land that became the CBD. Taylor also played a leading role in the early economic and social development of Toowoomba: he invested substantially in land during the late 1850s, donating holdings to various local churches and groups, and serving as Mayor and serving as a Member of Parliament.
- Toowoomba is nationally renowned for the annual Carnival of Flowers, held in September. Many of the city's major parks and gardens are especially prepared for the carnival, including an important home garden competition and float parade.



Typical low-set detached timber housing within Toowoomba's Neighbourhood Character Overlay area



Mature street trees contribute to the character of areas within Toowoomba's Neighbourhood Character Overlay area



St Stephen's Toowoomba Uniting Church



Laurel Bank Park during the Carnival of Flowers (Image: Rebekah Rosenzweig - 'Love Your Local Landscapes' photography competition 2021 entrant)

Scenic amenity

Scenic lookouts & views

- The skyline along the escarpment presents as a visually dominant and natural element in the approach to the city, forming the landscape character at the east. From the arrival at the summit of the escarpment, at the edge of the Great Dividing Range, expansive vistas and broad panoramas are available from various points along the rising hillsides and surrounding ridgelines on the eastern fringes of the city area.
- There are many lookouts situated on or close to the eastern escarpment (Refer to relevant plans in Part A) including:
 - Picnic Point Lookout – perhaps the most celebrated lookout of the region.
 - Coventry Court Lookout
 - Jubilee Lookout
 - Katoomba Point Lookout
 - Prince Henry Drive Lookout
 - Redwood Park Lookout
 - Mount Lofty Lookout
 - Webb Park Lookout
 - Tobruk Drive Lookout
 - Bill Goulds Lookouts
 - Lockyer Lookout
 - Flagstone Creek Lookout
 - Panoramic Drive Lookout
- There is also a collection of lookouts associated with the western edge of the Toowoomba plateau, particularly around Mount Peel Bushland Park, looking either east towards the city and/or west across the Darling Downs and distinctive peaks such as Gowrie Mountain that are contained within the basaltic uplands, including:
 - South Summit Lookout
 - North Summit Lookout
 - Dayton Lookout
 - Stephens Lookout
 - Westbrook Lookout
 - Panoramic Drive Lookout

View corridors

- There is colloquial use of the term 'the Range', which refers to the principal vehicular access up the Great Dividing Range to Toowoomba, situated to the north in the adjoining suburb of Redwood. This is a key view corridor and gateway.
- A second 'range crossing' has now been constructed, as is now part of the new Warrego Highway (A2) (Toowoomba Bypass) which provides expansive views out over the surrounding landscape and this is also an important view corridor.
- Other key view corridors in the town relate to views down long boulevards of street trees, particularly avenues of Camphor Laurels (*Cinnamomum camphora*) associated with heritage suburbs of the city, but also other significant long avenues elsewhere.
- It is notable that Toowoomba is the focus of and located at the nexus of a high concentration of national, regional and local tourist drives including:
 - Australia's Country Way* (national) which follows the New England Highway (A3)
 - Australia's Adventure Way* and *Warrego Way* (national) which follow the Warrego Highway (A2)
 - Cobb & Co Tourist Drive* (regional)
 - Farmers Country Drive* (local)
 - High Country Drive* (local)
 - Great Bunya Country Drive* (local)
 - Open Plains Country Drive* (local)
 - Steele Rudd Country Drive*

Landmarks

- Buildings, particularly heritage buildings in the city centre, provide local landmarks in Toowoomba.
- From the surrounding landscape key landmarks are the hills and mountains within and surrounding the city such as Mount Peel (described previously).
- Other more local landmarks include the water tower and flagpole at Picnic Point Parklands.

Perceptions

- Toowoomba epitomises the TRC motto of '*Rich Traditions and Bold Ambitions*' with a distinctive visual character that arises from the juxtaposition of the traditional with the contemporary, suburban with urban, and temperate with subtropical, and its unique prominent yet protected location on the Great Dividing Range.



