

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)	Sunny Queen Australia
Contact name (only applicable for companies)	C / - Property Projects Australia (Attention: Victoria Sturgeon / Blake Brindley)
Postal address (P.O. Box or street address)	PO Box 3686
Suburb	Toowoomba
State	Queensland
Postcode	4350
Country	Australia
Email address (non-mandatory)	victoria@propertyprojectsaustralia.com.au / blake@propertyprojectsaustralia.com.au
Mobile number (non-mandatory)	07 4632 0516
Applicant's reference number(s) (if applicable)	J002541

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> 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
		Lot 45	Heinemann Road	Wellcamp
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	45	SP194167	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/2018/5497/A	07 February 2023	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):			
Refer to the Cover Letter prepared by Property Projects Australia.			
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)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ 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 ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

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 ☒ Yes

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](#).

Relevant plans of the development are attached to this development application ☒ Yes

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](#).

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, Helen Varitimos

Director / Secretary of the company mentioned below.

of, Ellenmont Pty Ltd A.C.N. 010 408 330 Trustee Under Instrument 713583478

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

Lot 45 Heinemann Road, Wellcamp QLD 4350 (Lot 45 on SP194167)

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

Sunny Queen Australia
C / - Property Projects Australia

on the premises described above for:

a change application in relation to development approval MCUI/2018/5497/A

Ellenmont Pty Ltd A.C.N. 010 408 330 Trustee Under Instrument 713583478


.....
Signature of Director / Secretary

10-8-2026
.....

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50641694	Search Date:	20/01/2026 11:10
Date Title Created:	15/12/2006	Request No:	54762591
Previous Title:	50030204		

ESTATE AND LAND

Estate in Fee Simple

LOT 45 SURVEY PLAN 194167

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 723556209 24/09/2024

ELLENMONT PTY LTD A.C.N. 010 408 330
UNDER INSTRUMENT 713583478

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10147136 (POR 45)
2. LEASE No 722360344 21/03/2023 at 12:14
SUNNY QUEEN PTY LIMITED A.C.N. 060 702 034
OF LEASE A ON SP264480
TERM: 01/02/2023 TO 31/01/2027 OPTION 2 YEARS

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

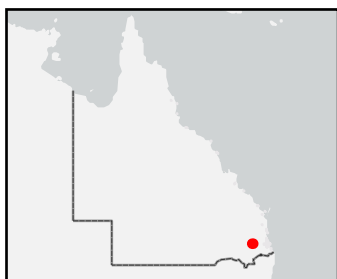
NIL

Caution - Charges do not necessarily appear in order of priority

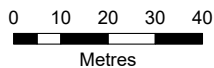
** End of Current Title Search **



Date: 30/09/2026



Scale: 1:1,600



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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

TRANSPORT INFRASTRUCTURE

- State-controlled road

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**

Date: 30/09/2026



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State Planning Policy mapping layers for selected

Lot Plan: 45SP194167 (Area: 40380 m²)

AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

TRANSPORT INFRASTRUCTURE

- State-controlled road

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure
Date: 30/09/2026



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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

State-controlled road

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 45SP194167 (Area: 40380 m²)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Great artesian water resource plan area

