



Toowoomba and
Surat Basin Enterprise

Toowoomba and Surat Basin Enterprise

Development Status Report

Toowoomba
August 2018

www.tsbe.com.au

TABLE OF CONTENTS

Projects Underway	5
Projects Approved and Awaiting Commencement	12
Projects Proposed	16
Projects Recently Completed	25

DEVELOPMENT STATUS REPORT TOOWOOMBA REGIONAL COUNCIL AREA

August 2018

Toowoomba and Surat Basin Enterprise (TSBE) is the go-to organisation that links business with opportunity to achieve sustainable growth and diversity for our region.

Toowoomba and the wider Surat Basin region is continuing to experience high growth and increased investment generated by an active resource sector, growing infrastructure requirements, seasoned agricultural productivity, and many other successful industries. TSBE remains committed to fostering and facilitating the sustainable growth and development of our region. As such, TSBE wholeheartedly supports the local business community by being an information centre, advocacy agent for key issues affecting the region and providing vital services to local businesses. The Development Status Report is updated biannually to equip readers with knowledge including costs, locations and estimated completion dates for known developments in the Toowoomba region. It is through providing this record that we hope to encourage further investment and lending confidence while also providing businesses with the relevant information to make sound business decisions. This document is compiled by TSBE for its members. Significant care has been taken to confirm the currency and accuracy of the material. TSBE holds no responsibility for errors or omissions and will ensure that any changes in projects are included in subsequent editions.

Image on the front cover supplied by Nexus Infrastructure,

FKG Group's Pulse Data Centre is Australia's **first Tier 3 Regional Data Centre** and a key component of the **Toowoomba Technology Precinct**

Image supplied by Pulse Data Centre



EXECUTIVE SUMMARY

Welcome to the FY18 Development Status Report for the Toowoomba region produced by Toowoomba and Surat Basin Enterprise (TSBE). This report highlights the substantial investment growth that has been experienced in the region over the previous 18 months and lists all developments valued at over \$2 million.

The projects compiled within this report have been categorised as per the following:

- Projects Underway
- Projects Approved and Awaiting Commencement
- Projects Proposed
- Projects Recently Completed (last 12 months)

The key finding of this report is the increasing level of investment in Toowoomba which is conservatively estimated at \$14.42 billion. This represents an eight percent increase since the previous Development Status Report that was published in November 2016.

The Toowoomba region continues to maintain a high level of sustainable development spend on projects proposed, approved and awaiting commencement and underway. This includes \$4.14 billion in projects proposed, \$5.75 billion in projects approved and awaiting commencement and \$4.52 billion in projects underway. Most importantly, the Toowoomba region has steady and equitable investment across the three project stages (proposed, approved and underway) which is consistent with sustainable growth.

There are many reasons why Toowoomba is such an investment hot-spot including substantial new infrastructure ranging from the Toowoomba Wellcamp Airport, the Toowoomba Second Range Crossing and soon to be commenced Inland Rail initiative that will enhance connectivity to the region and reinforce the Toowoomba region as Australia's leading regional inland port.

Toowoomba's diverse and thriving economy consists of agriculture (Toowoomba is one of Australia's most productive agricultural regions), health, education, manufacturing and energy (coal, gas and renewables). The stability and diversity of the Toowoomba economy is one of the key drivers attracting investors to the region.

Many of the developments listed in this report are transformative and highlight the confidence that both the private and public sector have in the future of Toowoomba. These include the Toowoomba Railway Goods Shed which is a \$10 million project funded by the Toowoomba Regional Council that will create a commercial and cultural focal point for the community; FKG Group's \$40 million Pulse Data Centre, Australia's first regionally based Tier III data centre and the \$200 million Yarranlea Solar Farm by Risen Energy that will generate up to 100MW of electricity.

Toowoomba has one of Australia's most diverse and robust regional economies. It's a wonderful place to live and the TSBE team is committed to helping local industry continue to invest and build a strong and sustainable economy.

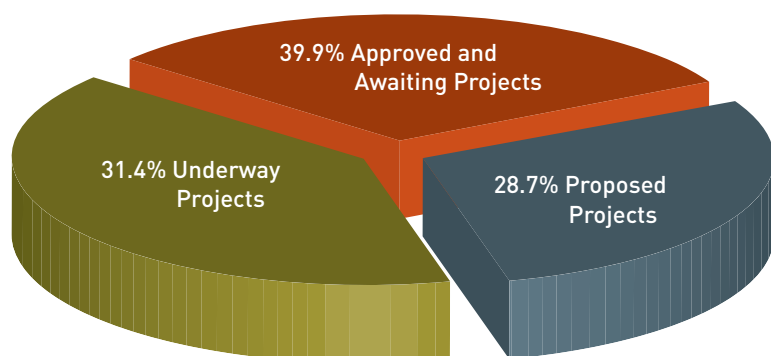


Chart 1. Equitable investment across the stages of proposed, approved and underway, consistent with sustainable growth.

Current conservative estimates see a \$14.42 billion development spend in the region

40% growth in infrastructure developments in the Toowoomba Region since 2014



TSBE WOULD LIKE TO THANK OUR KEY PARTNERS AND SUPPORTERS:

FOUNDATION PARTNER



PARTNER REGIONAL COUNCILS



DIAMOND MEMBERS



PLATINUM MEMBERS



MEDIA PARTNER



GOLD MEMBERS



TSBE is the **go-to organisation** that links business with opportunity to achieve **sustainable growth** and **diversity** for the region.