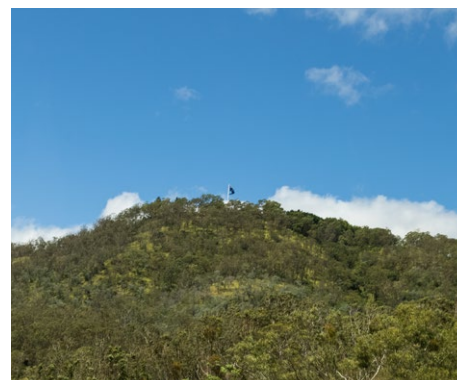
View from Picnic Point Lookout to Mount Tabletop



South Summit Lookout within Mount Peel Bushland park provides panoramic views over Westbrook and across the Darling Downs



The Cobb and Co Museum is near Queen's Park and is the end of the Cobb and Co tourist drive



The flagpole within Picnic Point Parklands is visible on the approach to Toowoomba along Toowoomba Connection Road (A21)

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as being within the Priority Living Area of *ShapingSEQ*
- The majority of the region's growth will occur within Toowoomba City as infill development and within new urban areas including:
 - Along the western fringe of Glenvale.
 - Along the southern fringe of Darling Heights.
 - Within Mount Kynoch.
 - Within Drayton.
- There is ongoing development pressure for the provision of both industrial and residential development between West Toowoomba and Charlton.
- The area around Hodgson Vale and Vale View will likely remain rural residential in nature due to the difficulty to service this area with sewer infrastructure.

Strategy for this settlement

Natural environment

- In Toowoomba City and other greenfield expansion areas, plan for future urban development is compatible with the nature of flood risk and respects the green character of urban waterways.
- Protect the eastern and western escarpments from further development that would result in loss of bushland and/or erode on the quality of Toowoomba as viewed from elsewhere on the escarpment and/or the approach to Toowoomba through Lockyer Valley Region.
- Protect and enhance creek corridors as multi-functional spaces within the Toowoomba City Area to positively contribute to the environmental heritage of the area and improve overall amenity, which are crucially important for future development of Toowoomba's unique identity and ecological connectivity.

Built environment

- Define a clear urban edge to the settlement to promote compact development and prevent sprawl into neighbouring landscapes. In particular:
 - Consider establishment of urban breaks between Toowoomba and Highfields.
 - Protect landscape and visual amenity values on the edge of Westbrook and provide appropriate transitions between urban, natural and rural areas.
 - Ensure future development within greenfield areas, in the vicinity of Cotswold Hills, Cranley and Harlaxton, considers, maintains and contributes to the existing vegetated and rural residential character of the area, as viewed from Highfields.
 - Consider the relationship between Gowrie (Junction) and Toowoomba, particularly pressures arising due to the recent completion of the Toowoomba Bypass (now Warrego Highway (A2)).
 - Protect landscape and visual amenity values between Toowoomba and Carlton including protecting the rural setting of Gowrie Mountain, in order to retain a rural buffer between these settlements.
- Consider issues arising from the potential construction of Inland Rail and ensure optimal outcomes for integration of the rail into its landscape setting.
- Seek opportunities for restoration and reinvigoration of vacant stores/buildings and ensure the long term use of heritage buildings to secure their future.

Streetscape character

- Explore further opportunities to strengthen gateway arrivals to Toowoomba, particularly the new northern approach to Toowoomba from the Warrego Highway (A2) (along the Toowoomba Bypass).
- Continue to manage key street tree boulevards and implement strategies to ensure succession planning and to extend the framework of street tree planting into areas where this is currently weak. Ensure street tree planting is a key aspect of new development to build on the existing legacy of streetscape planting. Carefully consider the future of avenues of Camphor Laurels (*Cinnamomum camphora*) as they begin to senesce and ensure that replanting is undertaken with appropriate statuesque species and in accordance with the *Street Tree Masterplan*.
- Consider further artwork opportunities to consolidate Toowoomba's status as a vibrant and 'hip' centre.

Cultural heritage

- Ensure planning provisions support retention of character places and original building fabric even when there are later period built examples within the streetscape.

Tourism

- Continue to invest in Toowoomba's image as a 'garden city' and its hip, urban character and heritage as a basis for tourism.

Scenic amenity

- Provide visual buffering of industrial areas.



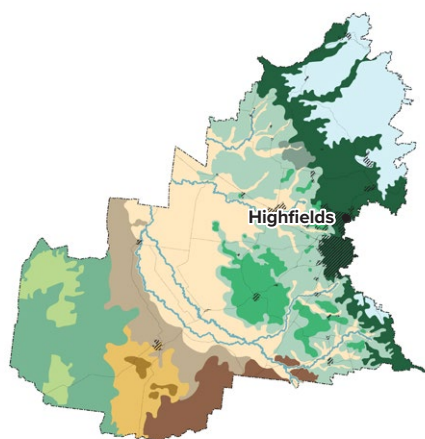


HIGHFIELDS

Highfields is an emerging community experiencing rapid growth, located on the edge of the Great Dividing Range, with expansive views across both the Lockyer Valley and Toowoomba Region.

