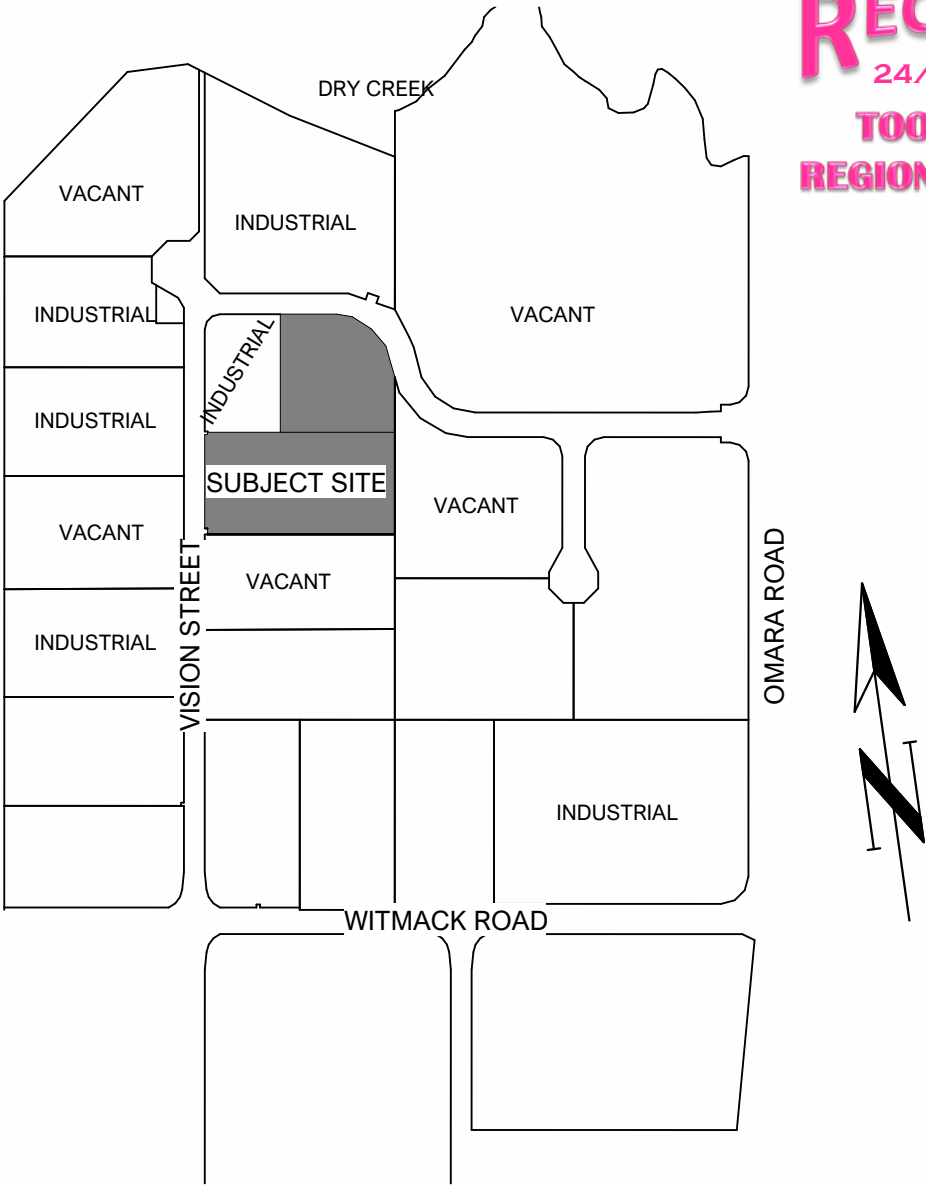


RECEIVED
24/09/2026
TOOWOOMBA
REGIONAL COUNCIL



LOCALITY PLAN

1 : 8000



STAGE 1 PERSPECTIVE

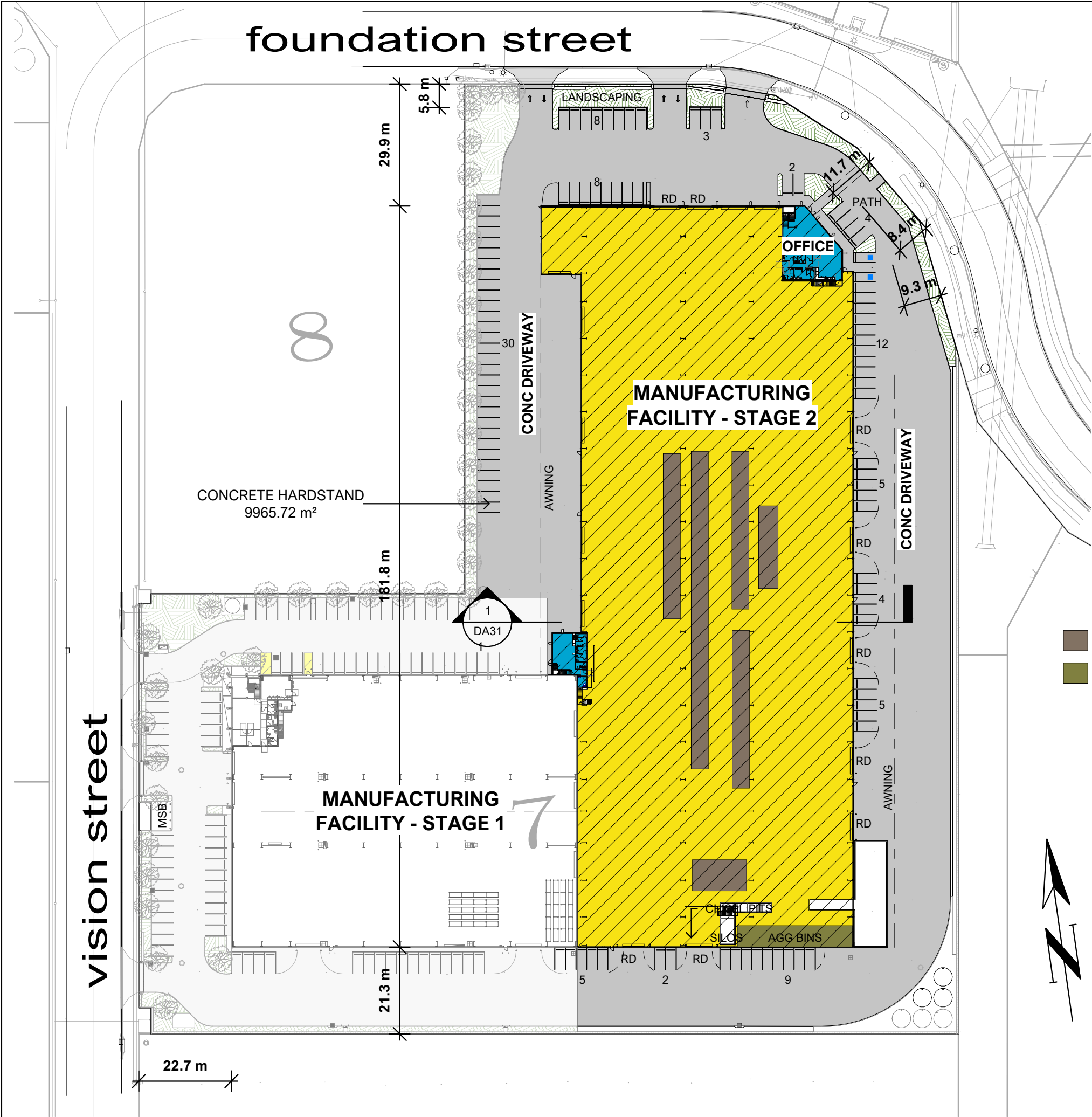
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COPYWRITE: Green Lion Design (Zorak Pty Ltd ABN 77 121 709 000) QBCC LIC Number: 15153290 (BUILDING DESIGN - OPEN)
E: admin@greenlion.design P: 0405 196 652