State-controlled road

Area within 25m of a State-controlled road

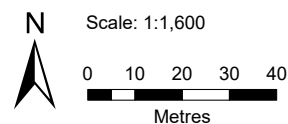


SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint

Date: 30/09/2026

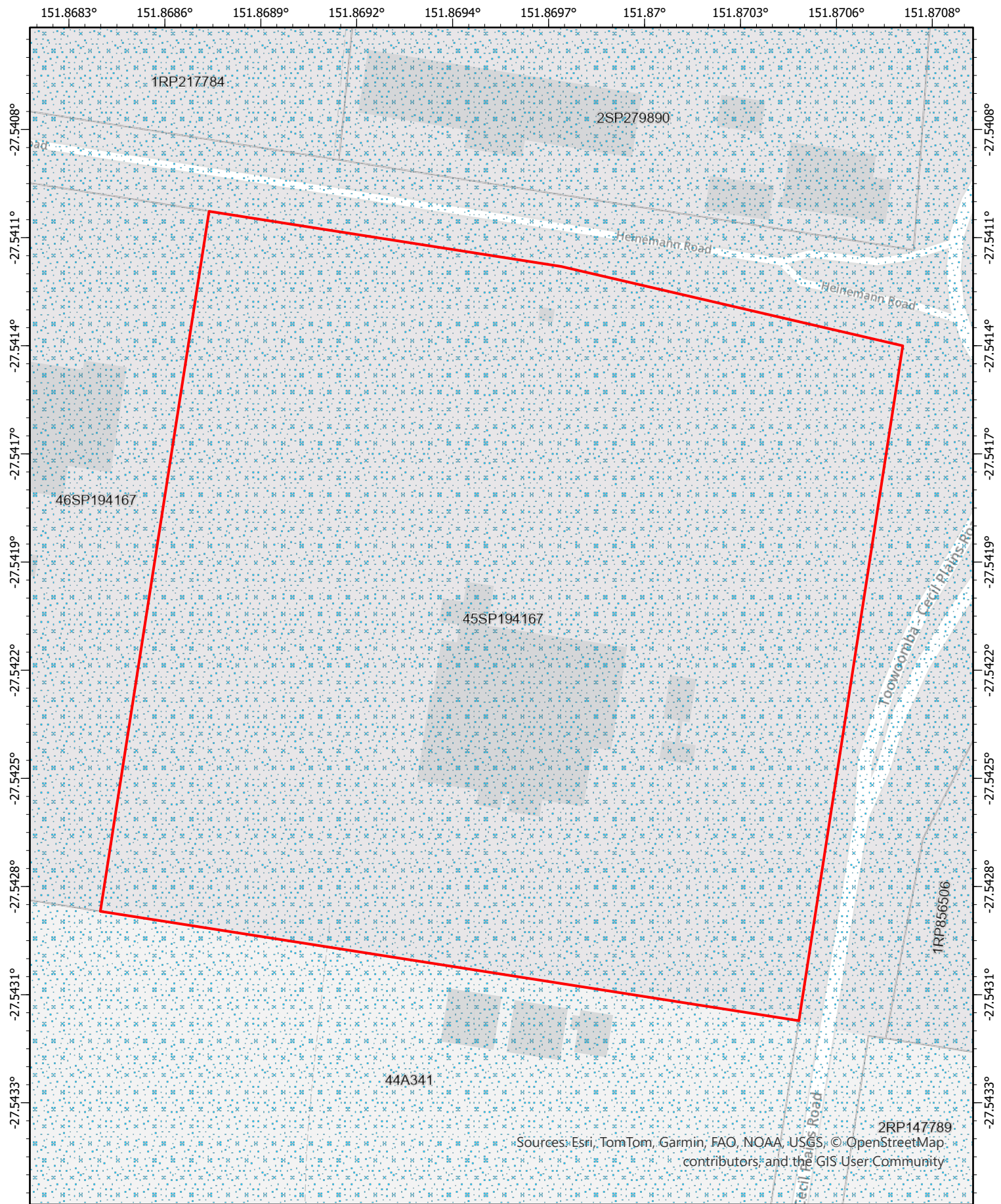


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 Water resource planning area boundaries

