

REPORT TITLE	Material Change of Use – Impact – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62(1)(a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non putrescible waste or green waste only) located at Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350
AUTHOR	Planning Officer (James Leader)
Application No.	MCUI/2025/5156

PURPOSE OF REPORT

To consider a Development Application for Material Change of Use – Impact – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62(1)(a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only) located at Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350.

EXECUTIVE SUMMARY

The report considers a Development Application for a Development Permit for Material Change of Use for High Impact Industry; and Environmentally Relevant Activities ERA19, ERA29(1)(d), and ERA62(1)(a) on part Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350.

The proposed High Impact Industry is for a Low Emission Steel Mill which will be used for the manufacture of steel products such as reinforced bars, bar coils, wired rod, and light sections from scrap metal through the use of an Electric Arc Furnace (EAF), with the following annual throughputs proposed:

- Up to 380,000 t/year of scrap metal received at the site;
- Up to 350,000 t/year of steel products produced on site; and
- Approximately 45,000 t/year of slag byproduct generated on site.

An Electric Arc Furnace (EAF) is a steelmaking technology that uses high power electric arcs, generated between graphite electrodes to melt scrap metal, and can reach temperatures of up to 3,500°C.

The proposed High Impact Industry use seeks to establish a number of buildings and structures which are intended to support the proposed Steel Mill. These include the following:

- Administration Building;
- Main Industrial Building, containing the following:
 - Melt Shop Plant;
 - Rolling Mill;
 - Steel Packing;
 - Storage Area; and
 - Electric Arc Furnace (EAF);
- Mains Receiving Substation;
- Slag Management and Scrap Preparation Area;
- Water Treatment Plant;
- General Warehouse and Maintenance Shop;
- Fume Treatment Plant;
- Chemical Storage Areas;
- Common Laydown Area;
- Container Yard;
- Reverse Osmosis Plant; and
- Weigh Bridge.

The site gains access to Toowoomba Cecil Plains Road via a new driveway crossover and internal driveway. Additional upgrades and works to Toowoomba Cecil Plains Road are identified in the conditions provided by the Department of Transport and Main Roads (DTMR) in the Concurrence Agency Response attached in Schedule 1. The site provides a minimum of 129 light vehicle parking spaces inclusive of two (2) PWD spaces and provides standing and manoeuvring for B-double trucks.

The proposed development is intended to operate 24 hours a day seven (7) days a week across three (3) shift periods (8am–5pm, 4pm–12am, and 12am–8am). The proposed use will feature a total of 193 employees working across the three (3) shift periods, with the maximum number of staff onsite at any one time expected to be 122 during shift change overlaps.

The site is located in the Charlton Wellcamp Enterprise Area Local Plan Area, and within the High Impact Industry Zone, Medium Impact Industry Zone, and Rural Zone under the *Toowoomba Regional Planning Scheme 2012* (Version 28).

The site is located within the Airport Environs Overlay (13km Wildlife Hazard Buffer Zone) for the Toowoomba City Aerodrome as identified by the *Toowoomba Regional Planning Scheme 2012* (Version 28). The site is also in the Lighting Area Buffer 6km, Obstacle Limitation Surface Area, Obstacle Limitation Surface Contours, and Wildlife Hazard Buffer Zone (3km) for the Toowoomba Wellcamp Airport shown on the Strategic Airports and Aviation Facilities of the State Planning Policy Interactive Mapping System as accessed 20 February 2026. Conditions of approval have been recommended to ensure that the development does not impact upon the operation of the Toowoomba Wellcamp Airport.

Under the *Toowoomba Regional Planning Scheme 2012* (Version 28), the proposed development is subject to Impact Assessment. Public notification was undertaken and seven (7) properly made submissions were received.

To the extent the application is assessable by Council, the proposed development has been assessed against the applicable assessment benchmarks and having regard to all relevant matters as identified within this report and the attached Statement of Reasons (refer to Schedule 2). The proposal is considered to comply with relevant assessment benchmarks or, to the extent of non-compliance, is considered capable of being conditioned to comply. The proposed development is considered to be acceptable having regard to all relevant matters. Therefore, the development application is recommended for approval subject to reasonable and relevant conditions.