Location and boundaries

Highfields is located on a plateau high on the Great Dividing Range. The Highfields centre is located approximately 12km north of Toowoomba City centre, while residential development associated with Highfields is less than 2km north of the northern extent of Toowoomba. Highfields is accessed via a network of small rural roads. Highfields falls within the 'High Country Hamlets' micro region.



Legend

- Local Government Area boundary
- Urban Extent
- Landscape Character Type (LCT) boundary
- +++++ Railway (operational)
- +++++ Railway (future)
- +++++ Railway (dismantled/abandoned)
- ===== Highways and Secondary Roads
- ===== Local Connector Roads
- ===== Local Roads
- ===== National Tourist Drive
- ===== Regional and Local Tourist Drives

Landscape and visual setting

- Highfields is located in an elevated and undulating rural landscape that forms part of **LCT A: Elevated Ridges and Plateaus – LCA5: Toowoomba Settled Range** and close to **LCA A1: Great Dividing Range (north)** and **LCA A4: Ravensbourne**.
- Highfields lies close to the eastern edge of Toowoomba Region and adjacent to the Lockyer Valley Regional Council LGA. Therefore, adjoining character types to the east are not described.
- Whilst Highfields is strongly connected to Toowoomba due to its close proximity, it currently retains its own identity as an emerging and vibrant community, which includes a lot of modern housing development alongside existing large lot and rural residential homes.
- Parts of Highfields enjoy extensive views east to the Lockyer Valley and west over the Darling Downs.
- There is not a strong sense of visual separation between Toowoomba, Highfields and Mount Kynoch and Cabarlah.

Key character attributes

- Highfields is a regional town/suburb with a predominantly urban character located the Great Dividing Range. Most of the settlement falls to the west of the Toowoomba escarpment, but a small area of the settlement (Cliffdale) falls to the west. Parts of the town enjoy extensive views over the Darling Downs or Lockyer Valley.
- The Highfields Urban Centre and Locality (UCL) has a population of 9,474 in 3409 private dwellings, which is experiencing rapid growth due to the ongoing construction of new houses (ABS, 2016).
- As a regional town, Highfields has a range of buildings to service the local community including Highfields State School, extensive shopping precincts, sports fields and other amenities.

- ▲ Mountains
- ✱ Hills
- Mountain Ranges
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Protected Areas
- Greenfield Areas
- Town Centre
- State Heritage Listed Place

- Gateways*
- ✱ Key features
- Parks and open space
- ✱ Scenic lookouts
- Key views and directions*
- Extensive viewing opportunities*

