



Image supplied by Toowoomba Regional Council

“ The PDA is expected to deliver 1200-1500 new dwellings worth \$680 million and support an estimated 3000 jobs over 20 years. ”

Toowoomba Railway Parklands Priority Development Area

The northern end of Toowoomba’s CBD has recently seen significant redevelopment, bolstered by Toowoomba Regional Council’s vision for revitalization of heritage sites to re-open them to residents.

Initially the Ruthven Street Streetscape redesign (almost \$5 million) will be completed in early 2017 and will extend the look and feel of the northern CBD with additional landscaping, parking and improved footpaths. The award-winning Outer Circulating Road Project build extending Victoria Street (\$50 million) now also allows traffic to bypass the CBD via a bridge.

The next major redevelopment for the area is the Toowoomba Railway Parklands, a site given Priority Development Area (PDA) status in December 2014 at the request of Toowoomba Regional Council.

The site is a key urban renewal and economic development opportunity and is designed as an active, high quality mixed density urban village to reinforce and frame the CBD. It will create strong appeal for residents, visitors, workers and investors.

In January 2016 the Toowoomba Railway Parklands PDA development scheme was approved by the Queensland Government. Toowoomba Regional Council will manage the planning and development assessment of the site in line with the City Centre Master Plan.

The development scheme includes a land use plan, an infrastructure plan and implementation strategy in line with the Economic Development Act 2012.

The PDA covers a total area of 51.3 hectares bordered by Russell Street, Ruthven Street, Mort Street and Bridge Street. The site will embrace its geographic location to create industrial, heritage, residential choices and valuable urban parklands through efficiently connected movement corridors providing unique civic and social functions.¹

Recently, \$5 million from the Queensland Government’s ‘Building Our Regions’ program was matched with



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a further \$5 million from Toowoomba Regional Council for Stage 1 of the Railway Parklands development.

The \$10 million will see the 120-year-old unused heritage-listed Toowoomba Railway Goods Shed transformed into a first-class flexible space to attract commercial and cultural interests. It will create 31 jobs with construction to begin in May and be completed by May 2018.²

The Goods Shed refurbishment is the first stage of the broader \$50 million Railway Parkland component within the PDA, which will see the former railyards site transformed into a regionally significant community asset incorporating open spaces and recreation with bridge infrastructure linking to others areas of the PDA.

Other key segments within the PDA include:

The Mill

The historic Defiance Flour Mill that operated from 1899 until 2011. The site is planned to be redeveloped into medium density residential with ground level retail and commercial use.

The Link

Residential, business and retail usage that links the PDA to the CBD.

The Gasworks

Old industrial site recently fully remediated and ready for redevelopment as medium density residential and commercial usage.

The Rise

Includes properties in close proximity to the railway station with potential to evolve as a business, cultural and entertainment hub.

The Foundry

Heritage listed building formerly the Toowoomba Foundry and Toowoomba Metal Technologies, planned to be developed as medium density residential, ground level retail and commercial and importantly act as a connection to the surrounding community.

Once completed, the Railway Parklands will provide sought after inner-city housing options for Toowoomba's expanding population, projected to increase by more than 50,000 people over the next 20 years.


It will also provide revitalised heritage-sites for multi-function use and community events as well as an urban parkland.

The PDA will create jobs in construction, grow housing markets in the area and attract development and new business in retail and professional services.



Artist impression - Mills Precinct

Sources: 1. Toowoomba Railway Parklands Priority Development Area Development Scheme, 2016 <http://www.tr.qld.gov.au/planning-building/planning-development/planning-scheme-old/11022-toowoomba-railway-parklands>
 2. Department of State Development, 2016 <http://statedevelopment.qld.gov.au/index.php/regional-development/regional-economic-development/building-our-regions/regional-capitals-fund/1296-toowoomba-railway-goods-shed-repair>



For any enquiries about the PDA please contact Toowoomba Regional Council on 131 872 or invest@tr.qld.gov.au



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