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TOOWOOMBA
REGIONAL COUNCIL

28 September 2026

The Assessment Manager
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Attention: The Manager
By Email: development@tr.qld.gov.au

Dear Sir/Madam

CHANGE APPLICATION (MINOR CHANGE) – SECTION 78, PLANNING ACT 2016 – CHANGE APPLICATION (MINOR CHANGE) - MATERIAL CHANGE OF USE - AIR SERVICE (HANGAR) - 1511 TOOWOOMBA CECIL PLAINS ROAD, WELLCAMP – LOT 6 & LOT 800 SP296105 (FORMERLY LOT 12 SP190236) (Council Ref: MCUI/2014/716/B; Our Ref: 2026-073)

I act on behalf of the applicant, Wagner Corporation Pty Ltd, in respect of the above matter.

We hereby lodge a Change Application pursuant to section 78 of the *Planning Act 2016* (the Act), that relates to Development Permit MCUI/2014/716/B for – Air Service (Hangar) on land at 1511 Toowoomba Cecil Plains Road Wellcamp, being that land described as Lot 6 & Lot 800 SP296105 (Formerly Lot 12 SP190236).

The applicant seeks to make a 'minor change' to Development Permit MCUI/2014/716/B pursuant to Schedule 2 of the Act. This application is made to Toowoomba Regional Council (**Council**) in their capacity as Assessment Manager.

The nature of the change sought, and the facts and circumstances relied upon in support of such change are detailed in sections 1.0 and 2.0 below.

1.0 DESCRIPTION OF PROPOSED CHANGE

1.1 BACKGROUND

The following background information is relevant to this application:

- On 11 September 2014, Toowoomba Regional Council issued a Decision Notice (Council Ref: MCUC/2014/716) approving a Development Permit for Material Change of Use- Air Services (Hangar Complex) over land at Airport Drive, Wellcamp being that land described as Lot 11 SP140293 and Lot 12 SP190236 (now Lot 6 SP296105).
- On 20 October 2014, a request for a Negotiated Adopted Infrastructure Charges Notice (Council Ref: MCUC/2014/716/A) issued in respect of the Development Permit for Material Change of Use – Air Service (Hangar Complex) was lodged with Toowoomba Regional Council.

- On 7 May 2015, the applicant lodged a Request to Change development conditions forming part of the existing Development Approval to achieve alignment with the intended operations of the facility and other design considerations.
- On 15 June 2015, Council issued a Changed Development Approval (Council Ref: MCUC/2014/716/B); refer to **Appendix A**. The associated approved plans are attached to **Appendix B**.
- On 28 September 2018, the applicant lodged a request to Extend the Relevant Period (Council Ref: MCUC/2014/716/C). On 30 October 2018 the request was approved extending the relevant period of the approval until 7 November 2022.
- The combined Covid Applicable Event extensions meant that the approval period was extended until on or about the 7 November 2024.
- On 20 October 2022, the applicant lodged a request to Extend the Relevant Period (Council Ref: MCUC/2014/716/D). On 13 December 2022 the request was approved extending the relevant period of the approval until 7 November 2026.
- On 19 March 2026, the applicant lodged a request to Extend the Relevant Period (Council Ref: MCUC/2014/716/E). On 10 April 2026 the request was approved extending the relevant period of the approval until 7 November 2030; refer to **Appendix C**.

It is acknowledged that the original application was assessed and decided under the *Sustainable Planning Act 2009*.

1.2 SCOPE OF PROPOSED CHANGE

The applicant is seeking changes to Development Permit MCUI/2014/716/B to accommodate the operational needs of proposed tenant for helicopter maintenance and storage. The proposed changes to the development are illustrated on the revised development plans prepared by Wagner Corporation and attached at **Appendix D**.

The approved development included two (2) hangar buildings including attached office spaces with a total GFA and building footprint of 3,840m². A total of 68 car parking spaces are approved in the front of the building, with two vehicle crossovers to Airport Drive. The approved development also comprises four (4) stages.

The applicant is seeking to change the Development Permit to construct a single hangar with attached office/storage space to the frontage. The hangar will be utilised for the purposes of helicopter maintenance and storage. The hangar will have a total GFA of 2571m², calculated as follows:

- Office 232 sqm
- Parts Store 843 sqm
- Open Hangar 1496 sqm (2273sqm total, less 777sqm area that is designated solely for parking of helicopters)

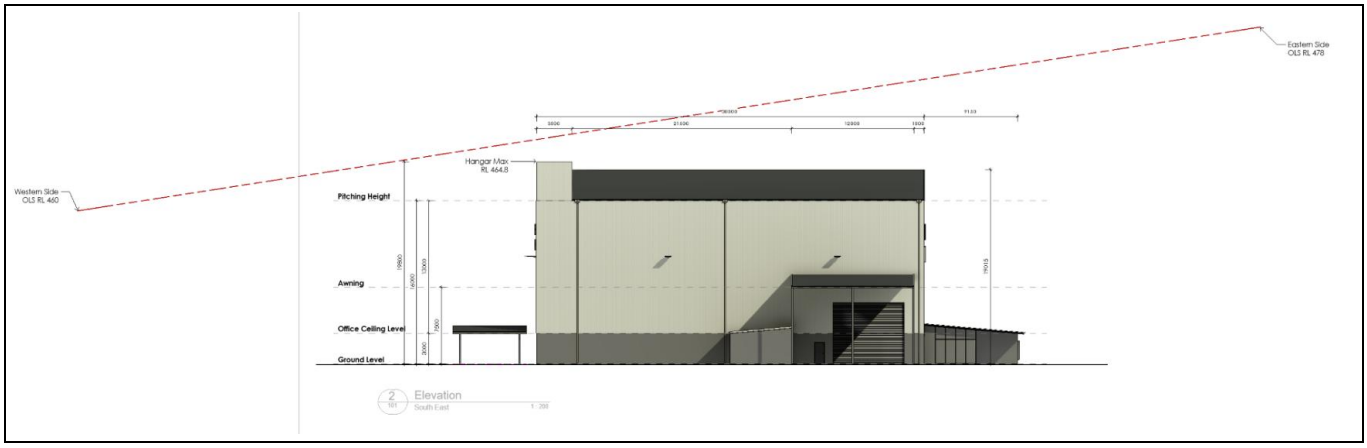
  Total GFA 2571 sqm

Overall, the facility will have a building footprint of approximately 3528m². Accordingly, the changed development results in a reduction of GFA by 1523m² and reduction of the overall building footprint by 312m².

The external elevations of the hangar will be altered to ensure it is compatible with the function and use of the hangar as a helicopter storage and maintenance facility. This includes increasing the height of the hangar noting the maintenance of the helicopters will require the use of an internal overhead crane. The height of the current approved hangar is approximately 10.5m, and the proposed hangar will have a pitching height of 16m with the maximum height extending in parts beyond this to approximately 19.8m.

The height of the building does not impinge on the Obstacle Limitation Surface (OLS) of the Wellcamp Airport ensuring the proposed increase in height will not compromise airport safety. In this regard, the Airport Obstacle Limitation Surface (OLS) is at RL460 to RL478 across the development site and the height of the building does penetrate the OLS at this location as demonstrated in **Figure 1** (also attached as **Appendix F**).

FIGURE 1 - BUILDING HEIGHT RELATIVE TO AIRPORT'S OBSTACLE LIMITATION SURFACE (OLS)



The development will retain carparking at the frontage of the building, with a single vehicle crossover proposed to Airport Drive. Carparking numbers are reduced from the original proposal but are in excess of the rates specified for a Medium Impact Industry use which is considered commensurate with the proposed operations for helicopter storage and maintenance (noting Air Services do not have a specified rate under the Transport, Access and Parking Code). A total of 36 parking spaces are proposed, and 28 required in accordance with the Medium Impact Industry rates. It is noted that when the original approval was issued, the hangars were intended to cater for private aircraft and passengers and resulted in a higher demand for parking as identified within the Traffic Impact Assessment submitted as part of the original application.

The conditions proposed to be amended as part of this Change Application are detailed in section 2.0.

2.0 CONDITIONS PROPOSED TO BE AMENDED

This Change Application relates to Development Permit MCUI/2014/716/B, dated 15 June 2015, attached to this correspondence as **Appendix A**.

The conditions proposed to be amended/deleted are reproduced in both their current and amended form and are followed by a summary of the reasons and/or justification for the change.

APPROVED AND AMENDED PLANS

Existing Condition

7. *The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this approval and the amendments listed below:*

   Plan No: *12/064 PP61*
   Description: *Airport Hangar Lot, Revision B, prepared by Byrne Surveyors, dated 11 February 2014 and received by Council 14 February 2014*
   Amendments: *Remove reference to Lot 57*
   Plan No: *DA-101*

Description: *Locality Plan, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014*

Amendments: *Nil*

Plan No: *DA-102*

Description: *Site Plan, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.*

Amendments: *Amend carparking layout to include a heavy vehicle un/loading area as per condition 56*

Plan No: *DA-103*

Description: *Ground Floor Plan, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.*

Amendments: *Nil*

Plan No: *DA-104*

Description: *Elevations, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.*

Amendments: *Nil*

Plan No: *DA-107*

Description: *Architectural Illustrations, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.*

Amendments: *Nil*

Reason for Change

It is recommended Condition 7 be amended to reflect the revised development plans, as described at Section 1.2 above.

Proposed Condition

7. *The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this approval and the amendments listed below:*

~~***Plan No:*** *12/064 PP61*~~

~~***Description:*** *Airport Hangar Lot, Revision B, prepared by Byrne Surveyors, dated 11 February 2014 and received by Council 14 February 2014*~~

~~***Amendments:*** *Remove reference to Lot 57*~~

~~***Plan No:*** *DA-101*~~

~~***Description:*** *Locality Plan, Revision A, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014*~~

~~***Amendments:*** *Nil*~~

Plan No: ~~*DA-102*~~ **1118.DA.00.003**

Description: *Site Plan, Revision* ~~*A*~~ **C**, *prepared by* ~~*I3 Consulting Pty Ltd*~~ ***Wagner Corporation***, *dated* ~~*31 January 2014 and received by Council 14 February 2014*~~ ***1 September 2026***.

Amendments: ~~*Amend carparking layout to include a heavy vehicle un/loading area as per condition 56*~~ ***Nil***

Plan No: ~~*DA-103*~~ **1118.DA.01.101**

Description: ~~*Ground*~~ ***Hangar*** *Floor Plan, Revision* ~~***A***~~ ***C****, prepared by* ~~*I3 Consulting Pty Ltd*~~ ***Wagner Corporation****, dated* ~~*31 January 2014 and received by Council 14 February 2014*~~ ***1 September 2026****.*

Amendments: *Nil*

Plan No: ~~*DA-104*~~ **1118.DA.01.401**

Description: *Elevations, Revision A, prepared by* ~~*I3 Consulting Pty Ltd*~~ ***Wagner Corporation****, dated* ~~*31 January 2014 and received by Council 14 February 2014*~~ ***1 September 2026****.*

Amendments: *Nil*

~~***Plan No:*** *DA-107*~~

~~***Description:*** *Architectural Illustrations, Revision A* ***C****, prepared by I3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.*~~

~~***Amendments:*** *Nil*~~

STAGED DEVELOPMENT

Existing Condition

13. *Staging of the development is to occur in accordance with the staging indicated on the approved plans subject to and modified by any conditions of this approval.*
14. *Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans, or may be combined and constructed at one time, subject to all conditions applicable to the relevant stage/s being complied with.*

Reason for Change

It is recommended Conditions 13 and 14 are deleted noting staging is no longer proposed.

Proposed Condition

~~13. *Staging of the development is to occur in accordance with the staging indicated on the approved plans subject to and modified by any conditions of this approval.*~~

~~14. *Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans, or may be combined and constructed at one time, subject to all conditions applicable to the relevant stage/s being complied with.*~~

INFRASTRUCTURE SEWERAGE (ON SITE WASTEWATER TREATMENT SYSTEM)

Existing Condition

33. *Provide a wastewater treatment and disposal system for waste water subject to:*

    33.1 Confirmation of peak design capacity;

    33.2 The identification of suitable waste water treatment and disposal areas;

    33.3 Compliance with AS3500.2:2003 Plumbing and drainage Part 2: Sanitary plumbing and drainage, AS1547:2012 On-site domestic wastewater management, the Queensland Plumbing and Wastewater Code and the Plumbing and Drainage Act 2002; and

    33.4 Design certification by a Registered Professional Engineer Queensland (RPEQ).
34. *If the peak design capacity is 21 equivalent persons or more, obtain a licence to operate the treatment plant in accordance with the Environmental Protection Regulation 2008.*

35. *The proposed treatment plant must operate on the basis of private ownership. Council will take no responsibility for any operation and maintenance of the system and/or any associated costing in relation to wastewater treatment and discharge.*
36. *All internal sewerage reticulation network must remain as private property. All associated cost for design, construction, operation and maintenance and management will be at no cost to Council.*

Reason for Change

It is requested Conditions 33 - 36 are replaced acknowledging the development will be connected to the sewerage infrastructure now servicing the Wellcamp Airport and Business Park.

Proposed Condition

It is requested Conditions 33 – 36 be replaced with the standard sewer conditions applied to Wellcamp Airport and Business Park:

~~*33. Provide a wastewater treatment and disposal system for waste water subject to:*~~

~~*33.1 Confirmation of peak design capacity;*~~

~~*33.2 The identification of suitable waste water treatment and disposal areas;*~~

~~*33.3 Compliance with AS3500.2:2003 Plumbing and drainage Part 2: Sanitary plumbing and drainage, AS1547:2012 On-site domestic wastewater management, the Queensland Plumbing and Wastewater Code and the Plumbing and Drainage Act 2002; and*~~

~~*33.4 Design certification by a Registered Professional Engineer Queensland (RPEQ).*~~

~~*34. If the peak design capacity is 21 equivalent persons or more, obtain a licence to operate the treatment plant in accordance with the Environmental Protection Regulation 2008.*~~

~~*35. The proposed treatment plant must operate on the basis of private ownership. Council will take no responsibility for any operation and maintenance of the system and/or any associated costing in relation to wastewater treatment and discharge.*~~

~~*36. All internal sewerage reticulation network must remain as private property. All associated cost for design, construction, operation and maintenance and management will be at no cost to Council.*~~

33. The development must be connected to the sewerage reticulation, treatment and disposal system provided by the service provider Wellcamp Business Park Pty Ltd at no cost to Council.

WATER INFRASTRUCTURE SUPPLY (CONNECTION TO RETICULATED SYSTEM)

Existing Condition

37. *The development must be connected to Council's reticulated water supply at Toowoomba-Cecil Plain Road in accordance with PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.*

    Note: This Condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.
38. *Should the development require the provision of a new-metered water service, and/or upgrading or extension of Council's existing reticulation main, then the connection of this service, the disconnection of any existing services, and/or upgrading/extension of Council's existing reticulation mains will be at no cost to Council. Any external works will require the lodgement of an operational works application.*
39. *Construct an internal water reticulation system to serve the development site. The internal system must be connected to Council's existing water reticulation system located in Toowoomba-Cecil Plains Road or at another location approved by Council. The works must:*
    - *39.1 Include connection to the existing reticulation system and the provision of all necessary valves, fittings and fire hydrants prior to any building works on the relevant lot/s; and*
    - *39.2 Be constructed within the development site.*

40. *Any construction works to be undertaken in the vicinity of Council's existing water supply infrastructure must not adversely affect the integrity of the infrastructure. The repair, replacement or alteration of existing infrastructure must be undertaken by Council at no cost to Council.*

Reason for Change

It is requested Conditions 37 - 40 are replaced acknowledging the development will be connected to the water infrastructure now servicing the Wellcamp Airport and Business Park.

