



Date: 24 September 2026
Our Reference: J002639
Your Reference: MCUI/2021/1651/A

Toowoomba Regional Council
PO Box 3021
Toowoomba QLD 4350

Dear Sir / Madam,

Site Address:	14 Foundation Street, Wellcamp QLD 4350
RPD:	Lot 7 on SP321961
Method of Distribution:	Email [development@tr.qld.gov.au]
Subject:	Change Application (Minor Change) Under Section 78 of the <i>Planning Act 2016</i>

We write on behalf of *Novus Precast Solutions* ("the Applicant"), regarding the abovementioned development approval.

This change application relates to the development approval (MCUI/2021/1651/A) which was granted by *Toowoomba Regional Council* ("Council"), as assessment manager, on 12 September 2024, for the following aspect of development:

- Development Permit for a Material Change of Use for Medium Impact Industry and High Impact Industry

A copy of the Existing Approval is enclosed at **Attachment 2**.

This change application is made to *Toowoomba Regional Council*, as the responsible entity, and requests a Minor Change to the development approval, pursuant to s.78 of the *Planning Act 2016*.

The change application is to be considered in conjunction with the following detailed attachments:

- **Attachment 1** - Application Documentation prepared by Property Projects Australia
- **Attachment 2** - Existing Approval issued by Toowoomba Regional Council
- **Attachment 3** - Amended Proposal Plans prepared by Green Lion Design
- **Attachment 4** - Traffic Engineering Review prepared by Ratio

Further detail regarding the development approval history and the amendments proposed via this change application is provided below.

BRISBANE OFFICE LOWER GROUND / 618 BRUNSWICK ST NEW FARM QLD 4005 AUSTRALIA P +61 7 3254 1566	TOOWOOMBA OFFICE 123 MARGARET ST TOOWOOMBA QLD 4350 AUSTRALIA P +61 7 4632 0516	MELBOURNE OFFICE LEVEL 1, 55 COLLINS ST VIC 3000 AUSTRALIA P +61 3 7037 0432	GEELONG OFFICE 10-14 BROUGHAM ST GEELONG VIC 3220 AUSTRALIA P +61 3 7037 0432
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1. BACKGROUND

The subject site is located at 14 Foundation Street, Wellcamp, formally described as Lot 7 on SP321961 with frontage to both Foundation Street and Vision Street (**Extract 1**).



Extract 1 – Subject Site
Source – Queensland Globe

The original development application that is the subject of this change application was lodged with Toowoomba Regional Council (“Council”) on 01 April 2021. The application involved assessable development subject to impact assessment and was subsequently approved on 12 September 2024 with a decision notice issued for the following aspect of development:

- Development Permit for a Material Change of Use for Medium Impact Industry and High Impact Industry.

Following the above, the applicant lodged change representations on 23 October 2024, and Council subsequently issued a negotiated decision notice (MCUI/2021/1651/A) on 10 December 2024.

When the approval was granted, the site was formally described as Lot 103 on SP322021 and Lot 14 on RP246627, now it is described as Lot 7 on SP321961.

