

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none"> Highfields is situated on a high point on the Great Dividing Range at elevations of up to around 660m AHD. The escarpment on the eastern edge of the town slopes steeply south-eastwards to the Toowoomba Region boundary (which follows the rail line of the West Moreton system) and beyond to the Lockyer Valley. The elevated location, arises due to the underlying hard basaltic geology associated with the Main Range Volcanics (Tm), which contrasts with the softer arenite-mudrock of the Marburg subgroup (Jbm) to the east.
Hydrological features	<ul style="list-style-type: none"> Due to its elevated range top location, water is not a visible element of the landscape. The town is located at the significant regional watershed between the Brisbane river catchment to the east and the Balonne-Condamine catchment to the west. The upper reaches of Klein Creek (in the north of Highfields) and Meringandan Creek (to the south of Highfields) are part of the Condamine River basin. Klein Creek is part of the catchment to Lake Cooby, an important regional water resource. The upper tributaries of Murphys Creek are located in the east of Highfields and drain generally eastwards towards the Lockyer Valley forming part of the Brisbane River catchment.
Vegetation features & habitat values	<ul style="list-style-type: none"> Highfields is located on former agriculture land, much of which has been cleared of vegetation. However, older parts of the town retain elements of surviving bushland. Native roadside vegetation, including beside the New England Highway (A3), is a key feature of the settlement. Remnant areas of vegetation are found along some creek lines, include fragmented corridors protected as MSES. Klein Creek and adjacent areas include communities of Northern Grey Ironbark (<i>Eucalyptus siderophloia</i>), Grey Gum (<i>E. propinqua</i>), Tallowood (<i>E. microcorys</i>) and/or Blackbutt (<i>E. pilularis</i>) open forest on remnant tertiary surfaces and usually on deep red soils (RE 12.5.6/12.5.6a). Parts of this habitat are protected, including within William Park and Charles and Motee Rogers Bushland Reserve. Land adjoining Meringandan Creek has areas of Blue Gum (<i>Eucalyptus saligna subsp. saligna</i>) or Flooded Gum (<i>E. grandis</i>) tall open forest on Cainozoic igneous rocks (RE 12.8.8) classified as MSES which is valued as a koala habitat. Little of this habitat falls within protected areas and some recent vegetation clearance to facilitate development is apparent. Other important areas include the rare dry rainforest remnant at Franke Scrub reserve on Franke Road. To the east of Highfields, the Toowoomba escarpment has important MSES vegetation (RE 12.5.6) also including tracts valued as koala habitat. The majority of this area is already protected as Highfields Falls Bushland Park. The character of other parts of Highfields is strongly influenced by the presence of remnant habitat and mature trees, which are retained within gardens, particularly of acreage properties. This contrasts strongly with many newer housing areas which do not have established vegetation and, in some cases, lack street tree planting altogether.



View east along Bogong Court towards the Lockyer Valley



View south along McShane Drive towards Toowoomba



Remnant vegetation within Charles and Motee Rogers Bushland Reserve associated with RE 12.5.6a.



View southwest along Kuhls Road showing mature vegetation

Built environment

Settlement & land use pattern

- Highfields is arranged in a series of blocks of residential streets within the framework of a large grid of roads extending in an approximately northeast by northwest direction.
- The key access is the New England Highway (A3) which follows the escarpment edge in the east of the settlement. Extending west from the highway are Cawdor Road/Woolmer Road, Highfields Road and Meringandan Road. Running parallel to the highway the main roads include Kuhls Road, Kratzke Road/O'Brien Road. Within the blocks created by this organising framework, the residential streetscape comprises typical low density 'master planned' housing estate layouts with more meandering roads and culs-de-sacs.
- Considerable development has occurred since the 1990s and is ongoing, particularly to the north of the existing residential area that is infilling the remaining vacant blocks with low-medium density housing in accordance with the provisions of the *Highfields, Meringandan and Meringandan West Local Plan* (Deicke Richards, 2013).
- A major centre (Highfields town Centre/and Highfields Village Shopping Centre) which is a comprehensive modern shopping centre is located in the heart of the settlement at a crossroads of O'Brien Road and Highfields Road. This contains a range of shops and services including supermarket, tavern etc. A number of civic buildings including fire station, library and a school are also located in this area. There is a large parcel of land adjoining the existing centre that offers opportunity for expansion of the centre and associated services as Highfields continues to grow.
- Highfields' other leisure facilities include an indoor sports centre (2004), cultural centre, swimming pool and other recreation facilities.
- Education facilities include the Toowoomba Christian College (1979), Highfields State Secondary College and a Catholic primary school (2003). The present-day Highfields State School is one of the largest primary schools in the Darling Downs region and was built in 1969, replacing the original c.1880s Highfields school.
- Other key community facilities include the Highfields Library which is currently under construction and will form part of the Highfields Cultural Precinct.
- Also serving the community are a small bundle of small businesses on the turn off from the New England Highway (A3) to Highfields Road.
- Other shops and services, including nursery, and gift shops and other businesses of interest to tourists are located along the New England Highway (A3) where they have visibility to passing trade. Examples include the Abbie Lane Arts and Craft Village and Village Green.
- The Highfields Pioneer Village located in the north of the settlement on Wirraglen Road, is a living museum that provides information on the heritage of the region. It features the famous 'Big Cow' which was moved to the village, refurbished and reopened as a tourist attraction in 2020.
- A small industrial area is located on Highfields Road.

Open Space & Recreation

- Highfields includes plentiful open space areas. In addition to the conservation parks previously described, the town includes a high number and variety of open space and recreation facilities, located across the town.
- William Park and Charles and Motee Rogers Bushland Reserve, mentioned previously, are important natural areas.
- Significant regional sports facilities are located at the Kratzke Road Sports Reserve and Kuhls Road Sports Reserve.
- The Peacehaven Botanic Park, donated by Stam Kuhl and opened in 2006, is a well-loved facility with shady trees, gardens and picnic areas which capitalise on distant views to the Bunya Mountains and Gowrie. It is nestled in the heart of Highfields and is home to a diverse collection of Australian native flora and other rare and endangered plants. It is a popular venue for bird watching, picnics, weddings, concerts and festivals.
- The Davidson Arboretum is a smaller but also well-known area of open space showcasing various tree species.
- Smaller parks servicing the immediate local community include Les Steinberg Park and Harris Park, Glen Eildon Park, Mitchell Road Park etc.



View from Kleinton Road to an emerging residential estate



View towards the Highfields Village Shopping Centre precinct from O'Brien Road



View from Federation Drive to Highfields



Peacehaven Botanic Park
(Image: Georgina Pratten)

**Built form
mass, scale
and density**

- Overall, Highfields has an urban/suburban character due to the density and compactness of settlement and extensive new development.
- Surviving traditional timber character houses are rare and those surviving make an important contribution to the character of the area.
- Older development typically comprises large rural residential and low density residential blocks. The presence of large tracts of these properties on the edges of Cabarlah to the north, Toowoomba to the south and Meringandan to the west leads to a somewhat indistinct boundary between these settlements.
- Much of the residential growth of Highfields has occurred relatively recently, as an outer suburban adjunct to Toowoomba. In terms of residential character, Highfields' housing stock is contemporary hipped roof, single-level dwellings in brick construction on medium density/moderately sized lots.
- The urban subdivision spills over the more gently sloping escarpment area of the range where more mature vegetation exists. Due to their escarpment edge locations, the modern estates in the east (Cliffdale) capitalise on the extensive views available to the Lockyer valley below. The more varied landform in these areas results in winding roads that more closely follow the topography.

**Heritage
elements**

- In accordance with the categorisation adopted by Brannock & Associates (2010), Highfields is designated as rural 'settlement' and is considered of 'low priority' (i.e. it has been subject to previous heritage investigation).
- There are no State heritage listed places in Highfields.
- Key heritage places listed in the Toowoomba Regional Planning Scheme 2012 include:
 - 90 Kleinton School Road (2/KLE/0106)
 - 10519 New England Highway (A3) (2/HIG/0094)
 - 6 Range Street (1/TOO/0143)
- There are no neighbourhood character precincts in Highfields and the town features little built heritage or character elements, though a notable exception is the Christ Church Lutheran Church on the New England Highway (A3). The church was constructed c.1880 and although modified, is a tangible link to the early settlement of the Highfields region by settlers of Germanic descent. The traditional timber character elements contribute its aesthetics and it makes an important contribution to the streetscape and the wider area. The Lutheran Church is the only listed building in the settlement.
- The Highfields Pioneer Village currently operates as a folk and local history museum and contains more than 60 historical buildings associated with the history of the Darling Downs region, including a public hall and a school. It also houses the Toowoomba Fire Brigade Museum and the Queensland Ambulance Museum. While such historical villages do retain historical buildings for educational and tourism purposes, their establishment results in the removal of buildings from their original historical context.
- Outside of the settlement boundary, the former Highfields (later Spring Bluff) railway station and the original stationmaster's cottage survive in situ. This was built in the 1860s to allow trains a place to stop during the steep climb from Brisbane to Toowoomba. This publicly accessible, surviving railway infrastructure is of cultural heritage significance and attests to the development of Highfields as a result of the railway, and its importance to this part of the Darling Downs.



Entrance to Highfields Pioneer Village



Christ Church Lutheran Church on the New England Highway (A3), a local heritage place



Character house on the New England Highway (A3), a local heritage place



Homestead at Highfields Pioneer Museum

Streetscape

Gateways & landmarks	<ul style="list-style-type: none"> • Gateways to Highfields occur to the north (Cabarlah), south (Toowoomba) and west (Meringandan). • The northern gateway is marked by large trees and glimpsed views to agricultural fields, although these are currently being developed for housing so this experience will change. • The southern gateway is experienced as a break in trees and views out across the rural landscape between Toowoomba (Mount Kynoch and Blue Mountain Heights) and Highfields. However, the character of this landscape appears marginal. • The key gateway experience of Highfields from the west is more intact and is created by a shallow valley associated with tributaries of Meringandan Creek. However, there is already intervisibility between the western edge of Highfields and Meringandan.
Links & connections	<ul style="list-style-type: none"> • Most traffic passes directly through Highfields on the New England Highway (A3), which is a simple linear connection. • The Highfields Road and Meringandan Road provide clear and legible connections to Meringandan to the west.
Façades, frontages & rhythm	<ul style="list-style-type: none"> • The New England Highway (A3) is very wide through Highfields with lighting set within a large concrete median. Buildings are set back from the road.
Street trees	<ul style="list-style-type: none"> • Roadside shelterbelts of large native eucalypts are a key element of the main Highfields streetscape along the New England Highway (A3). Many of these trees are located in private gardens. • Older parts of the residential streetscape, such as Kuhls Road also include significant remnant and planted street trees and trees within gardens. • Some newer areas such as Federation Drive do not have established street tree planting, although some householders have planted new trees in the verge and garden trees are starting to establish. These areas lack the maturity and leafy qualities of the older suburbs. • Other recent medium density area, such as the area south of Meringandan Road have included street trees. However, these are immature (and are small species) and due to the small block size, it is unlikely that it is unlikely that these areas will attain the leafy qualities of the older residential areas.
Pavements & parking	<ul style="list-style-type: none"> • There are extensive parking areas within the town centre and small areas associated with retailers on the New England Highway (A3). Elsewhere most houses have garages so parking is within private properties with some on street parking for visitors.
Furniture & art	<ul style="list-style-type: none"> • There are no significant on street artworks or furniture elements, although elements of interest include the Big Cow in Highfields Pioneer Village and design features in Peacehaven Botanic Park.



The New England Highway (A3) near Timperley Drive



Parking adjacent to the New England Highway (A3)



View to Highfields from Highfields Road near Meringandan



View of commercial development along the New England Highway (A3)



Views towards new urban development from the corner of Kuhls Road and Reis Road

Cultural heritage

Urban/ character precincts

- There are few buildings of traditional character due to the extent of modern development so Highfields does not have a strong heritage appeal. The key building of heritage interest is Christ Church Lutheran Church on the New England Highway (A3). There is also a cemetery located between Highfields and Cabarlah.

Cultural associations

- The area probably takes its name from the Highfields pastoral run, north of the town.
- The Highfields Pioneer Village hosts the annual Easter Vintage Festival, which offers enactments of pastoral rural life, food and entertainment, and live music.
- Duncan Munro was a timber merchant and prominent Toowoomba businessman who established the Argyle Saw Mills and the Argyle Homestead (QHR 600436) at Geham, in the Highfields area. Munro was also responsible for the expansion of the timber industry in the Perseverance, Ravensbourne and Cooyar areas. He also served in civic office on several occasion, including as chairman of the Highfields Divisional Board (1888-1913) and chairman of the Highfields Shire Council (1915-1917).
- 'The Big Cow', an over-sized cow statue sculpted by Hugh Anderson in the 1970s, was originally built to attract tourists to a working dairy farm at 9-11 Ayrshire Rd. It has since been relocated to the Highfields Pioneer Village and is identified as one of the Australia's 'Big Things'.



