Introducing…

Toowoomba

Just an hour and a half from the Brisbane CBD via the Warrego Highway is Toowoomba, Australia’s second largest inland city and its largest or most populous non-capital inland city. Situated in the Western Growth Corridor of Queensland, the fourth fastest expanding region in Australia, Toowoomba is also one of the fastest growing cities in Queensland. Over the next 5 years, the city can expect an average annual growth rate of 129% and a 140% rate per year over the next 10 years. As the service hub for the Darling Downs region, one of the largest producers of agricultural goods in Queensland and as the gateway to the Surat Basin, home to $200 billion dollars’ worth of resource-related projects, the city is set to grow even further. Currently, around 160,000 people live in the Toowoomba local government area (LGA), which contains the suburbs of Newtown, Harristown, Wilston, Centenary Heights and many more. By 2031, this population could smash the 230,000 mark, if the full extent of the coal seam gas boom in the Surat Basin is taken into account.

To support the future population, approximately 41,000 new dwellings will be provided to Toowoomba residents between 2006 and 2031. Jobs will be triggered by a multitude of billion dollar proposed, awaiting commencement and in progress projects. These include the Australia Pacific LNG Project, the Toowoomba Enterprise Hub, the Inland Rail Project and the Toowoomba Second Range Crossing Project. Between 2006 and 2026, Toowoomba city expects an employment growth of 60% to 120%. This will generate upwards of 10,000 new, permanent jobs and over the next 15 years, a total of 25,000 new jobs would’ve been made available to Toowoomba residents.

Every year in September, Toowoomba’s award-winning parks and gardens burst into life during the nationally-renown Carnival of Flowers festival. Hundreds and thousands flock to the city each year to see the colourful displays of flowers and to enjoy the live music, local food and wine and more. In late May, the Hampton Country Food and Arts Festival in Chapman Park begins, the Australian Heritage Festival starts in April and ends in May and the biennial Australian Camp Oven Festival in Millmerran in October are three other festivals based in the Toowoomba city. The Carnival of Flowers, along with the city’s tree-lined streets and peaceful atmosphere has earned Toowoomba its nickname of the ‘Garden City’ of Queensland and a reputation for being a naturally picturesque, tourist destination. Not only is Toowoomba regarded as a beautiful place to live in, but it’s also one of the friendliest cities in Australia. According to the Suncorp Bank Family Friendly City report released in 2014, Toowoomba is the fourth most family friendly city in Australia.

A number of factors, such as Toowoomba’s wide range of educational and health facilities and low unemployment rate, contributed to its high ranking. Award-winning schools and quality child care centres in the CBD alone, number in the hundreds and within a half an hours’ drive, there is the University of Southern Queensland, the University of Queensland and two other tertiary institutions. Other amenities within a 10 minutes’ drive of the CBD are easily accessible via the three highways; the Warrego Highway, the Gore Highway and the New England Highway. These amenities are not limited to bus stops, a train station, hospitals, shopping centres and leisure amenities. A few of the nearby hospitals include the Toowoomba Public Hospital, the St Vincent’s Private Hospital and the St Andrew’s Hospital. Two of the closest shopping centres are the currently in progress, new Grand Central shopping centre, the largest shopping centre in Toowoomba once complete and the under redevelopment Hooper Centre.
Toowoomba benefits from a plethora of leisure amenities, like the Empire Theatre, the Toowoomba Regional Art Gallery and the upcoming, new and improved Toowoomba Library. A number of parks and gardens, such as the J u Raku J apanese Garden in the USQ Campus, one of the largest J apanese gardens in Australia and the Toowoomba Sports Ground or C live Berghofer Stadium are minutes away. Residents and tourists alike, can also enjoy the C obb+C o museum, home to a collection of historical vehicles and the M ilne Bay Military M useum, which is dedicated to the preservation of war memorabilia.

More museums, as well as historical sites, cultural centres, aviation centres, airports and the Darling Downs Zoo can be found outside of the immediate C BD area. O fficially named the Toowoomba Aerodrome, the Toowoomba Airport supports flying schools, maintenance operations and some charter operators. Additionally, there is the W ellcamp Airport. Recently opened in N ovember 2014, it currently provides flights to Sydney and will in future, offer flights to other destinations. As one of the most important transport and logistics focused business hubs in Australia, the Toowoomba Enterprise Hub will be a significant driver of Toowoomba’s economy, during and after its development.

Education

Toowoomba offers an extensive, highly-diverse range of top-performing schools, award-winning tertiary institutions and child care centres. More than 40 public or private, primary and secondary schools are accessible within a 10 minutes’ drive of the CBD. Two schools, St Saviour’s Primary School and St Saviour’s College, are in walking distance of Herries Street. St Saviour’s Primary is the oldest Catholic school in Toowoomba and provides education for boys and girls from prep to Year 6. In March 2015, it was acknowledged by the Australian Curriculum and Reporting Authority (ACARA) as one of 53 schools to show strong improvements in NAPLAN results from 2012 to 2014. Next door to St Saviour’s Primary School is St Saviour’s College, a Catholic secondary school for girls.

A 3 minutes’ drive west of the CBD is St Mary’s College and the Junior Campus of The Glennie School. St Mary’s College is the only Catholic, all-boys college, which caters to students in years 5 to 12, in Western Brisbane. Last year, classroom renovations and extensions were completed, as well as the integration of a new Home Economics and Hospitality facility. Currently under construction are extra playground facilities for the primary students and in future, there may be a renovation of the primary school building. Junior and Secondary campuses combine to form The Glennie School, an Anglican boarding school for girls in prep to year 12. According to year 9 results in 2014, Glennie is one of Queensland's top performing high schools.

North for 3 minutes is the Toowoomba North State School, while a 3 minutes’ drive east is the Toowoomba East State School, the co-ed Catholic secondary college, St Joseph’s College and the all-boys boarding school, Toowoomba Grammar School.

Over the last 10 years, Grammar has consistently outperformed other schools and in 2014, was one of the top performing high schools in Queensland. In 2012, it was ranked in the top 5 list of Queensland Schools with the highest number of students achieving an OP 1 to 5. Grammar was also in the top 20 list of Queensland schools with the best OP results between 2007 and 2011. Due to its popularity, the school approved an expansion of its student accommodation via the construction of two buildings. Late 2015 is the expected completion date. Holy Name Primary School, St Ursula’s College (an all-girls Catholic boarding school) and the Middle and Senior campus of The Glennie School are a 4 minutes’ drive from the CBD. Also 4 minutes away is the Centenary Heights State High School and St Thomas More’s Catholic Primary School. Slightly further out, is the Newtown State School, Our Lady of Lourdes Catholic Primary School and Mater Dei Primary School. Another 3 schools a mere 5 minutes from the CBD are the Toowoomba State High School, Harlaxton State School and St Anthony’s Catholic School. For more schools, please see the next page. To support Toowoomba’s growing population over the next 20 years, new schools will be developed in Cambooya, Wyreema, Darling Heights, Drayton and Harristown.