Date: 30/09/2026



Scale: 1:1,600

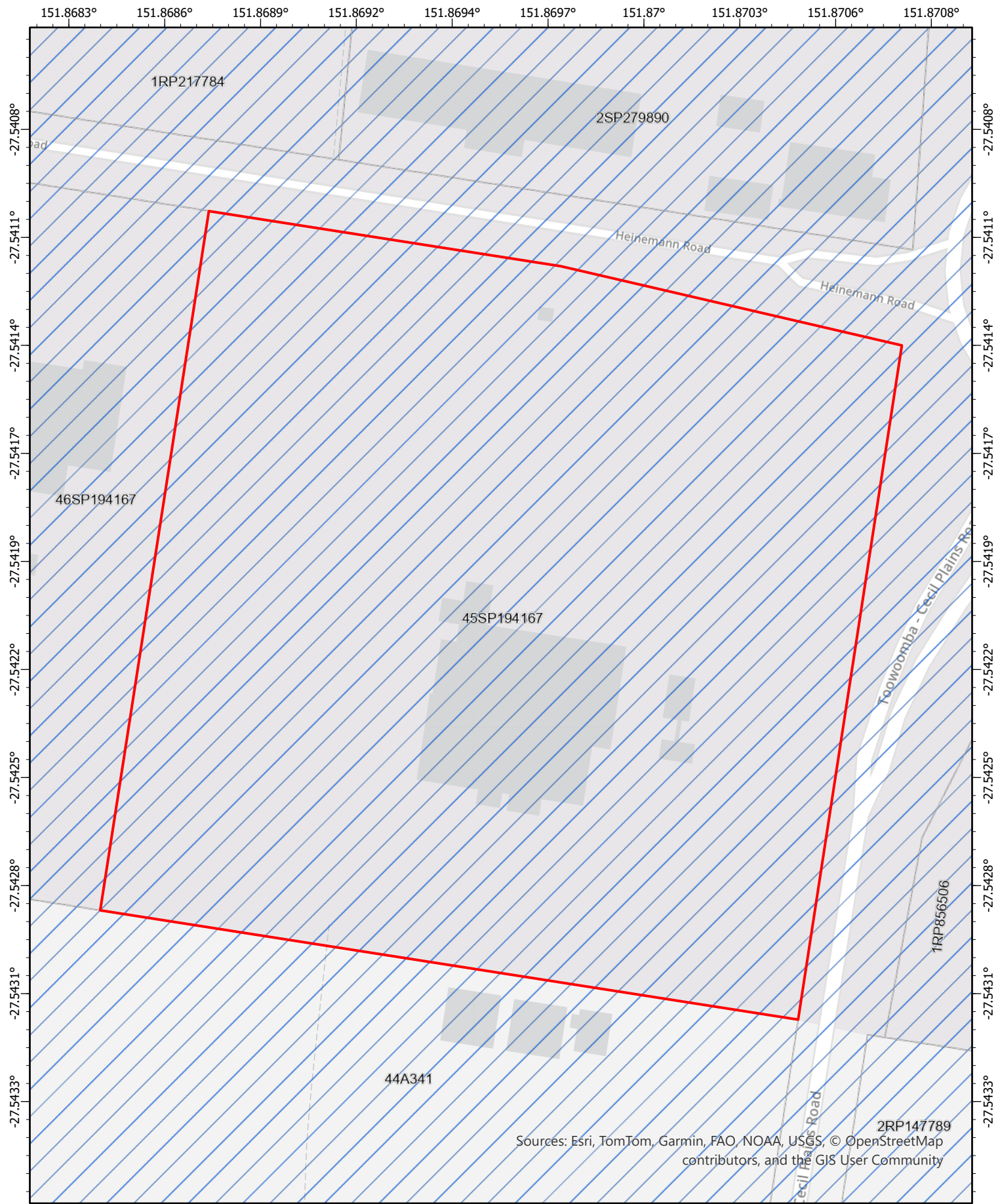
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Metres

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Date: 30/09/2026

 Great artesian water resource plan area



Scale: 1:1,600

0 10 20 30 40
Metres

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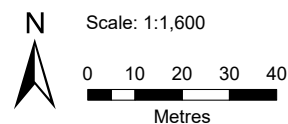
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 State-controlled road