'The Big Cow' at Highfields Pioneer Village



Highfields Pioneer Village



Rural grazing land near Highfields adjacent to future urban growth areas

Scenic amenity

Scenic lookouts & views	<ul style="list-style-type: none">• There are no formal ‘scenic lookouts’ in Highfields, however Council have acquired land at the intersection of Borghardt Road and Cronin Road to provide a link to Spring Bluff Station and a potential future park and lookout.• The Mount Kynoch lookout is located immediately to the south of the settlement, which affords views over the Lockyer Valley.• There are also extensive views out towards the Bunya Mountains from Peacehaven Botanical Park.• Extensive views can be obtained from the edge of the escarpment over the Lockyer valleys to the east of Highfields from residential roads in the east of the settlement (Cliffdale). There are also views from the escarpment edge from parts of Highfields Falls Bushland Park.• Views from the western edge of the settlement including newer areas extend across the Darling Downs to Gowrie Mountain and beyond.
View corridors	<ul style="list-style-type: none">• Highfields is located on the national <i>Australia’s Country Way</i> and local <i>Dams Tour Tourist Drive</i> and <i>High Country Drive</i>.• Key views within the town are linear views down the New England Highway (A3) and adjoining main roads that retain a strong framework of large native trees.
Landmarks	<ul style="list-style-type: none">• Landmarks in Highfields comprise various buildings located along the New England Highway (A3) and within the settlement.
Perceptions	<ul style="list-style-type: none">• Highfields is a burgeoning residential community with strong ties to Toowoomba, which has capitalised on its attractive landscape setting including views from the plateau/escarpment edge and mature trees.



Views towards Toowoomba and across the Lockyer Valley from Mount Kynoch Lookout



The Lions Scenic View Rest on the New England Highway (A3) looking towards Toowoomba



Views towards the Toowoomba escarpment from the Lions Scenic View Rest Area

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as being within the Priority Living Area in *ShapingSEQ*.
- High growth pressure, with growth to be accommodated in existing planned areas, through expansion of new urban areas to the northwest of the town centre and increased residential density in and within an 800m walking area around the town centre (being land within the Major Centre Zone in Highfields).
- Pressure for growth to the west towards Meringandan and Meringandan West and to the south towards Mount Kynoch, which would potentially erode existing inter-urban breaks referenced (but not mapped) in the planning scheme, creating a con-urbanisation of Toowoomba, Highfields and Meringandan.
- Potential pressure for sub-division of existing larger lots within older parts of Highfields, noting that currently these areas are serviced by onsite sewage systems only and the lack of sewer connections is a key constraint to further development in this area.
- Existing and future commercial development on the New England Highway (A3) that may compete with the town centre.

Strategy for this settlement

Natural environment

- Protect and enhance identified areas of vegetation that provide environmental and visual amenity values and contribute to the bushland character of Highfields, especially through protection of areas that are currently in private ownership.

Built environment

- Support the development and consolidation of the existing Highfields town centre, including through the delivery of Central Highfields Master Plan.
- Resist coalescence to maintain and enhance separation with Cabarlah, Toowoomba and Meringandan through land use planning to assist each community to retain its own identity as development pressures intensify in the future.
- Ensure new development and any redevelopment is sympathetic to the prevailing character of the surrounding area.
- Ensure future development within greenfield areas in the northern and southern parts of Highfields contributes to the existing vegetated and rural character of the area, as viewed from Meringandan, Meringandan West, Gowrie and Toowoomba.

Streetscape character

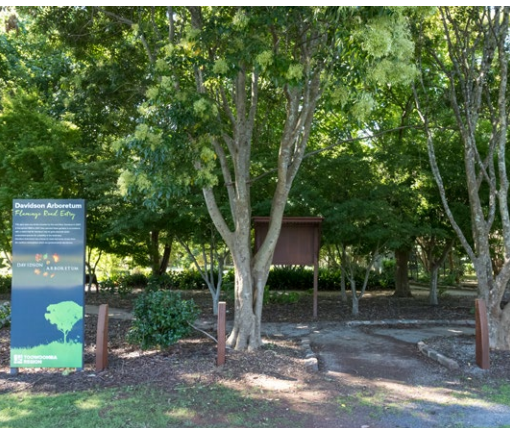
- Seek opportunities to strengthen the arrival experience into Highfields, in particular from the New England Highway (A3) and from Meringandan Road.
- Seek opportunities to identify key nodes within the settlement through artwork, rest stops or other interventions.
- Plan for a succession of street tree planting and 'country boulevards' (as identified in the Local Plan) and in accordance with the *Street Tree Masterplan* to ensure the strong character of vegetated streets is retained and ensure sufficient street trees are located in new development; carefully balancing the need to provide shady streets and visual amenity with retention of key views and consideration of the impact of the urban edge when viewed from the surrounding landscape.
- **Cultural heritage**
- Continue to support and profile Highfields Pioneer Village.

Tourism

- Improve awareness through increased promotion and signage of tourist drives that pass through Highfields including the national *Australia's Country Way*, several of Queensland's *Big Sky Country Drives*, the local *Dams Tourist Drive*, *High Country Drive* and existing local bird trails.
- Improve awareness through signage and advertising of other existing walking trails, including those within Williams Park and Highfields Falls Bushland and Charles and Motee Rogers Bushland Reserve.
- Provide wayfinding signage that directs visitors from the town centre to the trail head to access the Charles and Motee Rogers Circuit, a short bush walking loop within Charles and Motee Rogers Bushland Reserve.
- Investigate the feasibility of providing a rail trail between Toowoomba and Crows Nest (via Highfields) along the dismantled Crows Nest Branch railway (including liaison with private land owners).
- Enhance tourist facilities and the craft and café culture and seek to strengthen the 'rural residential lifestyle' appeal of the settlement as a point of difference with Toowoomba.

Scenic amenity

- Maintain and reinforce inter-urban breaks to the south and west of Highfields as viable rural and natural areas that contribute to the landscape setting and character of Highfields.
- Maintain and celebrate views to prominent ridgelines and hills to the west of Highfields, in particular towards the Kingsthorpe, Gowrie and Goombungee Hills (LCA C4), Gowrie Mountain (LCA C6) and Gowrie Hill (LCA C7).
- Ensure future development within greenfield areas adjacent to the New England Highway (A3) provide appropriate landscaping and contribute to the amenity of scenic routes.
- Carefully consider the balance of views from the escarpment edge and views towards the edge of Highfields from surrounding areas.
- Consider potential for a new public scenic lookout on the escarpment edge, subject to detailed investigation.



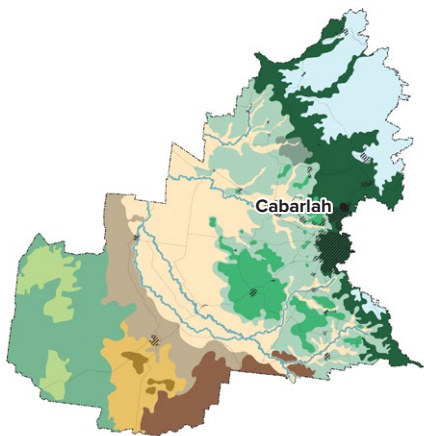


CABARLAH

Cabarlah is a rural residential community located on the New England Highway (A3) on the edge of the Great Dividing Range, surrounded by tall open forests and with expansive views across the Lockyer Valley to the east.

Location and boundaries

Cabarlah is a small settlement located high on the Great Dividing Range, approximately 15km north of Toowoomba City centre. Cabarlah is accessed via a network of small rural roads. Cabarlah falls within the 'High Country Hamlets' micro region.



Landscape and visual setting

- Cabarlah is located in an elevated and undulating rural landscape that forms part of **LCT A: Elevated Ridges and Plateaus – LCA A5: Toowoomba Settled Range** and immediately adjacent to **LCA A4: Ravensbourne**.
- Cabarlah lies close to the edge of Toowoomba Region and adjacent to the Lockyer Valley Regional Council LGA. Therefore, adjoining character types to the east are not described.
- Cabarlah feels dispersed and, due to its elevated but wooded location, Cabarlah has a strong sense of enclosure; except from some eastern parts of the settlement that enjoy extensive views out to the surrounding landscape of the Lockyer Valley.

Key character attributes

- Cabarlah is a dispersed elevated town located at a high point on the western side of the Great Dividing Range/Toowoomba escarpment.
- The Cabarlah State suburb (SSC) has a population of 1,075 in 283 private dwellings (ABS, 2016).
- It is largely a residential settlement but has a range of buildings to service the local community including Cabarlah State School and a visitor information centre for tourists.
- Cabarlah has an affluent character with well-maintained heritage and more modern buildings and a leafy ambience.

Legend

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

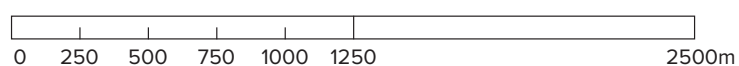
- Hills
- Mountain Ranges
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Greenfield Areas
- Town Centre
- State Heritage Listed Place

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

*Legend item not to scale



Figure 18: Key landscape and urban character features of Cabarlah



Historical influences and typology

Key historic influences and themes for Cabarlah include:

The early Darling Downs: exploring the land and establishing settlements

Cabarlah was first settled by Europeans in the early 1860s, prior to the establishment of the railway and was called Five-Mile Camp. The area began to be developed following the first farm selections in 1863 and shortly after the Farmers Arms Hotel was constructed. By the early 1870s, the area continued to expand with the construction of a primary school and courthouse; the latter served as municipal office for the Highfields local government. 'Cabarlah' is reported to be an Aboriginal term.

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

The northern rail line from Toowoomba to Cabarlah was constructed and opened in 1883. For a short time, Cabarlah grew rapidly as a regional railhead for the area, accommodating a majority of the timber supplies being brought from further north. However, the extension of the line to Crow's Nest in 1886 contributed to a decrease in the development of the settlement, due to a decline of supplies and materials being transported from Cabarlah.

Living off the land: developing primary and secondary industries

The peak of Cabarlah's influence and growth was in the late nineteenth century when, as a result of the thriving timber and dairy industries in the surrounding areas, its population experienced a boom and a number of new community facilities were built. At the turn of the twentieth century, the settlement contained two hotels, one of which was the Farmers Arms, a railway station, and about 20-30 farmers were residents in the general vicinity. However, following the decline of the timber and dairy industries in the early twentieth century, Cabarlah faced an inevitable decline in development and population.

Country Living: establishing institutions and shaping community life

In more recent decades, much like other settlements on Toowoomba's fringe, Cabarlah has experienced substantial growth as a consequence of urban expansion and residential subdivision development, with residents located within an easy commute to Toowoomba. Other properties contain small scale agricultural produce, and small local businesses. The local monthly markets and tourist attractions have aided its development.

The Borneo Barracks are west of the New England Highway (A3) at Cabarlah. The barracks were originally established as a World War I training area. Since the Second World War, Cabarlah has also had a significant role as a base for the Australian Army. Cabarlah is now home to the 7th Signal Regiment (Electronic Warfare) and other Australian Defence Force signals facilities. The Barracks contains a publicly accessible golf course; Borneo Barracks Golf Club.



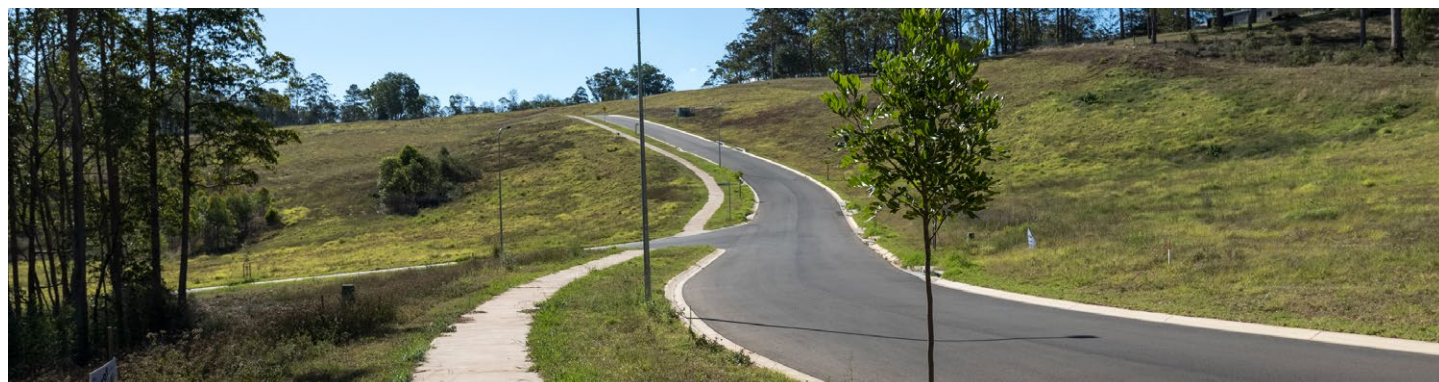
Old railway carriage, remnants from the northern rail line which opened in 1883



Entrance to Cabarlah Showgrounds



A rural and agricultural setting



Cabarlah has experienced substantial growth as a consequence of urban expansion and residential subdivision development

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none"> Cabarlah is situated on a high point on the Great Dividing Range at elevations of up to around 650m AHD. The escarpment to the east of the settlement slopes steeply down to elevations of around 270m AHD within the Lockyer Valley, beyond Toowoomba Region. Cabarlah's elevated location is due to the underlying hard basaltic geology associated with the Main Range Volcanics (Tm), which contrasts with the softer arenite-mudrock of the Marburg subgroup (Jbm) to the east.
Hydrological features	<ul style="list-style-type: none"> Due to its elevated location, water is not a highly visible element of the landscape. The town is located at the significant regional watershed between the Brisbane river catchment to the east and the Balonne-Condamine catchment to the west. The upper reaches of Reedy Creek (to the south of Cabarlah) and Geham Creek (to the north of Cabarlah) flow in a general westerly direction towards the Condamine River. To the east of Cabarlah, the upper tributaries of Lockyer Creek drain eastwards towards the Brisbane River.
Vegetation features & habitat values	<ul style="list-style-type: none"> The character of Cabarlah is strongly influenced by the presence of significant tracts of native vegetation that enclose the settlement, much of which is considered MSES but none of which is protected within a nature reserve or park. This includes a high proportion of communities of Northern Grey Ironbark (<i>Eucalyptus siderophloia</i>), Grey Gum (<i>E. propinqua</i>), Tallowood (<i>E. microcorys</i>) and/or Blackbutt (<i>E. pilularis</i>) open forest on remnant tertiary surfaces and usually on deep red soils (RE 12.5.6). East of the town areas of Blue Gum (<i>E. saligna subsp. saligna</i>) or Flooded Gum (<i>E. grandis</i>) tall open forest on Cainozoic igneous rocks (RE 12.8.8) West of the town areas of Blackbutt (<i>Eucalyptus pilularis</i>) tall open forest on sedimentary rocks (RE 12.9-10.4) Native roadside vegetation beside the road is a key feature of the settlement and includes distinctive species such as Bunya Pine (<i>Araucaria bidwillii</i>). Several small-scale rural produce properties are located in the area, including an avocado orchard and a flower supply business. Large areas across and around the town are undeveloped with light tree cover.