There are 4 tertiary institutions in the Toowoomba CBD and in nearby suburbs. A Queensland Rural Medical Education Centre (QRMEC), followed by a TAFE Queensland South West Campus, a University of Southern Queensland Campus (USQ) and a University of Queensland Campus (UQ) in Gatton are the four institutions. QRMEC provides rural and regional medical training programs to doctors. Its Darling Downs Clinical Training Centre is located on Hume Street and is a 2 minutes’ drive from the CBD. Toowoomba’s TAFE Campus and USQ Campus are 5 and 10 minutes away, respectively. USQ’s Toowoomba Campus offers a variety of degrees, ranging from creative arts to sciences and also state-of-the-art academic and recreational facilities, including a few of Australia’s leading research centres and Australia’s largest Japanese garden.
In September 2014, USQ won the UniSuper Award for Innovation. Awarded for USQ’s unique development pathways, which aid students transitioning to university degrees and more, the university is now recognised as a leader in the ongoing push to increase tertiary education participation. Like USQ, TAFE is an award-winning tertiary institution, with a number of multicultural awards under its belt.

Gatton is a half an hour’s drive east of the Toowoomba CBD via the Warrego Highway and it’s the home of UQ’s Gatton Campus. Internationally recognised, the Gatton Campus is Australia’s leader in the education and research of agriculture, animals, veterinary science, food and environment. World-class facilities provided to students include a $100 million School of Veterinary Science, a native wildlife teaching and research facility, a collaborative learning centre and a dormitory. The University of Queensland is also one of the top 100 universities in the world and has won more awards for its quality teaching practices than any other university in Australia.

Mothercraft Childcare Centre, the Kath Dickson Occasional Care Centre and the Goodstart Early Learning Centre on Bridge Street are childcare centres within walking distance of the Toowoomba CBD. A 3 minutes’ drive from the CBD are another 7 care centres. These include a Kate’s Place Early Education and Childcare Centre on Margaret Street, the Harley’s Place Early Learning College and the Kidzfreedom Family Day Care Centre.

More include the Goodstart Early Learning Centre on Healy Street, the Toowoomba Central Childcare Centre, a Kate’s Place on Herries Street and the preschool at Toowoomba East State School. Less than 5 minutes away is the Olive Tree Children’s Centre, the Glennie Community Kindergarten, the Cherubs Childcare Centre and the Eastwood Early Education Centre. Children’s Educare Centre, the Rosemont Cottage Kindergarten and Preschool and the C&K Vera Lacaze Memorial Kindergarten and Preschool are also a mere 4 minutes from the CBD.

Another 27 schools, including the Toowoomba West Special School and the Cllifford Park Special School, both dedicated to the education of children with disabilities, can be found 6 to 11 minutes from the CBD.

(Sources: Architectus 2015; Better Education Pty Ltd 2014; Google Maps 2015; Queensland Rural Medical Education Ltd 2015; St Mary’s College 2015; St Saviour’s College 2015; St Saviour’s Primary School 2015; TAFE Queensland 2014; The Glennie School 2015; The State of Queensland (Department of the Premier and Cabinet) 2015; The University of Queensland 2015; Toowoomba Chamber of Commerce and Industry 2015; University of Southern Queensland 2014; Where is 2015; Sidebar images by Freepik licensed under CC by 3.0)
Shopping

Less than 10 minutes from the Toowoomba CBD are 16 shopping centres. Hooper Shopping Centre is the closest, followed by the new Grand Central Shopping Centre, the Toowoomba Homemakers Centre and the Centrepoint on James Shopping Centre. Also nearby is the Red Edge Centre and the Market Plaza. A 4 to 5 minutes’ drive west is the Clifford Gardens Shopping Centre and the Newtown Shopping Centre, while a drive north is the North Point Shopping Centre and east is the Range Shopping Centre. Toowoomba Plaza, the Ruthven Plaza, the Ridge Shopping World and the Tower Shopping Village are 6 minutes south of the urban centre. From 7 to 9 minutes away is the Westridge Shopping Centre, Mcdonaldtown Shopping Centre and W yalla Plaza Shopping Centre. Followed by the High Street Plaza and the Wilsonton Shopping Centre.

After a fire in 2013, the restoration of the Hooper Centre was approved and is now in its final stages. Before the expected completion date of April 2015, an IGA will open and join the revamped and locally popular Patton’s Discount Meats and other stores. North-west of the Hooper Centre, the integration of the Grand Central Shopping Centre and Gardentown Shopping Centre is in progress. Grand Central and Gardentown will be linked via a two level galleria containing Australian and international fashion outlets. Once the redevelopment is complete, Grand Central will span 90,000 sqm, double its original size and include new discount department stores and supermarkets, 360 new speciality retailers and a dining precinct. An extra 2,000 car parks will also be delivered, bringing the total number of spaces to 4,000. Early 2017 is the expected completion date. With over 300 stores and a Birch, Carroll and Coyle Cinemas, the New Grand Central will be the largest shopping centre in Toowoomba and the regions’ premier shopping, lifestyle and entertainment destination.

Along Prescott Street are 12 shops, collectively known as the Toowoomba Homemakers Centre. HPartners, an investment advisory firm, as well as Aurecon, a company that provides engineering and other specialist services, have offices in the centre. For home and personal ware, there’s a Lighthouse Lighting store and a Norris beauty products wholesaler. Just down the road is a Pillowtalk, a Choice Flooring store, a work-wear outlet and a Breathe Health Club in Centrepoint on James, if residents require more variety. There’s also a BCF (Boat, Camping, Fishing) in Centrepoint and a Godfrey’s next door. On the other side of Centrepoint is the Red Edge Centre and it predominantly consists of restaurants, such as a Subway and a Grill’d.

Market Plaza is situated on Margaret Street in the heart of the Toowoomba CBD. A JB Hi-Fi and a Chemist Warehouse are the two primary tenants. As one of the larger shopping centres in Toowoomba, Clifford Gardens Shopping Centre is home to nearly 100 stores. It’s anchored by a Big W, a Woolworths and a Coles and has a diverse range of speciality outlets. These include a Commonwealth Bank, a Dick Smith, a Terry White Chemists and numerous fashion stores. Newtown Shopping Centre is a neighbourhood centre, akin to the Hooper Centre, the Homemakers Centre and Centrepoint. Three of the centre’s tenants are a Newtown Discount Drug Store, a Civic Video and a Lifeline Furniture Super Store. In March 2014, the Northpoint Shopping Centre opened for business. As well as providing access to a medical centre, North Point offers a Coles, an Aldi, a Reject Shop, 20 specialty stores and 330 car parks.

East of the CBD on the corner of James and Burke Street is yet another neighbourhood centre called the Range Shopping Centre. Major tenants include a Woolworths, a Caltex petrol station, a BWS, a Heritage Bank, a National Australia Bank and a Sullivan Nicolaides Pathology Collection Centre. Minor tenants range from a Jetts gym to a Raine and Horne real estate agency. Coles and Kmart anchor the Toowoomba Plaza on Ruthven Street. Right next door is the Ruthven Plaza, home to a Rugs-a-million, a Snooze outlet, a Harvey Norman, an Amart, a Petbarn and more. Behind the Toowoomba Plaza is the Ridge Shopping World and the centre consists of a Woolworths and 21 speciality stores, which fulfil personal care, banking, pharmacy and travel needs.
Tower Shopping Village accommodates a Bottle Mart, a fruit shop, a hair salon combined with a florist and a Golden Casket newsagency, just to name a few. Further down Drayton Road is the McDonaldtown Shopping Centre and in the centre, there’s a convenience store, a hairdresser, a pharmacy and a doctor’s clinic. Another small neighbourhood centre south of Toowoomba is the Westridge Shopping Centre. Well-known companies like Domino’s Pizza, Noodle Box, Brumby’s, Australia Post and BWS have stores here.