Proposed Condition

It is requested Conditions 37 – 40 be replaced with the standard water supply conditions applied to Wellcamp Airport and Business Park:

~~37. The development must be connected to Council's reticulated water supply at Toowoomba-Cecil Plain Road in accordance with PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.~~

~~Note: This Condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.~~

~~38. Should the development require the provision of a new metered water service, and/or upgrading or extension of Council's existing reticulation main, then the connection of this service, the disconnection of any existing services, and/or upgrading/extension of Council's existing reticulation mains will be at no cost to Council. Any external works will require the lodgement of an operational works application.~~

~~39. Construct an internal water reticulation system to serve the development site. The internal system must be connected to Council's existing water reticulation system located in Toowoomba Cecil Plains Road or at another location approved by Council. The works must:~~

~~39.1 Include connection to the existing reticulation system and the provision of all necessary valves, fittings and fire hydrants prior to any building works on the relevant lot/s; and~~

~~39.2 Be constructed within the development site.~~

~~40. Any construction works to be undertaken in the vicinity of Council's existing water supply infrastructure must not adversely affect the integrity of the infrastructure. The repair, replacement or alteration of existing infrastructure must be undertaken by Council at no cost to Council.~~

46. The development must be connected to the reticulated water supply provided by the service provider Wellcamp Business Park Pty Ltd at no cost to Council.

ON-SITE CAR PARKING, SERVICE BAYS AND MANOEUVRING

Existing Condition

55. *The premises must be provided with 68 car parking spaces including four (4) car spaces for people with disabilities together with standing and manoeuvring for an articulated vehicle (AV) service vehicle. Twenty two (22) car parking spaces including one (1) space for people with disabilities (PWD) must be provided at Stage 1, and forty six (46) car parking spaces including three (3) PWD spaces must be provided at Stage 3. Carparking and manoeuvring areas must be:*

55.1 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions for User Class 2 parking as defined in AS 2890.1:2004 Parking facilities – Off-street car parking;

55.2 Designed and constructed in accordance with the requirements of AS2890.1:2004;

55.3 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1, AS 1428.1:2009 Design for access and mobility – General requirements for access - New building work and AS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities

55.4 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the site;

55.5 Designed to enable all vehicles to enter and leave the site in a forward gear

55.6 Kept and used exclusively for vehicle parking and manoeuvring; and

55.7 Accessible and available to the general public and staff during approved hours of operation.

56. *The premises must be provided with a services bay/s for ~~a B-Double~~ an articulated vehicle (AV). The design and provision of manoeuvring areas and loading/unloading facilities for service vehicles is in accordance with AS 2890.2:2002 Parking facilities – Off-street commercial vehicle facilities.*

Reason for Change

The proposed change to condition 55 seeks to update the carparking requirements to reflect the needs of the revised development. Carparking numbers are reduced from the original proposal but are in excess of the rates specified for a Medium Impact Industry use which is considered commensurate with the proposed operations for helicopter storage and maintenance (noting Air Services do not have a specified rate under the Transport, Access and Parking Code). A total of 36 parking spaces are proposed, and 28 required in accordance with the Medium Impact Industry rates. It is noted that when the original approval was issued, the hangars were intended to cater for private aircraft and passengers and resulted in a higher demand for parking as identified within the Traffic Impact Assessment submitted as part of the original application.

Proposed Condition

It is recommended Condition 55 is amended as follows:

55. *The premises must be provided with ~~68~~ **36** car parking spaces including ~~four (4)~~ **one (1)** car spaces for people with disabilities together with standing and manoeuvring for an articulated vehicle (AV) service vehicle. ~~Twenty two (22) car parking spaces including one (1) space for people with disabilities (PWD) must be provided at Stage 1, and forty six (46) car parking spaces including three (3) PWD spaces must be provided at Stage 3~~. Carparking and manoeuvring areas must be:*

55.1 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions for User Class 2 parking as defined in AS 2890.1:2004 Parking facilities – Off-street car parking;

55.2 Designed and constructed in accordance with the requirements of AS2890.1:2004;

55.3 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1, AS 1428.1:2009 Design for access and mobility – General requirements for access - New building work and AS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities

55.4 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the site;

55.5 Designed to enable all vehicles to enter and leave the site in a forward gear

55.6 Kept and used exclusively for vehicle parking and manoeuvring; and

55.7 Accessible and available to the general public and staff during approved hours of operation.

56. *The premises must be provided with a services bay/s for ~~a B-Double~~ an articulated vehicle (AV). The design and provision of manoeuvring areas and loading/unloading facilities for service vehicles is in accordance with AS 2890.2:2002 Parking facilities – Off-street commercial vehicle facilities.*

REFUSE STORAGE AREA

Existing Condition

58. *Refuse storage facilities must be provided within a dedicated waste storage room located within the Hangar building that is:*

58.1 In a location with carting routes devoid of steps and steep rises that allows bins to be easily maneuvered to their place of collection;

58.2 Fly and vermin proof; and

58.3 Refrigerated or otherwise ventilated in accordance with the Building Code of Australia and Australian Standard 1668.2 The use of Ventilation and Air Conditioning in Buildings.

58.4 Be designed to enable bins to be washed out within the storage area and drained to:

(i) A sewer system (requiring trade waste approval from Council) within sewered areas; or

(ii) An area of significant landscaping, a water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas.

59. *Refuse storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that they are screened from public view with a minimum 1.5m high solid fence or wall.*

60. *The size and capacity of the refuse storage areas must be sufficient to accommodate:*

60.1 The level of waste likely to be generated from the development having regard to the frequency of refuse collection;

60.2 General refuse bins of an industrial type appropriate to the nature and scale of the use;

60.3 Recycling bins appropriate to the nature and scale of the use; and

60.4 A floor area with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front.

Reason for Change

It is recommended Conditions 58 – 60 are replaced with standard conditions now applied to refuse storage in the Wellcamp Airport and Business Park.

Proposed Condition

~~*58. Refuse storage facilities must be provided within a dedicated waste storage room located within the Hangar building that is:*~~

~~*58.1 In a location with carting routes devoid of steps and steep rises that allows bins to be easily maneuvered to their place of collection;*~~

~~*58.2 Fly and vermin proof; and*~~

~~*58.3 Refrigerated or otherwise ventilated in accordance with the Building Code of Australia and Australian Standard 1668.2 The use of Ventilation and Air Conditioning in Buildings.*~~

~~*58.4 Be designed to enable bins to be washed out within the storage area and drained to:*~~

~~*(i) A sewer system (requiring trade waste approval from Council) within sewered areas; or*~~

~~*(ii) An area of significant landscaping, a water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas.*~~

~~*59. Refuse storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that they are screened from public view with a minimum 1.5m high solid fence or wall.*~~

~~*60. The size and capacity of the refuse storage areas must be sufficient to accommodate:*~~

~~*60.1 The level of waste likely to be generated from the development having regard to the frequency of refuse collection;*~~

~~*60.2 General refuse bins of an industrial type appropriate to the nature and scale of the use;*~~

~~*60.3 Recycling bins appropriate to the nature and scale of the use; and*~~

~~*60.4 A floor area with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front.*~~

58. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:

58.1 The size, mix and capacity of bins provided must be sufficient to accommodate the type and level of waste likely to be generated from the development having regard to the frequency of disposal or collection;

58.2 Provision of a constructed bulk bin store with an impervious hardstand base for the permanent storage location and service collection of all bulk bins, having minimum dimensions which exceed the combined size of bins by at least 300mm at the rear and both sides and 600mm at the front and no closer than 2m to any fresh air intake of a habitable room;

58.3 Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built enclosure or solid screen fencing; and

58.4 Bins must be kept in a clean state and in good repair and fitted with tight-fitting lid assemblies designed to prevent ingress of pests and water.

3.0 MINOR CHANGE CRITERIA & ASSESSMENT

3.1 MINOR CHANGE CRITERIA

Section 78 of the *Planning Act 2016* (the Act) allows a person to request a 'minor change' to a development approval. A 'minor change' is defined under Schedule 2 of the Act as follows:

> " ***minor change*** *means a change that-*
>
> *(b) for a development approval-*
>
> *(i) would not result in substantially different development; and*
>
> *(ii) if a development application for the development, including the change, were made when the change application is made would not cause-*
>
> *(A) the inclusion of prohibited development in the application; or*
>
> *(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
>
> *(C) referral to extra referral agencies, other than to the chief executive; or*
>
> *(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or*
>
> *(E) public notification if public notification was not required for the development application.*

An application pursuant to section 78 of the Act involves the application of a two-step test:

1. A threshold question as to whether the application is for a minor change[1]; and
2. An assessment pursuant to section 81. In particular, section 81(2) provides that the responsible entity must consider all matters it would or may assess against, or have regard to, as if the change application was a development application.

[1] Which must be answered in the affirmative having regard to the definition of minor change under Schedule 2 of the *Planning Act 2016*

3.2 GOVERNING PRINCIPLES - MINOR CHANGE ASSESSMENT

The following governing principles relating to the assessment of a Minor Change may be derived from applicable case law in the Planning & Environment Court:

(A) The Development Assessment Rules (DAR) Schedule 1 principles:
- are a guide only;
- there is no stated legislative requirement to consider them; and
- may, not must, result in 'substantially different development'.

(B) A comparison is required between pre- and post- change development approval scenarios;

(C) The consideration must be directed to the proposed changes in the context of the whole of the authorised development;

(D) The proposed changes must be considered as 'a matter of fact and degree' and 'broadly and fairly';

(E) The words 'substantially different' must be given their natural meaning: *essential, material or* important;

(F) The relevant test is that the change not result in **a** substantially different development, not merely that it not result in **some** substantially different development.

(G) Not only should changes be considered in the context of the overall approved development, they must be considered from a qualitative and quantitative town planning impacts perspective.

3.3 ASSESSMENT AGAINST MINOR CHANGE CRITERIA

The proposed change has been assessed against the Minor Change criteria as follows:

3.3.1 Substantially Different Development

The Development Assessment Rules, version 1.2 (the DA Rules), includes Schedule 1: Substantially Different Development. Item 4 of Schedule 1 outlines nine (9) criteria for consideration as to whether a change application involves substantially different development.

A change may be considered to result in substantially different development if the proposed change:

(A) involves a new use; or

The proposed change does not involve a new use of premises.

(B) results in the application applying to a new parcel of land; or

This change does not result in the inclusion of a new parcel of land.

(C) dramatically changes the built form in terms of scale, bulk and appearance; or

It is noted the development seeks to combine the approved two (2) hangars into a single hangar with an overall decrease in GFA and building footprint, thereby decreasing the scale of the development in terms of building coverage. The development will retain carparking, landscaping and vehicular access to the frontage of Airport Drive, generally maintaining approved streetscape in that regard.

It is also acknowledged that the height of the hangar is required to be increased to ensure the built form is compatible with the function and use of the hangar as a helicopter storage and maintenance facility. In this regard, the maintenance of the aircraft will require the use of an internal overhead crane and hence the change in building height is essential for the function of the use. The height of the current approved hangar is approximately 10.5m, whereas, the proposed hangar will have a pitching height of 16m with the maximum height extending in parts beyond this to approximately 19.8m (resulting in a total increase of 9.3m).

Despite the height increase, the development's setting in the broader context of the scale of industrial development in the Wellcamp Business Park and Airport, including the height of other existing and approved structures, ensures the increase in height would not have the same impact as increasing the height of a building for a similar sized development in a smaller estate/development area. Specific reference is made to Development Permit MCUC/2022/472/A which approved an increased building height for the Boeing Assembly Building from 14.5m to 24.2m (i.e. increase of 9.7m) acknowledging the function of the building to accommodate aircraft.

Consideration should also be given to the location of the development site in relation to neighbouring properties. The development site is centrally located within the Wellcamp Business Park and Airport and setback approximately 800m from the Toowoomba – Cecil Plains Road frontage, and >1,000m from the nearest adjoining boundary of land not associated with the Airport/Business Park. Accordingly, the consequences of the change sought in the height of the building are considered to be negligible in terms of visual impact on surrounding properties and from public viewpoints.

Acknowledging the setting of this development within the Wellcamp Business Park, in addition to its separation from neighbouring properties, ensures the change in height will not adversely impact the visual amenity of the site and adjoining/nearby properties.

Additionally, the proposed increase in height will not compromise airport safety. In this regard, the Airport Obstacle Limitation Surface (OLS) is at RL460 to RL478 at this location and the new height of the building (i.e.19.8m) ensures it will not penetrate the OLS at this location; refer to **Figure 1 and Appendix F**.

(D) changes the ability of the proposed development to operate as intended; or

The proposed change does not affect the ability of the proposed development to operate as intended and rather seeks to alter the development to ensure it is compatible with the function and operations of the aircraft storage and maintenance facility.

(E) removes a component that is integral to the operation of the development; or

The proposed change does not remove a component that is integral to the operation of the development.

(F) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

The proposed change will not significantly impact on traffic flow or the transport network.

(G) introduces new impacts or increase the severity of known impacts; or

The proposed change does not introduce new impacts or increase the severity of known impacts.

(H) for a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –

- introduces new social impacts or increase the severity of known social impacts; or

The proposed change is not prescribed by the Planning Regulation as requiring social impact assessment.

(I) removes an incentive or offset component that would have balanced the negative impact of the development; or

The proposed change does not remove an incentive or offset component that would have balanced a negative impact of the development.

(J) impacts on infrastructure provision.

The proposed change will not impact on infrastructure provision.

3.3.2 No Prohibited Development

The proposed change does not include any prohibited development.

3.3.3 Referral Agencies

The proposed change does not involve:

- referral to a referral agency where there were no referral agencies;
- referral to extra referral agencies, noting since the original approval was issued over the subject site, an easement in favour of Ergon Energy (Easement P SP296105) has been registered over Lot 800 SP296105. If a new development application were lodged today, it would require referral to Ergon Energy, however, the proposed change would not cause the development to require referral to Ergon Energy. The requirement to refer the Development Application to Ergon Energy today would only be triggered due to changes in an applicable planning instrument, or registration of the subject easement during the intervening time period;
- a referral agency in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was originally made.

3.3.4 Public Notification

The proposed change does not necessitate public notification of the application where such notification was not previously required.

3.3.5 Owners Consent & Approved Form

In accordance with section 79 of the *Planning Act 2016*, landowner's consent is required to be provided. On this basis, consent has been provided with respect to Lot 6 & Lot 800 SP296105.

The Change Application is also made on the approved form. Both the Change Application Form and landowner's consent are included as **Appendix E**.

4.0 PLANNING ACT 2016 - SECTION 81 ASSESSMENT

Section 81 of the Planning Act sets out the requirements for the assessment of change applications for a minor change to a development approval. The applicable provisions of this section are as follows:

(1) This section applies to a change application for a minor change to a development approval.

(2) In assessing the change application, the responsible entity must consider—

(a) the information the applicant included with the application; and

(b) if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and

(c) any pre-request response notice or response notice given in relation to the change application; and

(d) if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and

(e) if the responsible entity is, under section 78A(4)(a), the chief executive—all matters the chief executive would or may assess against or have regard to, if the change application were a development application declared to be an application for State facilitated development under section 106D; and

(f) *if paragraphs (d) and (e) do not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*

(g) *another matter that the responsible entity considers relevant.*

(3) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d), (e) or (f), consider—*

(a) *a statutory instrument; or*

(b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

(4) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*

(5) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—*

(a) *the statutory instrument or other document as in effect when the change application was made; or*

(b) *if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or*

(c) *another statutory instrument—*

(i) *that comes into effect after the change application is made but before it is decided; and*

(ii) *that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*

Section (4) requires the responsible entity to assess or have regard to the statutory instrument that was in effect when the application was made. Section (5) identifies that the responsible entity may have regard to statutory instruments or other documents that applied when the change application was made.