Date: 30/09/2026

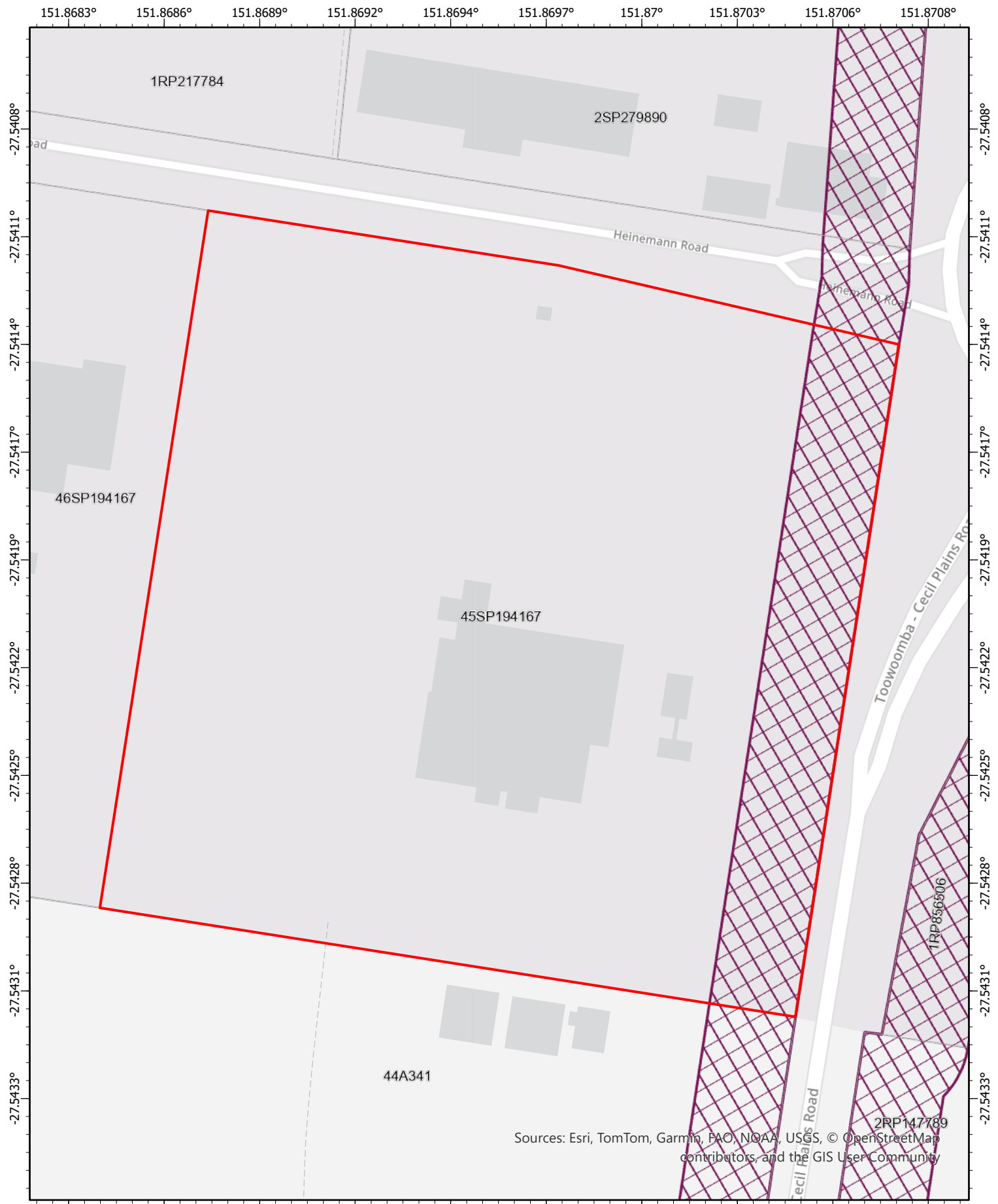


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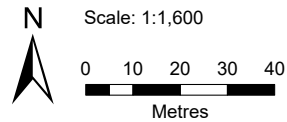
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 Area within 25m of a State-controlled road

