

SHAPING OUR FUTURE

Wyreema



Population



2016 population **1,461**



Projected 2051 population **1,854**



Average Annual Change
in Growth (2016-51) **0.60%**

Location

Wyreema is a significant town located around 14km south-west of Toowoomba City Centre and is accessed primarily via the Toowoomba Karara Road.

Settlement and land use pattern:

Wyreema is surrounded by agricultural land, creating a distinct separation from the outskirts of Toowoomba.

While Wyreema has a relatively large population (i.e., comparable to Clifton and Millmerran or even smaller towns such as Nobby), it does not read as a 'town' due to its lack of commercial and community service buildings and physical form and layout. Its population is a result of a recent residential development located in easy commuting distance to Toowoomba.

The extent of Wyreema's main thoroughfare is marked at the east by the intersection of Umbiram Road and Balfour Street, and at the west by the intersection of Umbiram Road and Margetts Street and comprises commercial and recreational facilities. The commercial heart of the settlement currently comprises only the small Wyreema Store which is located where the Umbiram Road bridge crosses the railway. Another local centre is focused on Wyreema State School.

The town comprises four main residential sectors created by the intersection of Umbiram Road, Toowoomba Karara Road, Newman Road and the old railway line.

The original and historical residential area of Wyreema is located on the western side of the railway and has a rural town feel.

The sector on the eastern side of the railway, south of Newman Road comprises conventional residential dwellings from the 1970s to the 1990s.

To the east of Toowoomba Karara Road (SR48) and north of Newman Road, is a modern and contemporary residential area. A similar modern estate is currently under development between Toowoomba Karara Road (SR48) and the railway. Both areas have a suburban residential aesthetic.

Key forces for change include:

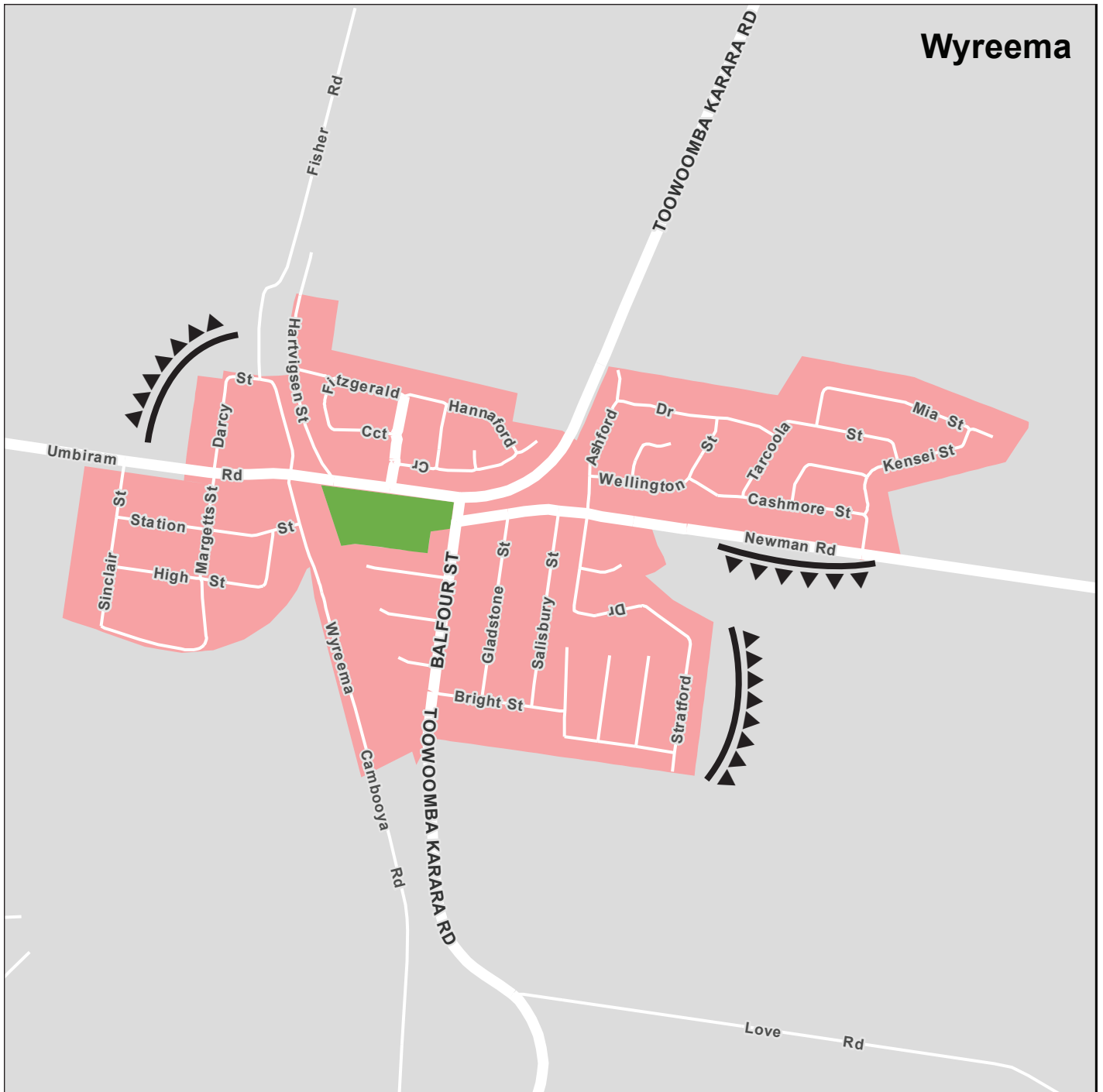
- Identified as being within the Priority Living Area in ShapingSEQ.
- Potential for further industrial growth servicing the freight and logistics industry.
- Proximity of Wyreema to Toowoomba Wellcamp Airport.
- The potential development of a rail trail between Westbrook and Wyreema which would unlock new and revitalise existing tourism opportunities.

Growth Opportunities:

Wyreema is located in a semi-rural setting close to Westbrook on the urban edge of Toowoomba. Wyreema is surrounded by rural land creating a distinct separation from Westbrook and Toowoomba despite the proximity. The easy commuting distance to Toowoomba has meant that there are no significant retail and commercial uses in Wyreema with the township largely being residential uses with housing from across multiple eras. There are potential growth opportunities to the north-west and south-east. Steady growth pressure, with growth to be generally focused in existing planned areas.

It is anticipated that new growth in Wyreema will keep with the existing character of houses on mid-to-large sized lots with limited take up of attached housing such as townhouses or duplexes.

There is capacity in land and infrastructure networks to accommodate new growth dispersed across the existing urban extent of the town.



Residential area

Residential areas provide for a mix of uses specific to the locality including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community.

Open space area

Public open space areas provide for parks that serve the recreational needs of a wide range of residents and visitors.

▶ Long term growth opportunities



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