The original Development Permit was issued under the *Toowoomba Regional Planning Scheme 2012* as it existed and had effect on 15 June 2015. The proposed changes do not introduce any new components which may be inconsistent with the Toowoomba Regional Planning Scheme 2012.

5.0 SUMMARY OF MINOR CHANGE

On the basis of the preceding correspondence, we contend that the proposed change comprises a "Minor Change" pursuant to schedule 2 of the *Planning Act 2016*, as the proposed change:

(i) Does not result in substantially different development.

(ii) Does not include prohibited development pursuant to Schedule 10 of the *Planning Regulation 2017*.

(iii) Does not require referral to referral agencies where referral was not previously required; or referral to additional referral agencies, or referral to assess additional referral matters not required to be assessed when the application was originally made; and

(iv) Does not necessitate the development being subject to public notification when public notification was not previously required.

On this basis, it is considered that Toowoomba Regional Council may lawfully consider the proposed change to Decision Notice MCUI/2014/716/B, as part of a Change Application (Minor Change) in accordance with the relevant provisions of the *Planning Act 2016*.

6.0 SUPPORTING DOCUMENTATION

Attached to this correspondence at **Appendix E** are the following documents required to accompany a Change Application:

- Change Application Form (DA Form 5); and
- Landowner's Consent Form.

The application will be supported by the relevant application fee of **$6,840.00** in accordance with Council's 2026/27 Register of Fees and Charges. Payment of this fee will be made upon lodgement of the application.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on phone 07 4632 2535, mobile 0427 875 871 or by email at kim@precinctplan.com.au.

Yours sincerely



Kim Reeve
Precinct Urban Planning

APPENDIX A – DECISION NOTICE

MCUI/2014/716/B

TOOWOOMBA REGIONAL COUNCIL

Our Reference: MCUI/2014/716/B
Contact Officer: Nikki Morrison
Contact: Toowoomba Office, 4688 6857
Email: development@toowoombaRC.qld.gov.au

Decision Notice
CHANGE TO A DEVELOPMENT APPROVAL
Sustainable Planning Act 2009 Section 376

Wagners Investments Pty Ltd
C/- Andrew Bullen - Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

15 June 2015

Dear Sir

Location: **1511 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350**
Property Description: **Lot 12 SP272150**
Relevant Planning Scheme: ***Toowoomba Regional Planning Scheme 2012***

I refer to your request received on 7 May 2015 for a change to the development approval for Material Change of Use – Air Services (Hanger Complex) approved on 11 September 2014.

On the 15 June 2015, the request for a change to the development approval was approved as per the attached Schedule. All deletions are identified by **bolded** strikethrough of text and all additions are identified by **bolded** text.

Rights of Appeal

Attached is an extract from the *Sustainable Planning Act 2009* which details your appeal rights regarding this decision.

Yours faithfully

N. Plumbe

Natalie Plumbe
Principal Planner (Appeals Management & Major Projects), Development Assessment

TOOWOOMBA REGIONAL COUNCIL
A.B.N. 997 8830 5360

SCHEDULE 1

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - IMPACT

APPLICATION NUMBER:	MCUI/2014/716/B
APPLICANT:	Wagners Investments Pty Ltd
LOCATION:	1511 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350
PROPERTY DESCRIPTION:	Lot 12 SP272150
APPROVED USE:	Air Services – Hangar Complex (3840m^2 GFA)
ZONING:	Medium Impact Industry Zone – General Industry Precinct Low Impact Industry Zone High Impact Industry Zone –Heavy Industry and Quarry Precinct Open Space Zone – Conservation Precinct Rural Zone

A. ASSESSMENT MANAGER'S CONDITIONS:

APPROVED USE AND INTENSITY

1. This development permit is for a material change of use for Air Services (Hangar Complex).

2. This Development Permit does not imply or comprise an approval for any use(s) other than those listed in Condition 1.

CARRY OUT AND MAINTAIN DEVELOPMENT

3. The development must comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they are not varied by this approval.

4. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.

5. Complete all building work associated with this development approval, including work required by any of the conditions of this approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the approved and amended plans and documents and, where the building work is assessable development, in accordance with a current development permit.

6. The development must be maintained in accordance with the Approved Plans and Approved Documents subject to or modified by any conditions of this approval.

APPROVED AND AMENDED PLANS

7. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this approval and the amendments listed below:

   Plan No: 12/064 PP61
   Description: Airport Hangar Lot, Revision B, prepared by Byrne Surveyors, dated 11 February 2014 and received by Council 14 February 2014.
   Amendments: Remove reference to Lot 57

Plan No: DA-101
Description: Locality Plan, Revision A, prepared by I^3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.
Amendments: Nil

Plan No: DA-102
Description: Site Plan, Revision A, prepared by I^3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.
Amendments: Amend carparking layout to include a heavy vehicle un/loading area as per condition 56.

Plan No: DA-103
Description: Ground Floor Plan, Revision A, prepared by I^3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.
Amendments: Nil

Plan No: DA-104
Description: Elevations, Revision A, prepared by I^3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.
Amendments: Nil

Plan No: DA-107
Description: Architectural Illustrations, Revision A, prepared by I^3 Consulting Pty Ltd, dated 31 January 2014 and received by Council 14 February 2014.
Amendments: Nil

8. Amended Plans required by Condition 7 must be submitted to the Manager, Development Assessment for endorsement prior to the issuing of a development permit for building works.

COUNCIL APPROVAL OF DOCUMENTS AND WORKS

9. Prepare and submit applications to Council and obtain development permits to carry out operational work for the following in accordance with the conditions of this approval:

    9.1 Roadworks (External);
    9.2 Stormwater Drainage; and
    9.3 Bulk Earthworks (including erosion and sedimentation control).

10. Following further approval by the Council where required, carry out all works required by the conditions of this approval prior to the commencement of use.

11. Prepare and submit the following documents to Council for compliance assessment in accordance with the conditions of this approval and prior to the issue of a Development Permit for Building Works for the proposed development:

    11.1 Landscape Plan for assessment against the relevant standards and requirements in:

        (i) Landscaping Code in the Toowoomba Regional Planning Scheme; and
        (ii) Conditions 61-66.

    11.2 The Landscape Plan must be submitted to and approved by Council prior to the commencement of the landscape works on the subject land.

12. Following further approval by the Council where required, carry out all works required by the conditions of this approval prior to the commencement of use.

STAGED DEVELOPMENT

13. Staging of the development is to occur in accordance with the staging indicated on the approved plans subject to and modified by any conditions of this approval.

14. Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans, or may be combined and constructed at one time, subject to all conditions applicable to the relevant stage/s being complied with.

APPROVED DOCUMENTATION

15. A legible copy of the Approved Plans and Approved Documents bearing Council's approved stamp of endorsement and the Decision Notice must be available on the subject land and available for inspection at all times during construction and earthworks.

WORKS

ENGINEER'S CERTIFICATION/SUPERVISION OF WORKS

16. Plans and specifications for all works associated with car parking and vehicular access, stormwater drainage, sewer protection, or any works required on Council infrastructure, must be prepared and certified by a Registered Professional Engineer Queensland – Civil (RPEQ).

17. Any works that have been certified by an RPEQ must be carried out under the supervision of an RPEQ with all executed works being detailed on a Certificate of Supervision, and a copy of the Supervision Certificate must be submitted to Council upon completion of the works.

18. Where any condition refers to, or requires, an Engineer to perform a task or function, the Engineer must hold professional indemnity insurance to the value of $2,000,000.

STORMWATER QUALITY AND FLOW MANAGEMENT

19. Prepare and submit to Council for endorsement, a Site Based Stormwater Management Plan for the proposed development site in accordance with the relevant standards in PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure and the water quality elements of the State Planning Policy, demonstrating the following:

    19.1 The collection and direction internally of stormwater run-off from roof and developed surface areas, and any run-off onto the site from adjacent areas, to a lawful point of discharge;

    19.2 The achievement of water quality objectives determined and adopted in accordance with the relevant standards and processes in PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure, and the water quality elements of the *State Planning Policy July 2014*

    19.3 No increase in peak flow rates downstream from the site for storm events with an ARI of 2 years, up to and including 100 years;

    19.4 Flood levels for the major design storm and the adequate provision of freeboard to the airport buildings and internal roads;

    19.5 No increase in flood levels external to the site;

    19.6 No increase in duration of inundation external to the site that could cause loss or damage; and

    19.7 Appropriate inspection and maintenance of stormwater quality control infrastructure in accordance with a program.

    Advice Note: The Wellcamp Business Park Stormwater Management Plan produced by Kehoe Myers and dated May 2014 may form the basis of the Site Based Management Plan once endorsed by Council. Additional details are required to show how the aircraft hanger will connect into the precinct stormwater system.

20. All internal and external stormwater drainage works (including detention basin(s)) must be completed generally in accordance with the:

    20.1 Endorsed Site Based Stormwater Management Plan referred to in the above conditions; and

20.2 Relevant standards and processes in PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure, and the water quality elements of the *State Planning Policy July 2014*, other than where varied by the endorsed Site Based Stormwater Management Plan.

Note: This Condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.

21. The design and the construction of the internal and external stormwater drainage works must be certified by a Registered Professional Engineer Queensland – Civil as follows:

21.1 A design certificate must be submitted to the Council with the application for operational works referred to in the above conditions; and

21.2 A construction supervision certificate must be submitted to Council at the completion of the approved works.

STORMWATER QUALITY MANAGEMENT – TREATMENT FACILITIES

22. Any on-site litter baskets or swales identified in the Site Based Stormwater Management Plan must be constructed on-site by the applicant, upstream of the connection to drainage system external to the subject site in accordance with, and supported by, the following requirements:

22.1 On-site litter baskets and swales must be incorporated into the subject site for all stages of the development to achieve stormwater quality management targets as outlined in the water quality elements of the *State Planning Policy July 2014*; and

22.2 Works must be completed prior to the commencement of use of the development.

23. Contaminants or contaminated water must not be released from the subject land except for:

23.1 Uncontaminated overland stormwater flow;

23.2 Uncontaminated stormwater to the stormwater system; and/or

23.3 Contaminants released to sewer in accordance with a trade waste permit granted by Council under the *Water Supply (Safety and Reliability) Act 2008*.

24. Ensure that:

24.1 Maintenance and cleaning of equipment (including vehicles and plant) is carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, or onto unsealed ground;

24.2 Any spillage or contaminates are cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water course;

24.3 Incident rainfall and overland flow of stormwater does not contact contaminants (for example, areas with contaminants should be roofed or be protected by diversion drains); and

24.4 Contaminants such as cigarette butts and other gross pollutants do not enter the stormwater drainage systems.

BULK EARTHWORKS (BULK EARTHWORKS GREATER THAN 50 CUBIC METRES)

25. Prepare and submit to Council an application for a development permit to carry out operational work for filling and excavation for bulk earthworks, and obtain Council's approval for all bulk earthworks for the development in accordance with the following requirements:

25.1 The earthworks and any associated batter/s and retaining wall/s must be designed in accordance with the relevant standards in PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure with detailed plans submitted;

25.2 Proposed earthworks, batter and retaining walls must be designed to:

(i) Avoid any adverse impacts on existing retaining walls, structures and services within the vicinity;

(ii) Be fully contained within the subject land (including any associated subsoil drainage, drainage backfill material, ground/rock anchors, geogrid and footings) and must not in any way impact on the properties or road reserve adjoining the subject land; and

(iii) Ensure any proposed retaining walls do not impede, concentrate or pond stormwater from adjoining properties;

25.3 Provide details of the source and location of material to be imported or removed from the site including:

(i) Details of the location of any material to be sourced for fill, including the volume of fill to be moved from any particular source site;

(ii) Details of the final location for any material to be exported from the site from excavations;

(iii) The haulage route/s that will be used. Approval for the haulage truck sizes and the final haul route(s) is to be obtained prior to works commencing; and

(iv) Details identifying the source/disposal site(s) for material imported/exported as part of the development. The site(s) must have a current development approval enabling them to export/accept any material; and

25.4 The design of the works must be certified by a Registered Professional Engineer Queensland (RPEQ) – Civil and a design certificate must be submitted with the application.

26. The construction of the works must be certified by a Registered Professional Engineer Queensland (RPEQ) – Civil and a construction supervision certificate must be submitted at the completion of the approved works on the site.

27. Cut, fill and other stored material must be contained wholly within the subject land.

28. Contaminated material must not be used as fill on the subject land. Any filling must be undertaken using inert materials only.

29. Waste material as a result of demolition works and excavation works must not be used as fill where the material includes the following as defined within the *Environmental Protection (Waste Management) Regulation 2000*:

29.1 Commercial waste;
29.2 Construction or demolition waste;
29.3 Domestic clean-up waste;
29.4 Domestic waste;
29.5 Garden waste;
29.6 Industrial waste;
29.7 Interceptor waste;
29.8 Recyclable biodegradable waste;
29.9 Recyclable waste; and
29.10 Regulated waste.

30. All waste material above as defined within the *Environmental Protection (Waste Management) Regulation 2000* must only be disposed at a waste facility approved for the receipt of waste.

EROSION AND SEDIMENT CONTROL

31. Prepare and submit an Erosion and Sediment Control (E&SC) Management Plan and submit in conjunction with the operational works application for earthworks. The E&SC Management Plan must address the following requirements:

31.1 The E&SC Management Plan must be prepared in accordance with PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure;

31.2 The E&SC Management Plan must address both the internal works for the development and any associated external works;

31.3 The drawings and documentation submitted for the E&SC Management Plan must be certified by a Registered Professional Engineer Queensland – Civil;

31.4 The scope of the E&SC Management Plan includes, but not necessarily limited to the following:

(i) Construction of sediment fences, earth berms, temporary drainage, temporary sediment basins and stormwater filtering devices designed to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems;

(ii) Dewatering method and treatment of subsurface and stormwater runoff from the basement during excavation and construction to prevent sediment laden water being released into the roads and/or stormwater drainage systems;

(iii) Identification of high and extreme erosion risk areas and treatments to be employed to manage these areas during construction and re-establishment of the areas post construction and during any relevant on-maintenance period;

(iv) Measures to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the construction period;

(v) Identification of areas to be utilised on the site for stockpiling of materials capable of being moved by the action of wind or running water. The materials must be stored clear of drainage paths, and appropriate measures implemented to prevent entry of such materials into either the road or drainage system;

(vi) Inspection regime of the sediment and erosion controls; and

(vii) Response times to events where controls have been damaged or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the site or associated works.

31.5 The E&SC Management Plan must be implemented, maintained and modified where necessary to maintain compliance with the approval at all times during the period when land-disturbing activities commence to the completion of the establishment period of landscaping or other areas disturbed during/following construction when all exposed soil areas are stabilised against erosion.

ENVIRONMENTAL MANAGEMENT – AIR QUALITY

32. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm or environmental nuisance as defined in the *Environmental Protection Act 1994* must at any time emanate beyond the boundaries of the subject land.

SERVICES AND UTILITIES

INFRASTRUCTURE SEWERAGE (ON SITE WASTEWATER TREATMENT SYSTEM)

33. Provide a wastewater treatment and disposal system for waste water subject to:

33.1 Confirmation of peak design capacity;

33.2 The identification of suitable waste water treatment and disposal areas;

33.3 Compliance with *AS3500.2:2003 Plumbing and drainage Part 2: Sanitary plumbing and drainage*, *AS1547:2012 On-site domestic wastewater management*, the *Queensland Plumbing and Wastewater Code* and the *Plumbing and Drainage Act 2002*; and

33.4 Design certification by a Registered Professional Engineer Queensland (RPEQ).

34. If the peak design capacity is 21 equivalent persons or more, obtain a licence to operate the treatment plant in accordance with the *Environmental Protection Regulation 2008*.