Date: 30/09/2026

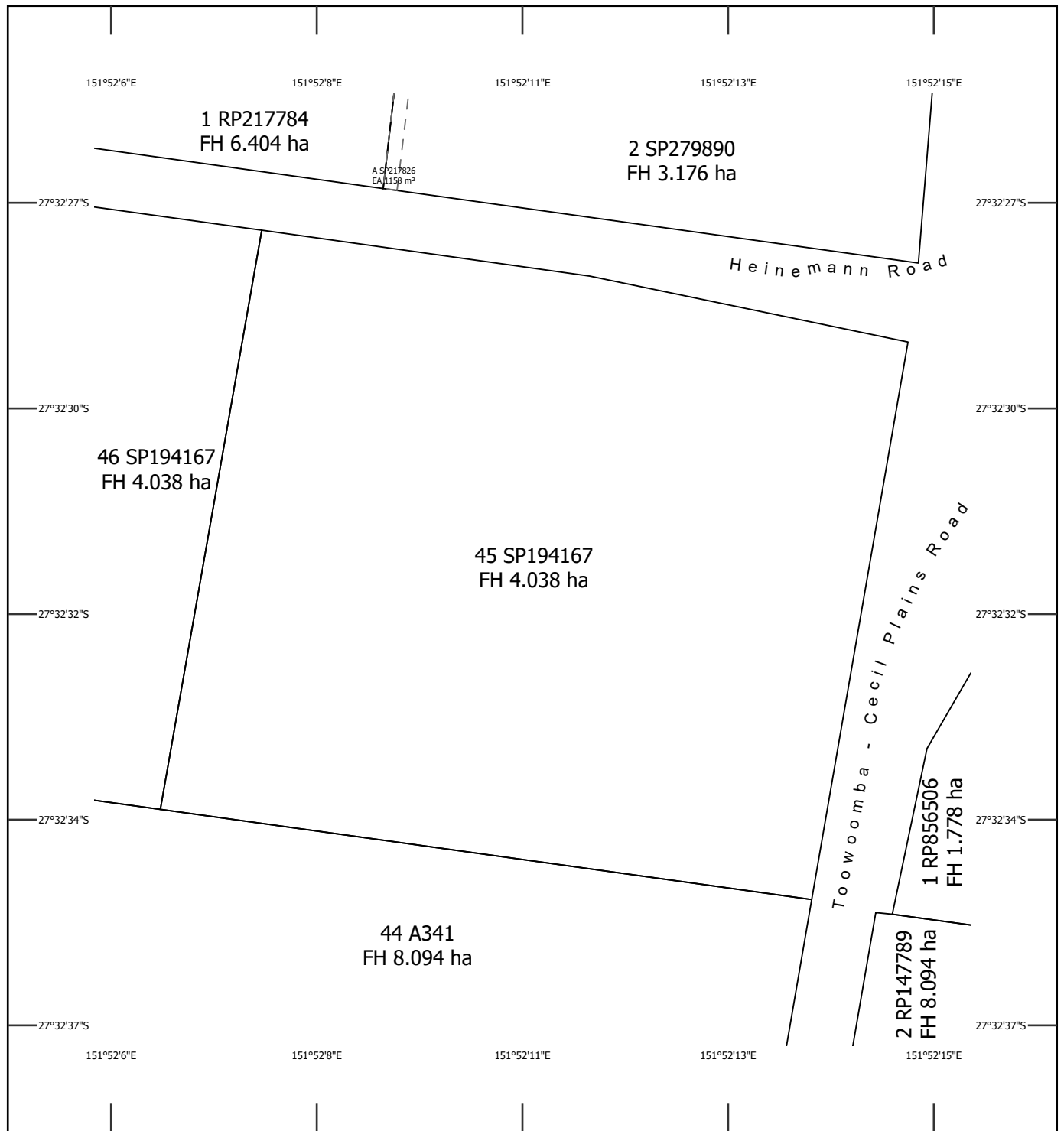


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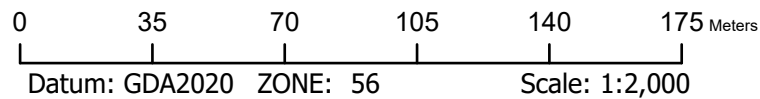
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STANDARD MAP NUMBER
9242-14121



