



## ENVIRONMENTAL ASSESSMENT REPORT

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Pursuant to Part 5 – Planning Act 2016

### Local Government Infrastructure Designation Facilities for Parks and Recreation & Sporting Facilities

#### Toowoomba Region Sports Precinct

Warrego Highway, Charlton

**PREPARED FOR:** Toowoomba Regional Council  
JULY 2022

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## INFRASTRUCTURE ENTITY DETAILS

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<b>Our Reference</b>	2021-167

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## 1.0 EXECUTIVE SUMMARY

This Environmental Assessment Report (**EAR**) has been prepared in support of a request for a Local Government Infrastructure Designation (**LGID**) for "Facilities for Parks and Recreation" and "Sporting Facilities" on land on Warrego Highway, Toowoomba Connection Road and Gowrie Junction Road, Charlton, being that land as described in **Table 1** (herein after referred to as "the Subject Land"). The LGID will facilitate the establishment of the Toowoomba Region Sports Precinct (**TRSP**) which will provide sporting and recreation facilities to the greater Toowoomba Region.

**TABLE 1 - SUBJECT LAND**

Real Property Description	Address	Land Area	Owner
Lot 119 SP203198	0 Gowrie Junction Road	157,400m <sup>2</sup>	Private Owner
Lot 118 SP203198	0 Gowrie Junction Road	139,500m <sup>2</sup>	Private Owner
Lot 117 A345	0 Gowrie Junction Road	57,740m <sup>2</sup>	Private Owner
Lot 116 A345	-	60,700m <sup>2</sup>	Private Owner
Lot 24 SP214746	0 Warrego Highway	376,500m <sup>2</sup>	Toowoomba Regional Council
Lot 115 A345	0 Gowrie Junction Road	80,130m <sup>2</sup>	Private Owner
Lot 114 A345	0 Gowrie Junction Road	63,490m <sup>2</sup>	Private Owner
Lot 113 A345	0 Gowrie Junction Road	71,630m <sup>2</sup>	Private Owner
Lot 276 SP268921	10648 Toowoomba Connection Road	90,130m <sup>2</sup>	Toowoomba Regional Council
Lot 112 A345	-	89,460m <sup>2</sup>	Toowoomba Regional Council
Lot 110 SP272107	0 Warrego Highway	52,430m <sup>2</sup>	Toowoomba Regional Council
Lot 111 SP272107	0 Warrego Highway	27,090m <sup>2</sup>	Toowoomba Regional Council
Lot 144 SP285263	0 Warrego Highway	85,170m <sup>2</sup>	Toowoomba Regional Council
Lot 100 SP270472	0 Gowrie Junction Road	17,320m <sup>2</sup>	Toowoomba Regional Council
Lot 3 RP22810	0 Gowrie Junction Road	9,826m <sup>2</sup>	Private Owner
Lot D on AP22892	0 Gowrie Junction Road	13,800m <sup>2</sup>	Private Owner
Lot 142 on A345	85 Gowrie Junction Road	84,980m <sup>2</sup>	Private Owner
<b>Total Area</b>		147.7296 hectares	

This EAR has been prepared on behalf of the Infrastructure Entity, Toowoomba Regional Council, (**the Entity**) in accordance with the Minister's Guidelines and Rules, Chapter 8 – Local government infrastructure designations process rules. Toowoomba Regional Council, in their capacity as Designator (**the Designator**), has confirmed that the proposed development could be applied for by way of a LGID. Accordingly, this application has been prepared having regard to Council's LGID Process and Procedures Manual.

Section 36(3) of the *Planning Act 2016* refers to the Minister's Guidelines and Rules which identifies, at Schedule 3, the required material to be provided as part of a request for an Infrastructure proposal. A summary of the required material to be addressed as part of this EAR is provided in **Table 2**.



**TABLE 2 - INFRASTRUCTURE PROPOSAL SUMMARY**

Matter	Proposal Details	
1. The boundary of the entity's proposal and the cadastral description of all land affected by the proposal. 2. A site and locality description of the entity's proposal.	Address of Site	Refer to <b>Table 1</b> .
	Real Property Description	Refer to <b>Table 1</b> .
	Area of Site	147.7296 hectares (Refer to <b>Table 1</b> ).
	Registered Owner/Tenure	Refer to <b>Table 1</b> .
	Local Government Authority	Toowoomba Regional Council
3. Plans, drawing, elevations, images and perspectives of the proposal that are suitable for assessment and for communicating the scale, intensity and nature of the proposal to members of the public during consultation.	Plans detailing the scale, intensity and nature of the proposal are provided at <b>Appendices A and B</b> . Additionally, a detailed description of the proposal is provided at section 5.0.	
4. Any existing uses on the premises that would be subject to the entity's proposal	The subject land currently contains the Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc. in the south-west corner of the site, adjacent to the Toowoomba Connection Road. These clubs will be relocated to new facilities in the northern part of the site, as a result of the proposed development. The remaining area of the site is currently vacant and previously utilised for agricultural purposes.	
5. Information about:		
a) existing uses on adjoining sites;	Adjoining Land (north & west)	Toowoomba Second Range Crossing
	Adjoining Land (south)	Warrego Highway
	Adjoining Land (east)	Vacant Rural Land
	Surrounding Land	Predominately rural and rural residential premises, with commercial and industrial uses located on land to the south-west
b) the type of uses proposed relative to the Planning Regulation 2017;	The proposed development includes the following types of infrastructure identified at Schedule 5 of the <i>Planning Regulation 2017</i> : <ul style="list-style-type: none"><li>Item 11 – Facilities for Parks and Recreation; and</li><li>Item 15 – Sporting Facilities.</li></ul>	
c) approval(s) history for the site.	Lot 276 on SP268921 is currently subject to the following approvals: <ul style="list-style-type: none"><li>MCUI/2009/2074 – Material Change of Use – Outdoor Entertainment (Archery Clubhouse and Range) – Approved on 18 September 2009;</li><li>MCUC/2017/4531 – Material Change of Use – Outdoor Sport and Recreation (Extension to Shooting Range) – Approved on 27 November 2017; and</li><li>OWS/2017/2875/A – Operational Works – Advertising Device (Billboard) – Approved on 22 September 2017.</li></ul> There are no current development approvals over the remainder of the subject land.	

Matter	Proposal Details	
d) the intended outcomes of any proposed amendment to uses on the site	The proposed development will involve the relocation of the existing Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc. in the south-west corner of the site to new facilities in the northern portion of the site. It is expected that the development will benefit these clubs providing new first-class facilities. It is understood that these clubs have agreed to the proposed relocation.	
6. Acknowledgement of any adverse impacts on surrounding properties and how these impacts are proposed to be managed.	Any adverse impacts on surrounding properties generated by the proposed development have been identified and addressed at section 8.0.	
7. Acknowledgement of any off-site impacts such as traffic, noise, infrastructure capacity and how these impacts are proposed to be managed.	Any off-site impacts associated with the proposed development have been identified and addressed at section 8.0.	
8. Acknowledgement of any construction impacts and how these impacts are proposed to be managed.	Any impacts generated by the construction of the facility have been identified and addressed at section 8.0.	
9. Any works and land affected outside the boundary of the site that would be subject to the entity's proposal.	The LGID will also include land within the Gowrie Junction Road reserve which will be subject to future upgrade works to cater for traffic generated by the proposed development. The LGID area and areas in which works will be undertaken are identified on the LGID plans attached at <b>Appendix A</b> .	
10. Acknowledgement of relevant state interests and planning instruments and how they relate to the entity's proposal.	State Planning Policy	
	Liveable Communities and Housing	
	Liveable Communities	The proposed TRSP has been designed to ensure it achieves the outcomes sought by this State interest. Reference is made to the assessment of the development against this State interest in <b>Table 8</b> .
	Economic Growth	
	Development and Construction	The location of the proposed precinct ensures it is adequately accessible to members of the public and can be appropriately serviced by all relevant urban infrastructure networks, whilst ensuring it does not impact on the sufficient supply of suitable land for residential, commercial or mixed-use development. Reference is made to the assessment of the development against this State interest in <b>Table 8</b> .

Matter	Proposal Details	
	Tourism	<p>The TRSP is a regional-level facility will attract a number of visitors to Toowoomba from the surrounding region. Accordingly, the development will support existing tourist facilities such as hotels, restaurants and shops within Toowoomba.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	<b>Environment and Heritage</b>	
	Biodiversity	<p>The TRSP has been designed to ensure it does not result in adverse impacts on the biodiversity considerations for the site.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	Water Quality	<p>The proposed development has been designed to ensure it does not create adverse stormwater impacts on upstream or downstream properties.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	<b>Safety and Resilience to Hazards</b>	
	Natural Hazards, Risk and Resilience	<p>The subject land contains areas identified as Bushfire Hazard Area – Medium Potential Bushfire Intensity and Potential Impact Buffer.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	<b>Infrastructure</b>	
	Infrastructure Integration	<p>The TRSP has been designed to ensure it appropriately integrates with surrounding infrastructure networks.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	Transport Infrastructure	<p>The TRSP has been designed to integrate with the existing local and State transport networks and provides facilities for future public transport networks to improve accessibility for the public.</p> <p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p>
	Strategic Airports and Aviation Facilities	<p>The TRSP will be designed and operated to ensure it does not adversely on the operations of Strategic Airports or Aviation Facilities.</p>

Matter	Proposal Details				
	<p>Reference is made to the assessment of the development against this State interest in <b>Table 8</b>.</p> <p><b>South-East Queensland Regional Plan</b></p> <p>The subject land is located within the <b>Regional Landscape and Rural Production Area</b> under the South-East Queensland Regional Plan (<b>SEQRP</b>). The proposed development is identified as "excluded development" under Schedule 24 of the Regulation and accordingly, does not adversely impact on the intent of the South East Queensland Regional Plan. Reference is made to the assessment of the development against the SEQRP provisions at section 7.3.3.</p> <p><b>Darling Downs Regional Plan</b></p> <p>The subject land is located within the City of Toowoomba, which is identified as Restricted Area 384 under Appendix 2 of the Darling Downs Regional Plan (<b>DDRP</b>). This designation reflects the boundaries of the SEQRP. The development meets the requirements of the SEQRP and accordingly will not compromise the outcomes sought under the DDRP.</p> <p><b>Toowoomba Regional Planning Scheme 2012</b></p> <p><b>Strategic Framework</b></p> <p>The proposed TRSP will provide a suite of regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports. The facility will ensure that Toowoomba continues to service the sporting needs of the Toowoomba, Darling Downs and South-East Queensland regions. Accordingly, it is considered that the proposed development is consistent with the strategic intent of the <i>Toowoomba Regional Planning Scheme 2012</i>. An assessment of the proposed development against the individual elements of the Strategic Framework is provided at <b>Appendix H</b>.</p> <p><b>Zoning</b></p> <table> <tr> <td>Sport &amp; Recreation Zone</td><td> <p>The TRSP seeks to provide for a range of sporting and recreation activities and is consistent with the purpose of the Sport &amp; Recreation Zone.</p> <p>An assessment of the development against the overall outcomes of the Sport and Recreation Zone Code is provided at <b>Appendix J</b>.</p> </td></tr> <tr> <td>Rural Zone</td><td> <p>The proposed development is predominately located within the Sport and Recreation Zone, with only the access road located within the Rural Zone. The roadway will occupy existing small parcels of land and will not result in the further fragmentation of land or impact on the operation of surrounding rural land uses.</p> <p>An assessment of the development against the overall outcomes of the Rural Zone Code is provided at <b>Appendix J</b>.</p> </td></tr> </table>	Sport & Recreation Zone	<p>The TRSP seeks to provide for a range of sporting and recreation activities and is consistent with the purpose of the Sport &amp; Recreation Zone.</p> <p>An assessment of the development against the overall outcomes of the Sport and Recreation Zone Code is provided at <b>Appendix J</b>.</p>	Rural Zone	<p>The proposed development is predominately located within the Sport and Recreation Zone, with only the access road located within the Rural Zone. The roadway will occupy existing small parcels of land and will not result in the further fragmentation of land or impact on the operation of surrounding rural land uses.</p> <p>An assessment of the development against the overall outcomes of the Rural Zone Code is provided at <b>Appendix J</b>.</p>
Sport & Recreation Zone	<p>The TRSP seeks to provide for a range of sporting and recreation activities and is consistent with the purpose of the Sport &amp; Recreation Zone.</p> <p>An assessment of the development against the overall outcomes of the Sport and Recreation Zone Code is provided at <b>Appendix J</b>.</p>				
Rural Zone	<p>The proposed development is predominately located within the Sport and Recreation Zone, with only the access road located within the Rural Zone. The roadway will occupy existing small parcels of land and will not result in the further fragmentation of land or impact on the operation of surrounding rural land uses.</p> <p>An assessment of the development against the overall outcomes of the Rural Zone Code is provided at <b>Appendix J</b>.</p>				

Matter	Proposal Details
	<b>Overlays</b>
	<div data-bbox="602 422 927 449">Agricultural Land Overlay</div> <div data-bbox="938 422 1404 724"> <p>The proposed development will involve the provision of sport and recreation facilities within an area zoned for such purposes. The nature of the proposed facility is such that it will not impact on the viability or operation of agricultural pursuits within the surrounding locality.</p> <p>An assessment of the development against the overall outcomes of the Agricultural Land Overlay Code is provided at <b>Appendix J</b>.</p> </div>
	<div data-bbox="602 737 927 764">Airport Environs Overlay</div> <div data-bbox="938 737 1404 955"> <p>The TRSP has been designed to ensure it does not impact on the operation of the Toowoomba Airport or associated airspace.</p> <p>An assessment of the development against the overall outcomes of the Airport Environs Overlay Code is provided at <b>Appendix J</b>.</p> </div>
	<div data-bbox="602 968 927 1031">Environmental Significance Overlay</div> <div data-bbox="938 968 1404 1249"> <p>The subject land is predominately clear of mature vegetation due to previous agricultural pursuits on the site. The TRSP has been designed to enhance the environmental features of the subject land through additional landscaping features.</p> <p>An assessment of the development against the overall outcomes of the Environmental Significance Overlay Code is provided at <b>Appendix J</b>.</p> </div>
	<b>Development Codes</b> <p>The development codes of the <i>Toowoomba Regional Planning Scheme 2012</i> that are applicable to the proposal are detailed at section 7.4.5. An assessment of the development against the overall outcomes of these codes is provided at <b>Appendix J</b>.</p>
<b>11. Outcomes of any initial stakeholder engagement, highlighting if changes were made to the earlier proposal as a result of stakeholder feedback.</b>	<p>Pre-lodgement advice was sought from the Department of State Development, Infrastructure, Local Government and Planning and the Toowoomba Regional Council. The outcomes of this advice have been taken into consideration in the design of the development and preparation of this Environmental Assessment Report. Reference is also made to section 6.1 which provides further details on the outcomes of the advice received from stakeholders.</p>
<b>12. A proposed consultation strategy.</b>	<p>A Detailed Consultation Strategy has been prepared by the entity and endorsed by Toowoomba Regional Council. The endorsed consultation strategy is attached at <b>Appendix D</b>. Reference is made to section 6.0 which provides further details on public consultation activities.</p>
<b>13. Plans and technical reports to address any of the matters identified above.</b>	<p>The proposed development is supported by relevant development plans and technical assessments. Reference is made to the development plans attached at <b>Appendices A and B</b>.</p>

Matter	Proposal Details
	This Environmental Assessment Report has sought to identify the impacts generated by the proposed development at section 8.0 and includes technical reports attached at <b>Appendices L-U</b> which sufficiently address the identified impacts.
<b>14. If the entity does not have acquisition powers under the Acquisition of Land Act 1967 and is proposing a LGID over premises not owned by the entity, the entity must give assurance to the local government that the entity will have access to the premises the subject of the proposed LGID in order to construct and operate the infrastructure. This may include written landowner consent or a contractual agreement.</b>	The Infrastructure Entity, Toowoomba Regional Council, has acquisition powers under the <i>Acquisition of Land Act 1967</i> and accordingly is not required to provide landowner consent for land not currently owned by the entity. Land not owned by the Entity, as detailed in <b>Table 1</b> , will be purchased/acquired prior to the development of that portion of the site.
<b>15. Sufficient information to address the requirements of section 36(1) of the Act.</b>	A commitment to funding the proposed development has been agreed to by Toowoomba Regional Council. As identified above, and will be further detailed throughout this report, there is a current need for this infrastructure to be provided to service the community both in the Toowoomba and Darling Downs regions.

## 2.0 INTRODUCTION

This Environmental Assessment Report (**EAR**) has been prepared on behalf of Toowoomba Regional Council (**TRC**), as the Infrastructure Entity, in support of a request for a Local Government Infrastructure Designation (**LGID**) for “Facilities for Parks and Recreation” and “Sporting Facilities” on land on Warrego Highway, Charlton, being that land as described in **Table 1**.

Toowoomba is recognised as a major regional centre within South-East Queensland and plays a critical role in servicing the Toowoomba and Darling Downs regions. To ensure Toowoomba continues to service local and regional sporting needs, Toowoomba Regional Council have identified the need to establish a regional sports precinct. The proposed Toowoomba Region Sports Precinct will provide a suite of regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports.

The Toowoomba Region Sports Precinct will be developed over seven (7) stages and on completion will include 20 sporting fields catering for the following sports:

- Football (i.e. Soccer);
- Rugby League;
- Rugby Union;
- Australian Rules Football;
- Cricket;
- Softball;
- Baseball;
- Shooting; and
- Archery.

The precinct will also include a premier hub, consisting of change rooms, clubhouse amenities, food and drink outlet/s and spectator seating, a district park and open space recreation areas.

The precinct has been designed to provide areas for future expansion and the integration of sporting fields (i.e. oval fields over rectangular fields) to ensure the precinct can be utilised to its full potential during all sporting seasons.