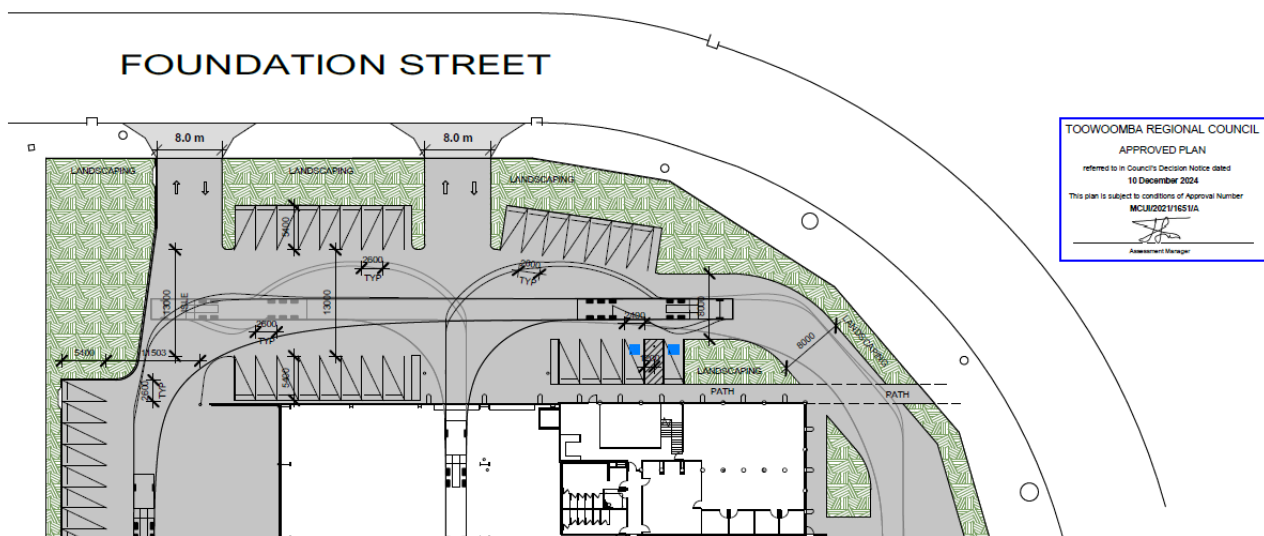
A copy of the Existing Approval is provided within **Attachment 2**.

2. PROPOSED CHANGES

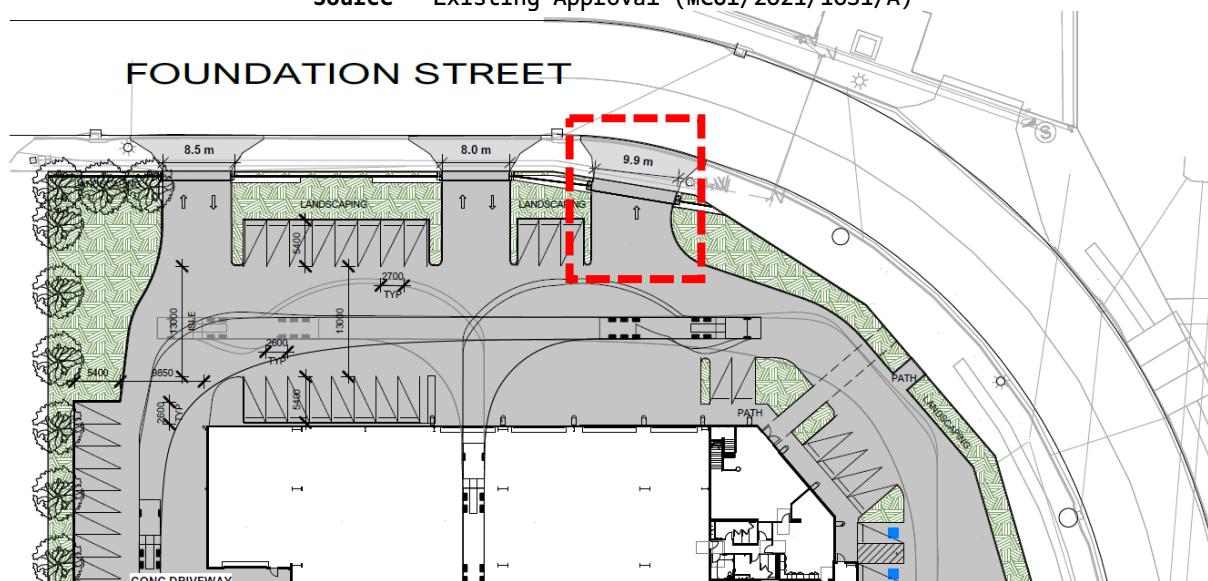
This change application seeks to incorporate a new driveway crossover with other minor inconsequential site layout and scale changes to the existing approval (MCUI/2021/1651/A) which involved the establishment of a Medium Impact Industry and High Impact Industry use. The proposed changes are outlined in detail below.