SmartMap
Based upon an extraction from the
Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

QSCF

Lot/Plan 45SP194167
Area/Volume 40380.0
Tenure Freehold
Local Government Toowoomba Regional
Locality Wellcamp
Unique ID 42719203

PRINTED 30/09/2026

QSCF: 30/09/2026 (Lots with an area less than 10,000 ha are not shown)

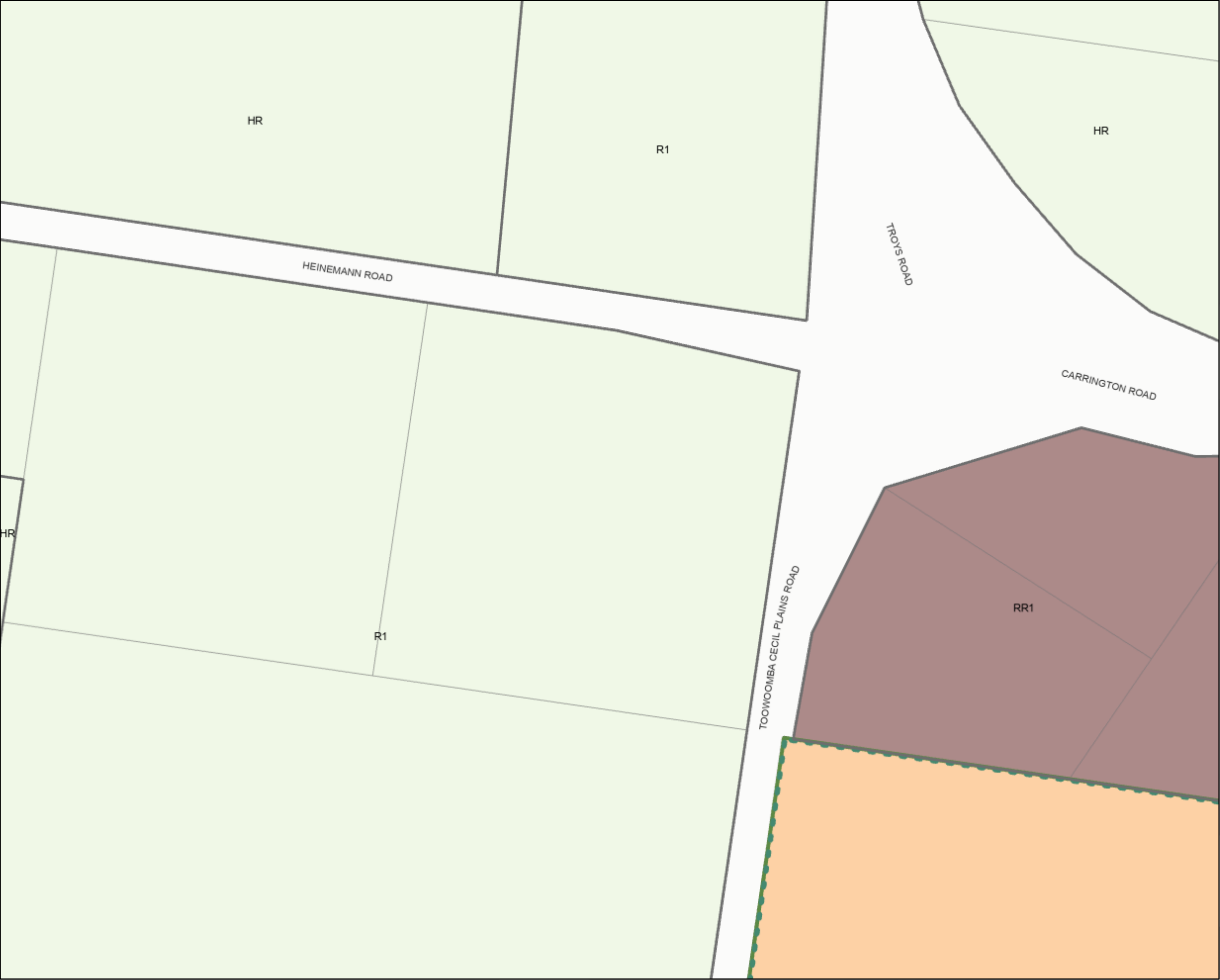
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 Resource Management Queensland
 Geocentric Datum of Australia 2020 (GDA2020) Zone 56