COVER SHEET

REAL PROPERTY DESCRIPTION

PROPOSED LOT 7, VISION STREET, WELLCAMP
PART OF LOT 103 on SP322021
TOTAL - 3.56ha
TOOWOOMBA REGIONAL COUNCIL

GFA - DA	
NAME	AREA
STAGE 1 AMENITIES	93.39 m ²
STAGE 1 OFFICE	119.49 m ²
STAGE 1 PROCESSING	4852.54 m ²
PROCESSING	5065.41 m ²
STAGE 1 AMENITIES	8.94 m ²
STAGE 1 OFFICE	165.06 m ²
OFFICE UF	174.00 m ²
STAGE 1	5239.41 m ²
STAGE 2 AMENITIES	149.79 m ²
STAGE 2 OFFICE	165.64 m ²
STAGE 2 PROCESSING	12046.02 m ²
PROCESSING	12361.45 m ²
STAGE 2 AMENITIES	30.56 m ²
STAGE 2 OFFICE	232.44 m ²
OFFICE UF	263.00 m ²
STAGE 2	12624.46 m ²
GROSS FLOOR AREA	17863.87 m ²



TOWN PLANNING ASSESSMENT

SITE COVER:
SITE AREA 35600m²
BUILT FORM COVER: 12357m² (34.7%)
LANDSCAPING inc S1: 1837m² (5.1%)
IMPERVIOUS AREA: 14657m² (41%)

CAR PARKING:

REQUIRED:
2 PLUS 1/100m² GFA
186 SPACES

PROVIDED:
STAGE 1 57 SPACES INC 1 PWD SPACES
STAGE 2 129 SPACES INC 2 PWD SPACES

TOTAL SPACES 186 INCLUDE 3 PWD SPACES

PRECAST PRODUCTION AREA: 1020m²
CONCRETE BATCHING AREA: 148m²

No.	Description	Date
F	SITE PLAN UPDATE	04/09/23
G	DESIGN UPDATE	08/02/24
H	DESIGN / STAGING UPDATE	22/02/24
J	DESIGN UPDATE	07/05/24
K	UPDATED DA PLANS	17/09/24
L	UPDATED DA PLANS	18/09/24
M	SITE UPDATE	19/11/24
N	DA MINOR CHANGE	04/09/26

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DESIGN

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East Toowoomba
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PROPOSED
INDUSTRIAL
FACILITY

NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

SITE PLAN - STAGE 2

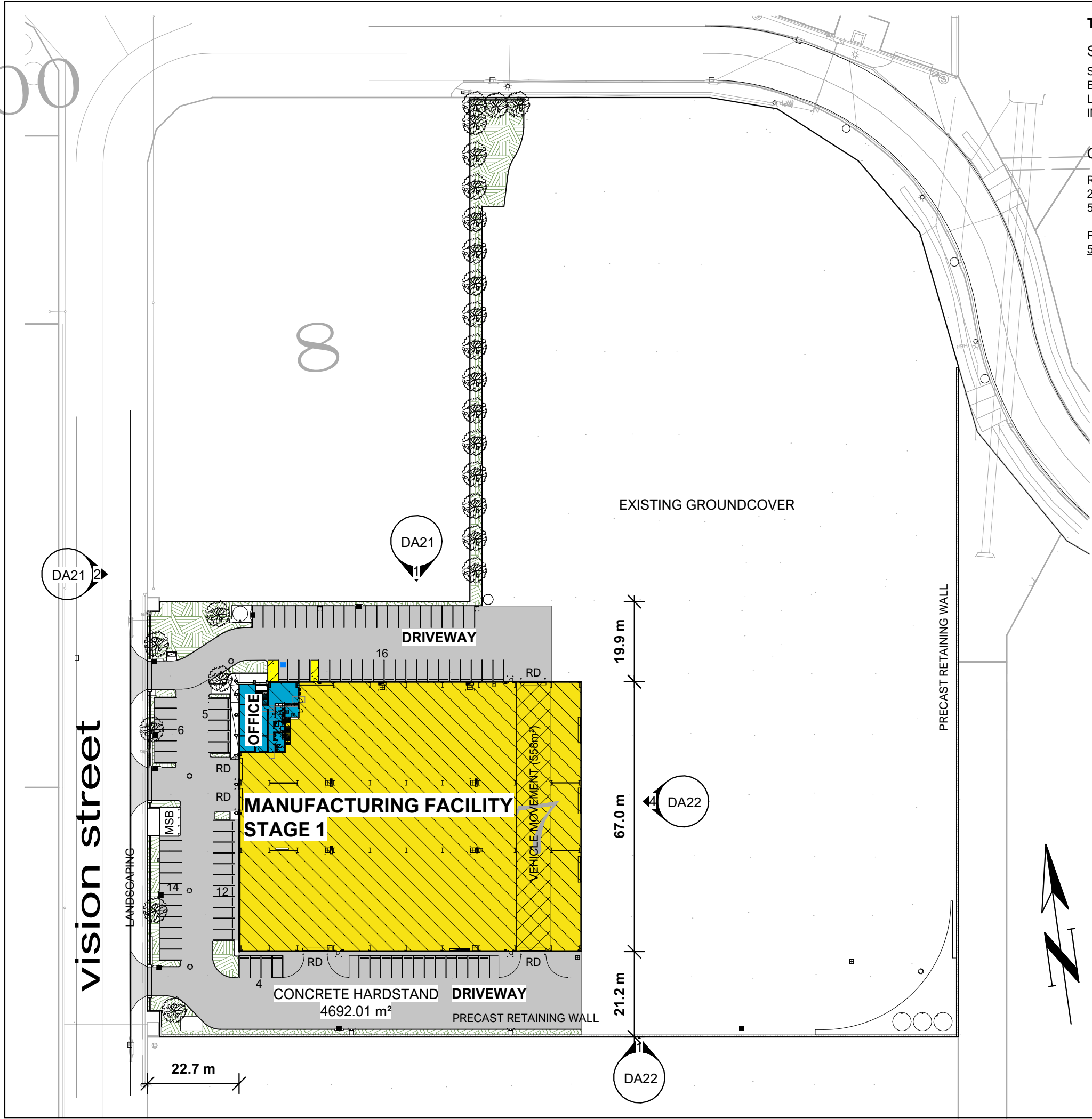
CONSTRUCTION		
Status		
Date	04/09/26	
Checked	Drawn	LCH
Project No.	2308.DA01	
	N Issue	
Scale	1 : 1000@ A3	

vision street

foundation street

8

7



TOWN PLANNING ASSESSMENT

SITE COVER:

SITE AREA	35600m ²
BUILT FORM COVER:	5676m ² (15.9%)
LANDSCAPING:	1326m ² (3.7%)
IMPERVIOUS AREA:	4692m ² (13.2%)

CAR PARKING:

REQUIRED:
2 PLUS 1/100m² GFA
55 SPACES

PROVIDED:
57 SPACES INC 1 PWD SPACES

No.	Description	Date
J	DESIGN / STAGING UPDATE	22/02/24
K	DESIGN UPDATE	07/05/24
L	UPDATED DA PLANS	17/09/24
M	REVIEW	18/09/24
N	REVIEW	18/09/24
P	UPDATED DA PLANS	18/09/24
Q	SITE UPDATE	19/11/24
R	DA MINOR CHANGE	04/09/26