Built environment

Settlement & land use pattern	<ul style="list-style-type: none"> Cabarlah presents as a small rural settlement comprised of a loose collection of commercial and community-use buildings concentrated along the highway and to the west. Cabarlah is arranged along a large grid of roads extending in an approximately north-northeast to west-northwesterly direction focused on the spine of the New England Highway (A3). The key roads extending from the spine are Meringandan Road, Adams Road, Costello Road, Evans Road are Station Street/Esk Cabarlah Road (Route 85), Cabarlah Road, Shostaki Road, and Donovan Road. A distinctive setting for the settlement is created by the strongly forested landscape within and around the settlement as described above. Many of the residential properties comprise large acreage blocks. The presence of large tracts of these properties on the edges of Cabarlah/Highfields to the south and Cabarlah/ Geham to the north leads to an indistinct boundary between these settlements. The town is notable for the large areas of defence land at Borneo Barracks west of the New England Highway (A3), which is an Australian Army base and is currently home to the 7th Signal Regiment. There is no school, so Geham State School to the north of Cabarlah services the local community. A number of retail stores and cafés are located along the New England Highway (A3) to capitalise on passing tourists including a cuckoo clock store and other novelties. Cabarlah lacks a formal centre but the heart of the town could be considered to comprise the area around the showgrounds, Cabarlah Hall and Farmers Arms hotel on the New England Highway (A3) between Shostaki Road and Adams Road.
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Cabarlah is located at a high elevation on the Great Dividing Range



Significant tracts of native vegetation enclose the settlement



Residential areas along the escarpment with views towards Toowoomba and the Lockyer Valley



Several small-scale rural produce properties are located in the area

Open Space & Recreation

- A key recreation feature is the Borneo Barracks Golf Course located at the junction of Meringandan Road and the New England Highway (A3), with the barracks buildings set well into the background, and screened by mature trees.
- Other key open space includes the Cabarlah Showground which with the junction of Adams Road and the highway mark the northern extent of the town.
- Another area of open space is Shostaki Park located on Shostaki Road.
- A small park with picnic area known as Chapman Park suitable for campervans is located on the corner of the new England Highway and Esk Cabarlah Road (associated with the visitor centre).
- There are also small parks associated with more recent housing development such as Meharry Court Park on Meharry Court.

Built form mass, scale and density

- Residential buildings along the New England Highway (A3) are of a mixed character including traditional timber and tin Queenslander style homes. All have a significant setback behind roadside belts of trees and within extensive gardens.
- Older acreage properties are set on a regular grid with established trees forming a strongly vegetated context.
- A handful of c1900 dwellings survive in the area, marking locations of the original farming land holdings. The subdivision and residential settlement is predominantly post 1980s with a large proportion of the residential design being contemporary. The residential developments at the escarpment with views over the valley contain substantial, high end contemporary housing set within extensive gardens.
- To the east of the highway, the subdivision pattern includes larger rural residential lots. Further east, three subdivisions containing large lot residential properties extend onto spurs of the escarpment, one at Fernband Road, another on Happy Valley Road and the third via Sugarloaf Road. Due to their escarpment edge locations, the modern estates in the east capitalise on the extensive views available to the Lockyer valley below. The more varied landform in these areas results in winding roads that more closely follow the topography. These include houses on Cabarlah View Court, such as Happy Valley Road and Lawson Road/Perry Road.

Heritage elements

- In accordance with the categorisation adopted by Brannock & Associates (2010), Cabarlah is designated as a rural 'settlement' and is considered of 'low priority' (i.e. it has been subject to previous heritage investigation).
- There are no State heritage listed places in Cabarlah.
- Key heritage places listed in the Toowoomba Regional Planning Scheme 2012 include:
 - Farmers Arms Hotel – 0/9864 New England Highway (A3) (2/CAB/0010-0011)
- As one of the earliest buildings established in Cabarlah, The Farmers Arms Hotel makes a strong contribution to the character of the townscape. It is a single storey, domestically scaled hotel of timber construction and occupies a prominent position on the main thoroughfare of Cabarlah.
- The original railway stationmaster's house is a prominent feature on the main thoroughfare of Cabarlah. The house is an important surviving piece of railway infrastructure and attests to the establishment and development of Cabarlah as a result of the railway. It now operates as a café and shop.
- The Black Forest Hill Grandfather and Cuckoo Clock Centre, located on the corner of Evans Road and the New England Highway (A3), makes a strong contribution to the built form and character of Cabarlah. Although built relatively recently (i.e., in the 1990s), the centre has played an important role in the social history and cultural life of this small rural settlement and provides a major tourist attraction.
- The Cabarlah Hall, showgrounds and sports grounds are situated between the main thoroughfare and the major residential area, and collectively have played an important role in the social history and cultural life of this small rural settlement. Established c.1924, the Cabarlah Hall makes a strong contribution to the built character of this settlement.



Strongly forested landscapes within and around the settlement



Cabarlah Hall and Farmers Arms hotel could be considered as the informal heart of the town



Retail stores and cafés are located along the New England Highway (A3) to capitalise on passing tourists



New residential subdivisions and developments

Streetscape

Gateways and landmarks	<ul style="list-style-type: none"> Due to its linear character along the New England Highway (A3), Cabarlah is very easy to navigate. The key gateway experience of Cabarlah is created by the large trees located around and on arrival in the settlement, however, the boundaries of Cabarlah with Geham and Highfields are indistinct.
Links and connections	<ul style="list-style-type: none"> Most traffic passes through Cabarlah on the New England Highway (A3) which is a simple linear connection.
Façades, frontages and rhythm	<ul style="list-style-type: none"> The main street of Cabarlah (New England Highway (A3)) is distinguished by its very large, mature trees.
Street trees	<ul style="list-style-type: none"> Extensive roadside shelterbelts of large native eucalypts are a key element of the Cabarlah streetscape, both on arrival into the settlement and within the settlement. Trees within adjoining gardens also contribute considerably to streetscape character. Newer estates such as Bass Street and Kennedy Street do not have street tree planting. Newer estates to the east do include retained trees but, similarly, lack new street tree planting (potentially in an attempt to retain panoramic views).
Pavements and parking	<ul style="list-style-type: none"> There are small on street parking areas associated with destinations such as shops and the Farmers Arms Hotel. Elsewhere all parking is on street.
Furniture and art	<ul style="list-style-type: none"> There are no significant artwork or furniture elements, although an old railway carriage is a point of interest located in a garden and visible from the New England Highway (A3).

Cultural heritage

Urban/ character precincts	<ul style="list-style-type: none"> Although there are isolated buildings of a traditional character, Cabarlah does not have a strong heritage appeal due to the extent of modern development.
Cultural associations	<ul style="list-style-type: none"> In the 1860s to 1883 the area was called Five-Mile Camp. The name Cabarlah was adopted after the Crows Nest railway line was built and is thought to have derived from either an Aboriginal expression describing the ring-tailed possum or the Indigenous name for the mountains of the area. The Black Forest Hill Grandfather and Cuckoo Clock Centre is a major tourist attraction for the area and attracts business and visitors to the rural settlement. Cabarlah hosts monthly country markets for the local area and surrounding towns at the Cabarlah Hall and showgrounds. The markets have been running since the early 1990s and feature local produce, plants, art, and furniture. The Borneo Barracks were originally established as a World War I training area and the place has cultural heritage significance.

Scenic amenity

Scenic lookouts & views	<ul style="list-style-type: none"> There are no formal scenic lookouts in Cabarlah. Extensive views can be obtained from the edge of the escarpment over the Lockyer valleys to the east of Cabarlah from residential roads in the east of the settlement.
View corridors	<ul style="list-style-type: none"> Cabarlah is located on the <i>Dams Tour Tourist Drive</i>. Key views within the town are linear views down the New England Highway (A3) and adjoining main roads that retain a strong framework of large native trees.
Landmarks	<ul style="list-style-type: none"> The key landmark in Cabarlah is the Farmers Arms Hotel and various buildings located along the New England Highway (A3).
Perceptions	<ul style="list-style-type: none"> Cabarlah is distinguished by its natural forested ambience, which it shares with the settlement of Hampton.



Residential buildings tend to have a significant setback behind roadside belts of trees and within extensive gardens



Residential buildings along the New England Highway (A3) are of a mixed character



The Cabarlah Hall makes a strong contribution to the built character of this settlement.



The Farmers Arms Hotel makes a strong contribution to the character of the townscape.

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as being within the Priority Living Area in *ShapingSEQ*.
- Minimal growth pressure, with growth to be generally focused in existing rural residential zoned areas.
- High growth pressure within the neighbouring town of Highfields, with growth to be accommodated in existing planned areas, including greenfield areas that are adjacent to rural residential properties within Cabarlah.

Strategy for this settlement

Natural environment

- Protect and enhance identified areas of vegetation that provide environmental and visual amenity values and contribute to the bushland character of Cabarlah, especially through protection of areas that are currently in private ownership.

Built environment

- Maintain the existing low-rise and rural residential character of the town.
- Ensure new development and any redevelopment is sympathetic to the prevailing bushland character of the surrounding area.

Streetscape character

- Seek opportunities to strengthen the arrival experience into Cabarlah, in particular from the New England Highway (A3).
- Seek opportunities to enhance the presentation and amenity of the Cabarlah Showground.
- Support place making initiatives and beautification projects to enhance the appearance of town.
- Reinforce native tree lined boulevards and shelterbelts to enhance the presentation of the town, in accordance with the *Street Tree Masterplan*.
- Plan for a succession of street tree planting to ensure the strong character of vegetated gateways is retained, in accordance with the *Street Tree Masterplan*.
- Consider artwork opportunities and other interventions to assist in distinguishing Cabarlah from nearby Highfields and Geham.

Tourism

- Improve awareness through increased promotion and signage of tourist drives that pass through Cabarlah including the national *Australia's Country Way*, several of the Queensland's *Big Sky Country Drives*, the local *Dams Tourist Drive*, *High Country Drive* and soft 4WD and bird trails.
- Investigate the feasibility of providing a rail trail between Toowoomba and Crows Nest (via Cabarlah) along the dismantled Crows Nest Branch railway (including liaison with private land owners).
- Promote awareness of the Cabarlah country markets held at the sports grounds.
- Enhance tourist facilities to encourage people travelling on the New England Highway (A3) to stop in Cabarlah.

Scenic amenity

- Consider the implementation of an inter-urban break to the west and north of the town to ensure that Cabarlah retains separation from Geham and Highfields as development pressure intensifies going forward.
- Carefully consider the balance of views from the escarpment edge and views towards the edge of Cabarlah from surrounding areas.
- Consider potential for a new public scenic lookout on the escarpment edge.



"I love taking photographs on foggy mornings in the Cabarlah area. They occur quite frequently, bathing the landscape in mist."

Community feedback – Love Your Local Landscapes engagement Jan 2021



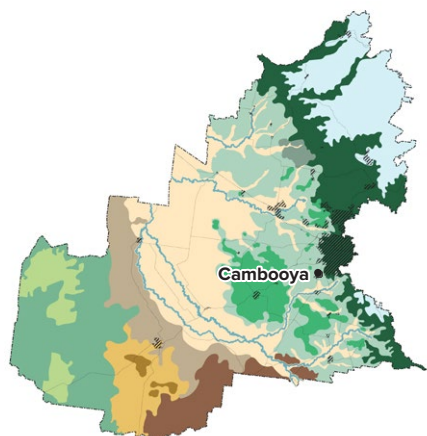


CAMBOOYA

Cambooya is a rural community located on the South Western System railway within the open and undulating basaltic uplands near Hodgson Creek, with views to the surrounding rolling agricultural farmland and vegetated hills.

Location and boundaries

Cambooya is a significant rural town around 18km southwest of Toowoomba City centre and is accessed by a network of local roads including from the Cambooya Connection Road (SR48) which links Cambooya to the New England Highway (A3) to the east.



Landscape and visual setting

- Cambooya is located in a rural setting close to a number of landscape character types.
- The settlement is located on the slightly elevated landscape of **LCT B: Open Undulating Farmed Basaltic Uplands – LCA B3: Kingsthorpe, Pittsworth and Cambooya.**
- Land to the north of the settlement is associated with the valley of **LCT G Alluvial Floodplain and Valley Floor Cropland – LCA G1 (b): Condamine River** which is centred on **LCT F: Alluvial Floodplain Riparian Corridor – LCA F2: Hodgson Creek.**
- The wider landscape setting of Cambooya includes **LCT C: Darling Downs Forested Peaks and Ridgelines – LCA C15: Greenmount Hills (north) and LCA C16: Greenmount Hills (south)** and, more distantly, the elevated landscapes of **LCT A: Elevated Ridges and Plateaus – LCA A6: Great Dividing Range (South).**

Key character attributes

- Cambooya a significant town. The Cambooya UCL (Urban Centres and Localities) is recorded as having a population of 1,138 people living in 438 private dwellings, with the wider Cambooya SSC having a population of 1,584 (ABS, 2016).
- The town is located at the juncture of a number of local and State roads. State Route 48 passes through the town in an east-west direction and comprises the Cambooya-Karara Road to the east and Cambooya Connection Road (SR48), which links to the New England Highway (A3) 5km to the west. From the north, Cambooya is located on the Cambooya-Karara Road to the south on Cudmores Road and Railway Street/Perrin Street.
- The old railway passes in a north-south direction through the town.
- Cambooya's character relates to the presence of numerous buildings of traditional and heritage value throughout the town, particularly within the town centre, and its relationship to the surrounding rolling agricultural farmland. However, its proximity to Toowoomba means that it is continuing to experience growth and more modern estates are also a feature of the town.