2.1. Driveway Crossover

The proposal includes an additional driveway crossover to Foundation Street, immediately north of the Stage 2 warehouse. The crossover is intended to provide a dedicated exit for the specialist vehicles used to transport large prefabricated concrete elements from the facility. The existing exit arrangement is shown in **Extract 2**, and the proposed arrangement is shown in **Extract 3**.



Extract 2 - Approved - Car Parking Plan - Stage 2 (2308.DA03 Issue G)
Source - Existing Approval (MCUI/2021/1651/A)



Extract 3 - Amended - Car Parking Plan - Stage 2 (2308.DA03 Issue H)
Source - Green Lion Design

The nominated specialist vehicle is a 10-axle steerable trailer. As detailed in the Traffic Engineering Review prepared by Ratio at **Attachment 4**, this vehicle requires substantial manoeuvring to leave the site through an existing crossover. The proposed crossover would allow it to leave the warehouse bay and exit the site in a forward direction, reducing potential conflicts with other vehicles and pedestrians and avoiding impacts on internal landscaping and parking areas.

The new crossover will be limited to egress only with vehicles limited to right-out movements only. It will be used exclusively by the specialist vehicle; other vehicles would continue to use the existing site accesses. Based on the Applicant's anticipated operations, the specialist vehicle would use the crossover up to twice per day for approximately four (4) to six (6) weeks each year. Signage and line marking would identify and manage the exit-only, right-turn-only arrangement.

Ratio has assessed the proposed crossover against the Transport, Access and Parking Code of the Toowoomba Regional Planning Scheme. Its swept path assessment demonstrates that the nominated specialist vehicle can exit in a forward direction and turn right onto Foundation Street. Ratio has also assessed sight distance in both directions and identified 69m as the required distance. Landscaping within the sight triangle would need to be maintained at a height of no more than 900mm.

To accommodate the new crossover and associated vehicle manoeuvring requirements, the Stage 2 car parking area has been marginally reconfigured. The revised layout retains the approved number of car parking spaces and does not materially alter the function or accessibility of the parking area.

Having regard to the limited frequency of use and Ratio's swept path and sight distance assessments, the additional crossover is considered to facilitate the safe and efficient operation of the approved development without materially affecting traffic flow on the surrounding road network.

2.2. Stage 1

The amendments associated with the Stage 1 approval are minor and inconsequential. The key change is associated with a reduction in impervious area due to the transfer of concrete hardstand space to Stage 2.

Table 1 provides an overview of the previously approved areas against the proposed areas associated with Stage 1.

Table 1 – Stage 1 Areas

Aspect	Approved	Proposed	Change
Office (Lower Floor)	122.57m ²	119.49m ²	-3.08m ²
Amenities (Lower Floor)	93.89m ²	93.39m ²	-0.60m ²
Processing (Lower Floor)	4,846.38m ²	4,852.54m ²	+6.16m ²
Amenities (Upper Floor)	-	8.94m ²	+8.94m ²
Office (Upper Floor)	156.79m ²	165.06m ²	+8.27m ²
Total Stage 1 GFA	5,302.54m ² *	5,239.41m ²	-63.13m ²
Built Form Cover	5,764m ² (16.0%)	5,676m ² (15.9%)	-88m ² (-0.1%)
Landscaping	1,048m ² (2.9%)	1,326m ² (3.7%)	+278m ² (+0.8%)
Impervious Area	6,880m ² (19.3%)	4,692m ² (13.2%)	-2,188m ² (-6.1%)

Concrete Hardstand	6,341.99m ²	4,692.01m ²	-1,649.98m ²
Car Parking Spaces	57 spaces	57 spaces	No Change

* Note, Council included an amendment in red on the approved plan which nominated the GFA of Stage 1 to be 5,302.54m². This area is also reflected in Condition 1.1.

2.3. Stage 2

The amendments associated with the Stage 2 include the new driveway crossover, marginal changes to the building areas and an increase in impervious area due to the transfer of concrete hardstand from Stage 1.

No changes are proposed to the approved operational areas for precast production or concrete batching. The precast production area will remain at 1,020m², and the concrete batching area will remain at 148m².

