TOOWOOMBA REGION

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Our Reference: MCUI/2026/6891
CS Portal Reference: N/A
Contact Officer: Sophie Spencer
Contact: (07) 4688 6808
Email: development@tr.qld.gov.au

CONFIRMATION NOTICE
Planning Act 2016 Section 68(1)
Development Assessment Rules Section 2

Wagner Corporation Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: paul@precinctplan.com

7 August 2026

Dear Sir/Madam

Development Application for:	**Material Change of Use - Impact - Research and Technology Industry (Veterinary Research)**
Location:	**Lot 8 SP329720 Airport Drive and Lot 800 SP296105 International Drive, WELLCAMP QLD 4350.**
Property Description:	**Lot 8 SP329720, Lot 800 SP296105, Emt N SP296105, Emt P SP296105, Emt V SP329718**
Relevant Planning Scheme:	***Toowoomba Regional Planning Scheme 2012***

The development application described above was properly made to Council on 24 July 2026. I can advise the following:

1. Details of the Application

The application seeks development approval for –

	Development Permit	Preliminary Approval
• Material change of use of premises under the Planning Scheme	☑	☐

2. Referral Agencies

The following referral agencies are applicable to this application -

The application requires referral to the State Government through the State Assessment and Referral Agency (SARA) in accordance with Schedule 10 of the *Planning Regulation 2017*. Details of how to refer the application information to SARA are shown below:

MyDAS electronic lodgment:

https://prod2.dev-assess.qld.gov.au/suite/

If you have any queries in relation to MyDAS electronic lodgement, please contact SARA on (07) 4616 7307.

PA Regulation Reference	Referral Trigger
INFRASTRUCTURE-RELATED REFERRALS	
State transport infrastructure	
Schedule 10 Part 9 Division 4 Subdivision 2 Table 4— Item 1	Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection.

The application requires referral to Ergon Energy in accordance with Schedule 10 of the *Planning Regulation 2017*.

PA Regulation Reference	Referral Trigger	Agency
Schedule 10 Part 9 Division 2 Table 2— Item 1	Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) all or part of the premises are within 100m of a substation site; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network.	The chief executive of the distribution entity or transmission entity. *Note: This referral agency may give advice only.*

<u>You are required</u> to give each referral agency a copy of:

- The application (including application form and supporting material);
- This confirmation notice; and
- Any applicable concurrence agency application fee (refer to the *Planning Regulation 2017* to confirm the applicable referral agencies).

You must give this material to each referral agency within ten (10) business days of receipt of this notice or your application will lapse in accordance with Section 5.1 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016.*

You must also advise Council in writing of the date the application and supporting material was given to the referral agency within five (5) days of referring the application.

3. Level of Assessment – Impact

Public Notification of the application must be given as this application:

- requires <u>Impact Assessment</u> – consequently, the whole of the application must be publicly notified under the provisions of Part 4 of the *Development Assessment Rules* under Section 68(1) of the *Planning Act 2016*; and

You must undertake public notification in accordance with Section 53 of the *Planning Act 2016* and Chapter 1 Part 17 of the DA Rules.

For Section 53(4)(b) of the *Planning Act 2016*, the public notification period is at least:

- 15 business days after the notice is given.

For Chapter 1 Part 17.1(c) of the DA Rules you must:

- Where there is a hard copy local newspaper for the locality of the premises the subject of the application, publishing a notice at least once in a hard copy local newspaper circulating generally in the locality of the premises the subject of the application; or
- Where there is no hard copy local newspaper for the locality of the premises the subject of the application by either—
    - publishing a notice at least once in an online local newspaper for the locality of the premises the subject of the application in a section of that publication that is intended for displaying notices intended for members of the public; or
    - publishing a notice at least once in a hard copy state newspaper.

Please note that public notification is required to be undertaken within legislative timeframes. You can electronically access public notification templates, the *Development Assessment Rules* and the *Planning Act 2016* on the State Government website (https://planning.dsdmip.qld.gov.au).

Landowner details can be requested from Council via email: development@tr.qld.gov.au once you are ready to commence public notification i.e., after all information request responses to all information requests have been made (if applicable). Any request will be required to nominate the lot and plan numbers of the properties for which landowner details are sought. Please allow at least 24 hours' notice for receipt of a response to this request as the response is required to be in writing. **Failure to commence public notification, and/or provide a Notice of Compliance within the legislative timeframes will result in your application lapsing.**

Public notification signs are available for purchase at our relevant Customer Service Centres.

Please note that Council will accept electronic submissions. Submissions are required to be emailed to development@tr.qld.gov.au.

4. Status of Information Request

An information request may be made by the assessment manager. An information request may also be made by a referral agency.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Lead Senior Planner, Sophie Spencer, on the above number.

Yours faithfully

Matthew Coleman
Principal Planner, Planning Branch