Legend

- Urban Extent
- Landscape Character Type (LCT) boundary
- +++++ Railway (operational)
- ===== Highways and Secondary Roads
- ===== Local Connector Roads
- ===== Local Roads
- ===== Regional and Local Tourist Drives

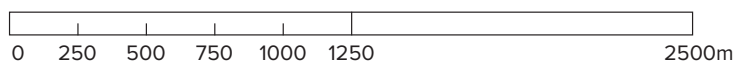
- * Hills
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Town Centre

- ⦿ Gateways*
- ✿ Key features
- Parks and open space

*Legend item not to scale



Figure 19: Key landscape and urban character features of Cambooya



Historical influences and typology

Key historic themes for Cambooya are:

The early Darling Downs: exploring the land and establishing settlements

Originally, the area now known as Cambooya formed part of the Eton Vale pastoral run, one of the early pastoral stations on the Darling Downs, which was first leased by Arthur Hodgson in September 1840. The town of Cambooya was first surveyed in mid-1867 and by the 1870s, more land was resumed from the Eton Vale run to establish smaller farms.

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

Cambooya is located on the southern railway line constructed from Toowoomba (from Gowrie Junction) to Warwick in the late 1860s. The railway station was constructed at Cambooya in 1869, but the town did not develop as a result of the railway. Rather, the town developed, predominantly on the eastern side of the railway line, as a result of further resumptions and selections of allotments from the former Eton Vale pastoral station.

Living off the land: developing primary and secondary industries

In its heyday, Cambooya's primary industries were agricultural crops such as lucerne, wheat, barley, oats, and maize. Dairying and lamb production were also major primary industries, including the Cambooya Cheese Factory.

Country living: establishing institutions and shaping community life

By the early 1900s, the small town of Cambooya supported two churches (including one designed by the Brisbane-based architect John Smith Murdoch), a post office, a police station, a bank, a school of arts, a state school, three hotels, two stores, a cheese factory, and a number of dwellings. The original railway station and post office were replaced in 1909 after being destroyed by fire. The town experienced a second growth phase beginning in the 1980s, as the expansion of Toowoomba and rising house prices created a demand for lower-cost, rural-residential living in surrounding areas such as Cambooya.



Cambooya has a strong rural agricultural heritage



Cambooya is located on the southern railway line constructed from Toowoomba (from Gowrie Junction) to Warwick in the late 1860s.



Cambooya experienced a second growth phase in the 1980s due to demand for lower-cost, rural-residential living in the Toowoomba Region

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none"> The settlement is situated on shelving land that extends from around 460m AHD in the north of the settlement, closest to Hodgson Creek, up to around 480m AHD in the south. Most of the settlement is located on basaltic rock of the Main Range Volcanics (Tm). However, northern parts of the town are associated with fertile alluvial deposits (Qa-QLD) in the creek valley. The wider setting of the town is created by the rolling backdrop of hills of the Greenmount Hills (LCA C15 and C16) to the south. This comprises a number of unnamed hills and the Rubieslaw Range, including Mount Rubieslaw (673m AHD) that is located around 8km to the southwest. To the east the wider landscape of Cambooya comprises the Great Dividing Range (LCA A6) around 15km away, typically over 600m AHD, including Hay Peak (703m AHD).
Hydrological features	<ul style="list-style-type: none"> The main hydrological feature of Cambooya is Hodgson Creek which defines the northern boundary of the town. Hodgson Creek is a major tributary of the Condamine River, located around 30km to the southwest.
Vegetation features & habitat values	<ul style="list-style-type: none"> The land around Cambooya has been extensively cleared for agriculture. Consequently, no habitat identified as MSES and no areas of remnant habitat are located in or immediately around the town. Within Cambooya there are some areas of native and planted flora. This vegetation including trees (both exotic and native) are typically located within parks and private gardens.

Built environment

Settlement & land use pattern	<ul style="list-style-type: none"> The town comprises four main parts that are due to the bisection of the town by the railway line in north-south direction and by William Street (SR48) that passes through the town in an approximately east-west direction. The town centre and oldest part of the settlement is located in the northeastern quadrant. The main street is Eton Street, which includes the Bull and Barley Hotel. Cambooya State School and other civic amenities are also located in this sector of the town as well as many traditional residential buildings located on small town (low-medium density) blocks laid out in a fairly regular grid. The north western quadrant, west of the railway line also comprises traditional residential buildings north of Creek Street with larger acreage properties to the south. The development here is more piecemeal and some housing shows signs of disrepair. The southeastern quadrant is the focus of newer development comprising smaller residential blocks and low set modern buildings.
Open Space & Recreation	<ul style="list-style-type: none"> Cambooya contains several publicly accessible open spaces. Rolleston Park and Patterson Memorial Park adjoin Hodgson Creek where they enjoy the visual amenity afforded by creekside location. Cambooya Memorial Park and children's playground are located in the heart of the town at the western end of Eton Street. Cambooya Recreation Reserve is a large sports and recreation facility located south of Cambooya State School, which also services equestrian events. The old Cambooya Bowls Club was sold and closed several years ago and is no longer in use – it is understood the current plans are to demolish the facility. Other local facilities include Lucy Street Park, which has a skate facility and tennis courts, and Williams Way Park, which is a greenspace associated with a drainage gully.



The land around Cambooya has been extensively cleared for agriculture



Hodgson Creek (seasonally dry) adjacent to Patterson Park



Hodgson Creek (seasonally dry)



Cambooya Memorial Park near the town centre

Built form
mass, scale
and density

- Cambooya town centre extends along Eton Street, from Thomas Street to Hodgson Creek.
- In terms of residential character, Cambooya's housing stock is typically mixed with a significant proportion constructed post 1950s and 1970s with several constructed of brick. A few early traditional timber character places dating from 1900s-1920s exist on Quarry Street, and in the vicinity of Eton, Ramsay and Lucy Streets. A couple of feature brick houses contribute to the character of the streetscape, particularly the Sacred Heart Presbytery on Eton Street.
- There are many new houses in the town, typically low set brick and tin houses associated with the Cambooya Ridge Estate, indicating that there is significant development pressure, presumably arising from the pleasant rural setting coupled with the close proximity to Toowoomba. These have a 'ubiquitous' character that could be anywhere in Queensland.

Heritage
elements

- In accordance with the categorisation adopted by Brannock & Associates (2010), Cambooya is designated as rural 'village' and is considered of 'high priority' (i.e. it has not been subject to previous heritage investigation and is experiencing development pressures).
- There are no State heritage listed places in Cambooya.
- Key heritage places listed in the Toowoomba Regional Planning Scheme 2012 include:
 - 0, 11, 21, 49 and 61 Eton Street (2/CAM/0012-0016)
 - Cambooya State School - 6 Harrow Street (2/CAM/0018)
 - Cambooya Police Station - 18 Quarry Street (2/CAM/0021).
- Prominent built forms on Eton Street include the Bull and Barley Inn, a double-storey timber hotel established in 1902 and recently restored, the Cambooya Post Office, and the Cambooya Uniting Church.
- Although the railway line remains in-situ, the Cambooya railway station was removed in the 1990s and its whereabouts are unknown.
- Cambooya State School, located on Harrow Street, was constructed in the early twentieth century. Given its long history providing educational services to this small community (over a century), the school makes an important contribution the character of the place and reflects the important role of the establishment of schools in the development of rural communities.
- The Cambooya Public Hall makes a strong contribution to the Cambooya townscape and, since its establishment in 1910, has played an important role in the social history and cultural life of this small rural town. The larger form of the hall, with the prominent multi-form roof, provides an anchoring presence and contributes to the character of the area. Council has plans to renovate the hall with completion of works scheduled for July 2021.
- For a small settlement, Cambooya retains several churches of various denominations (All Saints' Cambooya, Cambooya Uniting Church, and Sacred Heart Catholic Church), which as community buildings, make a strong contribution to the Cambooya townscape and continue to play an important role in its cultural life.



Catholic Presbytery Cambooya, a local heritage place



Cambooya State School, a local heritage listed place



Cambooya Police Station, a local heritage listed place



Cambooya Store and News and the Central Garage contribute to the traditional town character of the streetscape of Cambooya



The Bull and Barley Inn, a double-storey timber hotel established in 1902 was recently restored

Streetscape

Built form mass, scale & density	<ul style="list-style-type: none"> The main gateway into Cambooya is from the east (via Cambooya Connection Road (SR48)) and is a simple transitional gateway from rural landscape to town marked by the presence of new silos. A perhaps more notable gateway from this direction is found where the Connection Road joins Eton Street, marked by trees and the presence of a vegetated central median. Similarly, from the east (Toowoomba-Karara Road (SR48)) and south (Cudmores Road) there is no defined entrance gateway, except signage, with the town 'dissolving' into the surrounding rural landscape. From the north (Toowoomba-Karara Road (SR48)) there is no defined gateway except for the signage, but a greater sense of arrival due to the crossing over Hodgson Creek marked by the presence of a timber bridge structure and the presence of large concrete grain silos that act as a local landmark. Within the town, character buildings are the key landmark, particularly the Bull and Barley Inn described previously.
Links and connections	<ul style="list-style-type: none"> The arrangement of Cambooya along a central main street – Eton Street – provides a clear sense of legibility and wayfinding within the town centre. However, the presence of the railway and main road through the town challenge the coherence of the streetscape pattern as a whole.
Façades, frontages and rhythm	<ul style="list-style-type: none"> In the Cambooya town centre, Eton Street is commonly characterised by a series of single and two-storey timber buildings set within gardens. The scale and repetitive building material are important contributing character elements of this streetscape. There is a mix of building styles including traditional, Art Deco and more modern elements.
Street trees	<ul style="list-style-type: none"> The presence of street trees is highly variable across Cambooya. Cambooya is notable for the dominance of native trees such as Hoop Pine (<i>Araucaria cunninghamii</i>) and various Gum trees (<i>Eucalyptus</i> spp.) including Ironbark (<i>E. decorticans</i>) and Queensland Blue Gum (<i>E. tereticornis</i>), particularly on the main approaches into town, along Eton Street, and near Cambooya State School. However, some planting is missing reducing the boulevard effect. Hoop Pines (<i>Araucaria cunninghamii</i>) are a key element of the gateway node to the town at the eastern end of Eton Street. Eton Street is also notable for its central planted median with a mixture of mature and recently planted street trees. Parks include an eclectic mixture of species including weeping mulberries (<i>Morus</i> sp.) in the Memorial Park. The newer parts of town such as the Cambooya Ridge Estate have immature street tree planting and, in some cases, very low levels of street trees.
Pavements & parking	<ul style="list-style-type: none"> The only parking areas comprises angle parking bays within the centre of the town associated with the hotel and school. Paving in the centre comprises concrete pedestrian paths. Outside of the centre, parking is on street and grassy verges without footpaths are present.
Furniture & art	<ul style="list-style-type: none"> Cambooya is not well endowed with artwork or sculptural features. A prominent feature in Cambooya's Memorial Park on Ramsay Street is the tiered sandstone war memorial with white marble plaques. This memorial, set within an aesthetic park setting, commemorates the names of the soldiers of the Cambooya district who lost their lives in World War I and World War II. There is also an old gun located in the park.



Entrance to Cambooya along Cambooya Connection Road (SR48)



View along Eton Street towards the town centre



The presence of street trees is highly variable across Cambooya



The newer parts of town such as the Cambooya Ridge Estate have very low levels of street trees

Cultural heritage

Urban/ character precincts	<ul style="list-style-type: none"> Cambooya has a traditional rural character including listed heritage buildings, particularly in the town centre but no defined neighbourhood character precincts.
Cultural associations	<ul style="list-style-type: none"> The naming of Cambooya by Christopher Rolleston is thought to derive from the Aboriginal word 'yambuya', that refers to tubers growing in a water hole. The ruins of Eton Vale Homestead, located adjacent to the New England Highway (A3), are identified as a place of State heritage significance (QHR 600391) and are important for their association with prominent parliamentarian and early settler, Arthur Hodgson. Harrow Homestead, located at 700 Cambooya Felton Rd just outside of Cambooya, is a homestead built in the Carpenter Gothic style and is important for having been designed by the prominent Toowoomba architects, James Marks and Son. It is still a privately occupied home but also currently provides tourism services as 'Historic Harrow Homestead and Gardens'. Australian author, Arthur Hoey Davis, who wrote under the pen name 'Steele Rudd', spent much of his childhood on his family's small block at Emu Creek in the Cambooya district. Ruth Fairfax, founder of the Queensland Country Women's Association lived in Cambooya from the time of her marriage until 1931.