The aspects of the proposed development for Environmentally Relevant Activities ERA19, ERA29(1)(d), and ERA62(1)(a) have been assessed by the State Government through a Concurrence Referral and have been recommended for approval by the State Government in the Concurrence Agency Response attached to Council's decision (refer Schedule 1).

RECOMMENDATION

APPROVED – Application No. MCUI/2025/5156 for a Development Permit for Material Change of Use – Impact – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62(1)(a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only), pursuant to the provisions of Section 60 of the *Planning Act 2016* and subject to the conditions listed below.

ASSESSMENT MANAGER CONDITIONS

PLANNING

APPROVED USE

1. This Development Approval is for a Material Change of Use for High Impact Industry.

CARRY OUT & MAINTAIN DEVELOPMENT

2. 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 Development Approval.

3. Unless otherwise stated, all conditions must be complied with prior to the commencement of use and thereafter.
4. Complete all building work associated with this Development Approval, including work required by any of the conditions of this Development Approval prior to the commencement of use. Such building work is to be carried out generally in accordance with the Approved Plans and Documents and, where the building work is assessable development, in accordance with a current Building Work approval.
5. The development must be maintained generally in accordance with the Approved and Amended Plans and Documents subject to or modified by any conditions of this Development Approval.

APPROVED PLANS

6. The development must be carried out generally in accordance with the Approved Plans listed below, subject to the conditions of this Development Approval:

Plan No: DA001, Revision 2

Description: Development Location Plan, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA01, Revision 4

Description: Development Floor Plan, prepared by Dezine ID and dated 23 December 2025.

Amendments: Nil

Plan No: DA004, Revision 2

Description: Development Setout Plan, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA03, Revision 2

Description: Development Elevations, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA07, Revision 1

Description: General Maintenance BLDG, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA08, Revision 1

Description: Admin BLDG Floor Plan, Sheet 1 of 2, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA09, Revision 1

Description: Admin BLDG Floor Plan, Sheet 2 of 2, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA10, Revision 1

Description: Sections, Sheet 1 of 3, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA11, Revision 1

Description: Sections, Sheet 2 of 3, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA12, Revision 1

Description: Sections, Sheet 3 of 3, prepared by Dezine ID and dated 3 July 2025.

Amendments: Nil

Plan No: DA13, Revision 3

Description: Car Parking Extract, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA14, Revision 1

Description: Elect Switch Room Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA15, Revision 2

Description: Substation General Plan, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA16, Revision 1

Description: Fire Pump Plant Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA17, Revision 1

Description: Security Gatehouse Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA18, Revision 1

Description: Weigh Bridge Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA19, Revision 1

Description: Water Treatment Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA20, Revision 2

Description: Fume and Reverse Osmosis Plant Plans, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA21, Revision 2

Description: Indust Gas, LNP and Diesel Block Plans, prepared by Dezine ID and dated 22 October 2025.

Amendments: Nil

Plan No: DA22, Revision 1

Description: Storage and Steel Packing Area Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA23, Revision 1

Description: Rolling Mill Area Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA24, Revision 1

Description: Melt Shop Plant Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA25, Revision 2

Description: Slag, Scrap Storage and Lay Down Area Plan, prepared by Dezine ID and dated 12 February 2026.

Amendments: Nil.

Plan No: DA26, Revision 1

Description: Container Yard and Potable Water Tank Area Plans, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: DA27, Revision 1

Description: Development Intersection Extract Plan, prepared by Dezine ID and dated 24 August 2025.

Amendments: Nil

Plan No: 2586-02, Issue B

Description: Landscape Notes, prepared by Jackie Amos Landscape Architect and dated October 2025.

Amendments: Nil

- Plan No:** 2586-03, Issue B
Description: Site Plan, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-04, Issue B
Description: Landscape Plan, Sheet 1 of 5, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-05, Issue B
Description: Landscape Plan, Sheet 2 of 5, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-06, Issue B
Description: Landscape Plan, Sheet 3 of 5, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-07, Issue B
Description: Landscape Plan, Sheet 4 of 5, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-08, Issue B
Description: Landscape Plan, Sheet 5 of 5, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-09, Issue B
Description: Plant Schedule, prepared by Jackie Amos Landscape Architect and dated October 2025.
Amendments: Nil
- Plan No:** 2586-10, Issue B
Description: Landscape Details prepared by Jackie Amos Landscape Architect and dated October 2025
Amendments: Nil

