

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	F K Gardner and Sons Pty Ltd
Contact name (only applicable for companies)	C / - Property Projects Australia (Attn: Marcus McNee & James Juhasz)
Postal address (P.O. Box or street address)	PO Box 1264
Suburb	New Farm
State	Queensland
Postcode	4005
Country	Australia
Email address (non-mandatory)	marcus@propertyprojectsaustralia.com.au / james@propertyprojectsaustralia.com.au
Mobile number (non-mandatory)	Not Applicable
Applicant's reference number(s) (if applicable)	J002659

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Vision Street and Pipe Street	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	56	SP361095	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Vision Street and Pipe Street	Wellcamp



	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	4	SP361095	Toowoomba Regional Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)
Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
Note: see section 78(3) of the Planning Act 2016

Toowoomba Regional Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	MCUC/2025/5515 and OW/2025/5517	26 November 2025	Toowoomba Regional Council
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Refer to the Change Application Cover Letter prepared by Property Projects Australia

6.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 5
☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
☒ No – proceed to Part 7 ☐ Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
☐ No ☐ Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? ☐ No ☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? ☐ No ☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. ☐ No ☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
☐ I agree to receive an information request if determined necessary for this change application ☐ I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

COMPANY OWNER CONSENT TO THE MAKING OF A CHANGE APPLICATION UNDER THE PLANNING ACT 2016

I,

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

OR

I,

ANDREW DOUGLAS SHORT

[Insert name in full.]

Director of the company mentioned below.

and I, Bradley Richters

Finance Manager

Advanta Seeds Pty Ltd

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Of, Advanta Seeds Pty Ltd A.C.N. 010 933 061

the company being the owner of the premises identified as follows:

Vision Street and Pipe Street, Wellcamp QLD 4350 (Lot 56 on SP361095)

consent to the making of a change application under the Planning Act 2016 by:

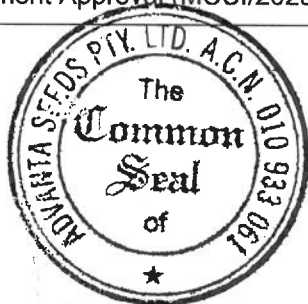
F K Gardner and Sons Pty Ltd

C / - Property Projects Australia

on the premises described above for:

Change to Development Approval (MCUI/2025/5515 and OW/2025/5517)

Company seal [if used]



The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Advanta Seeds Pty Ltd A.C.N. 010 933 061

.....
Signature of Sole Director/Secretary

.....
Date

OR

Advanta Seeds Pty Ltd A.C.N. 010 933 061

.....
Signature of Director

.....
Date

Signed by:

.....
Bradley Richters
.....
Signature of Director/Secretary

31-May-2026 | 2:45 PM AEST

.....
Date

**COMPANY OWNER CONSENT TO THE MAKING OF A CHANGE
APPLICATION UNDER THE PLANNING ACT 2016**

I, Jack Gardner

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

OR

I, Gary Gardner

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Of, Witmack Industrial Pty Ltd A.C.N. 150 199 296

the company being the owner of the premises identified as follows:

Vision Street and Witmack Road, Wellcamp QLD 4350 (Lot 4 on SP361095)

consent to the making of a change application under the Planning Act 2016 by:

F K Gardner and Sons Pty Ltd
C / - Property Projects Australia

on the premises described above for:

Change to Development Approval (MCUI/2025/5515 and OW/2025/5517)

Company seal *[if used]*

Witmack Industrial Pty Ltd A.C.N. 150 199 296	
..... Signature of Sole Director/Secretary Date	

OR

Witmack Industrial Pty Ltd A.C.N. 150 199 296	
..... Signature of Director 17/06/26 Date	 Signature of Director/Secretary 17/06/26 Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51411398	Search Date:	11/05/2026 13:47
Date Title Created:	25/02/2026	Request No:	56081589
Previous Title:	51383301		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 361095