PROJECTS UNDERWAY

INFRASTRUCTURE AND SERVICES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Cathro Park Railway Parklands Linkage Project	Ruthven, Neil and Hume Streets Toowoomba	Redevelopment and Upgrade to Cathro Park for Flood Mitigation and Park Revitalisation	Toowoomba Regional Council	4.00	2018
West Moreton Rail Bridge Upgrade	Ipswich to Chinchilla	Upgrade of 18 timber rail bridges between Ipswich and Chinchilla on the West Moreton Rail Line. The existing structures will be replaced with stronger steel girders	Queensland Rail	28.00	2020
Toowoomba Range Tunnels Clearance Project	Toowoomba Range	Expand the capacity of 11 historically listed rail tunnels through Toowoomba Range by lowering tunnel floors to allow the clearance of 9'6" high freight shipping containers.	Queensland Rail	48.00	2019
Pittsworth Industrial Precinct Enabling Sewerage Project	Pittsworth	New road and sewerage infrastructure at Pittsworth Industrial Precinct will open up industrial land for industries servicing agriculture and the wider region.	Toowoomba Regional Council	2.13	2018
Warrego Highway Upgrade	Toowoomba/Oakey	Project to be done in 3 stages, duplicating the highway between Toowoomba and Oakey stretching from Nugent's Pinch Rd to Leeson Rd.	Queensland Government	635.00	TBA
Toowoomba Second Range Crossing	Toowoomba	A bypass route to the north of Toowoomba, approximately 41km in length, from the Warrego Hwy at Helidon to the Gore Hwy at Athol	Queensland and Federal Government	1,700.00	2019
Toowoomba Second Range Crossing Related Capital Works	Toowoomba	Major road works to connect the Toowoomba Second Range Crossing involving Mort, Jellicoe, West and Boundary Streets	Toowoomba Regional Council	50.00	2018
Toowoomba Enterprise Hub Stimulus Project	Charlton	The works will service the 529ha northern precinct of the Toowoomba Enterprise Hub and include: upgrading 1.7km of Nass Road to provide access for multi-combination vehicles, constructing 4.7km of trunk water mains along Wirth and Nass Roads, building a stormwater detention basin.	Toowoomba Regional Council	9.95	TBA

PROJECTS UNDERWAY

INFRASTRUCTURE AND SERVICES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Queens Park Master Plan Implementation	Toowoomba	Construction of new and renewal of existing assets in Queens Park.	Toowoomba Regional Council	11.50	2021
National Broadband Network	Toowoomba Region	Continued Rollout of the NBN in Toowoomba.	Australian Government	246.00	TBA
Gap Road Upgrade	Toowoomba	Widening and overlay works with drainage on Gap Road, upgrades to the intersection of Gap Road and Gore Highway.	Toowoomba Regional Council	6.50	2018
Pittsworth Sewerage Upgrade	Pittsworth	Property owners will have the opportunity to connect to a new sewerage network.	Toowoomba Regional Council	2.70	2018
Toowoomba Hospital Parking	Toowoomba	The State Government has given \$7.5 million over the next four years to make 100,000 free / discounted Carparks	Toowoomba Base Hospital	7.50	2021
Water Reservoir	Toowoomba	Construction of an 8.2ML water reservoir for the Charlton Enterprise Hub Development	Toowoomba Regional Council	4.30	2018
Council Depot	Nass Road, Charlton	A new central operations hub for a number of Council's operational areas, providing a modern, low maintenance, and sustainable workplace to replace existing ageing facilities. The new facility will include administration offices, workshops, storage areas, training facilities and parking.	Toowoomba Regional Council	45.00	2022

Wagners' Composite Fibre Technology Manufacturing Facility at Wellcamp Business Park

Image supplied by Wagners CFT



PROJECTS UNDERWAY

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Toowoomba Railway Goods Stage 1 - Shed Repair and Remediation	Toowoomba	Repair and refurbishment of the historic Toowoomba Railway Goods Shed to create a commercial and cultural focal point for the community.	Toowoomba Regional Council	10.00	2019
Hampton Street Subdivision	Hampton Street	121 lot residential subdivision delivered in 3 stages.	Colliers International	6.05	TBA
Raff Campbell Development	Raff Street, Toowoomba	A three storey office building on the corner of Raff and Campbell St, with a ground floor cafe tenancy.	Property Projects Australia	2.00	TBA
Asphalt Manufacturing Facility (Boral)	Vision Street, Charlton	Construction of an Asphalt manufacturing facility and other industrial works	Boral Resources	5.00	TBA
Downlands Junior Space	Downlands College, Ruthven Street Toowoomba	Renovations to existing classrooms to accommodate additional students and construction of a new junior school space	Downlands College	5.00	2018
7-Eleven, Westbrook	Main Street, Westbrook	Construction of a new 7-Eleven service station and fast food outlet.	Hallmark Properties	TBA	2018
Boomaroo Nursery	Harelmar Rd, Southbrook	Construction of a 14,000 sq m greenhouse, administration building and other processing facilities.	Boomaroo Nurseries	TBA	2019
Wilsonton car wash with fast food and offices	Bridge Street	A new car wash with drive-through fast food, coffee shop and offices	Clint and Donna Barham	2.00	TBA
Fernleigh, Master Planned Community	Shoemith Rd and Boundary Street, Westbrook	Master planned community and town centre which includes; 1500 residential lots, supermarket, tavern, speciality retail, child care centre and community facilities.	Hallmark Properties	300.00	TBA
Childcare Centre	Burnage Street, East Toowoomba	A new 98-place child care centre development will include; administration spaces, outdoor and indoor play, kitchen and dining, sleeping room and extending existing motel carpark.	Bernside	3.00	TBA
Agricultural Engineering and Technology Precinct	University of Southern QLD	Cedar Centre Refurbishment, Glasshousing, Head Housing, Laboratories, Outdoor Trial Sites, New Road, Artificial lake,	USQ	10.00	2018

