

SHAPING OUR FUTURE

Clifton



Population



2016 population **1,264**



Projected 2051 population **1,544**



Average Annual Change
in Growth (2016-51) **0.50%**

Location

Clifton is a significant Darling Downs rural township in the south of Toowoomba Region. It is located around 42km south of the Toowoomba city centre and is accessed by several rural roads including Gatton - Clifton Road (SR80) and Spring Creek Road, which connect to the New England Highway (A3).

Settlement and land use pattern

The town is centred on and bisected by the South Western rail system which runs parallel to King Street. This was a fundamental aspect of Clifton's history until the rail line closed to passenger trains in 1972 and goods trains in 1998. The town centre is focused on King Street, which includes hotels and retail outlets servicing both residents and visitors (such as an antique shop and gift shops) with few vacant premises.

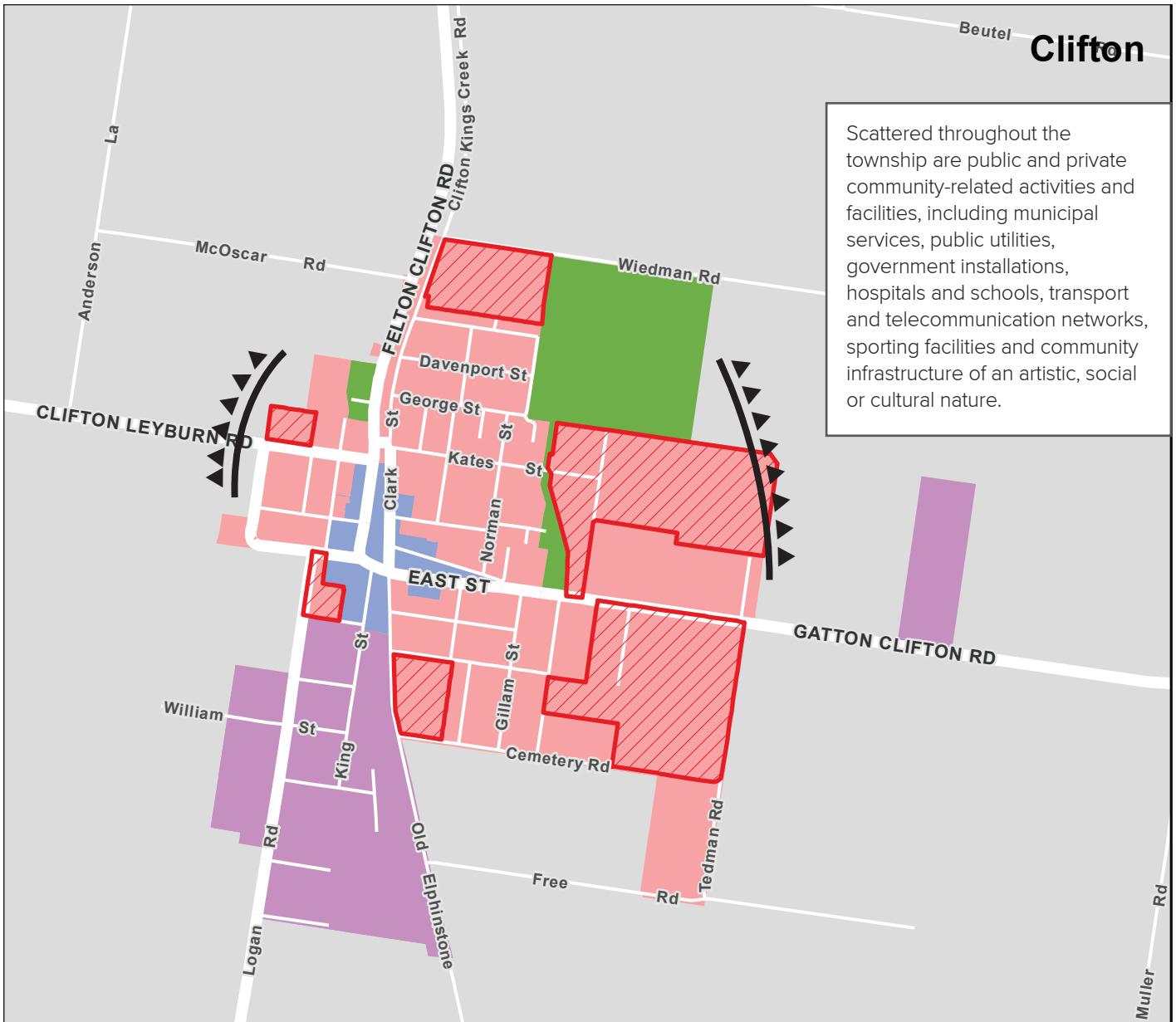
Elsewhere, the settlement has a range of community and education buildings including Clifton State School, Clifton State High School and St Francis de Sales Catholic primary school. Clifton has a number of churches, a swimming pool, a library and a Council service centre. There is a small industrial/agricultural estate located west of Shannon Road in the southern part of Clifton. Most other buildings are residential, comprising relatively small (low-medium density) town blocks laid out in a fairly regular grid pattern.

Key forces for change include:

- Identified as a Priority Living Area in the Darling Downs Regional Plan 2013.
- Steady growth pressure, with growth to be generally focused in existing planned areas and residential growth to be accommodated through a mix of housing forms, including detached dwellings on standard and small lots, dual occupancy and multiple dwellings throughout the town.
- Water quality and security issues are currently a major concern for towns within the southern region and a constraint to growth. However, there is future potential for increased growth with the delivery of the proposed southern water pipeline (currently being developed).
- A changing demographic profile with an increasing number of older residents may necessitate additional provision of aged care services and facilities to continue to cater for the town's older residents.

Growth Opportunities

There is capacity in land and infrastructure networks to accommodate new growth dispersed across the urban areas of Clifton. Opportunity to expand beyond the township is limited due to the nature of the surrounding landscape; however, expansion to the west and east is a potential growth opportunity. It is anticipated that new growth in Clifton will be accommodated in keeping with the existing character of houses on mid-to-large sized lots with limited take-up of attached housing such as townhouses or duplexes.



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.

Centre area


Commercial activities are primarily located within the core business area.

As a Major Centre it provides for a mix of uses and activities, including concentrations of higher-order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities, and other uses capable of servicing a subregion.

Industry area

Industrial activities are primarily located to the south of the core business area and provide for a range of service and industry uses.

Non-industrial and business uses that support the industrial activities can be located where they do not compromise the long-term use of the land for industrial purposes.

 Urban expansion area

 Long term growth opportunities



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