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 724715759 25/02/2026

WITMACK INDUSTRIAL PTY LTD A.C.N. 150 199 296

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10085070 (PP 24)
Deed of Grant No. 10085184 (PP 25)
2. EASEMENT IN GROSS No 714189812 30/11/2011 at 13:54
burdening the land
TOOWOOMBA REGIONAL COUNCIL
over
EASEMENT A ON SP239973
3. EASEMENT No 718359396 26/10/2017 at 14:47
benefiting
PART OF THE LAND OVER
EASEMENT A ON SP290856
4. EASEMENT No 718626093 09/03/2018 at 14:53
burdening the land to
LOT 1 ON SP296139
OVER EASEMENT N ON SP304213
5. AMENDMENT No 723997773 16/04/2025 at 11:09
EASEMENT: 718626093
6. EASEMENT No 719053964 18/10/2018 at 14:30
benefiting
PART OF THE LAND OVER
EASEMENT M ON SP304207

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51411399	Search Date:	11/05/2026 13:47
Date Title Created:	25/02/2026	Request No:	56081591
Previous Title:	51383301		

ESTATE AND LAND

Estate in Fee Simple

LOT 56 SURVEY PLAN 361095

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 724803290 01/04/2026

ADVANTA SEEDS PTY LTD A.C.N. 010 933 061

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10085070 (PP 24)
2. EASEMENT No 718359396 26/10/2017 at 14:47
benefiting
PART OF THE LAND OVER
EASEMENT A ON SP290856
3. EASEMENT No 719053964 18/10/2018 at 14:30
benefiting
PART OF THE LAND OVER
EASEMENT M ON SP304207
4. EASEMENT No 724572366 15/12/2025 at 14:48
burdening the land to
LOT 1 ON SP353522 OVER
EASEMENT V ON SP361093

ADMINISTRATIVE ADVICES

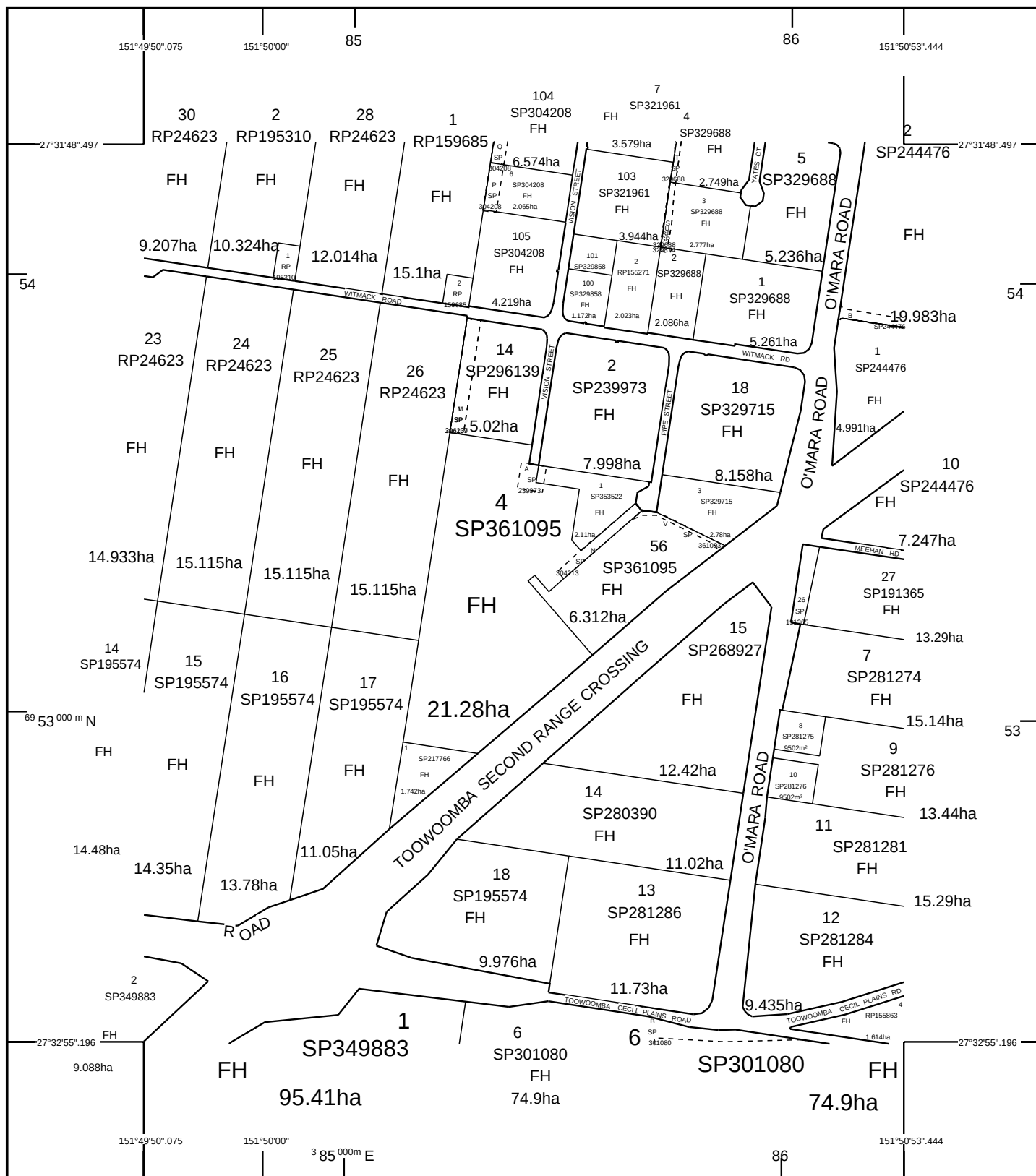
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