PROJECTS UNDERWAY

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Highfields Sport and Recreation Park, Stage 2	Kuhls Road, Highfields	Set to provide a multi-sports facility which will provide quality recreation and physical activity spaces for visitors and residents.	Toowoomba Regional Council	11.63	TBA
South Central High Rise Development	Ruthven St, Toowoomba	Multi-level residential and retail development featuring a ground floor with large retail spaces, a café and outdoor dining space.	Bernoth Properties	20.00	TBA
Interlink SQ	Charlton	200ha intermodal and Bulk Freight Terminal development for Southern Queensland. Stage 1 and 2 construction cost - \$45m	Freight Terminals Trust	235.00	2025
St Andrew's Hospital Expansion	Toowoomba	Construction of 4 additional Medical Suites which include a STEMI lift for cardiology.	St Andrew's Hospital Toowoomba	3.10	2018
Life Flight Hangar and Office Space	McDougall St, Toowoomba	Construction of a two helicopter hangar, office space and 8 bed living quarters.	Life Flight Foundation Limited	3.90	2018
Moore Trailers Manufacturing Facility	French Rd, Pittsworth	Construction of a new 15,500 sqm workshop and manufacturing facility.	Moore Trailers	3.50	TBA
The Mills Precinct	Ruthven St, Toowoomba	Stage 1 of a multi-stage development will include retail and restaurant tenancies.	Richard Adams	54.00	TBA
Highfields State High School	Highfields	Construction of a new 2 level classroom and sports hall, including two general learning areas and ancillary rooms.	Education Queensland	10.00	2019
Mary Mackillop Catholic High School	Highfields	Extension of existing Mary Mackillop Primary school to become a preschool to Grade 12 campus.	Mary Mackillop Primary School	30.00	Stage 2- awaiting approval.
The Bank	Corner Margaret and Ruthven Streets	The former Westpac Bank will be transformed into 'The Bank' a development with retail and office suites. The inside will be remodelled, the historical exterior will remain the same. A new rooftop bistro on top of 'The Bank' development in the Toowoomba CBD.	Killea Investments	2.25	2018

PROJECTS UNDERWAY

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Empire Theatre Refurbishment	Neil Street, Toowoomba	Refurbishment includes painting and re-covering seats. This maintenance project is part of a five year plan to upgrade buildings in the precinct.	Toowoomba Regional Council	5.00	2019
Government Housing Units	Lovett Street	Includes 16 one bedroom units, living rooms, balcony entry foyer, laundry area	QLD Government	2.70	2018
Living Gems, Glenvale	South Street, Toowoomba	Five stage over 50's gated community development will include 168 villas, country club including pool, tennis court, golf simulator, theatre, hair dressing salon, bowling green and gym.	Living Gems	45.00	TBA
Ozcare Aged Care Facility	Greenwattle Street, Toowoomba	Four stories and 150 beds, with activities room, assisted care, kitchen and dining, offices and living areas.	Ozcare	38.00	2018
Infinite Aged Care Facility	Stuart Street, Harlaxton	Multi level aged care facility with 134 single bed units	Infin8 Care	30.00	TBA
Oak Tree Retirement	Baker Street, Darling Downs	59 Self contained Villas	Oak Tree Group Pty Ltd	15.00	2019
Essence Estate	Cotswold Hills	Master planned residential community project includes 600 lots, parklands an open space corridor and proposed commercial parcel for retail facilities.	Hillscorp	60.00	TBA
Kilalah Park Estate	Highfields	18.35 Ha with over 200 homes, carried out over 8 stages (Stage one complete)	Kilalah Park Developments Pty Ltd	10.00	TBA
Keira View Estate	Murphys Creek Road	19 lot, residential subdivision	Keira View Holding Pty Ltd	3.50	2018
McIntosh	Westbrook	8-10 lot, residential development	TBA	2.00	TBA
Brodribb Home Aged Care	Toowoomba	14 one bedroom units, converting existing aged care wing into residential units	Brodribb Home	2.20	TBA

PROJECTS UNDERWAY

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Toowoomba Christian College Expansion	Toowoomba	A four stage expansion including new learning areas, music facilities, parking areas, outdoor amphitheatre, multipurpose courts	Toowoomba Christian College	TBA	TBA
Park Hill	Glenvale	141 lot, residential subdivision	Catapult Group	11.00	TBA
Gemlife Highfields	Kratzke Road Highfields	Residential and aged care support with 233 two and three bedroom houses. On site is a managers residence, caravan compounds, club houses, meeting rooms, community and activity rooms	Ruby Developments Pty Ltd	46.60	2019
Grammar Stadium	Margaret Street, Toowoomba	A new sporting hub for Toowoomba Grammar School, the Grammar Stadium accommodates basketball and volleyball courts, a synthetic multipurpose court, covered courtyard, reception area, changing rooms and a rock climbing wall.	Toowoomba Grammar School	14.00	2018
The Avenues of Highfields residential lot	Highfields	Master planned 534 lot residential subdivision delivered in stages.	The Avenues Highfields Pty Ltd	235.00	2021
Mary MacKillop Catholic College	Highfields Road	Development of a secondary school adjacent to the primary school, including admin, library, graphics, outdoor area and tuck shop, music rooms, amenities, undercover sports	Mary MacKillop Catholic College	30.00	TBA
Seachange, Over 50's Lifestyle Resort	Hampton Street	Master-planned residential community designed exclusively for the over 50s demographic. 162-home lifestyle resort, facilities including an indoor and outdoor pool, tennis court, library, workshop and bowls green.	Pradella Property Ventures, Phillip Goodman	71.00	TBA

PROJECTS UNDERWAY RENEWABLES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Yarranlea Solar	Pittsworth	Solar project with the potential to generate 100MW of electricity, The completed facility will occupy 250 Ha.	Risen Energy	200.00	2020
Oakey Solar Farm	Oakey	Progressed build over two stages Stage One 25Mw and Stage Two 55MW	Canadian Solar	136.00	Stage 1 and 2: 2018

PROJECTS UNDERWAY RESOURCES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Landfill Gas Utilisation	Bedford Street, Cranley	Construction of a landfill gas plant capable of transferring the landfill by-product into an electricity resource.	Toowoomba Regional Council	5.00	TBA



Nexus Toowoomba
Second Range
Crossing's 800-metre
viaduct, part of
the **\$1.76 billion**
infrastructure project

Image supplied by Nexus Infrastructure.

