

SCHEDULE 2

Statement of Reasons

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

SITE DETAILS	
Site Address	Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350
Real Property Description	Lot 10 SP296105, Emt A RP835801
Site Area	873.9 hectares
Owner	Wagners Properties Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Gm Steel Pty Ltd
Type of Application	Material Change of Use
Proposed Development	High Impact Industry and Environmentally Relevant Activity (ERA) – ERA 19 Metal Forming, ERA 29 Metal Foundry Operation and ERA 62 Resource Recovery and Transfer Facility Operation
Level of Assessment	Impact
Gross Floor Area	49,263 m ²
Impervious Area	147,509 m ²
Site Cover	20.56% / 49,263 m ²
Car Parking Spaces	129 parking spaces inclusive of two (2) PWD spaces.
Service Vehicle Provision	Eight (8) Articulated Vehicle Parking spaces and manoeuvring for a B-Double Articulated Vehicle
Submissions Received	Objection: Seven (7) submissions
	Support: Nil
Decision	Approval
Decision Date	26 February 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <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/Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): <ul style="list-style-type: none"> • Strategic Framework • High Impact Industry Zone Code • Medium Impact Industry Zone Code • Rural Zone Code • Charlton Wellcamp Enterprise Area Local Plan Code • Airport Environs Overlay Code • Environmental Significance Overlay Code • Extractive Resources Overlay Code • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Industry Uses Code • Environmental Standards Code • Integrated Water Cycle Management Code • Landscaping Code • Transport, Access and Parking Code • Works and Services Code

Matters raised in submissions	Issue	How matter was dealt with
	Air Quality	<p>A number of submitters have raised concerns regarding the emissions, pollutants, and air quality impacts generated by the proposed development and the associated health concerns for residents and livestock.</p> <p>Potential air quality impacts and emissions generated by the development were assessed and considered as part of the application by both Council and by the Department of Environment, Tourism, Science, and Innovation through their Environmentally Relevant Activity assessment.</p> <p>The supporting information provided by the applicant addressing air quality and emissions consisted of an Air Quality Assessment, Greenhouse Gas Assessment, Environmental Assessment, and Site Based Management Plan. This information was submitted with the original application and has been amended and changed to respond to Council's Information Requests and Further Advices.</p> <p>The management of potential offsite environmental impacts including air-quality and greenhouse gas abatement, is primarily regulated through an Environmental Authority issued and administered by the Department of Environment, Tourism, Science and Innovation (DETSI) for the environmentally relevant activities included in this application. Reference is made to the Environmental Authority P-EA-100943025, dated 8 January 2026, issued by DETSI for the following Prescribed Environmentally Relevant Activities for this development:</p> <ul style="list-style-type: none"> - ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year; - ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000 tonnes; and - ERA 62 - Resource recovery and transfer facility operation - 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only. <p>Specific reference is made to conditions of the Environmental Authority permit relating to air-quality and the greenhouse gas abatement plan.</p> <p>DETSI have only issued an Environmental Authority Permit as they are satisfied that the proposed development can achieve the relevant air quality objectives and environmental values prescribed under the <i>Environmental Protection (Air) Policy (EPP)</i>. The Environmental Authority Permit has also imposed conditions on the development that regulate the compliance, review, and ongoing monitoring of air quality for the development.</p> <p>The pollutants and emissions that may be generated</p>