STANDARD MAP NUMBER
9242-14131

MAP WINDOW POSITION &
NEAREST LOCATION

151°50'21\"/>



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 4/SP361095
Area/Volume 21.28ha
Tenure FREEHOLD
Local Government TOOWOOMBA REGIONAL
Locality WELLCAMP
Segment/Parcel 42718/346

CLIENT SERVICE STANDARDS

PRINTED 14/05/2026

DCDB 11/05/2026 (Lots with an area less than 1500m² are not shown)

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Matters of Interest for all selected Lot Plans

SEQ major enterprise and industrial area (MEIA)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 4SP361095 (Area: 212800 m²)

SEQ major enterprise and industrial area (MEIA)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

Area within 25m of a State-controlled road

Lot Plan: 56SP361095 (Area: 63120 m²)

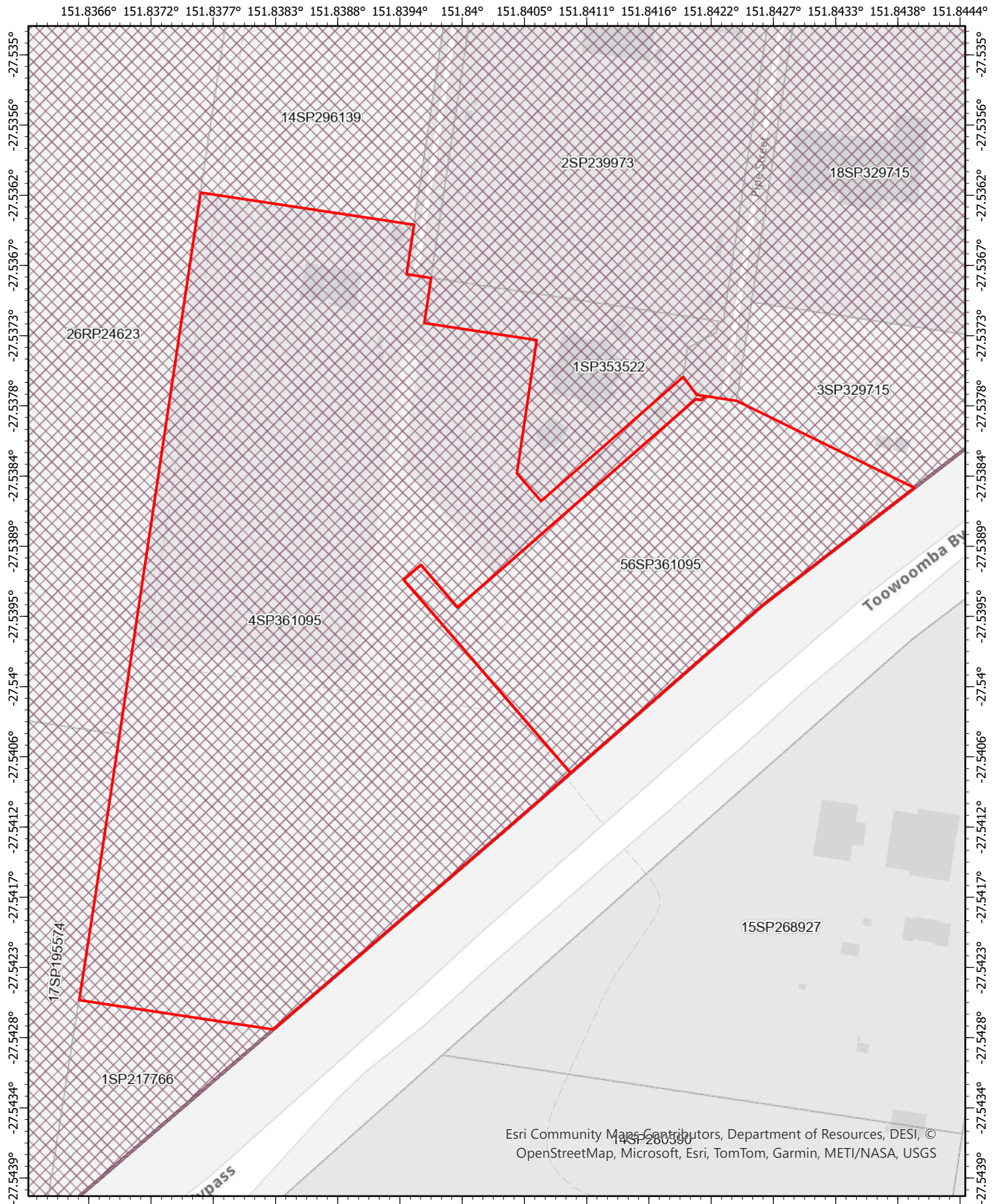
SEQ major enterprise and industrial area (MEIA)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