PROJECTS APPROVED AND AWAITING COMMENCEMENT INFRASTRUCTURE AND SERVICES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
The Melbourne to Brisbane Inland Rail	Toowoomba	The Inland Rail project will provide a direct, high performance freight rail corridor. Full construction cost is estimated to be \$10 billion and works in Toowoomba and surrounding regions are estimated to be approximately 50-percent of the total project value.	Australian Government and Private Investors	5,000.00	2025
Raw Water Pump Station Perserverance Dam	Perserverance	Replacing two existing pump sets with new larger pumps, New motors, switchboards, pipe works and remove all redundant equipment.	Toowoomba Regional Council	7.00	2019
Millmerran Power Station Outage	Millmerran	Stage 2 - Programmed maintenance outage works.	Intergen	50.00	2018

The Avenues of Highfields, a **\$235 million, 534 lot** residential development, in one of the **fastest growing suburbs** in South East Queensland

Image supplied by Round Square Marketing



PROJECTS APPROVED AND AWAITING COMMENCEMENT PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Grains Research Facility	Tosari', Yandilla	Co-investment by Grains Research Development Corporation and Queensland Government to purchase a 740 ha farming property to be transformed into a world-class grains applied research, development and extension facility.	Grains Research Development Corporation and the Queensland Government	11.00	TBA
Private Mental Health Care Service	Peachey Street, South Toowoomba	Construction of a mental health care facility the project will include; offices, amenities, consult rooms, nurses rooms, Staff room, patient gym and activity rooms.	Heal All Pty Ltd	8.00	TBA
The Toowoomba Transport Terminal	Steger Road, Charlton	Major transport hub development which will predominantly provide; receipt, storage and dispatch for rail, air and road freight. The development will also include retail, office, and workshop facilities.	SW O'Brien Holdings	50.00	TBA
Admin Building, Harristown State High School	Harristown High School, South Street, Harristown	Construction of a new administration and classroom building, additional car parking bays and landscaping.	Education Queensland	3.00	2019
Oakey Beef Exports Admin Building	Keong Road, Oakey	Construction of a single story administration building on site at the Oakey Beef processing plant.	Oakey Beef Exports	2.00	2019
Brownesholme Village Expansion	Highfields Road, Highfields	Expansion of existing aged care development; Stage 1 will include further 96 bed aged care facility and future stages proposed to construct 84 units additional units.	Carinity	25.00	TBA

PROJECTS APPROVED AND AWAITING COMMENCEMENT PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Sanctuary Rise Stages 4, 5 and 6	Toowoomba	Final Stages of a residential subdivision - Stages 4 and 5 includes 44 lots and Stage 6 includes 53 lots.	Consolidated Properties Group	50.00	TBA
Highfields Mews	Highfields	Construction of a 20 lot gated residential subdivision.	Ray White Toowoomba	7.80	TBA
Aldi -Bridge Street	Bridge Street, Torrington	Renovations of the Bridge Street shopping centre to facilitate a new Aldi shopping centre.	Aldi stores	3.00	2019
Social housing complex, Rangeville	Various Locations	Construction of 58 social housing dwellings. The Rangeville complex will include 16 one-bedroom apartments.	QLD Government	24.00	TBA
Performing Arts Centre, Centenary State High School	Centenary Heights High School, Toowoomba	Construction of a new performing arts centre for Centenary Heights High School.	Education Queensland	10.50	2019
The Department of Agriculture and Fisheries Upgrade	Toowoomba	Facilities building upgrade for the Department of Agriculture and Fisheries.	The Department of Agriculture and Fisheries	3.80	2018
RSPCA Building	Schultz Rd, Wellcamp	Construction of a new RSPCA animal shelter and offices	RSPCA	5.00	2019
The Glennie School, Health and Fitness Centre	Herries Street, Toowoomba	Construction of a new health and fitness centre which will include car parks, multipurpose courts, staff room, learn to swim centre, general classrooms and exercise rooms.	The Glennie School	5.00	2019
Physiotherapy Facility	Harristown	Demolish existing buildings and construct a new multi room physiotherapy facility, with various amenities.	Chillax Invest Pty Ltd	1.00	TBA
Childcare Centre, Wyreema	Umbiram Rd, Wyreema	Childcare centre development which includes: administration spaces, outdoor and indoor play, kitchen and dining, reading room, sleeping room and a carpark.	Panlawn Pty Ltd	2.00	2018
Glenvale Precinct	Newtown Football Club, Toowoomba	Proposed new development which will include; convenience, retail, health, child care, fast food, service station, hardware, indoor sports, a tavern, motel and residential living.	DGM Group	65.00	TBA

PROJECTS APPROVED AND AWAITING COMMENCEMENT PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Toowoomba Integrated Milk Project	Wellcamp Business Park	Design and construction of a manufacturing facility for tinned baby formula and associated milk products. This is a multistage development with a total of \$300m.	Toowoomba Premium Milk	300.00	TBA
Education and Meditation Facility	Althaus Road, Westbrook	Transform the former Darling Downs Correction Centre into a education and meditation facility to include short term accommodation, educational, child care, and sports facilities and worship buildings.	Pureland Learning College	10.00	2019
Control Room, Telescope Facility	USQ, Toowoomba	Control room building, landscaping, telescope facility, Electrical services, hydraulic and mechanical services	USQ	10.00	2018
Cattle Feedlot, Grassdale	Cecil Plains	Expansion of feedlot to 775,050 sqm, additional 14 rows of pens, wastewater treatment, irrigation, associated civil works	Tipalea Partners Rural Pty Ltd	25.00	TBA

PROJECTS APPROVED AND AWAITING COMMENCEMENT RENEWABLES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Maryborough Solar	Roche Road, Yarranlea	Construction of a 40Mw solar farm over 186 hectares, the site will have battery storage and connection to Yarranlea Substation.	Maryborough Solar	80.00	2019