		<p>by the proposed development have been assessed by Council and DETSI, and conditions of approval have been imposed to ensure that the ongoing air quality of the surrounding locality is not impacted by the development. As a result of the conditioned Air Quality Impact Assessment, Site Based Management Plan, and Environmental Authority Permit, the proposed development will not impact on the air quality amenity, or health outcomes of people and animals in the surrounding locality.</p>
	<p>Noise</p>	<p>A number of submitters have raised concerns regarding the noise associated with the proposed development, given it will operate 24 hours a day, and will involve large numbers of heavy vehicle trips.</p> <p>Potential noise impacts were assessed and considered as part of the combined development application for a Development Permit for Material Change of Use and Environmental Authority for Environmentally Relevant Activities. The applicant provided supporting information that consisted of a Noise Impact Assessment, Environmental Assessment, and Site Based Management Plan that have all been updated and amended as required by Council and the State Assessment Referral Agency (SARA) through a number of Information Requests and Further Advice Notices.</p> <p>Similar to air-quality, noise impacts are primarily regulated through the Environmental Authority Permit issued and administered by DETSI for the environmentally relevant activities included in this application. DETSI through the Environmental Authority Permit have imposed a number of conditions relating to noise management.</p> <p>The Noise Impact Assessment prepared by Virid AU and dated 28 October 2025 has been prepared based on best practice methodologies and considered worst case scenarios and operations. Background noise monitoring was conducted as part of the Noise Impact Assessment and confirmed that ambient noise in the project area are high. Consequently, the more conservative Acoustic Quality Objectives of the <i>Environmental Protection (Noise) Policy 2019</i> (EPP (Noise)) were used in the applicants Noise Impact Assessment.</p> <p>In response to the concerns raised by submitters, the applicant has provided a response prepared by Virid Au specifically relating to the receptor located at 5 Hanrahan Road the following comments were provided:</p> <p><i>“It is noted that one residential receptor, located at 5 Hanrahan Road, was omitted from the assessment. A review of the noise modelling results indicates that under worst case conditions and for a worst-case scenario, during the night period and with windows partially open, a marginal exceedance of up to 3 dB(A) may be expected at this receptor. Similar minor exceedances are also predicted at receptors R1, R6,</i></p>

		<p><i>and R11, as detailed in Appendix C of the NIA, October 2025 prepared by Virid AU which is attached to this memo and identifies the residential building at 5 Hanrahan Road. The noise contours indicate that the residence at 5 Hanrahan Road would experience similar noise levels to those predicted at receptors R1, R6 and R11.</i></p> <p><i>In accordance with DETSI Noise measurement manual 4, a 3 dB(A) change in noise level is just perceptible and leads to no to little community reaction.</i></p> <p><i>The NIA, October 2025 has been reviewed by the Council and SARA and no further information was requested, and no outstanding concerns were raised by the assessment authorities with respect to noise assessment outcomes. Permit for the facility would not have been granted unless the administering authority was satisfied that the proposed operations can comply with the relevant noise objectives and environmental values prescribed under the EPP (Noise).</i></p> <p><i>Condition N2.0 and N2.1 of the approved EA, prescribes enforceable noise limits for day, evening and night and these noise limits are aimed at protecting the environmental values prescribed under the EPP (Noise)."</i></p> <p>Conditions have been imposed by DETSI under the Environmental Authority Permit that relate to the ongoing mitigation, monitoring, and review of noise impacts as a result of the development, and DETSI's conditions are more than sufficient to ensure that any noise impacts provided to the surrounding locality and sensitive receptors are appropriately mitigated. Conditions have also been imposed by Council to endorse the Site Based Management Plan as an approved document.</p>
	<p>External Lighting</p>	<p>A number of submitters have raised concerns surrounding the potential use of external lighting on the site, and the impacts of lighting pollution on the surrounding properties and locality.</p> <p>Potential external lighting impacts were assessed and considered as part of the development and the Environmental Authority Permit application for Environmentally Relevant Activities. The applicant provided supporting information that consisted of an Environmental Assessment and Site Based Management Plan that assessed the potential external lighting impacts of the development.</p> <p>External lighting impacts are regulated in part under the Environmental Authority permit issued by DETSI for the environmentally relevant activities included in this application. External lighting is also regulated by Council as part of its assessment of the Material Change of Use development application in accordance with the requirements of the Planning Scheme and the relevant Australian Standards.</p> <p>The Site Based Management Plan prepared by Range</p>

