



precinct  
URBAN PLANNING

*workable planning solutions*

## CAPABILITY STATEMENT

### TOWN PLANNERS | DEVELOPMENT MANAGERS

- Development Applications – Development Assessment – Statutory Planning
- Due Diligence and Needs Assessment – Urban Research and Studies
- Infrastructure Planning – Infrastructure Designations
- Planning Appeals and Expert Evidence – Organisational and Process Reviews

[precinctplan.com.au](http://precinctplan.com.au)



# TOWN PLANNING CONSULTANTS & DEVELOPMENT MANAGERS



## PRECINCT URBAN PLANNING

Precinct Urban Planning is a boutique town planning consultancy practice offering specialist services in statutory and strategic planning and development facilitation and management.

Precinct Urban Planning provides timely, accurate and strategically astute advice focused on individual client needs.

The practice values experience, provides insight and delivers workable planning solutions.



## OUR PRACTICE

Formed in 2002, Precinct Urban Planning is a boutique town planning consultancy practice offering specialist services in statutory and strategic planning and development management.

Based in the dynamic western growth corridor, with offices in Toowoomba and Ipswich, Precinct Urban Planning services public and private sector clients throughout Queensland and New South Wales.

The practice offers specialist technical expertise in the following areas:

- Development Applications.
- Development Assessment.
- Statutory Planning.
- Due Diligence and Needs Assessment.
- Urban Research and Studies.
- Infrastructure Planning.
- Infrastructure Designations.
- Planning Appeals and Expert Evidence.
- Organisational and Process Reviews.

Precinct Urban Planning personnel have extensive experience in strategic, statutory and specialist town planning.



# OUR SPECIALIST TECHNICAL EXPERTISE

## DEVELOPMENT APPLICATION PREPARATION



Precinct Urban Planning has specialist expertise and experience in the preparation, lodgement and project management of development applications through the development approval process on behalf of private sector clients, public entities, community groups and non-profit organisations.

This involves the conceptualisation and facilitation of development proposals through the statutory development assessment and approvals system.

## DEVELOPMENT ASSESSMENT



Precinct Urban Planning is a preferred provider of development assessment services to Local Government and associated regulatory agencies. This includes in-house and remote assistance with regulatory assessment and reporting on development applications, and the management and administration of associated regulatory notices and compliance functions.

Precinct Urban Planning personnel are frequently engaged by Local Governments to provide targeted assistance and expertise in responding to development related regulatory obligations, in an on-going or periodic capacity particularly to respond to resourcing and specialist staffing shortages.

## STATUTORY PLANNING



Precinct Urban Planning has specialist expertise and project experience in the preparation and review of statutory planning instruments.

Precinct Urban Planning has been engaged in both a lead consultant and peer reviewing capacity in the preparation of statutory planning instruments.

## DUE DILIGENCE & NEEDS ASSESSMENT



Precinct Urban Planning provides strategic property and development advice including Planning Needs Assessments in support of development projects, Highest and Best Use Analysis and Due Diligence Investigations.

Such assessments are typically critical in project conceptualisation and in the cost benefit evaluation of alternative development scenarios. Residential planning needs assessments based on demographic analysis and the examination of residential demand, supply and allotment consumption provide a quantitative and qualitative framework to support proposals in conflict with planning schemes. Due Diligence Investigations are typically pursued in the pre-acquisition and/or pre-development stage to confirm applicable planning requirements and project infrastructure costs, and/or to identify any site-based development limitations.

# OUR SPECIALIST TECHNICAL EXPERTISE

## URBAN RESEARCH & STUDIES



Precinct Urban Planning undertakes a variety of urban research and investigatory tasks as part of project specific investigation and multi-disciplinary planning studies. Typically such studies inform and provide the basis of strategic land use studies, master planning projects and land use specific needs assessments (for residential, industrial and commercial activities).

Precinct Urban Planning has project managed, completed and/or contributed to studies and investigations completed for State Government Departments, Local Government and private sector development interests. These have included regional planning and infrastructure assessments, urban master plans, residential needs studies, urban renewal initiatives and strategic master plans.

