

SHAPING OUR FUTURE

Millmerran



Population



2016 population **1,387**



Projected 2051 population **1,324**



Average Annual Change
in Growth (2016-51) **-0.12%**

Location

Millmerran is a significant rural township surrounded by primary production areas on the edges of the Condamine River floodplain. It is located around 84km south-west of the Toowoomba city centre on the Gore Highway (A39) and is also accessed by the Millmerran-Inglewood Road (SR82) and Millmerran-Cecil Plains Road.

Settlement and land use pattern

As the centre of the former Local Government Area in which it is located, Millmerran has an identifiable commercial centre, or town centre, with clear residential sectors that have been well-established for many years. The town centre is focussed on an area around Campbell Street and includes retail shops (supermarket, bakery, etc.), as well as cafés and a hotel. A range of community buildings including the post office, police station, aquatic centre, museum and library are located elsewhere across Millmerran.

Millmerran has a number of educational establishments including Millmerran State School, Millmerran State High School and St Joseph's Catholic Primary School as well as a number of churches. Most other buildings in the main part of the town are residential, comprising relatively small (low-medium density residential) town blocks laid out in a fairly regular grid pattern. Larger pockets of rural residential development are located in the west of the settlement.

There is a significant area allocated for medium and high-impact industry in the north of the town on Bligh Street, and a landfill facility, along with a separate area of medium-impact industry located in the south of the town on Crocker Street and Saleyards Road. The Millmerran

Waste Management Facility is located to the south-west of the town on Owens Scrub Road. Commodore Mine and Millmerran Power Station are located 5km south of the town.

Key forces for change include:

- Identified as a Priority Living Area in the Darling Downs Regional Plan 2013.
- Minimal growth pressure, with growth to be generally focused in existing planned areas and new urban development to occur within the existing town. Development to provide a variety of lifestyle choices, including detached dwellings on standard and small lot sizes, dual occupancy and multiple dwellings throughout the town, and larger rural residential development in the south-west of the town.
- A changing demographic profile and increasing number of older residents which may necessitate additional provision of aged care services and facilities to continue to cater for the town's ageing population.
- The development of the Inland Rail network provides an opportunity for Millmerran to further enhance the town's freight and logistics industry through rail, however it may also impact the amenity of the area. Potential for further industrial growth servicing the transport industry, including through consolidation of the industrial precinct to the north of the town.
- Potential for drought impacts on the local community through the Region's underlying agricultural industry and the amenity of the surrounding landscape.

Growth Opportunities

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



Scattered throughout the township are public and private community-related activities and facilities, including municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks, sporting facilities and community infrastructure of an artistic, social or cultural nature.

Residential area


Residential areas cater for a range and mix of dwelling types including dwelling houses and multiple dwellings. Community uses and small-scale services, facilities and infrastructure can be located where they cater for local residents.

Rural residential area

Rural residential areas are located on the south-western fringe of Millmerran. These areas provide for residential development on large lots where Local Government infrastructure and services may not be provided. These areas maintain a semi-rural landscape character and expansion of these localities does not occur.

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.

 Urban expansion area

 Long term growth opportunities

Industry area

Industrial activities are primarily located to the south and in areas north-west of the township, providing 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.

Open space area

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



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