*Legend item not to scale

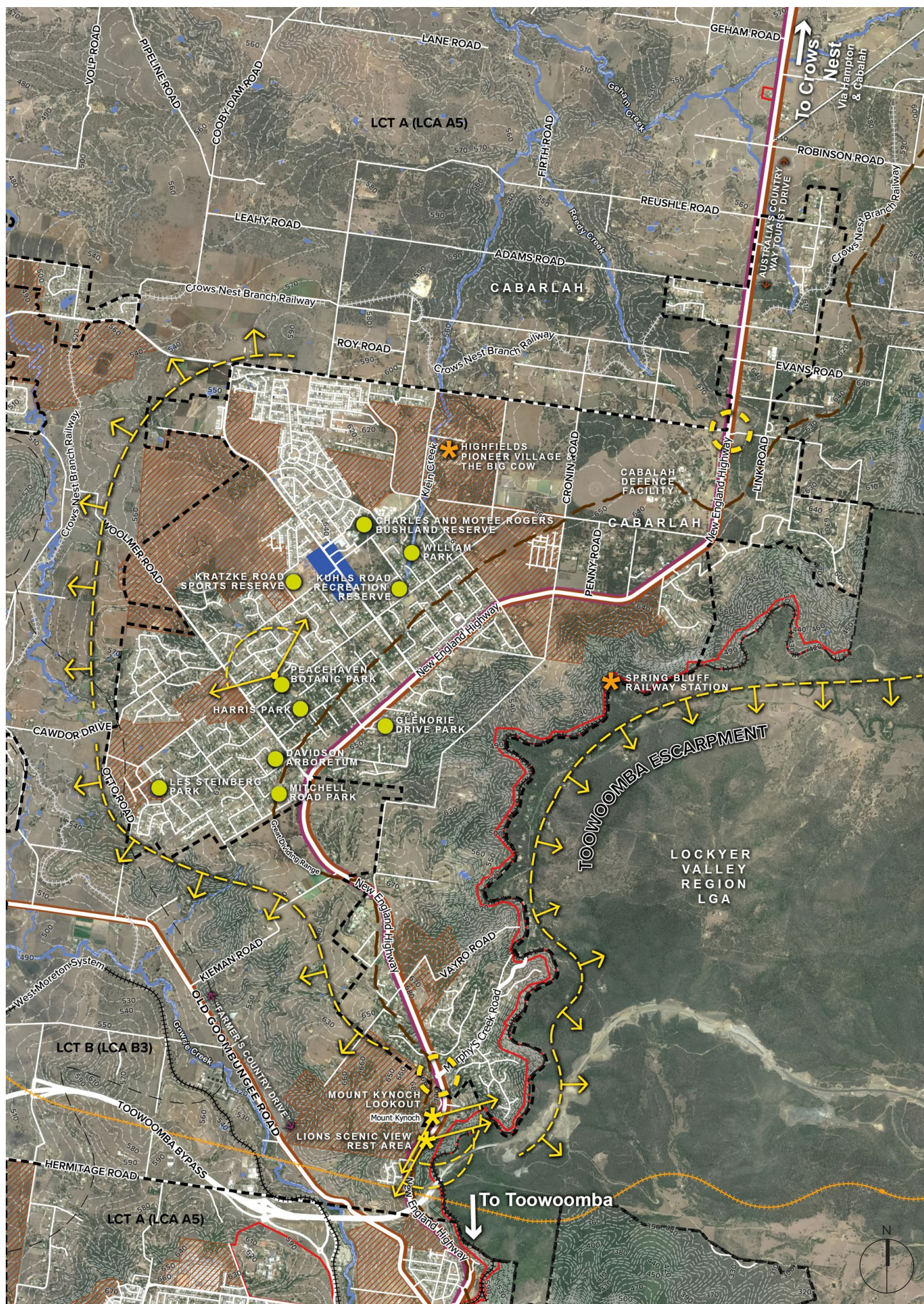
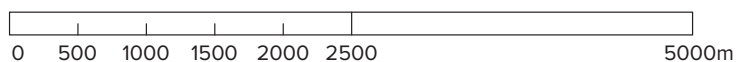


Figure 17: Key landscape and urban character features of Highfields



Historical influences and typology

Key historic influences on Highfields include:

The early Darling Downs: exploring the land and establishing settlements

Prior to the mid-1860s, there was little development in the Highfields district, as the land in this area was gazetted as part of the Royal Agricultural Reserve.

'Opening up' rural settlements: the advent of rail and establishing railway towns

However, from the 1850s, the settlements around Toowoomba (including Highfields) grew rapidly: the passage of the Lands Act 1868 attracted further open settlement, as did the 1867 completion of a railway line from Toowoomba to Ipswich, ascending the main range through Highfields. Many of the rail workers remained in the Highfields district once the line's construction was complete and the advent of the railway stimulated the timber industry and provided impetus for the further establishment of sawmills.

Living off the land: developing primary and secondary industries

During the late 1860s and early 1870s the population of the Highfields area grew rapidly as a result of the thriving timber industry. By 1907, Highfields village supported a school, two Lutheran churches, a general store, and the Range View Hotel. A majority of the early settlers to the Highfields area were of Germanic descent. However, the main town in the area was Cabarlah (north of Highfields), and its court house became administrative offices of the Highfields local-government division (proclaimed 1879). As a result, from 1883 Cabarlah enjoyed a short-lived status as a regional railhead when the second rail line extending from Toowoomba terminated at the town, prior to its extension to Crows Nest.

As land was cleared of timber, a thriving dairy industry also developed, assisted by the opening of the former Highfields (later Spring Bluff) Railway Station which enabled the transportation of not only timber, but also dairy produce up and down the Range.

Establishing a regional centre: Toowoomba

The removal of the area from the newly formed Crows Nest Shire in 1913 more than halved Highfields Shire's population. A decline in timbering and dairying post-war further reduced Highfields population.

The growth and development in Highfields Shire have not followed the classic norms of town inception and settlement and the lightly populated region was amalgamated into Crows Nest Shire in 1949. Coming into the 1960s, the Highfields area remained a rural community.

Late in the 1900s, the town of Highfields then experienced considerable urbanisation, developing as a satellite community of Toowoomba. By 1991 Highfields' population overtook that of Crows Nest, and then tripled in the following decade. Former dairy properties were then subdivided, which has resulted in considerable development.

View west across new development in the northern part of Highfields >