## INFRASTRUCTURE PLANNING



Precinct Urban Planning has specific expertise in the preparation and review of infrastructure planning and charging mechanisms including priority infrastructure plans, infrastructure charging schedules, urban sequencing investigations and policies. Strategic infrastructure assessments undertaken for State and Local Government entities have provided the basis for evaluation of alternative urban growth scenarios. Precinct Urban Planning is conversant with the statutory requirements and mechanisms applicable to infrastructure agreements and infrastructure charges calculation and application, and is accordingly well placed to minimise the infrastructure cost imposts on development projects.

## INFRASTRUCTURE DESIGNATIONS



Precinct Urban Planning has specialist expertise and project experience in the implementation and amendment of Ministerial Infrastructure Designations (MIDs) and Local Government Infrastructure Designations (LGIDs). This experience allows Precinct Urban Planning to provide succinct and accurate advice on the benefits and processes associated with the designation of community infrastructure.

## PLANNING APPEALS & EXPERT EVIDENCE



Precinct Urban Planning personnel have expertise and an established track record of representing private and public sector clients engaged in planning appeals in the Planning and Environment Court.

## ORGANISATIONAL & PROCESS REVIEWS



Precinct Urban Planning has specific expertise and complementary experience in areas of management consultancy associated with organisational process redesign and the performance of planning and development related assessment systems.

# RESIDENTIAL PROJECTS



## Affordable Housing – State Facilitated Development

BHC  
Toowoomba City QLD

[VIEW PROJECT](#)



## Heritage House Conversion to Short Term Accommodation

Private Client  
South Toowoomba QLD

[VIEW PROJECT](#)



## Full Circle Social Housing Toowoomba

Full Circle Projects Inc.  
Ruthven and Gordon Streets  
North Toowoomba QLD

[VIEW PROJECT](#)



## Bridge Street Community (Relocatable Home Park)

Hometown Australia Communities  
Bridge Street Wilsonton QLD

[VIEW PROJECT](#)



## Wirraglen Residential Subdivision Highfields

Hallmark Property  
Highfields QLD

[VIEW PROJECT](#)

## Warwick Urban Subdivision

Private Client  
East Street Warwick QLD

[VIEW PROJECT](#)

## Infinite Age Care Facility

Infinite Aged Care Toowoomba  
Harlaxton QLD

[VIEW PROJECT](#)

## Habitat Master Planned Community

Private Client  
Mount Kynoch QLD

[VIEW PROJECT](#)

## The Avenues of Highfields

The Avenues Highfields Pty Ltd  
Highfields QLD

[VIEW PROJECT](#)

## Gore Street Apartments

Private Client  
Toowoomba City QLD

[VIEW PROJECT](#)

## Roma Rural Residential Subdivision

Stansbie Residential Pty Ltd  
Roma QLD

[VIEW PROJECT](#)

# COMMERCIAL & RETAIL PROJECTS



## Burpengary Central Medical Centre

GAD Projects Pty Ltd  
Station Road Burpengary QLD

[VIEW PROJECT](#)



## Veterinary Services

VetLove  
Ruthven Street  
North Toowoomba QLD

[VIEW PROJECT](#)



## Charlton Mixed Use Service Centre

Tardevelop Pty Ltd  
Warrego Highway Charlton QLD

[VIEW PROJECT](#)



## Walton Stores Precinct

Walton Stores Pty Ltd  
Toowoomba City QLD

[VIEW PROJECT](#)



## Northpoint Shopping Centre

Hallmark Property Pty Ltd  
North Toowoomba QLD

[VIEW PROJECT](#)

## Pet Supplies Retail Warehouse

Pet Stock Animal Supplies Pty Ltd  
Harristown QLD

[VIEW PROJECT](#)

## NAB Office and Retail Centre

National Australia Bank Limited  
Toowoomba City QLD

[VIEW PROJECT](#)

## Blue Mountain Hotel

Coonan Industries Pty Ltd  
Harlaxton QLD

[VIEW PROJECT](#)