Under section 35 of the *Planning Act 2016*, a Designation is a decision by a designator that identifies the premises for one (1) or more types of infrastructure. The types of infrastructure which can be designated over a premises by a designator are listed at Schedule 5, Part 2 of the *Planning Regulation 2017*. Under Schedule 5, Part 2 of the *Planning Regulation 2017*, the proposed TRSP is identified as “Facilities for Parks and Recreation” and “Sporting Facilities” infrastructure. Accordingly, the Infrastructure Entity is seeking to apply for a Local Government Infrastructure Designation for “Facilities for Parks and Recreation” and “Sporting Facilities” over the subject land in accordance with section 37 of the *Planning Act 2016*.

The Designator has confirmed that the proposed development could be applied for by way of a LGID. Accordingly, this EAR has been prepared in accordance with the provisions of Council’s LGID Process and Procedures Manual and Chapter 8, Part 1 of the Minister’s Guidelines and Rules, as per section 37 of the *Planning Act 2016*.



## 3.0 LGID STATUTORY CONTEXT

### 3.1 INTRODUCTION

The *Planning Act 2016* allows for the designation of essential community infrastructure to ensure the needs of the immediate community, region and state can be adequately serviced. This provides an alternative process to lodging a development application with the relevant local government.

This section provides a brief summary of the legislative requirements, effect of and process to apply for the designation of a premises for community infrastructure.

### 3.2 LEGISLATIVE BACKGROUND

#### 3.2.1 PLANNING ACT 2016

Part 5 of the *Planning Act 2016* (**the Act**) details the requirements and process for the designation of premises for essential community infrastructure. Pursuant to section 35 of the Act, a designator may designate a premises for the types of infrastructure prescribed by regulation (refer to section 3.2.2). In this regard, a designator is either the Minister for a Ministerial Infrastructure Designation (**MID**) or the relevant local government for a Local Government Infrastructure Designation (**LGID**).

In this instance, the request is for a Local Government Infrastructure Designation, and accordingly, Toowoomba Regional Council (as the relevant local government) is the Designator.

Sections 36 and 37 of the Act provides criteria and the process for making or amending a designation. These sections allow the Minister to prepare guidelines (i.e. Minister's Guidelines and Rules) which provide further details on this process; refer to section 3.2.3.

#### 3.2.2 PLANNING REGULATION 2017

Division 4 of the *Planning Regulation 2017* (**the Regulation**) identifies Schedule 5 as listing the type of community infrastructure which can be designated under either a MID or LGID. Sections 14 and 15 of this division also confirms that the process for carrying out an environmental assessment and the designation process rules are identified in the Minister's Guidelines and Rules.

#### 3.2.3 MINISTER'S GUIDELINES AND RULES

The Ministers Guidelines and Rules (**MGR**) (version 1.1 – effective September 2020) provides details regarding the process and requirements associated with a range of policy-making practices including making or amending planning schemes, infrastructure plans and designations. Chapter 8 of the MGR outlines the process for making or amending a LGID. Under the requirements of the Regulation, a request for and assessment of a LGID is to be carried out in accordance with this chapter.

Under section 36(5) of the *Planning Act 2016*, the requirements under the Minister's Guidelines and Rules are only one (1) way of adequately undertaking the environmental assessment and consultation, noting that the Designator may determine that this can be achieved another way. TRC have implemented a LGID Process and Procedures Manual for undertaking the environmental assessment and consultation; refer to section 3.2.4.

### **3.2.4 TOOWOOMBA REGIONAL COUNCIL LGID PROCESS & PROCEDURES MANUAL**

TRC have developed a LGID Process and Procedures Manual, detailing the requirements, process and forms associated with a request for a LGID. This manual has been developed in accordance with the applicable provisions of the Act, Regulation and Guidelines to ensure requests adequately address the relevant requirements.

## **3.3 EFFECT OF DESIGNATION**

### **3.3.1 PLANNING INSTRUMENTS AND APPROVAL PROCESSES**

Under section 44(6) of the Act, development on premises that is subject to and consistent with an LGID is accepted development, subject to compliance with any requirements imposed in accordance with section 35(2) of the Act.

As "accepted development" the following development is not assessable development and does not require development approval under the Planning Act 2016:

- Making a material change of use of premises;
- Reconfiguring a lot;
- Plumbing and drainage work; and
- Operational work

The notable exception is Building work which continues to be assessable under the Building Act 1975. The infrastructure entity is responsible for identifying and obtaining any other approvals required under legislation other than the Planning Act 2016.

Pursuant to section 119 of the Act an infrastructure charge may only be levied and recovered where a development approval has been given. Notwithstanding this, Council's Infrastructure Charges Resolution does not permit infrastructure charges to be levied on Council where Council is the applicant. In any event, development consistent with an LGID is accepted development, and does not require a development approval, and accordingly is also not liable to pay infrastructure charges. Additionally, where development approval is not required, and no opportunity therefore exists to impose development conditions, development consistent with an LGID cannot be subject to an extra payment condition (for trunk infrastructure) pursuant to section 130 of the Act.

### **3.3.2 OTHER DEVELOPMENT ON DESIGNATED PREMISES**

An approved designation does not prevent development being undertaken on premises for purposes other than the form of infrastructure authorised under the LGID. However, any proposed development not consistent with the prescribed purpose(s) to which the LGID relates is assessable development and would require development approval under the relevant local planning instrument or the *Planning Regulation 2017*.

### **3.3.3 DURATION AND EXTENSIONS**

An LGID has effect for a duration of six (6) years and ceases having effect on the end day unless:

- (a) on the end day —
  - (i) a public sector entity owns, or has an easement for the same purpose as the designation over, the designated premises; or
  - (ii) another entity owns, or has an easement over, the designated premises and construction of the infrastructure for which the premises were designated started before the end day; or

(b) before the end day—

- (i) a public sector entity gave a notice of intention to resume the designated premises under the Acquisition Act, section 7; or
- (ii) a public sector entity signed an agreement to take designated premises under the Acquisition Act or to otherwise buy the premises; or
- (iii) the Council (as designator) gives notice to the owner of the premises and the State Government (chief executive) of the extension of the designation.

Infrastructure Entities (other than Council) seeking an extension of an LGID must request an extension in writing a minimum of one (1) calendar month prior to the end day. Extension requests should include the written consent of the owner(s) of premises to which the LGID applies.

### **3.4 LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION PROCESS**

#### **3.4.1 DESIGNATION ENDORSEMENT**

In accordance with TRC's Process and Procedures Manual, the Infrastructure Entity is required to obtain endorsement from the Designator to lodge a LGID proposal. The purpose of this is to ensure that entities only progress to preparing a LGID where it is considered that a LGID is the appropriate planning assessment pathway for the proposed infrastructure. The Designator has confirmed that the proposed development can be applied for by way of a LGID in this instance.

#### **3.4.2 ASSESSMENT PROVISIONS**

Under the provisions of section 36(3) of the *Planning Act 2016*, the Minister outlines the process for the environmental assessment and consultation associated with a request for a LGID at Chapter 8 of the Minister's Guidelines and Rules. Under section 36(5) of the *Planning Act 2016*, the requirements under the Minister's Guidelines and Rules are only one (1) way of adequately undertaking the environmental assessment and consultation, noting that the Designator may determine that this can be achieved another way.

In this instance, the Infrastructure Entity was advised by TRC that this request for a LGID could be applied for in accordance with the process outlined in Council's LGID Process and Procedures Manual.

#### **3.4.3 CONSULTATION**

Public Consultation is required to be undertaken in accordance with chapter 8 of the Minister's Guidelines and Rules. The consultation is required to inform stakeholders and the public of the proposed development to allow any concerns to be addressed as part of the final EAR.

In accordance with TRC's LGID Process and Procedures Manual, the Infrastructure Entity is required to submit a Consultation Strategy for the Designator's endorsement prior to lodgement of the EAR. TRC has previously endorsed a Detailed Consultation Strategy prepared by the Infrastructure Entity for this proposal. Accordingly, public consultation will be undertaken in accordance with this strategy; refer to section 6.0 and **Appendix D**.

#### **3.4.4 DECISION BY THE DESIGNATOR**

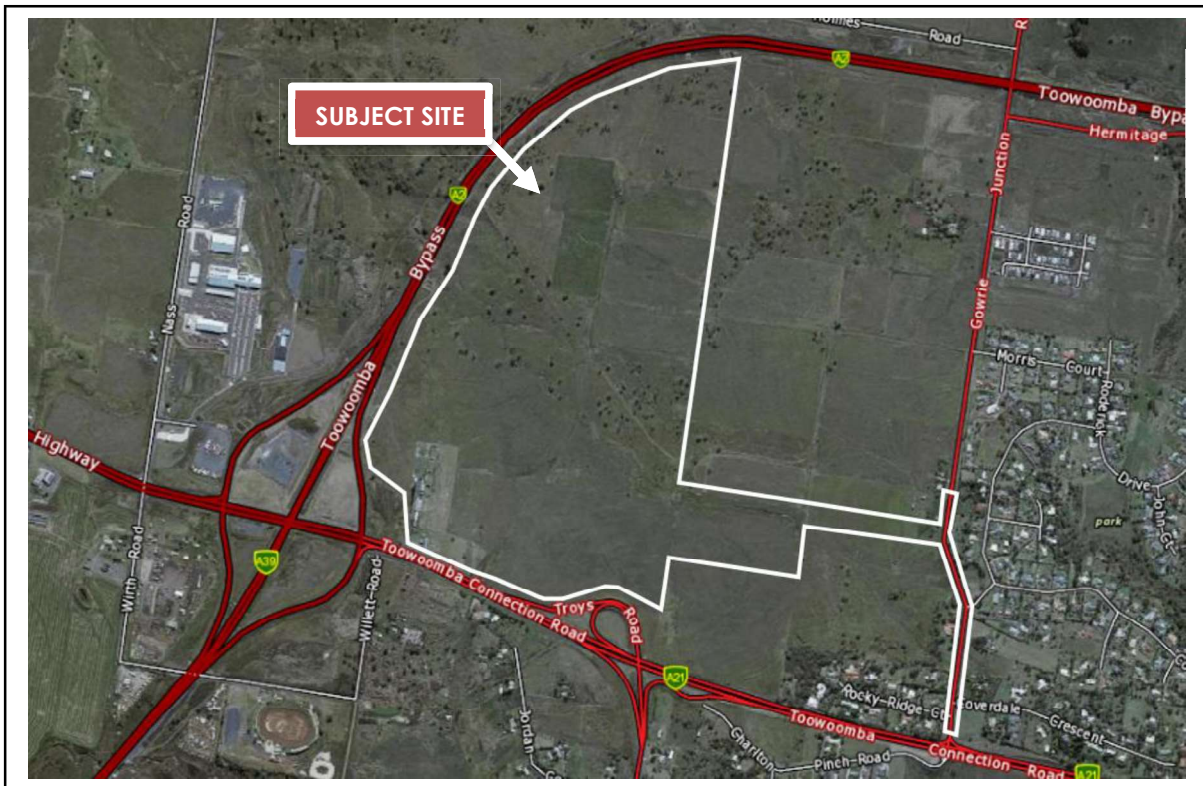
Once the Designator is satisfied that the environmental assessment and consultation undertaken for the LGID has achieved the requirements of the Act, Regulation and Guidelines, the Designator must publish a gazette notice about the LGID. Additionally, the Infrastructure Entity and affected parties will be notified of the decision and provided a copy of the Decision Notice that includes the requirements of the designation and details outlining how any submissions have been adequately addressed by the Infrastructure Entity.

## 4.0 SUBJECT LAND

### 4.1 SITE OVERVIEW

The subject land is located approximately eight (8) kilometres north-west of the Toowoomba CBD on land at 0 Gowrie Junction Road, 0 Warrego Highway and 10648 Toowoomba Connection Road, Charlton, being that land as described in **Table 1**. The subject land comprises sixteen (16) separate but contiguous titles, with a total site area of 147.7296 hectares. The land has frontages to the Toowoomba Connection Road, Toowoomba Second Range Crossing, Troys Road and Gowrie Junction Road, with existing public access in the south-west corner of the site, taken from the Toowoomba Connection Road. The features of the subject land and surrounding locality are illustrated in **Figure 1**.

**FIGURE 1 - AERIAL PHOTOGRAPH**



The subject land is currently occupied by approximately eight (8) separate buildings utilised by the Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc. in the south-west corner of the site, adjacent to the Toowoomba Connection Road. The remaining area of the site is currently vacant and previously utilised for agricultural purposes.

## 4.2 EASEMENTS AND ENCUMBRANCES

The subject land is not burdened by any easements or associated encumbrances. The subject land is impacted by a Sewer Pressure Main which provides a sewer connection between Westbrook and the Wetalla Wastewater Treatment Plant. Reference is made to the easement and infrastructure mapping provided at **Figure 2**.

**FIGURE 2 - EASEMENT AND INFRASTRUCTURE MAPPING**



## 4.3 INFRASTRUCTURE

### 4.3.1 TRANSPORT NETWORKS

#### 4.3.1.1 Existing Road Network

Public access is currently provided to the south-west corner of the site from the Toowoomba Connection Road. There is no current public access to the remainder of the site.

#### 4.3.1.2 Existing Public Transport Network

There are currently no public passenger transport services or infrastructure provided to the site.

### 4.3.2 UTILITY SERVICES

The subject land is not currently connected to Council's reticulated infrastructure networks. The locations of key infrastructure networks in the surrounding locality are illustrated in **Figure 2**.



#### 4.4 APPROVAL HISTORY

Lot 276 on SP268921 is currently subject to the following approvals:

- MCUI/2009/2074 – Material Change of Use – Outdoor Entertainment (Archery Clubhouse and Range) – Approved on 18 September 2009;
- MCUC/2017/4531 – Material Change of Use – Outdoor Sport and Recreation (Extension to Shooting Range) – Approved on 27 November 2017; and
- OWS/2017/2875/A – Operational Works – Advertising Device (Billboard) – Approved on 22 September 2017.

There are no current development approvals over the remaining portion of the site.

These approvals are associated with the operation of the Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc. in the south-west corner of the site, adjacent to the Toowoomba Connection Road. These clubs will be relocated to new facilities in the northern part of the site, as a result of the proposed development. Accordingly, these permits will become obsolete as a result of this development.

#### 4.5 SURROUNDING LAND USES

The land surrounding the subject land consists predominately of rural, residential, commercial and industrial premises; refer to **Figure 1**. The land uses immediately surrounding the subject land are identified as follows:

- Land to the north of the site consists of the Toowoomba Second Range Crossing road reserve. Further north, on the opposite side of the TSRC and Holmes Road, the land is used for rural and rural residential purposes.
- Land to the east of the site consists of two (2) rural premises across 18 separate titles. Each premises contains a dwelling house and structures ancillary to the rural operation of the premises.
- Land to the south of the site, on the opposite side of the Toowoomba Connection Road is used for rural and rural residential purposes.
- Land to the west of the site consists of the Toowoomba Second Range Crossing road reserve. Further west, on the opposite side of the TSRC, the land is occupied by the Toowoomba Regional Council's Charlton Works Depot.

## 5.0 PROPOSED INFRASTRUCTURE DESIGNATION

### 5.1 INFRASTRUCTURE CATEGORY

The proposal seeks approval of an Infrastructure Designation, made under section 38 of the *Planning Act 2016*, over the subject land as described under **Table 1**.

The proposed infrastructure type is described under the *Planning Regulation 2017*, Schedule 5, Part 2 as follows:

**“Item 11 – Facilities for Parks and Recreation”; and**

**“Item 15 – Sporting Facilities”**

### 5.2 INTENT OF DESIGNATION

The Toowoomba Region has experienced a rapid growth in population as a result of the significant investment in infrastructure and the creation of jobs within the region, and other lifestyle aspects which are encouraging people to move to regional centres. Accordingly, the Toowoomba Regional Council is seeking to invest in infrastructure to support the growing needs of the community as it continues to expand.

The majority of sporting facilities within the Toowoomba Region are located within the urban extent of Toowoomba City and are therefore limited with regards to expansion to cater for the growing needs of the population. The TRSP will seek to provide a multi-use facility incorporating high quality sporting fields/courts and associated amenities to be utilised by a range of community sporting organisations and schools.

### 5.3 PROJECT HISTORY

In considering the proposed TRSP, Toowoomba Regional Council have advanced several investigations to understand the facilities required to respond to the growing needs of the region. The investigations and studies that have been undertaken are identified in **Table 3**.

**TABLE 3 - KEY INVESTIGATIONS/STUDIES**

Year	Investigation/Study
2013	<ul style="list-style-type: none"> <li>Charlton Sport Precinct – Master Plan &amp; Business Framework – Background Research Report</li> </ul>
2014	<ul style="list-style-type: none"> <li>Charlton Sport Precinct – Master Plan &amp; Business Framework – Business Model &amp; Governance Structure Report</li> <li>Charlton Sport Precinct – Master Plan &amp; Business Framework – Business Plan</li> </ul>
2015	<ul style="list-style-type: none"> <li>Charlton Sports Precinct Development Application (former precinct area)</li> </ul>
2017	<ul style="list-style-type: none"> <li>West Toowoomba Land Use Investigation</li> </ul>
2020	<ul style="list-style-type: none"> <li>Toowoomba Region Sports Precinct Business Case</li> </ul>

The documentation identified in **Table 3** confirm the need for the proposed facility and the appropriateness of the subject land to cater for this facility. The outcomes and recommendations of these reports have been taken into consideration in the design of the development and preparation of this Environmental Assessment Report.



## 5.4 PROJECT DESCRIPTION & DETAILS

### 5.4.1 PROJECT OVERVIEW

Toowoomba is recognised as a major regional centre within South-east Queensland and plays a critical role in servicing the Toowoomba and Darling Downs regions. To ensure Toowoomba continues to service local and regional sporting needs, TRC have identified the need to establish a regional sports precinct. The proposed TRSP will provide a suite of regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports.

The extent of the Local Government Infrastructure Designation and the facilities proposed as part of the TRSP are illustrated on the Overall Plan, prepared by Greenedge Design, Version Q, dated 26 May 2022 and attached at **Appendix A**.