		<p>Environmental Consultants and dated 22 January 2026 confirms that outdoor lighting at the site will comply with <i>Australian Standard AS4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>. This standard sets out requirements for the control of the effects of outdoor lighting on nearby residents (e.g. of dwellings such as houses, hotels, hospitals), users of adjacent roads (e.g. vehicle drivers, pedestrians, cyclists) and transport signalling systems (e.g. air, marine, rail), and on astronomical observations. Lighting at the site that complies with this Australian Standard will minimise the risk of nighttime amenity loss/light pollution at sensitive receptors as far as reasonably practicable.</p> <p>Conditions of approval have been imposed which endorsed the submitted Site Based management plan prepared by Range Environmental Consultants as an approved document.</p> <p>With the requirements of the relevant Australian Standards for Outdoor Lighting, the recommendations and mitigation measures of the approved Site Based Management Plan, Council’s Development Conditions, and the conditions of DETSI’s Environmental Authority Permit, the impacts of outdoor lighting are more than capable of being managed on site such that the impact on adjoining properties and the surrounding locality are minimised.</p>
	<p>Water Quality</p>	<p>One of the submitters raised concerns surrounding potential impacts on groundwater as a result of the proposed development.</p> <p>The impact of the proposed development on groundwater and underground water supply were assessed as part of the approval, and as part of Environmental Authority Permit application for Environmentally Relevant Activities. The development impact on groundwater was assessed as part of the Environmental Assessment and Site Based Management Plan provided by the applicant.</p> <p>Stormwater Management for the site will involve the use of quality and quantity control measures that ensures that the site will not result in adverse impacts on downstream drainage or ground water supplies. DETSI has imposed conditions of development in their Environmental Authority Permit relating to the management and monitoring of groundwater impacts on site.</p> <p>The Environmental Assessment prepared by Range Environmental Consultants and dated 22 January 2026 details that the recharge area for the relevant aquifer for the registered bore at 5 Hanrahan Road, Wellcamp is located to the east of the submitter’s premises and the development site area is located approximately 600 metres to the south-east of these premises. Given the nature and location of the development, Range Environmental Consultants have confirmed the development presents a low risk to groundwater recharge and water supply for the registered bore at 5 Hanrahan Road, Wellcamp.</p>

		<p>The submitted Site Based Management Plan outlines controls for the protection of surface water quality. Broadly, the key controls to protect surface water quality include:</p> <ul style="list-style-type: none"> • Spill and incident response procedures; • Stormwater quality treatment systems; • Storage of slag and other materials that may present a potential water quality risk out of contact with rainfall and stormwater; • Capture, treatment and reuse of water from the scrap steel storage area; and • Controls such as impervious surfaces, liners and bunding to prevent leaching or release of potential water contaminants. <p>The implementation, maintenance and monitoring of environmental controls as required by the Approved Site Based Management Plan will reduce the risk of the proposed development to surface water quality in the Dry Creek catchment as low as reasonably practicable.</p> <p>Council is satisfied through the conditions imposed under the Environmental Authority Permit, and through the control, maintenance, and monitoring measures identified in the approved Site Based Management Plan, that the proposed development will not impact on ground water.</p>
	<p>Microclimate</p>	<p>On of the submitters has raised concerns that the scale of the proposed development will generate adverse microclimate issues in the vicinity of the premises.</p> <p>In response to this issue, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which included the following extract with respect to microclimate (wind) issues:</p> <p><i>“A comment in one (1) submission was made regarding the potential impact of the buildings for the proposed steel mill on the easterly and south easterly winds received at the dwelling at 5 Hanrahan Road, Wellcamp. This dwelling is located approximately 600 m north west of the closest point of the proposed steel mill building. As noted by the ViridAU air quality impact assessment report, prevailing winds are dominantly easterlies with contribution from northeast and southeast vectors. The proposed development presents a low risk of impacting the cooling effect of easterly and south easterly winds received at the dwelling at 5 Hanrahan Road because:</i></p> <ul style="list-style-type: none"> • <i>Given the location of the dwelling with respect to the proposed steel mill buildings, only the sub-dominant south-easterly winds are at risk of potential impact. The proposed steel mill buildings would not impact the effect of the dominant easterly winds at the dwelling.</i> • <i>The wind profile will normalise as the shelter effect weakens farther downwind from a</i>