PROJECTS PROPOSED

INFRASTRUCTURE AND SERVICES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Russell Street Revitalisation	Russell Street (Victoria to Neil St), Toowoomba	Street scape revitalisation of Russell Street from Victoria to Neil Streets. This project will extend recently completed street scape revitalisation works on Ruthven Street.	Toowoomba Regional Council	3.00	TBA
Cambooya Wyreema Road Upgrade	Cambooya Wyreema Rd, Wyreema	Upgrade of gravel sections of Cambooya Wyreema Road to improve safety and efficiency.	Toowoomba Regional Council	2.70	2020
Charlton Sports Precinct	Charlton	Development of a major sporting and recreation facility. The 80 ha site will include multiple sporting fields, BMX track, clubhouses carparks and infrastructure.	Toowoomba Regional Council	192.00	Planning and design 2018 Stage 1: 2026
Quarry Gardens	Bridge Street, Toowoomba	A feasibility study currently being undertaken for proposed Quarry Gardens Project.	Toowoomba Regional Council	TBA	TBA
Hodgsonvale Sports Complex and Lions Park Master Plan	Freylings Rd, Hodgson Vale	Upgrade works to sports field and multipurpose court which will include; landscaping, an active youth space, skate facilities, drainage work, picnic and barbecue facilities.	Toowoomba Regional Council	2.50	TBA

Road infrastructure is key to our growing regional economy and forms part of the **\$2.8 billion** infrastructure developments underway

Image supplied by Newlands



PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Catholic Education Office, Toowoomba	James Street, Toowoomba	Renovations and refurbishment of the Heritage listed former Toowoomba South State School buildings. The buildings will be utilised as office space for the Diocese of Toowoomba Catholic Schools to accommodate more than 90 administration staff.	Diocese of Toowoomba Catholic Schools	5.70	TBA
Reis Rd/Kuhls Rd/Barracks Rd Subdivision	Reis, Kuhls and Barracks Roads, Highfields	A 221 lot residential subdivision, the project will include upgrades to water and sewer infrastructure and widening to Reis Road and Kuhls Road.	Clive Berghofer - Jeteld Pty Ltd	11.00	TBA
Toowoomba Early Learning Centre	Ramsay Street, Alderley Street, Centenary Heights	A multi-storey child care centre, the development will include; sleeping rooms, kitchen and laundry, 580 sqm external play area and car parks.	Smithfield Property Group	3.00	TBA
Toowoomba Base Hospital, Renal Dialysis Unit	Toowoomba Base Hospital, West Street, Toowoomba	Construction of a new a single storey stand alone Renal Dialysis Unit, including a self care unit, amenities, staff rooms, water treatment unit, and a court yard.	Queensland Health	2.00	2019
Craigston Apartments, Toowoomba	Royal St and Snell St, Toowoomba	Six storey residential unit building, the development will feature; 14 individual units, swimming pool, common area, basement carpark and a common gymnasium.	Marakech Pty Ltd	8.00	TBA
Hume Street, Subdivision	Hume Street, Middle Ridge	135 lot, residential subdivision, lot sizes ranging from 480 sqm to 1,601 sqm	Catholic Diocese of Toowoomba	6.75	TBA
Otto Road, Subdivision	Otto Road, Highfields	69 lot, residential subdivision, delivered in 2 stages of 40 lots and 29 lots the project will also include upgrades to Otto Road.	Clive Berghofer - Jeteld Pty Ltd	3.45	TBA
Toowoomba Railway Goods Shed Stage 2, Parklands	Russell St Neil St, Campbell, Ruthven, Bridge, Mort St, Toowoomba	Stage 2 of the Railway Goods Shed project includes the construction of a parklands precinct, includes two bridges, water play area and outdoor dining/entertainment precinct.	Toowoomba Regional Council	24.00	TBA

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Correctional Facility Work Camp	Charlton	Single storey correctional work camp- construction works will include training and recreation rooms, separate prisoner and officer accommodation, workshop, 3m high security fence, dormitory, kitchen and laundry buildings.	Toowoomba Regional Council	3.00	TBA
Lucks Road, Subdivision	Lucks Rd, Hodgson Vale	48 lot, rural-residential subdivision	Unknown	2.40	TBA
Santana Park (Stages 3-5)	Boundary Street, Cotswold Hills	63 lot, residential subdivision ranging from 568-800 sqm.	Denaid Pty Ltd	6.00	TBA
Health Care Facility	Scott Street, East Toowoomba	Construction of a single storey health care facility within the St Vincent's Hospital precinct.	Unknown	2.00	TBA
Drayton Ambulance Station	Shepard Street, Drayton	Proposal for a new Ambulance Station in Drayton to service the growing demands of southern Toowoomba.	Queensland Ambulance Service	3.00	TBA
Toowoomba Hospital Redevelopment	Hogg Street and Tor Street, Cranley	Proposal to re-locate Toowoomba Base Hospital to the Baillie Henderson site. This project would include construction of a new state of the art Hospital and facilities at the Baillie Henderson site in Cranley.	Queensland Health	1,000.00	TBA
Longs Building redevelopment	Margaret St, Toowoomba CBD	Renovations to the existing Longs Building into a dining and retail precinct.	As Planned Developments	5.00	2019
Kingsthorpe commercial precinct	Kingsthorpe Road, Kingsthorpe	Commercial development which will include open plan retail, 28 self storage sheds, amenities and supermarket	Andre Melville Building Design	5.00	TBA
Glennie St Town Houses	Glennie St, Drayton	Townhouse development which will include -12 x two bedroom, 1 x one bedroom, 7 x three bedroom townhouses.	Tony and Rosalyn Wigan of Tronrose Pty Ltd	4.00	TBA
Monty Brewing	New England Highway, Highfields	Proposed retail development which will include food and drink outlets with restaurant, microbrewery, cold and wet rooms, with boutique shops	Monty Brewing Co.	2.00	2018