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FACILITY**

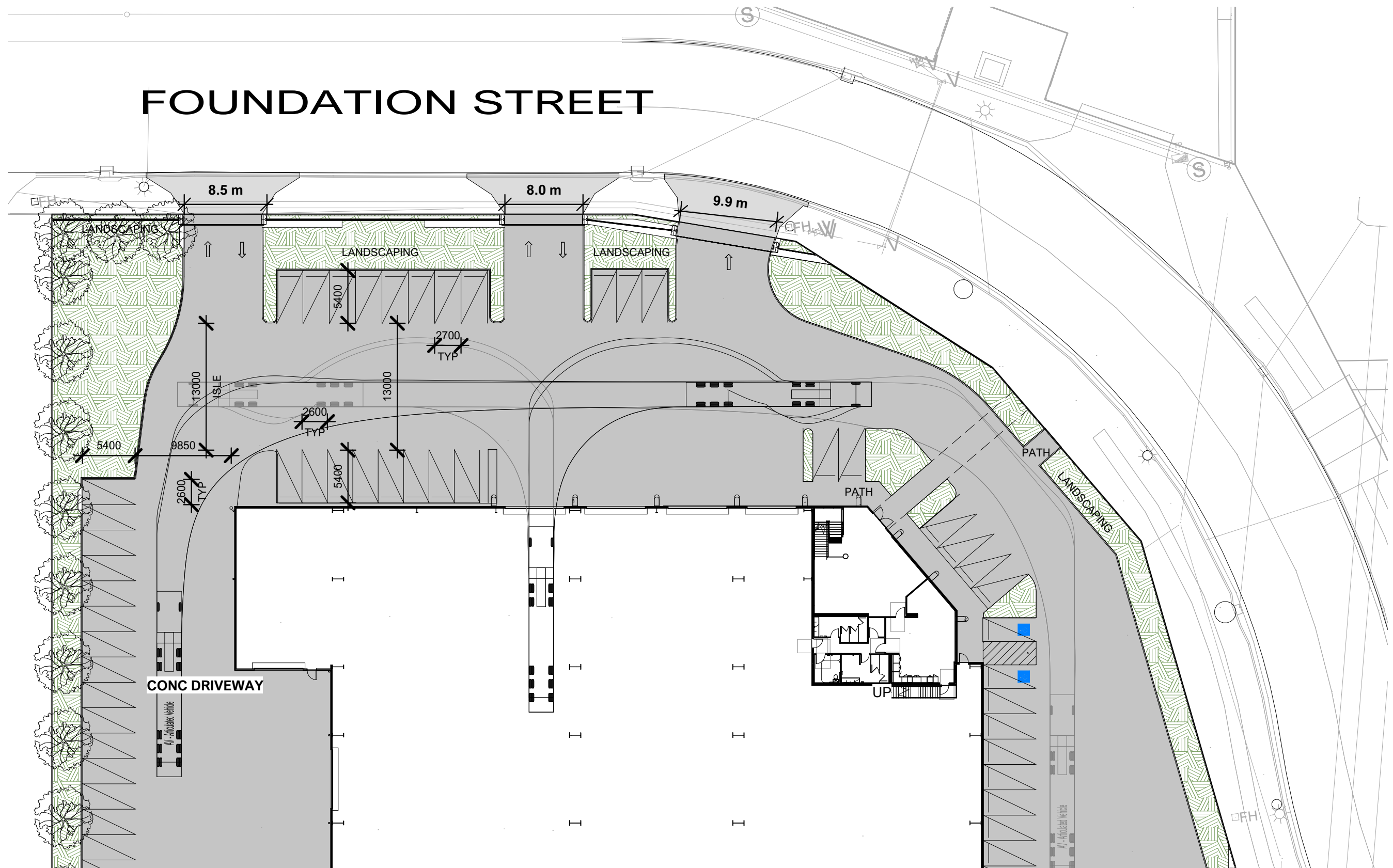
NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

SITE PLAN - STAGE 1

CONSTRUCTION		
Status		
Date	04/09/26	
Checked	Drawn	LCH
Project No.	2308.DA02	R
		Issue
Scale	1 : 1000@ A3	

FOUNDATION STREET



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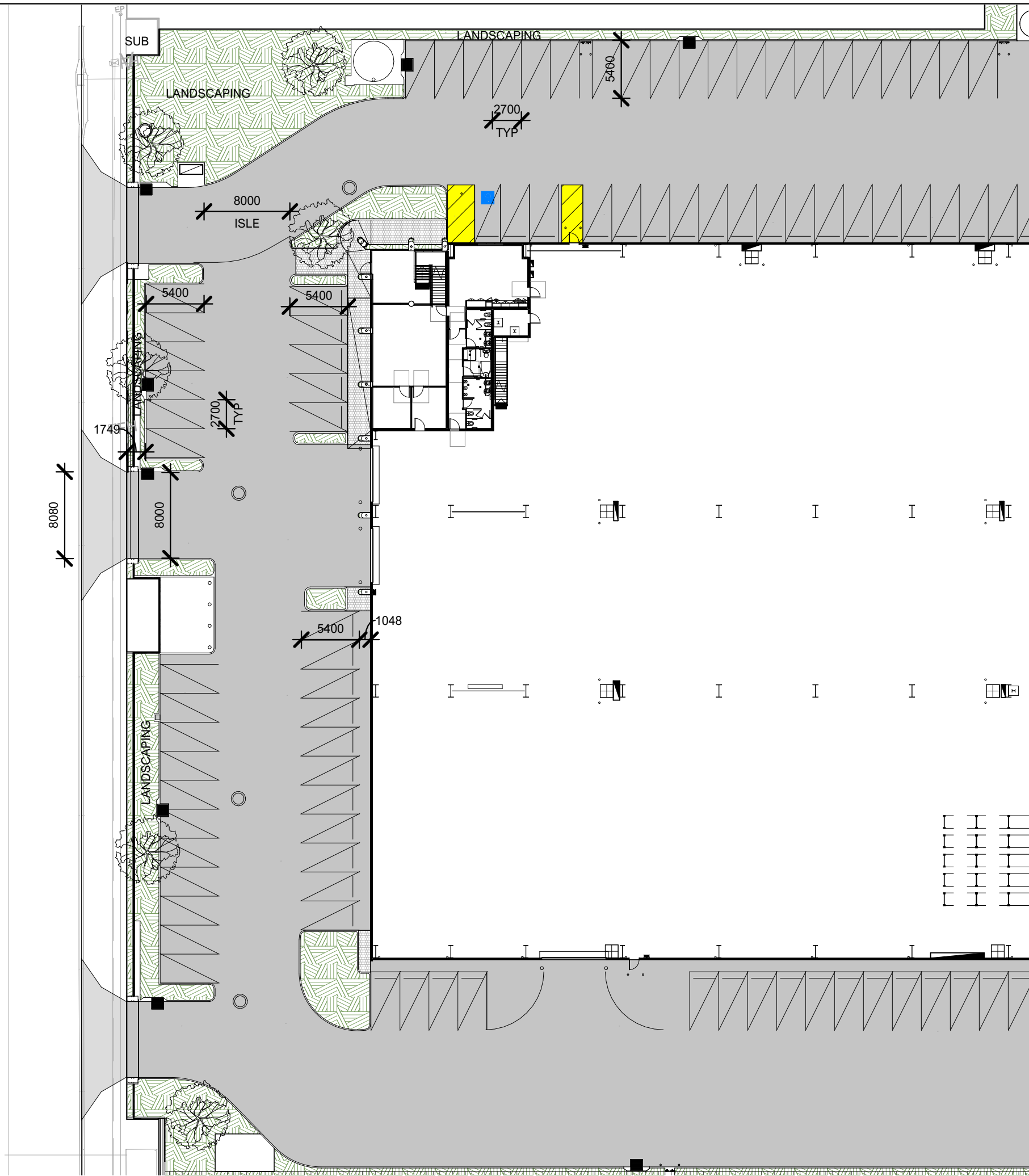
No.	Description	Date
B	ADDITIONAL INFORMATION	09/11/23
C	DESIGN / STAGING UPDATE	22/02/24
D	DESIGN UPDATE	07/05/24
E	UPDATED DA PLANS	17/09/24
F	UPDATED DA PLANS	18/09/24
G	SITE UPDATE	19/11/24
H	DA MINOR CHANGE	04/09/26

**PROPOSED
INDUSTRIAL
FACILITY**
NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

CAR PARKING PLAN - STAGE 2	
Status	CONSTRUCTION

Date	04/09/26
Checked	Drawn LCH
2308.DA03 H	
Project No.	Issue
Scale	1 : 400@ A3



No.	Description	Date
D	DESIGN / STAGING UPDATE	22/02/24
E	DESIGN UPDATE	07/05/24
F	UPDATED DA PLANS	17/09/24
G	REVIEW	18/09/24
H	REVIEW	18/09/24
J	UPDATED DA PLANS	18/09/24
K	SITE UPDATE	19/11/24
L	DA MINOR CHANGE	04/09/26