		<p><i>building (Oke, 1987). The downstream shelter effect typically dissipates at a distance that is 10 times the height of the building (Li and Jiang, 2022).</i></p> <ul style="list-style-type: none"> • <i>Roof heights for the proposed steel mill range from 20 – 35 m based on building elevation plans. This suggests a potential downwind influence on local wind conditions from the steel mill buildings of about 350 m. There is a low risk of adverse impacts to local winds at the dwelling under southeasterly conditions as it is located 600 m from the proposed steel mill buildings which is beyond the likely extent of any downstream shelter effects.</i> • <i>Based on the relative positioning and separation distance of the dwelling at 5 Hanrahan Road from the proposed steel mill buildings, there is a low risk of impact on local winds under southeasterly conditions and their cooling effect at this dwelling.”</i> <p>This advice confirms the development is unlikely to generate adverse microclimate issues for nearby residential premises.</p>
	<p>Impact on Flora and Fauna</p>	<p>A number of submitters raise concerns about the impact of the proposed development on existing vegetation and wildlife on site as well as livestock and animals on neighbouring properties throughout the locality.</p> <p>The proposed development does not involve any clearing of land identified with Council’s Environmental Significance Overlay, or the States Regulated Vegetation Management Overlays or Koala Habitat Overlays. The proposed development is located within a part lot that is not located in any of the overlays mentioned above. As such, the removal of vegetation within the identified development area is not assessable by Council or the State and is accepted under Council and State Regulations.</p> <p>The development site is highly disturbed and does not contain significant existing native vegetation in the areas of the site that will be subject to the proposed development. A small amount of juvenile and sparsely located trees exist and will be cleared as allowed, in order for development to occur.</p> <p>As the site is not located within a State mapped Koala Habitat Overlay, the developments impact on koala habitat is not required to be addressed. It is noted however that during construction and site works there is a duty of care to undertake development in accordance with the animal welfare provisions of the <i>Animal Care and Protection Act 2001</i>, which ensures that any fauna located on the site will not be harmed, and will be relocated to existing habitat areas as required.</p> <p>As addressed in the response to Air Quality concerns item above, the site and its management and monitoring measures ensures that air quality</p>

		emissions will not provide any adverse health impacts to people or livestock as part of the proposed development.
	Bushfire	<p>One of the submitters has raised concerns in relation to the potential for bushfire hazard risk generated by the development.</p> <p>It is noted that the developments site area is not located in a mapped bushfire hazard area and is not required to be assessed against the bushfire management provisions of the planning scheme. Regardless, the development makes adequate provision for on-site fire fighting water supply and ability.</p> <p>In addition, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which includes the following comments:</p> <ul style="list-style-type: none"> • “The development site is not mapped as a bushfire hazard area, but it adjoins land to the west that is mapped as a bushfire hazard area. The bushfire hazard mapping does not accurately reflect the current condition of the land to the west which is heavily disturbed by quarrying activities and contains limited hazardous vegetation. • The proposed steel mill is located downgradient and upwind (based on prevailing easterly winds) from the mapped bushfire hazard area which places the steel mill at a lower risk of fire attack from land to the west. • Fire prevention and management controls will be implemented at the proposed steel mill development in accordance with the <i>National Construction Code</i> and <i>Queensland Development Code</i> to minimise the risk of a fire incident that could potentially spread to adjacent properties. • In the event of a fire incident, the site would be attended by the Queensland Fire Department (QFD). The closest QFD station is at Charlton which is a 5.7 km drive from the site via O’Mara and Toowoomba Cecil Plains Road.” <p>This advice confirms the development is unlikely to generate a bushfire hazard risk.</p>
	Traffic	<p>A number of submitters have raised concerns surrounding the increase in traffic associated with the proposed development, and especially the impact this will have on the existing road network and the existing infrastructure.</p> <p>Traffic Impacts associated with the development have been assessed and considered in the Traffic Impact Assessment submitted by the applicant. The development seeks to take access from Toowoomba Cecil Plains Road, which is a state controlled road and therefore required referral to SARA for assessment. In response to an Information Request issued by SARA, the applicants traffic engineering consultants prepared</p>