Area within 25m of a State-controlled road

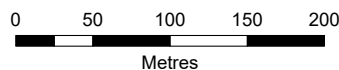


 SEQ major enterprise and industrial area (MEIA)

Date: 14/05/2026



Scale: 1:4,900



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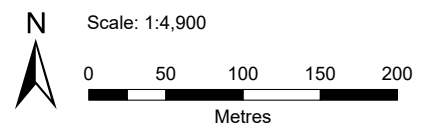
SEQ Regional Plan land use categories

Regional Land Use Category

- Regional Landscape and Rural Production Area
- Urban Footprint

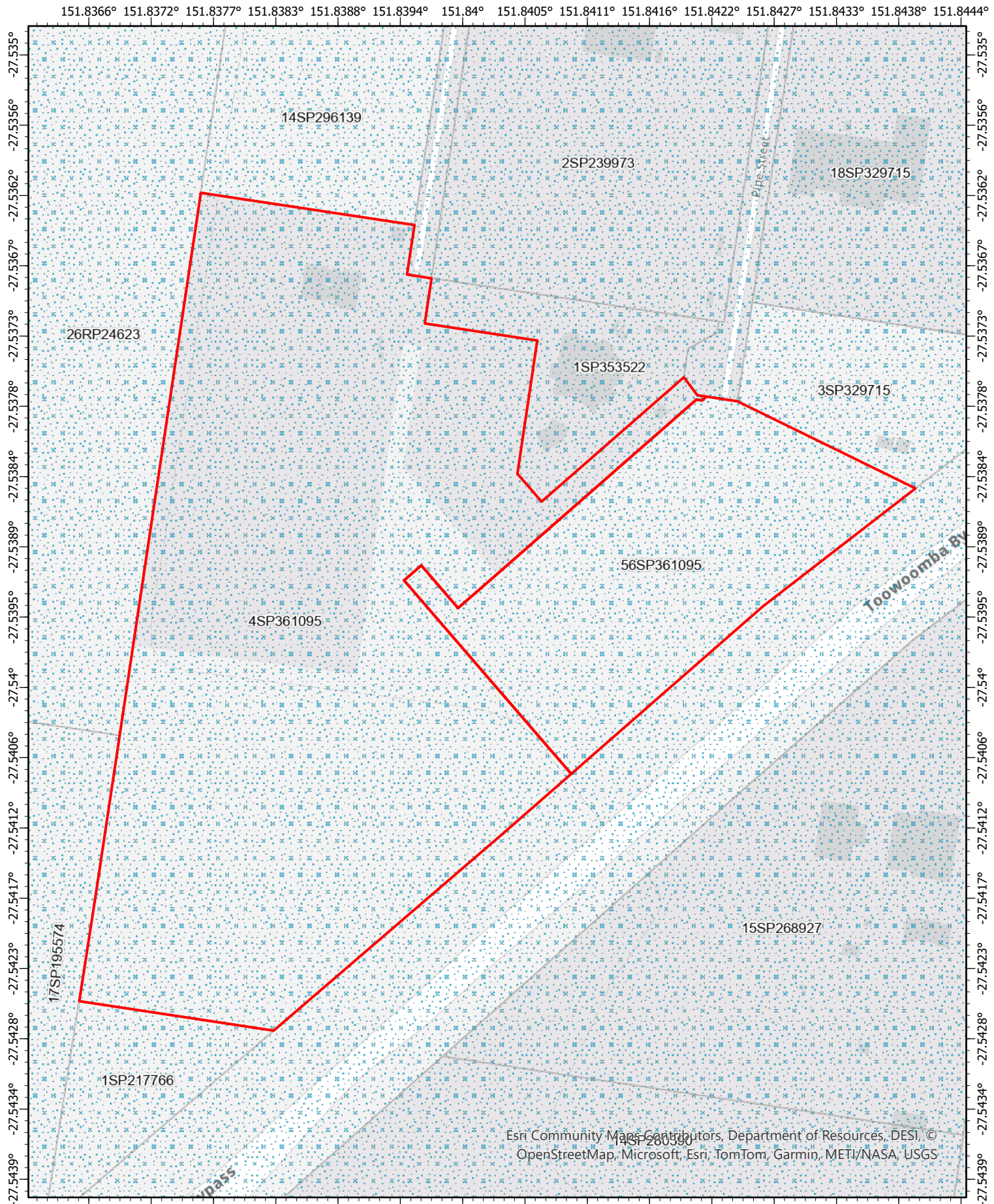
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Date: 14/05/2026



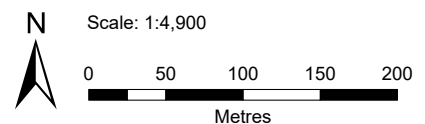
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 Water resource planning area boundaries