## Withcott Hotel Extension

Withcott Hotel  
Withcott QLD

[VIEW PROJECT](#)

## Toyota Showroom and Warehouse

WCW Property Pty Ltd  
Toowoomba City QLD

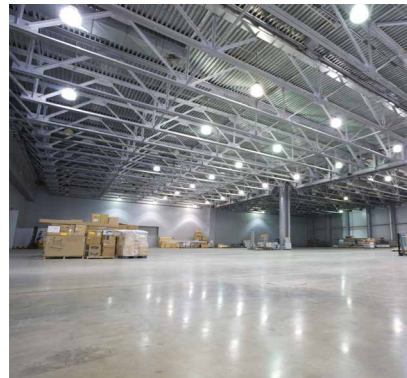
[VIEW PROJECT](#)

## Westbrook Service Station

Hallmark Solutions Pty Ltd  
Main Street Westbrook QLD

[VIEW PROJECT](#)

# INDUSTRIAL PROJECTS



## Low Emission Steel Mill

GM Steel Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Aviation Fuel Storage and Blending Facility

Wagner Fuel Services Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Brown and Hurley Truck Workshop Extension

Brown and Hurley Pty Ltd  
Torrington QLD

[VIEW PROJECT](#)



## Wellcamp Airport Business Park

Wagner Investments Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Grain Warehouse Facility Oakey

Riverina (Australia) Pty Ltd  
Oakey QLD

[VIEW PROJECT](#)

## GDTC Tyre Recycling Facility

Green Distillation Technologies Corporation Limited  
Wellcamp QLD

[VIEW PROJECT](#)

## Concrete Batch Plant

Wagners Holding Company Limited  
Harristown QLD

[VIEW PROJECT](#)

## Self Storage Facility

47 Industrial Pty Ltd  
Charlton QLD

[VIEW PROJECT](#)

## Industrial Food Production Enterprise

Scarecrow Properties Pty Ltd  
Harristown QLD

[VIEW PROJECT](#)

## Chemical Storage Facility (With ERA Application)

Specialised Disposal Services  
Yamanto QLD

[VIEW PROJECT](#)

## Regional Trade Distribution Centre

Wagner Corporation Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)

# INFRASTRUCTURE DESIGNATION PROJECTS



## Toowoomba Base Hospital Ministerial Infrastructure Designation

Queensland Health Darling Downs Hospital and Health Service  
Cranley QLD

[VIEW PROJECT](#)



## Social and Affordable Housing - Ministerial Infrastructure Designation

St Vincent de Paul Society Queensland  
Newtown Toowoomba, QLD

[VIEW PROJECT](#)



## Local Government Infrastructure Designation Process and Procedural Framework Development

Toowoomba Regional Council  
Toowoomba City QLD

[VIEW PROJECT](#)



## PCYC Caboolture Amended Ministerial Infrastructure Designation

PCYC Queensland  
Caboolture QLD

[VIEW PROJECT](#)

## Catholic College Ministerial Infrastructure Designation

Diocese of Toowoomba Catholic Schools  
Westbrook QLD

[VIEW PROJECT](#)

## Toowoomba Region Sports Precinct - Local Government Infrastructure Designation

Toowoomba Regional Council  
Charlton QLD

[VIEW PROJECT](#)

## Thomson River Weir Raising Project

Longreach Regional Council  
Thomson River Longreach QLD

[VIEW PROJECT](#)



# MINING AND ENERGY PROJECTS



## Boral Wellcamp Quarry Expansion

Boral Resources (Qld) Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Woleebee Sand Extraction Quarry

PB Trading Pty Ltd  
Woleebee QLD

[VIEW PROJECT](#)



## Base Chinchilla Workers Accommodation Village

Suellen Properties Pty Ltd  
Chinchilla QLD

[VIEW PROJECT](#)



## Theodore Baralaba Road Diversion Assessment

Cockatoo Coal Limited RMA  
Engineers  
Baralaba QLD

[VIEW PROJECT](#)