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 Regional Council strategic Land Use Planning
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Warning: This data will not contain amendments
 made since the date it was created.



Toowoomba Regional Planning Scheme - Legend

Land Use

Land Use Zones

Zone, Precinct	
O	Community Facilities, Other Community Purposes
E	Community Facilities, Education
G	Community Facilities, Government
HE	Community Facilities, Higher Education
H	Community Facilities, Hospital
P	Mixed Use, Parkland Living
CS	Mixed Use, City South
W	Mixed Use, West Creek
RY	Mixed Use, Railyards
HS2	Mixed Use, Health Support
	Principal Centre
	Major Centre
HC	Major Centre, Highfields Town Centre Core
F	Major Centre, Highfields Town Centre Frame
M	Major Centre, Medium Density Residential
	District Centre
	Local Centre
CC	Local Centre, Commercial / Centre
	Emerging Community
	Low Impact Industry
WLI	Low Impact Industry - Welcamp Low Impact Industry
	Medium Impact Industry
IM	Medium Impact Industry, Intermodal Facility
W	Medium Impact Industry, Transport & Warehousing
GI	Medium Impact Industry, General Industry
	High Impact Industry
HI	High Impact Industry, Heavy Industry
QP	High Impact Industry, Quarry
	Extractive Industry
	Limited Development (Constrained Land)
	Open Space
C	Open Space, Conservation
CF	Open Space, State Govt Conservation and Forestry
	Sport and Recreation
	Low Density Residential, General
PR	Low Density Residential, Park Residential
S	Low Density Residential, Clifford Park Stables
REG	Low-Medium Density Residential, Regional Residential
HS1	Low-Medium Density Residential, Hospital Support
U	Low-Medium Density Residential, Urban Residential
UC	Low-Medium Density Residential, Urban Consolidation
OR	Low-Medium Density Residential, Office Residential
Q	Specialised Centre, Qld Govt Research Facility
A	Specialised Centre, Toowoomba Airport
D	Specialised Centre, Defence Facilities
R	Specialised Centre, Specialist Retail Centre
RR1	Rural Residential, 4000m ²
RR2	Rural Residential, 1 ha
RR3	Rural Residential, 2 ha
H	Rural Residential, Highway
	Township
R1	Rural, 100 ha
R2	Rural, 200 ha
H	Rural, Heinemann Road Transport

Local Plan Areas

Overlays

Airport Environs Overlay	Bushfire Hazard Overlay	Extractive Resources Overlay	Regional Infrastructure Corridors and Substations Overlay
Runway	High Fire Risk	Haulage Route	Crows Nest Army Signals Base Buffer
Approach and Departure Limitation Surface	Medium Fire Risk	Extractive Resource	Petroleum / Natural Gas Pipeline
Runway Centreline		Separation Area	
Conical Limitation Surface			
Bird and Bat Strike Zone			
3 km			
8 km			
13 Km			
Obstacle Height Restriction Zones (Oakey) Height Zone			
Area A - 0m			
Area B - 7.5m			
Area C - 15m			
Area D - 45m			
Area E - 90m			
Defence Owned Land			
Airport Public Safety			
Runway			
Public Safety Area			
ANEF Contour			
ANF>40			
ANF>35			
ANF>30			
ANF>25			
ANF>20			
Light Restriction Zone			
Zone A			
Zone B			
Zone C			
Zone D			
Lighting Area Buffer (6 km)			
Scenic Amenity Overlay	Flood Hazard Overlay	Water Resources Overlay	Ecological Significance Overlay
Scenic Amenity	High Flood Hazard	Water Resource Catchment	Waterways and Wetlands
	Medium Flood Hazard	Dam High Water Level	Category 2 Wetland
			Category 3 Stream
			Waterways and Wetlands Buffer
			Biodiversity Corridors
			Areas of Ecological Significance
			Areas of Ecological Significance Buffer