Cambooya Post Office, a local heritage place



A few early traditional timber character places dating from the 1900s-1920s remain



Various churches in the town contribute to its picturesque qualities



The old church building adjacent to the current Sacred Heart Church



Cambooya Uniting Church

Scenic amenity

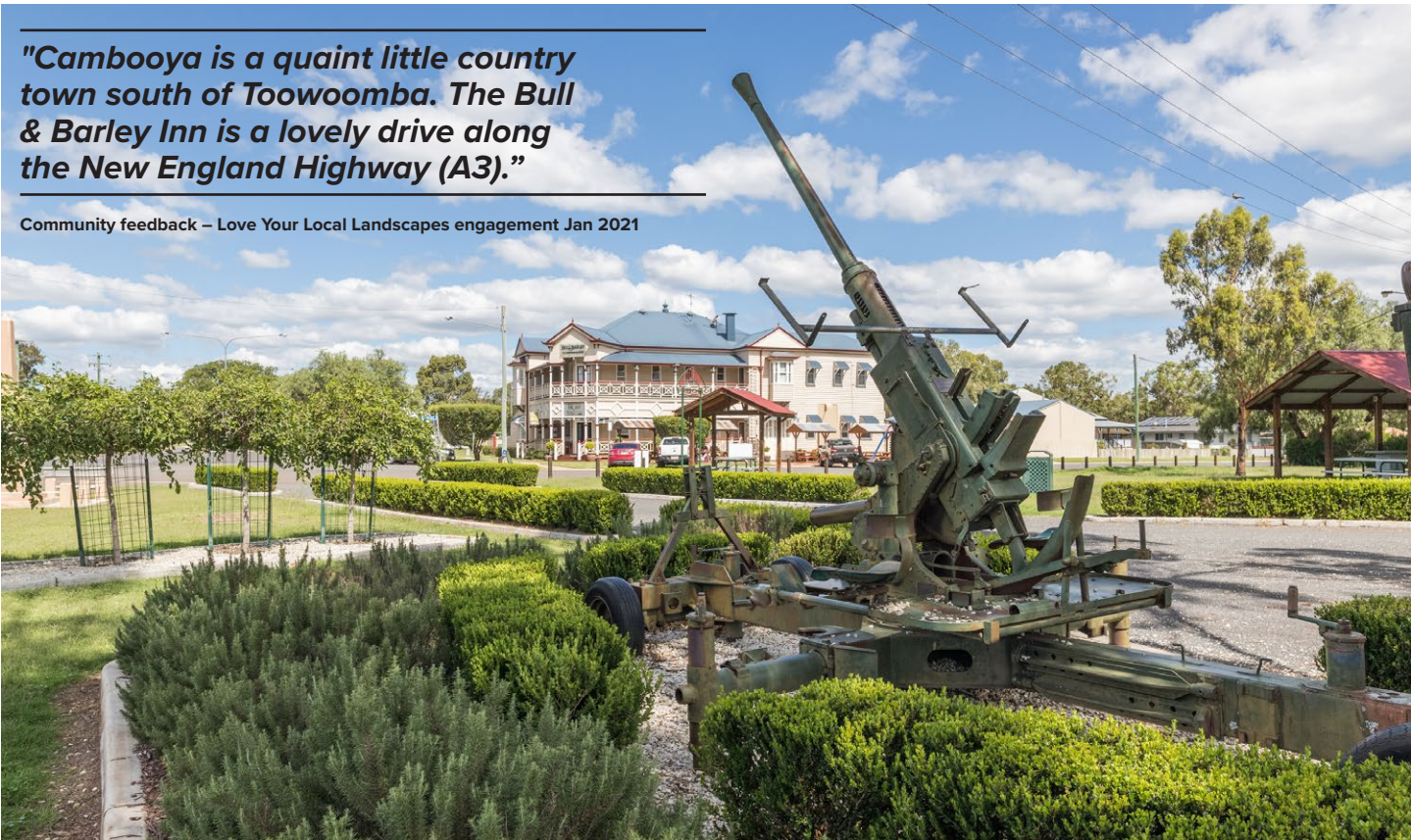
Scenic lookouts & views	<ul style="list-style-type: none">• Due to its low-lying nature relative to the surrounding landscape, there are no formal scenic lookouts in Cambooya. More surprisingly, given the more elevated nature of the surrounding hilly landscape there are no scenic lookouts to Cambooya.
View corridors	<ul style="list-style-type: none">• The regional <i>Tourist Route 3</i> Cambooya loop and local <i>Steele Rudd Country Drive</i> pass through the town and provides important viewing corridors. The settlement is also on several promoted motorcycle routes.• From within town, some views out to the surrounding farmland and distant hills are possible.• Hodgson Creek is an important local element of the view.
Landmarks	<ul style="list-style-type: none">• The Cambooya silos, constructed by the Queensland Government in the mid-twentieth century, are visually dominant structures within the Cambooya townscape and reflect their important role (and that of agricultural production) in the town's early economy. Other more modern silos on the outskirts of the town are also landmarks on the approach into Cambooya.• Buildings, particularly heritage buildings in the town centre such as the Bull and Barley Inn, provide local landmarks in Cambooya.• From the surrounding landscape key features include the water tower located at Cambooya State High School and the silos on Clark Street.
Perceptions	<ul style="list-style-type: none">• Cambooya is a pleasant country town with many delightful and unique elements. However, its character is at threat from indistinct modern development and disrepair of existing buildings.



The Cambooya Public Hall makes a strong contribution to the Cambooya townscape



Silos area landmarks and gateway elements



"Cambooya is a quaint little country town south of Toowoomba. The Bull & Barley Inn is a lovely drive along the New England Highway (A3)."

Community feedback – Love Your Local Landscapes engagement Jan 2021

View towards the Cambooya War Memorial and Bull & Barley Inn

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as a Priority Living Area in the *Darling Downs Regional Plan 2013* and *ShapingSEQ*
- Minimal growth pressure, with growth to be generally focused in existing township zoned areas.
- Future potential for increased growth pressure with the delivery of the proposed southern water pipeline (currently being developed).

Strategy for this settlement

Natural environment

- Maintain and enhance the rural and vegetated character of prominent ridgelines and hills surrounding the settlement, including landscapes in the vicinity of Mount Rubieslaw and the Rubieslaw Range that contribute to the amenity of the town.
- Rehabilitate Hodgson Creek, in particular adjacent Rolleston Park and Patterson Memorial Park, in recognition of the scenic amenity value of these waterways and their important contribution to the landscape setting of Cambooya.
- Encourage private land owners to rehabilitate Hodgson Creek to improve the extent and quality of riparian vegetation and improve environmental and visual amenity values.

Built environment

- Determine the form of the settlement and maintain this to prevent sprawl into the surrounding farmland. In particular consider the relationship between the edges of the town and intervisibility with the surrounding landscape, including visual buffering through street tree planting.
- Maintain the existing low-rise and fine grained scale of the town centre precinct.
- Ensure new development and any redevelopment is sympathetic to the prevailing character of the surrounding area.

Streetscape character

- Seek opportunities to strengthen the arrival experience into Cambooya, in particular from the New England Highway (A3) to the east and to a lesser extent from Toowoomba-Karara Road (SR48) to the west.
- Seek opportunities to enhance the presentation and amenity of Rolleston Park and Patterson Memorial Park.
- Seek opportunities for restoration and reuse of buildings in disrepair, including through economic incentives to reinvigorate the town.
- Build on the existing framework of street trees within the town through developing a strategy for streetscape tree planting to ensure succession planning and to complete residential streets that currently lack a framework of street trees. Include native Gum trees (*Eucalyptus* spp.) and temperate species as appropriate, in accordance with the *Street Tree Masterplan*.

Cultural Heritage

- Undertake a full heritage assessment to ensure the recognition, celebration and protection of heritage and character values going forward.

Tourism

- Improve awareness through increased promotion and signage of regional and local tourist drives that pass through Cambooya including the regional *Tourist Route 3* Cambooya loop and local *Steele Rudd Country Drive*.
- Consider opportunities associated with the *Cobb & Co* tourist drive.
- Consider artwork opportunities, particularly associated with the silos including as a means to bolster tourism to Cambooya.

Scenic amenity

- Maintain and celebrate views to the surrounding farmland and prominent ridgelines and hills near Cambooya, in particular towards the Greenmount Hills (north) (LCA C15) and Greenmount Hills (south) (LCA C16) and landscapes associated with the Great Dividing Range (LCA A5 and A6).
- Seek to improve viewing opportunities of Hodgson Creek, in particular from Rolleston Park and Patterson Memorial Park.



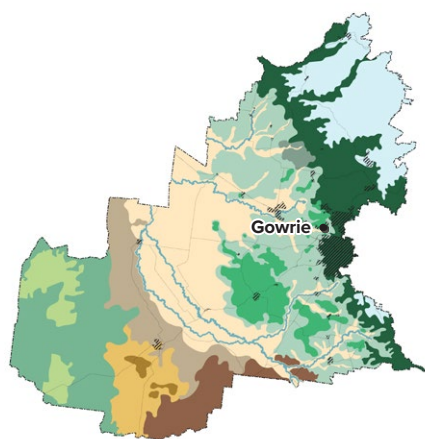


GOWRIE (GOWRIE JUNCTION)

Gowrie is a growing rural community, located adjacent to Gowrie Creek on the foothills of the Kingsthorpe, Gowrie and Goombungee Hills with views to the surrounding rolling agricultural farmland and vegetated hills and distinctive peaks, including Gowrie Mountain.

Location and boundaries

Gowrie (also known as Gowrie Junction) is a small settlement located around 10km northwest of Toowoomba City centre in the Darling Downs accessed from the south by Gowrie Junction Road from the Warrego Highway (A2) via Boundary Street (noting the Toowoomba Bypass is now the Warrego Highway (A2), and what was the Warrego Highway (A2) is now Toowoomba Connection Road (A21)).



Landscape and visual setting

- Gowrie is located in a rural setting but very close to the urban fringes of Highfields and Toowoomba and close to a number of varied landscape character types.
- The upper part of the settlement is located on the elevated landscape associated with **LCT C: Darling Downs Forested Peaks and Ridgelines** – **LCA C4: Kingsthorpe, Gowrie and Goombungee Hills** with the lower-lying parts associated with the landscape of **LCT B: Open Undulating Farmed Basaltic Uplands** – **LCA B3: Kingsthorpe, Pittsworth and Clifton**.
- The settlement is also associated with the valley of **LCT G: Alluvial Floodplain and Valley Floor Cropland** – **LCA G2: Oakey Creek**.
- The small areas of **LCA C4: Kingsthorpe, Gowrie and Goombungee Hills**, **C6: Gowrie Mountain** and **LCA C7: Gowrie Junction Hill** are also strongly associated with the visual context of this settlement.

Key character attributes

- Gowrie is a significant rural town. The Gowrie Junction UCL (Urban Centres and Localities) is recorded as having a population of 1,998 people living in 665 private dwellings with the wider Gowrie SSC having a population of 2,120 (ABS, 2016).
- The town can be accessed via numerous roads. A key approach from Toowoomba is via the Warrego Highway (A2) and Gowrie Junction Road (as the Toowoomba Bypass is now the Warrego Highway (A2), and what was the Warrego Highway (A2) is now Toowoomba Connection Road (A21)). Alternative routes are via the Old Goombungee/Gowrie-Birnam Road to the east, the Old Homebush Road to the north or Gowrie-Tilgonda Road to the west.
- Gowrie has an interesting and undulating rural setting, including key views to surrounding mountains that act as local landmarks, but presents as a largely modern settlement with contemporary 'suburban style' housing dating from the late twentieth century.

Legend

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

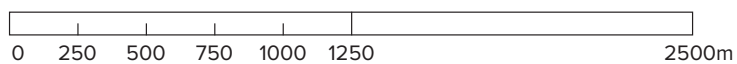
- Hills
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Greenfield Areas
- Town Centre
- Gateways*

- Key features
- Parks and open space
- Extensive viewing opportunities*

*Legend item not to scale



Figure 20: Key landscape and urban character features of Gowrie



Historical influences and typology

Key historic themes for Gowrie are:

The early Darling Downs: exploring the land and establishing settlements

Gowrie was originally part of the former Gowrie pastoral station, which was claimed in late 1840 by Henry Hughes and Henry and Fred Isaac in the major period of European settlement in the Darling Downs. In the late 1860s, the Gowrie station was acquired by George King, who constructed the homestead in 1873. By the mid-1870s, portions of the Gowrie station were resumed for closer-settlement and in 1875, the site of the Gowrie town was first surveyed and a state school soon opened.

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

The small settlement of Gowrie became known as Gowrie Junction shortly after a new railway line was constructed from Gowrie south to Warwick in the early 1870s. The stop was the junction of the southern, western, and eastern lines: at its peak, up to 70 trains were known to pass through. However, in 1915, the Drayton deviation line opened (connecting the eastern and western lines at Toowoomba to Wyreema), which meant trains could then travel from Toowoomba to Warwick in a more direct fashion than before, effectively bypassing Gowrie. Along with the dissolution of the Gowrie Shire around this time, this new bypass line largely triggered the demise of Gowrie Junction.

Living off the land: developing primary and secondary industries

The continuous railway traffic through Gowrie required considerable maintenance of the lines and as a result, the settlement's small population was comprised mainly of railway workers from late nineteenth century and through the early twentieth century. However, with the decline of railway traffic from 1915, the dairy industry expanded. The Downs Co-operative Dairy Association established cheese factories in Gowrie into the 1920s, one of which was strategically located between Gowrie creek and the rail line, which expanded in this early twentieth century period as the dairy industry too expanded.

Country living: establishing institutions and shaping community life

At the turn of the twentieth century, the town was thriving with two hotels, two churches, two stores, a butcher shop, a wool wash, a fellmongery, smithy and a dance hall. The post office and a bank branch were contained within the railway station. In more recent decades, Gowrie's population has grown as a result of recent residential development as a rural adjunct to Toowoomba.