APPROVED DOCUMENTS

7. The development must be carried out generally in accordance with the Approved Documents listed below, subject to the conditions of this Development Approval:

Document: J002248, Version 5
Description: Site Based Management Plan, prepared by Range Environmental and dated 21 January 2026.
Amendments: Nil

Document: J002643, Version 2
Description: Detailed Waste Management Plan, prepared by Range Environmental and dated 21 January 2026.
Amendments: Nil

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (OPERATIONAL WORK)

8. Prepare and submit applications to Council and obtain a Development Permit for Operational Work for the following:
- 8.1 Stormwater Infrastructure; and
 - 8.2 Bulk Earthworks.

COUNCIL APPROVAL OF PLANS, DOCUMENTS & WORKS (FOR ENDORSEMENT)

9. Prepare and submit the following documents in accordance with the conditions of this Development Approval and obtain Council's endorsement:

9.1 Construction Environmental Management Plan.

AVAILABILITY OF APPROVED DOCUMENTATION DURING WORKS

10. A legible copy of the Development Approval, including the Approved and Amended Plans and Documents bearing Council's approved stamp must be available on the subject land for inspection at all times during earthworks and construction.

COMMENCEMENT OF USE

11. Submit to Council a Notice of Intention to Commence the Approved Use. The notice must:
- 11.1 Be submitted to the Manager, Planning within a minimum of ten (10) business days prior to commencement of the approved use;
 - 11.2 Nominate the day the approved use is intended to commence; and
 - 11.3 Include evidence (i.e. copies of decision notice(s), photographic proof, and statement(s) of compliance with the conditions of this approval from suitably qualified persons) which demonstrates that all conditions of this approval have been complied with.

DEDICATIONS, AGREEMENTS & CONTRIBUTIONS**EASEMENTS**

12. An easement for stormwater, water, and sewerage reticulation purposes must be registered in favour of Lot 10 SP296105 against the title of Lot 8 SP329720 and Lot 7 SP296105 as required. The easement must be by design and must be registered with the Titles Office prior to the commencement of any works associated with this Development Approval.
13. Easement documentation must be prepared and submitted to Council, at no cost to Council, for endorsement where Council is the Grantee or review against conditions of approval otherwise.
14. Unless consistent with the terms of the easement and authorised under this Development Approval, any permanent works or structures must be kept clear of any existing or proposed easements on the subject land.

Note: Council will not take or purchase land in accordance with Section 263 of the Planning Act 2016 in order to allow the construction of drainage infrastructure on adjoining land to facilitate the development.

Note: The owner of the relevant adjoining land will be required to consent to the works or easements required by this condition. This condition cannot be taken to compel the owner of adjoining land to consent to the works or easements.

DEVELOPMENT CONSTRAINTS**AIRPORT ENVIRONS**

15. Development and associated activities must not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace unless the intrusion is approved in accordance with the relevant federal legislation.
16. All food and/or waste holding areas and receptacles must be contained and covered.
17. Roofs of buildings must be a non-reflective colour or material.
18. Any outdoor lighting, including street lighting must comply with the requirements of Chapter 9 of the *CASA Manual of Standards Part 139 – Aerodromes*.

WORKS

ENGINEER'S CERTIFICATION AND SUPERVISION OF WORKS

19. Plans and specifications for all works associated with stormwater drainage and earthworks must be prepared and certified by a Registered Professional Engineer Queensland – Civil (RPEQ).
20. A RPEQ must submit to Council a copy of the:
 - 20.1 Design Certificate prior to commencement of the works; and
 - 20.2 Construction Supervision Certificate upon completion of the works certifying that works are in accordance with the approved plans and specifications.
21. 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 Construction Supervision Certificate.
22. 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. A Certificate of Currency must be submitted to Council with any Design Certificate or Construction Supervision Certificate.