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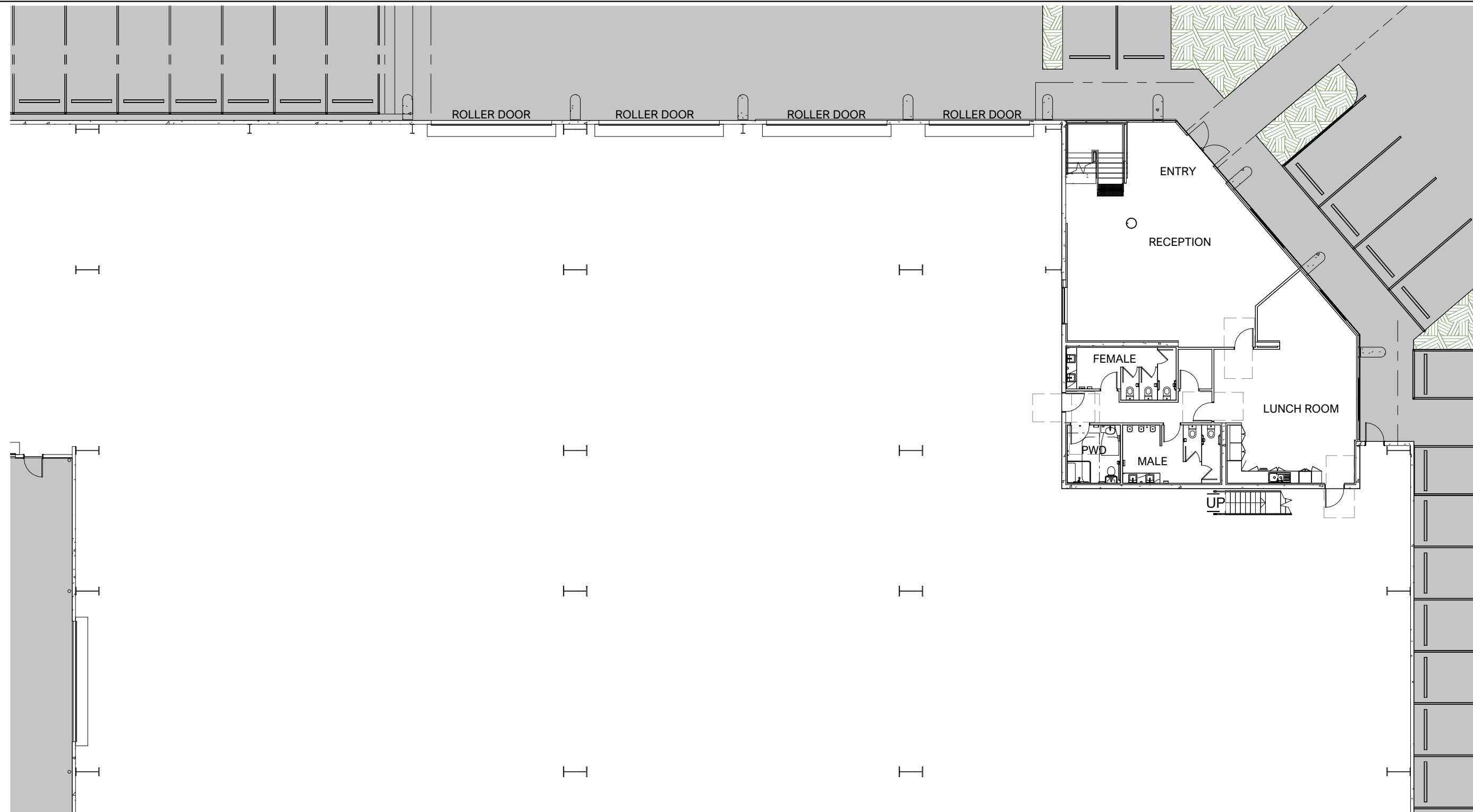
PROPOSED INDUSTRIAL FACILITY

NOVUS PRECAST

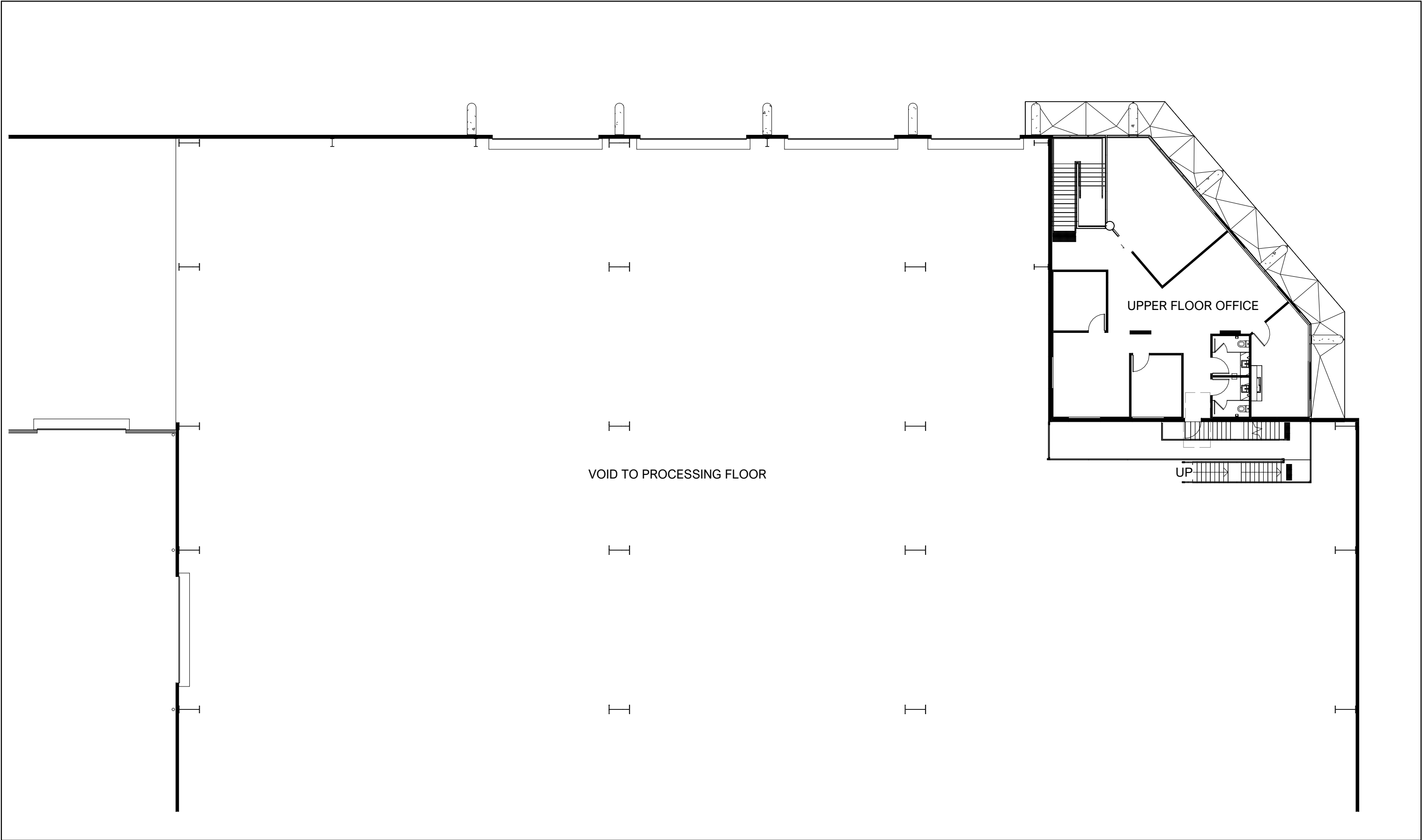
14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