Approach to Gowrie along Gowrie-Lilyvale Road



Modern residential areas with views overlooking the landscape



Alpacas in pasture showing the backdrop of elevated and vegetated hills that frame Gowrie



Gowrie's population has grown as a result of recent residential development as a rural adjunct to Toowoomba



New residential areas typically comprise low-set brick homes

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none"> Gowrie is situated between the valley of Gowrie Creek at around 480m AHD in the south of the settlement with areas up to above 630m AHD in the northwest and above 560m AHD in the north east. The settlement has an underlying basaltic geology associated with the Main Range Volcanics (Tm). Beyond the town, the land is undulating and the setting of the town is created by a backdrop of ridges, particularly views to Gowrie Junction Hill (610m AHD) 1.5km to the south and the distinctive twin peaks of Gowrie Mountain (676m AHD) around 6km to the southwest. The elevated and forested backdrop of the Great Dividing Range, including the urban edge of Highfields and Toowoomba (up to and above 590m AHD), is a feature of the landscape some 4km to the east) to the east. Development areas within the town are divided by areas of more steeply sloping land.
Hydrological features	<ul style="list-style-type: none"> The main hydrological feature is Gowrie Creek, which is located in a gentle valley to the south of the town. Drainage lines associated with the creek extend northwards through the town, mostly incorporated into areas of open space. Oakey Creek forms part of the wider Condamine River catchment.
Vegetation features & habitat values	<ul style="list-style-type: none"> Much of the land around Gowrie has been cleared for agriculture, however important areas of vegetation remain within and immediately around the town, mostly related to more elevated and sloping areas. An important area of Semi-evergreen Vine Thicket on Cainozoic igneous rocks (RE 11.8.3) is located between Hilltop Drive and Panorama Crescent which is considered 'of concern' MSES and is typically related to steeper rocky hillsides. Three major areas of MSES of Mountain Coolibah (<i>Eucalyptus orgadophila</i>) open woodland on Cainozoic igneous rocks (RE 11.8.5a) are located around the settlement. A key area is located between Gowrie-Lilyvale Road and Old Homebush Road north of Burkes Road, another key area is located around Baxters Road south of Glencoe Road and another corridor is located around Old Homebush Road south of Settlers Drive. In the wider context key areas of remnant habitat/MSES include Gowrie Junction Hill to the south. This comprises Silver-leaved Ironbark (<i>Eucalyptus melanophloia</i>) open woodland on Cainozoic igneous rocks (RE 11.8.4). It is notable that no remnant habitat is associated with Gowrie Creek.

Built environment

Settlement & land use pattern	<ul style="list-style-type: none"> The Gowrie settlement is picturesquely situated amongst undulating hills that border the open cropping plains of the Darling Downs. The settlement lies to the north of Gowrie Creek that runs through into the centre of Toowoomba. The existing West Moreton System railway (which facilitates freight traffic only) is situated south of Gowrie Creek and follows the curve of the creek as the line follows through to the Toowoomba Station, south of Burkes Road, and to the east and west of Old Homebush Road. The settlement is fairly dispersed and comprises a series of connected but physically distinct residential areas. The main residential, commercial and civic area of the town is located between Gowrie Birnam Road to the south and Burkes Road to the north. The school is located centrally and acts as the central hub to this small community, supported by a convenience store at the entrance to the urban area on Old Homebush Road intersection. A large area of modern rural residential lots is located on the elevated land (around Calcutt Road and Hillview Crescent) in the northwest of Gowrie. A similar large estate of new similar style of development is located on lower land to the south (around Calcutt Road, Panorama Crescent and Commonwealth Crescent), north of Gowrie Tilgonda Road. To the west of these areas, large older 'acreage' properties within established gardens are located on the western of Gowrie around Redlands Drive. Another new enclave of rural residential properties is located on elevated land in the northeast of the settlement between the Old Goombungee Road and Old Homebush Road and south of Rody Burke Road.
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View along Gowrie-Birnam Road towards elevated and vegetated ridgelines behind the town



Land in the surrounding area has been mostly cleared for agricultural uses



Undulating hills, including Gowrie Junction Hill, contribute to the setting of the town



Gowrie is situated within a picturesque rural landscape with a backdrop of rolling forested hills

Open Space & Recreation	<ul style="list-style-type: none"> McMahon Park is located in the centre of the settlement on Mansel drive. This has sports facilities, play areas and informal opportunities for recreation including picnic facilities. Settlers Drive Park is a newer facility that provides informal green space and is located on Settlers Drive and Gilbert Court. There is also an area of informal greenspace on Hilltop Drive, with a shelter and three distinctive Bottle Trees (<i>Brachychiton rupestris</i>).
Built form mass, scale and density	<ul style="list-style-type: none"> Although it is a historically early settlement, the current Gowrie presents as a modern settlement of predominantly contemporary housing from the 1980s-1990s. A couple of traditional timber character dwellings survive along Old Homebush Road. There are many recent and new houses in the town (and areas of ongoing development) indicating that there is considerable development pressure. Most of these houses are larger (low density) high quality contemporary houses set in large gardens and demonstrate the role of Gowrie as a peri-urban satellite for Toowoomba, attracting residents seeking a less urban lifestyle but close to the amenities of the main town.
Heritage elements	<ul style="list-style-type: none"> In accordance with the categorisation adopted by Brannock & Associates (2010), Gowrie is designated as rural 'village' and is considered of 'high priority' (i.e. it has not been subject to previous heritage investigation and is experiencing development pressures). There are no buildings listed on the State or local heritage list in Gowrie. The Gowrie State School is significant as a surviving component of the early development of Gowrie, being first established in the 1870s. Although the school campus today also contains some more contemporary buildings and additions, the main school building is of traditional built character. Given its long history (over a century) providing educational services to this small community, the school makes an important contribution to the character of Gowrie and reflects the important role of the establishment of schools in the development of rural communities. The rail tracks survive marking some of the former rail activity to the south of the settlement. This former rail line is an identifiable representation of the importance of the railway to the settlement of this part of the Darling Downs. There is no surviving station building. The Gowrie community hall is a building of relatively modern construction and although it plays an important role in this rural settlement's cultural life, it contributes little to the built character.



Informal greenspace on Hilltop Drive



Gowrie Junction Community Hall



Gowrie State School, established in the 1870s



Wide grassy verges with no pedestrian footpaths are typical of Gowrie's streetscapes



Roundabout at the junction of Gowrie Birnam Road, Ambrose Street and Old Homebush Road

Streetscape

Gateways and landmarks	<ul style="list-style-type: none"> A key element of the arrival into Gowrie is the natural gateway experienced on the approach from the south along Old Homebush Road passing over Gowrie Creek. This arrival experience will change significantly with the advent of Inland Rail, as current plans include an overpass over the new railway line and Gowrie Creek. A key arrival node and gateway into the town is the roundabout at the junction of Gowrie Birnam Road, Ambrose Street and Old Homebush Road. However, this does not have particularly high visual or experiential qualities. The natural and rural landscape surrounding Gowrie is the key feature that creates a sense of place and arrival in the settlement. Arriving along the Gowrie Birnam Road from the east, there is a simple transition from rural landscape into town. However, views of Gowrie Mountain add to the experience of this view. Similar views and a gateway to Gowrie is experienced at the junction of Burkes Road and Old Homebush Drive, which has a panoramic elevated view to Gowrie Mountain, and views travelling south on the Gowrie-Lilyvale Road. Other entrances into Gowrie do not present as 'gateways' – the sense of arrival is simply the transition from rural farmland into a settled area. Furthermore, due to the dispersed nature of the settlement, it is difficult to gain a distinct sense of arrival and departure with many thresholds between developed and rural/natural landscapes even within the town. Buildings are the key landmarks within the town, particularly the school and community hall as described above.
Links and connections	<ul style="list-style-type: none"> Views from the settlement out to the surrounding rolling agricultural fields and wooded hills, including landmark peaks such as Gowrie Mountain, provides a sense of place and containment within the wider landscape context. Within the settlement, while Old Homebush Road and Gowrie Birnam Road /Gowrie Lilyvale Road are key routes and points of orientation, Gowrie lacks a strong presence and legibility and wayfinding within and around the settlement is challenging.
Façades, frontages and rhythm	<ul style="list-style-type: none"> Gowrie has a contemporary peri-urban character and lacks distinctive façades. However, the presence of trees in gardens and views out to the surrounding landscape are a defining characteristic of its streetscape character.
Street trees	<ul style="list-style-type: none"> Gowrie has an informal character of street trees which typically comprise mixed native species such as Ironbark (<i>Eucalyptus decorticans</i>), Paperbarks (<i>Melaleuca</i> sp.) and She-oaks (<i>Allocasuarina leuhmannii</i>). Many but not all residential streets also include street trees of various sizes and the large gardens, particularly in the older parts of town, support many trees which provide a highly vegetated character to the settlement. Trees and vegetation in gardens and parks are also important and are notable for the presence of distinctive isolated specimens of native species such as Queensland Bottle Tree (<i>Brachychiton rupestris</i>).
Pavements and parking	<ul style="list-style-type: none"> Due to the low density and large lots within Gowrie and absence of significant commercial areas, parking is typically informal on street parking. Pedestrian paths are typically absent with grassy verges predominating.
Furniture and art	<ul style="list-style-type: none"> There is no notable artwork or street furniture in Gowrie.



Informal character of street trees with mixed native species



Distinctive isolated specimens of native species occur in Gowrie such as Queensland Bottle Tree



Informal boulevard along Old Homebush Road



Gowrie State School

Cultural heritage

Urban/ character precincts

- Gowrie is largely a modern satellite settlement and has no defined neighbourhood or heritage character precincts.

Cultural associations

- Gowrie is situated in close proximity to the Gunningurru site, which is situated to the north of the town on Old Homebush Road.
- The surviving Old Gowrie Homestead is located two kilometres to the south of Kingsthorpe, the adjacent town. The homestead was constructed in 1873 by George King to assist in the pastoral development of the area. The homestead is important as surviving evidence of the nascent period of European settlement on the Darling Downs by pastoral squatters and has more recently operated as a privately run bed and breakfast accommodation.



Gowrie Creek and agricultural landscapes associated with its floodplain



View towards the existing West Moreton System railway line and Gowrie Creek



View towards Gowrie and the surrounding hills from Ganners Road

Scenic amenity

Scenic lookouts & views	<ul style="list-style-type: none"> • There are many high points that provide panoramic views out from Gowrie, for example from Hilltop Drive Park. However, there are no formal scenic lookouts in Gowrie. • The closest scenic lookout is Mount Kingsthorpe, some distance to the west, but this does not look out over Gowrie. • Satellite settlements such as Birdwood Estate (Baxters Road) and those along Gowrie Tilgonda Road have elevated views across the Gowrie Creek valley, including towards the existing railway and Warrego Highway (A2).
View corridors	<ul style="list-style-type: none"> • The local level <i>Farmers County Drive</i> passes through the town along the northern edge of the Gowrie Creek corridor then northwards along the Gowrie Lilyvale Road. • A number of promoted motorcycle routes also pass through the town.
Landmarks	<ul style="list-style-type: none"> • Buildings, such as the school, store and community hall are the most significant landmarks within Gowrie. • The surrounding natural landscape is very important for orientation within Gowrie, particularly Gowrie Junction Hill to the south of the settlement and the distinctive form of Gowrie Mountain to the southwest.
Perceptions	<ul style="list-style-type: none"> • Gowrie is a pleasant and peaceful satellite community, largely comprising contemporary properties set within large gardens that capitalise on extensive views provided by the setting of the natural and rural landscape around the town.



View towards Highfields from Hilltop Drive



View to Gowrie Mountain from Hilltop Drive



View towards Toowoomba from Hilltop Drive Park

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as being within the Priority Living Area in *ShapingSEQ*.
- Steady growth pressure, with growth to be generally focused in existing planned areas.
- The development of the Inland Rail network provides an opportunity for Gowrie to enhance the town's freight and logistics industry through rail, however may also impact the amenity of the area.
- Potential for further industrial growth servicing the transport industry, including through development within the Toowoomba Enterprise Hub.

Strategy for this settlement

Natural environment

- Maintain and enhance the rural and vegetated character of prominent ridgelines and hills surrounding the settlement that contribute to the amenity of the town.
- Encourage private land owners to rehabilitate Gowrie Creek to improve the extent and quality of riparian vegetation and improve environmental and visual amenity values, in recognition of the contribution it makes to the character of Gowrie.

Built environment

- Resist coalescence to maintain and enhance separation between Gowrie, Highfields and Kingsthorpe through land use planning to assist each community to retain its own identity as development pressures intensify in the future.
- Maintain the compact form of the settlement and seek opportunities to enhance the sense of cohesiveness of the settlement.
- Maintain the existing low-rise and fine grained scale of the town.
- Ensure new development and any redevelopment is sympathetic to the prevailing character of the surrounding area.
- Consider the implications of Inland Rail and ensure a landscape strategy is developed to assist in the integration of the rail into landscape around Gowrie.
- Consider opportunities to enhance Gowrie as a transport and logistics hub, leveraging off its proximity to Inland Rail.
- Undertake heritage investigation to understand existing built heritage and inform ongoing development considerations.

Streetscape character

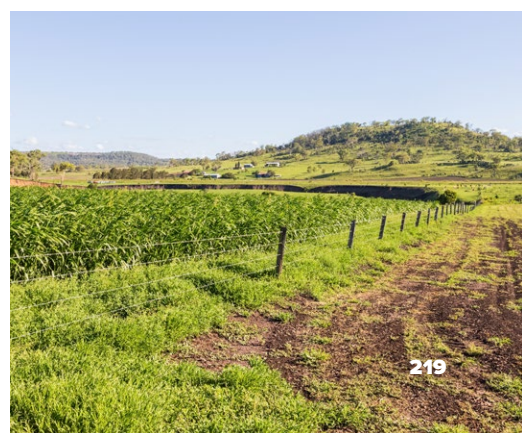
- Seek opportunities to strengthen the arrival experiences into Gowrie, capitalising on existing natural landmarks and views.
- Consider opportunities to reinforce and strengthen the connection between Boundary Road and Morris Road from the Warrego Highway (A2) as key gateways to the town.
- Build on the existing informal framework of native trees and shelterbelts in accordance with the *Street Tree Masterplan* and ensure that this continues into newer development areas with careful consideration of the need to maintain views out while considering views of the settlement from the south.