Table 2 provides an overview of the previously approved areas against the proposed areas associated with Stage 1.

Table 2 – Stage 2 Areas

Aspect	Approved	Proposed	Change
Amenities (Lower Floor)	154.29m ²	149.79m ²	-4.50m ²
Office (Lower Floor)	329.86m ²	165.64m ²	-164.22m ²
Processing (Lower Floor)	11,682.82m ²	12,046.02m ²	+363.20m ²
Amenities (Upper Floor)	–	30.56m ²	+30.56m ²
Office (Upper Floor)	399.19m ²	232.44m ²	-166.75m ²
Total Stage 2 GFA	12,254.3m ² *	12,624.46m ²	+370.16m ²
Built Form Cover	12,168m ² (34.0%)	12,357m ² (34.7%)	+189m ² (+0.7%)
Landscaping (incl. Stage 1)	1,744m ² (4.9%)	1,837m ² (5.1%)	+93m ² (+0.2%)
Impervious Area	8,804m ² (25%)	14,657m ² (41%)	+5,853m ² (+16%)
Concrete Hardstand	8,804.43m ²	9,965.72m ²	+1,161.29m ²
Car Parking Spaces	129 spaces	129 spaces	No Change

* Note, Council included an amendment in red on the approved plan which nominated the GFA of Stage 2 to be 12,254.3m². This area is also reflected in Condition 1.1.

2.4. Elevations

As illustrated within the elevations (**Attachment 3**), the proposed built form is largely consistent with that established under the existing approval, with the amendments retaining the approved industrial character, scale, bulk and overall appearance of the development.

The development remains an industrial building within an established industrial area. Its design continues to align with the relevant built form and amenity requirements of the Charlton Wellcamp Local Plan Code and the Medium Impact Industry Zone Code.

2.5. Summary of Changes

The proposed amendments comprise minor built form, site layout and operational refinements arising from the detailed implementation of the approved development. The principal changes include the additional egress-only crossover to Foundation Street, associated adjustments to vehicle manoeuvring and car parking, redistribution of hardstand areas between Stages 1 and 2, and limited refinements to the approved floor areas.

The ultimate GFA is proposed to increase from 17,556.84m² to 17,863.87m², representing a net increase of 307.03m². This increase is modest in the context of the overall development and principally reflects detailed design refinements between the two (2) stages. The overall built form, including its industrial character, scale, bulk, appearance and building height, remains largely consistent with the existing approval.

Importantly, no change is proposed to the approved 148m² concrete batching area regulated under Condition 1.2.2 for the High Impact Industry component. The approved annual production throughput under Condition 1.2.1 also remains unchanged. Accordingly, the amendments do not intensify the approved concrete batching operation or introduce any new industrial use.

The original development application was supported by a Noise and Dust Impact Assessment and a Site Based Management Plan. Given that the proposed amendments are primarily logistical and operational, retain the approved uses and throughput, and do not introduce new or more severe impacts, updated noise and dust reporting was not considered necessary. The Site Based Management Plan has also been reviewed and remains suitable for the continued operation of the approved development without amendment.

2.6. Changes to Approved Drawings and Documents

The proposed changes require amendments to the list of approved drawings and documents, as identified in **Table 3** below.

The approved drawings and documents have been listed and the additional drawings and documents to be included in the amended approval are shown in bold. Where not listed in **Table 3** below, the drawings or documents will remain as documented in the Existing Approval.

Table 3 – Approved Drawings and Documents

Drawing or Document	Number	Plan Date
Cover Sheet	2308-DA00 Issue N	19 November 2024
	2308-DA00 Issue P	04 September 2026
Site Plan – Stage 2	2308-DA01 Issue M	19 November 2024
	2308.DA01 Issue N	04 September 2026
Site Plan – Stage 1	2308-DA02 Issue Q	19 November 2024
	2308.DA02 Issue R	04 September 2026
Car Parking Plan – Stage 2	2308-DA03 Issue G	19 November 2024
	2308.DA03 Issue H	04 September 2026
Car Parking Plan – Stage 1	2308-DA04 Issue K	19 November 2024
	2308.DA04 Issue L	04 September 2026
Floor Plan – Stage 2 – Foundation St	2308-DA11 Issue H	18 November 2024