Strategic Framework

Settlement Pattern	Natural Environment	Infrastructure and Services
Cabarlah Defence Facility	Ecological Corridor	Electricity Generation
District Centre	Areas of Ecological Significance	Electricity Substations
Local Centre	Dam High Water Level	Waste Management Site
Major Centre	Plantation	Waste Water Treatment Plant
Oakey Airbase	Waterways and Wetlands	Water Treatment Plant
Principal Centre		Bulk Water Lines
Specialised Activity Centre		Electricity Corridor
Specialist Urban Retail Centre		Gas Pipeline Corridor
Toowoomba Airport		Petroleum Pipeline Corridor
Future Railway		Toowoomba Bypass
Railway		Water Supply Catchment
Highway		Water Supply Dams
Major Road		
Other Road		
Bushland and Corridors		
Charlton Welcamp Enterprise Area		
Dam High Water Level		
Extractive Industry		
Nature Conservation and Open Spaces		
Rural Residential		
SEQRP		
Sport and Recreation		
Urban Extent		
Future Urban Area		
New Urban Area		

Natural Resources - Mining Tenements	Access and Mobility	Economic Development
Petroleum Pipeline (Operational)	Future Major Road	Charlton Wellcamp Enterprise Area
Mineral Development Licence (Granted)	Heavy Vehicle Route	District Centres
Mining Lease (Granted)	Other Cycle and Pedestrian Paths	Local Centres
	Principle Cycle Network	Major Centres
		Principal Centres
		University of Southern Queensland

Local Government Infrastructure Plan

Priority Infrastructure Area
Net Developable Area
Projection Areas

Water
Water Service Catchment

Future Trunk Infrastructure
Trunk Water Main
Flow Control Valve
Bore
Pressure Reducing Valve
Pump Station
Reservoir
Water Treatment Plant

Existing Trunk Infrastructure
Trunk Water Main
Flow Control Valve
Pressure Reducing Valve
Production Bore
Pump Station
Reservoir
Treatment Plant

Wastewater

Sewer Service Catchment
Future Trunk Infrastructure
Gravity Main
Pressure Main
Pump Station
Existing Trunk Infrastructure
Holding Tank
Sewage Pump Station
Water Reclamation Facility
Gravity Sewer
Pressure Main

Transport

Transport Service Catchment
Future Trunk Infrastructure
New Road
Upgrade To Existing Road
Intersection
Existing Trunk Infrastructure
Signalised intersections on trunk roads
Federal Roads
State Roads
Local Trunk Roads
Toowoomba Second Range Crossing

Stormwater

Stormwater Service Catchment
Future Trunk Infrastructure
Stormwater Pipe
Trunk Detention Basin
Existing Trunk Infrastructure
Detention Basin
Stormwater Pipe (>=750mm)

Parks

Parks Service Catchment
Future Trunk Infrastructure
Trunk Park (Location Undetermined)
Trunk Park (Location Identified)
Existing Trunk Infrastructure
Existing Trunk Parks
Other Open Space

Road Hierarchy

Road Hierarchy Description

Collector
Collector, Proposed
Distributor
Distributor, Investigation
Distributor, Proposed
Highway
Highway Proposed
Highway, Proposed Upgrade
Highway, Proposed Upgrade from Distributor
Local
Proposed Upgrade from Distributor
Regional Arterial
Regional Arterial, Proposed
Regional Arterial, Proposed Downgrade
Sub-Arterial
Sub-Arterial, Investigation
Sub-Arterial

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Warning: This data will not contain amendments made since the date it was created.

ATTACHMENT 1

Application Documentation

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