Containing a Network Video, a Brumby’s, a doctor’s surgery, an IGA, a Malouf Pharmacy, a fashion store and more, Wyalla Plaza Shopping Centre is a one-stop-shop for nearby residents. High Street Plaza fulfils the same role as Wyalla Plaza and provides Rangeville residents with everything they need. Retailers include an IGA, a medical centre, a pharmacy, two banks, a Blockbuster and a newsagency. There’s also a BP petrol station next door.

North-west of the CBD is the currently redeveloping Wilsonton Shopping Centre. Construction of Stage 1 began in March 2015 and the estimated completion date for the centre is late 2016. Along with the integration of the existing Coles, which will double the retail floor space from 16,000sqm to 30,000sqm, the finished centre will boast a Kmart and a host of new mini-majors. Joining the retail outlets will be an 8 screen cinema, new dining areas, ‘The Square’ market place, a medical centre and more car spaces. Total car parks will exceed 1200, while total outlets could exceed 100.

Health

There are 4 public and private hospitals and numerous medical centres within an 11 minutes’ drive of the CBD. Toowoomba’s dedicated Veterinary Hospital, the Toowoomba 7 Day Medical Centre and the Grand Central Medical Centre are in walking distance. A mere 3 minutes from the urban centre is the Toowoomba Public Hospital, the Mackenzie House Family Medical Centre, the Iona Medical Centre and the Lindsay Street Medical Centre. There’s also a Sullivan Nicolaides Pathology Collection Centre, Ken Gover Dental and the Parkside Physiotherapy Centre.

From 4 to 5 minutes away, there’s the Carbal Medical Centre, St Vincent’s Private Hospital, Toowoomba Surgicentre, Medici Medical Centre and a Skin Cancer Clinic. Another Sullivan Nicolaides Pathology Collection Centre can be found with the Skin Cancer Clinic and the Hodal Chiropractic Clinic, specialising in back pain relief, is south of the CBD. Driving west, residents will find the Bakers Family Medical Centre and driving north, the North Point Medical Centre. Between a 6 and 11 minute drive, there’s a Greencross Vets, the St Andrew’s Toowoomba Hospital, the West Toowoomba Medical Centre, the newly opened 7 Springs Health + Dental centre and the Baillie Henderson Hospital.

As the longest standing veterinary practice in Toowoomba, the Toowoomba Veterinary Hospital has provided quality care to animals for more than 65 years. It joins Greencross Vet clinics as premier care facilities for pets in the region. Seven days a week, the hospital offers a 24 hour emergency service and the experienced vets utilise state-of-the-art equipment. Just down the road from the veterinary hospital is the Toowoomba 7 Day Medical Centre. Services include minor surgery, vaccination, general check-ups, blood tests and home visits and are performed by one of the centre’s 11 doctors on a 7 day basis. Grand Central Medical Centre, open 6 days a week, is situated behind the redeveloping Grand Central Shopping Centre on Hill Street. Check-ups, immunisations, disease management, minor surgical procedures and pregnancy care are some of the services offered by the four full-time doctors.

Situated beside the Warrego Highway in the CBD, the Toowoomba Public Hospital is the most accessible out of the 4 hospitals in the area. In 2013, the Toowoomba Hospital discharged or transferred 78% of its emergency patients within 4 hours, which was higher than the national target of 77%. On top of this achievement, patients on the surgery waiting list in 2013 and 2014 were treated in the recommended timeframe. A variety of facilities, along with over 320 beds and specialist, community and education services are provided. These are not limited to surgical theatres, intensive care and rehabilitation units, general x-ray, breast screening, pharmacies and training rooms. Currently, an upgrade of the hospital is in progress and includes the expansion of a surgical unit, a new kitchen and an external makeover.
Mackenzie House Family Medical Centre, the Iona Medical Centre and the Lindsay Street Medical Centre are local medical centres akin to the Grand Central Medical Centre. Mackenzie is only open 5 days, but residents do have access to 24 hour medical care. Minor surgical procedures, vaccination and skin care are a couple of services performed by the 4 doctors at the centre. Over the last 13 years, the Iona Medical Centre has offered women, men and children’s health care services, as well as skin cancer medicine, chronic illness and diabetes management, vaccinations and more. It’s open 5 days a week and bulk bills like most other medical centres. East of Iona is the Lindsay Street Medical Centre and Lindsay’s 3 doctors specialise in acute care, diabetes management and travel preparation, like vaccinations.

Dotted around the CBD are a number of Sullivan Nicolaides Pathology Collection Centres. An appointment is required to take blood pressure monitoring tests, paternity tests, drug screens and other tests at the centres. Most centres are open 5 days a week and a few are open 6 days a week. Ken Gover Dental is situated on Russell Street and provides general dentistry and dental implant services on a 5 day basis. Near Queens Park is the Parkside Physiotherapy Centre and from Monday to Friday, offers a range of treatment methods, such as massage, manual therapy, posture correction and so forth.

Up the street from Parkside is the Carbal Indigenous Medical Centre, the only dedicated medical centre for indigenous Australians and Torres Strait Islanders in Toowoomba. Five days a week, patients have access to twelve medical services. These include general services, like check-ups and vaccinations, assistance from registered nurses, disease management, blood monitoring and women and children's health care services. Situated on Scott Street is a medical hub consisting of St Vincent’s Private Hospital, the Medici Medical Centre, the Toowoomba Surgicentre and the Toowoomba Specialist Centre.

St Vincent’s Private Hospital is the largest acute private hospital in Darling Downs. Advanced facilities, such as four surgical theatres and a 6-bed intensive care unit, along with equipment and 176 beds support the surgical, maternity, paediatric and other services provided to inpatients and day patients. For local residents in need of emergency care, the emergency centre is open 24 hours a day, seven days a week. In 2012, St Vincent’s was awarded the Private Hospital Innovation Award and Catholic Hospital Initiative Award for its ‘Clinical Partnership Program.’ Nurses from other medical sectors like aged care are given hands-on clinical experience in a hospital ward when accepted into the program.

Established in 1987, the Toowoomba Surgicentre was the first, fully-operating private surgical centre in Queensland and the third in Australia. Surgicentre’s doctors perform a broad range of surgical services, including plastic and reconstructive surgery and head and neck surgery in the centre’s 3 operating theatres. Across the road from the Surgicentre is the Toowoomba Specialist Centre and the Medici Medical Centre. Medici provides access to general practitioners and x-ray services, while the Specialist Centre, as the name suggests, offers specialist care in the form of a Skin Cancer clinic, a Sullivan Nicolaides Collection Centre and so forth. Most of Medici’s tenants are open Monday to Friday and the Collection Centre and Skin Cancer clinic are also open 5 days a week.
Three other medical centres in the vicinity of the CBD are the North Point Medical Centre, the Bakers Family Medical Centre, the West Toowoomba Medical Centre and the 7 Springs Health + Dental Centre. Northpoint’s six doctors assist with vaccinations, women and men’s health care, perform minor surgeries and more on a 5 day basis. Like Northpoint, the Bakers Family Medical Centre staff conduct minor surgeries, general health consultations, vaccinations and also counselling sessions, a range of tests and chronic disease care services. Monday through to Friday the centre is open.