35. The proposed treatment plant must operate on the basis of private ownership. Council will take no responsibility for any operation and maintenance of the system and/or any associated costing in relation to wastewater treatment and discharge.

36. All internal sewerage reticulation network must remain as private property. All associated cost for design, construction, operation and maintenance and management will be at no cost to Council.

WATER INFRASTRUCTURE SUPPLY (CONNECTION TO RETICULATED SYSTEM)

37. The development must be connected to Council's reticulated water supply at Toowoomba-Cecil Plain Road in accordance with PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.

Note: This Condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.

38. Should the development require the provision of a new-metered water service, and/or upgrading or extension of Council's existing reticulation main, then the connection of this service, the disconnection of any existing services, and/or upgrading/extension of Council's existing reticulation mains will be at no cost to Council. Any external works will require the lodgement of an operational works application.

39. Construct an internal water reticulation system to serve the development site. The internal system must be connected to Council's existing water reticulation system located in Toowoomba-Cecil Plains Road or at another location approved by Council. The works must:

39.1 Include connection to the existing reticulation system and the provision of all necessary valves, fittings and fire hydrants prior to any building works on the relevant lot/s; and

39.2 Be constructed within the development site.

40. Any construction works to be undertaken in the vicinity of Council's existing water supply infrastructure must not adversely affect the integrity of the infrastructure. The repair, replacement or alteration of existing infrastructure must be undertaken by Council at no cost to Council.

TELECOMMUNICATION

41. Install telecommunications infrastructure to service the premises which complies with the following:

41.1 The requirements of the *Telecommunications Act 1997* (Cth);

41.2 For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and

41.3 For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is located underground.

42. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

43. Provide to the Council a written certification from all relevant service providers that the telecommunications infrastructure is installed in accordance with conditions 41 and 42, and all applicable legislation at the time of construction.

Note: The Telecommunications Act 1997 (Cth) specifies where the deployment of optical fibre and the installation of fibre-ready facilities is required.

ELECTRICITY SUPPLY

44. The premises must be connected to an electricity supply in accordance with the standards and an agreement with the relevant energy regulatory authority.

APPROVAL OF WORKS (COUNCIL INFRASTRUCTURE)

45. Where works affecting Council's infrastructure are to be carried out by an entity other than Council:

45.1 All works must be designed and constructed in accordance with the relevant standards and requirements of:

(i) PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure;
(ii) PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure; and
(iii) PSP No. 4 - Development Near Utility Services;

45.2 An application for the works must be submitted to and approved by Council prior to carrying out the works;

45.3 The design and the construction of the works must be certified by a Registered Professional Engineer Queensland – Civil as follows:

(i) A design certificate must be submitted with the application; and
(ii) A construction supervision certificate must be submitted at the completion of the approved works and prior to acceptance of the works on-maintenance;

45.4 Pay all checking and inspection fees at the time of submitting the application for the works to Council;

45.5 Be responsible for all aspects associated with carrying out the works including ensuring all work is carried out by a qualified contractor and ensuring public safety such as providing and maintaining during construction adequate barricades, signage and other warning devices to be detailed in the application to Council; and

45.6 The works must be completed and accepted on-maintenance prior to the commencement of the use.

46. A defects liability security must be lodged for external works prior to Council accepting these works on-maintenance. The amount of security required will be advised by Council following submission of engineering drawings for Council approval. This security will be released upon Council accepting the external works off-maintenance, at the end of a minimum period of twelve (12) months defects liability period.

TRANSPORT, ACCESS AND PARKING

TRAFFIC CONTROL PLAN

47. Prior to commencement of any works affecting external roads, submit a traffic control plan to, and obtain Council's approval, for the relevant works, along with the submission of appropriate securities and a suitable form of indemnity for any claims against Council.

ROADWORKS (EXTERNAL)

48. Existing unformed roads must be constructed for the entire frontage of the development site, as follows:

Street: Unnamed Road 409359 (approximately 2.5km long) connecting Toowoomba-Cecil Plains Road with the private airport road.

Classification: Sub-arterial.

Construction Standard (Minimum): Rural sub-arterial with 3.5m traffic lanes and 1m sealed shoulders (9m seal width in total) as defined on Toowoomba Regional Council standard drawing 101386-001 Revision B. Vertical alignment must be designed to facilitate future upgrading of the road to urban industrial standards.

Note: This Condition is imposed pursuant to Section 665 of the Sustainable Planning Act 2009.

49. The design and construction of the road works must be in accordance with Council's requirements as set out in the PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure. The works must include but are not limited to matters such as:

    48.1 Pavement;

    48.2 Transverse stormwater drainage;

    48.3 Table drain works;

    48.4 Relocation of utility and Council services; and

    48.5 Street Lighting.

50. A Development Application for a Development Permit for Operational Works for the external road works must be submitted to and approved by Council prior to the commencement of the works or as otherwise indicated. All approved works must be completed and accepted on-maintenance prior to the commencement of the use.

51. The design and construction of the works must be certified by a Registered Professional Engineer Queensland (RPEQ) – Civil as follows:

    51.1 A design certificate must be submitted with the application; and

    51.2 A construction supervision certificate must be submitted at the completion of the approved works.

ROADWORKS (INTERNAL)

52. Provide a minimum 12m wide industrial local access street to connect the aircraft hangar with the external access road (unnamed road 409359) to the south of the development site.

    Note: This Condition is imposed pursuant to Section 646 of the Sustainable Planning Act 2009.

53. The internal road must be constructed to a sealed standard, including kerb and channel on both sides of the new road and street lighting.

54. The proposed vehicle access/es from the site to the internal access road must be sealed from the street kerb to the site boundary. The access/es must be designed as specifically required below:

    54.1 The property accesses must include suitable tapers and flares to accommodate the required turning paths of an articulated vehicle (AV) service vehicle.

ON-SITE CAR PARKING, SERVICE BAYS AND MANOEUVRING

55. The premises must be provided with 68 car parking spaces including four (4) car spaces for people with disabilities together with standing and manoeuvring for an articulated vehicle (AV) service vehicle. **Twenty two (22) car parking spaces including one (1) space for people with disabilities (PWD) must be provided at Stage 1, and forty six (46) car parking spaces including three (3) PWD spaces must be provided at Stage 3.** Carparking and manoeuvring areas must be:

    55.1 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions for User Class 2 parking as defined in AS 2890.1:2004 Parking facilities – Off-street car parking;

55.2 Designed and constructed in accordance with the requirements of AS2890.1:2004;

55.3 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.1, AS 1428.1:2009 Design for access and mobility – General requirements for access - New building work and AS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities

55.4 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the site;

55.5 Designed to enable all vehicles to enter and leave the site in a forward gear

55.6 Kept and used exclusively for vehicle parking and manoeuvring; and

55.7 Accessible and available to the general public and staff during approved hours of operation.

56. The premises must be provided with a services bay/s for ~~a B-Double~~ **an articulated vehicle (AV)**. The design and provision of manoeuvring areas and loading/unloading facilities for service vehicles is in accordance with *AS 2890.2:2002 Parking facilities – Off-street commercial vehicle facilities.*

ACCESS FOR PEOPLE WITH DISABILITIES

57. Access must be provided for people with disabilities in accordance with Australian Standard AS1428.1: *Design for Access and Mobility* by means of an unimpeded continuous path of travel from any adjacent roadway, adjoining public open space and from any disabled access car parking bay, to all parts of the development that are normally open to the public.

REFUSE STORAGE AREA

58. ~~The bin storage area shown on the approved plans must be provided and must:~~
~~58.1 Have an impervious floor, graded and drained through an approved sediment/silt trap to a legal sewer connection;~~
~~58.2 Have adequate bunding around its perimeter to prevent contaminated wastewater escaping to stormwater;~~
~~58.3 Have a tap and hose located within 5 metres; and~~
~~58.4 Be designed to enable bins to be washed out within the storage area and drained to:~~
~~(i) A sewer system (requiring trade waste approval from Council) within sewered areas; or~~
~~(ii) An area of significant landscaping, a water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas.~~

Refuse storage facilities must be provided within a dedicated waste storage room located within the Hangar building that is:

58.1 In a location with carting routes devoid of steps and steep rises that allows bins to be easily maneuvered to their place of collection;

58.2 Fly and vermin proof; and

58.3 Refrigerated or otherwise ventilated in accordance with the Building Code of Australia and *Australian Standard 1668.2 The use of Ventilation and Air Conditioning in Buildings*.

58.4 Be designed to enable bins to be washed out within the storage area and drained to:

(i) A sewer system (requiring trade waste approval from Council) within sewered areas; or

(ii) An area of significant landscaping, a water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas.

59. Refuse storage areas must be provided on the premises within a building, outbuilding or other enclosed structure so that they are screened from public view with a minimum 1.5m high solid fence or wall.

60. The size and capacity of the refuse storage areas must be sufficient to accommodate:

60.1 The level of waste likely to be generated from the development having regard to the frequency of refuse collection;

60.2 General refuse bins ~~of an industrial type~~ appropriate to the nature and scale of the use;

60.3 Recycling bins appropriate to the nature and scale of the use; and

60.4 A floor area with dimensions which exceed the size of the nominated bin size by at least 300mm at the rear and both sides and 600mm at the front.

LANDSCAPING

61. Submit for compliance assessment in accordance with Condition 11, a Landscape Plan for all landscaping associated with the development in accordance with the following requirements:

61.1 The landscape plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction in accordance with the applicable requirements in table 9.3.4:7 of the Landscape Code in the Toowoomba Regional Planning Scheme;

61.2 The Landscape Plan must address the applicable acceptable outcomes or performance outcomes of the Landscape Code and any other relevant landscaping requirements applicable to the development in the Toowoomba Regional Planning Scheme; and

61.3 The Landscape Plan must detail:

(i) The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;

(ii) The number and size of plants; and

(iii) The typical planting detail including preparation, backfill, staking and mulching.

62. All declared weeds must be removed from the subject land and the land maintained free of declared weeds at all times.

63. All trees, shrubs or landscaped areas (excluding declared weeds) identified for retention must be maintained and disturbance avoided from construction work.

64. Landscaping provided around car parking areas within the subject land must allow visibility into the site by:

64.1 Using trees which have a clean trunk height of at least 1.8 metres (at maturity); and

64.2 Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines.

65. A minimum of 70% of landscaped areas must be retained as a permeable surface.

66. Landscape areas must be maintained as per the approved Landscape Plan, and the site must remain in a clean and tidy state at all times.

OUTDOOR LIGHTING – IMPACT MITIGATION

67. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of Australian Standard AS4282-1997 *"Control of the obtrusive effects of outdoor lighting"* using a control level of 1 **and the relevant Civil Aviation Safety Authority (CASA) lighting standards and requirements. Where there is a conflict between the above standards the CASA lighting standards will take precedence.**

68. Any outdoor lighting must not comprise of configurations of lights in straight parallel lines 500m to 1,000m long, lighting that shines light above the horizontal, coloured or flashing lights, sodium lights or flare plumes **unless there is a conflict with the CASA lighting standards in which case the CASA lighting standards will take precedence.**

COMMUNITY SAFETY (CAR PARKING AREAS)

~~69. Car parking areas open to the public at night must be provided with lighting that is vandal resistant and complies with *Australian Standard AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*.~~

70. Pedestrian routes between car parking areas and buildings must be clearly signed and marked.

71. Car parking spaces allocation to employees and visitors must be physically separated, distinctly identified and adequately sign-posted to clearly direct vehicular traffic to these respective areas.

72. Parking spaces must be available for use by employees and visitors during the business hours of the use.

NOISE IMPACT MITIGATION

73. Unless otherwise approved in writing by Council, building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to:

    73.1 Monday to Saturday: 6.30 AM to 6.30 PM; and

    73.2 Sundays and Public Holidays: NIL.

74. All "refrigeration equipment", "pumps", "regulated devices", and "air conditioning equipment" as defined by the *Environmental Protection Act 1994* must be designed, installed, operated and maintained to comply with the noise standards as specified within the *Environmental Protection Act 1994*.

75. Any noise generated from the subject site is to comply with the *Environment Protection (Noise) Policy 2008*. Activities (e.g. material delivery, rubbish removal) conducted on the site must not cause significant adverse noise impacts on neighbouring residents through the generation of excessive noise.

AIR QUALITY / ODOUR MANAGEMENT

76. Odours or airborne contaminants, including dust, smoke fumes and aerosols which are noxious or offensive to public amenity or safety, likely to cause environmental harm or nuisance or exceed the air quality objectives in the *Environmental Protection (Air) Policy 2008* must not be released to any sensitive receptor or commercial place as defined in the *Environmental Protection Act 1994.*

AIRCRAFT MAINTENANCE

77. Prior to the ~~issue of any Operational Works approval or Building Works approval~~ **commencement of aircraft maintenance activities within the facility**, submit to Council for endorsement a Site Based Management Plan prepared by a qualified person that, at a minimum, includes the following:

    77.1 Operating procedures to prevent or minimise environmental harm;

    77.2 Aircraft maintenance practices and procedures;

    77.3 Contingency plans to deal with foreseeable risks and hazards including corrective responses to prevent and minimise environmental harm;

    77.4 Emergency procedures;

    77.5 Communication of procedures, plans, incidents, potential environmental problems and results;

77.6 Handling of environmental complaints;

77.7 Keeping and production of environmental records and reports;

77.8 Monitoring of the release of contaminants into the environment; and

77.9 Staff training and awareness of environmental issues.

78. The Site Based Management Plan must receive endorsement by Council prior to commencement of ~~use~~ **any aircraft maintenance activities**.

79. The endorsed Site Based Management Plan must be implemented, maintained and modified where necessary to maintain compliance with the requirements of this Development Approval at all times **after the commencement of aircraft maintenance activities within the facility**.

80. No spray painting (other than minor touch ups) is to be conducted within the Hangars.

81. The floor of hangars must not be hosed down or cleaned with the use of emulsifying detergents. Dry cleaning methods appropriate for the floor include:

81.1 Industrial class brooming;

81.2 Mechanical or powered sweepers;

81.3 Industrial vacuum units; and

81.4 Industrial absorbents.

82. All liquid chemicals (including flammable liquids), agricultural and veterinary chemicals, waste oil, acid and lube oil) must be stored within dedicated impervious secondary containment stores, structures or devices and in a manner that complies with *Australian Standards AS1940 - The storage and handling of flammable and combustible liquids* and *AS 2507 - The storage and Handling of Agricultural and Veterinary Chemicals*.

~~83. A register (record) of all noise complaints received must be maintained and kept on the premises. As a minimum, the register is to provide an accurate record of:~~

~~83.1 Time, date, name and contact details of complainant;~~

~~83.2 Reason for complaint (issue);~~

~~83.3 Investigation undertaken;~~

~~83.4 Conclusions formed; and~~

~~83.5 Actions taken to resolve complaint and mitigate nuisance.~~

~~84. A copy of the register of complaints referred to in Condition 83 must be provided to the Manager, Development Assessment within seven (7) days of the request of the Toowoomba Regional Council.~~

B. ADVICES:

Infrastructure Charges

1) Infrastructure charges are now levied by way of an infrastructure charges notice, issued pursuant to section 635 of the *Sustainable Planning Act 2009*.

Fire Ants

2) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Plant Protection Act 1989* apply. Compliance with statutory provisions must be achieved.

Environmentally Relevant Activities

3) Should the premises, or any part of the premises, be used for an "Environmentally Relevant Activity" as defined under the provisions of the *Environmental Protection Regulations 1998*, separate approval is required by the relevant Administering Authority in accordance with the *Environmental Protection Act 1994* and the *Sustainable Planning Act 2009* before such use commences.

Disposal of Construction & Demolition Material

4) Construction and demolition material must be lawfully disposed of with regard to the *Environmental Protection (Waste Management) Regulation 2000*.

