

Our Reference: MCUI/2026/6891
 CS Portal Reference: N/A
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INFORMATION REQUEST
Planning Act 2016 Section 68(1)
Development Assessment Rules Part 3

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

Email: paul@precinctplan.com

20 August 2026

Dear Sir/Madam

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

Upon review of the abovementioned Development Application and supporting information, Council requires further information which demonstrates compliance with the Planning Scheme. Please provide the information requested below:-

1. DETAIL ON PLANS

1.1	Issue:
	The proposed facility relates to a portion of Lot 8 SP329720, with access via International Drive (Lot 800 SP296105) and an internal roadway. The internal roadway is completed up to the approved Ecogrowth facility (Approval MCUC/2025/4658/A) as Environmental Drive, with the remainder of the roadway to be constructed to the proposed facility.
	The Engineering Report states the internal roadway will be a two lane private road designed as 14m industrial access road. The Site Plan Drawing No 1081.DA.00.002 shows the ultimate design of the internal roadways Road 3 and Road 9, however submitted plans do not show the proposed roadway up to the proposed facility and whether a temporary turnaround is to be provided at the end. The roadway provides public access to development, and is required to have similar infrastructure to public roads including pedestrian pathways, street trees, street lighting and such.
	Information Required:
	Provided conceptual engineering plans of the internal roadway providing access to the proposed facility, including necessary roadway infrastructure such as the pavement width to

	accommodate a 26m B-Double design vehicle, pedestrian pathway, shade trees, street lighting, and temporary turnaround facility.
1.2	Issue: The Works and Services Code includes benchmarks to ensure earthworks, including batters, are structural stable and do not unduly impact on amenity. Transport Access and Parking Code PO19/AO19.1 requires all carparks and vehicle manoeuvring areas to be imperviously sealed. This is reinforced in the Environmental Standards Code PO20/AO20.1 that requires all frequently used areas for vehicular purposes are imperviously sealed. The Site Plan includes colours and hatching to infer surface treatment, e.g. grass/landscaping, seal, gravel, however these indicators are not confirmed in a legend or labelled. The brown hatched area used for refuse vehicle manoeuvring is unclear. Furthermore, the treatment and slope of the batter to be relocated along the eastern side is unknown. The Site Area schedule identifies the batter (1,630m² and 24%) under Greenspace however the intended treatment/surface is unclear. Information Required: Provide an updated site plan identifying the proposed treatment of all surfaces (e.g. by legend), ensuring this aligns with the Site Area calculations, and indicate the slope and treatment of the proposed batter. Ensure all areas used for vehicle parking and manoeuvring are shown as imperviously sealed, and that the proposed batter would meet the Works and Services Code benchmarks for stable earthworks and visual aesthetics.

2. IMPACT ON QUARRY / KRA SEPARATION AREA

	Issue: The development site is located in the separation area of the Extractive Resource Overlay. PO2 of the Overlay Code requires development to show how the proposed development is compatible with the operation of the extractive industry and does not introduce uses which would be sensitive to the impacts of extractive industry in the area. The use will introduce both people and dogs to site, which are likely to be affected by noise, vibration and overpressure impacts from quarry operations. There was no discussion in the Planning Report or Reverse Amenity assessment about the compatibility of dogs being located in close proximity to the quarry operation, or what mitigation measures may be required. The use itself requires housing of animals permanently on site. The Reverse Amenity assessment has indicated the site falls within areas which are above the compliance/ amenity limits (for people) that the quarry is required to operate under. This may be exacerbated with regard to animal keeping. Information Required: The applicant is requested to demonstrate how the proposed animal keeping and animal research activities can operate in conjunction with the existing quarry use on adjoining land, having regard to existing use rights, the environmental conditions and operational impacts associated with the quarry. Where the proposed development is expected to experience impacts from quarry operations, as identified or inferred through the Reverse Amenity Assessment, provide details of any design measures, management practices, operational procedures or other mitigation strategies that will ensure the ongoing viability of the proposed use. Where mitigation measures are not proposed, provide an assessment of how the proposed activities, including the keeping and management of animals, can function effectively within the existing environment and why the anticipated level of impact is considered acceptable for the intended use over the long term. The response should clearly demonstrate whether that the proposed use can operate effectively and sustainably in the environmental conditions generated by the adjoining quarry use and that any potential reverse amenity implications have been appropriately considered in the design and operation of the development. Amend the Site Based Management Plan and Site Plans where mitigation requires.
2.1	