		<p>and submitted a Pavement Impact Assessment to determine the current standard of the road network and the extent of annual contributions required to the state for the upgrades and maintenance of Toowoomba Cecil Plains Road to accommodate traffic anticipated to be generated by the development.</p> <p>Approval of the new access and the requirement to pay annual contributions have been subsequently conditioned as part of the Referral Response issued by SARA. SARA’s conditions requiring ongoing contributions towards the maintenance of the road and approval of the location of the new access to Toowoomba Cecil Plains Road, combined with the submitted Traffic Impact Assessment Report has satisfactorily demonstrated that the development will not significantly impact on the surrounding road network.</p> <p>Requirements for any upgrades to Toowoomba Cecil Plains roads cannot be imposed by Council due to it being state controlled. As such, SARA and the Department of Transport and Main Roads (DTMR) have imposed conditions of development that require road works consisting of a heavy vehicle crossover, and intersection and turning lane treatment works for the development that ensure that the safety and efficient use of the road network is maintained.</p> <p>The hierarchy of surrounding roads is such that the increase in traffic anticipated by the development is able to be accommodated.</p>
	Water Supply	<p>One of the submitters has raised concerns regarding of the proposed development will feature a sufficient water supply and if it will require the use of ground water to meet demand.</p> <p>The Engineering infrastructure Report supplied by the applicant explains in detail the proposed water consumption requirements of the development which is divided into potable water for staff, industrial water, and fire-fighting and landscaping water requirements.</p> <p>Potable water will be provided via a connection to the Wellcamp Business Park’s water supply network. All other water requirements will be provided via a combination of on-site recycled water supply from the proposed reverse osmosis plant, and non-potable supply from within the Wellcamp Business Park, noting the latter will not draw on the Toowoomba Bulk Water Supply servicing the Wellcamp Business Park.</p> <p>The proposed development will rely heavily on the re-use of water on site via the proposed reverse osmosis plant, and as such provides appropriate treatment systems for water quality. This results in the need for external water supply being greatly reduced and ensures that the development will not require the use of groundwater to service the development.</p>
	Land Use & Rural Character	<p>Submitters have raised concerns about whether the proposed industrial use is appropriately located on the subject land and the impacts the development will</p>