Advertising Signs

5) Placing an advertising device on premises is self assessable development where complying with the *Advertising Devices Code* in the *Toowoomba Regional Planning Scheme 2012*. A separate Development Permit for Operational Works will be required for any Advertising Signs not complying with the acceptable outcomes of the *Advertising Devices Code*.

When Approval Takes Effect

6) This approval takes effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

When Approval Lapses

7) This approval will lapse in accordance with the provisions contained in Sections 341 and 342 of the *Sustainable Planning Act 2009*, unless otherwise stated in the conditions of Development Approval.

Aboriginal Cultural Heritage

8) It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available from the Department of Environment and Heritage Protection.

Trade Waste Approval

9) This approval does not infer or give approval to the owners or occupiers of the subject land to discharge trade waste to Council's sewers. Council administers trade waste regulation as defined in the *Water Supply (Safety & Reliability) Act 2008* through its Trade Waste Policy and Trade Waste Environmental Management Plan.

Buildings

10) The proposed development has only been assessed in accordance with the provisions of the Planning Scheme. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or *Queensland Development Code*.

Environment Protection and Biodiversity Conservation Act 1999

11) You may be required to seek approval from the Commonwealth in relation to the proposal. The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) relates to actions that may have a significant impact on matters of National Environmental Significance (NES) or the environment generally. These matters of NES include nationally listed threatened and migratory species, Ramsar wetlands, World Heritage, Commonwealth marine and nuclear actions.

The EPBC Act provides that a person must not take an action that has, will have or is likely to have a significant impact on the environment or matters of NES, without the approval of the Minister for the Environment, Heritage and the Arts. Such actions should be referred to the Minister for a decision on whether, or not, approval is required under the EPBC Act.

C. ATTACHMENTS:

- Approved Development Plans
- Appeal provisions pursuant to the *Sustainable Planning Act 2009*.

List of Submitters:-

Peter Brownhalls
1719 Toowoomba Cecil Plains Road
BIDDESTON QLD 4401

Jennifer Brownhalls
1719 Toowoomba Cecil Plains Road
BIDDESTON QLD 4401

SCHEDULE 2

CONCURRENCE AGENCY CONDITIONS/ADVICES

DEPARTMENT OF STATE DEVELOPMENT INFRASTRUCTURE & PLANNING

RECEIVED
11 AUG 2014
TOOWOOMBA
REGIONAL COUNCIL

Queensland Government

Department of
State Development, Infrastructure and Planning

Our reference: SDA-0314-008488

4 August 2014

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

Dear Sir/Madam

Amended Concurrence agency response - with conditions - Development Permit – Material Change of Use – Air Services (Hanger Complex)
1511 Toowoomba Cecil Plains Road - Wellcamp - QLD
(Given under section 290 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning (DSDIP) under section 272 of the *Sustainable Planning Act 2009* on 10 March 2014.

Applicant details	
Applicant name:	Wagners Investments Pty Ltd
Applicant contact details:	C/ Precinct Urban Planning PO Box 3038 TOOWOOMBA VILLAGE FAIR QLD 4350
Site details	
Street address:	1511 Toowoomba Cecil Plains – Wellcamp - QLD
Real property description:	Lot 12 on SP190236; Lot 11 on SP140293
Local government area:	Toowoomba Regional Council
Application details	
Proposed development:	Development Permit – Material Change of Use – Air Services (Hanger Complex)
Referral triggers	

The development application was referred to DSDIP under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger	7.3.1 Making a material Change of Use of premises where the land; (a) is within 25m of a state-controlled road; (b) is future state-controlled road; or (c) abuts a road that intersects with a state-controlled road within 100m of the land. 7.3.2 An aspect of development identified in schedule 9 that – (a) is for a purpose mentioned in schedule 9, column 1; and (b) meets or exceeds the threshold – I for development in LGA population 1 – mentioned in schedule 9, column 2 for the purpose; or II for development in LGA population 2 – mentioned in schedule 9, column 3 for the purpose. However, if the development is for a combination of purposes mentioned in the same item of schedule 9, the threshold is for the combination of purposes and not for each purpose individually.

Conditions
Under section 287(1)(a) of the *Sustainable Planning Act 2009*, DSDIP requires that the conditions set out in Attachment 1 attach to any development approval.

Reasons for decision to impose conditions
Under section 289(1) of the *Sustainable Planning Act 2009*, DSDIP is required to set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice
Under section 287(6) of the *Sustainable Planning Act 2009*, DSDIP offers advice about the application to the assessment manager—see Attachment 3.

A copy of this response has been sent to the applicant for their information.

If you require any further information, please contact Isaac Harslett, Senior Planning Officer, on 4616 7303, or via email isaac.harslett@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

John Bird
Regional Director

cc: Wagners Investments Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA VILLAGE FAIR QLD 4350

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice

Our reference: SDA-0314-008488

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Pursuant to section 255D of the *Sustainable Planning Act 2009*, the chief executive administering the *Sustainable Planning Act 2009* nominates the Director-General of Department of Transport and Main Roads (DTMR) to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: Site Plan, Drawing No. DA-102, Revision A, prepared by i^3 Consulting Pty Ltd and dated 05/02/14; and Locality Plan, Drawing No. DA-101, Revision A, prepared by i^3 Consulting Pty Ltd and dated 05/02/14.	Prior to the commencement of use and to be maintained at all times.
2.	(a) The management of stormwater (quantity and quality) post development must achieve a no worsening impact (on the pre-development condition) calculated during a 100 year Average Recurrence Interval (ARI) design event in accordance with: # DTMR's Road Drainage Manual; # the Queensland Urban Drainage Manual; # *Environmental Protection Act 1994; and* # *Environmental Protection (Water) Policy 2009.* In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects. AND (b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not: i. create any new discharge points for stormwater runoff onto the state-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; iv. reduce the quality of stormwater discharge onto the state-controlled road. AND (c) The applicant must provide Registered Practicing Engineer Queensland certification to DTMR that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(a) & (b) Prior to the commencement of use and to be maintained at all times. (c) Prior to the commencement of use.

3.	(a) Vehicular access between the Toowoomba-Cecil Plains Road and the development site is not permitted. (b) The applicant must provide a vehicle proof barrier along the state-controlled road frontage of Toowoomba Cecil Plains Road	(a) At all times. (b)Prior to commencement of use and to be maintained at all times.
4.	(a) The Toowoomba-Cecil Plains Road and the 'Unnamed Road' intersection must be upgraded to a Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) type intersection in accordance with the roadwork approval issued by DTMR dated 30 June 2014. The intersection must be designed and constructed in accordance with DTMR's Road Planning and Design Manual (Latest Edition); (b) The intersection upgrade must be designed and constructed to include: The installation of lighting in accordance with Chapter 17 of DTMR's Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice; AND (c) The intersection must be provided by the applicant at no cost to DTMR; AND (d) All adjustments and/or relocations to existing services within the state-controlled road as a result of the development are at the applicant's expense.	(a) – (d) Prior to the commencement of use.

Our reference: SDA-0314-008488

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- # The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plans which depict how the proposed development will be carried out.
- # The way the object of section 8A of the *Transport Planning and Coordination Act 1994* is to be achieved includes ensuring as far as practicable that public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport and ensure, as far as practicable, the provision of public passenger transport infrastructure to support public passenger transport.
- # Section 62 of the *Transport Infrastructure Act* 1994 allows DTMR to control access between private property and the state-controlled road network to ensure the safety and efficiency of the road network.
- # Stormwater flows from private property can impact on the safety and efficiency of the state-controlled road network.
- # Work within a state-controlled road shall be completed in accordance with the DTMR's requirements/standards to ensure the safety and efficiency of the state-controlled road network.

Findings on material questions of fact

- # The proposal will require access via the proposed unnamed road intersection which has been issued with conditional design acceptance for road work to commence;
- # Due to the multiple approvals being applied for at the same time, it is appropriate to place a performance based condition regarding stormwater impacts; and
- # Minimising access points between private land and a state-controlled road network reduces the conflict points on the state-controlled road network.

Evidence or other material on which the findings were based

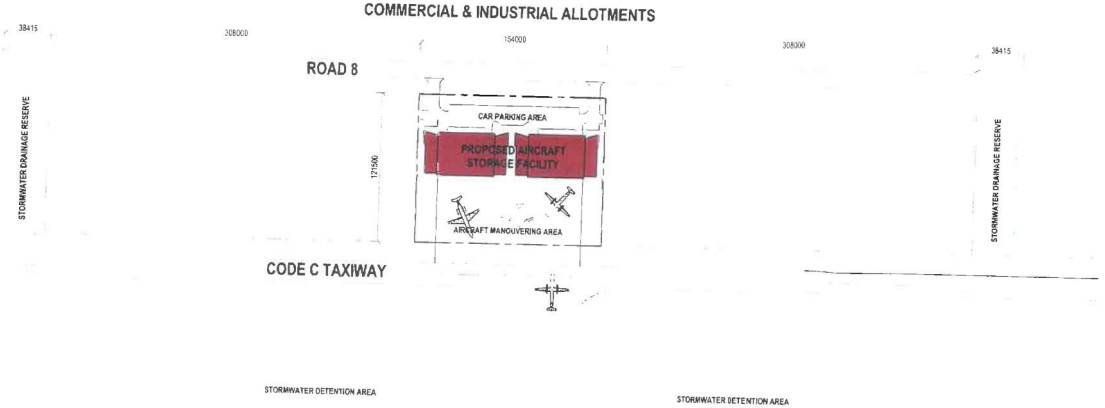
- # State Development Assessment Provisions (SDAP)
- # *The Transport Infrastructure Act 1994*
- # *The Sustainable Planning Act 2009*
- # DTMR's Design Acceptance and Condition Approval to Upgrade Intersection approved by Harvey Campbell and dated 30 June 2014

Attachment 3—Further advice

General advice	
1.	Prior to work commencing in a state-controlled road reserve, approval shall be requested in accordance with section 33 of the *Transport Infrastructure Act 1994*. In this regard please contact DTMR via email at downsswr.office@tmr.qld.gov.au.

APPENDIX B – APPROVED PLANS

MCUI/2014/716/B



1 LOCALITY PLAN
DA-104 1 : 2000

DESIGN CRITERIA / PARAMETERS

STREET ADDRESS	ROAD 8, WELLCAMP BUSINESS PARK TOOWOOMBA
REAL PROPERTY DESCRIPTION	
SITE AREA	1871.1m²
LOCAL AUTHORITY	TOOWOOMBA CITY COUNCIL
LOCAL PLANNING INSTRUMENT	#
ZONING	INDUSTRY
CONSTRAINTS	#

PROPOSED DEVELOPMENT 3,840m²

STAGE 1		1,655m²
	PROPOSED HANGAR 1 - STORAGE HANGAR	1,390m²
	PROPOSED HANGAR 1 - OFFICES - GATE A	265m²
STAGE 2		265m²
	PROPOSED HANGAR 1 - OFFICES - GATE B	265m²
STAGE 3		1,655m²
	PROPOSED HANGAR 2 - STORAGE HANGAR	1,390m²
	PROPOSED HANGAR 2 - OFFICES - GATE A	265m²
STAGE 4		265m²
	PROPOSED HANGAR 2 - OFFICES - GATE B	265m²

 # NOTE CRITERIA
FINAL FLOOR LEVELS TO BE DETERMINED RELATIVE TO PROPOSED TAXIWAY AND APRON AREA MAXIMUM GRADE AND CROSSFALL CONSTRAINTS

TRANSPORT & VEHICULAR PARKING REQUIREMENTS

PARKING - REQUIREMENTS 39 SPACES

TYPICAL PARKING SPACE		2400 x 5400
RATE		1/100m²
NO. SPACES	STAGE 1	20 SPACES
	STAGE 2	0 SPACES
	STAGE 3	19 SPACES
	STAGE 4	0 SPACES

DISABLED PARKING - REQUIREMENTS

REQUIRED RATE	1/50 SPACES
REQUIRE NO. SPACES	1 SPACE(S)

SERVICES VEHICLE - REQUIREMENTS

OCASIONAL SERVICE VEHICLE	ARTICULATED VEHICLE

PARKING - PROVIDED 68 SPACES

TYPICAL PARKING SPACE		2700 x 5400
RATE		1/65m²
NO. SPACES	STAGE 1	22 SPACES
	STAGE 2	0 SPACES
	STAGE 3	46 SPACES
	STAGE 4	0 SPACES

DISABLED PARKING - PROVIDED

NO. SPACES	4 SPACE(S)

TOOWOOMBA REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice / Compliance Permit / Compliance Certificate
dated 11.09.14
This plan is subject to conditions of approval
(Councils Ref. MCU/2014/716)
Per
Assessment Manager



2 ARCHITECTURAL ILLUSTRATION

REV	DESCRIPTION	DATE	BY
A	DEVELOPMENT APPLICATION	05.02.14	MJD

Development Consultants:
i³ consulting pty ltd
innovation, ingenuity, inspiration
LV2, 39 Sherwood Rd, Toowong, Qld 4066
PO Box 878, Toowong, Qld 4066
www.icubed.com.au
mail@icubed.com.au
ABN 89 106 675 156
ACN 106 675 156
p 07 3870 8888

Client: WAGNERS

Project: WAGNERS HANGAR ##1
for WAGNERS

Title: LOCALITY PLAN

Status: PRELIMINARY

Drawn	Date	Chkd	Date
Marc Duncastle	31.01.2014		
Design	Date	Apprd	Date
Marc Duncastle			
Scale	A1	Certif	Date
1 : 2000			

Project No. 13-148 | Dwg. No. DA-101 | Rev. A

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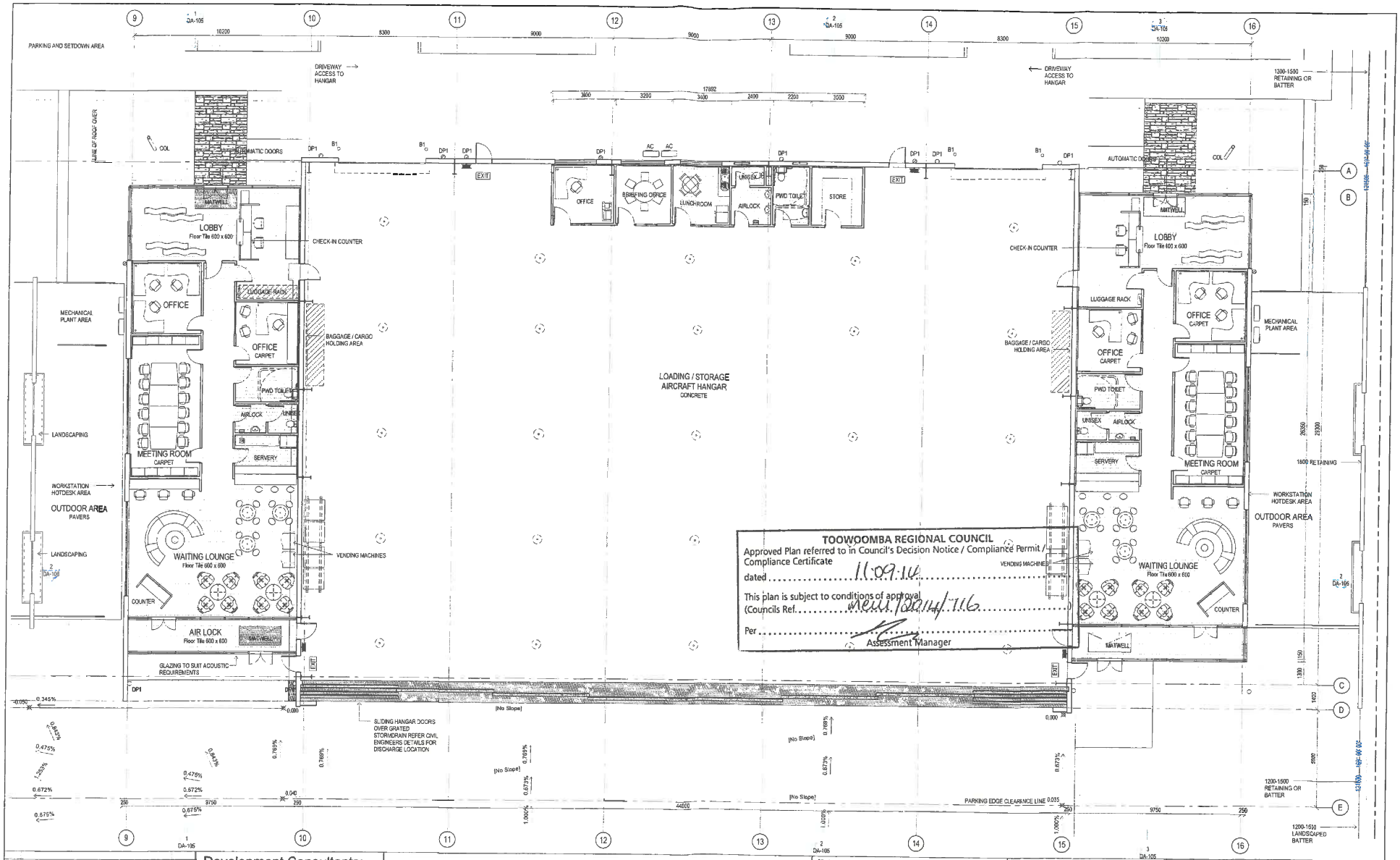
5/02/2014 7:43:29 PM