2.2	Issue:
	The development site falls within the KRA of the Boral Quarries Wellcamp and to a lesser degree the Wagners Wellcamp Quarry. Both are adjacent to each other and the KRA overlay is cumulative for both sites. Both of these quarries have had recent MCU's approved for expanded operations: • Boral Quarries Wellcamp – MCUC/2023/537/A - Extension to Extractive Industry – approved 05/07/2024 • Wagners Wellcamp Quarry - MCUC/2024/6760 - Extension to Extractive Industry – approved 16/04/2026 The applicant submitted a Reverse Amenity Advice Letter, prepared by Range Environmental and dated 15/07/2026. The letter acknowledges that the site is located within an Extractive Resources Separation Area due to its proximity to Boral's Wellcamp Downs Quarry. The letter responds only to PO4 of the overlay code as it relates to noise, dust, ground vibration, or air blast overpressure from an existing or future extraction. The advice letter refers to several reports written in 2016: • Blast Impact Assessment, prepared by Saros (International) Pty Ltd (Reference: BRQ20, dated 30 May 2016) • Assessment of Environmental Noise Emission prepared for Boral's Wellcamp Downs Quarry by Acoustics RB Pty Ltd (Reference: 14-551.R04, dated 1 June 2016) • Air Quality Assessment prepared for Boral's Wellcamp Downs Quarry by Katestone Environmental Pty Ltd (Reference: D14060-10 V1.2, dated 26 May 2016) The following impacts were noted, based on these 2016 reports: • <u>Vibration</u> • Vibration levels from blasting activities would exceed the recommended 5mm/s limit at the site • Blasting activities at the Wellcamp Downs Quarry are undertaken approximately once every 4 weeks • Vibration emissions from the Boral Quarry Wellcamp Downs are not predicted to result in minor or cosmetic building damage at the proposed development as the estimated vibration levels at the site do not exceed the 50mm/s limit for reinforced or framed structures under Australian Standard AS2187.2:2006 <i>Explosives</i>. • <u>Overpressure</u> • The proposed development will fall within the 120 dB(L) overpressure contour • <u>Fly Rock</u> • The site did not occur within the Wellcamp Downs Quarry 170m fly rock exclusion zone • <u>Noise</u> • the site is wholly located within an area identified as 'non-developable' as predicted noise emissions at the site exceeded the derived noise level limits (50-60 dB(A) during the daytime period). • However, noise logging undertaken approximately 160m south of the site in April 2025 as part of the preparation of a noise impact assessment for a proposed development proximate to this site (Reference: MCUC/2025/4658/A) determined that the ambient noise levels at this location were well below the derived noise level limits (35 dB(A) LAeq during the daytime period, with a maximum hourly LAeq recording of 49 dB(A)) (Noise Measurement Services, 2025). • These recorded noise levels also comply with the Acoustic Quality Objectives (AQOs) for commercial receivers under the Environmental Protection (Noise)

	Policy 2019 (EPP Noise) which outlines a limit (measured at the façade) for the daytime period of 55 dB(A) LAeq. - Noise emissions from Boral's Wellcamp Downs Quarry have been measured to be well below the predicted noise levels at the development site. Ambient noise levels measured near the site in April 2025 were below the relevant noise assessment criteria for a commercial receptor. <u>Air / Dust</u> - Ground-level concentrations of PM10 did not exceed the EPP Air limit at the site. - Maximum monthly dust deposition rates did exceed the EPP Air limit at the site. This may result in nuisance being caused at the proposed development site by dust settling on surfaces. It is not clear why more recent reports (circa 2022) were not used to determine the reverse amenity impacts. The approved operational footprint of both quarries has changed since 2016 and more recent modelling and monitoring data is available. Information Required: Update the Reverse Amenity Assessment letter to include a review of information submitted in relation to both Extension to Extractive Industry approvals – Approvals MCUC/2023/537 and MCUC/2024/6760. The review should ensure that any newer reports confirm the level of impact anticipated at the proposed development site and how development will minimise any adverse impact that arises from both quarries.
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3. NOISE IMPACTS OF THE DEVELOPMENT

	Issue: The applicant submitted a Noise Impact Assessment, Rev 0, prepared by Noise Measurement Services and dated 15/06/2026. The scope of the report includes noise impacts from the proposed development on receptors and does not relate to reverse amenity issues. Further information is required on the following: - Section 4.1 states that a source noise level of 90 dB(A) was used to derive an internal kennel noise level of 81 dB(A) Leq,15min. Provide further information detailing the methodology, assumptions and calculations used to derive the adopted internal kennel noise level, including clarification as to whether the 90 dB(A) value represents a sound power level (Lw) or sound pressure level (Lp). Provide sufficient information to enable Council to verify the acoustic model inputs and resulting noise predictions, including assumptions on spacing and volumes of the building. - Confirm that the point source "Dogs x 10" in the outdoor pens (red dots) in Plate 1 is taken to be 90dB at each point, as per the measurements taken and scribed in Section 4.1. Table 4.1 does not include the "Dogs x 10" Information Required: Address the issues noted above and submit a revised report when changes are required to the results, modelling or conclusions.
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4. CAR PARKING

	Issue: The proposed development is subject to the Performance Outcomes outlined in the <i>Transport, Access and Parking Code</i>. 4.1 The submitted plans show 13 proposed parking spaces, including one PWD space. The Transport Access and Parking Code does not include a parking rate for Research and Technology Industry, and as such a parking analysis is required to justify the proposed carparking numbers. No such parking analysis is provided. The plans refer to the Animal Keeping carparking rate with no explanation. Information Required:
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	Provide a Parking Analysis prepared by a suitably qualified professional to justify the number of proposed parking supply is likely to accommodate the anticipated parking demand generated by the development, and provide amended plans where necessary.
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Note on Alternative Solutions

Where an alternative solution to the Acceptable Outcome is proposed, justification demonstrating how the correlating Performance Outcome has been met must be provided. Requesting an alternative solution without demonstrating how the Performance Outcome has been satisfied, does not oblige Council to favourably consider the alternative solution.

Options Available in Response to this Information Request

In accordance with section 13.2 of the *Development Assessment Rules*, you may respond to this request for information by providing Council with:

- 1) all of the information requested; or
- 2) part of the information requested; or
- 3) a notice stating that none of the information will be provided.

In your response, advise Council which option you are supplying. If you choose 2) or 3), you may also advise Council to proceed with its assessment of the application.

Provide one electronic copy of the response to Council, including any plans or supporting information.

In accordance with section 13.1 of the *Development Assessment Rules*, you must respond to this information request within **three months** of the date the information request was made, or a further period agreed between the applicant and Council. If there is no response to the information request within the period described, Council will proceed with the assessment of the application based on the information currently available.

Yours faithfully



Matthew Coleman
Principal Planner, Planning Branch

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