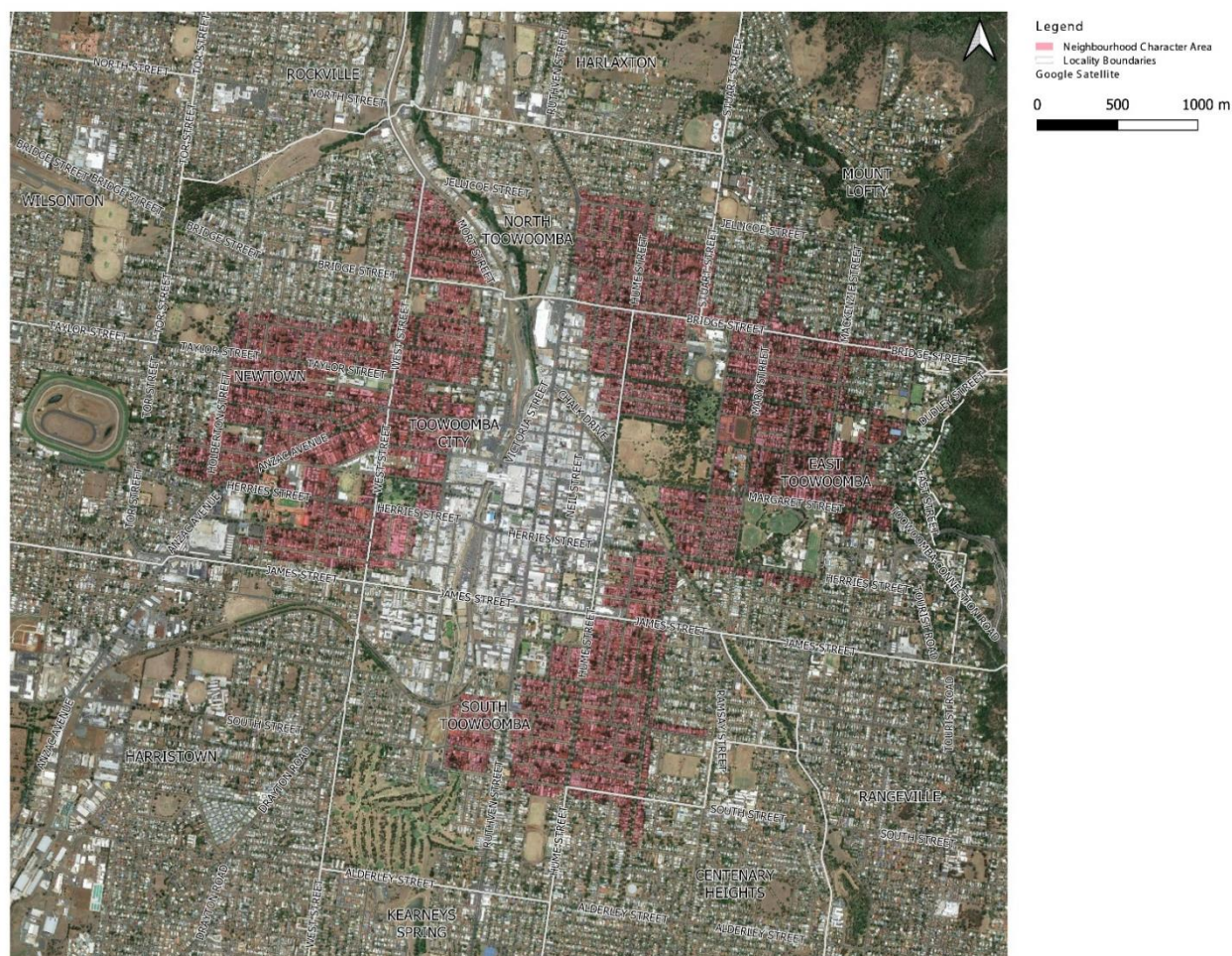


TOOWOOMBA REGION NEIGHBOURHOOD CHARACTER COMMUNITY SURVEY

Toowoomba Regional Council are currently preparing a new Planning Scheme which includes looking at guidelines for development within areas of neighbourhood character.