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
3 Storey Shopping Centre Kearney Springs	Corner Stenner and Ruthven, Streets	Proposed three level mixed use development, food outlets, car wash, retail showrooms, supermarket, and more.	JY Construction (Yuen Development Pty Ltd)	20.00	TBA
Aldi Highfields	Highfields Road, Highfields	Construction of Aldi Supermarket proposed development will include: intersection upgrade on Highfields Road, retail space and a car park.	Aldi stores	2.00	TBA
City Golf Club, Refurbishment	South Street, Toowoomba	Proposed extension to City Golf Club which will include: extension of the new clubhouse, new pro shop, new buggy storage, extension to car park, refurbishment of café, kids room.	City Golf Club	4.00	TBA
Shopping Centre, Westbrook Central	Main Street, Westbrook	Two new shopping centre buildings, with 11 commercial tenancies, communal outdoor dining, two-storey centre, 61 car parking spaces.	Itanz Pty Ltd (Trading as Willfind Family Trust)	3.00	TBA
Childcare Centre	James Street, Rangeville	New 112 place child care centre with administration spaces, outdoor / indoor play, kitchen and dining, reading room, sleeping room and a carpark.	Australian Childcare Solutions	2.00	TBA
Knox Childcare	Anzac Ave, Harristown	New 150 place child care centre development administration spaces, outdoor / indoor play, kitchen and dining, reading room, sleeping room and a carpark.	Stronghold Property Pty Ltd	2.00	TBA
Amitabha Resort	New England Highway	Short term accommodation resort with one, two, and three bedroom accommodation, café, yoga, gym, meditation, spa and function facilities	Sunly	10.00	TBA
Childcare Centre and Shopping Precinct	Polzin Road, Highfields	The development will include retail spaces, administration offices, outdoor and indoor play, kitchen and dining, reading room, sleeping room and a carparking	David George Lethbridge	2.00	TBA

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
The Glad Hotel	Ruthven Street, Toowoomba	Multi story development to include 102 units, retail outlets, food and drink outlets, hotel and function facilities.	KPAT Property Pty Ltd	30.00	TBA
The Westbrook Motel	Main St, Westbrook	Motel with 27 units to be built next door to the existing shopping centre	Altitude Motel Apartments	3.00	TBA
Anzac Avenue Super Centre Shopping Complex	Anzac Avenue, Toowoomba	Shopping complex including furniture and retail outlets on 1500sq m	Wagners	30.00	TBA
Pet food processing plant	Industrial Avenue, Wilsonton	A processing facility is being established to produce 200 tonnes of pet food a year using an existing 1181 sqm shed modified with the installation of six transportable driers, waste water management facility, packaging sheds and warehousing.	Madanbiell Pty Ltd	2.00	TBA
Warrego Highway Service Station	Intersection of Warrego Hwy and Augbiny Road at Oakey	New service station to include four food and drink outlets set on a 43 ha site. The facility will also include a transport depot that will provide overnight parking for heavy vehicles.	Rhonzoa	4.00	TBA
Westpoint Business Park	Alderley Street, Toowoomba	Proposed 6100 sqm industrial business park, with 14 tenancies, office, café and on site car parking spaces.	Taylor Commercial Property Pty Ltd.	TBA	TBA
High-Rise Development Site	Kitchener Street, Toowoomba	DA approved land for office space café or restaurant and 21 three-bedroom apartments	Janflow Pty Ltd	45.00	TBA
Childcare Centre, McDougall Street	McDougall Street, Toowoomba	New 100 place child care centre development will include: administration spaces, outdoor and indoor play, kitchen and dining, 6 aged based rooms, sleeping room and a carpark.	GDI Group (Gallagher Development Investment)	3.00	TBA
Eustondale Master Planned Community	Euston Road, Boundary and McDougall Street, Glenvale	150 lot, 6 stage residential development which will include four low residential areas, a future residential area and a large park area waterway within the estate.	Douglas Property Group Pty	40.00	TBA

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Northgate Vista Estate development	Goombungee Road, Bacon and Griffiths Streets and bordering Mort Street, Harlaxton.	A master planned residential community made up of five precincts including neighbourhood residential, hillside residential, mixed residential, local centre and open space precincts over an area of 54.93 hectares.	George Weston Foods Pty Ltd	25.00	TBA
Gabbinbar Homestead Village	Ramsay St, Middle Ridge	Refurbishment of the historic Gabbinbar Homestead which will include four new pavilions, pathways, pergola structure and a new entry	Bernoth properties	5.00	2019
Oakey Beef Exports, Expansion	Oakey-Connection Road, Oakey	Expansion of existing Oakey Beef works which will include increased cold storage capacity and an automated processing equipment.	Oakey Beef Exports	60.00	2018
Poultry Sheds, Ellerslie Free Range Farms	Ellerslie Rd, Turallin	10 new poultry sheds and infrastructure to accommodate an additional 735,000 birds.	DA Hall andCo t/a Doug Hall Poultry	TBA	TBA
Poultry Sheds, Glenfire Poultry Farm	Western Creek Road, Turallin	18 new sheds to accommodate 720,000 birds, additional chiller areas, caretaker residences, farm packer, switch room and offices	DA Hall andCo t/a Doug Hall Poultry	45.00	2026
Service Station Highfields	Highfields Road, Highfields	Service station with retail and convenience store and fast food outlets.	SHA Premier Constructions	5.00	2019
Rosella Highlands Estate	Meringandan	124 lot residential subdivision, Open Space and Roadworks	Churches of Christ in QLD	6.20	TBA
Community Facilities	Hursley Road, Toowoomba	A new retail development to include 16 new buildings, carparks, tavern, motel, liquor outlet, service station, food and drink, child care, supermarket, chemist, gymnasium, medical centre, caretakers residence, retail, indoor sports facility	GDI Group (Gallagher Development Investment)	45.00	TBA
Highfields North	Merringdan Rd, Meringandan	432 Residential Lots, 18377 Ha for Parkland, Split over 9 Stages	Clive Berghofer - Jeteld Pty Ltd	21.60	TBA