Tourism

- Improve awareness through increased promotion and signage of tourist drives that pass through Gowrie including the local *Farmers County Drive*.
- Consider opportunities to use artwork to enhance the distinctive sense of place of the town.

Scenic amenity

- Maintain and celebrate views to the surrounding farmland and prominent ridgelines and hills near Gowrie, in particular towards Gowrie Mountain (LCA C6), Gowrie Hill (LCA C7) and the Wellcamp Hills (LCA C8).
- Consider opportunities to create an additional scenic lookout associated with the more elevated parts of the town.
- Provide visual buffers to development within the Toowoomba Enterprise Hub.



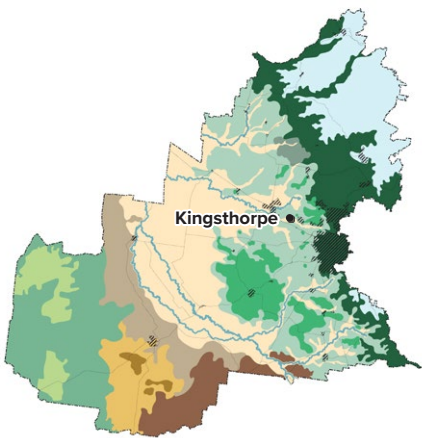


KINGSTHORPE

Kingsthorpe is a growing rural community, located adjacent to Gowrie Creek to the west of Mount Kingsthorpe, with views to the surrounding rolling agricultural farmland and vegetated hills and distinctive peaks, including Gowrie Mountain, The Sugar Loaf and Mount Storey.

Location and boundaries

Kingsthorpe is a significant town located around 16km northwest of Toowoomba City centre and is primarily accessed from the south via the Kingsthorpe-Haden Road from the Warrego Highway (A2).



Landscape and visual setting

- Kingsthorpe is located in a hilly rural area but relatively close to the peri-urban landscapes associated with Gowrie Junction, Highfields and Toowoomba. Kingsthorpe is located at the juncture of varied landscape character types that influence its setting and character.
- The settlement is located within the landscape of **LCT B: Open Undulating Farmed Basaltic Uplands – LCA B3: Kingsthorpe, Pittsworth and Clifton**.
- A key feature of the landscape defining the east of the settlement is Mount Kingsthorpe, which is located in **LCT C: Darling Downs Forested Peaks and Ridgelines – LCA C4: Kingsthorpe, Gowrie and Goombungee Hills**. Another outlier of LCT C is **LCA C5: The Sugar Loaf** which contributes to the hilly setting of the town.
- The settlement is also associated with the valley of **LCT G: Alluvial Floodplain and Valley Floor Cropland – LCA G2: Oakey Creek**.

Key character attributes

- Kingsthorpe a significant rural town. The Kingsthorpe Junction UCL (Urban Centres and Localities) is recorded as having a population of 1,641 people living in 635 private dwellings with the wider Kingsthorpe SSC having a population of 1,867 (ABS, 2016).
- The town can be accessed via numerous roads. A key approach is via the Kingsthorpe Haden Road from the Warrego Highway (A2) to the south. The Kingsthorpe Haden Road is also an important access point to the north. Other entrances include Kingsthorpe Glencoe Rod to the Northeast. Smaller local approaches include the Kingsthorpe Tilgona Road/Gowrie Street to the east and Oakey Kingsthorpe Road to the west.
- Kingsthorpe has a distinctive rural setting including key views to surrounding mountains that act as local landmarks. It combines modern development with a rural townscape character based on its core of heritage buildings around the old town centre.

Legend

- 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

- ▲ Mountains
- ★ Hills
- Ridgelines
- Contours (10m)
- Waterways
- Reservoirs
- Greenfield Areas
- Town Centre
- Gateways*

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

*Legend item not to scale

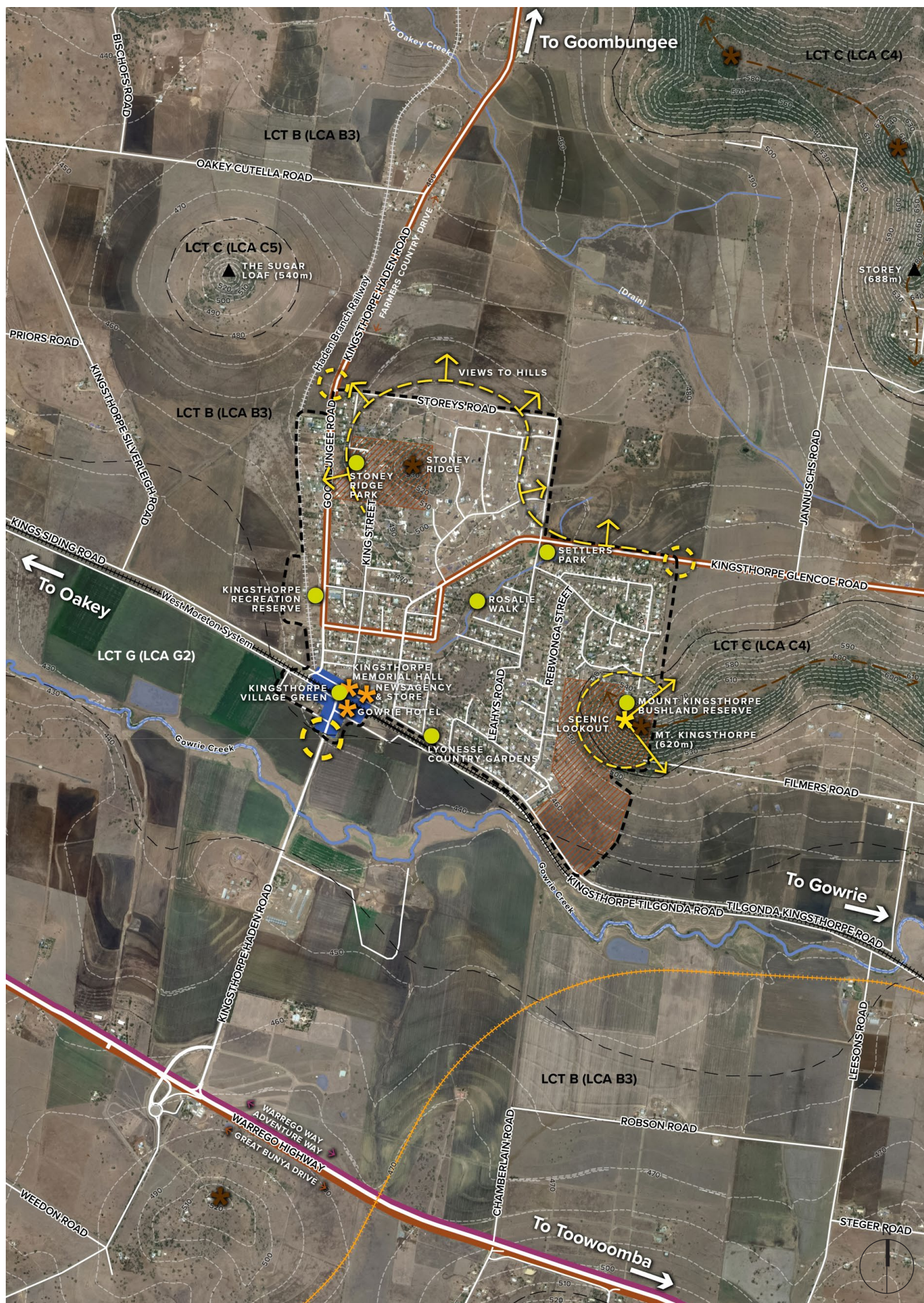
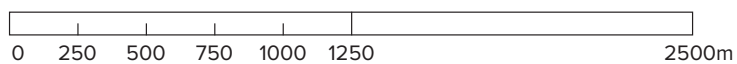


Figure 21: Key landscape and urban character features of Kingsthorpe



Historical influences and typology

Key historic influences on Jondaryan include:

The early Darling Downs: exploring the land and establishing settlements

The village of Kingsthorpe was originally known as 'Gowrie', after the Gowrie pastoral station and homestead of the same name, and first grew as an adjunct to this adjacent pastoral property in the mid-nineteenth century. It was also later known as 'Gowrie Crossing' and as 'Gowrie Creek'. However, by the early twentieth century, its name was changed to 'Kingsthorpe' (purportedly after the owners of the Gowrie run, the Kings), to avoid confusion with a neighbouring settlement, Gowrie Junction (Gowrie).

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

Kingsthorpe is located on the western railway line from Toowoomba to Dalby, which was constructed in the mid-1860s. At this time, its development was connected to its position as a stop along the line. However, by the early twentieth century, a branch line was constructed between Kingsthorpe and Haden to the north, which stimulated the development of the town as it became a compulsory stop for travellers from Goombungee and Haden. In this period of growth, a primary school was opened. However, following the closure of the Haden railway line in 1964, rail freight activity stopped and Kingsthorpe began to decline. Its location north of the primary highway in the area was also a contributing factor in limiting its growth potential.

Living off the land: developing primary and secondary industries

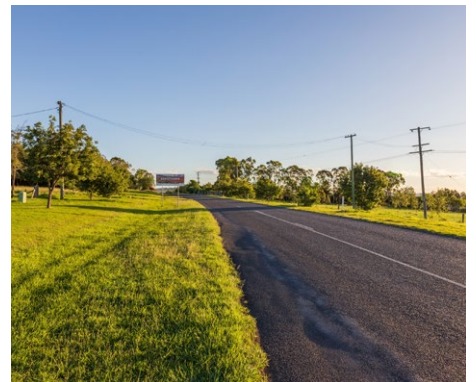
In the mid-1880s, coal was discovered at Kings Siding to the west of Kingsthorpe. A Kingsthorpe coal mining company was subsequently established, but the colliery closed relatively quickly in 1915. Following this closure, the local farm population gradually increased and two cheese factories (including one at Glencoe to the north-west) were constructed near Kingsthorpe in the latter half of the early twentieth century.

Country living: establishing institutions and shaping community life

From the early 1900s, Kingsthorpe supported the Kingsthorpe Hotel, a store, and the railway station. In the years following the end of World War I, the town grew to include a soldiers' memorial hall, another hotel, a post office, and two cheese factories. However, by the mid-twentieth century, the town had gradually declined. In more recent years though, Kingsthorpe has experienced a new period of growth and residential development, predominantly as a result of a growing population wanting to live in the country but work in Toowoomba and surrounding areas.



Looking towards The Sugar Loaf, a key landmark within the broader rural landscape surrounding Kingsthorpe



Entering Kingsthorpe from the north along Kingsthorpe-Haden Road



Kingsthorpe is located on the West Moreton System railway line from Toowoomba to Dalby



Looking towards Mount Storey from the northern outskirts of Kingsthorpe

Urban character and built form assessment

Natural environment

Geological features	<ul style="list-style-type: none">• Kingsthorpe is situated between the valley of Gowrie Creek at around 440m AHD in the south of the settlement and the elevated and rolling landscape beyond, including hilly areas of the settlement above 550m AHD near to Mount Kingsthorpe.• The settlement has an underlying basaltic geology associated with the Main Range Volcanics (Tm).• There are a number of distinctive mountains close to Kingsthorpe. Mount Kingsthorpe (620m AHD) is located in the eastern part of the settlement at the end of a long ridge of land that extends eastwards to Gowrie. The Sugar Loaf (540m AHD) is located around 1km northwest of the settlement. The distinctive twin peaks of Gowrie Mountain (676m AHD) are located around 4km to the south of the town and feature in views from the settlement. Mount Storey (688m AHD) and associated ridgelines are a prominent feature to the north of the town.• Within the settlement an elevated area of land around Stoney Ridge also provides visual interest.
Hydrological features	<ul style="list-style-type: none">• The main hydrological feature is Gowrie Creek, which is located in a gentle valley to the south of the town.• Drainage lines associated with Oakey Creek (a tributary of Gowrie Creek) extend northwards through the town, mostly incorporated into areas of open space within the settlement. This contributes to localised flooding and drainage issues.• Oakey Creek forms part of the wider Condamine River catchment.
Vegetation features & habitat values	<ul style="list-style-type: none">• Much of the land around Kingsthorpe has been cleared for agriculture, however important areas of vegetation remain within and immediately around the town, mostly related to elevated and sloping areas.• A key area is the ridge of land culminating in Mount Kingsthorpe in the east of the town. This has vegetation communities considered MSES that comprise Semi-evergreen Vine Thicket on Cainozoic igneous rocks (RE 11.8.3) which is considered ‘of concern’ MSES and is typically related to steeper rocky hillsides.• Another key area is around Stoney Ridge in the northeast of the settlement. This remnant vegetation community is also considered MSES and comprises Mountain Coolibah (<i>Eucalyptus orgadophila</i>) open woodland on Cainozoic igneous rocks (RE 11.8.5a).• It is notable that no remnant habitat is associated with Gowrie Creek.

"Views from Mount Storey across the Kingsthorpe display a tapestry of rich farmland where Landcare principles of sustainable and regenerative farming assist in adapting to climate change."