### 5.4.2 DETAILS OF FACILITIES

The TRSP will provide new and additional facilities to cater for the expected growth within the region. The Toowoomba Region Sports Precinct will be developed over seven (7) stages and on completion will include 20 sporting fields catering for the following sports:

- Football (i.e. Soccer);
- Rugby League;
- Rugby Union;
- Australian Rules Football;
- Cricket;
- Softball;
- Baseball;
- Shooting; and
- Archery.

The precinct will also include a premier hub, consisting of change rooms, clubhouse amenities, food and drink outlet/s and spectator seating, a district park and open space recreation areas.

The precinct has been designed to provide areas for future expansion and the integration of sporting fields (i.e. cricket fields over rectangular fields) to ensure the precinct can be utilised to its full potential during all sporting seasons.

### 5.4.3 TRANSPORT & PARKING

The main entrance to the precinct will be provided via a new access road to Gowrie Junction Road. This access will provide vehicle, pedestrian and cyclist connections to the facility. A secondary entrance to the precinct will also be provided via a new left-in, left-out access to the Toowoomba Connection Road. Given that the Toowoomba Connection Road is a high-speed environment, this access will not include pedestrian or cyclist connections.

To facilitate the movement of people throughout the site, the TRSP incorporates internal pedestrian footpaths, shared paths, on-road cycle infrastructure and roadways. The facility has been designed to promote active transport by encouraging visitors to walk/cycle between facilities and with the proposed district park, rather than driving between parking areas. The proposed development will incorporate a total of 1,585 car parking spaces on site, including the required PWD spaces. This exceeds the standard minimum requirement by 455 spaces.

Reference is made to the Traffic Impact Assessment, prepared by RMA Engineers, dated 10 June 2022 and attached at **Appendix R**, which provides further details on transport and parking infrastructure within the facility.

## 5.5 STATEMENT OF PUBLIC BENEFIT

The proposed Parks, Recreation and Sporting Facilities are defined as infrastructure under Schedule 5, Part 2 of the *Planning Regulation 2017*, to provide facilities which support the community and benefit the public. The proposed infrastructure will provide a multi-use facility incorporating the efficient allocation of resources and satisfying statutory requirements for the supply of infrastructure.

The Infrastructure Entity has identified the following key benefits for the community:

- A long term, sustainable sporting facility to meet the existing and future needs of the Toowoomba and Darling Downs regions;
- A multi-use facility which will enable a variety of sporting and health related activities for all levels of ability and ages;
- Foster partnership opportunities for local and larger sporting organisations;
- Provision of a facility which will enable intra and inter-state sporting competitions to generate sports tourism activities in the region;
- The TRSP will act as an enabler for complementary industries in the region;
- A direct injection of funds of up to \$180 Million for full precinct construction; and
- Over 200 full-time equivalent (FTE) positions during construction, with an additional 260 FTE positions supported indirectly through other industries and household consumption.

## 5.6 PROJECT VALUE & FUNDING

The proposed TRSP will have an estimated capital cost of approximately \$197 Million, with the proposed delivery of the facility to be staged over a 10-to-20-year period. A commitment to funding the proposed development has been agreed to by Toowoomba Regional Council.

## 6.0 CONSULTATION

In accordance with Chapter 7 of the Minister's Guidelines and Rules, July 2017, the proposal has been the subject of preliminary consultation and will be subject to public and State Agency consultation during the assessment process. Details regarding consultation for this development are provided below.

### 6.1 PRE-LODGE MENT CONSULTATION

Council notified the public of the proposed development through a media release on their website on 7 February 2022 (refer to the below links), with a subsequent article published in the Toowoomba Chronicle on 7 February 2022. A fly-through video, providing further details regarding the design of the precinct, has also been published on Council's YouTube page (refer to the below links).

- TRC Media Release – [Toowoomba Region Sports Precinct \(tr.qld.gov.au\)](https://www.tr.qld.gov.au/toowoomba-region-sports-precinct)
- TRC Precinct Flythrough - [Toowoomba Region Sports Precinct Flythrough - YouTube](#)

Pre-lodgement consultation was also undertaken with Toowoomba Regional Council and the Department of State Development, Local Government, Infrastructure and Planning (DSDLGIP) regarding the proposed development. This consultation is detailed further below.

#### 6.1.1 TOOWOOMBA REGIONAL COUNCIL

Toowoomba Regional Council, in their capacity as Designator, has been included in project team meetings with the Infrastructure Entity to ensure their input on the development is appropriately considered. Whilst no formal pre-lodgement meeting was undertaken with TRC, Council provided a preliminary review and draft comments concerning the LGID proposal. These comments have taken into consideration in the design of the development and preparation of this EAR.

A formal pre-lodgement meeting was previously undertaken with Toowoomba Regional Council concerning a Development Application for this proposal (Council Ref: PREL/2021/3176). The technical requirements identified by TRC during this meeting have been taken into consideration in the design of the development and preparation of this EAR.

#### 6.1.2 DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL GOVERNMENT & PLANNING

Formal pre-lodgement advice was sought from DSDLGIP concerning the proposed development. The advice received from the department is attached at **Appendix C**. This advice has been taken into consideration in the design of the development and preparation of this EAR.

### 6.2 PUBLIC CONSULTATION STRATEGY

Chapter 8, Part 1 of the Minister's guidelines and Rules details the consultation required to be undertaken by the Infrastructure Entity (i.e. TRC) and the appropriate methods of consultation. The proposed strategy is detailed in the Public Consultation Strategy document attached at **Appendix D**.

It is noted that the State Agency Consultation will occur concurrently to the Public Consultation, undertaken by the Infrastructure Entity.

## 7.0 LEGISLATIVE FRAMEWORK

This EAR supports a proposed LGID in accordance with the provisions of Chapter 2, Part 5 of the *Planning Act 2016*. The implementation of the proposed LGID will result in the future development of designated infrastructure being exempt from local planning instruments (i.e. *Toowoomba Regional Planning Scheme 2012*) and the Development Assessment Rules.

The legislative State planning instruments relevant to the designation of the premises for the development of designated infrastructure are as follows:

- Planning Act 2016;
- Planning Regulation 2017; and
- Minister's Guidelines and Rules.

### 7.1 STATE AND COMMONWEALTH LEGISLATION

The implementation of a LGID over the subject land will exempt future development of designated infrastructure from the requirement to make an application or seek development approval under any applicable local planning instruments. However, this does not exempt future development on the site from requiring approvals/licenses and meeting obligations under other relevant legislative provisions (i.e. Building Approvals under the *Building Act 1975*).

Any future development of designated infrastructure within the proposed LGID area must be carried out such that it avoids significant impacts on the environment and gives appropriate regard to the provisions of Commonwealth and State legislation, including by not limited to:

#### Commonwealth of Australia Legislation

- Environmental Protection and Biodiversity Conservation Act 1999; and
- Native Title Act 1993.

#### State of Queensland Legislation

- Aboriginal Cultural Heritage Act 2003;
- Building Act 1975;
- Environmental Protection Act 1994;
- Nature Conservation Act 1992;
- Queensland Heritage Act 1992;
- Planning Act 2016;
- Transport Infrastructure Act 1994;
- Vegetation Management Act 1999; and
- Water Act 2000.

The above legislation is addressed, where relevant to the proposed LGID, at section 8.0 of this report.

### 7.2 PLANNING ACT 2016

Section 35(1) of the *Planning Act 2016* provides the Minister or a local government (where a designator) the ability to grant an Infrastructure Designation over an identified area. The types of infrastructure which may be considered for a designation are identified in Schedule 5 of the *Planning Regulation 2017*.

In this instance, the proposal seeks a LGID over the subject land for:

- Part 2, Item 11 – Facilities for Parks and Recreation; and
- Part 2, Item 15 – Sporting Facilities.

### 7.2.1 LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION CRITERIA

Chapter 2, Part 5, Section 36 of the *Planning Act 2016*, identifies the criteria for making a LGID. An assessment of the proposal against this criteria is provided in **Table 4**. It is noted that in this instance, the term “Minister” refers to a Designator (i.e. the Minister or Local Government).

**TABLE 4 - CRITERIA FOR MAKING AND AMENDING DESIGNATIONS**

Criteria	Response
<p>(1) To make a designation, a designator must be satisfied that –</p> <p>(a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or</p> <p>(b) there is or will be needed for the efficient and timely supply of the infrastructure.</p>	<p>Refer to section 5.6 of this report.</p> <p>A commitment to funding the proposed development has been agreed to by Toowoomba Regional Council.</p> <p>There is currently a need to establish the proposed TRSP to ensure Toowoomba continues to service local and regional sporting needs of the community. The proposed TRSP will provide a suite of regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports.</p>
<p>(2) To make or amend a designation, if the designator is the Minister, the Minister must also be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation or amendment.</p>	<p>This report provides an environmental assessment and consultation strategy for the Designator’s consideration in assessing the proposed LGID request.</p>
<p>(3) The Minister may, in guidelines prescribed by regulation, set out the process for the environmental assessment and consultation.</p>	<p>The process for carrying out environmental assessment and consultation relating to the creation or amendment of a LGID is detailed within the “Minister’s Guidelines and Rules” dated July 2017. This report has been prepared in accordance the requirements of these guidelines.</p>
<p>(4) The Minister is taken to be satisfied of the matters in subsection (2) if the process in the guidelines is followed.</p>	<p>This application has been prepared in accordance with the “Minister’s Guidelines and Rules” dated July 2017. Accordingly, it is considered that this request complies with subsection (2).</p>
<p>(5) However, the Minister may be satisfied of the matters in another way.</p>	<p>This request has been prepared in accordance with the “Minister’s Guidelines and Rules” dated July 2017.</p>
<p>(6) Sections 10 and 11 apply to the making or amendment of the guidelines as if the guidelines were a State Planning Policy.</p>	<p>This request does not include amendments to the “Minister’s Guidelines and Rules” dated July 2017.</p>

Criteria	Response
(7) To make or amend a designation, a designator must have regard to –	
(a) all planning instruments that relate to the premises; and	Section 8 of the Planning Act 2016 identifies a planning instrument as either: (a) a State planning instrument; or (b) a local planning instrument. Accordingly, this application takes into consideration all planning instruments relating to the subject land. Refer to sections 7.3 and 7.4.
(b) any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and	No other assessment benchmarks apply to the subject land. It is noted that this request has considered investigations and strategies previously undertaken and adopted by TRC at the Designator's request. Refer to section 7.4.3.
(c) if the premises are in a State development area under the State Development Act – any approved development scheme for the premises under that Act; and	The subject land is not within an identified State Development Area.
(ca) if the premises are in a priority development area under the Economic Development Act 2012 – any development scheme for the priority development area under that Act; and	The subject land is not within an identified Priority Development Area.
(d) any properly made submissions made as part of the consultation carried out under section 37; and	Properly made submissions will be considered following the consultation period and as part of the final assessment of the LGID.
(e) the written submissions of any local government.	In this instance, TRC are the Infrastructure Entity and the Designator for this LGID. Accordingly, TRC will be able to provide written comments during the assessment process. It is noted that TRC has been consulted prior to lodgement of this application.

### 7.3 STATE PLANNING INSTRUMENTS

State Planning Instruments are identified under Section 8 of the PA 2017 as follows:

- “(2) A **State planning instrument** is a planning instrument made by the Minister to protect or give effect to State interests, and is either –
- (a) a State planning policy (including a temporary State planning policy); or
  - (b) a regional plan.”

In this instance, the following State planning instruments apply to the subject land:

- State Planning Policy;
- South-East Queensland Regional Plan 2017; and
- Darling Downs Regional Plan.

An assessment of the proposed LGID against the applicable State planning instruments is provided at sections 7.3.1 and 7.3.2.

### 7.3.1 STATE PLANNING POLICY

The State Planning Policy July 2017 (SPP) commenced on 3 July 2017 and replaced State Planning Policy April 2016. The SPP expresses the state's interests in land use planning and development and promotes these interests through plan-making and development decisions of state and local government. The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;
- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests' policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

Part B of the SPP identifies the relevant parts which the Minister must consider when assessing a relevant activity. The relevant parts to be considered in making this request for LGID are identified in **Table 5**.

**TABLE 5 - SPP RELEVANT PARTS**

Responsible Entity	Parts of the SPP that are applicable to the extent relevant							
	Parts A & B	Part C	Part D	Part E: State Interest Policies	Part E: Assessment Benchmarks	Part F	Part G: Appendix 1	Part G: Appendix 2
DSDLGIP & Designator	N/A	Yes – Refer to Section 7.3.1.1	Yes – Refer to Section 7.3.1.2	Yes – Refer to Section 7.3.1.2	Yes – Refer to Section 7.3.1.2	N/A	N/A	Yes – Refer to Section 7.3.1.2

#### 7.3.1.1 Part C – Purpose and Guiding Principles

Part C of the SPP outlines the purpose and guiding principles for plan-making processes and development decisions within Queensland. The guiding principles must be assessed in conjunction with each State Interest (refer to section 7.4.1.2) and are as important as the State interests.

The principles complement the plan-making and development assessment provisions under the *Planning Act 2016* and other statutory instruments and seek to ensure a planning system that is:

- Outcome focused;
- Integrated;
- Efficient;
- Positive; and
- Accountable.

**Table 6** provides a summary of how this request for a LGID addresses the applicable Guiding Principles.



**TABLE 6 - GUIDING PRINCIPLES**

Outcome Focused		
Guiding Principle	Clearly focus on the delivery of outcomes.	<ul style="list-style-type: none"><li>Plans and development outcomes integrate and balance the economic, environmental and social needs of current and future generations in order to achieve ecological sustainability.</li><li>Plans express clear performance outcomes for development, supported by a range of acceptable outcomes, where possible.</li><li>Innovative and flexible approaches to design and development are supported and encouraged when consistent with a plan's strategic intent.</li><li>Decision making ensures that, where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome is not met.</li><li>Plans and development outcomes support stated objectives, needs and aspirations of the community at the state, regional and local level.</li></ul>
Response	This proposal involves the granting of a LGID over the subject land to facilitate the development of the TRSP. The precinct has been designed to incorporate innovative designs and features to provide much-needed sport and recreation facilities which consider the economic, environmental and social needs of both current and future generations.	
Integrated		
Guiding Principle	Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area.	<ul style="list-style-type: none"><li>Plans coordinate and integrate land use policy for a local area by considering:<ul style="list-style-type: none"><li>international agreements, such as the UNESCO world heritage listing of the Great Barrier Reef and Ramsar Convention</li><li>national, state, regional and local matters, to the extent relevant.</li></ul></li><li>Plans integrate land use, resource management and infrastructure needs and considerations.</li><li>Plans support a 15 year supply of land for development.</li><li>The zoning of land reflects and responds to the characteristics of the land that constrain its use.</li><li>Overlays should be compatible with and not operate either individually or cumulatively to prevent or restrict land from being used for the purpose for which it has been zoned.</li><li>Plans include a performance-based assessment of development against a clear hierarchy of policies linked to the achievement of realistic and long-term strategic planning.</li></ul>
Response	Not applicable, as the proposal is for the creation of a LGID and does not involve plan making.	

Efficient		
Guiding Principle	Support the efficient determination of appropriate development.	<ul style="list-style-type: none"><li>Plans and assessment processes result in development outcomes that are certain, responsive and performance-based.</li><li>Plans regulate development only to the extent necessary to address potential impacts. When applied, plans adopt the lowest appropriate level of assessment required to efficiently and effectively address those impacts.</li><li>The level of assessment for development is proportionate to the potential impacts and level of risk of the development being regulated and a plan's strategic intent and purpose of the relevant zone, local plan and/or precinct, for instance development that is:<ul style="list-style-type: none"><li>minor, low-risk and that is encouraged or contemplated in a zone should be identified as accepted development</li><li>consistent and in accordance with the broad intent of a zone and able to be assessed against assessment benchmarks, should be identified as code assessable development</li><li>contrary to the intent of a zone, requires public input or is unforeseen by a planning scheme, should be identified as impact assessable development and assessed against a broader range of matters.</li></ul></li></ul>
Response	The proposal seeks the designation of the site for the purposes of providing improved and additional sport and recreation facilities. Due to the significant growth within Toowoomba and the Darling Downs regions, this designation will facilitate the efficient and timely delivery of regional-level sporting facilities, whilst ensuring subsequent works can proceed without the need for individual assessments against the Toowoomba Regional Planning Scheme 2012 (except for Building Work under the Building Act 1975).	
Positive		
Guiding Principle	Enable positive responses to change, challenges and opportunities.	<ul style="list-style-type: none"><li>Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans.</li><li>Evidence and objectively assessed needs form a basis for planning that uses the best available knowledge.</li><li>Plans are written using clear, concise and positive language to describe what outcomes are sought, required or encouraged in a particular location, rather than what is to be avoided, prevented or discouraged.</li><li>Community health and wellbeing, and resilience and adaptability to change (including economic change, social change, and climate change adaptation and mitigation), are promoted in plans and development outcomes.</li><li>Plans adopt a performance-based approach to development assessment to allow for innovation and flexibility in how development in a local area can be achieved.</li><li>Plans are drafted to ensure that development is assessed on its individual merits.</li></ul>
Response	Not applicable as the proposal is for the creation of a LGID and does not involve plan making.	

Accountable		
<b>Guiding Principle</b>	<i>Promote confidence in the planning system through plans and decisions that are transparent and accountable.</i>	<ul style="list-style-type: none"> <li>Plans and development outcomes reflect balanced community views and aspirations based on a clear understanding of the importance of the community's involvement in plan making.</li> <li>Plans resolve competing state and local interests through using an evidence-based approach, which balances community needs, views and aspirations.</li> <li>Reasonable, logical and fair development decisions are supported by clear and transparent planning schemes.</li> <li>Plans only seek to regulate land use and planning outcomes and do not address matters regulated outside of the planning system, for instance building work regulated under the Building Act 1975 (unless permitted).</li> <li>Obtaining access to planning information is simple and direct, capitalising on opportunities presented by information technology.</li> </ul>
<b>Response</b>	<p>The proposed LGID will be undertaken in accordance with Chapter 2 of the <i>Planning Act 2016</i> and Chapter 8 of the Minister's Guidelines and Rules. The proposed development and this EAR have had due consideration to relevant State and local planning instruments, and consultation with relevant stakeholders, including State and local government representatives, and adjoining/affect landowners.</p> <p>It is noted that the LGID process incorporates public notification consultation, allowing stakeholders the opportunity to review and provide feedback on the proposed LGID; refer to section 6.2.</p>	

The above assessment confirms that the proposed LGID meets the requirements of the Guiding Principles of the SPP.