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Retail Showroom and Apartments	Ruthven Street, Toowoomba	2 Retail showrooms, medical centre, café, 25 apartments, amenities, with storage, terrace, basement car parking	Bernoth Properties	10.00	TBA
Charlton Commercial Centre	Warrego Hwy	Supermarket, hotel, community centre use, indoor entertainment, potential gym or cinema	TBA	20.00	TBA
2 Storey Units	Cavell Street, Toowoomba	Construction of residential unit complex will include 10 x two bedroom units and 4 x three bedroom units.	Invest and Grown Pty Ltd	2.80	TBA
Glenholme Park	Hursley Road, Toowoomba	Sports and Community Hub with a potential medical treatment, indoor and outdoor sport, gymnasiums, hydro-therapy	Brothers Toowoomba Rugby League	10.00	TBA
Toowoomba Sports Club Development	Toowoomba	The proposed expansion of the Toowoomba Sports Club and redevelopment of The Metropole Hotel to align with the Toowoomba Sports Club façade	Canberra District Rugby League Football Club	20.00	TBA
Highfields Day Care Centre	Highfields	New childcare centre development of administration spaces, outdoor and indoor play, kitchen and dining, reading room, sleeping room and a carpark.	Kath Dickson	2.00	TBA
Laundromat and unit project	Evan Street, Pittsworth	Transform the former ambulance station into a laundromat and residential unit complex.	Stower Developments	2.00	TBA
Shangri-La	Prince Henry Heights, Toowoomba	40 lot residential townhouse development with communal facilities.	Shangri-La International Holdings	2.60	TBA
Defence Housing Mt Lofty	Rifle Range Road	Former Rifle Range site to be re-developed into a master planned residential community over a staged construction period	Defence Housing Australia	200.00	TBA
Verona Apartments	James Street and Tourist Drive, Rangeville	Multi-storey luxurious residential complex, 45 apartments and communal living spaces which include; pool, cinema, gym and courtyards.	Verona Apartments	40.00	TBA
Woolmer Road	Woolmer Road	50Ha proposed subdivision made up of 150 lot residential subdivision and 300-400 unit aged care facility	Peartland development	100.00	TBA

PROJECTS PROPOSED

PROPERTY AND CONSTRUCTION

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
GasWorks Development	Neil Street	10,006 m2 vacant lot development over 7 titles. Proposed mixed use development including hotel, office and food and beverage outlets	TBA	30.00	TBA
Aubigny Street accommodation	Aubigny Street East Toowoomba	5 one bedroom self contained short term accommodation units and a managers residence	Coffee House Pty Ltd	1.50	TBA
Toowoomba Middle Ridge Golf Course	Rowbotham St, Middle Ridge	Collaborative redevelopment between Middle Ridge Golf Course and Aura Retirement to turn a parcel of golf course into 78 retirement units	Middle Ridge Golf Course and Aura Retirement	3.30	TBA
Torrington Residential Development	Hursley Road and Hillman Street, Torrington	DA approved for 42ha mixed use development . Approvals currently in place for 79 residential lots with a master plan approval for more than 600 dwellings, retirement and aged care.	Property Projects Australia	TBA	TBA
Gowrie Hotel Redevelopment	Bridge Street, Newtown	Redevelopment of current site and building of potential new tavern.	Hakfoort Group	6.50	TBA
Zimms Corner Service Station Upgrades	Toowoomba	Upgrading the Zimms corner service station and fast food outlet; including truck re-fuel area, truck rest area and shower facilities.	Zimms Corner Pty Ltd	4.00	TBA

PROJECTS PROPOSED RESOURCES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
GDT Tyre Recycling Plant	Wellcamp Business Park	Purpose built tyre recycling facility, the facility will break down used tyres to produce raw steel, carbon and oil with potential export to international markets.	Green Distillation Technologies	10.00	TBA
New Acland Coal Mine Stage 3	Acland	Continuation of the New Acland open-cut coal mine, boosting employment to 700 people, and providing a further boost of \$12 billion to the local, state and national economies	New Hope Group	869.00	2029
Felton Coal Project open Cut Mine	Felton	2 Exploration permits, mineral development license, 323 sq km	Ambre Energy	30.00	TBA

PROJECTS PROPOSED RENEWABLES

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Bulli Creek Solar Farm	Gore Highway	Solar electricity farm located in the Darling Downs to be delivered in 4 stages.	SunEdison/ Solar Choice	1,000.00	2025

Grand Central
Redevelopment in
the Toowoomba CBD
completed in 2017

Image supplied by QIC



PROJECTS RECENTLY COMPLETED (LAST 12 MONTHS)