## Extractive Industry - Gravel Pit

Mort & Co Lot Feeders Pty Ltd  
Kurrowah QLD

[VIEW PROJECT](#)

## Extractive Industry ERA and Vegetation Clearing

Hede Byrne & Hall  
Amby QLD

[VIEW PROJECT](#)

## Mt Moriah Quarry

Hutchinson Quarries Pty Ltd  
Mount Moriah QLD

[VIEW PROJECT](#)

## Temporary Workers Accommodation Village

Qantac Properties Pty Ltd  
Oakey QLD

[VIEW PROJECT](#)

## Jondaryan Blue Metal Rock Quarry

Tierney Crushing and Transport Pty Ltd  
Jondaryan QLD

[VIEW PROJECT](#)

## Arrow Energy Education Centre

Arrow Land Holdings Pty Ltd  
Ranges Bridge QLD

[VIEW PROJECT](#)

# RENEWABLE ENERGY PROJECTS



## Millmerran Power Permanent Plantation Carbon Offset

Millmerran Power Management  
Western Creek QLD

[VIEW PROJECT](#)



## Gatton Solar and Battery Farm

Gatton Solar Farm Pty Ltd (European Energy)  
Gatton QLD

[VIEW PROJECT](#)



## Electric Car Charging Facility

Tesla (City Golf Club)  
South Toowoomba QLD

[VIEW PROJECT](#)

## Solar Farm

Michael Ehrlich Pty Ltd  
Meringandan QLD

[VIEW PROJECT](#)



## Pyrocal Thermal Waste Plant

Pyrocal Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)

## Wind Farm Meteorological Masts

Vestas  
Captains Mountain QLD

[VIEW PROJECT](#)



# MIXED USE AND TOURISM PROJECTS



## Gasworks Mixed Use Precinct

Gasworks Rejuvenation Pty Ltd  
Toowoomba City QLD

[VIEW PROJECT](#)



## Quilpie Service Station Transport and Travel Precinct

Quilpie Shire Council  
Quilpie QLD

[VIEW PROJECT](#)



## Clock & Bull Micro-brewery Cabarlah

Bryda Holdings Pty Ltd  
Cabarlah

[VIEW PROJECT](#)



## Charlton Mixed Use Service Centre

Tardevelop Pty Ltd  
Charlton QLD

[VIEW PROJECT](#)



## The Oaks Toowoomba

KPAT Property Pty Ltd  
Toowoomba City QLD

[VIEW PROJECT](#)

## Cunnamulla Hot Springs

Paroo Shire Council  
Cunnamulla QLD

[VIEW PROJECT](#)

## Mixed Use Agri-Tourism Facility

Sumvista Pty Ltd  
Wellington Point QLD

[VIEW PROJECT](#)

## Aberfeldy Barn

Aberfeldy Farm and Barn Pty Ltd  
Westbrook QLD

[VIEW PROJECT](#)

## Willows Crossing Mixed Use Development

George Weston Foods Limited  
Harlaxton QLD

[VIEW PROJECT](#)

## Cooby Reflections

Cooby Reflections Pty Ltd  
Geham QLD

[VIEW PROJECT](#)

## The Rows Precinct

J Rowe & Son Pty Ltd  
Toowoomba City QLD

[VIEW PROJECT](#)

# RURAL PROJECTS



## Rural Supplies Store

McGregor Gourlay Pty Ltd  
Bellata NSW

[VIEW PROJECT](#)



## Cattle Feedlot and Rural Workers Accommodation

Australian Country Choice  
Feedlots Pty Ltd  
Moonie QLD

[VIEW PROJECT](#)



## Bulk Grain Storage

Graintrans Pty Ltd  
Southbrook QLD

[VIEW PROJECT](#)



## Extension to Stanbroke Abattoir

McNab Pty Ltd  
(on behalf of Stanbroke Beef)  
Veradilla QLD

[VIEW PROJECT](#)



## Medicinal Cannabis Facility

Asterion (Australia) Pty Ltd  
Biddeston QLD

[VIEW PROJECT](#)