Nearly 20 doctors form the general practitioners board of the 7 Springs Centre, situated near the Toowoomba Plaza. As a result, a broad range of services are on offer and these include dental surgery, x-ray services, physiotherapy and podiatry services. If in need of the Medical Practice section of the centre, patients must make an appointment on Mondays through to Saturdays. The Dental Centre on the other hand, is open 6 days a week from Monday to Saturday. For the last 25 years, West Toowoomba Medical Centre has provided the local residents of Wilsonton and Rockville with women, men and children’s health care services, on top of general services, like check-ups and vaccinations. Three doctors are available at the centre 6 days a week.

Besides the Toowoomba Public Hospital and the St Vincent’s Hospital, Toowoomba residents also have access to the St Andrew’s Toowoomba Hospital and the Baillie Henderson Hospital. In February of this year, the acute care, private St Andrew’s Hospital opened a state-of-the-art, 3D image capable surgical theatre, the first in the Southern Hemisphere, as part of an ongoing, multi-million dollar upgrade. Other improvements in progress are day hospital and medicine department expansions. These are set to further distinguish the hospital from merely being a teaching hospital for the University of Queensland, to one of the most advanced hospitals in the region. Facilities currently available in the 137-bed hospital are 5 operating theatres, an 8 bed intensive care unit, the only radiotherapy unit in Darling Downs and more. Supported by the facilities and performed by a staff of 500, are a myriad of medical, surgical and mental health services, including chronic disease management, vascular surgery and a psychology clinic.

Baillie Henderson Hospital specialises in the treatment and rehabilitation of mentally disabled individuals and thus, offers not only long-term inpatient care, but also, mental health programs. An additional 24 accommodation units were recently constructed for patients and in 2014, a refurbishment occurred wherein air conditioners were replaced and the pools were upgraded. Existing facilities are a number of rehabilitation units.

(Sources: Carbal Medical Centre 2015; Cura Group 2015; Google Maps 2015; Gower & Raval Dental 2015; GP Connections 2015; Grand Central Medical Centre 2015; Health Engine 2015; Iona Medical Centre 2015; Ivan Johnston & Co Pty Ltd 2015; Lutheran Community Care 2015; Northpoint Medical Centre 2015; Parkside Physiotherapy 2015; Popliteal Pty Ltd 2015; Queensland X-Ray 2015; Sensis Pty Ltd 2014; 7 Springs Health + Dental 2015; Sonic Healthcare Limited 2015; St Andrew’s Toowoomba Hospital 2015; St Vincent’s Private Hospital 2015; The State of Queensland (Queensland Health) 2015; Terry Ryder Hotspotting Report 2015; Toowoomba Veterinary Hospital 2015; TSBE Development Report 2014; Where Is 2015; Yellow Pages 2015; Your Health 2015, Sidebar images by Freepik licensed under CC by 3.0, Dulux Colour Awards 2015, The State of Queensland (Queensland Health) 2015)
3MIN
From Toowoomba Public Hospital

4MIN
From St Vincent’s Private Hospital
(largest acute hospital in Darling Downs)

8MIN
From St Andrew’s Toowoomba Hospital

11MIN
From Baillie Henderson Hospital
Transport

On Tuesdays and Thursdays, the Westlander train departs at 7:15pm from the Brisbane CBD’s Roma Street Station and arrives at the Toowoomba Station in the CBD at 11:00pm. From Toowoomba, the Westlander departs at 7:00am on Thursdays and Saturdays and arrives in the Brisbane CBD at 11:25am. Travel time is approximately four hours. Onboard facilities include economy seats and toilets in each carriage, while travel features are not limited to tea, coffee and water facilities and complimentary meals.

Three bus companies offer services from Brisbane to Toowoomba and these are Bus Queensland, Greyhound Australia and the Airport Flyer. Bus Queensland is privately-owned and has operated in Queensland and Victoria for over 40 years. Bus BQ 211 departs from the Brisbane Transit Centre on Roma Street seven days a week at 7:30am and arrives at the Toowoomba Bus Interchange on Neil Street at 9:40am. From the Toowoomba Bus Interchange, Bus BQ 212 departs at 5:15pm every day and arrives at the Brisbane Transit Centre at 7:15pm. Bus Queensland also services the Toowoomba CBD, with Buses 1, 2, 4, 5, 300, 301, 314 and 315. Bus 1 services the Harlaxton area, Bus 2 the Glenvale area, Bus 4 is a USQ dedicated bus, Bus 5 the Clifford Gardens and Wilsonton areas and Bus 6 the Wilsonton Heights area. From Monday to Saturday, these buses are active. Routes 300 and 301 service the CBD and Crows Nest, while 314 and 315 service the CBD and Highfields. These buses run five days a week.

As one of the oldest coaching services in the world, Greyhound Australia has over 100 years’ worth of experience. It’s also the only national coach service in Australia. Buses GX485, GX952 (express) and GX950 are three morning buses, operating seven days a week that travel from Brisbane to Toowoomba. They depart from Level 3 of the Roma Street Transit Centre at 7:00am, 8:30am and 10:00am and arrive at Platform 1 in the Toowoomba Bus Interchange at 9:00am, 10:15am and 11:50am, respectively. Daily afternoon and evening services are run by five buses, including the GX487, GX953 and GX954. They depart from Brisbane at 1:00pm, 3:00pm and 4:00pm and arrive in Toowoomba at 2:45pm, 5:05pm and 6:10pm, respectively.

From Toowoomba to Brisbane, there are three morning buses; buses GX150, GX157 and GX152. They depart from Platform 1 in the Toowoomba Bus Interchange at 5:30am, 6:00am and 11:00am and arrive at the Greyhound Terminal at the Roma Street Transit Centre at 7:30am, 8:00am and 12:50pm, respectively. Afternoon and evening services are run by four buses, including the GX158, GX488 and GX153. They depart from the Toowoomba Bus Interchange at 12:00pm, 1:05pm and 2:00pm and arrive at the Roma Street Transit Centre at 2:30pm, 2:55pm and 3:55pm, respectively.

Airport Flyer buses offer services six days a week from the Domestic and International terminals of the Brisbane Airport to Toowoomba and vice versa. Monday through to Thursday, there are six buses, including the 151 and 152. They depart from the Domestic and International terminals two to three hours after one another, starting from 7:00am and 7:15am. Travel time is approximately 2 and a half hours and two of the stops in Toowoomba are the Empire Theatre stop on Neil Street and the Grand Central Bus zone. On Fridays, there are four buses and on Sundays, there are five buses and these two days have a similar timetable as the Monday to Thursday timetable. From Toowoomba on Mondays through to Thursdays, there are six buses, such as the 141 and 142, running to the Domestic and International terminals in the Brisbane Airport. Services start at 3:15am and each bus follows two to three hours after the other and arrive at the terminals around two hours later. There are five buses on Fridays and Sundays.

(Sources: Bus Queensland 2015; Google Maps 2015; Greyhound Australia 2015; The Airport Flyer 2015; The Queensland Rail Group 2015; The State of Queensland (Department of Transport and Main Roads) 2014; The State of Queensland 2015)
Toowoomba Regional Council

Toowoomba is Australia’s second largest inland city and its largest or most populous non-capital inland city. More than 160,000 people call the local government area (LGA) home. An annual population growth rate of 1.40% over the next decade, also ranked Toowoomba the sixth fastest growing city in Queensland. Low range forecasts suggest the population will exceed 216,000 by 2036. High range forecasts, which consider the full extent of the coal seam gas boom in the Surat Basin, state a population of 230,000 to 240,000 by 2031.