	2308.DA11 Issue J	04 September 2026
Upper Floor – Stage 2 – Foundation St	2308.DA12 Issue H 2308.DA12 Issue J	18 November 2024 04 September 2026
Floor Plan – Stage 1 – Vision St	2308.DA13 Issue L 2308.DA13 Issue M	19 November 2024 04 September 2026
Upper Floor Plan – Stage 1	2308.DA15 Issue A 2308.DA15 Issue B	19 November 2024 04 September 2026
Roof Plan	2308.DA14 Issue F 2308.DA14 Issue G	18 November 2024 04 September 2026
Elevations – Frontages	2308.DA21 Issue L 2308.DA21 Issue M	19 November 2024 04 September 2026
Elevations	2308.DA22 Issue L 2308.DA22 Issue M	19 November 2024 04 September 2026
Sections	2308.DA31 Issue G 2308.DA31 Issue H	19 November 2024 04 September 2026
New Plans		
OPS Office Plans	2308.DA16 Revision A	04 September 2026

2.7. Changes to Conditions

In addition to the amendments outlined above, the proposed changes will require alterations to the approved conditions. The amendments are listed in **Table 4**.

Table 4 – Conditions

Existing Condition	Proposed Condition
Condition 1 – Approved Use <i>This Development Approval is for a Material Change of Use for Medium Impact Industry and High Impact Industry, carried out in two stages, and is limited as follows:</i> (1.1) Having a maximum gross floor area (GFA) of 17,556.84m² in two stages: (1.1.1) Stage 1 comprising a maximum GFA of 5,302.54m²; and (1.1.2) Stage 2 comprising a maximum GFA of 12,254.3m²;	Condition 1 – Approved Use <i>This Development Approval is for a Material Change of Use for Medium Impact Industry and High Impact Industry, carried out in two stages, and is limited as follows:</i> (1.1) Having a maximum gross floor area (GFA) of 17,556.84m² 17,863.87m² in two stages: (1.1.1) Stage 1 comprising a maximum GFA of 5,302.54m² 5,239.41m²; and (1.1.2) Stage 2 comprising a maximum GFA of 12,254.3m² 12,624.46m²;
Condition 6 – Approved Plans	Condition 6 – Approved Plans <i>Refer to Table 3.</i>
Condition 77 – On-site Car Parking, Service Bays & Manoeuvring	Condition 77 – On-site Car Parking, Service Bays & Manoeuvring

<i>The premises must be provided with a total of one hundred and thirty (130) on-site car parking spaces including two spaces for people with disabilities (PWD), together with standing and manoeuvring for an Articulated service vehicle. Fifty-three (53) car spaces plus one PWD car space must be provided as part of Stage 1 and the balance provided as part of Stage 2.</i>	<i>The premises must be provided with a minimum total of one hundred and thirty (130) on-site car parking spaces including two three spaces for people with disabilities (PWD), together with standing and manoeuvring for an Articulated service vehicle. Fifty-three (53) car spaces plus one PWD car space must be provided as part of Stage 1 and the balance provided as part of Stage 2.</i>
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3. LEGISLATIVE ASSESSMENT

3.1. Minor Change Criteria

The Applicant seeks to amend the Existing Approval to incorporate the proposed changes via a Minor Change, pursuant to s.78 of the *Planning Act 2016*.

Table 5 and **Table 6** demonstrate that the change application for a Minor Change complies with the relevant provisions of the *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules (Version 3.0)*.