Community feedback – Love Your Local Landscapes engagement Jan 2021



View from Mount Kingsthorpe summit towards The Sugar Loaf, a prominent local landmark



Gowrie Creek winding through the rural landscape as viewed from the summit of Mount Kingsthorpe



Agricultural land surrounding Kingsthorpe



View towards Mount Storey from the access drive to Mount Kingsthorpe Bushland Park

Built environment

Settlement & land use pattern

- Kingsthorpe has a relatively large population (i.e. comparable to Clifton and Millmerran), but it does not have such a strong townscape character due to its physical form and layout. Its population is a result of much more recent residential development of the area as a rural adjunct to Toowoomba.
- Kingsthorpe presents as a growing rural residential community, comprising of several separate residential areas, complemented by individual commercial and community-use buildings mostly concentrated along Gowrie Street and Kingsthorpe Haden Road.
- The extent of Kingsthorpe's main thoroughfare is marked at its eastern extent by the intersection of Gowrie Street and East Street, and at its western extent by the intersection of Gowrie Street and Goombungee Road. The Kingsthorpe IGA occupies a prominent position on Gowrie Street but it is a more modern development and does not contribute to the heritage character.
- The Kingsthorpe Medical Centre (including a chemist and childcare centre) is situated to Kingsthorpe State School, but disjointed from the other commercial and community infrastructure within the town.
- The existing West Moreton System railway line and associated road crossing, and connection to 4AK Road to Oakey dissects the town.
- There are also large agricultural stores/silos in the centre of the town.
- The Kingsthorpe Hotel and buildings on the Kingsthorpe Haden Road such as the Gowrie Motor Inn also present as an essential element of the town centre, located south of the Village Green.
- Large older 'acreage' properties within established gardens are located across the settlement, particularly in the west and northwest on the Old Goombungee Road. Newer rural residential properties are being developed in the north of the settlement west of the area around Storeys Road.

Open Space & Recreation

- Kingsthorpe has a large number of formal and informal open space and recreation areas.
- Mount Kingsthorpe Reserve is located in the east and is an important natural walking area and scenic viewpoint.
- Another relatively natural recreation area is Stoney Ridge Park located in the north of Kingsthorpe east of Old Goombungee Road.
- The recently upgraded Rosalie Walk acts as a green spine in the centre of the town, bookended by a Settlers Park and a Skate Park in Petersens Road and also includes an off-leash dog area near Talisker Street.
- The Village Green is located in the heart of the town between Gowrie Street and the railway tracks.
- Kingsthorpe Recreational Reserve is located west of the Old Goombungee Road and has an oval that supports a wide range of sports facilities
- Settlers Park is located on Petersens Road and includes a range of formal sports facilities including a soccer field and basketball courts and also includes a skate facility.

Built form mass, scale and density

- In terms of residential character, Kingsthorpe's housing stock is typically conventional single storey brick and steel or tile roofs and dates from c1950s to current times. The area to the north of Gowrie Street is arranged in modern urban subdivision. An area containing a number of vacant lots is located the north of the existing residential area. Larger rural properties surround the town. A few early (c1900) traditional timber character dwellings survive to the south of the rail line, and one or two similar farmhouses may survive within the residential area to the north of the rail line.



Character dwelling located near the railway line



Kingsthorpe Village Green showing the former railway station in the background



Stoney Ridge Park



New residential developments to the north of Kingsthorpe

Heritage elements

- In accordance with the categorisation adopted by Brannock & Associates (2010), Kingsthorpe is designated as rural 'village' and is considered of 'high priority' (i.e. it has not been subject to previous heritage investigation and is experiencing development pressures).
- There are no State heritage listed places in Kingsthorpe.
- Key heritage places listed in the Toowoomba Regional Planning Scheme 2012 include:
 - 2 and 4 Gowrie Street (2/KIN/0102-0103)
 - 6-12 Kingsthorpe Haden Road (2/KIN/0104)
 - 11050 Warrego Highway (A2) (2/KIN/0105)
- The Kingsthorpe and District War Memorial Hall, located at the intersection of Gowrie Street and Goombungee Road, occupies a prominent position that makes a strong contribution to the Kingsthorpe townscape. Since its establishment in the 1950s, it has played an important role in the social history and cultural life of this rural town.
- Kingsthorpe State School (est. 1911) is significant as a surviving component of the early development of Kingsthorpe. Although the school campus today contains more contemporary buildings and additions, given its long history providing educational services to this small community (over a century), the school makes an important contribution to the character of the place and reflects the important role of the establishment of schools in the development of rural communities.
- The former Kingsthorpe railway station building remains in situ; however, there are no other surviving railway infrastructure elements. The surviving station building is significant and attests to the development of Kingsthorpe as a result of the railway.
- The Gowrie Hotel (est. c.1920s) occupies a prominent position on the main access road into Kingsthorpe, Kingsthorpe Haden Road, and makes a strong contribution to the character of Kingsthorpe. Another prominent feature on the main access road into Kingsthorpe from the south is a large and modern animal feed facility.
- Although the Kingsthorpe Church of Christ is a relatively modern building (c.1970s) that contributes little to the character of Kingsthorpe, it is important for its contribution to the cultural and social life of this small rural town.



Kingsthorpe and District War Memorial Hall, located at the intersection of Gowrie Street and Goombungee Road



The Gowrie Hotel (est. c.1920s) sits in a prominent position on the main access road into Kingsthorpe



Kingsthorpe State School (est. 1911)



The former Kingsthorpe railway station building



Country Women's Association Kingsthorpe Branch building located adjacent to the Kingsthorpe and District War Memorial Hall

Streetscape character

Gateways & landmarks	<ul style="list-style-type: none"> The natural and rural landscape surrounding Kingsthorpe is the key feature that creates a sense of place and arrival in the settlement. A key arrival node and gateway into the town from the south is located on the Kingsthorpe Haden Road near the Gowrie Hotel, which includes views to the hills including Stoney Ridge forming a backdrop to the town. However, the current mix of industrial and largely vacant retail development, unformed parking adjacent to the hotel, the railway line and associated road crossing and connection to 4AK Road to Oakey, make a poor first impression to the town. Another key gateway is located at the junction of Kingsthorpe Haden Road and Gowrie Street in the vicinity of the memorial hall, and QCWA building, which signifies the town centre. Approaching from the south, the northern gateway into the settlement is low key comprising the intersection of Kingsthorpe Haden Road with Goombungee Road and Storeys Road and is characterised by distant views to the hills to the south of the town. The eastern gateway from Kingsthorpe Glencoe Road is also minimal, comprising the transition from rural land to town, which is marked by a windmill and provides views over the new Sunshine Way estate area and towards the distant hills, including The Sugar Loaf, beyond the settlement. Buildings are the key landmarks within the town, particularly the Gowrie Hotel, store and community hall as described above.
Links & connections	<ul style="list-style-type: none"> Views from the settlement out to the surrounding rolling agricultural fields and wooded hills, including landmark peaks such as Mount Kingsthorpe and The Sugar Loaf, provides a sense of place and containment within the wider landscape context. The settlement is relatively legible due to a good network of connecting roads throughout the settlement and key natural wayfinding elements in the surrounding landscape.
Façades, frontages and rhythm	<ul style="list-style-type: none"> The buildings in the centre of Kingsthorpe are spaced out and so the town centre has a fragmented feel without a strong townscape character. The character of the residential streets with mature gardens (in the older parts of town) are more unified and cohesive. However, the presence of views out to the surrounding landscape are a defining element of Kingsthorpe's streetscape character.
Street trees	<ul style="list-style-type: none"> Kingsthorpe has an informal network of street trees which typically comprise mixed native species such as Ironbark (<i>Eucalyptus decorticans</i>), Paperbarks (<i>Melaleuca</i> sp.) and She-oaks (<i>Allocasuarina leuhmannii</i>) as well as some isolated specimens of native species such as Queensland Bottle Tree (<i>Brachychiton rupestris</i>), for example on Bottletree Court. Many residential streets have a green character due to trees within gardens but lack formal street tree planting, in part due to the location of power lines along the street.
Pavements & parking	<ul style="list-style-type: none"> Due to the low density and large lots within Kingsthorpe and absence of significant commercial areas, parking is typically informal on street parking. However, a large parking area is located at the new IGA on Gowrie Street. There is formal parking associated with the Hall and Village Green. Concrete pedestrian paths are found in the town centre but typically absent elsewhere. Rosalie Walk provides a central spine of pathways linking parts of the town, but does not yet link to other community infrastructure such as the school, IGA or Village Green, which have their own path networks.
Furniture & art	<ul style="list-style-type: none"> There is no notable artwork or streetscape furniture in Kingsthorpe.



The Kingsthorpe store is one of the more significant landmarks in the town



The existing West Moreton System railway (freight) traverses the town



A large car park at the new IGA on Gowrie Street is the only formal parking in town



Parking is generally on-street and informal

Cultural heritage

Urban/ character precincts	<ul style="list-style-type: none">Kingsthorpe has no defined neighbourhood or heritage character precincts.
Cultural associations	<ul style="list-style-type: none">The surviving Old Gowrie Homestead is located two kilometres to the south of Kingsthorpe, the adjacent town. The homestead was constructed in 1873 by George King to assist in the pastoral development of the area. The homestead is important as surviving evidence of the nascent period of European settlement on the Darling Downs by pastoral squatters and has more recently operated as a privately run bed and breakfast accommodation.

Scenic amenity

Scenic lookouts & views	<ul style="list-style-type: none">Mount Kingsthorpe is located in the east of the town and has a key regional scenic lookout that provides wide panoramic views over the town and across the surrounding landscape including to key landmarks such as The Sugar Loaf, Gowrie Mountain and elevated landscapes associated with Mount Storey.There are many other high points within the town that provide panoramic views out from Kingsthorpe, for example from Stoney Ridge Park, whilst much of the town has vistas over the Gowrie Creek valley and towards Gowrie Mountain, including towards the existing railway line and Warrego Highway (A2).Properties in the northern part of the town have views towards Mount Storey and The Sugar Loaf.Satellite settlements such as Mount Storey have elevated vistas across the Darling Downs.
View corridors	<ul style="list-style-type: none">The local level <i>Farmers County Drive</i> passes through the town along Goombungee Road, Ruby Street and Kingsthorpe Glencoe Road.A number of promoted motorcycle routes also pass through the town.The national level Warrego Way and Adventure Way pass along the Warrego Highway (A2) to the south of the town (and access to the town would be an easy detour from this route).
Landmarks	<ul style="list-style-type: none">Buildings, such as the school, store and community hall are the most significant landmarks within Kingsthorpe.The surrounding natural landscape is very important for orientation within Kingsthorpe, particularly Mount Kingsthorpe, The Sugar Loaf and Gowrie Mountain.
Perceptions	<ul style="list-style-type: none">Kingsthorpe is a peaceful and growing rural residential satellite community located within the impressive setting of Mount Kingsthorpe and capitalising on extensive views to the surrounding natural and rural landscape. However, it does not fully present as a town despite its relatively high population; largely due to the lack of a dense and distinctive town centre.



Views from Mt. Kingsthorpe to Mount Storey



View towards The Sugar Loaf and the open rural landscape



View from Mount Kingsthorpe to Gowrie Mountain



Kingsthorpe is a peaceful and growing rural residential satellite community in a picturesque valley setting

Planning for the future

Sensitivities and forces for change

Key forces for change include:

- Identified as being within the Priority Living Area in *ShapingSEQ*
- Steady growth pressure, with growth to be generally focused in existing planned areas.
- The development of the Inland Rail network provides an opportunity for Gowrie to enhance the town's freight and logistics industry through rail, however, may also impact the amenity of the area.

Strategy for this settlement

Natural environment

- Maintain and enhance the rural and vegetated character of prominent ridgelines and hills surrounding the settlement that contribute to the amenity of the town.
- Strengthen and enhance Gowrie Creek, including waterway health, its habitat value and riparian vegetation in recognition of its scenic amenity value and the contribution it makes to the character of Kingsthorpe.
- Encourage private land owners to rehabilitate Gowrie Creek to improve the extent and quality of riparian vegetation and improve environmental and visual amenity values, in recognition of the contribution it makes to the character of Kingsthorpe.

Built environment

- Resist coalescence to maintain and enhance separation with Kingsthorpe and Gowrie through land use planning to assist each community to retain its own identity as development pressures intensify in the future.
- Maintain the compact form of the settlement and seek opportunities to enhance the sense of cohesiveness of Kingsthorpe, particularly through consolidation of the town centre.
- Maintain the existing low-rise and fine grained scale of the town.
- Ensure new development and any redevelopment is sympathetic to the prevailing character of the surrounding area.
- Consider the implications of Inland Rail and ensure a landscape strategy is developed to assist in the integration of the rail into landscape around Kingsthorpe.
- Undertake heritage investigation to understand existing built heritage and inform ongoing development considerations.
- Seek opportunities to enhance the sense of cohesiveness of the settlement, particularly through reinforcing the town centre e.g. through landscaping treatments to present the Village Green as a unifying element, while considering the connectivity challenges of the railway line through the southern part of the town.

Streetscape character

- Seek opportunities to strengthen the arrival experiences into Kingsthorpe, capitalising on existing natural landmarks and views, particularly the area around Gowrie Street and Kingsthorpe Haden Road.
- Build on the existing informal framework of native trees and shelterbelts in accordance with the *Street Tree Masterplan* and ensure that this continues into newer development areas with careful consideration of the need to maintain views out while considering views towards the settlement (in particular from Mount Kingsthorpe summit and scenic lookout).

Tourism

- Improve awareness through increased promotion and signage of tourist drives that pass through Kingsthorpe including the local *Farmers County Drive* and consider re-routing the drive to go via Gowrie Street to maximise the opportunity of the drive to bring economic benefit to the town.
- Consider opportunities to use artwork to enhance the distinctive sense of place of the town.

Scenic amenity

- Maintain and celebrate views to the surrounding farmland and prominent ridgelines and hills near Kingsthorpe, in particular towards the Kingsthorpe, Gowrie and Goombungee Hills (LCA C4), The Sugar Loaf (LCA C5) and Gowrie Mountain (LCA C6).
- Consider opportunities to create an additional scenic lookout within future greenfield areas in the vicinity of Stoney Ridge.
- Provide visual buffers to development within the Toowoomba Enterprise Hub.