STORMWATER DRAINAGE

23. All stormwater infrastructure necessary to convey run-off from roof and developed surface areas, and any run-off onto the subject land from adjacent areas, must be provided in accordance with a Development Permit for Operational Work.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

24. Prior to the commencement of any works on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council for the internal and any external stormwater infrastructure. The design and the construction of the works must be certified by a RPEQ – Civil.
25. All land adjoining the development must be protected from ponding or nuisance from stormwater resulting from the development for the life of the development.
26. As part of a Development Application for a Development Permit for Operational Work submit to Council for approval, a Detailed Stormwater Management Plan and Design Drawings prepared by a Registered Professional Engineer Queensland – Civil (RPEQ) in accordance with the relevant standards in *Planning Scheme Policy No. 2 – Engineering Standards – Roads and Drainage Infrastructure* (PSP No.2) and State Planning Policy (July 2017) demonstrating the following:
 - 26.1 Stormwater is conveyed to a lawful point of discharge in accordance with the stormwater discharge conditions of this Development Approval;
 - 26.2 No increase in peak flow rates downstream from the subject land for storm events as nominated in PSP 6.2 Table SC6.2.7. Major events exceeding ARI of 100 years must be considered in accordance with the requirements of the *Queensland Urban Drainage Manual*;
 - 26.3 No increase in flood levels external to the subject land;
 - 26.4 No increase in duration of inundation external to the subject land that could cause loss or damage;
 - 26.5 Appropriate inspection and maintenance of stormwater quality control infrastructure in accordance with a program;
 - 26.6 The achievement of Water Sensitive Urban Design objectives listed in PSP No. 2 and State Planning Policy (July 2017). A treatment train modelled using *MUSIC* software must be presented, with the operational works application. The *MUSIC* model must clearly define the treatment train components including the length of swales, bio-retention basin size, and

the type of gross pollutant trap. The treatment train within the *MUSIC* model must align with the design details shown on the operational works drawings; and

- 26.7 Stormwater from the Scrap Storage Area in the southern catchment must be primarily directed to the Retention Pond and Reverse Osmosis Plant with overflow discharged at the proposed development boundary.

Note: The endorsed Kehoe Myers Whole of Site Stormwater Management Plan for Wellcamp Business Park (MCUC/2013/3965/C) is reliant on detention basins and swales being constructed to mitigate stormwater quantity and quality impacts. The southern end of the subject site drains to proposed Detention Basin 5 which has not been constructed. Detention Basin No.5 will only be required at the Operational Work stage of this development in the event the density of the catchment warrants its construction to achieve stormwater management.

BULK EARTHWORKS

27. Where earthworks are not assessed as part of a Development Application for a Development Permit for Building Work, prior to the commencement of any earthworks on the subject land, a Development Application for a Development Permit for Operational Work must be submitted to and be approved by Council.

AIR QUALITY IMPACT MITIGATION

28. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the *Air Quality Objectives* listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place must not be released to the atmosphere during building work and throughout the life of this development.
29. All reasonable and feasible avoidance and mitigation measures are employed so that dust emissions generated during building works do not exceed the following levels when measured at any sensitive place or commercial place:
- 29.1 Dust deposition of 120 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1 Methods for sampling and analysis of ambient air – Determination of particulate matter – Deposited matter – Gravimetric method*.

VIBRATION IMPACT

30. Construction activities and equipment that produce vibrations must not impact upon the amenity of adjacent commercial and residential receptors or cause impacts to the structural integrity of the existing buildings/improvements, including foundations, on surrounding properties.
31. Where considered warranted by Council and when requested in writing to do so, a vibration impact investigation must be undertaken to determine extent of any impacts. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters in order to determine whether or not vibration impacts are below those stated in **Table 1**. The results of the investigation must be provided to Council within 14 days of the request or a longer period if specified in any such request.

Table 1 - Human comfort vibration limits to minimise nuisance

Building	Work Period	Resultant PPV (mm/s)	
		Lower Limit	Upper Limit
Dwellings	Standard Hours	1.0	2.0
	Non-standard hours – evening (6pm to 10pm)	0.3	1.0
	Non-standard hours – night (10pm to 7am)		
Medical / health buildings (wards, surgeries, operating theatres, consulting rooms)	All	0.3	1.0

Educational facilities (rooms designed for teaching purposes)	While in use		
Court of Law (Court Rooms)			
Court of Law (Court reporting and transcription areas, Judges' chambers)			
Community Buildings (libraries, places of worship)	While in use	1.0	2.0
Commercial (offices) and retail areas			

Source: Table 3.3.1.1(a) of TMR Transport Noise Management Code of Practice Volume 2 – Construction Noise and Vibration (Code of Practice – Construction)