Table 5 – Compliance with Definition for a Minor Change

Relevant Provision	Assessment
The definition of a minor change to a development approval under Schedule 2, <i>Planning Act 2016</i> , is: "Minor change means a change that..... (b) for a development approval –	
<i>(i) would not result in substantially different development; and</i>	Complies An assessment of the substantially different development requirements under the <i>Development Assessment Rules (Schedule 1)</i> has been undertaken as part of this correspondence. Please refer to Table 6 below for further detail, which concludes that the amendments do not result in substantially different development.
<i>(ii) if a development application for the development, including the change, were made when the change application is made would not cause –</i>	
<i>(A) the inclusion of prohibited development in the application; or</i>	Not Applicable The change application does not result in prohibited development as per the <i>Planning Regulation 2017</i> .
<i>(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	Not Applicable The original application required referral to a referral agency and the change application does not alter referral triggers.
<i>(C) referral to extra referral agencies, other than to the chief executive; or</i>	Not Applicable

	The change application does not result in a requirement of referral to an extra referral agency.
<i>(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or</i>	Not Applicable The change application does alter the referral triggers associated with the original development application.
<i>(E) public notification if public notification was not required for the development application</i>	Not Applicable The original development application did require public notification.

Table 6 – Compliance with Substantially Different Development Test

In relation to part (b)(i) of the definition of Minor Change under the Planning Act 2016, the substantially different development requirements under the <i>Development Assessment Rules</i> (Schedule 1) provide instructive guidance as follows:- <i>“A change may be considered to result in a substantially different development if the proposed change:</i>	
<i>(a) involves a new use; or</i>	Complies The change application does not involve a new use that was not involved in the original application.
<i>(b) results in the application applying to a new parcel of land; or</i>	Complies The change application does not introduce new land. The original development application was lodged over land which has been reconfigured under separate applications. This change application is limited to the land included within the original development application (MCUI/2021/1651/A). Refer to Section 1.0 for further information.
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	Complies The proposed changes adjust the internal layout and distribution of floor area between the two approved stages. While the total GFA increases modestly, the development remains within the approved building arrangement and retains its industrial scale, bulk and appearance. The changes do not dramatically alter the built form of the approved development.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	Complies The change application does not change the ability of the development to operate as intended being a Medium Impact Industry and High Impact Industry facility.
<i>(e) removes a component that is integral to the operation of the development; or</i>	Complies

	The proposed changes do not remove a component that is integral to the operation of the development, being a Medium Impact Industry and High Impact Industry facility.
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	Complies The additional crossover is proposed as an exit-only, right-turn-only access for the specialist vehicle used to transport large prefabricated concrete elements. It does not introduce a new use or increase the approved production throughput. Ratio's Traffic Engineering Review indicates that the crossover would be used up to twice per day for approximately four (4) to six (6) weeks each year. On that basis, the change is not expected to significantly increase traffic to the site or affect the operation of the surrounding road network.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	Complies The additional crossover changes how a limited number of specialist vehicle movements leave the site. Ratio's swept path and sight distance assessments demonstrate that the nominated vehicle can exit in a forward direction and turn right onto Foundation Street, subject to the proposed access controls and maintenance of sightlines. The change would reduce the manoeuvring required to use an existing crossover and avoid conflicts with internal parking and landscaping. Having regard to its restricted use and the supporting traffic assessment, the change is not expected to introduce a material adverse impact or increase the severity of known impacts associated with the approved development.
<i>(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –</i> ■ <i>Introduces new social impacts or increase the severity of known social impacts; or</i>	Complies The change application is not prescribed by the Planning Regulation 2017 as requiring a Social Impact Assessment.
<i>(i) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	Complies The proposed changes do not remove an incentive or offset component that would have balanced a negative impact of the development.
<i>(j) impacts on infrastructure provisions.</i>	Complies The proposed changes do not materially impact on existing infrastructure provisions.

3.2. Confirmation of Responsible Entity and Affected Entity

In accordance with s.78A(1)(b) of the *Planning Act 2016*, the responsible entity for this change application is Toowoomba Regional Council. SARA was the chief executive referral agency for the original development application and issued a referral agency response with no requirements.

As s.80(1)(a) of the *Planning Act 2016* excludes the chief executive from the referral agencies that are affected entities where the assessment manager is the responsible entity, SARA is not an affected entity for this change application and does not require notification under that section.

3.3. Matters to be considered by Responsible Entity

In accordance with s.81 of the *Planning Act 2016*, the responsible entity must consider a range of items in assessing this change application. Please refer to **Table 5** below which provides an assessment of the proposal's compliance with each of these considerations.