REV	DESCRIPTION	DATE	BY
A	DEVELOPMENT APPLICATION	05.02.14	M.LD
	PRELIMINARY CLIENT ISSUE	10.01.14	M.LD

Development Consultants:

i³ consulting pty ltd
innovation, ingenuity, inspiration
LV2, 39 Sherwood Rd Toowong, Qld 4066
www.i3cubed.com.au
ABN 89 108 675 156
p 07 3870 8888
PO Box 878 Toowong, Qld 4066
mail@i3cubed.com.au
ACN 108 675 156

Client: WAGNERS

Project: WAGNERS HANGAR ##1

for WAGNERS

Title: GROUND FLOOR PLAN

Status: PRELIMINARY

Drawn	Date	Chkd	Date
M.LD	31.01.2014		
Design	Date	Apprd	Date
M.LD			
Scale	A1	Certif	Date
1 : 100			
Project No.		Dwg. No.	Rev.
13-148		DA-103	A

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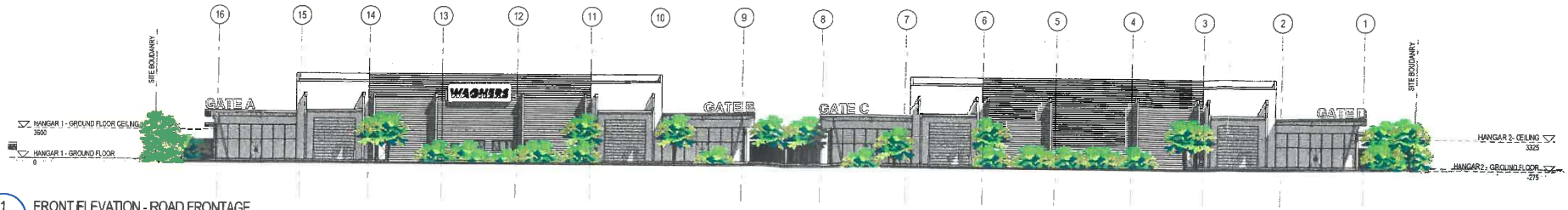
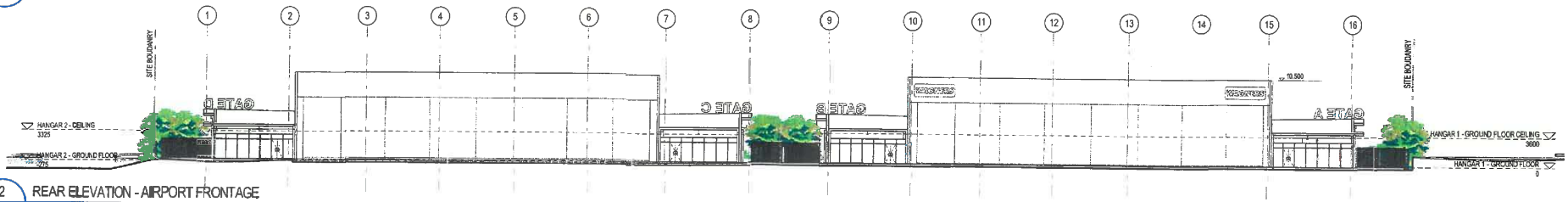
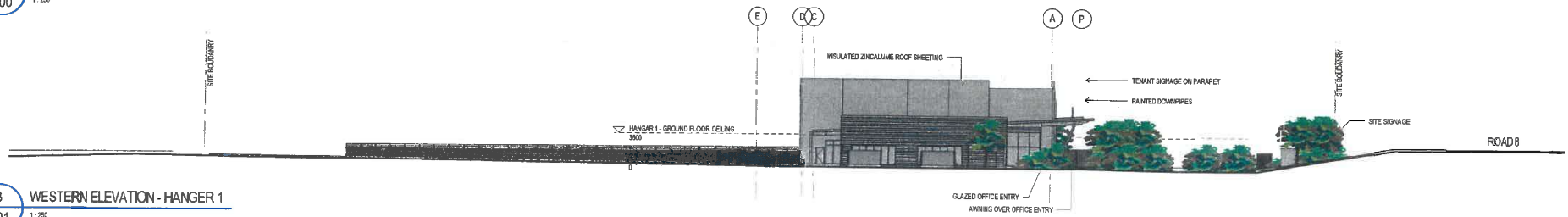


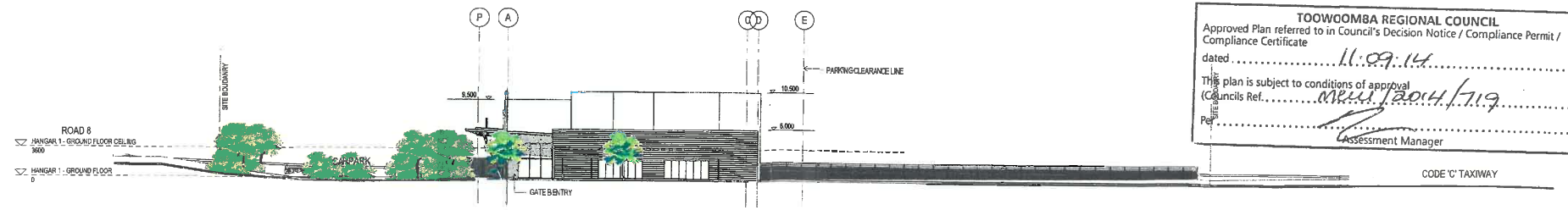
1 P00 FRONT ELEVATION - ROAD FRONTAGE
1 : 250



2 P00 REAR ELEVATION - AIRPORT FRONTAGE
1 : 250



3 S01 WESTERN ELEVATION - HANGER 1
1 : 250



4 P00 EASTERN ELEVATION
1 : 250

TOOWOOMBA REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice / Compliance Permit / Compliance Certificate
dated ..... 11.09.14 .....
This plan is subject to conditions of approval
(Councils Ref. ..... MCU 1/2014/719 .....)
Per .....
Assessment Manager

REV	DESCRIPTION	DATE	BY
A	DEVELOPMENT APPLICATION	05.02.14	M.I.D
	PRELIMINARY CLIENT ISSUE	10.01.14	M.I.D

Development Consultants:

i³ consulting pty ltd
innovation, ingenuity, inspiration
L/2, 39 Sherwood Rd, Toowong, Qld 4066
www.icubed.com.au
ABN 89 105 675 156
PO Box 878, Toowong, Qld 4066
mail@icubed.com.au
ACN 106 575 156
p 07 3870 8888

Client: WAGNERS

Project: WAGNERS HANGAR ##1
for WAGNERS

Title: ELEVATIONS

Status: PRELIMINARY

Drawn: M.I.D	Date: 31.01.2014	Chkd:	Date:
Design: M.I.D	Date:	Apprd:	Date:
Scale: 1 : 250	A1	Certif:	Date:

Project No.: 13-148 | Dwg. No.: DA-104 | Rev.: A

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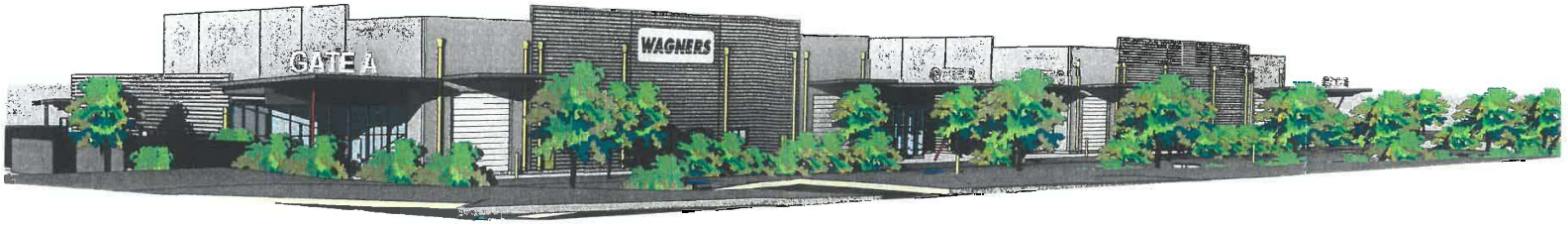
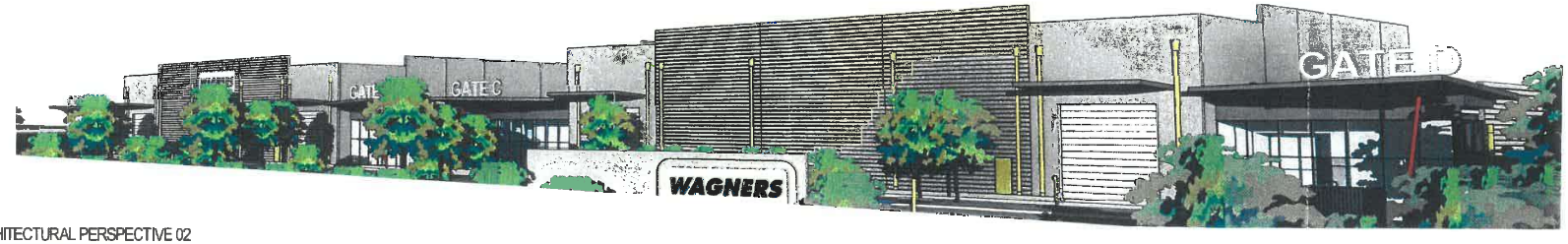
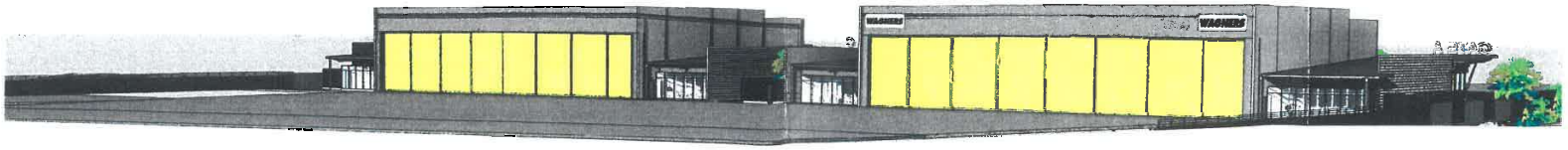
5/02/2014 7:45:24 PM



1 ARCHITECTURAL PERSPECTIVE 01



2 ARCHITECTURAL PERSPECTIVE 02



3 ARCHITECTURAL PERSPECTIVE 3

TOOWOOMBA REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice / Compliance Permit / Compliance Certificate
dated 11.09.14
This plan is subject to conditions of approval
(Councils Ref. MCU/2014/716)
Per
Assessor PRELIMINARY

REV	DESCRIPTION	DATE	BY
A	DEVELOPMENT APPLICATION	05.02.14	M.I.D
	PRELIMINARY CLIENT ISSUE	10.01.14	M.I.D

Development Consultants:

i³ consulting pty ltd

innovation, ingenuity, inspiration

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Toowong, Qld 4066
www.icubed.com.au
ABN 89 105 675 156
PO Box 878
Toowong, Qld 4066
mail@icubed.com.au
ACN 106 675 156
p 07 3870 8888

Client: WAGNERS

Project: WAGNERS HANGAR ##1

for WAGNERS

Title: ARCHITECTURAL ILLUSTRATIONS

Drawn: M.I.D	Date: 31.01.2014	Chkd	Date
Design: Marc Duncalfe	Date	Apprd	Date
Scale: Not to Scale	A1	Certif	Date
Project No.: 13-148		Dwg. No.: DA-107	Rev.: A

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5/02/2014 8:15:02 PM

NOTE

Easements over these lots subject to Council, Ergon and Telstra requirements.

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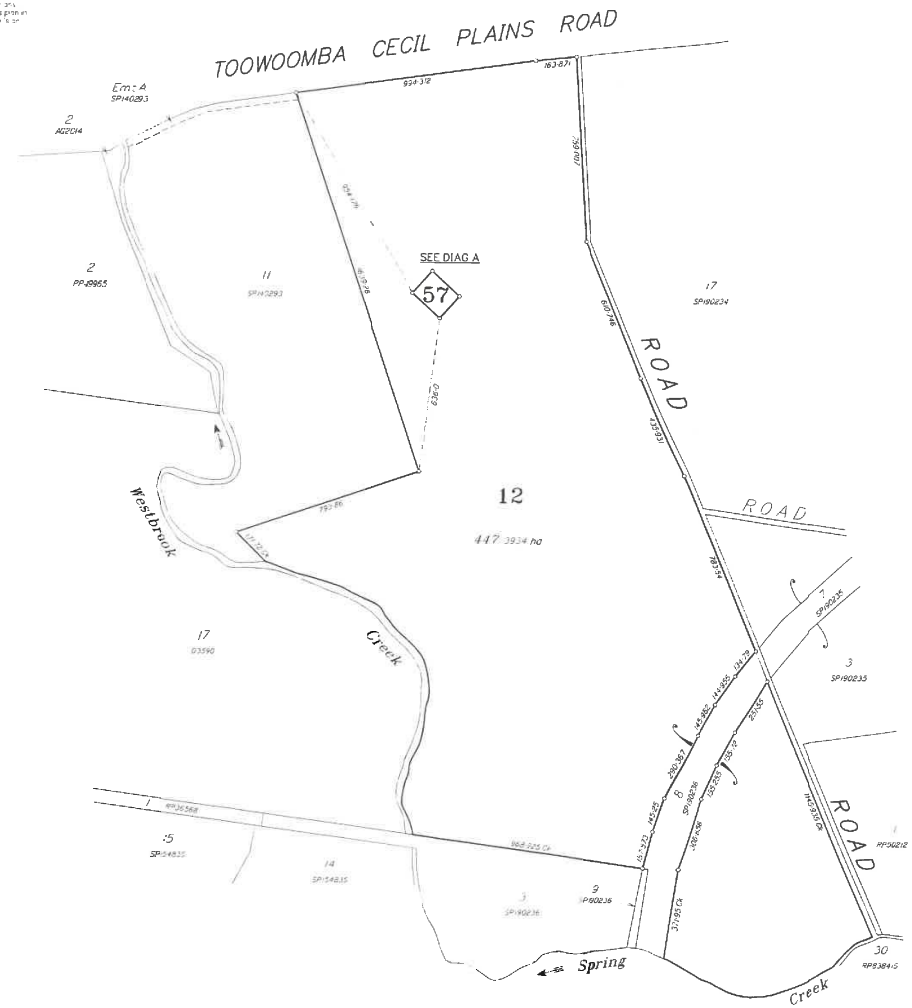
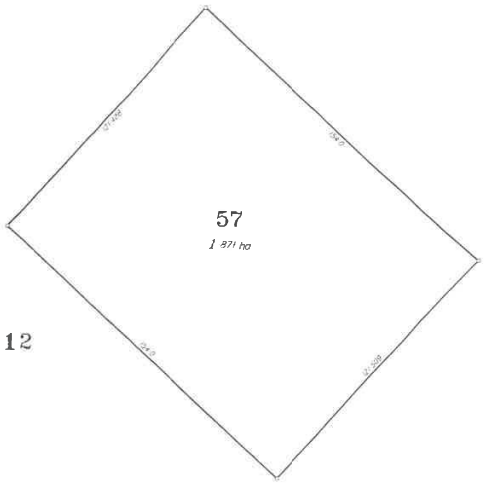