### 7.3.1.2 Parts D & E – State Interest Statements, Policies and Assessment Benchmarks

The SPP addresses seventeen (17) state interests categorised under the following themes:

- (i) Liveable communities and housing.
- (ii) Economic growth.
- (iii) Environment and heritage.
- (iv) Safety and Resilience to Hazards.
- (v) Infrastructure.

A state interest is defined under Schedule 2 of the *Planning Act 2016* (the Act):

- (a) an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or
- (b) an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.

**Table 7** identifies the applicability of each State Interest with respect to the assessment of this LGID request.

**TABLE 7 - APPLICABILITY OF STATE INTERESTS**

State Interest	Applicability
<b>Planning for Liveable Communities and Housing</b>	
<b>Liveable Communities</b>	<b>Applicable</b>
Housing Supply and Diversity	Not Applicable
<b>Planning for Economic Growth</b>	
Agriculture	Not Applicable
<b>Development and Construction</b>	<b>Applicable</b>
Mining and Extractive Resources	Not Applicable
<b>Tourism</b>	<b>Applicable</b>
<b>Planning for Environment and Heritage</b>	
<b>Biodiversity</b>	<b>Applicable</b>
Coastal Environment	Not Applicable
Cultural Heritage	Not Applicable
<b>Water Quality</b>	<b>Applicable</b>
<b>Planning for Safety and Resilience to Hazards</b>	
Emissions and Hazardous Activities	Not Applicable
<b>Natural Hazards, Risk and Resilience</b>	<b>Applicable</b>
<b>Planning for Infrastructure</b>	
Energy and Water Supply	Not Applicable
<b>Infrastructure Integration</b>	<b>Applicable</b>
<b>Transport Infrastructure</b>	<b>Applicable</b>
<b>Strategic Airports and Aviation Facilities</b>	<b>Applicable</b>
Strategic Ports	Not Applicable

Part E of the SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. For each state interest, Part E of the SPP advises when the assessment benchmarks apply and if so, what matters the development must be assessed against. The proposed LGID has been assessed against the state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP in **Table 8**.

**TABLE 8 - ASSESSMENT OF STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS**

State Interest	Response
<b>Planning for Liveable Communities and Housing</b>	
<b>Liveable Communities</b> <i>Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.</i>	<p>The proposed TRSP has been designed to enhancing the environmental features of the site through the inclusion of public open space areas and the provisions for active and passive recreational facilities. It is noted that the detailed designs of the precinct will seek to incorporate high-quality sign features where possible.</p> <p>The nature of the proposed use is such that active and alternative transport options will be encouraged and accordingly, the development will be connected to and incorporate public transport, pedestrian, and cycling infrastructure. The TRSP is envisaged to service the Toowoomba and Darling Downs regions and is appropriately located adjacent to major transport infrastructure (i.e. Toowoomba Second Range Crossing, Troys Road and the Toowoomba Connection Road) to facilitate ease of access from all areas of the region.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>
<b>Planning for Economic Growth</b>	
<b>Development and Construction</b> <i>Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.</i>	<p>The TRSP will provide regional-level sporting facilities to address existing and future needs of the Toowoomba and Darling Downs regions. The location of the proposed precinct ensures it is adequately accessible to members of the public and can be appropriately serviced by all relevant urban infrastructure networks, whilst ensuring it does not impact on the sufficient supply of suitable land for residential, commercial or mixed-use development.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>
<b>Tourism</b> <i>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.</i>	<p>The TRSP will provide facilities to cater for regional and potentially state level sporting events. These events will attract a number of visitors to Toowoomba from the surrounding region. The development has been designed to ensure it is compatible with surrounding land uses and promotes the enhancement of the character, landscape and visual amenity of the area. The facility will be supported by existing tourist facilities such as hotels, restaurants and shops within Toowoomba.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>
<b>Planning for Environment and Heritage</b>	
<b>Biodiversity</b> <i>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.</i>	<p>The subject land is identified as containing Category B (Remnant) Vegetation. The subject land is predominately clear of mature vegetation as a result of previous agricultural pursuits on the site. The TRSP has been designed to minimise impacts on existing biodiversity whilst enhancing the environmental features of the subject land.</p> <p>An Ecological Assessment Report has been prepared to address this State interest and is attached at <b>Appendix P</b>. This assessment provides recommendations to ensure the protection and management of matters of ecological significance. These recommendations will be implemented during the detailed design phase. References is also made to the assessment of the proposed LGID against the relevant Commonwealth and State environment legislation at Section 8.3.</p>

State Interest	Response
	Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.
<b>Water Quality</b> <i>The environmental values and quality of Queensland waters are protected and enhanced.</i>	<p>In this instance, the TRSP involves an urban purpose on land greater than 2,500m<sup>2</sup>. The assessment benchmarks associated with this State interest have been addressed within the Stormwater Management Plan, attached at <b>Appendix T</b>. The assessment provides several recommendations in section 7 to ensure a non-worsening impact on the subject land or downstream flows as a result of the proposed development. Specific details of the stormwater measures to be implemented as part of the development will be identified at the detailed design phase of the project to ensure the most appropriate measures can be implemented. As such, it is considered that the proposal has or will appropriately address the water quality assessment benchmarks.</p>
<b>Safety and Resilience to Hazards</b>	
<b>Natural Hazards, Risk and Resilience</b> <i>The risks associated with natural hazards, including projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.</i>	<p>The subject land contains areas identified as Bushfire Hazard Area – Medium Potential Bushfire Intensity and Potential Impact Buffer. The identified bushfire hazard areas are located central to the site and in the north-west, adjacent to the Toowoomba Second Range Crossing. The location of these areas means that the development of the TRSP will remove hazardous vegetation within the subject land, and facilities can be appropriately separated from identified bushfire hazard areas on nearby land.</p> <p>A further assessment of the TRSP in respect of the Natural Hazards applicable to the subject land is provided at Section 8.4 of this report.</p>
<b>Planning for Infrastructure</b>	
<b>Infrastructure Integration</b> <i>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.</i>	<p>The TRSP has been designed to integrate with the existing local and State transport networks and utility services. A Traffic Impact Assessment, Concept Water and Sewer Assessment and Electrical Services Assessment have been prepared to address this State interest and are attached at <b>Appendices R, S and U</b> respectively.</p> <p>These assessments provided recommendations for new infrastructure and connections to existing infrastructure to ensure that the development appropriately integrates with and promotes the orderly development of infrastructure in the locality.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>
<b>Transport Infrastructure</b> <i>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.</i>	<p>The TRSP has been designed to integrate with the existing local and State transport networks and provides facilities for future public transport networks to improve accessibility for the public.</p> <p>A Traffic Impact Assessment has been prepared to address this State interest and is attached at <b>Appendix R</b>. The proposed development will provide new accesses to Gowrie Junction Road and Toowoomba Connection Road and internal pedestrian, cyclist and vehicle infrastructure to ensure the safe and efficient movement of people to/from and around the facility.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>

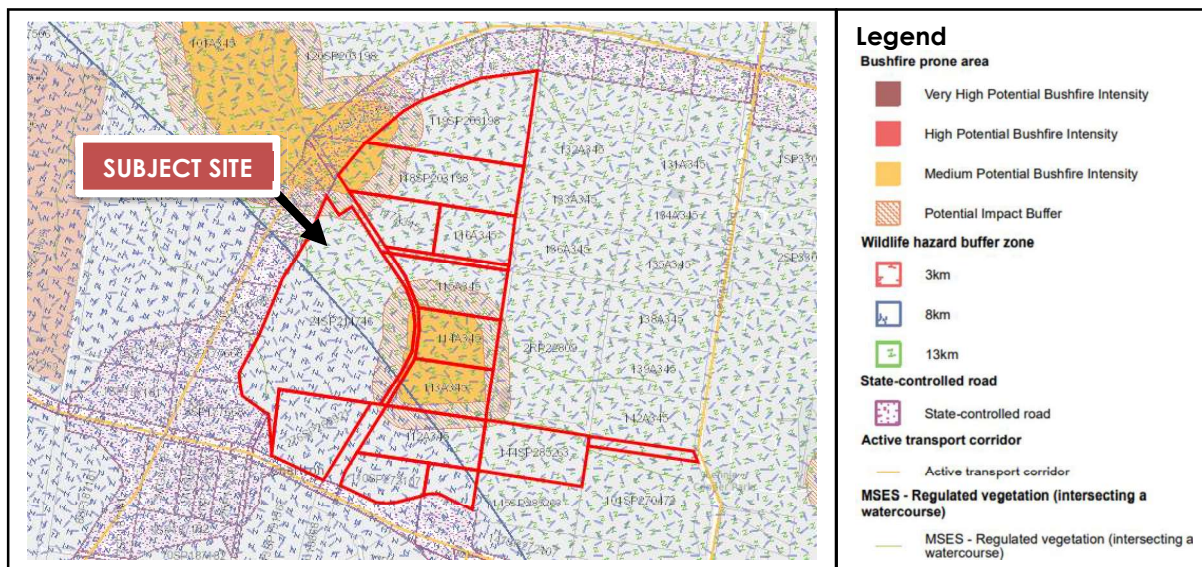


State Interest	Response
<b>Strategic Airports and Aviation Facilities</b> <i>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.</i>	<p>The subject land is located within the 8km and 13km Wildlife Hazard Buffer Zones of the Brisbane West Wellcamp Airport. Detailed design and operation of the precinct will ensure that the development will not result in an increase in wildlife hazards which could impact the operation of the Brisbane West Wellcamp Airport.</p> <p>Accordingly, the proposed LGID is consistent with the outcomes sought by this State interest.</p>

The proposal has been assessed to comply with all applicable matters of state interest included in the State Planning Policy.

The applicability of the above overlays is illustrated in **Figure 3**. Individual mapping of each of the overlays affecting the subject land is included at **Appendix E**.

**FIGURE 3 - STATE PLANNING POLICY OVERLAY MAPPING**



### 7.3.2 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016* (the Act) is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (SARA) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency. Whilst it is noted that the proposal does not involve a development application, the SDAP must be taken into consideration in the assessment this LGID request.

The SDAP contains criteria for assessment within State Codes to clarify when the State is to be involved in the assessment of an application and the specific matters of State interest that apply. The SDAP is a specific assessment benchmark that development must be assessed against as prescribed under the Regulation.



The State Development Assessment Mapping System identifies that the following overlays apply to the subject land:

- SEQ Regional Plan
  - Regional Landscape and Rural Production Area
- Fish Habitat Area
  - Queensland Waterways for Waterway Barrier Works – Low
- Water Resources
  - Water Resource Planning Area Boundaries
  - Great Artesian Water Resource Plan Area
- Native Vegetation Clearing
  - Category B area that is a least concern regional ecosystem
- State Transport
  - Areas within 25m of a State-controlled Road

The applicability of the above overlays is illustrated in **Figure 4**. Individual mapping of each of the overlays affecting the subject land is included at **Appendix F**. A summary of the applicable overlays impacting the subject land, and the proposed LGID area is provided below.

In the circumstance that a development application was made for the proposal through the development assessment process under the Act and DA Rules, the application would be referable to SARA on the following basis:

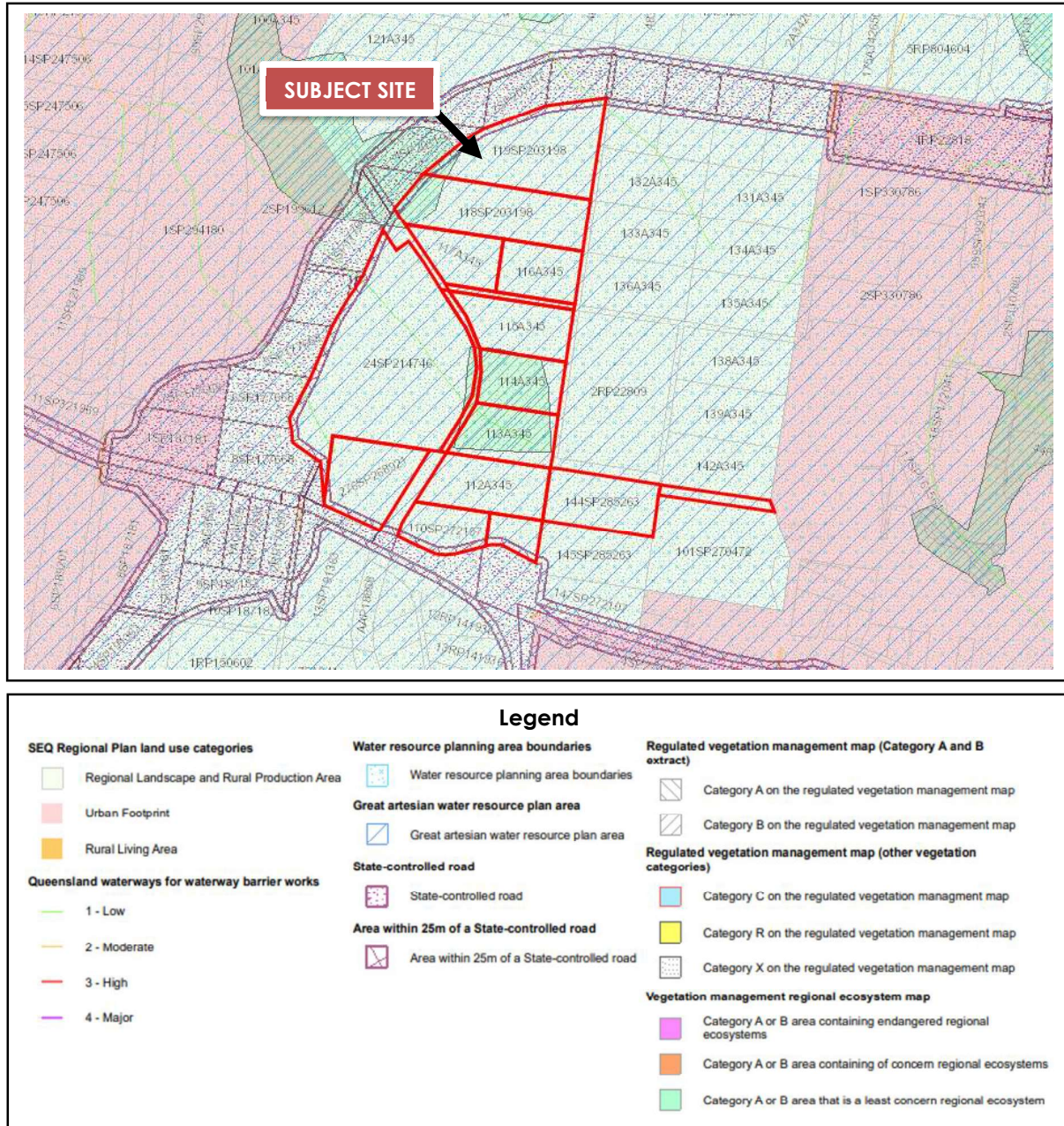
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Column 2, Item 1 – Material change of use of premises near a state transport corridor

If the application were referable to SARA, the development would require assessment against the following State Codes;

- State Code 1 – Development in a State-controlled Road environment.

Accordingly, an assessment against the applicable State Codes is provided at **Appendix G**.

FIGURE 4 - STATE DEVELOPMENT ASSESSMENT MAPPING



### 7.3.3 REGIONAL PLANS

#### 7.3.3.1 South-East Queensland Regional Plan

On 11 August 2017, the South-East Queensland Regional Plan (SEQRP), also known as ShapingSEQ, was given effect as the new regional plan for South East Queensland (SEQ). ShapingSEQ replaces the South East Queensland Regional Plan 2009–2031. ShapingSEQ provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. Shaping SEQ informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

ShapingSEQ sets this vision and provides the planning framework to achieve it. This planning framework seeks to:

- identify a long-term sustainable pattern of development;
- promote more diverse housing options including options that address shifting expectations and changing demographics;
- plan for more high-value jobs and an export-oriented economy;
- move people, products and information more efficiently;
- prioritise active and public transport, and improve the reliability and frequency of the public transport network;
- protect and enhance the natural environment that nurtures and supports life;
- respond to projected impacts of climate change;
- create more liveable urban places and spaces for our communities; and
- promote adaptable sub-tropical living that is accessible and attractive.

ShapingSEQ defines the desired future settlement pattern that aims to use land more efficiently while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

- Urban Footprint;
- Rural Living Area; or
- Regional Landscape and Rural Production Area.

With the commencement of the *Planning Act 2016* on 3 July 2017, the State Planning Regulatory Provisions (SPRP) were repealed, and their regulatory provisions transitioned into the Planning Regulation 2017. The *Planning Regulation 2017* now contains the regulatory provisions for ShapingSEQ.

The SEQ regulatory provisions ensure that land use planning and development throughout the region support ShapingSEQ's desired regional growth pattern, goals, elements and strategies. Under the settlement pattern identified in the SEQRP, the subject land has been included within the **"Regional Landscape and Rural Production Area"**, as illustrated in **Figure 4** and at **Appendix F – Figure 1**.

The Regional Landscape and Rural Production Area identifies rural land that surrounds urban areas and future urban areas. The intent of this designation is to:

- (i) protect the values of this land from encroachment by urban and rural residential development;
- (ii) protect natural assets and regional landscapes ensuring their sustainable use and management; and
- (iii) support development and economic growth of rural communities and industries.

Schedule 24 of the *Planning Regulation 2017* identifies the proposed development as a “**Sport and Recreation Activity**”. Accordingly, the assessment provisions relevant to a Sport and Recreation Activity in the Regional Landscape and Rural Production Area are relevant to the assessment of this application.

