

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	Vision Street, WELLCAMP QLD 4350
Real Property Description	Part of Lot 4 SP353522
Site Area	27.59ha Part of Lot 4 SP353522 subject of this application – 11.83ha
Owner	Witmack Industrial Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	F K Gardner & Sons Pty Ltd
Type of Application	Material Change of Use Operational Works Environmentally Relevant Activities ERA(7)(4)(a), ERA(7)(5)(a) and ERA61(4)
Proposed Development	High Impact Industry (Industry Biotechnology Centre) Warehouse Stormwater
Level of Assessment	Impact Assessable.
Gross Floor Area	Stage 1 – 5,547m ² Stage 2 – 2,000m ² Stage 3 – 2,000 m ² Stage 4 – 2,038m ² Total – 11,585m ²
Impervious Area	32,341m ²
Car Parking Spaces	60 spaces inclusive of one (1) PWD
Service Vehicle Provision	B-double
Submissions Received	Objection: Nil.
	Support: Nil.
Decision	Approval
Decision Date	21 November 2025

ASSESSMENT MATTERS	
Assessment benchmarks	The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • South-east Queensland Regional Plan ShapingSEQ 2023; • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28) <ul style="list-style-type: none"> ○ Strategic Framework; ○ Airport Environs Overlay Code; ○ Charlton Wellcamp Enterprise Area Local Plan Code; ○ Medium Impact Industry Zone Code; ○ Industry Uses Code; ○ Environmental Standards Code; ○ Integrated Water Cycle Management Code; ○ Landscaping Code; ○ Transport, Access and Parking Code; and ○ Works and Services Code.
Relevant matters	No further relevant matters considered in the assessment of this application.

Reasons for decision	The development was assessed against all of the assessment benchmarks listed above and complies with, or can be conditioned to comply with, all of these without exception.
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For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/5515 & OW/2025/5517