

APPENDIX C – DSDILGP PRE-LODGEMENT ADVICE

*Department of State Development, Infrastructure, Local
Government & Planning*



Our reference: MPL-1221-0292

13 January 2022

Mr Andrew Bullen
Precinct Urban Planning

Sent by email: andrew@precinctplan.com.au

Department of
State Development, Infrastructure,
Local Government and Planning

Dear Mr Bullen

Pre-lodgement advice – proposed Local Government Infrastructure Designation (LGID) – Toowoomba Region Sports Precinct

This pre-lodgement advice provides a summary of relevant matters based on the supporting information provided in the pre-lodgment request. This record is provided in good faith, provides initial advice regarding likely issues relevant to the proposed LGID, and is current at the time of issue.

If the proposal is changed from that which was provided in the supporting information, you may wish to seek further or amended pre-lodgment advice from Department of State Development, Infrastructure, Local Government and Planning (DSDILGP).

Site details

Street address:	0 Gowrie Junction Road, 0 Warrego Highway and 10648 Toowoomba Connection Road, Toowoomba
Real property description:	Lot 100 on SP270472; Lot 110 on SP272107; Lot 111 on SP272107; Lot 112 on A345; Lot 113 on A345; Lot 114 on A345; Lot 115 on A345; Lot 116 on A345; Lot 117 on A345; Lot 118 on SP203198; Lot 119 on SP203198; Lot 144 on SP285263; Lot 1 on RP22809; Lot 24 on SP214746; Lot 276 on SP268921; Lot 3 on RP22810 and DAP22892
Local government area:	Toowoomba Regional Council (the council)
Existing use:	Clay shooting facility / vacant land

Proposed infrastructure details

Type of infrastructure:	Item 15: sporting facilities
Infrastructure description:	Toowoomba Region Sports Precinct

State interests relevant to the assessment:

Agriculture

- Important agricultural area
- Agricultural land classification – class A and B

Biodiversity

- MSES – regulated vegetation (intersecting a watercourse)

Natural hazards risk and resilience:

- Bushfire prone area

Strategic airports and aviation facilities

- Wildlife hazard buffer zone

Supporting information provided

Plan / Report title	Author	Ref no. and version	Date
Request for pre-lodgement meeting or written advice	Precinct Urban Planning	2021-167	6 December 2021

Discussion and advice

Item	Advice
Summary of LGID proposal	
1.	<p>The LGID will facilitate the establishment of the Toowoomba Region Sports Precinct (the precinct) over eight (8) stages within an approximate 10-year horizon. The precinct will provide the following:</p> <ul style="list-style-type: none">• a broad range of sporting and recreational facilities• club houses• storage and amenities• small scale shops and food outlets• playgrounds• car parking.
Proposed infrastructure	
2.	<p>Demonstrate the scope/expectations of non-sports related uses of precinct facilities (i.e. shops and food outlets), including (but not limited to):</p> <ul style="list-style-type: none">• hours of operations• locations / facilities to be utilised

	<ul style="list-style-type: none"> • expected traffic (to be reflected in the traffic impact assessment (TIA) where relevant). <p>The LGID proposal should also state how all elements of the proposal meet the infrastructure items under Schedule 5 of the Planning Regulation 2017. This should include a detailed description of any proposed uses that are ancillary to the proposed infrastructure items (i.e. shops and food outlets).</p>
DSDILGP role in assessment	
3.	<p>In accordance with Chapter 8, Part 1 of the Minister's Guidelines and Rules, version 1.1, the entity must give a copy of the LGID proposal material to DSDILGP at the time the entity commences stakeholder consultation.</p> <p>DSDILGP will then undertake a state interest review on the material and will determine if comments / a further information request will be provided to the entity.</p> <p>Following completion of the stakeholder consultation, the entity must provide the local government with a summary of how DSDILGP comments/requests have been addressed.</p> <p>If necessary, DSDILGP may require the local government to include additional requirements on the LGID decision notice in accordance with section 35 (3) of the <i>Planning Act 2016</i>.</p>
Traffic	
4.	<p>The LGID proposal involves a new use on the site and should therefore be supported by a TIA to evaluate the impact on the safety and efficiency of the surrounding road network and recommend any necessary mitigation measures for impacts resulting from the proposed development.</p> <p>The TIA should also identify car parking requirements, any necessary improvements to active transport facilities (in particular the provision of footpaths) and after-hours usage by external user groups and their potential impacts to the traffic and road network.</p>
Transport infrastructure	
5.	<p>The precinct is located adjacent to two state-controlled roads (Toowoomba Bypass and Toowoomba Connection Road).</p> <p>The submitted TIA should address the state-controlled road and confirm that any potential impacts to and from the state-controlled road, including traffic, earthworks, noise and stormwater are adequately mitigated. The proposal should also detail how it incorporates/considers active transport corridor into the development.</p>
Stormwater management	
6.	<p>The LGID proposal should be supported by a Stormwater Management Plan (SMP) that demonstrates a lawful point of discharge, no actionable nuisance to adjoining and downstream properties/state transport infrastructure and compliance with the State Planning Policy (SPP) water quality benchmarks.</p>

Biodiversity	
7.	<p>The site is mapped as containing Matters of State Environmental Significance (MSES) – regulated vegetation (intersecting a watercourse).</p> <p>The proposal must ensure impacts to MSES are minimised and mitigated. The LGID proposal should address any potential impacts to MSES and recommend measures that compensate for the environmental impacts, if warranted.</p>
External works	
8.	<p>Works external to the sites (in particular works to the surrounding road network) may be required to facilitate the development.</p> <p>An analysis of potential external works and land dedications should be provided as part of the MID proposal.</p>
Recommended technical reporting and supporting material	
9.	<p>It is recommended that the entity consider the following matters when preparing the MID proposal:</p> <ul style="list-style-type: none"> • Architectural plans • Landscape plan • Traffic impact assessment • Stormwater management plan.

General information

Preliminary stakeholder engagement requirements

DSDILGP recommends a preliminary stakeholder engagement brochure/flyer be prepared that describes and illustrates the proposal, including details about the proposed height of the buildings, and provide 10 business days for comment.

Preliminary stakeholder engagement should include, but not be limited to, consultation with the Local Government, Native Title Party or Traditional Owners, letters to local, state and federal members and a letter box drop to the adjoining and surrounding properties.

If you require any further information, please contact Elliott Fairon, Senior Planner on 07 3452 6849 or elliott.fairon@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Beutel
MANAGER