The subject land is partly zoned for urban purposes (i.e. sport and recreation) under the *Toowoomba Regional Planning Scheme 2012*. As a result, the proposed development is identified as “excluded development” under Schedule 24 of the Regulation. Accordingly, community and economic need is not required to be justified in this instance, and the development is not contrary to the intent of the South East Queensland Regional Plan.

It is noted that the development has been assessed against the State Planning Policy provisions relating to the protection of agricultural land at Section 7.3.1.2.

#### 7.3.3.2 Darling Downs Regional Plan

The Darling Downs Regional Plan (DDRP) was adopted on 14 October 2013 and covers the local authority areas of Balonne Shire Council and the Regional Councils of Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs. The policies contained in the regional plan contribute towards the protection of strategic areas of priority agricultural land use from potentially incompatible resource activities and seek to maximise opportunities for co-existence of resources and agricultural land use. The regional plan also safeguards areas required for the growth of towns in the regions through the establishment of Priority Living Areas while providing for resource activities to locate within these areas where it meets communities’ expectations as determined by the relevant local government.

The subject land is located within the City of Toowoomba, which is identified as Restricted Area (RA) 384 under Appendix 2 of the DDRP. This designation reflects the boundaries of the SEQRP referred to under section 7.4.2.1. The development satisfies the requirements of the SEQRP and accordingly will not compromise the outcomes sought under the DDRP.

## 7.4 LOCAL GOVERNMENT PLANNING INSTRUMENTS/STUDIES

### 7.4.1 INTRODUCTION

Local Planning Instruments are identified under Section 8 of the *PA 2017* as follows:

- “ (3) A **local planning instrument** is a planning instrument made by a local government, and is either –
- (a) a planning scheme; or
  - (b) a TLPI; or
  - (c) a planning scheme policy.”

In this instance, the following local planning instruments apply to the subject land:

- Toowoomba Regional Planning Scheme 2012.

Whilst the LGID results in the development being exempt from assessment against local planning instruments, the applicable provisions of the *Toowoomba Regional Planning Scheme 2012* must still be considered.



An assessment of the development against the *Toowoomba Regional Planning Scheme 2012* is provided at Section 7.4.2.

Whilst not required under the legislative provisions, to ensure completeness and that the development complies with Council's intent for development within the locality, this EAR takes into consideration investigations and strategies prepared by Toowoomba Regional Council. A summary of and assessment against the relevant investigations and strategies is provided at Section 7.4.3.

## 7.4.2 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

The *Toowoomba Regional Planning Scheme 2012* is the primary local categorising instrument which outlines the development benchmarks (assessment criteria) that development must be assessed against. **Table 9** provides a summary of the *Toowoomba Regional Planning Scheme 2012* provisions applicable to the subject land.

**TABLE 9 - PLANNING SCHEME PROVISIONS**

<b>Planning Scheme</b>	Toowoomba Regional Planning Scheme 2012, version 27
<b>Strategic Framework</b>	Natural Environment Community Identity and Diversity Access and Mobility Economic Development
<b>Planning Zone/Precinct</b>	Sport and Recreation Zone Rural Zone (100 Hectare Precinct)
<b>Overlays</b>	Agricultural Land Overlay Airport Environs Overlay Environmental Significance Overlay
<b>Development Codes</b>	Community and Recreation Uses Code Environmental Standards Code Integrated Water Cycle Management Code Landscaping Code Transport, Access and Parking Code Works and Services Code

The relevant provisions of the *Toowoomba Regional Planning Scheme 2012* concerning the subject land and proposed LGID have been considered in sections 7.6.2 to 7.6.4.

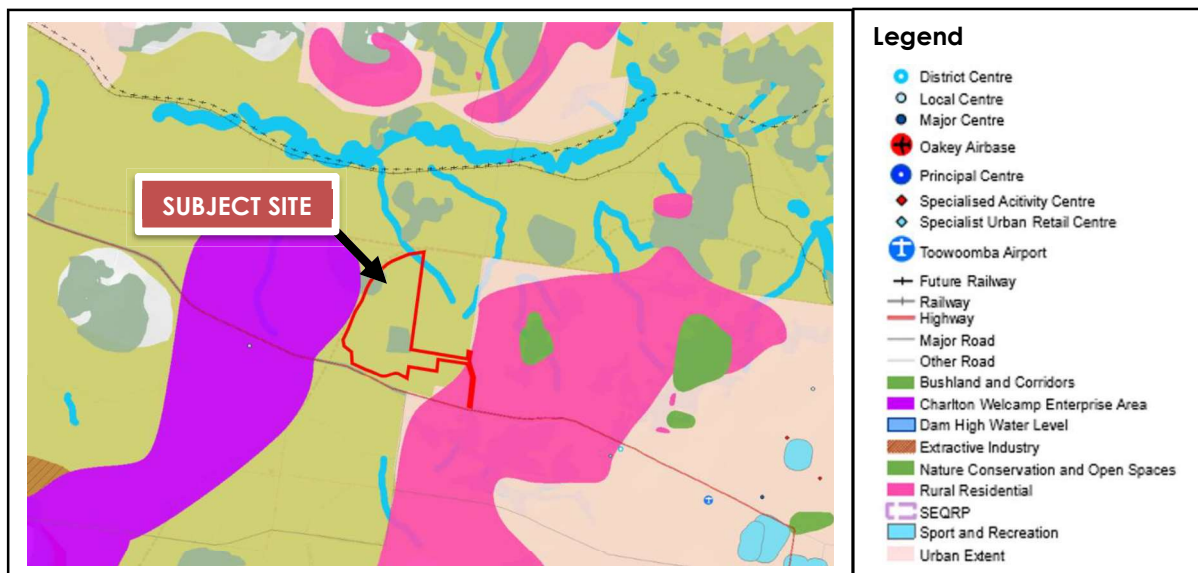
#### 7.4.2.1 Strategic Framework

Part 3 of the *Toowoomba Regional Planning Scheme 2012* provides the Strategic Framework that sets the policy direction for the planning scheme and forms the basis for ensuring development occurs at appropriate locations within the planning scheme area. The structure of the Strategic Framework comprises:

- Seven (7) themes supported by strategic outcomes;
- Elements that further refine the strategic outcomes sought; and
- Specific outcomes and land use strategies for each of the elements.

The Strategic Framework includes mapping, an extract of which is provided in **Figure 5**.

**FIGURE 5 - STRATEGIC FRAMEWORK MAPPING**



Section 3.3 - 3.9 of the *Toowoomba Regional Planning Scheme 2012* outlines the overall intent for development within the Toowoomba Region through the identification of strategic outcomes and elements.

An assessment of the proposed development against the relevant strategic outcomes and elements of the Strategic Framework is provided at **Appendix H**. This assessment confirms that the development generally complies with the overall intent of the Planning Scheme.

#### 7.4.2.1 Use Definition

Under the *Toowoomba Regional Planning Scheme 2012*, the proposal is defined as “**Outdoor Sport and Recreation**” and “**Major Sport, Recreation and Entertainment Facility**” uses. The relevant use definitions are as follows:

“**outdoor sport and recreation** means the use of premises for –

- a recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).”

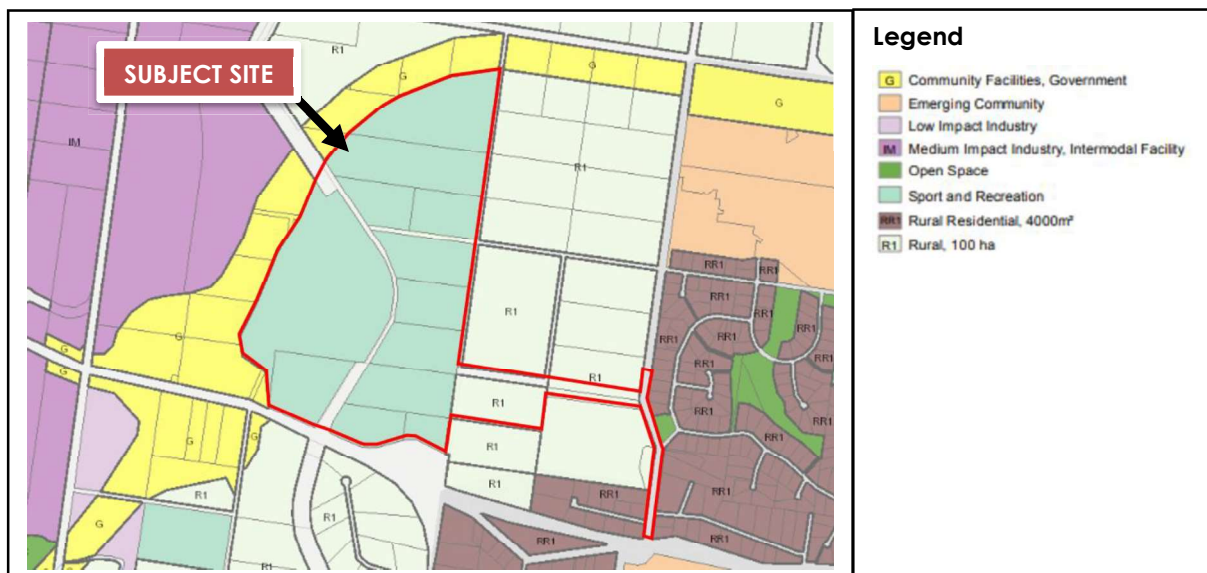
**“major sport, recreation and entertainment facility”** means the use of premises for large-scale events including, for example major sporting, recreation conference or entertainment events, for example.”

#### 7.4.2.2 Zoning and Planning Intent

##### Zoning

Under the *Toowoomba Regional Planning Scheme 2012*, the region is divided into twenty (20) land use zones. Certain zones are further divided into precincts for the purposes of conveying preferred land use intent and to assign assessment status to individual uses. The subject land is included in the **Sport and Recreation Zone** and **Rural Zone (100 Hectare Precinct)**. The zoning of the subject land and the surrounding locality is illustrated in **Figure 6**. As illustrated in Figure 6 the areas of the land to be utilised for sporting infrastructure are located within the Sport and Recreation Zone, with land located in the Rural Zone to only be utilised for access to the site.

**FIGURE 6 - ZONING PLAN**



Sections 6.4.1.2 and 6.6.6.2 of the *Toowoomba Regional Planning Scheme 2012* respectively outline the general intent for land within the Sport and Recreation Zone and Rural Zone through the collective identification of purposes and series of overall outcomes.

An assessment of the proposed development against the purposes and overall outcomes of the Sport and Recreation Zone Code and Rural Zone Code is provided at **Appendix J**. The primary use of the subject land under the proposed LGID is for sport and recreation facilities, on land identified in the Sport and Recreation Zone. Accordingly, the proposed TRSP is located within a zone suitable for such purposes and will not impact on the intent of the Planning Scheme.

#### 7.4.2.3 Overlays

The *Toowoomba Regional Planning Scheme 2012* includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay Maps also identify those lands subject to assessment against specific area-based overlay codes.

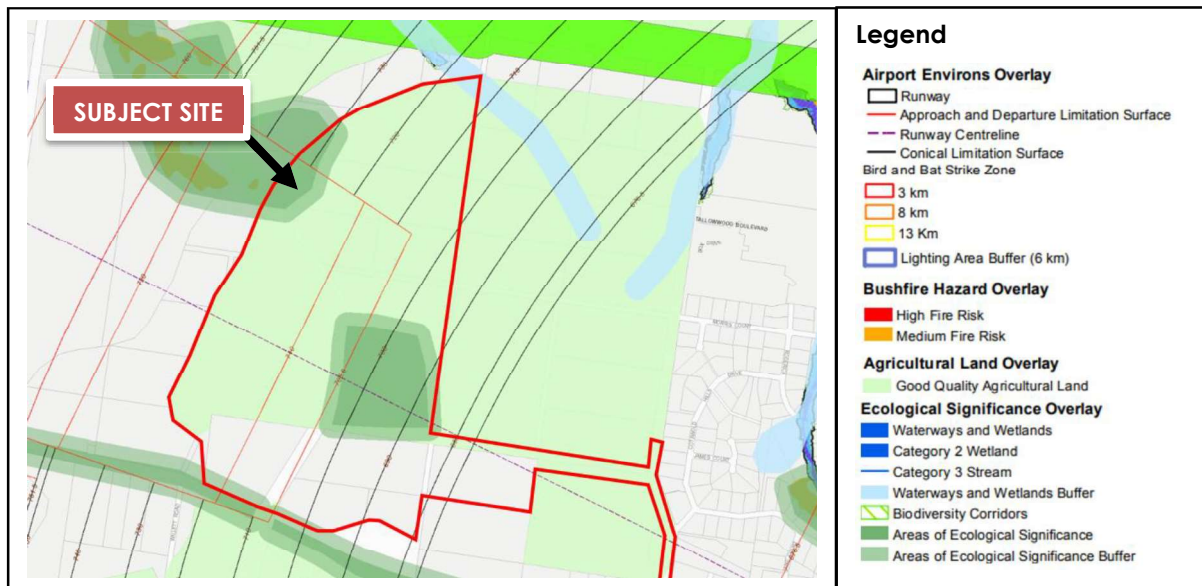


In this instance the following overlays apply to the subject land:

- Agricultural Land Overlay;
- Airport Environs Overlay; and
- Environmental Significance Overlay.

The applicability of the above overlays is illustrated in **Figure 7**. Individual mapping of each of the overlays affecting the subject land is included at **Appendix J**. A summary of the applicable overlays impacting the subject land and the proposed LGID area, is provided below.

**FIGURE 7 - TOOWOOMBA REGIONAL PLANNING SCHEME 2012 OVERLAY MAPPING**



### Agricultural Land Overlay

The subject land is identified as containing "Good Quality Agricultural Land" under the Agricultural Land Overlay.

The *Toowoomba Regional Planning Scheme 2012* addresses agricultural considerations under the Agricultural Land Overlay Code. An assessment of the development against the overall outcomes of this code is provided at **Appendix J**. This assessment confirms that the proposed development generally complies with the intent of this overlay and does not impact on the region's ability to cater for agricultural pursuits.

### Airport Environs Overlay

The subject land is located within the Obstacle Limitation Surface, 8km Wildlife Hazard Buffer Zone and 6km Lighting Area Buffer of the Toowoomba Airport.

The *Toowoomba Regional Planning Scheme 2012* addresses airport and aeronautical considerations under the Airport Environs Overlay Code. An assessment of the development against the overall outcomes of this code is provided at **Appendix J**. This assessment confirms that the proposed development generally complies with the intent of this overlay and will not impact the operation of the Toowoomba Airport or associated airspace.

It is noted that the subject land is located within proximity of the Brisbane West Wellcamp Airport, however this is not currently reflected in the *Toowoomba Regional Planning Scheme 2012*. An assessment of the development against the State Planning Policy provisions relating to this Strategic Airport is provided at section 7.3.1.

#### Environmental Significance Overlay

The subject land contains areas identified as “Areas of Ecological Significance”, “Areas of Ecological Significance Buffer” and “Waterways and Wetlands Buffer” under the Environmental Significance Overlay.

The *Toowoomba Regional Planning Scheme 2012* addresses environmental considerations under the Environmental Significance Overlay Code. An assessment of the development against the overall outcomes of this code is provided at **Appendix J**. This assessment confirms that the proposed development generally complies with the intent of this overlay.

It is noted that the subject land is identified as containing Category B (Remnant) Vegetation. The development has been designed to minimise impacts on biodiversity features of the site where possible. An assessment of the development against the State Planning Policy provisions relating to the protection of environmental features is provided at section 7.3.1.

#### 7.4.2.4 Development Codes and Planning Scheme Policies

The *Toowoomba Regional Planning Scheme 2012* contains Use and Development Codes and Planning Scheme Policies to ensure development is designed and constructed in accordance with the relevant Council requirements and Australian standards. The proposed development has been designed to ensure compliance with the relevant Development Codes and Planning Scheme Policies.

An assessment of the development against the overall outcomes of the following Use and Development Codes is provided at **Appendix J**.

- Community and Recreation Uses Code;
- Environmental Standards Code;
- Integrated Water Cycle Management Code;
- Landscaping Code;
- Transport, Access and Parking Code; and
- Works and Services Code.

It is noted that this LGID relates to the overall development of the site for “Facilities for Parks and Recreation” and “Sporting Facilities” infrastructure. Detailed assessment of the development against the individual provisions of the Development Codes and Planning Scheme Policies will be undertaken during Detailed Design phases.

### 7.4.3 TOOWOOMBA REGIONAL COUNCIL INVESTIGATIONS AND STRATEGIES

The Toowoomba Regional Council has prepared a number of strategies and policies over the last 12 years to assist with land use management, strategic growth intent and the provision for community infrastructure and facilities. The following strategies have been prepared by TRC and relate to this proposed development:

- Toowoomba Region Sport, Active Recreation and Healthy Living Plan 2019;
- Toowoomba Regional Strategic Sport and Recreation Plan 2010;
- Toowoomba Regional Council Corporate Plan 2019-2024;
- Green Infrastructure Strategy;

- Toowoomba Region Open Space Strategy 2016;
- Toowoomba Region Sustainable Transport Strategy 2014;
- Toowoomba Region Urban Design Initiative 2012; and
- West Toowoomba Land Use Investigation 2016.

A summary of each of the above strategies, and how the proposed addresses the outcomes sought within each strategy is attached at **Appendix K**.

The *West Toowoomba Land Use Investigation 2016* is the most relevant when considering the location, design and development of the TRSP. Accordingly, a detailed summary and assessment of this investigation is provided below.