CONSTRUCTION WASTE MANAGEMENT & STORAGE

32. Waste generated during demolition, excavation and construction must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
33. The on-site storage and disposal of demolition, excavation and construction waste (including the storage and disposal of night soil) must comply with the *Environmental Protection Regulation 2019*.
34. Fires are not to be lit to dispose of demolition or construction waste.
35. No demolition, excavation or construction waste is to be used as fill or buried on-site (with the exception of cut material recycled from the subject land and used on the subject land), or be used as fill or buried elsewhere, unless otherwise permitted:
 - 35.1 Elsewhere within this Development Approval;
 - 35.2 In accordance with an associated Development Permit for Operational Work;
 - 35.3 In association with and in accordance with an Environmental Authority issued under the *Environmental Protection Act 1994*;
 - 35.4 In accordance with either a general or specific approval of a resource for recycling (in accordance with the End of Waste Codes) issued under the *Waste Reduction and Recycling Act 2011*; or
 - 35.5 In accordance with a written approval issued by Council under the *Environmental Protection Regulation 2019* relating to the depositing or disposal of general waste from a premises not serviced by Council.
36. Demolition, excavation and construction waste (including night soil) must not be placed or stored within the road reserve at any time.

CONSTRUCTION NOISE IMPACT MITIGATION

37. Building work (as per the definition of the *Environmental Protection Act 1994*) that creates audible noise must be confined to the hours of 6:30 AM and 6:30 PM Monday to Saturday (excluding Public Holidays) unless otherwise approved by Council in an endorsed Construction Environmental Management Plan.

EROSION & SEDIMENT CONTROL

38. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
39. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
40. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject

land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.

41. All disturbed areas must be mulched or turfed as soon as possible during construction. Where grass seeding is undertaken, appropriate measures must be in place until the establishment of suitable ground cover.
42. Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to minimise site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and, where applicable the ensuing 'on-maintenance' period.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

43. Prior to commencement of site works and any pre-start meeting for operational works, submit to Council for endorsement a Construction Environmental Management Plan prepared by a qualified person that at a minimum includes the following:
 - 43.1 Location of the site, including physical address, lot on plan and relevant scaled maps;
 - 43.2 Description of the site including infrastructure and features on or near the site and those areas requiring protection or avoidance;
 - 43.3 Contact details and responsibilities for site representatives;
 - 43.4 Description of construction activities to be conducted on site:
 - 43.4.1 Location of construction areas and adjacent operational / residential areas;
 - 43.4.2 Construction staff and vehicle numbers;
 - 43.4.3 Construction hours;
 - 43.4.4 Amenities; and
 - 43.4.5 When relevant, prohibited activities and prohibited areas where no work should be permitted;
 - 43.5 Site Plans clearly showing where proposed activities will occur, including sensitive receptors and areas where impacts on the environment may occur; and
 - 43.6 Strategies to manage the following environmental impacts:
 - 43.6.1 Air quality and dust management;
 - 43.6.2 Noise and vibration management;
 - 43.6.3 Stormwater quality management;
 - 43.6.4 Erosion and sediment control;
 - 43.6.5 Waste management, storage and collection; and
 - 43.6.6 Complaint management procedures.
44. The Construction Environmental Management Plan must receive endorsement by Council prior to commencement of site works and any pre-start meeting for operational works.
45. The Construction Environmental Management Plan must address both the internal works for the development and any associated external works.

46. The endorsed Construction Environmental Management Plan must be implemented and, maintained where necessary to maintain compliance with the requirements of this Development Approval.

DAMAGE TO SERVICES & ASSETS

47. Protect Council and public utility services and assets during construction of the development.
48. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
- 48.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
- 48.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
49. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
50. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately on Ph: 131 872.

SERVICES & UTILITIES

SEWERAGE INFRASTRUCTURE (GENERAL)

51. 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.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

Note: The subject site is not serviced by Council's reticulated sewer network. A Sewerage Treatment Plant was approved under MCUC/2013/1584/B for a maximum capacity of 2,500EP and will be operated by Wellcamp Business Park Pty Ltd which is a registered service provider under the Water Supply (Safety and Reliability) Act 2008. Accordingly, the development is to be serviced by this company.

Note: Sewerage reticulation works will require a permit in accordance with the Plumbing and Drainage Act 2002.