Date: 14/05/2026

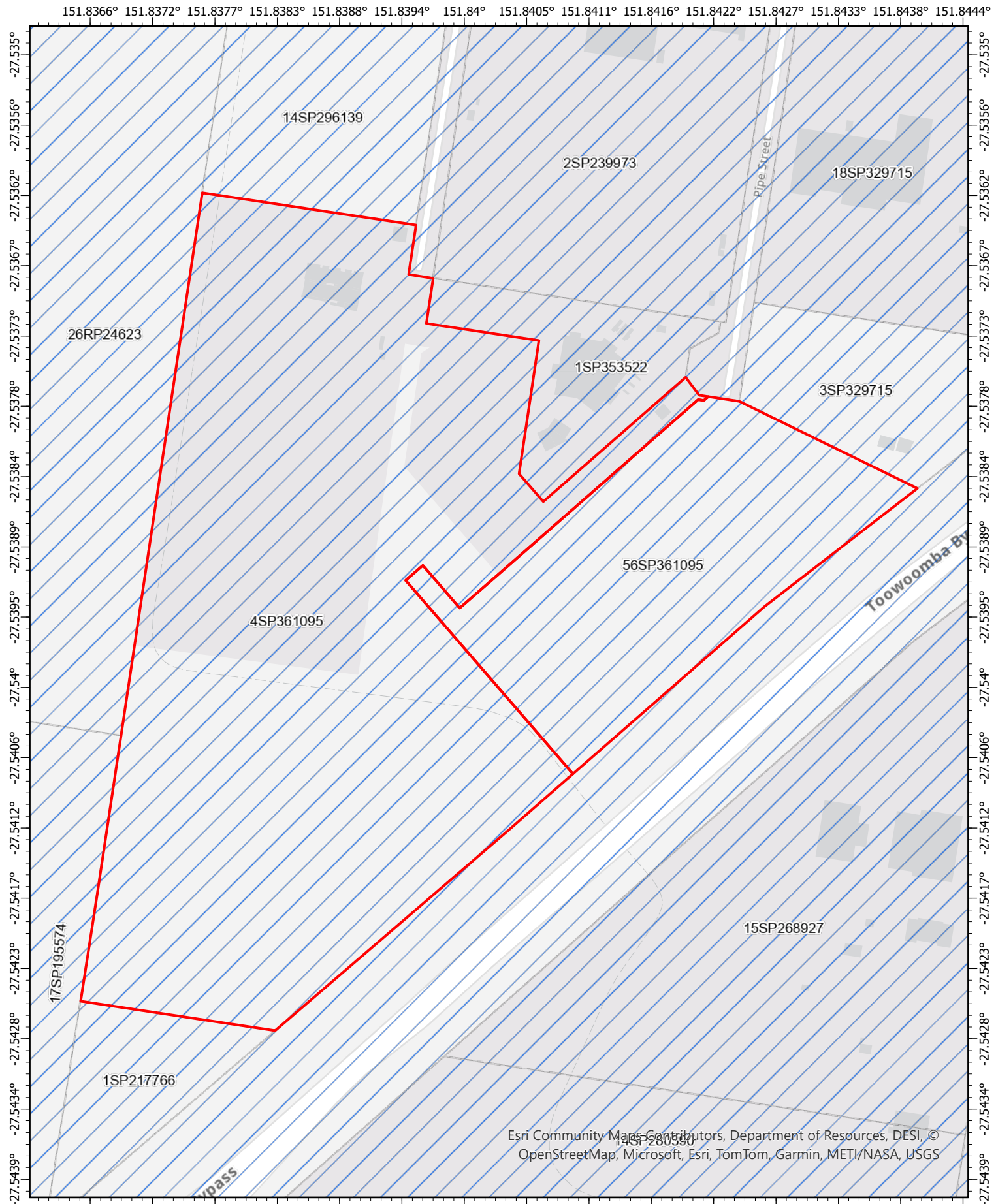


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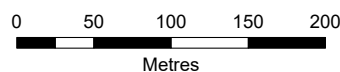


 Great artesian water resource plan area

Date: 14/05/2026



Scale: 1:4,900



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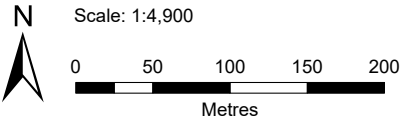


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 Area within 25m of a State-controlled road

Date: 14/05/2026



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Date: 25/05/2026

DA Mapping System - Export Map

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Scale: 1:4,600



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- Cadastre (5k)
- Ergon easement
- Easements

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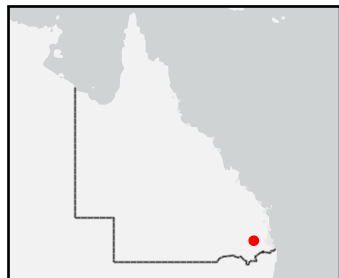
Date: 25/05/2026

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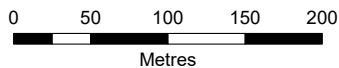
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151.8366° 151.8372° 151.8377° 151.8383° 151.8388° 151.8394° 151.84° 151.8405° 151.8411° 151.8416° 151.8422° 151.8427° 151.8433° 151.8438° 151.8444°



Scale: 1:4,900



Date: 14/05/2026

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone
- Lighting area buffer 6km
- Obstacle limitation surface contours
- Obstacle limitation surface area

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 14/05/2026



Queensland Government

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State Planning Policy mapping layers for selected

Lot Plan: 4SP361095 (Area: 212800 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone

Lot Plan: 56SP361095 (Area: 63120 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Obstacle limitation surface contours
- Lighting area buffer 6km
- Wildlife hazard buffer zone