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Ruthven Street Streetscape	Ruthven Street, Toowoomba	The project involved the addition of public art, landscaping, replacing underground stormwater and water mains, replacement of the existing footpath with concrete pavers and shifting the power underground	Toowoomba Regional Council	4.6	2018
Steger Road Infrastructure Enabling Project - Toowoomba Enterprise Hub	Charlton	Construction of a two-lane asphalt road, with provision for trunk infrastructure, between a planned intermodal inland port and the Toowoomba Enterprise Hub.	Toowoomba Regional Council	6.9	2018
Bridge Renewals (Various Locations)	Pittsworth and Millmerran	Two bridge upgrades in the region undertaken to include Scrubby Creek Road, Pittsworth culvert upgrade and Bostock Road, Millmerran.	Toowoomba Regional Council	4.5	2018
Kingsthorpe and Gowrie Junction sewerage project	Kingsthorpe and Gowrie Junction	Constructed reticulated sewer and house drainage connections for dwellings on properties generally less than 2,500m ² in Kingsthorpe and Gowrie Junction.	Toowoomba Regional Council	TBA	2018
Highfields Sport and Recreation Park - Stage 1	Highfields		Toowoomba Regional Council	TBA	TBA
Pittsworth Sewerage Treatment plant	Cnr Spring Street and Long Road, Pittsworth	Design and construction of a new sewage treatment plant for the town of Pittsworth.	Toowoomba Regional Council	9.805	TBA
Charlton Service Centre	Warrego Hwy, Charlton	A retail development to be built over 4,700sq m, with gross floor area of 1,025sq m.	Range Manufacturing	TBA	TBA
Food Processing Plant	Toowoomba	Operating 24 hours, 7 days a week, the plan included a 2,667m ² food processing shed, a 557m ² office and a 36m ² site shed.	FKG Group	5.00	2017
Queensland Cotton Corporation Limited Shed		Large scale industrial development of a new 2,650m ² cotton storage shed and 4,200m ² of additional concrete apron added.	FKG Group	TBA	TBA
Pulse Data Centre	Witmack Industry Park	Construction of Tier 3 data centre	FKG Group	40	2018
Toowoomba SHS, Wilsonton Hall	Wilsonton	Multipurpose Hall	Education Queensland	5.7	2018

PROJECTS RECENTLY COMPLETED (LAST 12 MONTHS)

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
Mater Dei Primary School Good Samaritan Block	Curzon Street, Toowoomba	New Classroom blocks, existing library conversion.	Mater Dei Primary School	TBA	2018
Burke and Wills Hotel	Toowoomba	Redevelopment included gaming rooms, new windows and logo placement.	Hakfoort Group	15	2018
Walton Stores Urban Renewal Project	Annand and Ruthven Streets, Toowoomba	Development included a laneway project that will include cafes, boutique retail, convenience shopping, and professional offices.	Cardea	22	2018
Wyreema Wastewater trunk network	Wyreema	Development decommissioned the Wyreema Wastewater Treatment Plant and replacing it with a pump station and transfer main to Westbrook sewage pump station.	Toowoomba Regional Council	5.01	2018
Cambooya Ridge Estate	Cambooya	Stage 3 - 149 Lots	Tunney Investments Pty Ltd	TBA	2018
Santana Park	Cotswald Hills	Stage 1-2 63 Lots (Total: 162 Lots)	Denaid Pty Ltd	6	2018
Redevelopment of Grand Central	Margaret Street, Toowoomba	Doubling the size of Grand Central to 90,000m ² – extending further into the CBD via a retail galleria across Dent and Victoria Streets.	QIC	500	2017
The Intersection	Toowoomba	Fast food redevelopment included seven food outlets, two drive-thrus	Brutnell Developments	2.5	2017
Bunnings Warehouse	Ruthven St, Toowoomba	18,130sqm site included Bunnings Warehouse and 480 parking spaces on the former Foundry site	Bunnings	43	2017
Shell Service Station Development Ruthven Street	Ruthven Street Toowoomba	Included: Shell / Coles Express, Pump Coffee Express	Hallmark Properties - Geoff Kath	5	2017
Composite Fibre Manufacturing Facility	Wellcamp Business Park	A new manufacturing composite fibre technologies to house the existing Wagners CFT facility as well as new technologies	Wagners CFT	TBA	2017
Oakey Army Aviation Centre Upgrade	Oakey	Project included refurbishment of existing Republic of Singapore Air Force helicopter training facilities as well as support logistics and maintenance facilities	Australian Government	50	TBA

PROJECTS RECENTLY COMPLETED (LAST 12 MONTHS)

Project Name	Location	Description	Proponent	Construction Cost (\$M)	Est. Completion Date
North Highfields Estate Stage 4	Kleinton and Meringdan Roads, Highfields	Stage 4 includes 52 residential blocks	Clive Berghofer - Jeteld Pty Ltd	2.3	TBA
Industrial Services Warehouse and Transport Depot	Wellcamp, Toowoomba	2ha industrial services warehouse and transport depot at Wellcamp Business Park	Wagners	3.5	TBA
St Andrew's Hospital Expansion	Toowoomba	Extension of existing day hospital to provide 13 additional recovery bed spaces, operating theatres and future doctors suites, construction of a nuclear medicine facility	St Andrew's Hospital Toowoomba	5	TBA
Palm Lake Resort	Hogg and Tor Streets, Toowoomba	Seven stage development included an extra 322 new homes added to the current 221 homes. The resort includes a bowling alley, lawn bowls, golf simulator, tennis, gymnasium, activity centre, indoor pool, outdoor pool and movie cinema	Palm Lake Resort	250	2017
Ergon Energy Depot Redevelopment	Cnr South and Hampton Sts, Toowoomba	This project involved the redevelopment of five (5) buildings at the local depot, along with civil works to provide a new carpark.	Ergon Energy	9.8	TBA
Clive Berghofer Operating Suite	St Vincent's Hospital	Provided six new operating theatres, a 16-bed recovery area and a new day surgery unit.	St Vincent's Hospital	30	2018
Stage 2 - Highfields State High School	Highfields	Stage 2 involved the construction of facilities for remaining year levels (10-12)	Education Queensland	10	2017
Glenview Estate	Glenvale	Total of 151 Lots	Clive Armitage	4	2017
Goggs Street Catchment Strategy	Toowoomba	Augmentation of trunk stormwater drainage. Intercept water catchment from West Street and direct to the existing detention basin south of James Street	Toowoomba Regional Council	15	2017
Bostock Road Bridge Renewal	Toowoomba	Benefits for Lemontree residents, from a one lane bridge to a two lane bridge	Toowoomba Regional Council	2.78	2017
Wippells Auto	28-32 Clifford St, Toowoomba	Expansion of the showroom for Jaguar and Land Rover, reception, offices, sales and service areas.	Wippells Auto	2	TBA



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