WATER SUPPLY

52. 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.

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

Note: The subject site is not serviced by Council's reticulated water network. Council supplies bulk potable water to Wellcamp Business Park Pty Ltd at a supply point on Toowoomba Cecil Plains Road. Accordingly, the applicant is responsible for connecting the development to reticulated water.

Note: Water reticulation works will require a permit in accordance with the Plumbing and Drainage Act 2002.

ELECTRICITY

53. An electricity supply must be made available to service the development. This supply must be in accordance with the relevant standards of the electricity distributor.

AMENITY & OPERATION OF USE**VISUAL AMENITY**

54. Any graffiti deterrent building design elements and surface treatments are to be maintained at all times.
55. All buildings, structures and fences as well as the subject land must be maintained in a clean and tidy manner at all times.
56. All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations and adjoining premises.
57. Open storage areas, loading areas, bin storage areas and other unsightly areas, must be screened from view from all street frontages and public places.

ACCESS FOR PEOPLE WITH DISABILITIES

58. 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.

SAFETY, SECURITY & PUBLICLY ACCESSIBLE FACILITIES

59. The development must be designed and constructed to enhance community safety by ensuring:
 - 59.1 Vandal proof fittings, fixtures and materials which are hardy and not easily removable are used in the construction and finishing of the development; and
 - 59.2 Ground level windows use toughened glass, screens or other protective measures to deter unlawful entry to the development.
60. The development and hard landscaping must not comprise of highly reflective materials that create slippery or otherwise hazardous conditions.
61. Safety and security lighting must be provided to the following areas of the subject land:
 - 61.1 All entries and exits of buildings;
 - 61.2 All pathways linking car parking areas to the entrances and exits of buildings; and
 - 61.3 Throughout car parking areas; and
62. Where constructing an awning or other overhead device over a footpath, a lighting system must be installed to light the covered footpath to a minimum of 20 lux, when measured at the footpath level and plane.
63. Safety and security lighting must be designed, sited, and installed in accordance with *Australian Standard AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*.

Note: All lighting provided for safety and security purposes must also consider its impact on surrounding land uses and in accordance with the Outdoor Lighting Impact Mitigation conditions must be designed, sited, installed and tested to comply with Australian Standard AS4282-2023 Control of the obtrusive effects of outdoor lighting.
64. Pedestrian routes between car parking areas and buildings must be clearly signed and marked.
65. The allocation of car parking spaces between employees, and visitors as applicable, must be physically separated, distinctly identified and adequately sign-posted to clearly direct vehicular traffic to these respective areas.

66. Car parks must be monitored for security and community safety reasons. Measures such as the employment of closed circuit television (CCTV) or regular inspections by security personnel may be employed to satisfy this condition.

TRANSPORT, VEHICULAR ACCESS & PARKING

ROADWORKS (INTERNAL TO DEVELOPMENT)

67. Internal roads must generally be constructed as shown on the Approved Plans
68. The internal roads must be constructed to a sealed standard to the widths as shown on the Approved Plans

Note: This condition is imposed pursuant to Section 145 of the Planning Act 2016.

69. The internal roads must be designed to accommodate the turning paths of a B-Double service vehicle.
70. Signage and line marking must be provided to indicate the direction of traffic flow as shown on the Approved Plans.

ROADWORKS SIGNAGE

71. All works carried out on or near roadways must be adequately signed in accordance with the *Manual for Uniform Traffic Control Devices – Part 3, Works on Roads*.

ON-SITE CAR PARKING, SERVICE BAYS & MANOEUVRING

72. The premises must be provided with a minimum of 129 on-site car parking spaces, including two (2) spaces for people with disabilities and five (5) spaces for visitors, together with standing and manoeuvring for B-Double service vehicles. Car parking and manoeuvring areas must be:
- 72.1 Constructed generally as shown on the Approved Plans listed within this Development Approval;
 - 72.2 Provided with a sealed surface and be line marked or otherwise delineated to the minimum dimensions detailed in the *Toowoomba Regional Planning Scheme 2012* and *Australian Standard AS2890 – Parking Facilities*;
 - 72.3 Designed and constructed in accordance with the requirements of AS2890;
 - 72.4 Designed to ensure disabled car parking spaces are located in close proximity to a primary building entrance and meet the requirements of AS2890.6 (including a 1.3m high bollard) and AS1428.1;
 - 72.5 Accessible and available to visitors and staff during approved hours of operation;
 - 72.6 Provided with signage and pavement markings that indicate the location of parking areas and the proposed flow of traffic through the subject land;
 - 72.7 Maintained as originally constructed and kept and used exclusively for vehicle parking and manoeuvring; and
 - 72.8 Designed to enable all vehicles to enter and leave the subject land in a forward gear.