The current Planning Scheme defines character through the Neighbourhood Character Overlay, which applies to neighbourhood character areas in six localities within a 2.5 km radius of the Toowoomba City Centre (Refer Map 1).



Map 1 – Neighbourhood Character Overlay Areas and Localities

There are many features and aspects that contribute to the character and environment in your neighbourhood. These unique neighbourhood character features may be parks, arrangements of green/open spaces, street trees, landscaping, building design and architectural style, building setbacks, fences, garages, lot sizes and street types.

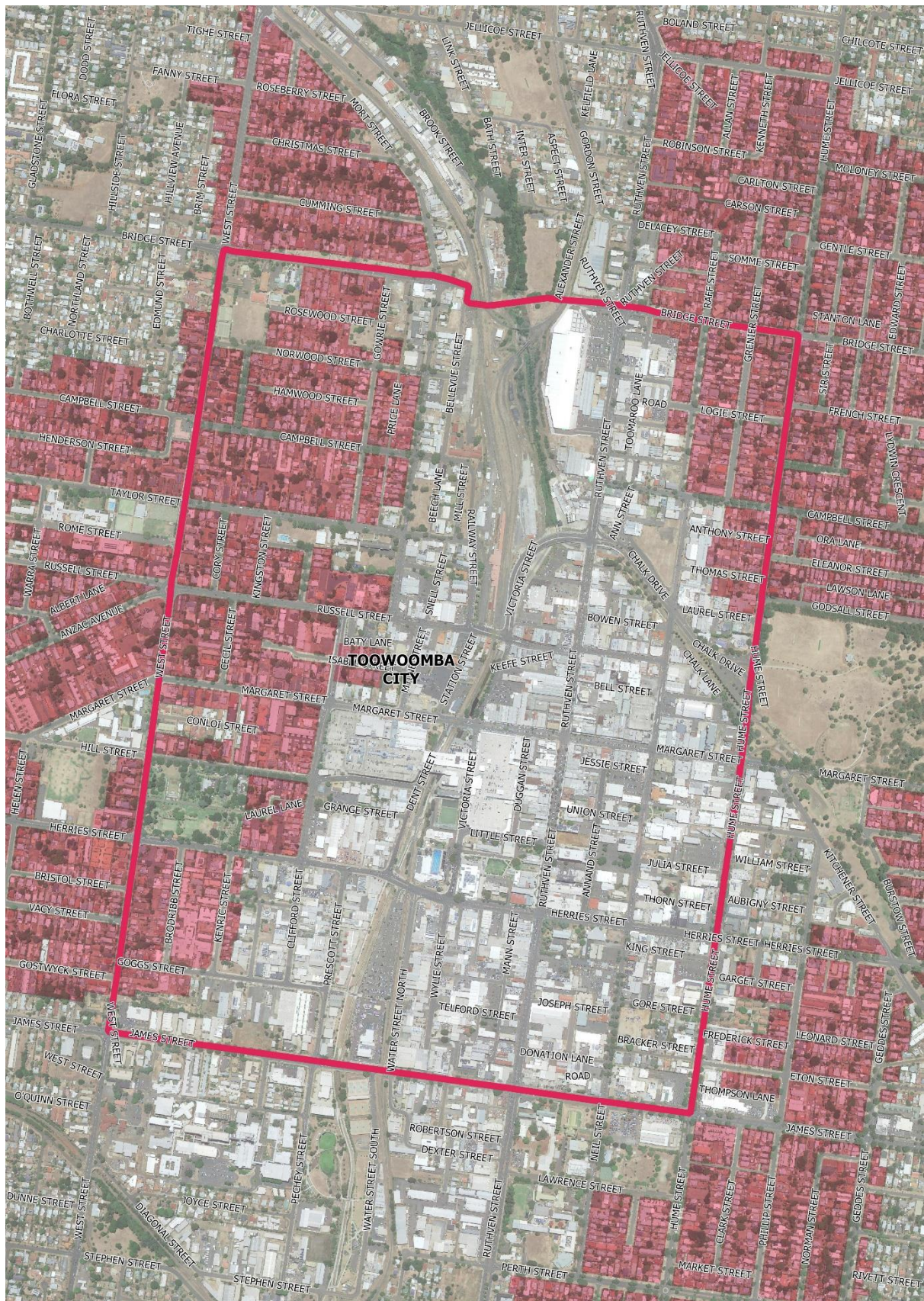
There may also be character features that you feel are particularly beneficial to the look or feel of the neighbourhood, or features that you feel are intrusive character elements.