DIAGRAM A
Scale : 1000



AMENDED PLAN REQUIRED TO BE SUBMITTED FOR APPROVAL
Refer to Condition (s) (7)
of Decision Notice/ Compliance Permit / Compliance Certificate
Dated 11:09:14

Scale 1:10000 @ A1 SIZE – Lengths are in Metres.
1:20,000 @ A3 SIZE

Rev	Description	Drawn	Checked	Approved	Date
B	Hanger Lots amended	MJP	GWB		11-02-14
A	Lot layout for council approval	MJP	GWB		15-07-13

Revision Note: * Indicates signatures on original issue of drawing or last revision of drawing

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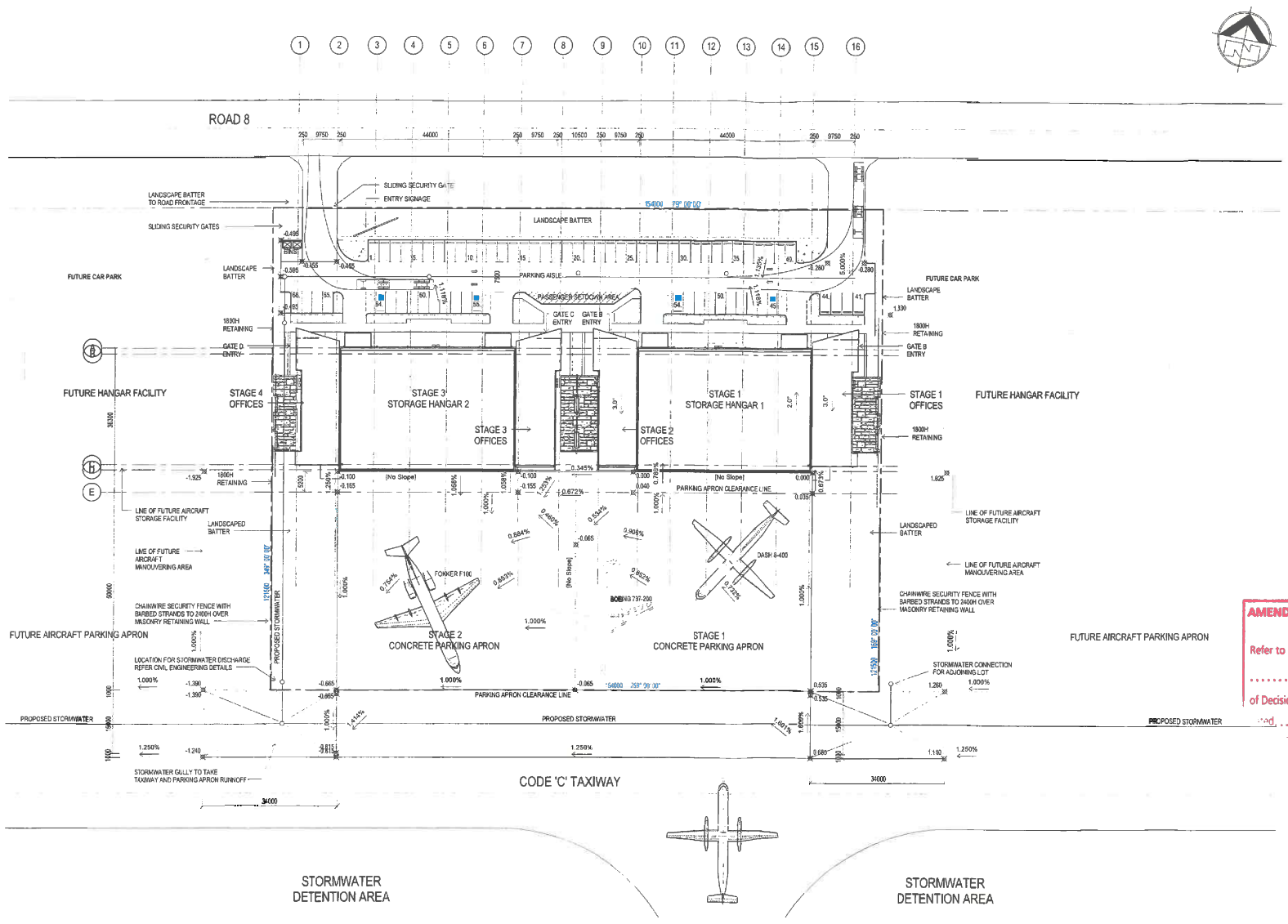
SPATIAL CONSULTANTS
Cadastral & Consulting Surveyors
Office: 218 Herries Street
TOOWOOMBA QLD 4350
Ph: 4632 1688
Email: mail@byrnesurveyors.com.au

Date: 11 FEBRUARY 2014	Scale: 1:10,000 @ A1 SIZE	Parish: ISAAC	Applicant: WAGNER INVESTMENTS PTY LTD
Drawn: MJP	Project Leader: GWB	County: AUBIGNY	Proposal: AIRPORT HANGER LOT
Check: GWB	Survey Data: N/A	Locality: WELLCAMP	Site Address: 1511 TOOWOOMBA CECIL PLAINS ROAD
Client: WAGNER INVESTMENTS PTY LTD	Original Size: A1	Local Authority: TOOWOOMBA RC	RPD: LOT 12 ON SP190236
			Title: PROPOSAL PLAN - SITE DIMENSIONS
			Drawing No: 12/064 PP61
			Revision: B



SITE SCHEDULE	
LOT 57 SP ~~######~~	18711.0 m²

BUILDING AREA (GROSS)	
HANGAR 1 - GROUND FLOOR	
HANGAR 1	1350 m²
HANGAR 1 GATE A	265 m²
HANGAR 1 GATE B	265 m²
HANGAR 2	1350 m²
HANGAR 2 GATE C	265 m²
HANGAR 2 GATE D	265 m²
Grand total	3840 m²

CARPARKING SCHEDULE	
PARKING SPACES - 5.4 x 2.7	58
PARKING SPACES - PWD	4

LANDSCAPING SCHEDULE

NOTES

ALL LEVELS SHOWN RELATIVE TO FLOOR LEVEL AS 0.000.
REFER CIVIL ENGINEERING DRAWINGS FOR FINAL PAD & FLOOR LEVELS

AMENDED PLAN REQUIRED TO BE SUBMITTED FOR APPROVAL

Refer to Condition (s). (7) & (56)

of Decision Notice/ Compliance Permit / Compliance Certificate dated 11:09:14

REV	DESCRIPTION	DATE	BY
A	DEVELOPMENT APPLICATION	05.02.14	M.LD
	PRELIMINARY CLIENT ISSUE	10.01.14	M.LD

5/02/2014 7:43:35 PM

Development Consultants:

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innovation, ingenuity, inspiration

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www.icubed.com.au
ABN: 89 106 675 156

PO Box 878
Toowong, Qld 4066
mail@icubed.com.au
ACN 106 675 156

p 07 3870 8866

Client: WAGNERS

Project: WAGNERS HANGAR ##1

for WAGNERS

Title: SITE PLAN

Status: PRELIMINARY

Drawn	Date	Chkd	Date
M.LD	31.01.2014		
Design	Date	Apprd	Date
M.LD			
Scale	A1	Certif	Date
1 : 500			

Project No. 13-148 | Dwg. No. DA-102 | Rev. A

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APPENDIX C – EXTENSION – RELEVANT PERIOD

MCUC/2014/716/E

TOOWOOMBA REGION

Rich traditions. Bold ambitions.

Our Reference: MCUI/2014/716/E
CS Portal Reference: N/A
Contact Officer: Elliott Barber
Contact: (07) 4695 5685
Email: development@tr.qld.gov.au

Decision Notice
EXTENSION TO CURRENCY PERIOD OF APPROVAL
Planning Act 2016 Section 87

Wellcamp Business Park Pty Ltd
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: kim@precinctplan.com.au

10 April 2026

Dear Madam,

RE:	**Extension Application (Section 87 of the *Planning Act 2016*)**
Development Approval for:	**Material Change of Use - Impact - Request to Air Services (Hangar Complex)**
Location:	**Airport Drive, WELLCAMP QLD 4350**
Property Description:	**Lot 6 SP296105**

I wish to advise that on 10 April 2026, the extension application to extend the currency period of the abovementioned Development Approval was approved with the new lapse date being 7 November 2030.

The lapse date stated above considers all applicable extensions to the current period afforded under the provisions of *Section 275R of the Planning Act 2016 (COVID-19 Extension to timeframes for undertaking approved development)*.

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding this decision.

Yours faithfully

Krys den Hertog
Principal Planner, Planning Branch

APPENDIX D – AMENDED DEVELOPMENT PLANS

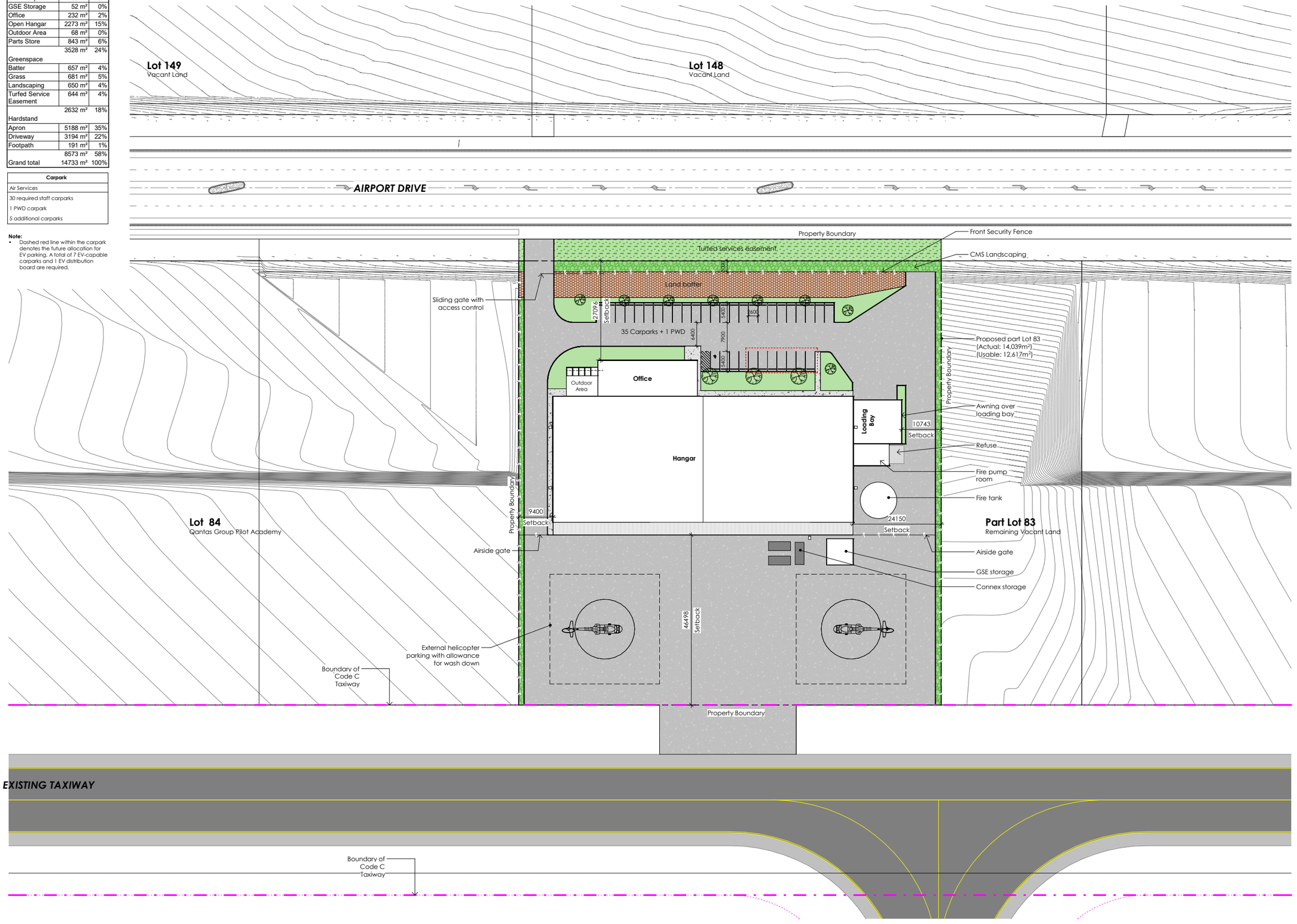
Wagner Corporation

Site Area Schedule

Name	Area	%
Building		
Fire Pump Room	60 m²	0%
GSE Storage	52 m²	0%
Office	232 m²	2%
Open Hangar	2273 m²	15%
Outdoor Area	68 m²	0%
Parts Store	843 m²	6%
	3528 m²	24%
Greenspace		
Batter	657 m²	4%
Grass	681 m²	5%
Landscaping	650 m²	4%
Turfed Service Easement	644 m²	4%
	2632 m²	18%
Hardstand		
Apron	5188 m²	35%
Driveway	3194 m²	22%
Footpath	191 m²	1%
	8573 m²	58%
Grand total	14733 m²	100%

Carpark
Air Services
30 required staff carparks
1 PWD carpark
5 additional carparks

Note:
- Dashed red line within the carpark denotes the future allocation for EV parking. A total of 7 EV-capable carparks and 1 EV distribution board are required.



WAGNER CORPORATION

07 4614 3200

www.wagnercorporation.com.au

1 AIRPORT DRIVE, 1511 TOOWOOMBA CECIL PLAINS ROAD
WELLCAMP, TOOWOOMBA, QLD, 4350.

USE DEFINITION

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AS-CONSTRUCTED - REFLECTS AS-BUILT INFORMATION PROVIDED BY CONTRACTOR. COMPLIANCE WITH ALL REGULATIONS AND ORIGINAL DESIGN INTENT HAS NOT BEEN CONFIRMED.

THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.

SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE	DWN
C	Amended Layout	01.09.2026	GG
B	Updated Site & Driveway Layout	24.07.2026	GG
A	Original DA Issue	22.07.2026	GG

REFERENCE ONLY. DO NOT SCALE DRAWINGS

0 5m 10m 15m 20m 25m

1:500

NORTH

PROJECT NAME
ADF HELICOPTER HANGAR

CLIENT
WAGNER CORPORATION

PROJECT LOCATION
PROPOSED LOT 83/84, AIRPORT DRIVE,
WELLCAMP, QLD, 4350

REAL PROPERTY DESCRIPTION
Lot: 83 On: SP296105

BUILDING/AREA NAME

DRAWING TITLE
SITE PLAN

AUTHOR	GG
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	1/09/2026 1:30:58 PM

PRELIMINARY
REFER TO 'USE DEFINITION' ABOVE

[PROJECT NO.] . [PHASE] . [BUILD NO.] . [SHEET NO.]	ISSUE
1118.DA.00.003	C

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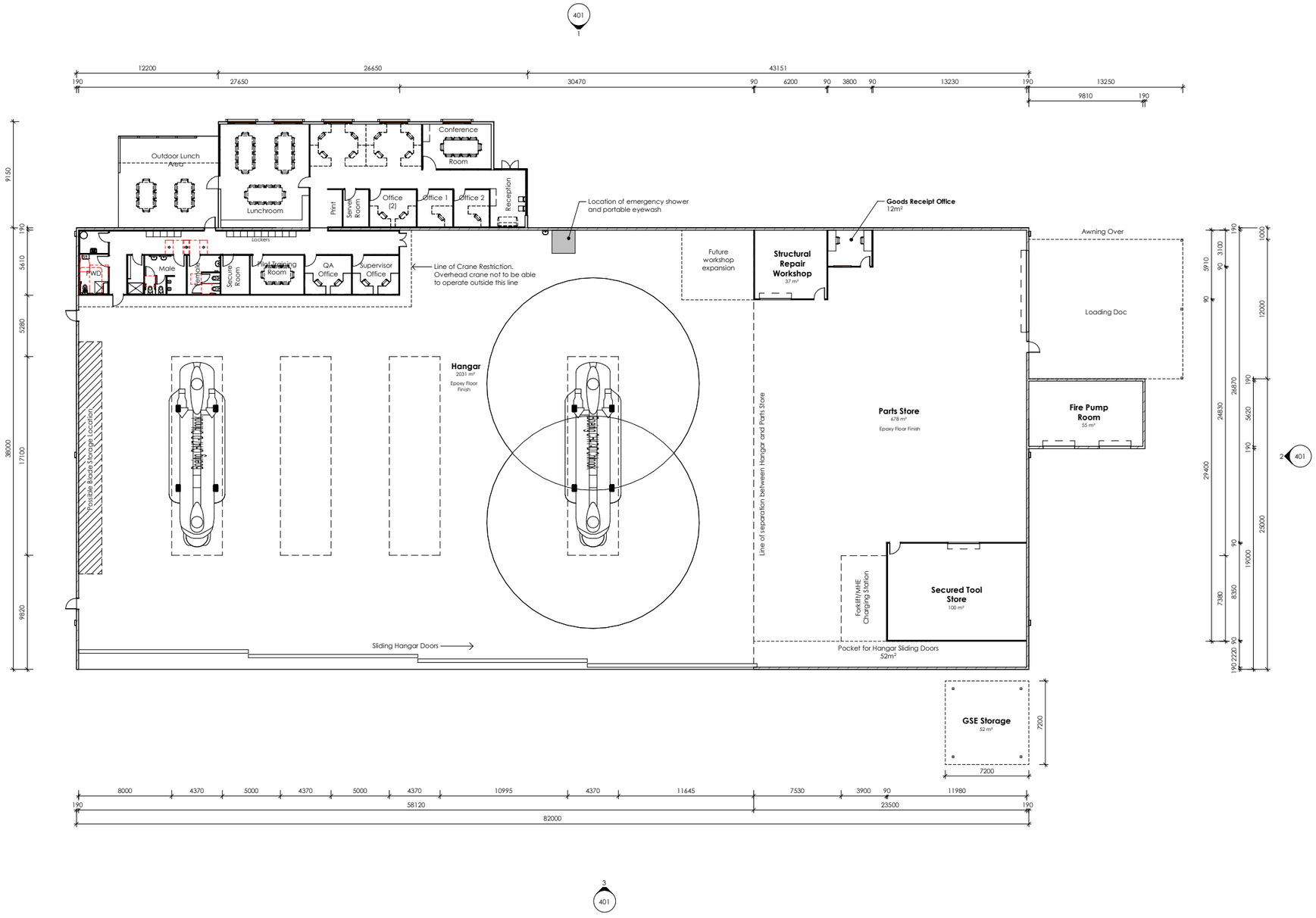
Building Area	
Name	Area (m²)
Ground Level	
Hangar	3116 m²
Office	232 m²
Outdoor Area	68 m²
	3416 m²
Grand total	3416 m²



WAGNER CORPORATION

07 4614 3200

www.wagnercorporation.com.au

1 AIRPORT DRIVE, 1511 TOOWOOMBA CECIL PLAINS ROAD
WELLCAMP, TOOWOOMBA, QLD, 4350.

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SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE	DWN
C	Amended GSE Location	01.09.2026	GG
B	Amended Site Layout	24.07.2026	GG
A	Original DA Issue	22.07.2026	GG

REFERENCE ONLY. DO NOT SCALE DRAWINGS

NORTH

0 1m 2m 4m 6m 8m 10m

1:200

PROJECT NAME
ADF HELICOPTER HANGAR

CLIENT
WAGNER CORPORATION

PROJECT LOCATION
AIRPORT DRIVE, WELLCAMP, QLD, 4350

REAL PROPERTY DESCRIPTION
Lot: 83 On: SP296105

BUILDING/AREA NAME

DRAWING TITLE
HANGAR FLOOR PLAN

AUTHOR	GG
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	1/09/2026 12:16:26 PM

PRELIMINARY
REFER TO 'USE DEFINITION' ABOVE

[PROJECT NO.] . [PHASE] . [BUILD NO.] . [SHEET NO.]	ISSUE
1118.DA.01.101	C

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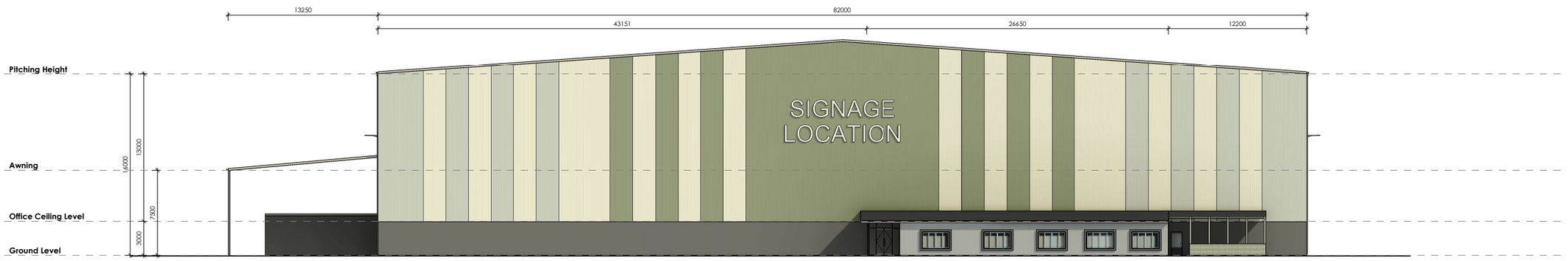
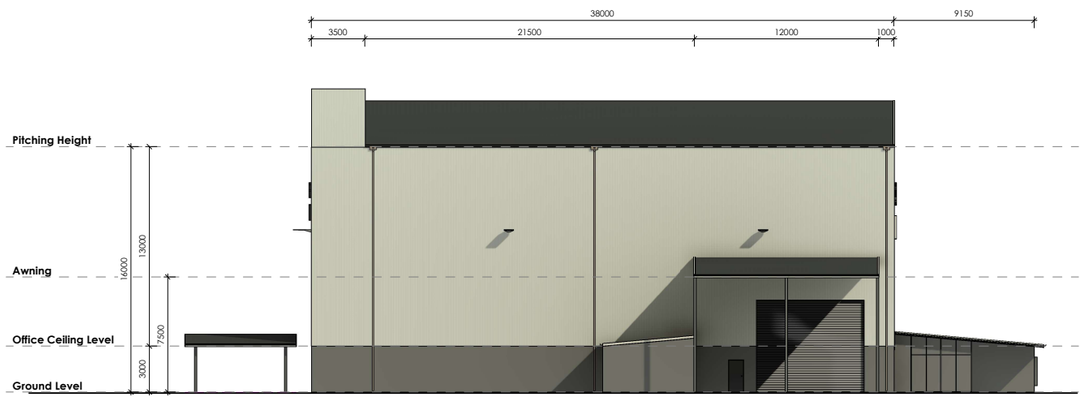


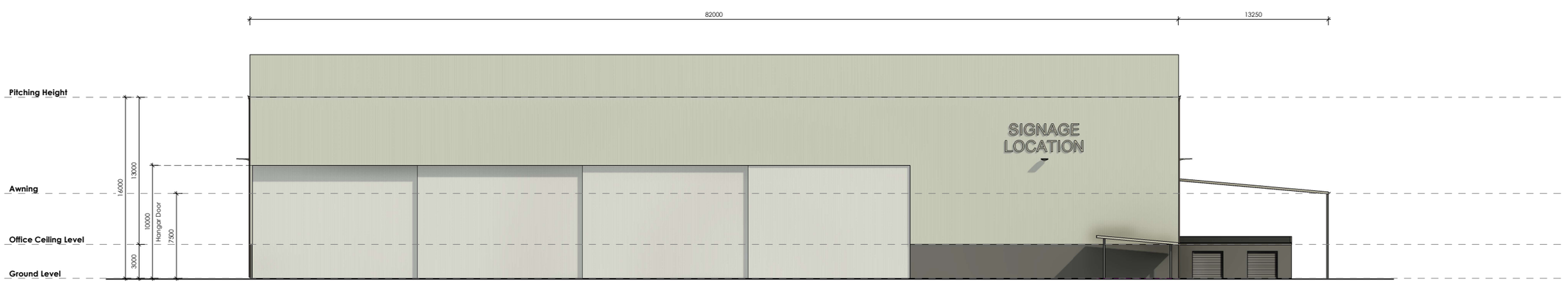
1 / 101 Elevation
North East 1 : 200



2 / 101 Elevation
South East 1 : 200



4 / 101 Elevation
North West 1 : 200



3 / 101 Elevation
South West 1 : 200

WAGNER CORPORATION

07 4614 3200

www.wagnercorporation.com.au

1 AIRPORT DRIVE, 1511 TOOWOOMBA CECIL PLAINS ROAD
WELLCAMP, TOOWOOMBA, QLD, 4350.

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SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE	DWN
C	Amended GSE Location	01.09.2026	GG
B	Amended Site Layout	24.07.2026	GG
A	Original DA Issue	22.07.2026	GG

REFERENCE ONLY. DO NOT SCALE DRAWINGS

NORTH

0 1m 2m 4m 6m 8m 10m
1:200

PROJECT NAME
ADF HELICOPTER HANGAR

CLIENT
WAGNER CORPORATION

PROJECT LOCATION
AIRPORT DRIVE, WELLCAMP, QLD, 4350

REAL PROPERTY DESCRIPTION
Lot: 83 On: SP296105

BUILDING/AREA NAME

DRAWING TITLE
ELEVATIONS

AUTHOR	GG
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	1/09/2026 12:15:41 PM

PRELIMINARY
REFER TO 'USE DEFINITION' ABOVE

[PROJECT NO.] . [PHASE] . [BUILD NO.] . [SHEET NO.]	ISSUE
1118.DA.01.401	C

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APPENDIX E – SUPPORTING DOCUMENTS

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)*	Wagner Corporation Pty Ltd c/- Precinct Urban Planning
Contact name *(only applicable for companies)*	Kim Reeve
Postal address *(P.O. Box or street address)*	PO Box 3038
Suburb	Toowoomba
State	QLD
Postcode	4350
Country	Australia
Email address *(non-mandatory)*	kim@precinctplan.com.au
Mobile number *(non-mandatory)*	-
Applicant's reference number(s) *(if applicable)*	2025-073

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
		1511	Toowoomba Cecil Plains Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4350	6 & 800	SP296105 (including Emts AA, B, H & K SP272154, Emts N & P SP296105, Emt No 718101929, Emt A SP140293, Emts D, E, F & G on SP272154)	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb

	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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	MCUI/2014/716/B	15 June 2015	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)*:

Alter approved plans and update superseded conditions

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)*
Ergon Energy	☒ No ☐ Yes – pre-request response is attached to this change application	28/09/26
	☐ 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 • for an other change all relevant referral requirement(s) in 10) ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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 ***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.*	☒ Yes
Relevant plans of the development are attached to this development application ***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.*	☒ Yes

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's consent to the making of a change application under the *Planning Act 2016*

I, Joital Wagner
a Director of the company mentioned below,

and I, Joe Wagner
another Director or Company Secretary

of **Wellcamp Business Park Pty Ltd (ACN 118 827 599)**

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

Airport Drive, Wellcamp, being that land described as Lot 6 & Lot 800 SP296105 (including Emts AA, B, H & K SP272154, Emts N & P SP296105, Emt No 718101929, Emt A SP140293, Emts D, E, F & G on SP272154)

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

Wagner Corporation Pty Ltd

on the premises described above for:

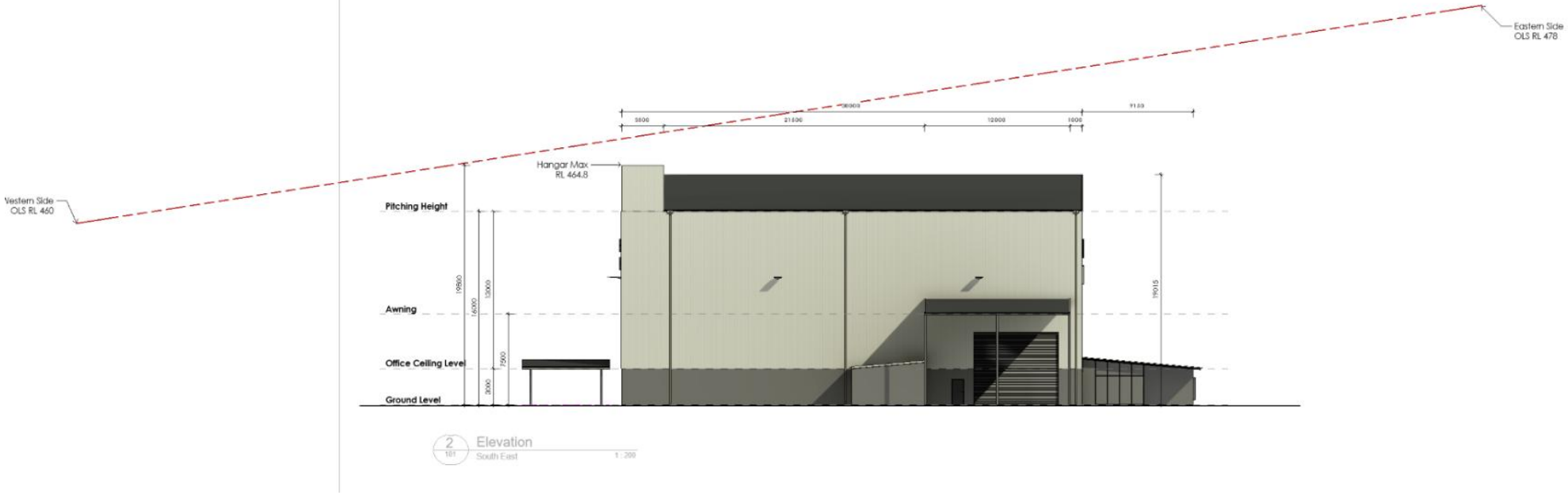
Change Application pursuant to sec. 78 of the *Planning Act 2016*

Company Name and ACN: **Wellcamp Business Park Pty Ltd (ACN 118 827 599)**

Signature of Director	Signature of Director
Date 16/09/2026	Date 16/09/2026

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

APPENDIX F – ELEVATION – OLS



2 101 Elevation
South East 1 : 200