ENVIRONMENT & WASTE

ACOUSTIC AMENITY - GENERAL

73. Drainage grating over trafficable areas must be well secured and maintained to prevent rattling.
74. Driveway areas are to be finished with a surface which prevent tyre squeal. An uncoated surface is acceptable.

75. Acoustic measures and treatments must be incorporated into the development in accordance with Section 4 of the endorsed Site Based Management Plan listed within this Development Approval.

ACOUSTIC AMENITY - NOISE LIMITS

76. Noise from activity associated with the use of the subject land must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive receptor.
77. Where considered warranted by Council and when requested in writing to do so, a noise investigation must be undertaken to investigate a complaint of noise nuisance. In such instances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Noise Emission Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request. Measurement of noise emissions (adjusted for tonality and impulse) must be generally in accordance with the most recent version of *Australian Standard AS1055.1 Acoustics – Description and measurement of environmental noise – General procedures*.

ACOUSTIC AMENITY - MECHANICAL PLANT

78. 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*.

AIR QUALITY & AMENITY - GENERAL

79. Air pollution control measures must be incorporated into the development in accordance with Section 4 of the endorsed Site Based Management Plan within this Development Approval.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS

80. Odours or airborne contaminants which are noxious or offensive to public amenity or safety, likely to cause environmental harm or environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive receptor place must not be released to the atmosphere.
81. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

AIR QUALITY & AMENITY - AIR RELEASE LIMITS (DUST AND PARTICULATE MATTER)

82. All reasonable and feasible avoidance and mitigation measures are employed so that dust and particulate matter emissions generated from activity associated with the use of the subject land do not exceed the following levels when measured at any sensitive place or commercial place:
- 82.1 Dust deposition of 133 milligrams per square metre per day averaged over 1 month, when monitored in accordance with the most recent version of *Australian Standard AS3580.10.1: Methods for sampling and analysis of ambient air – Determination of particulate matter – Deposited matter – Gravimetric method*; and
- 82.2 A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM₁₀) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, for no more than five (5) exceedances recorded each year, when monitored in accordance with the most recent version of either:
- i) *Australian Standard AS3580.9.6: Methods for sampling and analysis of ambient air—Determination of suspended particulate matter – PM₁₀ high volume sampler with size-selective inlet – Gravimetric method*; or

- ii) *Australian Standard AS3580.9.9: Methods for sampling and analysis of ambient air – Determination of suspended particulate matter – PM₁₀ low volume sampler - Gravimetric method.*

83. Where considered warranted by Council and when requested in writing to do so, an air quality investigation must be undertaken to investigate a complaint of air pollution, odour or dust nuisance. In such circumstances, a qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the Air Release Limits listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

Note: Before investigation by the operator is required, Council completes its own consultation and preliminary investigation to confirm if a complaint is valid.

OUTDOOR LIGHTING IMPACT MITIGATION

84. Outdoor lighting associated with the use must be designed, sited, and installed to comply with the relevant parameters of *Australian Standard AS4282-2019 Control of the obtrusive effects of outdoor lighting*.
85. All flood lighting must be of a type that gives no upward component of light when mounted horizontally (i.e. a full cut off luminaire).
86. Where considered warranted by Council and when requested in writing to do so, a lighting impact investigation must be undertaken to investigate a complaint of light nuisance. In such circumstances, a suitably qualified person must monitor, interpret and record all parameters that are required to be monitored in order to determine whether or not the lighting levels listed within this Development Approval have been exceeded. The results of the investigation must be provided to Council within 28 days of the request or a longer period if specified in any such request.