CAR PARKING PLAN - STAGE 1

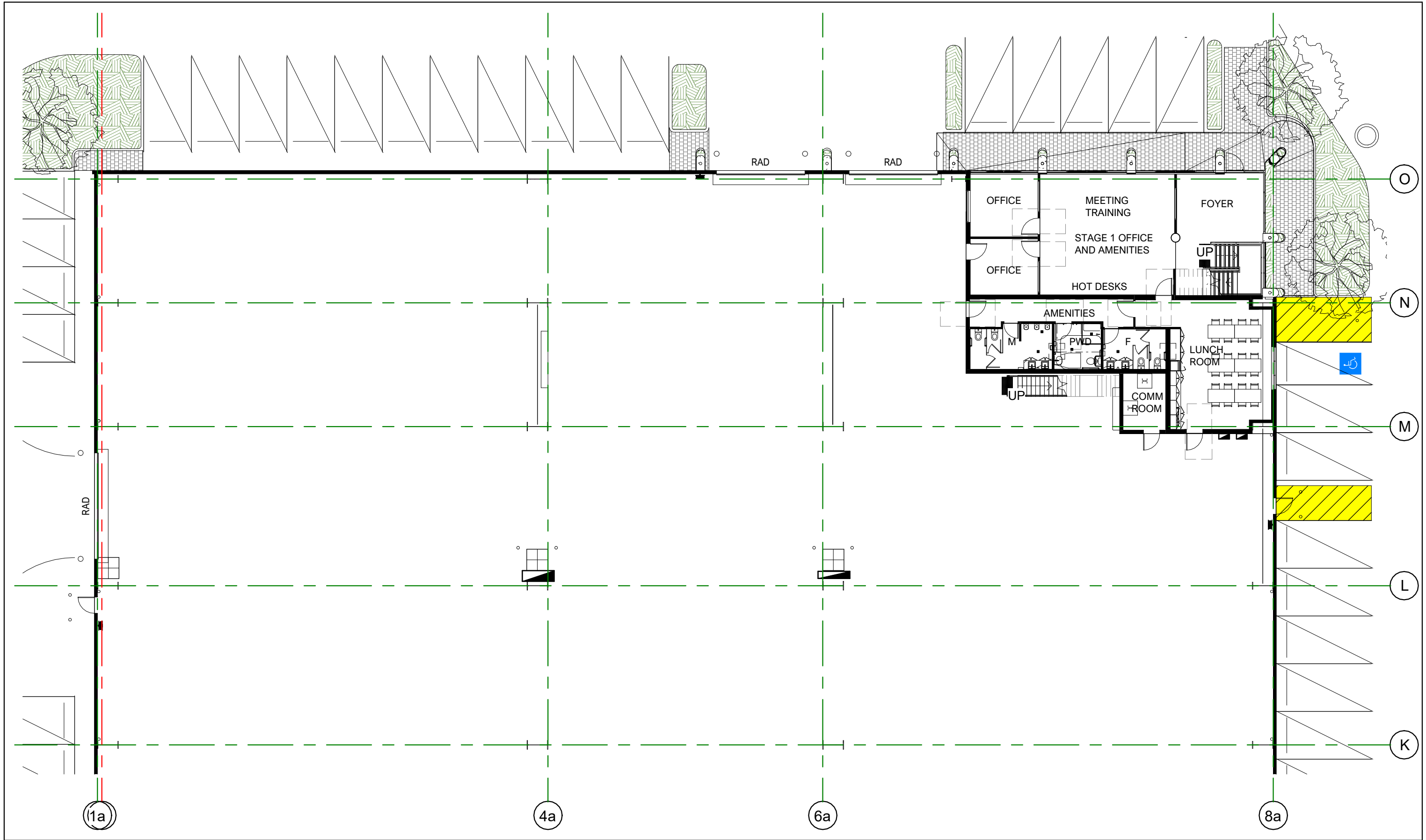
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Project No.	2308.DA04	L Issue
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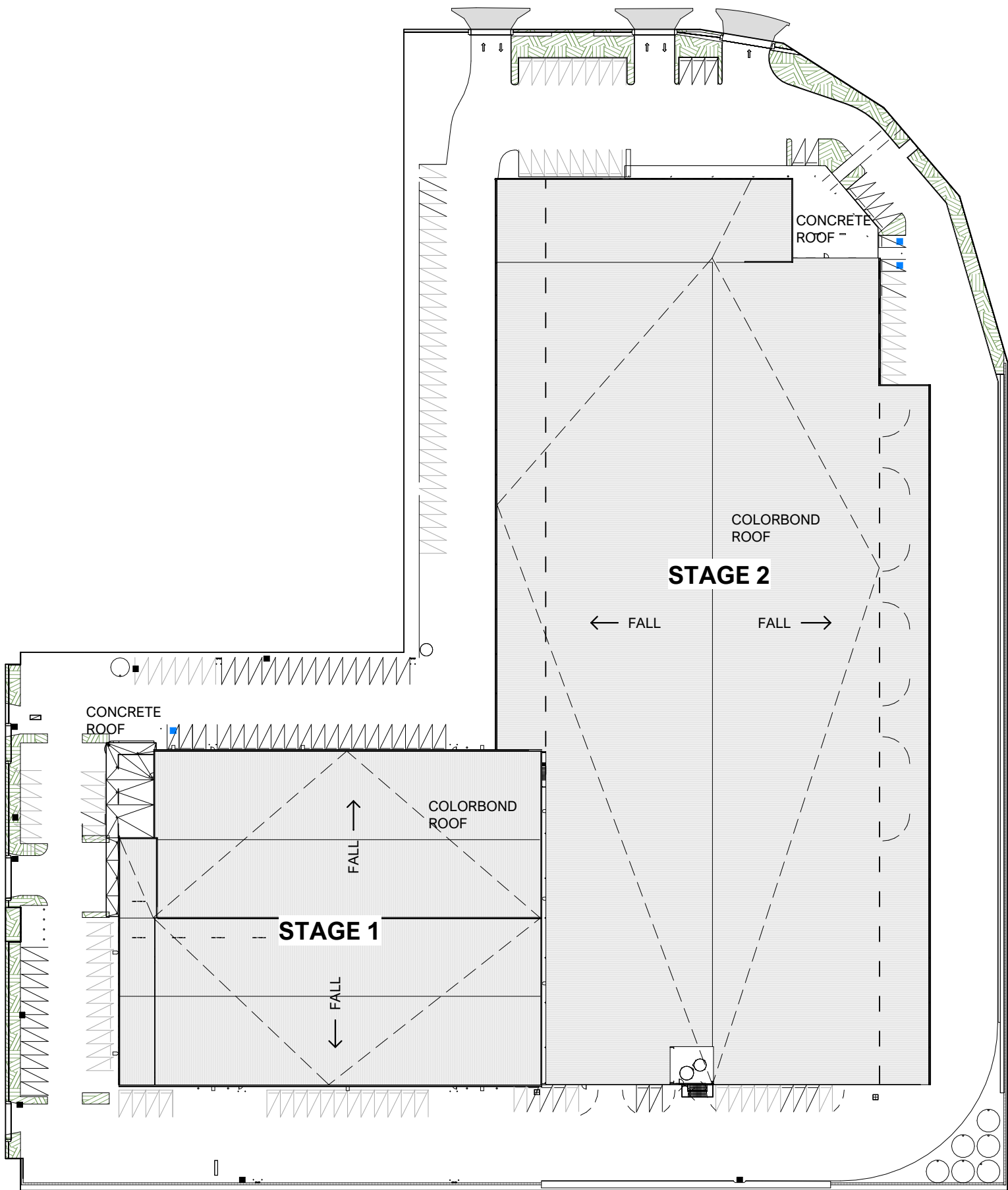
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						Checked	Drawn LCH	
						2308.DA11 J		Project No. Issue
						Status	CONSTRUCTION	Scale 1 : 200@ A3



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							Checked Drawn LCH
							Project No. 2308.DA12 J Issue
							Scale 1 : 200@ A3



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			Checked	Drawn	LCH					
			2308.DA13 M							
			Project No.	Issue						
			Status	CONSTRUCTION						
			Scale	1 : 200@ A3						



No.	Description	Date
A	FOR APPROVAL	04/04/23
B	FOR APPROVAL	12/07/23
C	ADDITIONAL INFORMATION	09/11/23
D	DESIGN UPDATE	08/02/24
E	DESIGN / STAGING UPDATE	22/02/24
F	UPDATED DA PLANS	18/09/24
G	DA MINOR CHANGE	04/09/26

