



# BOTANIC

HIGHFIELDS RD

## FACT SUMMARY

The vision for Botanic is to create a residential community enveloped in nature, with 42% of the site dedicated to native environmental reserve, open space and parklands.

The Botanic master plan has been carefully considered alongside nature's gifts, to provide residents with the ideal environment to build a life in a community designed with Australian community values in mind.

**Project name:**

Botanic

**Address:**

Corner of Highfields Rd and Browne Rd

**Website:**

[www.botanichighfields.com.au](http://www.botanichighfields.com.au)

**Email:**

[botanic@youandipm.com.au](mailto:botanic@youandipm.com.au)

**Phone:**

0473 733 234

**RP Description:**

Lot 5 on SP265876

**Developer:**

CW Group – [www.thecwgroup.com.au](http://www.thecwgroup.com.au)

**Total Area:**

90 Hectares

**Number of Lots:**

590+

**Stages 1 to 7:**

203 approved lots

**Construction status:**

Earthworks commenced May 2024  
on stages 1 to 7

**Environmental reserve:**

42% (38 hectares) of the site is dedicated to open green space including:

- 1 ha community park located at the heart of Botanic.
- A protected environmental reserve with native Australian flora and fauna, including a koala habitat area.
- Landscaped open space on fringe of environmental reserve with walking paths, seating areas and picnic shelters.
- Impressive sense of arrival with the main boulevard running through through native bushland and wetlands.

**Location:**

Located within five minutes from Highfields Town Centre

Located 20 minutes from Toowoomba CBD

# LOCAL AMENITIES



## HIGHFIELDS

### Cafes and Restaurants

1. Monty Brewing Co.
2. Highfields Tavern
3. Sugar Maple Japanese Restaurant and Café
4. The Cabinet
5. The Chocolate Cottage
6. Relish

### Education

7. Highfields State School
8. Toowoomba Christian College
9. Highfields State Secondary College
10. Mary MacKillop Catholic College
11. Highfields and District Kindergarten
12. Goodstart Early Learning
13. Freckles Kindy and Learning Centre
14. KDFC Business School
15. Kids Club Child Care Montessori Highfields

### Medical

16. Highfields and District Medical Centre
17. Village Medical Centre

### Parks

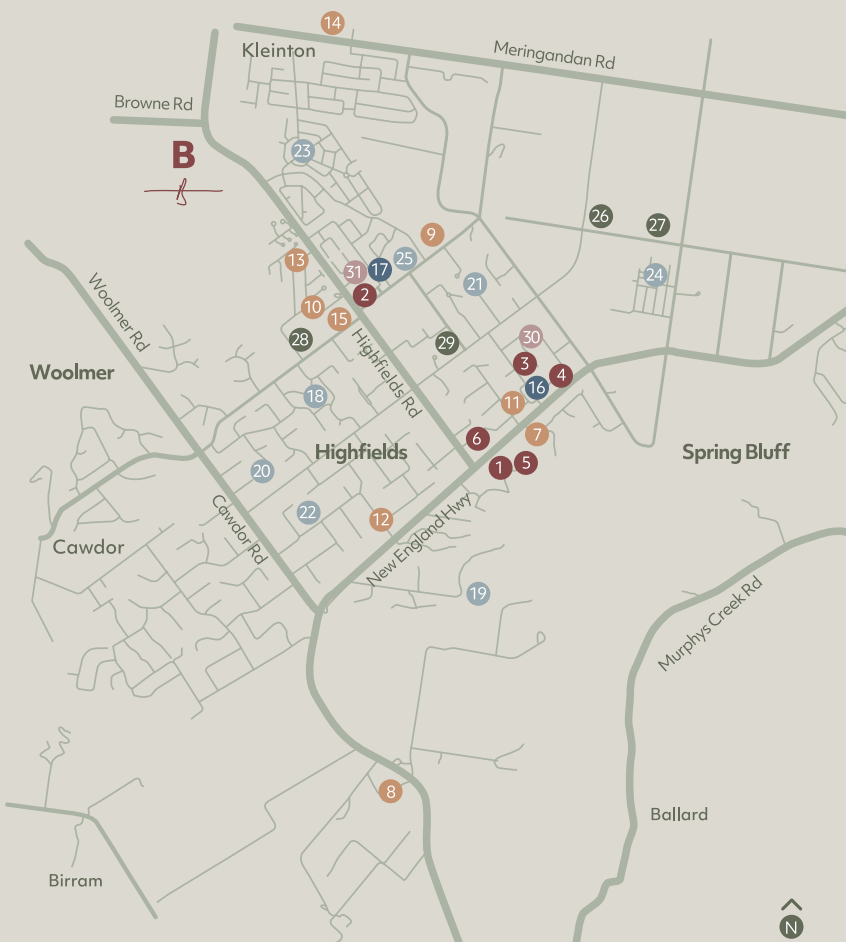
18. Mountain View Park
19. Highfields Falls
20. Peacehaven Botanic Park
21. Williams Park
22. Harris Park – dog off leash area
23. Macqueen Park
24. Sandy Brennan Park
25. Charles and Motee Rogers Bushland Reserve

### Sport and Recreation

26. Highfields Sport and Recreation Park
27. Highfields Sport and Recreation Complex
28. Kratzke Road Recreational Reserve
29. Kuhls Road Recreational Reserve

### Shopping

30. Highfields Plaza
31. Highfields Village Shopping Centre



## TOOWOMBA

1. Toowoomba Hospital
2. Uni SQ
3. Grand Central Shopping Centre
4. Airport
5. Oakey Army Aviation Centre
6. Queens Park Botanic Gardens
7. Laurel Bank Park
8. Japanese Garden
9. Jubilee Park Mountain Biking
10. Tabletop Mountain
11. Picnic Point Lookout and Parklands
12. Toowoomba City Street Art Trail
13. The Empire Theatres
14. Cobb+Co Museum
15. Downstream Railway Museum
16. Toowoomba Dining and Entertainment area - Ruthven and Margaret street