## Poultry Farm Expansion

Darwalla Milling Co Pty Ltd  
Allora QLD

[VIEW PROJECT](#)

## Grain Warehouse Facility Oakey

Riverina (Australia) Pty Ltd  
Oakey QLD

[VIEW PROJECT](#)

## Boomaroo Nurseries - Intensive Horticulture Facility

Boomaroo Nurseries  
Southbrook QLD

[VIEW PROJECT](#)

## Cottonseed Processing And Lysine Plant

Mort & Co Lot Feeders Pty Ltd  
Grassdale QLD  
(Toowoomba Region)

[VIEW PROJECT](#)

## Poultry Broiler Farm

South Toolburra Pty Ltd  
Pratten QLD

[VIEW PROJECT](#)

## Sevenoaks Boarding Kennels and Cattery

Sevenoaks Boarding Kennels and  
Cattery  
Glenvale QLD

[VIEW PROJECT](#)

# COMMUNITY PROJECTS



## Wellcamp Airport

Wagner Investments Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Utility Installation Water Treatment Plant

Western Downs Regional Council  
Dalby QLD

[VIEW PROJECT](#)



## Hope Horizons Wellness Centre

Hope Horizons  
Wilsonton Heights QLD

[VIEW PROJECT](#)



## Qantas Flight Academy

Wagner Corporation Pty Ltd  
Wellcamp QLD

[VIEW PROJECT](#)



## Rink 46 Bowls Club Extension

The City Golf Club Inc.  
Drayton QLD

[VIEW PROJECT](#)

## Residential Care Facility - MS Queensland

MS Queensland  
South Toowoomba QLD

[VIEW PROJECT](#)

## Lifelight Emergency Facility Roma

LifeFlight Australia Limited  
Roma QLD

[VIEW PROJECT](#)

## Ipswich Grammar STEM Building

Ipswich Grammar School  
Woodend QLD

[VIEW PROJECT](#)

## Independent Senior Living Units

The Uniting Church in Australia  
Property Trust (NSW)  
Yamba NSW

[VIEW PROJECT](#)

## Child Care Centre - Milbrook House

JRP Building Services Pty Ltd  
East Toowoomba QLD

[VIEW PROJECT](#)

# URBAN STUDIES PROJECTS



## Toowoomba City Centre Master Plan - CBD Revitalisation

Toowoomba Regional Council  
Toowoomba City QLD

[VIEW PROJECT](#)



## Toowoomba Base Hospital Redevelopment Options Analysis

Darling Downs Hospital and Health Service (DDHHS)  
Toowoomba QLD

[VIEW PROJECT](#)



## Toowoomba Catchment Mapping

Reds Group Pty Ltd  
Toowoomba QLD

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## Windmill Estate Residential Needs Analysis

Surat Basin Property Group  
Chinchilla QLD

[VIEW PROJECT](#)



## Townsville Centres Hierarchy Review

Townsville City Council  
Townsville QLD

[VIEW PROJECT](#)

## Retail And Commercial Centres Needs Assessment

Moreton Bay Regional Council  
Moreton Bay QLD

[VIEW PROJECT](#)

## Baralaba Strategic Master Plan

Cockatoo Coal Limited  
Baralaba QLD

[VIEW PROJECT](#)

## Goondiwindi Rural Residential Needs Analysis

AJ & NF Wallace  
Goondiwindi QLD

[VIEW PROJECT](#)

## University of Southern Queensland Land Management Plan

UniSQ  
Toowoomba QLD

[VIEW PROJECT](#)

## Strategic Property Advice

PWC Receivers and Managers  
Toowoomba and Oakey QLD

[VIEW PROJECT](#)



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**TOOWOOMBA**

14–16 Hill Street, Toowoomba QLD 4350  
(POST) PO Box 3038 Toowoomba QLD 4350  
Phone 07 4632 2535  
info@precinctplan.com.au

**IPSWICH**

3/180 Brisbane Street, Ipswich QLD 4305  
(POST) PO Box 2251 North Ipswich QLD 4305  
Phone 07 3447 0466  
info@precinctplan.com.au