As the gateway to the prosperous Surat Basin, one of Australia’s richest resource reserves, fly-in, fly-out (FIFO) and drive in, drive out (DIDO) workers will continue to flock to the Toowoomba city in the coming years. Resource, manufacturing, construction, professional and agricultural workers attracted to multi-million dollar agricultural industry of the Darling Downs' region, will further boost population growth and drive significant demand for housing. Off-the-charts demand has already triggered $361 million dollars’ worth of residential building approvals in the year ending December 2014. Out of Queensland’s total of $11,000 million in residential approvals during the same period, 3.35% were approvals in the Toowoomba city. For the year ending September 2014, the Toowoomba LGA had the ninth largest number of detached dwelling approvals in Queensland. Toowoomba also had the ninth largest number of new lot sales in Queensland in the same period. By 2031 total dwellings in the LGA should surpass 100,000. Approximately 41,000 new dwellings will be provided to Toowoomba residents between 2006 and 2031.

During the 2011 Census, 61% of the labour force worked full-time, while 29% worked part time. The Toowoomba local government area’s labour force consisted of close to 78,000 individuals in the December quarter of 2014. Nearly 70,000 of the labour force worked in the Toowoomba CBD area in January 2015. From 2006 to 2026, an employment growth between 60% and 120% is expected for the Toowoomba LGA. Over the next five years, 5,400 new jobs will be created, while over the next fifteen years, an estimated 25,000 jobs will be introduced to the region. A majority of these jobs will originate from the planning, construction or post-completion stages of a variety of multi-million or billion dollar projects. These include the Australia Pacific LNG Project, the Toowoomba Enterprise Hub, the Inland Rail Project and the Toowoomba Second Range Crossing Project.

Recently Completed

- **$15B**
  - QLD Curtis LNG Project (World’s first LNG project)

- **$20M**
  - Drayton Shopping Centre (Opened)

- **$25M**
  - Northpoint Shopping Centre (Opened)

- **$7M**
  - Highfields Village Shopping Centre Expansion

Projects in Progress

- **$30B**
  - Australia Pacific LNG Project

- **$300M**
  - Wellcamp Airport + Wellcamp Business Park in Toowoomba Enterprise Hub (Airport opened in Nov-14)

- **$80M**
  - Witmack Industry Park in Enterprise Hub

- **$500M**
  - Integration of Grand Central Shopping Centre & Gardentown Shopping Centre (Completed by 2017)

- **$246M**
  - Rollout of National Broadband Network (NBN) in Toowoomba

- **$50M**
  - Wilsonton Shopping Centre Redevelopment
Projects Awaiting Commencement

- **$4.7B**
  - Inland Rail Project (Freight line between Melbourne & Brisbane)

- **$1.6B**
  - Toowoomba Second Range Crossing Project (Largest inland road project in Australia)

- **$1.0B**
  - Bulli Creek Solar Farm (Largest solar farm in Australia and possibly the world)

- **$30M**
  - Extension of Mary MacKillop Catholic College in Highfields

- **$10.5M**
  - Rail Tunnel Upgrades (11 tunnels in Toowoomba Range to be expanded)

- **$17M**
  - Anzac Avenue Shopping Complex

Proposed Projects

- **$20+B**
  - Arrow LNG Project (Shelved in Jan-15)

- **$10B**
  - Surat Basin Rail Project (Approved, but on hold)

- **$896M**
  - Stage 3 of the New Acland Coal Mine (Approved in Dec-14 with conditions)

- **$300M**
  - Toowoomba Convention Centre (Temporarily shelved in Jan-15)

- **$50M**
  - Toowoomba Range Rail Infrastructure Upgrade (Two loops added at Harlaxton & Ballard)

- **$43M**
  - New Bunnings on former Foundry site in Toowoomba

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INFRASSTRUCTURE PROJECTS

Recently completed projects

- $15 billion Queensland Curtis LNG Project:
  - World’s first project involving the conversion of coal seam gas (CSG) to liquefied natural gas (LNG)
  - Involved expansion of gas production in Surat Basin and the construction of a 540km pipeline and processing plant on Curtis Island near Gladstone
  - Pipeline delivered first CSG from Surat Basin to plant in Dec-14
  - By 2016, project should be producing 8 million tonnes of LNG per year

- $25 million Northpoint Shopping Centre (3km, 6min from Toowoomba CBD) – Completed in 2014, includes Coles, Aldi, Reject Shop, medical centre, 20 specialty stores, 330 car parks etc.

- $20 million Drayton Shopping Centre (7km, 11min away) – Completed in 2014, currently includes 217 car parks, a Woolworths, a BWS Liquor, Chemmart Pharmacy, beauty and massage stores and more to come

- $7 million Highfields Village Shopping C entre Expansion (13km, 15min away) – Completed in 2014, involved an upgrade to the Woolworths Supermarket, the inclusion of a Woolworths Petrol fuel station, car parking upgrades, new food and dining areas etc.

- $5.5 million Empire Theatre Expansion (Armitage C entre) (1km, 1min away) – Empire Theatre is home to musical theatre productions, a 350 seat Toowoomba Regional Arts and Community C entre (TRACC) named ‘Armitage C entre’ was added to existing theatre in late 2014

- $5.45 million Centenary Heights State High School New Year 7 Building (2km, 4min away) – Completed in Nov-2014, construction of two-storey building and refurbishments to classrooms and science labs mark beginning of junior Secondary teaching in the school (aids students in the transition from primary to secondary schooling)

- $2.6 million Social Housing Complex (4km, 6min away) - C completed in 2014, 12 two-bedroom apartments with wheelchair access


- Other completed projects: Toowoomba Turf Club Track Restoration project, Laguna Serviced Apartments, entertainment venues, refurbishment of a Blue C are retirement centre, Rosemont Downs Retirement Village, a community care unit, Heritage Bank refurbishment, redevelopment of Chronicle building, workshop facilities and administration buildings, Zimms Corner Service Station Upgrade, flood mitigation works, Toowoomba range roadworks etc.

Projects in progress

- $30 billion Australia Pacific LNG Project:
  - Coal Seam Gas (CSG) is extracted, converted into a liquid known as Liquefied Natural Gas (LNG) for transportation purposes, then heated and turned back into natural gas, which will be used as fuel
  - Natural gas produces less pollution than other fossil fuels and is thus, more sustainable
  - 3 key parts in project:
    1. Development of gas fields in Surat and Bowen Basins (closest active CSG gas field is 1hr45min from Toowoomba CBD in Kogan)
    2. Creation of LNG processing plant and export facility on Curtis Island off the coast of Gladstone (near completion, first gas arrived at facility in Mar-15, first LNG expected mid 2015)
    3. Construction of 530km pipeline from gas fields to LNG plant (Completed in Mar-2015)

  - Project life estimated to be 30 years
- $500 million Integration of Grand Central Shopping Centre and Gardentown Shopping Centre (1km, 2min from Toowoomba CBD):
  - Redeveloped Grand Central will link to the Gardentown Centre via a two level retail galleria
  - New discount department stores, supermarkets, 160 specialty retailers, a food precinct and dining area to be included
  - Once the redevelopment is complete, Grand Central will double in size to 90,000 sqm
  - Extra 2,000 car parks will be delivered, bringing total spaces to 4,000
  - Construction began in Nov-2014, estimated completion date is early 2017