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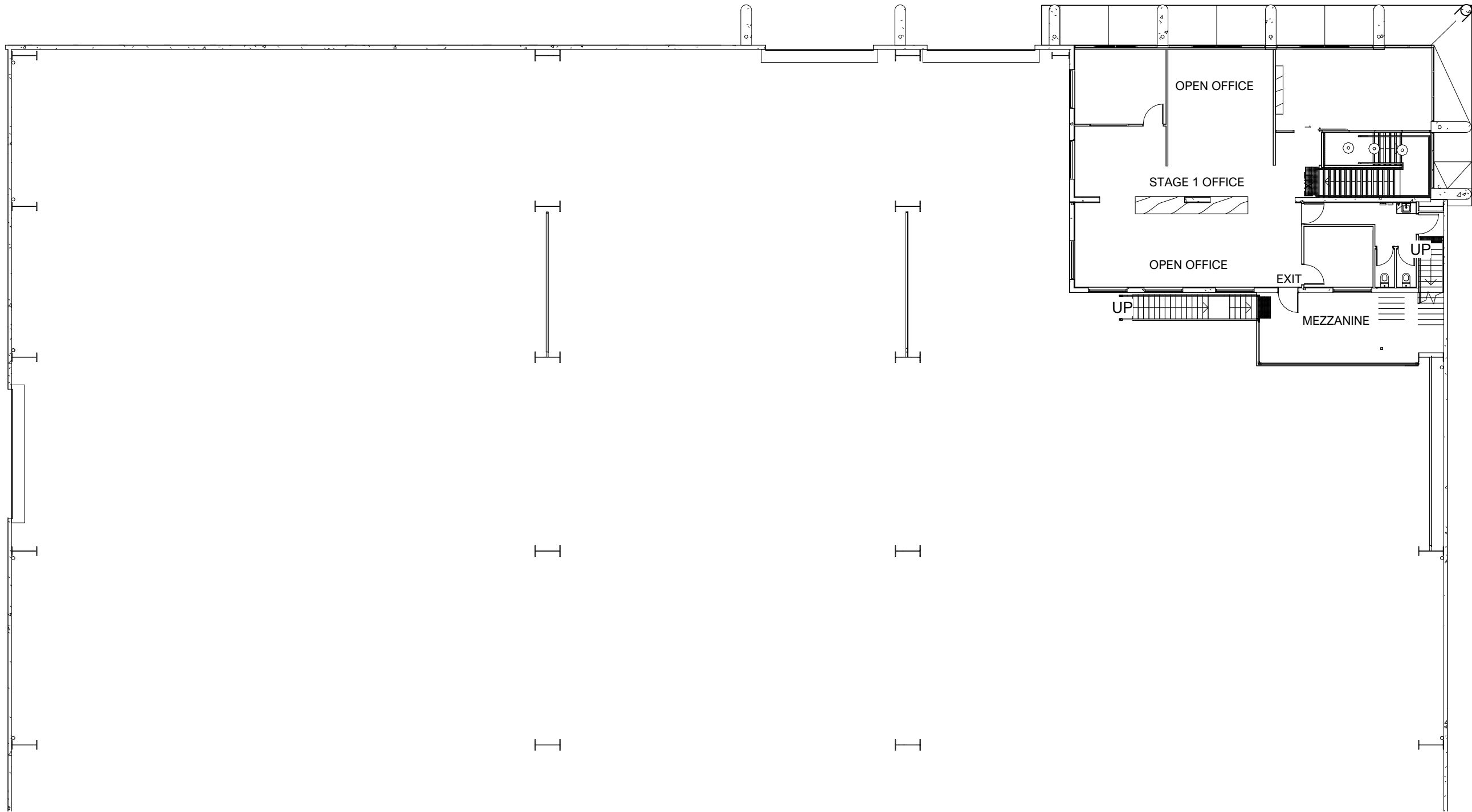
PROPOSED INDUSTRIAL FACILITY

NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

ROOF PLAN

CONSTRUCTION		
Status		
Date	04/09/26	
Checked	Drawn	LCH
Project No.	2308.DA14	G
		Issue
Scale	1 : 1000@ A3	



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No.	Description
A	SITE UPDATE
B	DA MINOR CHANGE

Date
19/11/24
04/09/26

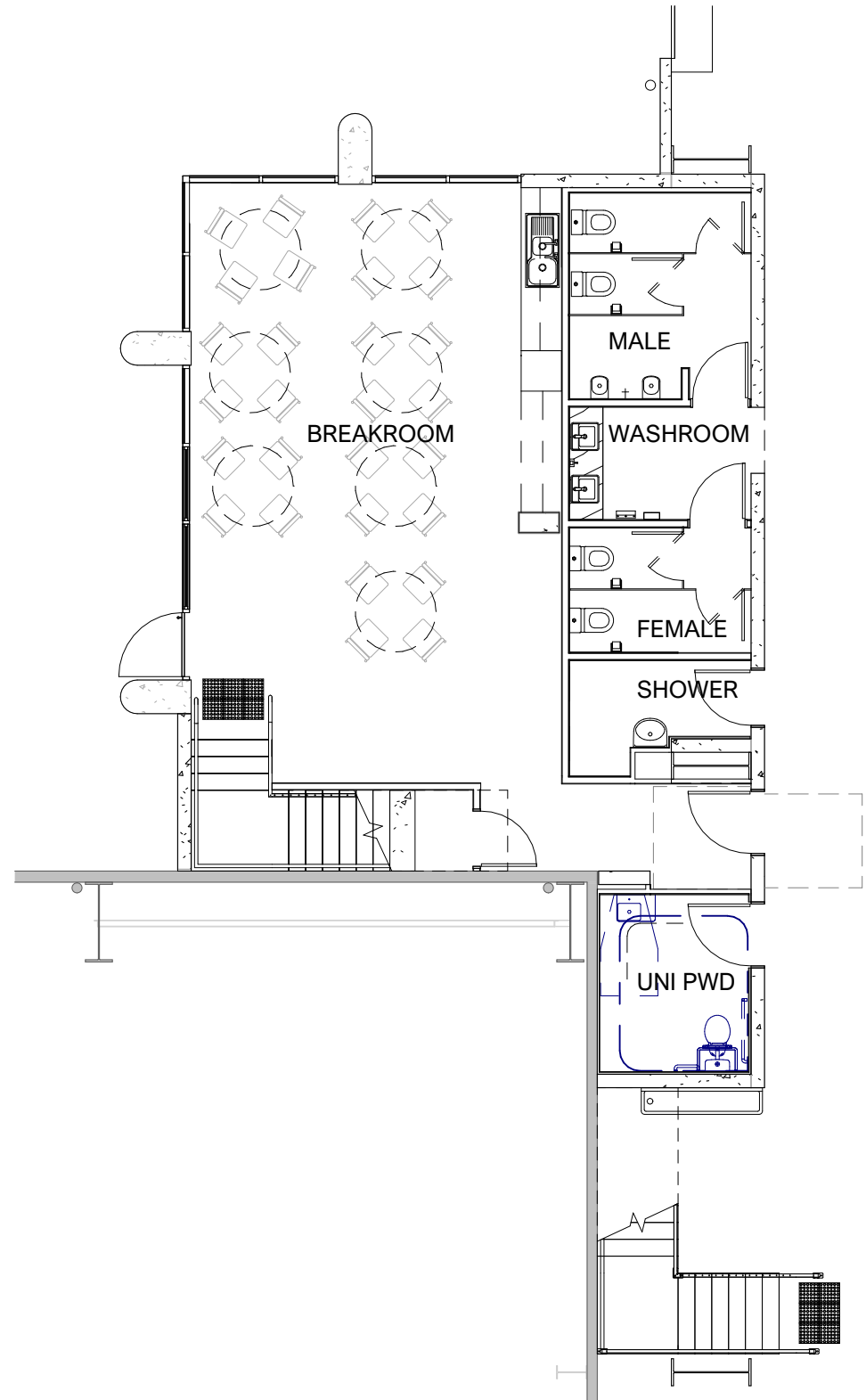
**PROPOSED
INDUSTRIAL
FACILITY**
NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

**UPPER FLOOR PLAN -
STAGE 1**

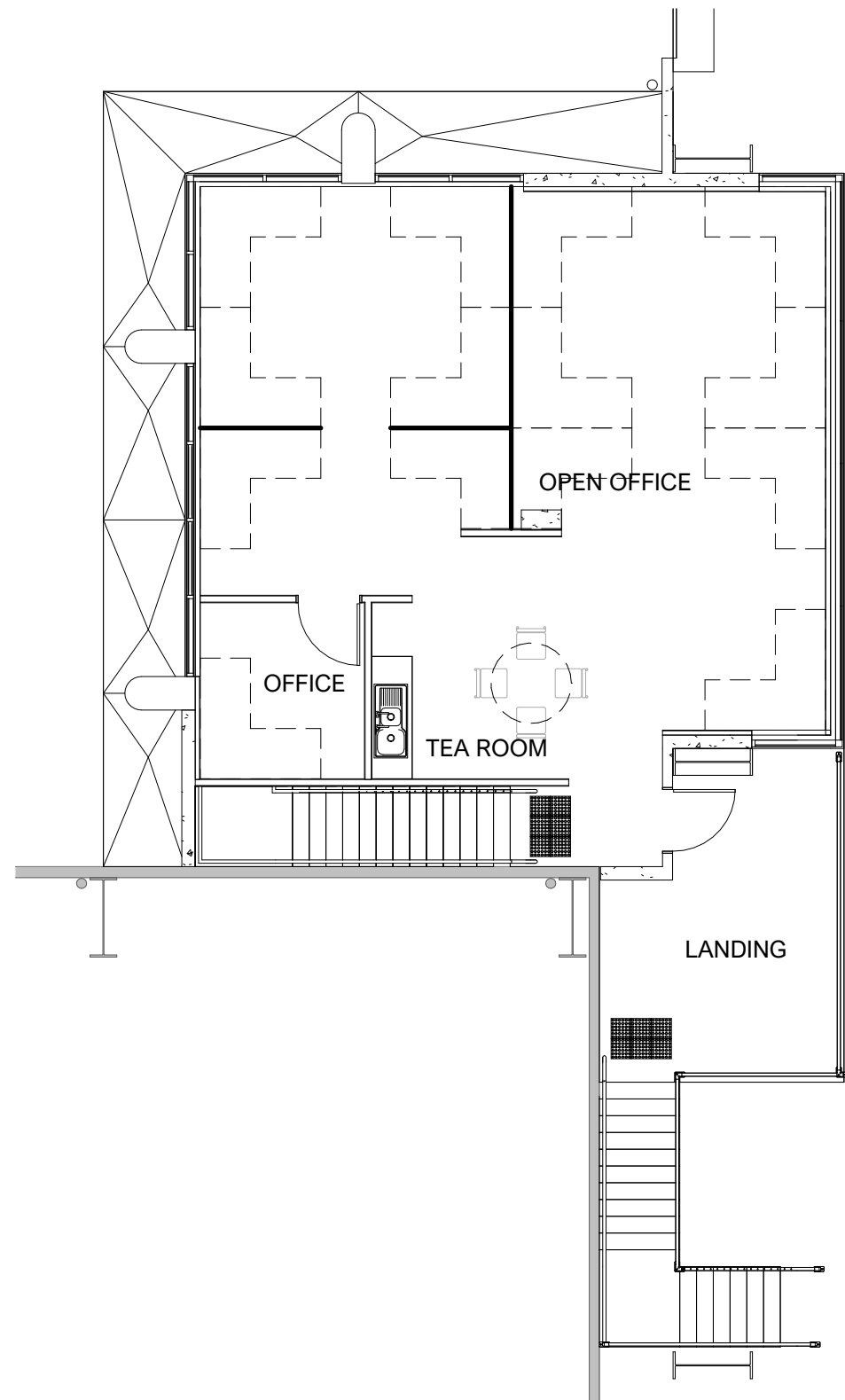
Status	CONSTRUCTION
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Date	04/09/26
Checked	Drawn LCH
Project No.	2308.DA15 B Issue
Scale	1 : 200@ A3