We want to hear from you in relation to what neighbourhood character means to you. Your feedback will help Council to develop a better understanding of neighbourhood character, and how to protect features identified as having neighbourhood character.

The following **Maps (2-7)** and representative images show the six localities identified in the Neighbourhood Character Overlay of the Toowoomba Regional Council Planning Scheme:

1. Toowoomba City
2. South Toowoomba
3. North Toowoomba
4. Newtown
5. East Toowoomba
6. Mount Lofty

1. Toowoomba City



Map 2 – Neighbourhood Character Overlay Areas in Toowoomba City

Typical images in Toowoomba City that correspond with Map 2 (Neighbourhood Character Overlay in Toowoomba City).

Toowoomba City - East of Toowoomba CBD



Image 1: Cohesive tin and timber character, with mixed street tree plantings, low fences and verge gardens



Image 2: Narrow laneways with mixed dwelling typologies



Image 3: Contemporary two-storey brick unit blocks on deep blocks with limited private greenspace and dominance of hardstand

Toowoomba City - North of Toowoomba CBD



Image 4: Lack of street trees, dominance of road pavement and lack of large canopy trees



Image 5: Existing large shade trees within private lots



Image 6: Light industrial development and repurposed dwellings for commercial uses

Toowoomba City - West of Toowoomba CBD



Image 7: Stately homesteads on large lots with significant trees and heritage kerbs



Image 8: Tin and timber cottages with driveways to the rear, generous setbacks and a traditional feature palm in the front yard



Image 9: Two-storey lifted dwelling, with wire mesh fence and lack of garden planting

Map 3 – Neighbourhood Character Overlay Areas in South Toowoomba

Typical images in South Toowoomba that correspond with Map 3 (Neighbourhood Character Overlay in South Toowoomba).



Image 10: Large camphor laurel street trees on a formal avenue with wide verges



Image 11: Raised timber cottage with distinctive palm and tree fern plantings



Image 12: Example of sympathetic lot redevelopment, with a shared central driveway, permeable fences and large tree plantings

3. North Toowoomba



Map 4 – Neighbourhood Character Overlay Areas in North Toowoomba

Typical images in North Toowoomba that correspond with Map 4 (Neighbourhood Character Overlay in North Toowoomba).

North Toowoomba - East of railway



Image 13: Traditional garden showing large Hoop



Image 14: 2-storey dwelling and brick home with wide driveway and double garage



Image 15: Wide streets with moderate tree canopy cover

North Toowoomba - West of railway



Image 16: Interface with commercial and light industrial development on Mort Street