- Toowoomba Enterprise Hub (10km, 15min away) – Covers 2,000 hectares and comprises 3 major air, road and rail facilities:
  - $300 million Wellcamp Airport + Wellcamp Business Park
    - $100 million airport opened in Nov-2014, situated in the Wellcamp Business Park, it's the first privately-funded public airport to be built in Australia in 47 years, offers passenger, charter, FIFO (fly in, fly out) and airfreight flights, currently services Toowoomba and Sydney, predictions suggest it will handle 200,000 and 500,000 passengers within its first year of operation
    - Business Park is currently under construction, the development of the park should continue in 2015, it will provide aviation, transport, corporate etc. services
  - $160 million InterLinkSQ Intermodal and Bulk Freight Terminal and Industrial Precinct – Span 200 hectares, acts as a storage facility for West Moreton rail line and Inland Rail Project rail infrastructure, supplies maintenance facilities etc., construction of $30 million Stage 1 is currently underway, expected to finish this year (2015), estimated total completion date is 2025
  - $80 million Witmack Industry Park – Covers 100 hectares and is one of Toowoomba's largest industrial developments, lot sizes range from 2 to 5 hectares, 70% of Stages 1 and 2 are sold, Stages 3 and 4 are complete and available for sale or lease

- $246 million Rollout of the National Broadband Network (NBN) in Toowoomba
  - NBN is a national project to upgrade the fixed line phone and internet network infrastructure and it aims to provide fast phone and internet services
  - Northern suburbs of Crows Nest, Haden and Goombungee have NBN coverage
  - Northeast section from Cabarlah to Hampton has coverage
  - Eastern section from Redwood to Withcott has coverage
  - Southern section from Hodgson Vale to Killarney has coverage
  - Most of the western section has coverage
  - Central area (suburbs of Wilsonton, Cranley, Cotswold Hills, Torrington, Haristown etc) does not yet have full coverage
  - By June 2015, the Toowoomba region should have full coverage

- $25.5 million Highfields Sporting Complex (16km, 19min away) – Multi-sports facility currently being built on nearly 40 hectares of land, to be included upon completion: 8 playing fields, netball and tennis courts etc., Stage 1 involving earthworks, netball courts etc. expected to be completed by 2016, final stage to be delivered by 2018

- $24.5 million Toowoomba City Library and Civic Centre Project (1km, 1min away) – New building spans 6,800 sqm and includes City and Local History Library, free wifi, meeting rooms, an immunisation clinic, a bicycle centre and a basement car park for 95 cars, construction began in Oct-2014, estimated completion date is late 2015

- $45 million Outer Circulating Road Project:
  - Involves the connecting of Herries St, Clifford St, Russell St, Chalk Dr and Hume St to form a loop around the CBD
  - New four-lane road will link Russell and Ruthven streets to complete the network
  - Built to improve travel efficiency within the CBD
  - Construction began Mar-2014, estimated completion date is Mar-2015

- $35 million Highfields State Secondary College (16km, 18min away) – Stage 1 complete, opened for 260 students in Grade 7 and 8 in Jan-2015, further stages will provide for Grade 9 and 10 in 2016-2017 and Grade 11 and 12 in 2018-2019, college includes 25 teaching areas, a technology centre, a science centre, a canteen and food court, play areas, a sports oval etc.

- $50 million Wilsonton Shopping Centre
  - Redevelopment (6km, 9min away):
    - Upon completion, will include a Kmart, mini-majors, an 8 screen cinema, new dining areas, The Square market place, a medical centre etc.
    - Centre will double in size to nearly 30,000 sqm
    - Total car parks will exceed 700
    - Stage 1 construction began Mar-2015, estimated completion date is late 2016

- $24.5 million Toowoomba City Library and Civic Centre Project (1km, 1min away) – New building spans 6,800 sqm and includes City and Local History Library, free wifi, meeting rooms, an immunisation clinic, a bicycle centre and a basement car park for 95 cars, construction began in Oct-2014, estimated completion date is late 2015
$21 million O’Mara Road Upgrade (13km, 16min away) - Involves the duplication of O’Mara Road between Toowoomba-Cecil Plains Road and the Warrego Highway, will improve access to the Toowoomba Enterprise Hub, Stage 1A currently in construction, estimated completion date is Jun-2015.

$14 million Toowoomba Hospital Upgrade (2km, 3min away) - Includes $9.76 million new kitchen, estimated completion date is 2015, also includes $2 million expansion of endoscopy unit to double capacity and $2.2 million external makeover.

$11 million Toowoomba Grammar School Expansion (2km, 3min away) - Existing student accommodation to be expanded via the construction of two major buildings, one building completed in 2014, estimated completion date for second building is late 2015.

$8 million Hooper Centre Redevelopment (1km, 1min away) - Completely revamped shopping centre after 2013 fire, will include an IGA (will replace previous Cocos Supermarket) and Patton’s Discount Meats, estimated completion date is April-2015.

Multi-million dollar St Andrew’s Hospital Expansion (5km, 8min away) - Project is ongoing, includes day hospital and medicine department expansions, opened a state-of-the-art 3D image capable surgical theatre in Feb-2015, it’s the first in the Southern Hemisphere etc.

Other projects in progress: Toowoomba substation upgrades, flood mitigation works, development of a serviced apartment hotel, Church of C hrist building, Bupa Rangeville aged-care home, C rampton automotive extension etc.

Projects awaiting commencement

$4.7 billion Inland Rail Project:
- Rail freight line between Melbourne and Brisbane via Wagga Wagga, Parkes, Moree and Toowoomba
- Involves the use of existing rail lines, but will also incorporate new tracks
- $300 million committed to finalise plans, tenders for design opened in early March 2015
- Touted as one of the most important pieces of logistics infrastructure in Australia, as it will reduce travel time by at least 7 hours
- Construction planned to start in 2015, estimated completion date is 2025

$1 billion Bulli Creek Solar Farm (141km, 1hr47min from Toowoomba CBD):
- Planning approval received in Feb-2015
- Spanning 13,000 acres, it will be the largest solar farm in Australia and possibly the world
- Upon completion, it will have the capacity to generate 2 gigawatts of electricity (enough to power 550,000 homes)
- Stage 1 construction expected to start within next 4 years (2016-2019), estimated completion date is 8-10 years from now (2026-2029)

$30 million extension of the Mary MacKillop Catholic College in Highfields (15km, 17min):
- Funding for Stage 1 approved in Oct-2014
- Existing primary school will be extended to include secondary schooling (years 7-12)
- Year 7 classes provided in 2015, year 8 enrolments in 2016, year 9-12 classes introduced from 2017-2020
- Estimated completion date for Stage 1 is January 2016, construction of Stage 2 estimated to begin in 2017

$17 million Rail Tunnel Upgrades - Approved, capacity of 11 rail tunnels in the Toowoomba range to be expanded, aim is to increase the amount of agricultural produce being transported between Darling Downs and Brisbane

$10.5 million Anzac Avenue Shopping Complex (7km, 11min away) - Development application (DA) approved in 2013 for a bulky goods and retail centre, if construction were to start in 2015, estimated completion date would be 2016

$1+ billion Toowoomba Railway Parklands (2km, 4min away):
- Dubbed the ‘Southbank of Toowoomba’
- Situated on a priority development area (PDA)
- Information session held in Feb-2015
Project includes an urban village, which will incorporate green, retail and residential elements.
Estimated completion date is 2035 if funded by 2015.