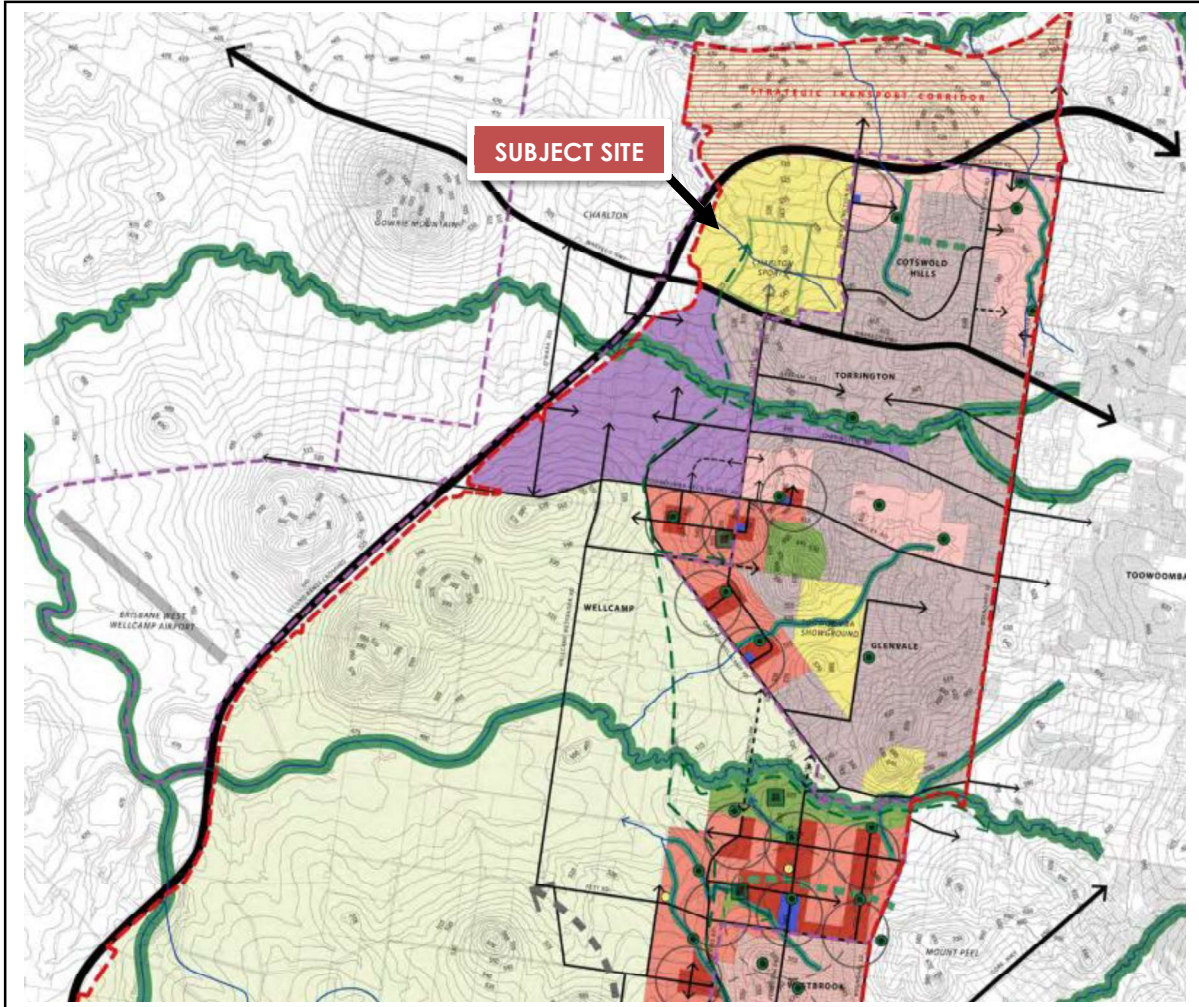
### West Toowoomba Land Use Investigation 2016

The Toowoomba Regional Council have identified West Toowoomba as a major growth area, predicting an increase in population of 30,000 or more people between 2016 and 2050, as well as a significant increase in employment opportunities. Accordingly, Council have undertaken the West Toowoomba Land Use Investigation 2016 to ensure that future growth and development is managed appropriately. Council have identified the following drivers behind the preparation of this investigation:

- Growth by 2050:
  - 30,000+ people.
  - 12,700+ homes.
  - Second largest regional employment area.
- Major transport infrastructure:
  - National Highway Network (Gore and Warrego Highways).
  - Toowoomba Second Range Crossing.
  - Brisbane West Wellcamp Airport.
  - Inland rail/intermodal facilities.
- Regional facilities/infrastructure:
  - Charlton sports precinct.
  - Regional waste transfer facility.
  - Major local road upgrades.
  - Water and sewerage enabling projects.
- Conflicts between land uses.
- Agricultural values.
- Local natural and scenic values.
- Community expectations.
- Increased rate of development applications.

As part of this investigation, Council have identified a proposed structure plan to ensure the above drivers are adequately addressed within this investigation and to instruct future development of the area. A copy of the structure plan is provided at **Figure 8**.

FIGURE 8 - TOOWOOMBA WEST LAND USE INVESTIGATION STRUCTURE PLAN



The *West Toowoomba Land Use Investigation 2016* identified the subject land for the development of the Charlton Sports Precinct. The Charlton Sports Precinct was originally intended to be a local level sporting precinct, similar to the Highfields Sport and Recreation Park. Following detailed investigations into the development of the precinct, and review of the *Toowoomba Regional Strategic Sport and Recreation Plan 2010*, it was determined that there was a need to develop the site as a regional level sporting precinct. The proposed development will provide a range of regionally significant sport and recreation at this location to service the needs of the community and region, and further encourage active lifestyle options.

The proposal involves the development of a regional-level sporting and recreation facility within an area identified for sporting and community purposes under the *West Toowoomba Land Use Investigation 2016*. Accordingly, the TRSP is considered to comply with the intent and outcomes recommended by the investigation.



## 8.0 ENVIRONMENTAL ASSESSMENT & MANAGEMENT

Before the designation of land for infrastructure, the Minister must be satisfied that adequate environmental assessment and consultation, has been undertaken concerning the proposed development that is the subject of the designation.

This section of the report provides an environmental assessment of the impacts which the development may generate and ways in which those impacts can be managed or mitigated. The assessment considers the natural and physical resources of the site, as well as short and long-term impacts on the environment and community from both the construction and operational phases. The range of matters considered in this assessment include:

- Socio-economic;
- Flora and fauna;
- Natural hazards;
- Heritage and native title;
- Health, safety and amenity impacts;
- Soils and geology;
- Traffic and transport; and
- Municipal infrastructure

These matters are considered and addressed in sections 8.1-8.8 of this report.

### 8.1 SOCIO-ECONOMIC

#### Context

The social and economic impacts of the proposed development should be taken into consideration in the assessment of this proposal, with particular regard to impacts on employment and tourism.

#### Proposal

The proposed development involves the development of the Toowoomba Regional Sports Precinct which seeks to provide regional sporting facilities and community spaces that promote the social and economic well-being of the community and encourage further participation in sports. Additionally, the facilities will provide for an increase in employment opportunities for the region during both construction and operational phases. In particular, during operation the development will assist in providing work for Council employees, sporting organisation staff, transport operators and tourist facility operators within Toowoomba.

The Infrastructure Entity has identified the following key benefits for the community:

- A long term, sustainable sporting facility to meet the existing and future needs of the Toowoomba and Darling Downs regions;
- A multi-use facility which will enable a variety of sporting and health related activities for all levels of abilities and ages;
- Foster partnership opportunities for local and larger sporting organisations;
- Provision of a facility which will enable intra and inter-state sporting competitions to generate sports tourism activities in the region;
- The TRSP will act as an enabler for complementary industries in the region;
- Direct injection of funds of up to \$180 Million for full precinct construction; and
- Over 200 full-time equivalent (FTE) positions during construction, with an additional 260 FTE positions supported indirectly through other industries and household consumption.

Accordingly, the proposed development will have a positive effect on the socio-economic impacts across the Toowoomba and Darling Downs region.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

## 8.2 FLORA & FAUNA

### 8.2.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

#### Context

The *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC)* was implemented to ensure the protection and management of matters of nationally and internationally important flora, fauna, ecological communities and heritage places as identified in the *Environmental Protection and Biodiversity Conservation Act 1999*.

#### Proposal

Saunders Havill Group undertook an Ecological Assessment Report, dated 6 December 2021 and attached at **Appendix P** concerning the proposed development. This assessment reviewed matters of environmental significance on both the subject land and within the surrounding locality.

A Protected Matters Report (**PMR**) was obtained as part of the Ecological Assessment and is discussed at section 3.1 of the Ecological Assessment Report. This PMR predicts that the following matters may potentially occur within a 5km radius from the subject land.

- Seven (7) threatened Ecological Communities;
- Five (5) threatened bird species;
- Two (2) threatened mammal species;
- Two (2) threatened plant species; and
- One (1) threatened reptile species.

A survey of the subject land, undertaken as part of the Ecological Assessment, determined that the subject land contained **no** threatened flora species and of the 24 fauna species observed on-site, **none** have been provided conservation status under the EPBC. Whilst the individual assessment should be referenced directly, section 7 concludes that the development will not impact on species protected under the *Environmental Protection and Biodiversity Conservation Act 1999*.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

### 8.2.2 VEGETATION MANAGEMENT ACT 1999

#### Context

The *Vegetation Management Act 1999*, in combination with the *Planning Act 2016*, regulates the clearing of vegetation within Queensland. A development permit for clearing works is required where the clearing is not exempt clearing work under the *Planning Regulation 2017*, or where it cannot be carried out under the self-assessable clearing code or an area management plan under the *Vegetation Management Act 1999*.

### Proposal

Saunders Havill Group prepared an Ecological Assessment Report, dated 6 December 2021 and attached at **Appendix P** and a Technical Ecological Report, dated 28 April 2022 and attached at **Appendix Q** concerning the proposed development. These assessments reviewed matters of environmental significance on both the subject land and within the surrounding locality. The subject site is mapped by the Department of Natural Resources Mines and Energy (**DNRME**) as containing the following vegetation categories:

- Category X vegetation;
- Category B Regulated Vegetation containing areas of least concern; and
- Queensland Waterways for Waterway Barrier Works – Low.

A survey of the subject land, undertaken as part of the Ecological Assessment, determined that whilst the identified species present on the site were reflective of regulated vegetation, the extent of the vegetation was less than identified on State mapping.

### Actions and Recommendations

Whilst the individual assessment should be referenced directly, section 7 concludes that significant habitat trees should be retained where possible within the proposed recreation and park areas. Additionally, the assessment recommends the retention of the identified northern waterway corridor, however notes that the mapped southern waterway corridor was not observed on the site and is not required to be incorporated into the design of the development.

Further field assessments of the northern portion of the subject land will be carried out, with the results of which to be presented in an amended Ecological Assessment Report, prior to undertaking any work within this area.

Schedule 21, Part 1 of the *Planning Regulation 2017* identifies that exempt clearing work includes clearing vegetation for the construction or maintenance of infrastructure identified under Schedule 5 if –

- (a) the clearing is on designated premises; or
- (b) the infrastructure is government-supported transport infrastructure.

Once the subject land has been designed for infrastructure, the clearing of the identified Category B Regulated Vegetation will be exempt under the *Planning Regulation 2017*.

## 8.2.3 NATURE CONSERVATION ACT 1992

### Context

The *Nature Conservation Act 1992 (NCA)* aims to protect native Australian plants, by creating and managing protected areas, managing and protecting native flora and fauna and managing the spread of introduced/non-native wildlife. Developments must take into consideration natural areas and wildlife protected under the *Nature Conservation Act 1992* and associated regulations to determine if permits or approvals are required to undertake the proposed works.

### Proposal

Saunders Havill Group prepared an Ecological Assessment Report, dated 6 December 2021 and attached at **Appendix P** and a Technical Ecological Report, dated 28 April 2022 and attached at **Appendix Q** concerning the proposed development. These assessments reviewed matters of environmental significance on both the subject land and within the surrounding locality.



A Wildlife Online Extract was obtained as part of the Ecological Assessment to identify the confirmed recorded presence of threatened flora and fauna species within a 5km radius of the subject land. The extract identified the following species within 5km of the subject site:

- Three (3) bird species;
- One (1) mammal species; and
- Five (5) plant species.

A survey of the subject land, undertaken as part of the Ecological Assessment, determined that the subject land contained **no** threatened flora species and of the 24 fauna species observed on-site, two (2) were introduced species with the remaining 22 native species considered least concern under the NCA. Whilst the individual assessment should be referenced directly, section 7 concludes that the development will not impact on species protected under the *Nature Conservation Act 1992*.

#### **Actions and Recommendations**

No further actions or recommendations are considered necessary as part of the LGID process.

### **8.3 NATURAL HAZARDS**

#### **8.3.1 BUSHFIRE**

##### **Context**

The subject land is identified as containing areas of Medium Bushfire Hazard and Potential Impact Buffer under the Natural Hazards, Risk and Resilience Overlay mapping of the SPP. It is noted that the subject land does not contain areas identified under natural hazard (i.e. bushfire, flood, landslide, etc.) overlay mapping of the *Toowoomba Regional Planning Scheme 2012*.

##### **Proposal**

The identified bushfire hazard areas are located central to the site and in the north-west, adjacent to the Toowoomba Second Range Crossing. The location of these areas means that the development of the TRSP will remove the identified hazardous vegetation within the subject land, and the Toowoomba Second Range Crossing provides a significant fire-break to identified bushfire hazard areas on nearby premises. Accordingly, facilities will be appropriately separated from bushfire hazard areas and the precinct will not increase the risk to the safety of people or property on the subject land from bushfire hazards.

#### **Actions and Recommendations**

No further actions or recommendations are considered necessary as part of the LGID process.

### **8.4 HERITAGE & NATIVE TITLE**

#### **8.4.1 HISTORICAL HERITAGE**

##### **Context**

The *Queensland Heritage Act 1992* seeks to protect and enhances places containing significant heritage value. Places of significant value are identified on the Queensland Heritage Register.

##### **Proposal**

The subject land is not identified as a Queensland Heritage Place on the Queensland Heritage Register.

Notwithstanding this, a Cultural Heritage Assessment has been undertaken by Urbis, dated 9 June 2022, and attached at **Appendix L** to assess the historical archaeological features of the Council owned land within the subject site. The recommendations of this assessment ensure that the proposed development does not adversely impact the historical heritage characteristics of the subject site.

### **Actions and Recommendations**

Whilst the individual assessment should be referenced directly, the Cultural Heritage Assessment makes the following recommendations with regards to historical heritage at section 10.

*"This CHAR did not identify any historical archaeological constraints for the Project Area however, low to moderate potential for localised historical archaeological deposits has been identified in some locations within the Project Area associated with past land use. In the event that archaeological deposits remain in-situ, such as artefacts or remains associated with structures, information available from these resources will contribute knowledge about the Project Area, as little is currently known. However, it is considered that any such material would likely be of interest at a local level only.*

*Recommendations for historical archaeological management include the following:*

- *Archaeological Chance Finds Procedure in the event unexpected historical archaeological material is located during works, in accordance with Section 9.4; and*
- *Preparation of cultural heritage induction materials for potential historical cultural heritage."*

## **8.4.2 CULTURAL HERITAGE**

### **Context**

The *Aboriginal Cultural Heritage Act 2003* recognises the Aboriginal people as the primary authority on Aboriginal cultural heritage and aims to facilitate the continuation of Aboriginal culture, traditions and customs. The *Aboriginal Cultural Heritage Act 2003* requires that appropriate due diligence and reasonable precaution must be exercised before undertaking an activity which has the potential to harm Aboriginal cultural heritage.

### **Proposal**

A Cultural Heritage Assessment has been undertaken by Urbis, dated 9 June 2022, and attached at **Appendix L** to assess the aboriginal archaeological features of the Council owned land within the subject site. The recommendations of this assessment ensure that the proposed development does not adversely impact the cultural heritage characteristics of the subject site.

### **Actions and Recommendations**

Whilst the individual assessment should be referenced directly, the Cultural Heritage Assessment makes the following recommendations with regards to cultural heritage at section 10.

*"This report has assessed the following Lots as being Category 4:*

- *112 on A345;*
- *110 on SP272107;*
- *111 on SP272107; and*
- *276 on SP 268921.*

These areas are assessed as having low potential to harm any extant Aboriginal cultural heritage however, a chance finds protocol should be in place in the event any residual artefacts are discovered.

Lot 24 on SP214746 is assessed as being Category 5 due to minimal historical ground disturbance that suggests potential for the presence of archaeological material. As a result, the following management measures are recommended for the Project Area, and these include:

- Respect Indigenous heritage places and values and 'Ask First';
- Ongoing consultation with the Western Wakka Wakka People throughout the duration of the project. And in the event of chance finds during works in the Project Area;
- Preparation of an Archaeological Test Pitting program for aboriginal cultural material;
- Preparation of cultural heritage induction materials and presentation undertaken by the nominated Aboriginal Cultural Heritage Party;
- Preparation of an Archaeological Test Pitting program for Aboriginal cultural material; and
- Consider Interpretation aboriginal cultural heritage values into the overall TRSP development."

### 8.4.3 NATIVE TITLE

#### Context

Native Title recognises the traditional rights and interests of Aboriginal and Torres Strait Islander people in accordance with the *Native Title Act 1993*.

#### Proposal

A search of the Register of Native Title Claims was undertaken as part of the Cultural Heritage Assessment attached at **Appendix L**. This search confirmed that the subject site is not impacted by a Native Title Claim. It is noted that there are three (3) Native Title Claims in the surrounding South East Queensland region, however the proposed development will not impact on areas subject to these claims.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

## 8.5 HEALTH, SAFETY & AMENITY IMPACTS

### 8.5.1 CONSTRUCTION MANAGEMENT

#### Context

It is important to ensure that environmental risks resulting from construction works are managed to avoid or minimise the impacts on the environment, and surrounding land uses and residents.

#### Proposal

The proposed construction works will be undertaken following a Construction Management Plan to avoid or minimise any impacts which may arise as a result of the construction works.