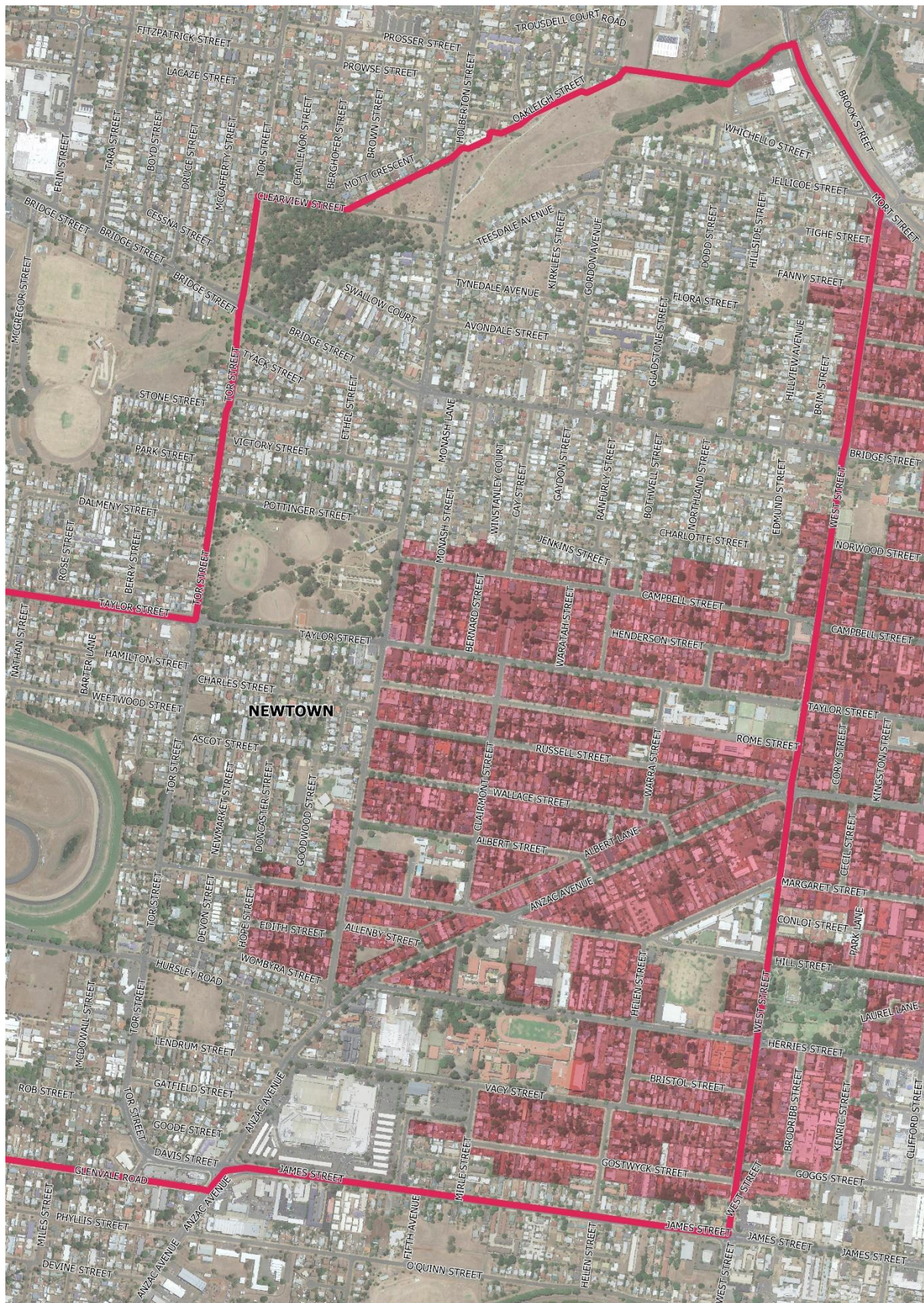


Image 17: Significant large tree in private lot



Image 18: Formal streetscape planting with concrete verges

4. Newtown



Map 5 – Neighbourhood Character Overlay Areas in Newtown

Typical images in Newtown that correspond with Map 5 (Neighbourhood Character Overlay in Newtown).



Image 19: Neighbourhood frequently includes colourfully-painted homes with diverse garden styles and low or no front fences