Other projects awaiting commencement: Athena motel and apartment development, Eastside village development (proposed fast food precinct), worship centre, expansion of the Brownesholme Village retirement centre, a retirement facility in Crows Nest, a factory for Makin Mattresses etc.

**Proposed projects**

- **$20 billion Arrow LNG Project:**
  - Involves 5 subprojects: Arrow LNG Plant, Bowen Gas Project, Surat Gas Project, Arrow Surat Pipeline, Arrow Bowen Pipeline
  - Project shelved in Jan-2015

- **$1 billion Surat Basin Rail Project – Approved, but on hold, is a 210km railway, which will link the Western Railway system at Wandoan to Banana’s Moura Railway system, will transport coal from Surat Basin to Gladstone**

- **$896 million Stage 3 of the New Acland Coal Mine (49km, 47min from Toowoomba CBD):**
  - Approved in Dec-2014 with conditions
  - Includes upgrades to coal preparation plant and other supporting infrastructure, relocation of rail loading facility from Jondaryn etc.
  - Expansion will increase output from 4.8 million tonnes per annum (Mtpa) to up to 7.5 Mtpa
  - Estimated completion date is 2029

- **$300 million Toowoomba Convention Centre – Temporarily shelved by Toowoomba Regional Council in Jan-2015**

- **$50 million Toowoomba Range Rail Infrastructure Upgrade – Two rail loops added at Harlaxton and Ballard has been approved, aims to reduce the number of trucks on the road by using trains to transport agricultural goods, reports foresee 25,000 less trucks on South-East QLD roads etc.**

- **$43 million Bunnings on former Foundry site in Toowoomba CBD (15km, 3min away) - Plans for a Bunnings warehouse on the 13,800 sqm site were submitted to council in Feb-14, estimated completion date is 2018**

- **TBA Allied Mills Redevelopment in Toowoomba CBD (1km, 3min away) - Former 18 hectare Allied Mills complex expected to be transformed into a mixed-use site containing hotels, apartments, businesses, cafes and shops**

- **TBA C harlton Sports Precinct (1km, 15min away) - $92 million masterplan adopted by council in Mar-2015, council currently looking for funding partners, could include 2 major sports fields, 7 soccer fields etc. Stage 1 44 hectares, Stage 2: 44 hectares to be acquired, Stage 1 hoped to be completed by 2021**

- **TBA C harlton Shopping Centre (12.5km, 15min away) – Development application was submitted to council in Feb-2014, will contain supermarkets and specialty stores, will cover 4,700 sqm, gross floor area will be 10,250 sqm**

- **TBA V 8 Supercars Motorsport Complex (21km, 20min away) – Still requires government support, QLD’s V8 Supercar Event in 2015 could be held at the complex, if given approval, construction is to start and finish in 2015**

- **TBA Education and Meditation Facility (51km, 46min away) – Plans by Buddhist organisation submitted in April-2014, private facility will include prep to grade 12 schooling, expected to be self-sustainable via use of solar panels, will include 120 rooms, staff and student dormitories, library, dining hall, prayer room for meditation purposes etc.**

- **Other proposed projects: Sewerage network enabling project and upgrade of Steger Road project (both in the Toowoomba Enterprise Hub), various motel and residential developments, redevelopment of Marco Polo Chinese restaurant site, worker’s accommodation, BORAL asphalt facility in Toowoomba Enterprise Hub etc.**

Industry & Employment

In the December quarter of 2014, the Toowoomba local government area's labour force consisted of close to 78,000 individuals. A majority of these individuals were highly skilled, with nearly 54% in 2011 having some form of a qualification. Additionally, a significant amount of the labour force lived and worked in the Toowoomba LGA (local government area). Two years ago, Toowoomba was ranked the jobs capital of Australia, partially due to the introduction of 14,000 new jobs in the year 2010 alone. Out of Queensland’s total number of new jobs in 2010, the introduced jobs in Toowoomba made up a whopping 64%. According to government forecasts released in 2013, Toowoomba will continue to be a leader in job growth, as the LGA will experience employment growth of 60% to 120% between 2006 and 2026. Upwards of 10,000 new, permanent jobs will be generated during this period. More recent projections suggest 5,400 jobs will be injected into the economy over the next five years, while over the next fifteen, a total of 25,000 new jobs would’ve been made available. By 2031, the labour force is expected to exceed 100,000.

New jobs will be triggered by the planning and construction of billions of dollars’ worth of infrastructure projects in the Toowoomba region. Projects in progress with the greatest impact on the local job economy include the Australia Pacific LNG Project. During the 30 year life span of the project, residents of the greater Toowoomba area will benefit from approximately 10,000 new jobs. Another massive, project-in-progress is the Toowoomba Enterprise Hub, which has the potential to create 12,000 to 15,000 jobs. Two projects awaiting commencement; the Inland Rail Project and the Toowoomba Second Range Crossing Project, will deliver thousands upon thousands of jobs to the Toowoomba region. Construction of the Inland Rail Project is expected to begin in 2015 and a 2013 study suggests 2,200 jobs will be generated in the first five years of construction. More than 1800 full-time equivalent jobs will be produced by the 3-year construction phase of the Toowoomba Second Range Crossing Project. Additional jobs will be offered on the operations and maintenance team during the project’s ongoing phase.

Stage 3 of the New Acland Coal Mine, along with the Surat Basin Rail Project are proposed projects set to boost the local economy via an increase in industry activity and the supply of new jobs. Over the last decade, the New Acland Coal Mine has provided the Toowoomba region with 460 direct jobs and 2,300 indirect jobs. Stage 3 of the coal mine will continue to spur mining activity by delivering up to 260 construction jobs and 435 operational jobs. Approximately 1,000 jobs will become available in the 3-year construction period of the Surat Basin Rail Project, if or once the project officially begins.

Toowoomba has consistently maintained an unemployment rate lower than the state average. Last year was no different, with a 4.1% rate in the December quarter, one of the lowest rates in the state. For comparison purposes, Queensland’s rate was 6.4% in the same quarter. Health care and social assistance was the top employer in 2013/2014, followed by retail trade, education and training, public administration and safety, construction and manufacturing. Industries predicted to undergo further growth include health care and social services, education and training, retail and the public sector.

As at June 2014, Toowoomba’s GRP (Gross Regional Product) was $8 billion, which was 2.8% of Queensland’s GSP (Gross State Product). Manufacturing, mining, construction and agriculture industries contribute significantly to the GRP and are four of Toowoomba’s key economic drivers. In regards to agriculture, the Toowoomba LGA is the largest producer of agricultural goods in Queensland and is the second biggest producer in Australia. Health, retail, real estate, education and tourism are other key industries. Forecasts suggest the continued growth of these industries will further increase Toowoomba’s GRP and in the next decade or so, the economy could be worth billions more.