OP OFFICE GF

1 : 100



OPS OFFICE UF

1 : 100

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No. Description
A DA MINOR CHANGE

Date
04/09/26

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FACILITY**
NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

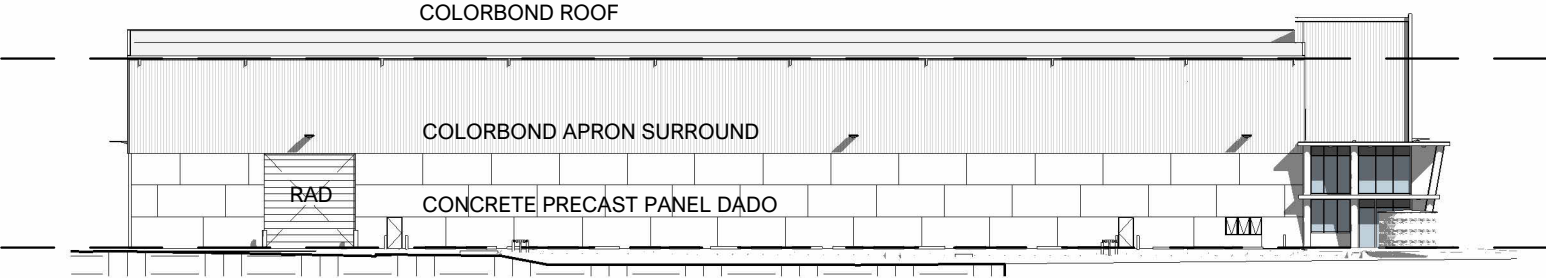
OPS OFFICE PLANS

Status CONSTRUCTION

Date 04/09/26
Checked Drawn LCH

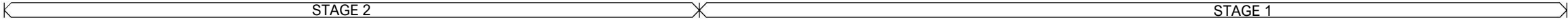
Project No. 2308.DA16 A
Issue

Scale 1 : 100@ A3



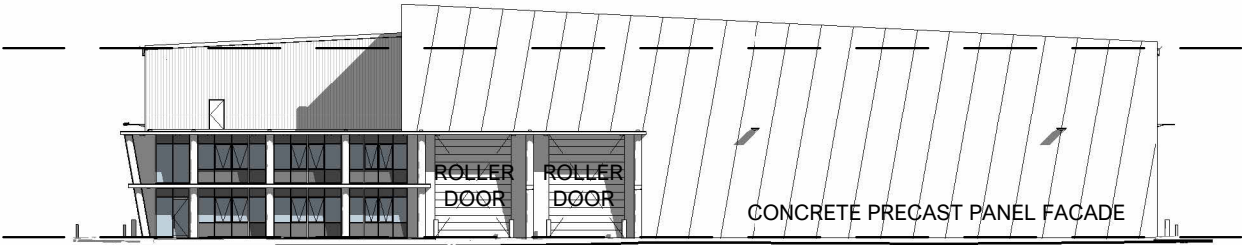
NORTH ELEVATION - STAGE 1

1 : 500



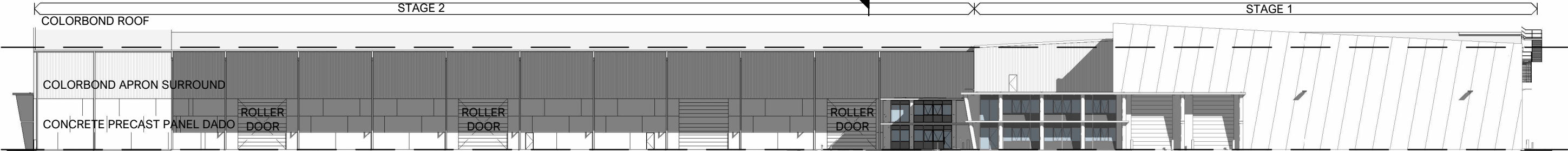
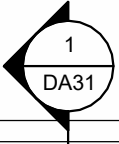
NORTH ELEVATION - STAGE 2

1 : 500



WEST ELEVATION - STAGE 1

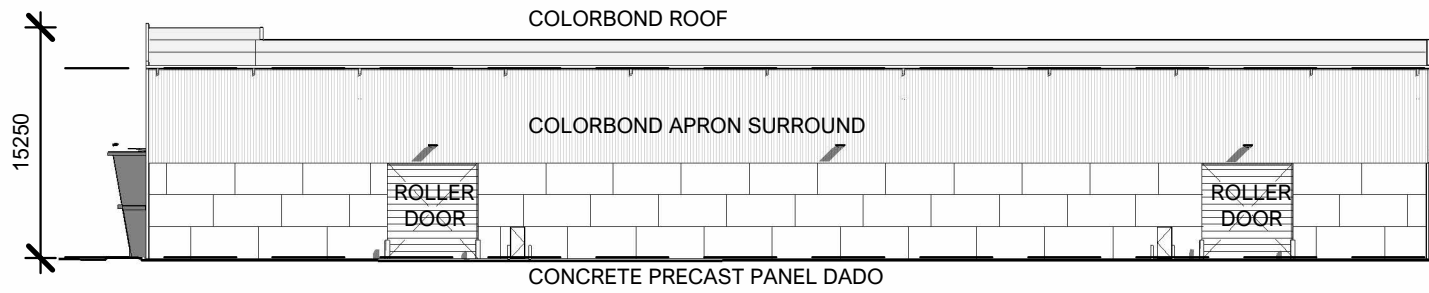
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WEST ELEVATION - STAGE 2

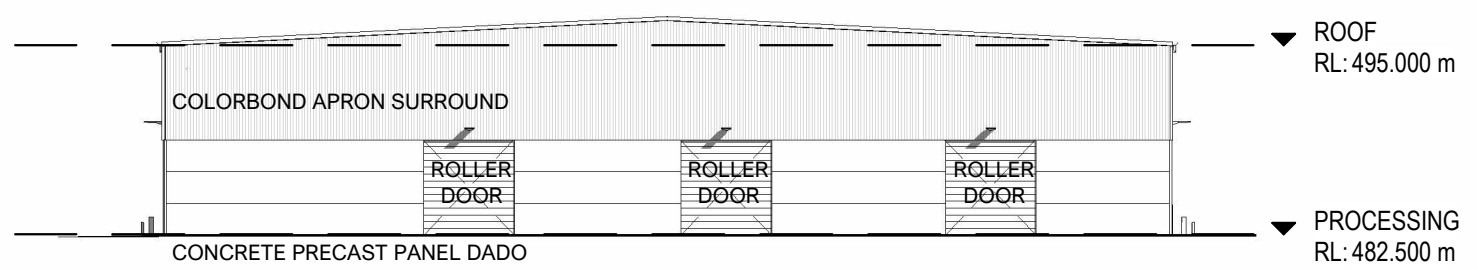
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							Scale1 : 500@ A3
No.	Description	Date					
F	ADDITIONAL INFORMATION	09/11/23					
G	DESIGN UPDATE	08/02/24					
H	DESIGN / STAGING UPDATE	22/02/24					
J	DESIGN UPDATE	07/05/24					
K	UPDATED DA PLANS	18/09/24					
L	SITE UPDATE	19/11/24					
M	DA MINOR CHANGE	04/09/26					