		<p>have on the rural character of the area.</p> <p>The proposed development is defined as a “High Impact Industry” Use under the <i>Toowoomba Regional Planning Scheme 2012</i> (the Planning Scheme). The development site area is located within the <i>Charlton Wellcamp Enterprise Area Local Plan</i> and is within the following zones under the Planning Scheme:</p> <ul style="list-style-type: none"> • High Impact Industry Zone (Quarry Precinct); and • Medium Impact Industry Zone (General Industry Precinct). <p>The following outcomes of the Charlton Wellcamp Enterprise Area Local Plan Code under the current Planning Scheme are noted:</p> <p>(4) <i>“The purpose of the code will be achieved through the following overall outcomes:</i></p> <ul style="list-style-type: none"> (a) <i>Charlton Wellcamp Enterprise Area is a regionally significant employment hub, serving as a major business and employment area for the Toowoomba, Surat Basin Energy Province and broader Darling Downs Region. Intended to accommodate more than 10,000 employees, it is recognised as an important asset to the broader South-East Queensland and Queensland economies.</i> (b) <i>Charlton Wellcamp Enterprise Area accommodates a mix of regionally significant business and industry activities that capitalises on the area’s strategic location and competitive strengths, particularly proximity to regional transport networks and surrounding agricultural, energy and extractive industry activity. Accordingly, Charlton Wellcamp Enterprise Area will provide for transport and logistics and innovative major, high-impact and special industries providing high value-adding uses and employment opportunities.”</i> <p>Overall outcome (3)(b) states the intent of the Local Plan to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities. This includes uses such as the proposed “High Impact Industry” steel mill use proposed by the development. The development seeks to co-locate with other high impact industry uses within the locality including existing extractive industries, including the Wellcamp Downs Quarry which is a Key Resource Area (KRA) quarry. The use is also consistent with the intent of the High Impact Industry Zone and Medium Impact Industry Zone Codes of the Planning Scheme which seek to allow for Industrial Uses.</p> <p>It is acknowledged the subject site has been vacant land for an extended period and has historically used for grazing purposes. Regardless, the land has been</p>
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		<p>located within Industrial Zones and has been part of the Charlton Wellcamp Enterprise Area since the introduction of the current Planning Scheme (<i>Toowoomba Regional Planning Scheme 2012</i>). This confirms Council's long term policy direction for the area to be developed for industrial purposes.</p> <p>It is appreciated that the scale of the industrial development is significant, however given the intent and zoning of land within the Charlton Wellcamp Enterprise Area Local Plan, and the intensity of surrounding industrial uses, as well as the Toowoomba Wellcamp International Airport, the development is located in an area that supports uses of this scale and intensity, and is seen to comply with the intended and zoned character of the site.</p>
	<p>Amenity Impacts</p>	<p>Collectively, submitters have raised concerns about potential impacts generated by the development on their amenity and the rural amenity of the area. Some of the amenity concerns have been addressed in the preceding responses particularly with respect to air-quality, noise, external lighting, water quality, microclimate, bushfire hazard, traffic, water supply, land use, and rural character.</p> <p>In terms of concerns raised in relation to impacts on visual amenity, reference is made to the former response on Land Use and Rural Character that details the intent of the relevant local plan and industrial zones that apply to the development site to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities.</p> <p>The development is located within a part lot of Lot 10 SP296105, and is setback approximately 230 metres from Toowoomba Cecil Plains Road to the north and approximately 30 metres from the Toowoomba Bypass to the south-east. The development is anchored by a steel mill building that will have a gross floor area of approximately 4.6ha and an overall height of between 18 and 34 metres noting the fume treatment plant stack has a height of 47 metres. The steel mill building is setback 348 metres from Toowoomba Cecil Plains Road and 125 metres to the Toowoomba Bypass. In addition, the topography of the development site ensures buildings will be partially screened to the north-west, west and south-west by the adjacent quarry sites. The development proposes neutral colours for buildings and extensive perimeter landscaping to reduce its visual impact.</p> <p>Given that the proposed development is an anticipated use for the site, and that it features significant setbacks from road boundaries, as well as extensive vegetative landscaping buffers, the proposed development is seen to provide a visual outcome that is consistent with the amenity of the surrounding industrial area, and will not impact on the amenity of surrounding properties.</p>
	<p>Potential Impacts on Toowoomba's</p>	<p>A number of submissions raised concerns that the proposed development may impact on Toowoomba's</p>

	Olympic Facilities	<p>ability to host equestrian events during the 2032 Olympics as a result of heath impacts on horses. As well as the impact on Toowoomba's "garden city" reputation.</p> <p>As has been addressed in a number of above items, the proposed development will not result in any air quality impacts that will have any heath effects on people, horses, or animals in any case and will not impact on Toowoomba's ability to host Olympic equestrian events.</p> <p>The site as detailed in the Land Use and Rural Character response above, is located within an existing industrially zoned area and is intended to accommodate high impact industry uses that are value adding and provide for employment opportunities. Additionally, as submitted under the Amenity Impacts response, the proposed development features significant setbacks to its site boundaries and features significant landscape buffering, providing a positive amenity outcome for the locality. The impact of the development on the future 2032 Olympic Games is not an assessment benchmark or requirement of the Toowoomba Regional Planning Scheme 2012, and as such has not been further assessed.</p>
	Public Notification of the Application	<p>A number of submissions raised concerns surrounding how the public notification was undertaken for the development.</p> <p>Site visits from Council as well as an extensive Notice of Compliance provided by the applicant have demonstrated that public notification was undertaken correctly for the development.</p>
	Impacts on Land Values	<p>A number of submitters content that the proposed development will have a negative impact on their property values given the proximity to a high impact industry use.</p> <p>In accordance with Section 45, Part 5 (b), the assessment of the proposed development cannot have regard to a persons personal circumstances, financial or otherwise. As such the concerns raised by submitters regarding impacts on land values have not been considered in the assessment of this application.</p>
Reasons for decision	<p>The development was assessed against all of the assessment benchmarks listed above and complies, or can be conditioned to comply, with all of these without exception.</p>	

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/2025/5156.