TOOWOOMBA CITY
JOBS CAPITAL
of Australia in 2013

TOOWOOMBA LGA’S
UNEMPLOYMENT RATE
4.1%
December 2014

Toowoomba Enterprise Hub
has potential to create
12,000-15,000 jobs

25,000
new jobs introduced to the
Toowoomba City by 2031

TOOWOOMBA EXPECTS
60-120%
employment growth
(2006-2026)

Toowoomba LGA’s top
industry of employment:
HEALTH CARE

Toowoomba City
economy worth
$8 BILL in 2014
OFF-THE-C-HARTS Demand for the Toowoomba City

- Affordable, family-orientated city
- 4th friendliest city in Australia in 2014
- Nationally-renown Carnival of Flowers festival occurs annually in September – Attracts 100,000 visitors each year
- Toowoomba city is the gateway to the Surat Basin, one of Australia’s richest resource reserves and the home of a multi-billion dollar resource industry
- Toowoomba city is in the heart of an infrastructure project boom: Combined value of projects recently completed, in progress, awaiting commencement or proposed is more than $75 billion as at February 2015
- CBD has direct access to the Warrego Highway, Gore Highway and the New England Highway
- Via the Warrego Highway, the Brisbane CBD is a 1hr 30 minutes’ drive east
- CBD residents within minutes of over 100 schools and child care centres, award-winning universities, public and private hospitals, the future, largest shopping centre in the city, public transport servicing the region etc.
- Toowoomba City Local Government Area (LGA): $361 million dollars’ worth of residential building approvals in the year ending December 2014, represents 3.35% of QLD’s approvals for the same year
- Toowoomba City LGA had 9th largest number of detached dwelling approvals in QLD in year ending September 2014
- Toowoomba City LGA had 9th largest number of new lot sales in QLD in year ending September 2014
- By 2031, total dwellings in LGA should surpass 100,000: Approximately 41,000 new dwellings to be provided between 2006 and 2031

Set to Experience UNPRECEDENTED Growth

- Toowoomba City is the 6th fastest growing city in QLD
- Over the next 5 and 10 years: the Toowoomba city expects an average annual growth rate of 129% and 140%, respectively
- Toowoomba City is situated in the Western Growth Corridor of QLD, the 4th fastest expanding region in Australia
- As the Surat Basin continues to grow at an incredible rate, so too will Toowoomba, with forecasts suggesting a population of 230,000 by 2031
- Billion dollar projects eg. QLD Curtis LNG Project, the Australia Pacific LNG Project, the Inland Rail Project and the Toowoomba Second Range Crossing Project etc. will trigger population and employment growth
- Toowoomba was ranked the jobs capital of Australia in 2013
- In 2010, 14,000 new jobs were introduced – Out of QLD’s total number of new jobs in 2010, Toowoomba’s new jobs made up 64%
- From 2006 to 2026: An employment growth of 60% to 120% will create over 10,000 new, permanent jobs
- More recent projections suggest 5,400 jobs will be created over the next 5 years
- Over the next 15 years, 25,000 new jobs will become available
- Development of the Toowoomba Enterprise Hub – May generate between 12,000 and 15,000 jobs alone etc.
- Wellcamp Airport opened in November 2014 – Supports FIFO (fly in, fly out) workers etc., currently offers flights to and from Sydney, flights to other destinations provided in future
- As at June 2014, Toowoomba’s GGRP (Gross Regional Product) was $8 billion, which was 2.8% of Queensland’s GSP (Gross State Product)

34. Toowoomba Grammar School
35. St Joseph’s College Toowoomba
36. Toowoomba Sports Ground aka Clive Berghofer Stadium
37. Cherubs Childcare Centre
38. Cobb+Co Museum
39. Eastwood Early Education Centre
40. Carbal Indigenous Medical Centre
41. St Vincent’s Private Hospital Toowoomba
42. Toowoomba Surgicentre
43. Medici Medical Centre
44. Skin Cancer Clinic of Toowoomba
45. Childrens Educare Centre
46. C&S Vera Lacaze Memorial Kindergarten & Preschool
47. Newtown Shopping Centre
48. St Ursula's College
49. Clifford Gardens Shopping Centre
50. The Range Shopping Centre
51. Holy Name Primary School
52. Goodstart Early Learning Centre Toowoomba
53. MINE Bay Military Museum
54. Newtown State School
55. Our Lady of Lourdes Catholic Primary School
56. Bakers Family Medical Centre
57. Mater Dei Primary School
58. St Anthony’s Catholic School
59. TAFE QLD South West Toowoomba Campus
60. Harristown State High School
61. Harristown State School
62. Concordia Lutheran College
63. Toowoomba Anglican College & Preparatory School
64. Clifford Park Special School
65. Fairholme College Aquatic Centre
66. Wyalla Plaza Shopping Centre

Brisbane CBD 1hr, 30mins
Demographics

During the 2011 Census, 151,000 people lived in the Toowoomba LGA. Now, over 160,000 people reside in the area, according to government estimates. Out of the total population in 2011, 72% consisted of families. Almost half of the families were couple families with children. Maturing and established persons between the ages of 35 and 54, independent youths under 35 and established families are presently, the top three household types in Toowoomba. Nearly a quarter of the 2011 population were children aged from 0 to 14 and the median age of the population was 37.

Full-time workers represented 61% of the labour force, while 29% were part-time workers. Professionals (18%), technicians and trades workers (15%) and clerical and administrative workers (14%) were the top three occupations in 2011. Fourth and fifth occupations were managers (13%) and community and personal service workers (10%). Top five industries of employment in 2011 were health care and social assistance (14%), retail trade (11%), education and training (10%), manufacturing (9%) and construction (8%). Of all occupied, private dwellings, 86% were separate, detached houses. Approximately 33% of total dwellings were owned outright, 33% were owned via mortgage and 30% were rented.

(Source: ABS 2011; QGSO 2015; Real Estate 2015)
Impact Group AUS

Impact Group AUS is a group of companies that are privately owned by Australians and operate in Australia. Impact employs over 80 people and operates four distinct business units providing services throughout Queensland and New South Wales.

To support the “more than a roof over your head” philosophy we continue to expand and offer new services to new markets.

Impact has developed a simple and scalable business model that provides a full end-to-end service from green field to ongoing property management.

Impact Developments
Impact Developments has successfully undertaken a range of medium size land subdivision and community title townhouse projects since 2010. We manage the residential development process from start to finish, adding value through the acquisition, design, approval, construction, finance and sales stages of each project.

From delivering a boutique eight townhouse complex to a 150 lot subdivision, over 10 stages, Impact has demonstrated its ability to deliver land subdivisions and townhouse projects on time, constructed to the highest standards and with a commitment to common-sense design.

Impact Civil
Impact Civil provides professional civil and site development services to the Impact Group’s, as well as third parties, residential subdivisions and community title townhouse projects.

We project manage the civil process from start to finish and undertake the whole gamut of site clearing, bulk earthworks, roads and drainage, sewer and water reticulation, storm water, retaining and landscaping.

Impact Homes
Established in 1996, Impact Homes is one of the most respected and competitively priced suppliers of residential land and house packages along Australia’s Eastern Seaboard. We offer a full range of design, build and maintenance services to meet the growing needs of real estate investors. We continue to add the services necessary to provide trusted real estate solutions.

Through integrity, the Impact Homes team will deliver honest, reliable, high quality and competitively priced homes. From a fixed price investment to a well-designed, modern home – Impact Homes offers more than just a roof over your head. We build houses you’re proud to call home.

Impact RES
Impact Real Estate Solutions offers a comprehensive suite of services designed to meet all of your property management needs.

At Impact Real Estate Solutions we believe that your needs should be at the forefront of our service offering, ensuring the best possible return on your investment and providing you the greatest possible peace of mind. Impact Real Estate Solutions has a large territory of rental properties from Caboolture to the Tweed and out West to Ipswich, and with a dedicated team of professionals devoted to managing them all, we have you covered.