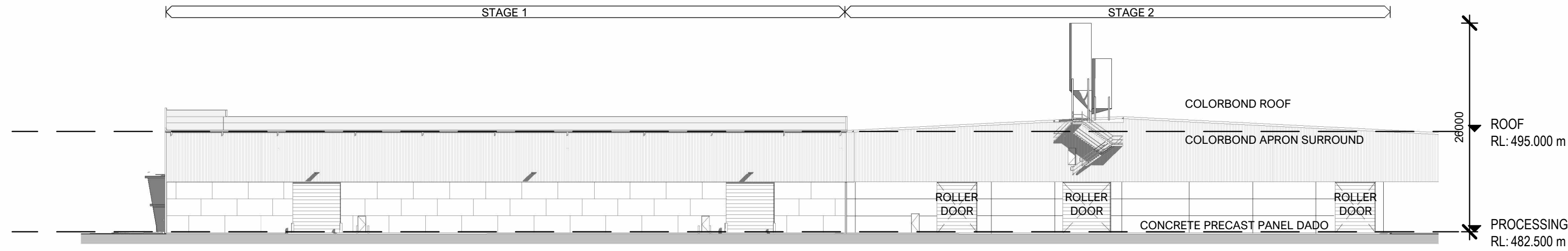
SOUTH ELEVATION - STAGE 1

1 : 500



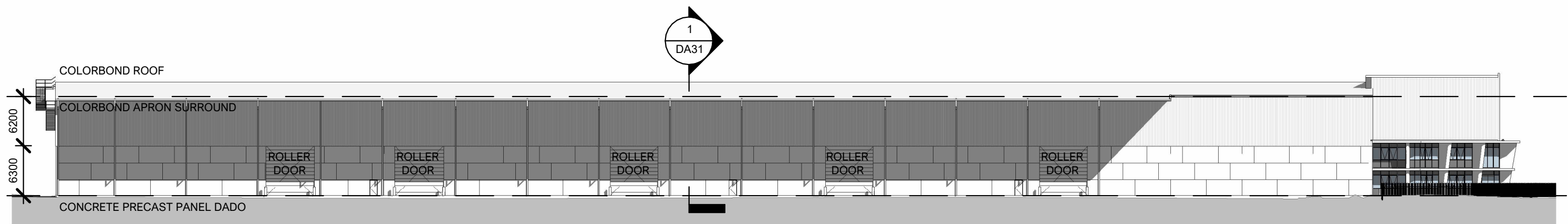
EAST ELEVATION - STAGE 1

1 : 500



SOUTH ELEVATION - STAGE 2

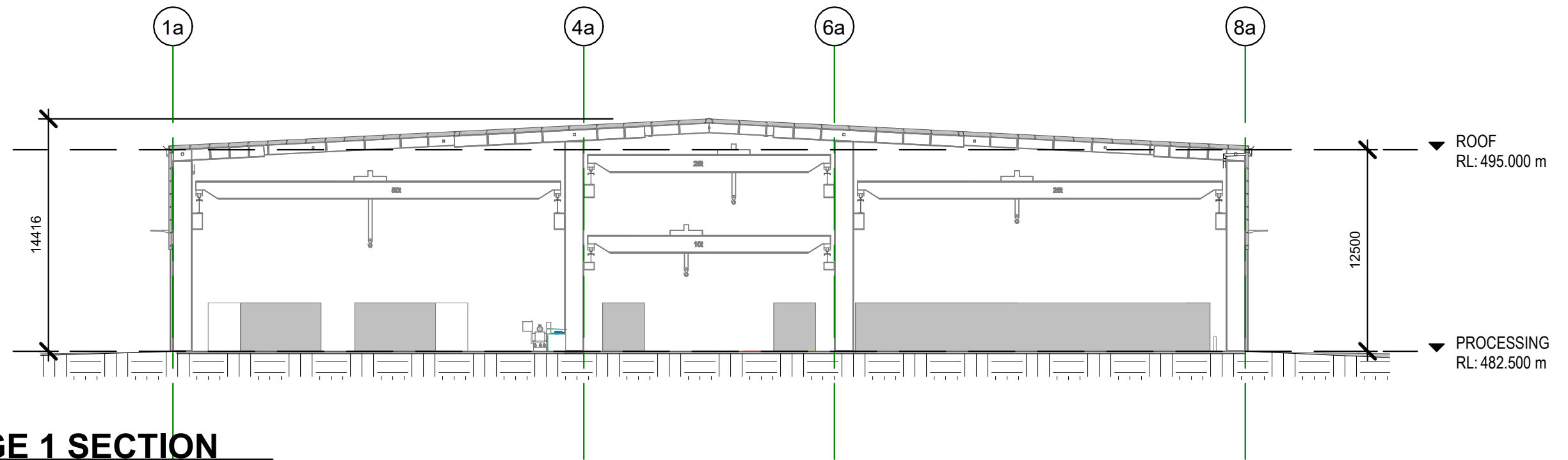
1 : 500



EAST ELEVATION - STAGE 2

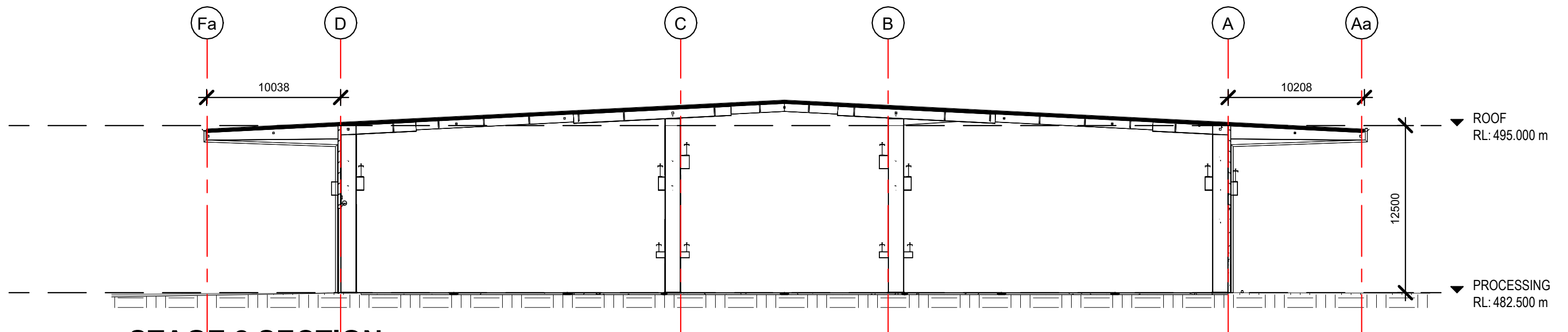
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	No.	Description	Date																																							
	F	ADDITIONAL INFORMATION	09/11/23																																							
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Date	04/09/26																																									
Checked	Drawn	LCH																																								
Project No.	2308.DA22	M Issue																																								
Scale	1 : 500@ A3																																									



STAGE 1 SECTION

1 : 300



STAGE 2 SECTION

1 : 300

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DESIGN

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C	ADDITIONAL INFORMATION	09/11/23
D	DESIGN UPDATE	08/02/24
E	DESIGN / STAGING UPDATE	22/02/24
F	UPDATED DA PLANS	18/09/24
G	SITE UPDATE	19/11/24
H	DA MINOR CHANGE	04/09/26

PROPOSED
INDUSTRIAL
FACILITY
NOVUS PRECAST

14 FOUNDATION ST
WELLCAMP
LOT 7 on SP321961
TOOWOOMBA REGIONAL COUNCIL
Site Details

SECTIONS

Status CONSTRUCTION

Date	04/09/26
Checked	Drawn LCH
Project No.	2308.DA31 H Issue
Scale	1 : 300@ A3