Table 7 – Assessment against s.81 of the Planning Act 2016

Relevant Provision	Assessment
<i>(2) In assessing the change application, the responsible entity must consider -</i>	
<i>(a) The information the applicant included with the application;</i>	Noted In addition to the assessment contained within this change application cover letter, the change application is also supported by Amended Proposal Plans prepared by Green Lion Design and a Traffic Engineering Review prepared by Ratio.
<i>(b) if the responsible entity is the assessment manager-any properly made submissions about the development application or another change application that was approved;</i>	Noted The original development application was subject to impact assessment, however, no properly made submissions were received during public notification.
<i>(c) Any pre-request response notice or response notice given in relation to the change application; and</i>	Not Applicable No pre-request response notice or response notice has been given in this instance.
<i>(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</i>	Not Applicable Item (d) is not applicable to this change application.
<i>(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</i>	Not Applicable The proposal is not for State Facilitated Development under section 106D.

<i>application for State facilitated development under section 106D; and</i>	
<i>(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</i>	Noted Item (f) is applicable to this change application. Refer to response to Item 4 and Item 5.
<i>(g) Another matter that the responsible entity considers relevant.</i>	Noted Given the proposal seeks adjustments to the site layout there will be no fundamental changes to site operation facilitated under the development approval, it is submitted that there are no other matters relevant to the assessment of this change application. There are no changes proposed that would conflict with earlier determinations by Council that the development outcome on the site complies with the relevant statutory instruments. The proposal continues to maintain compliance with the assessment benchmarks and remains consistent with the outcomes achieved under the existing development approval.
<i>(3) Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d), (e) or (f), consider—</i> <i>(a) a statutory instrument; or</i> <i>(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.</i>	
<i>(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.</i>	Noted Based on a review of the planning scheme in effect when the original development application was lodged and the planning scheme currently in effect, the proposal continues to maintain compliance with the assessment benchmarks and remains consistent with the outcomes achieved under the existing development approval.
<i>(5) However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to –</i> <i>(a) the statutory instrument or other document as in effect when the change application was made; or</i> <i>(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</i> <i>(c) another statutory instrument—</i>	Noted Based on a review of the planning scheme in effect when the original development application was lodged and the planning scheme currently in effect, the proposal continues to maintain compliance with the assessment benchmarks and remains consistent with the outcomes achieved under the existing development approval.

(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.

3.4. Infrastructure Charges

In accordance with s.119(6) of the *Planning Act 2016*, a local government may give an amended infrastructure charges notice to the applicant in approving a change application.

Due to the proposed changes resulting in a marginal increase in Gross Floor Area which would require reconsideration of the original infrastructure charges notice. To this end we consider it appropriate for council to issue an amended Infrastructure Charges Notice

3.5. Other Requirements for Change Applications

In accordance with s.79 of the *Planning Act 2016*, this change application for a Minor Change includes the applicable mandatory information, as follows:

- The application is accompanied by the approved form;
- The written consent of the owner of the premises is provided at **Attachment 1**; and
- The assessment fee of \$3,420.00 will be paid by the applicant.

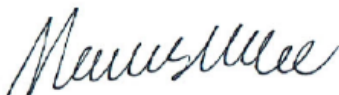
On this basis, we request that the responsible entity proceed to assess the Minor Change and issue a notice of the decision at the earliest opportunity.

4. SUMMARY

This change application is lodged with the responsible entity and identifies the amendments that are sought to the Existing Approval. As demonstrated above, the amendments are a Minor Change to the Existing Approval and, therefore, the responsible entity should proceed to make the requested changes and issue an amended development approval at the earliest opportunity.

Whilst we trust that this information is sufficient for your purposes, should you require any further information or clarification, please do not hesitate to call the undersigned on (07) 4632 0516.

Yours faithfully,
Property Projects Australia



MARCUS MCNEE
Senior Town Planner

ATTACHMENT 1

Application Documentation

ATTACHMENT 2

Existing Approval

ATTACHMENT 3

Amended Proposal Plans

ATTACHMENT 4

Traffic Engineering Review