### Actions and Recommendations

Prior to the commencement of construction works, a Construction Management Plan will be prepared by a suitably qualified person, which identifies any potential impacts arising from the construction works and methods of avoidance or mitigation. The Construction Management Plan will include:

- an Erosion Sediment Control Plan to minimise environmental harm to onsite stormwater treatment devices and downstream receiving waters (Reference is made to the Stormwater Management Plan attached at **Appendix T**);
- air quality management procedures to maintain acceptable levels of air quality (airborne dust and pollutants) in and around the subject land;
- management of construction noise and vibration, in accordance with the *Environmental Protection Act 1994*;
- construction hours:
  - construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6:30 am and 6:30 pm; and
  - operation of regulated devices to be restricted to Monday to Saturday (excluding public holidays) between 7:00 am and 7:00 pm.
- waste control and management measures, in conjunction with a Waste Management Plan;
- access and parking locations for and management of construction vehicles; and
- other required permits from Toowoomba Regional Council, easement holders or utility providers.

The CMP will be implemented and adhered to during the proposed construction works.

## 8.5.2 AIR QUALITY

### Context

Consideration must be given to ensure the proposed TRSP does not create any significant emissions, gasses or negative air quality impacts.

### Proposal

The proposed TRSP is not expected to result in any emissions, gasses, or negative air quality impacts. Any potential air quality impacts will be further investigated during the detailed design phase.

### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

## 8.5.3 NOISE

### Context

Due to the scale and nature of the proposed development, consideration must be given to noise impacts generated by the development on surrounding sensitive receptors to the east subject land.

### Proposal

The nature of the development is such that it will involve operation during day, evening and night-time hours and is anticipated to result in the following noise emissions:

- Vehicular traffic accessing the subject land from the surrounding road network;
- Vehicles/maintenance machinery operating on the subject land;
- Spectator and participant noise; and
- Sporting equipment (starting guns for athletics, whistles, gun fire for firing range, etc.).

Accordingly, a Noise Impact Assessment has been undertaken by Range Environmental Consultants, version 2, dated 14 July 2022 and attached at **Appendix M**, to assess the acoustic impacts generated by the development and provide recommendations to ensure it does not adversely impact on nearby sensitive receptors.

### Actions and Recommendations

Whilst the Noise Impact Assessment should be referenced directly, it makes the following recommendations at section 8.

*"Noise emissions from Stages 1 to 7 at the proposed development are predicted to achieve practical compliance with the relevant assessment criteria without acoustic attenuation measures such as fencing. The Department of Environment and Science (DES) (2020) note that a change in level of 3dB(A) is 'just perceptible'. Therefore, the one (1) exceedance of 1dB during the night-time period for variable noise assessment criteria at Receptor 33 is highly unlikely to cause nuisance.*

*Noise emissions from a One-off Event at the proposed development are predicted to comply with the relevant assessment criteria."*

## 8.5.4 LIGHTING

### Context

Due to the scale and nature of the proposed development, consideration must be given to the light impacts generated by the development, on nearby sensitive receptors and the surrounding road network.

### Proposal

The proposed development will involve outdoor lighting including lighting of sporting fields/courts, lighting of pedestrian/vehicle manoeuvring areas, vehicle headlights and security lighting. An Electricity Services Report has been prepared for this development by Ashburner Francis Consulting Engineers, dated 17 June 2022, and attached at **Appendix U**. This report confirms the following with regards to lighting impacts:

*"At this early stage of the design, an assessment of the obtrusive effects of the site external lighting is not possible. When the concept level lighting design is advanced to a more detailed stage, these obtrusive effects will have to be assessed. However, the current lighting layout has been designed to minimize obtrusive lighting effects through the use of light fittings that minimize glare and reduce or eliminate upward light spill."*

Accordingly, outdoor lighting will be designed to minimise impacts on the nearby road networks and sensitive land uses.

It is also noted that the development will not involve outdoor lighting in straight parallel lines between 500m and 1,000m long which could impact on the operations of the Toowoomba Airport and Brisbane West Wellcamp Airport. Reference is made to sections 7.3.1.2 and 7.4.2.4.

### Actions and Recommendations

A Lighting Impact Assessment will be prepared by the Infrastructure Entity during the detailed design stage to ensure that outdoor lighting:

- Complies with the relevant standards; and
- Does not adversely impact on:
  - sensitive receptors;
  - surrounding road corridors; or
  - aviation facilities and operational airspace.

No further actions or recommendations are considered necessary as part of the LGID process.

## 8.5.5 WEAPONS (GUN) LICENSING

### Context

Under the *Weapons Act 1990*, an approval for "a range for weapons target shooting" is required to be obtained prior to the lawful use of the premises for a shooting range.

### Proposal

The shooting range will be relocated from the south-west corner of the site to the north-east corner as part of Stage 2 works. The relevant gun licensing and approvals cannot be applied for until planning approval for the proposed use has been obtained. Accordingly, the relevant licensing and approvals will be obtained from the Queensland Police Service and Weapons Licensing following gazettal of the LGID and prior to commencing operation of the new facility.

### Actions and Recommendations

Weapons (Gun) licensing will be obtained prior to commencing use of the shooting range, with any conditions of the licensing to be incorporated into the detailed design of the development. No further actions or recommendations are considered necessary as part of the LGID process.

## 8.6 SOILS & GEOLOGY

### 8.6.1 GEOTECHNICAL

#### Context

Geotechnical investigations must be undertaken to ensure the development can be appropriately designed and engineered with respect to the soil and geological conditions of the subject land.

#### Proposal

A Geotechnical Investigation Report has been undertaken by RMA Engineers, dated 20 October 2021 and attached at **Appendix N**, to assess the subsurface profile of the subject land. The results of the assessment assist in providing recommendations for civil works, foundations, retaining walls, pavements and construction and site management during the detailed design phase.

#### Actions and Recommendations

Construction and works associated with the development of the TRSP will be carried out in accordance with the recommendations provided in the Geotechnical Investigation Report.

### 8.6.2 CONCEPTUAL BULK EARTHWORKS DESIGN

#### Context

The nature of the proposed development is such that significant earthworks are required to be undertaken to facilitate the development of playing surfaces, open space areas, transport corridors and buildings and structures. As a result, it is important to ensure that environmental risks associated with erosion and sediment run-off are managed during both the construction and operational phases of the proposed development, to minimise environmental harm where possible.

#### Proposal

A Concept Bulk Earthworks Design has been prepared by RMA Engineers, dated 30 May 2022 and attached at **Appendix O**, to assess the bulk earthworks requirements associated with the development of the TRSP. This report details the likely considerations, design requirements and volume calculations associated with the earthworks required to be undertaken to facilitate the development of the TRSP.

It is noted that the proposed earthworks will be undertaken in accordance with a Construction Management Plan to avoid or minimise any impacts which may arise; refer to section 8.6.1.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

### 8.6.3 CONTAMINATED LAND

#### Context

Consideration must be given to the potential for contaminated soils to be located on the subject site during the construction of the proposed development, to minimise environment impacts where possible.

Lot 276 on SP268921 and Lot 24 on SP214746 (i.e. the sites utilised by the Toowoomba Clay Targe Club) are included on the Department of Environment and Science (**DES**) Environmental Management Register (**EMR**) for Notifiable Activity No. 18 – Operating a gun, pistol or rifle range.

#### Proposal

A Contaminated Land Technical Notice has been prepared by Range Environmental Consultants, dated 21 June 2022, and attached at **Appendix V**. The Technical Note reviewed the operations of the Toowoomba Clay Target to identify the likely location and quantity of contaminants throughout the site and provides recommendations for the safe management and remediation of the site.

#### Actions and Recommendations

Whilst the Contaminated Land Technical Note should be referenced directly, it provides the following recommendations:

*“Range Environmental recommends that TRC undertake investigative works at the site to meet their General Environmental Duty (GED) and to determine how best to make the site safe for the proposed future land use and inform soil management during development works. These investigative works should be guided by the following as a minimum:*

- National Environmental Protection (Assessment of Site Contamination) Measure 1999 (Amendment No.1 2013) (NEPM) (NEPC, 2013).



- *Guide for Managing Contamination at Shooting Ranges. Environment Protection Authority (EPA) Victoria (2019) (publication 1710).*

*The results of site investigations should be used by TRC to determine the most appropriate approach to managing contamination to minimise risks to human health and the environment. Options may include (but not be limited to): mechanical remediation, chemical stabilisation and capping."*

Works associated with stages 1 and 2 of the proposed development will occur outside of the two (2) lots identified on the EMR; refer to the Staging Plan attached at **Appendix A**. Accordingly, the Infrastructure Entity will undertake investigative works on the site to meet their "General Environmental Duty" prior to the commencement of works for stage 3 (or later stages).

## **8.7 TRAFFIC & TRANSPORT**

### **8.7.1 EXTERNAL TRANSPORT NETWORK**

#### **Context**

The subject land has frontages to the Toowoomba Connection Road, Toowoomba Second Range Crossing, Troys Road and Gowrie Junction Road, with existing public access in the south-west corner of the site, taken from the Toowoomba Connection Road; refer to **Figure 1**. The scale of the proposed development is such that it will require integration with, and upgrades to, existing transport infrastructure and the construction of a new internal road network.

#### **Proposal**

A Traffic Impact Assessment has been prepared by RMA Engineers, dated 17 December 2021 and attached at **Appendix R**, concerning the proposed development. This assessment reviews the existing transport environment within the surrounding locality to identify external traffic impacts resulting from the development and provide recommendations to mitigate impacts on the surrounding transport network.

#### **Actions and Recommendations**

Whilst the individual assessment should be referenced directly, sections 4 and 8 of the report provides an assessment of and recommendations for upgrades to the external road network. Upgrade works recommended by the assessment will be undertaken in accordance with the Staging Plan attached at **Appendix A**. It is noted that the proposed upgrades to the external road network are included within the LGID area.

### **8.7.2 SITE ACCESS**

#### **Context**

The subject land has frontages to the Toowoomba Connection Road, Toowoomba Second Range Crossing, Troys Road and Gowrie Junction Road, with existing public access in the south-west corner of the site, taken from the Toowoomba Connection Road; refer to **Figure 1**. Due to the scale of the proposed development in comparison to the existing facilities, new and upgraded access is required to be provided to the subject land.

### Proposal

A Traffic Impact Assessment, prepared by RMA Engineers, dated 10 June 2022 and attached at **Appendix R**, undertook an assessment of the proposed layout of the TRSP and the existing surrounding road network to ensure the proposed access arrangements are sufficient to cater for the demand of the facility without impacting the existing or future operation of the surrounding network.

The main entrance to the precinct will be provided via a new access road to Gowrie Junction Road. This access will provide vehicle, pedestrian and cyclist connections to the facility. A secondary entrance to the precinct will also be provided via a new left-in, left-out access to the Toowoomba Connection Road. Given that the Toowoomba Connection Road is a high-speed environment, this access will not include pedestrian or cyclist connections.

### Actions and Recommendations

Whilst the individual assessment should be referenced directly, sections 5 and 8 of the report provides an assessment of and recommendations for the design and construction of the proposed site accesses. Access works will be undertaken in accordance with the Staging Plan attached at **Appendix A**.

## 8.7.3 INTERNAL TRANSPORT NETWORKS

### Context

Given the scale of the proposed development, internal transport networks are required to be provided to assist the movement of people to/from the site and between facilities within the precinct. The precinct encourages active transport and accordingly, includes active transport options.

### Proposal

A Traffic Impact Assessment has been prepared by RMA Engineers, dated 17 December 2021 and attached at **Appendix R**, concerning the proposed development. To facilitate the movement of people throughout the site, the TRSP incorporates internal pedestrian footpaths, shared paths, on-road cycle infrastructure and roadways. The facility has been designed to promote active transport by encouraging visitors to walk/cycle between facilities and with the proposed district park, rather than driving between parking areas. The layout of the internal transport networks is identified within the Development Plans and Traffic Impact Assessment attached at **Appendices B and R** respectively.

### Actions and Recommendations

Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of the internal transport network. The proposed internal transport networks will be provided in accordance with the Staging Plan attached at **Appendix A**.

## 8.7.4 CAR PARKING

### Context

On-site car parking is required to be provided to service the needs of patrons and staff accessing the facility. Car parking is required to comply with the relevant engineering standards and Transport Access and Parking Code under the *Toowoomba Regional Planning Scheme 2012*.

### Proposal

A Traffic Impact Assessment has been prepared by RMA Engineers, dated 17 December 2021 and attached at **Appendix R**, concerning the proposed development. The assessment proves an initial concept layout for car parking within the site, to provide guidance to the layout of the facility to ensure there is sufficient within the site to cater for car parking requirements. The initial concept will be refined and further details will be provided during detailed design stages.

Overall, the proposed development will seek to incorporate a total of 1,585 car parking spaces on site, including the required PWD spaces. This exceeds the standard minimum requirement by 455 spaces.

### Actions and Recommendations

Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of internal car parking areas. The proposed car parking spaces will be provided in accordance with the Staging Plan attached at **Appendix A**.

## 8.7.5 PUBLIC TRANSPORT

### Context

The subject land is not currently serviced by public transport services or infrastructure. Due to the regional significance of the project, facilities and infrastructure need to be provided to allow public transport to adequately service the site, as well as private transport options such as charter buses and taxis.

### Proposal

A Traffic Impact Assessment has been prepared by RMA Engineers, dated 17 December 2021 and attached at **Appendix R**, concerning the proposed development. The assessment provides an initial concept layout for public transport infrastructure and manoeuvring areas (i.e. bus turn-around areas) to ensure that the precinct can appropriately cater for the needs of the development. It is noted that the proposed internal pedestrian transport network has been designed to provide connections between public transport infrastructure and facilities throughout the precinct.

### Actions and Recommendations

Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of internal public transport and set-down/pick-up infrastructure.

## 8.7.6 ACTIVE TRANSPORT

### Context

The subject land is not currently serviced by pedestrian or cyclist infrastructure, with private vehicle access the only current mode of transport to and around the subject land.

### Proposal

The proposed development has been designed to promote active transport options by integrating pedestrian and cyclist infrastructure within the design of the development to encourage visitors to walk/cycle around the facility, rather than driving vehicles. Additionally, pedestrian and cycling connections be provided between the facility and Gowrie Junction Road, to allow for future connection to active transport infrastructure in the surrounding locality.

To facilitate the movement of people throughout the site, the TRSP incorporates internal pedestrian footpaths, shared paths, on-road cycle infrastructure and roadways. The facility has been designed to promote active transport by encouraging visitors to walk/cycle between facilities and with the proposed district park, rather than driving between parking areas.

#### Actions and Recommendations

Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of internal active transport infrastructure. The proposed internal active transport infrastructure will be provided in accordance with the Staging Plan attached at **Appendix A**.

### 8.7.7 SERVICE VEHICLES

#### Context

Services vehicles will access the site via the proposed new access to Gowrie Junction Road. Adequate manoeuvring areas and loading/unloading areas will need to be provided to ensure service vehicles do not impact on on-site manoeuvrability of visitors.

#### Proposal

The proposed internal road network has been designed to ensure that service vehicles can appropriately access the site and undertake maintenance and loading/unloading activities. Service vehicle parking provisions have not been considered as part of the initial concept design, however will be considered during detailed design, once the layout and design of buildings and structures have been finalised.

#### Actions and Recommendations

No further actions or recommendations are considered necessary as part of the LGID process.

### 8.7.8 ROAD CLOSURES

#### Context

The subject land contains currently contains four (4) unformed road reserves, which are required to be closed and obtained by Council prior to commencement of development within these areas.

#### Proposal

The Infrastructure Entity will apply to the Department of Resources to close the four (4) unformed road reserves within the subject land. The road closure permits will be obtained prior to the commencement of Stage 3 works, given works associated with stages 1 and 2 will not be undertaken within the road corridors.

#### Actions and Recommendations

Road closure permits will be obtained from the Department of Resources prior to that portion of the land being developed in accordance with the Master Plan.

No further actions or recommendations are considered necessary as part of the LGID process.

## 8.8 MUNICIPAL INFRASTRUCTURE

### 8.8.1 WATER

#### Context

The subject land is not currently connected to Toowoomba Regional Council's reticulated water supply network. The TRSP will require connection to water supply infrastructure to provide internal potable water, firefighting and irrigation infrastructure.

#### Proposal

A Concept Water and Sewer Assessment has been prepared for the proposed development by RMA Engineers, dated 31 May 2022 and attached at **Appendix R**. The assessment reviews potential options for water connections to determine the most appropriate option.

Whilst the Concept Water and Sewer Assessment should be referenced directly, the assessment identifies the following:

- Potable water supply can be provided to service the proposed development from the existing water network to the east.
- Fire fighting provisions will be subject to achievement of the required flow and pressures. If it is found that the network cannot support this demand, onsite provision can be employed to provide this service requirement; and
- Water for irrigation purposes to be obtained via a new recycled water pipeline from the Wetalla Advanced Wastewater Treatment Plant.

It is deemed that the proposed connections will ensure the facility is provided with adequate water supply.

The proposed development has been designed to incorporate water sensitive design features to improve sustainability and reduce the facility's reliance on Toowoomba's potable water supply. Given the significant amount of water required for irrigation purposes, Toowoomba Regional Council is proposing to utilise recycled water from the Wetalla Advanced Wastewater Treatment Plant for the irrigation of playing surfaces and open space areas, to reduce the demand on Toowoomba's potable water supply. Irrigation of the facility will be undertaken in accordance with the *Water Supply (Safety and Reliability) Act 2008* and *Public Health Act 2005* to ensure any public health risks are appropriately managed.

The Wetalla Advanced Wastewater Treatment Plant will provide the development with "Class A" recycled water. This will allow Toowoomba Regional Council to water the fields and parks throughout the precinct without the need to implement buffer zones or restrict access during or after watering periods. Testing and monitoring of the recycled water will occur at the treatment plant and/or on-site as required, in accordance with the relevant legislative requirements to minimise risk to public health.

The QLD Governments Guideline for low exposure recycled water schemes gives a summary and guide for the use of recycled water within a sports field and refers to the relevant framework provisions that council will adhere to for irrigation using recycled water.

### Actions and Recommendations

Water infrastructure required to service the proposed facility will be confirmed and designed during the detailed design stage. The production and use of recycled water for the irrigation of playing surfaces and open space areas will be undertaken in accordance with the *Water Supply (Safety and Reliability) Act 2008* and the *Public Health Act 2005* to ensure it does not result in adverse risks to public health.

Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.

## 8.8.2 SEWERAGE

### Context

The subject land is not currently connected to Toowoomba Regional Council's sewerage network. The TRSP will require connection to sewerage infrastructure to service amenities on the site.

### Proposal

A Concept Water and Sewer Assessment has been prepared for the proposed development by RMA Engineers, dated 31 May 2022 and attached at **Appendix S**. The assessment reviews potential options for sewerage management and probable connection points to determine the most appropriate option.

Whilst the Concept Water and Sewer Assessment should be referenced directly, the assessment identifies that, whilst there are many options available for the management of wastewater, the preferred option is a gravity service to the sewer network to the west of the development site (initially the Nass Road temporary sewage pumping station (subject to available capacity) and longer term to the Draper St sewage pumping station).

### Actions and Recommendations

Sewerage infrastructure required to service the proposed facility will be identified during the detailed design phase. Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.

## 8.8.3 STORMWATER

### Context

The subject land is not currently serviced by TRC's stormwater drainage infrastructure, with existing stormwater and overland flow being discharged through gullies and tributaries of Gowrie Creek, located approximately 1.7km north of the subject land. It is noted that this does not utilise any infrastructure mapped on Toowoomba Regional Council's Local Government Infrastructure Plan or infrastructure mapping.

### Proposal

A Stormwater Management Plan, revision 0, prepared by RMA Engineers, dated 17 June 2022, and attached at **Appendix T**, has been prepared to address stormwater quality and quantity and flood hazard characteristics following the development of the TRSP.

Whilst the Stormwater Management Plan should be referenced directly, section 7 of the report makes the following conclusions.



*“ A hydraulic analysis has been undertaken for the site.*

*Water surface level increases are identified external to the site within the Toowoomba Bypass road reserve. These water surface level increases do not affect the trafficability of the Toowoomba Bypass. The modelled WSL's in the pre-development and post-development scenarios are lower than the proposed 1% AEP level according to the TMR design plans for the Bypass. We do not consider these WSL increases to constitute an actionable nuisance.*

*Minor WSL increases are observed down stream of Discharge Location 2. There is no discernible increase in the flood extent footprint. We do not consider these increases to constitute an actionable nuisance.*

*Minor increases in flow rate and velocities are observed through the culverts at Discharge Location 2 and Discharge Location 4. These increases do not warrant additional scour protection. In our opinion, these increases do not constitute an actionable nuisance nor are they likely to result in increased scour or damage to the culverts or downstream channel.*

*We recommend that during detailed design an updated stormwater management plan be provided that details the stormwater infrastructure that will be require and how flows will be managed throughout the staged development.*

*For stormwater quality, an indicative bioretention basin has been sized for the entire development to meet SPP water quality objectives. The indicative bioretention basin for the site is then divided into each of the stages based on the proportional area of each stage, to provide an indication of the stormwater quality requirements for each stage of the development.”*

### **Actions and Recommendations**

An amended Stormwater Management Plan will be prepared during the detailed design phase to confirm stormwater infrastructure and associated flow rates at each stage of the development. Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.

## **8.8.4 ELECTRICAL**

### **Context**

Existing facilities on the subject land (i.e. Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc.) are currently connected to Ergon Energy's electricity grid network, which provides sufficient capacity for the existing facility.

The proposed development is required to ensure sufficient capacity in the electricity network and connections to the site to cater for the significant increase in electricity demand from the proposed facilities.

### **Proposal**

An Electrical Services Assessment, Issue P1, prepared by Ashburner Francis Pty Ltd, dated 17 June 2022, and attached at **Appendix U** has been prepared for this development to identify the required electricity infrastructure.

The assessment confirms that the proposed development will require electricity services to power buildings, air-conditioning units, sports lighting and carpark, roadway and pathway lighting infrastructure, with an estimated demand of approximately 4,700 A or 3,400kVA. The Electrical Services Assessment provides detailed recommendations for the provisions for external and internal power supply and storage.

### Actions and Recommendations

Connection to electricity transmission networks will be undertaken at the required stages in accordance with the requirements of the applicable energy authority. No further actions or recommendations are considered necessary as part of the LGID process.

## 8.8.5 TELECOMMUNICATIONS

### Context

Existing facilities on the subject land (i.e. Toowoomba Clay Target Club, Sporting Shooters Association of Australia – Oakey Branch and Toowoomba Company of Archers Inc.) are currently connected to telecommunications infrastructure.

New buildings and facilities are required to be connected to telecommunications infrastructure, with wireless coverage also beneficial for patrons of the facility.

### Proposal

An Electrical Services Assessment, Issue P1, prepared by Ashburner Francis Pty Ltd, dated 17 June 2022, and attached at **Appendix U** has been prepared for this development to identify the existing and required telecommunications infrastructure to adequately service the facility.

The subject site is currently serviced by Telstra's 5G, 4G and 3G mobile services, however NBN fixed line services are required to be extended to within the subject site. The Electrical Services Assessment provides detailed recommendations for the provision for external and internal wired and wireless telecommunications infrastructure networks.

### Actions and Recommendations

Connection to telecommunications infrastructure will be undertaken at the required stages in accordance with the relevant requirements. No further actions or recommendations are considered necessary as part of the LGID process.

## 9.0 CONCLUSION & RECOMMENDATIONS

### 9.1 ACTIONS & RECOMMENDATIONS

The following is a summary of the actions and recommendations proposed under section 8.0.

Matter	Actions & Recommendations
<b>Socio-Economic</b>	
Socio-Economic	No further actions or recommendations are considered necessary as part of the LGID process.
<b>Flora &amp; Fauna</b>	
<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	No further actions or recommendations are considered necessary as part of the LGID process.
<i>Vegetation Management Act 1999</i>	<p>Whilst the individual assessment should be referenced directly, section 7 concludes that significant habitat trees should be retained where possible within the proposed recreation and park areas. Additionally, the assessment recommends the retention of the identified northern waterway corridor, however notes that the mapped southern waterway corridor was not observed on the site and is not required to be incorporated into the design of the development.</p> <p>Further field assessments of the northern portion of the subject land will be carried out, with the results of which to be presented in an amended Ecological Assessment Report, prior to undertaking any work within this area.</p> <p>Schedule 21, Part 1 of the Planning Regulation 2017 identifies that exempt clearing work includes clearing vegetation for the construction or maintenance of infrastructure identified under Schedule 5 if –</p> <ul style="list-style-type: none"> <li>(a) the clearing is on designated premises; or</li> <li>(b) the infrastructure is government-supported transport infrastructure.</li> </ul> <p>Once the subject land has been designed for infrastructure, the clearing of the identified Category B Regulated Vegetation will be exempt under the Planning Regulation 2017.</p>
<i>Nature Conservation Act 1992</i>	No further actions or recommendations are considered necessary as part of the LGID process.
<b>Natural Hazards</b>	
Bushfire	No further actions or recommendations are considered necessary as part of the LGID process.
<b>Heritage &amp; Native Vegetation</b>	
Historical Heritage	<p>Whilst the individual assessment should be referenced directly, the Cultural Heritage Assessment makes the following recommendations with regards to historical heritage at section 10.</p> <p>“ This CHAR did not identify any historical archaeological constraints for the Project Area however, low to moderate potential for localised historical archaeological deposits has been identified in some locations within the</p>

Matter	Actions & Recommendations
	<p>Project Area associated with past land use. In the event that archaeological deposits remain in-situ, such as artefacts or remains associated with structures, information available from these resources will contribute knowledge about the Project Area, as little is currently known. However, it is considered that any such material would likely be of interest at a local level only.</p> <p>Recommendations for historical archaeological management include the following:</p> <ul style="list-style-type: none"> <li>• Archaeological Chance Finds Procedure in the event unexpected historical archaeological material is located during works, in accordance with Section 9.4; and</li> <li>• Preparation of cultural heritage induction materials for potential historical cultural heritage."</li> </ul>
Cultural Heritage	<p>Whilst the individual assessment should be referenced directly, the Cultural Heritage Assessment makes the following recommendations with regards to cultural heritage at section 10.</p> <p>" This report has assessed the following Lots as being Category 4:</p> <ul style="list-style-type: none"> <li>• 112 on A345;</li> <li>• 110 on SP272107;</li> <li>• 111 on SP272107; and</li> <li>• 276 on SP 268921.</li> </ul> <p>These areas are assessed as having low potential to harm any extant Aboriginal cultural heritage however, a chance finds protocol should be in place in the event any residual artefacts are discovered.</p> <p>Lot 24 on SP214746 is assessed as being Category 5 due to minimal historical ground disturbance that suggests potential for the presence of archaeological material. As a result, the following management measures are recommended for the Project Area, and these include:</p> <ul style="list-style-type: none"> <li>• Respect Indigenous heritage places and values and 'Ask First';</li> <li>• Ongoing consultation with the Western Wakka Wakka People throughout the duration of the project. And in the event of chance finds during works in the Project Area;</li> <li>• Preparation of an Archaeological Test Pitting program for aboriginal cultural material;</li> <li>• Preparation of cultural heritage induction materials and presentation undertaken by the nominated Aboriginal Cultural Heritage Party;</li> <li>• Preparation of an Archaeological Test Pitting program for Aboriginal cultural material; and</li> <li>• Consider Interpretation aboriginal cultural heritage values into the overall TRSP development."</li> </ul>
Native Title	No further actions or recommendations are considered necessary as part of the LGID process.
<b>Health, Safety &amp; Amenity Impacts</b>	
Construction Management	Prior to the commencement of construction works, a Construction Management Plan will be prepared by a suitably qualified person, which identifies any potential impacts arising from the construction works and methods of avoidance or mitigation. The Construction Management Plan will include:

Matter	Actions & Recommendations
	<ul style="list-style-type: none"> <li>• an Erosion Sediment Control Plan to minimise environmental harm to onsite stormwater treatment devices and downstream receiving waters (Reference is made to the Stormwater Management Plan attached at <b>Appendix T</b>);</li> <li>• air quality management procedures to maintain acceptable levels of air quality (airborne dust and pollutants) in and around the subject land;</li> <li>• management of construction noise and vibration, in accordance with the Environmental Protection Act 1994;</li> <li>• construction hours:             <ul style="list-style-type: none"> <li>◦ construction activities to be restricted to Monday to Saturday (excluding public holidays) between 6:30 am and 6:30 pm; and</li> <li>◦ operation of regulated devices to be restricted to Monday to Saturday (excluding public holidays) between 7:00 am and 7:00 pm.</li> </ul> </li> <li>• waste control and management measures, in conjunction with a Waste Management Plan;</li> <li>• access and parking locations for and management of construction vehicles; and</li> <li>• other required permits from Toowoomba Regional Council, easement holders or utility providers.</li> </ul> <p>The CMP will be implemented and adhered to during the proposed construction works.</p>
Air Quality	No further actions or recommendations are considered necessary as part of the LGID process.
Noise	<p>Whilst the Noise Impact Assessment should be referenced directly, it makes the following recommendations at section 8.</p> <p>" Noise emissions from Stages 1 to 7 at the proposed development are predicted to achieve practical compliance with the relevant assessment criteria without acoustic attenuation measures such as fencing. The Department of Environment and Science (DES) (2020) note that a change in level of 3dB(A) is 'just perceptible'. Therefore, the one (1) exceedance of 1dB during the night-time period for variable noise assessment criteria at Receptor 33 is highly unlikely to cause nuisance.</p> <p>Noise emissions from a One-off Event at the proposed development are predicted to comply with the relevant assessment criteria."</p>
Lighting	<p>A Lighting Impact Assessment will be prepared by the Infrastructure Entity during the detailed design stage to ensure that outdoor lighting:</p> <ul style="list-style-type: none"> <li>• Complies with the relevant standards; and</li> <li>• Does not adversely impact on:             <ul style="list-style-type: none"> <li>◦ sensitive receptors;</li> <li>◦ surrounding road corridors; or</li> <li>◦ aviation facilities and operational airspace.</li> </ul> </li> </ul> <p>No further actions or recommendations are considered necessary as part of the LGID process.</p>
Weapons (Gun) Licensing	Gun licensing will be obtained prior to commencing use of the shooting range, with any conditions of the licensing to be incorporated into the detailed design of the development. No further actions or recommendations are considered necessary as part of the LGID process.

Matter	Actions & Recommendations
<b>Soils a&amp; Geology</b>	
Geotechnical	Construction and works associated with the development of the TRSP will be carried out in accordance with the recommendations provided in the Geotechnical Investigation Report.
Conceptual Bulk Earthworks Design	No further actions or recommendations are considered necessary as part of the LGID process.
Contaminated Land	<p>Whilst the Contaminated Land Technical Note should be referenced directly, it provides the following recommendations:</p> <p><i>“ Range Environmental recommends that TRC undertake investigative works at the site to meet their General Environmental Duty (GED) and to determine how best to make the site safe for the proposed future land use and inform soil management during development works. These investigative works should be guided by the following as a minimum:</i></p> <ul style="list-style-type: none"> <li><i>• National Environmental Protection (Assessment of Site Contamination) Measure 1999 (Amendment No.1 2013) (NEPM) (NEPC, 2013).</i></li> <li><i>• Guide for Managing Contamination at Shooting Ranges. Environment Protection Authority (EPA) Victoria (2019) (publication 1710).</i></li> </ul> <p><i>The results of site investigations should be used by TRC to determine the most appropriate approach to managing contamination to minimise risks to human health and the environment. Options may include (but not be limited to): mechanical remediation, chemical stabilisation and capping.”</i></p> <p>Works associated with stages 1 and 2 of the proposed development will occur outside of the two (2) lots identified on the EMR; refer to the Staging Plan attached at <b>Appendix A</b>. Accordingly, the Infrastructure Entity will undertake investigative works on the site to meet their “General Environmental Duty” prior to the commencement of works for stage 3 (or later stages).</p>
<b>Traffic &amp; Transport</b>	
External Transport Network	Whilst the individual assessment should be referenced directly, section 8 of the assessment provides an assessment of and recommendations for upgrades to the external road network. Upgrade works recommended by the assessment will be undertaken in accordance with the Staging Plan attached at <b>Appendix A</b> . It is noted that the proposed upgrades to the external road network are included within the LGID area.
Site Access	Whilst the individual assessment should be referenced directly, sections 5 and 8 of the report provides an assessment of and recommendations for the design and construction of the proposed site accesses. Access works will be undertaken in accordance with the Staging Plan attached at <b>Appendix A</b> .
Internal Transport Networks	Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of the internal transport network. The proposed internal transport networks will be provided in accordance with the Staging Plan attached at <b>Appendix A</b> .
Car Parking	Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and



Matter	Actions & Recommendations
	construction of internal car parking areas. The proposed car parking spaces will be provided in accordance with the Staging Plan attached at <b>Appendix A</b> .
Public Transport	Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of internal public transport and set-down/pick-up infrastructure.
Active Transport	Whilst the individual assessment should be referenced directly, sections 6 and 8 of the report provides an assessment of and recommendations for the design and construction of internal active transport infrastructure. The proposed internal active transport infrastructure will be provided in accordance with the Staging Plan attached at <b>Appendix A</b> .
Service Vehicles	No further actions or recommendations are considered necessary as part of the LGID process.
Road Closures	Road closure permits will be obtained from the Department of Resources prior to that portion of the land being developed in accordance with the Master Plan. No further actions or recommendations are considered necessary as part of the LGID process.
<b>Municipal Infrastructure</b>	
Water	Water infrastructure required to service the proposed facility will be confirmed and designed during the detailed design stage. The production and use of recycled water for the irrigation of playing surfaces and open space areas will be undertaken in accordance with the Water Supply (Safety and Reliability) Act 2008 and the Public Health Act 2005 to ensure it does not result in adverse risks to public health. Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.
Sewerage	Sewerage infrastructure required to service the proposed facility will be identified during the detailed design phase. Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.
Stormwater	An amended Stormwater Management Plan will be prepared during the detailed design phase to confirm stormwater infrastructure and associated flow rates at each stage of the development. Accordingly, no further actions or recommendations are considered necessary as part of the LGID process.
Electrical	Connection to electricity transmission networks will be undertaken at the required stages in accordance with the requirements of the applicable energy authority. No further actions or recommendations are considered necessary as part of the LGID process.
Telecommunications	Connection to telecommunications infrastructure will be undertaken at the required stages in accordance with the relevant requirements. No further actions or recommendations are considered necessary as part of the LGID process.

## 9.2 CONCLUSION

This EAR has been prepared on behalf of Toowoomba Regional Council, as the Infrastructure Entity, in support of a request for a LGID for “Facilities for Parks and Recreation” and “Sporting Facilities” infrastructure on land on Warrego Highway, Charlton, being that land as described in **Table 1**.

The *Planning Act 2016*, stipulates the way in which a designation can be undertaken. Chapter 2, Part 5 of the *Planning Act 2016*, prescribes that before designating land for infrastructure, a designator (i.e. Toowoomba Regional Council) must be satisfied that the infrastructure, subject of the proposed designation:

- will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or
- is or will be needed for the efficient and timely supply of infrastructure.

The proposed infrastructure type is described under the *Planning Regulation 2017*, Schedule 5, Part 2 as follows:

**“Item 11 – Facilities for parks and recreation”**

**“Item 15 – Sporting facilities”**

The proposed Toowoomba Region Sports Precinct will facilitate the efficient and timely supply of recreation and sporting infrastructure and satisfy statutory requirements of the State for the supply of community infrastructure. The assessment provided within this EAR provides key details with respect to the TRSP and has undertaken an assessment of the proposed infrastructure against the relevant statutory frameworks, incorporating local and State assessment criteria and State and Commonwealth legislation.

Toowoomba Regional Council, in their capacity as Designator (**the Designator**), has confirmed that the proposed development could be applied for by way of a LGID. Accordingly, this application has been prepared in accordance with Council's LGID Process and Procedures Manual. Accordingly, this EAR has been prepared in accordance with the provisions of Council's LGID Process and Procedures Manual and Chapter 8, Part 1 of the Minister's Guidelines and Rules, as per section 37 of the *Planning Act 2016*.