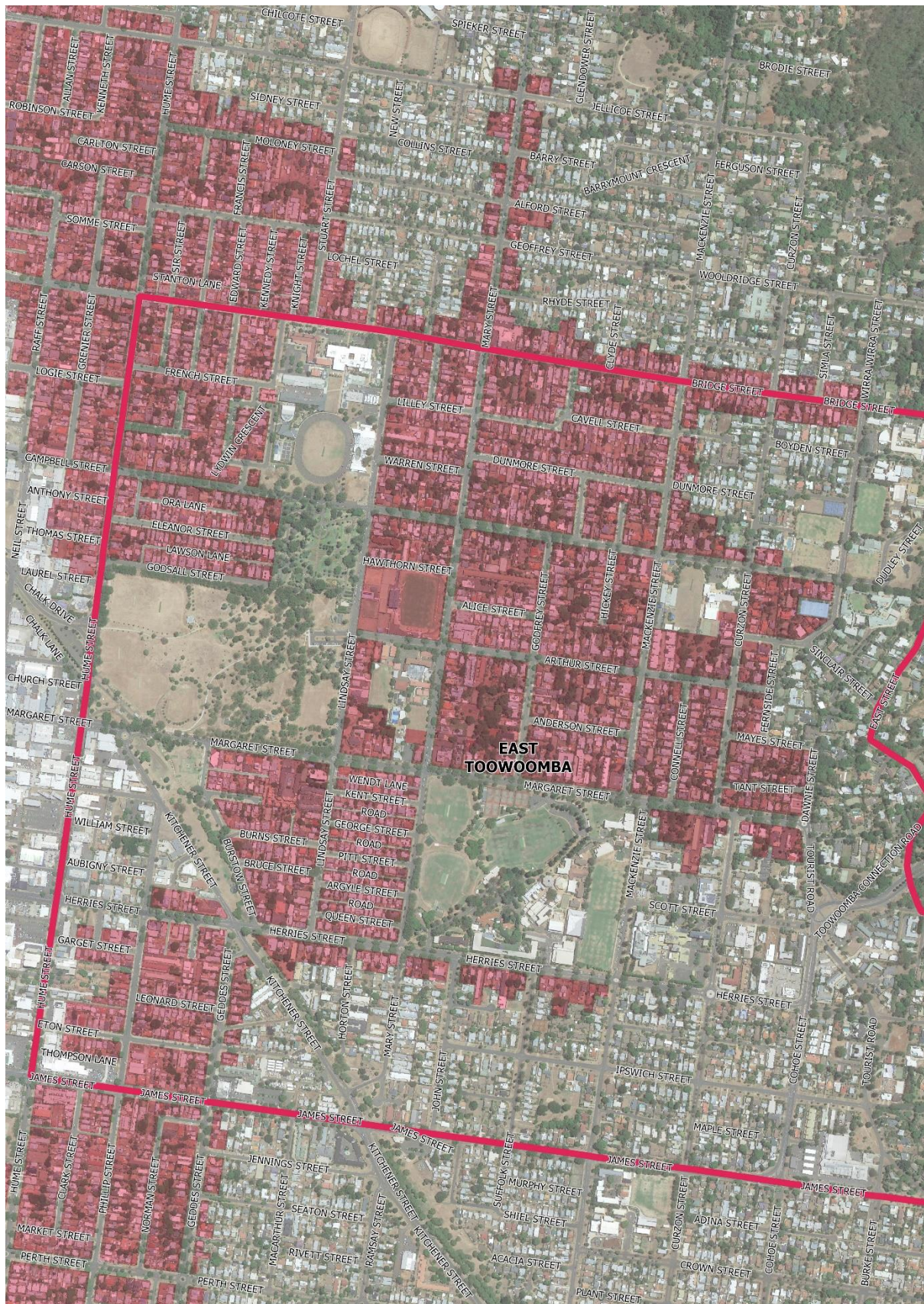


Image 20: Dwellings with 'names' and cottage gardens



Image 21: Two-storey brick and timber clad homes with garages to the street and no front fence

5. East Toowoomba



Map 6 – Neighbourhood Character Overlay Areas in East Toowoomba

Typical images in East Toowoomba that correspond with Map 6 (Neighbourhood Character Overlay in East Toowoomba).



Image 22: Impermeable fences and significant pair of Canary Island Palms



Image 23: Significant Hoop Pines and heritage kerbs



Image 24: Contrast between new and older dwellings



Image 25: Example of a dual species asymmetrical avenue that is common throughout Toowoomba due to overhead powerlines

6. Mount Lofty



Map 7 – Neighbourhood Character Overlay Areas in Mount Lofty

Typical images in Mount Lofty that correspond with Map 7 (Neighbourhood Character Overlay in Mount Lofty).



Image 26: Example of new development occurring in streets immediately adjacent to the neighbourhood character area



Image 27: Dual species asymmetrical avenue



Image 28: Tin and timber dwelling next to brick home, both with low fences