STORMWATER QUALITY

87. Contaminants or contaminated water must not be directly or indirectly released from the subject land or to the ground or groundwater at the subject land at any time except:
- 87.1 Following treatment using an appropriate Stormwater Quality Improvement Device (SQID) as uncontaminated overland stormwater flow;
 - 87.2 Following treatment using an appropriate Stormwater Quality Improvement Device (SQID) as uncontaminated stormwater to the stormwater system; and
 - 87.3 Contaminants released to the wastewater system under and in accordance with a trade waste permit issued by Council under the *Water Supply (Safety and Reliability) Act 2008*.

WASTE MANAGEMENT (GENERAL)

88. All waste generated on the subject land must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.
89. Waste generated by the development must be managed, stored and removed from the subject land in accordance with Section 7 of the endorsed Waste Management Plan listed within this Development Approval.

WASTE MANAGEMENT (BIN PROVISION & STORAGE)

90. Refuse storage facilities must be provided generally in accordance with the Approved Plans listed within this Development Approval and the following:
- 90.1 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;
 - 90.2 Refuse storage facilities must be screened from public vantage points with a minimum 1.5m high built structure, enclosure or solid screen fencing;

- 90.3 Provision of a grassed or landscaped area within the development site that is at least twice the size of the bin store and adjacent to a tap for the washing of bins; and
- 90.4 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.

WASTE MANAGEMENT (REMOVAL)

- 91. Unless otherwise endorsed by Council in a waste management plan, arrangements for waste removal are provided in accordance with the following requirements:
 - 91.1 Disposal of waste generated must be undertaken in accordance with the *Environmental Protection Regulation 2019*;
 - 91.2 General waste must be collected and removed at periods not exceeding seven (7) days;
 - 91.3 Bins must be stored at their place of permanent storage other than times ahead of or during waste removal;
 - 91.4 Waste removal must not occur outside the hours of 6:00 AM to 6:00 PM; and
 - 91.5 The waste collection method must ensure that waste is adequately managed to prevent escape of contamination.

LANDSCAPING

LANDSCAPE PLAN

- 92. The development site must be landscaped and maintained in accordance with works shown on the approved Landscape Plans listed within this Development Approval and the following:
 - 92.1 Planting areas must be friable, organic topsoil, cultivated to minimum 450mm depth and be clear of any rubbish, rocks, or building rubble;
 - 92.2 All planting areas and individual trees must be mulched with minimum 100mm depth organic mulch;
 - 92.3 An irrigation system or watering points must be provided to all planting areas; and
 - 92.4 Where required, root barrier devices must be installed where tree plantings are sited within 2 metres of any services and or structures. Barriers must be fit for purpose and installed in accordance with the manufacturer's specification.

LANDSCAPING WORKS

- 93. Carry out the landscape work in accordance with the above endorsed Landscape Plans.
- 94. All landscape works must be installed and established by a suitably qualified person (Landscape Architect, Horticulturalist or equivalent) that ensures healthy, sustained and vigorous plant growth. Where required, plant material should be replaced or enhanced to ensure growth to full form and coverage of all dedicated landscape areas.
- 95. Landscape planting is to be retained and maintained for the life of the development in accordance with the conditions of this Development Approval.
- 96. Certification must be submitted to Council from a suitably qualified person (Landscape Architect or Landscape Designer) that certifies landscaping works comply with the requirements of this Development Approval.

GENERAL ADVICES**RESUBMISSION OF PLANS REQUIRING AMENDMENT**

- 1) The conditions of this Development Approval require resubmission of plans to Council with amendments. Please address the amended plans to Council's Planning Branch with the Reference No. MCUI/2025/5156 and send to development@tr.qld.gov.au.

SUBMISSION OF DOCUMENTS FOR ENDORSEMENT

- 2) The conditions of this Development Approval require submission of documents to Council for endorsement. Please address the documents for endorsement to Council's Planning Branch with the Reference No. MCUI/2025/5156 and send to development@tr.qld.gov.au.

INFRASTRUCTURE CHARGES

- 3) Infrastructure charges are levied by way of an Infrastructure Charges Notice, issued pursuant to Section 119 of the *Planning Act 2016*.

OTHER LAWS & REQUIREMENTS

- 4) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 5) Carrying out works on a road or interfering with the road or its operation will require a permit under *Subordinate Local Law No. 1.15 (2020)*. The application form can be found on Council's website at www.tr.qld.gov.au. For further information contact the Road Operations Branch through Council's Customer Service Centre on 131 872.
- 6) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme 2012*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 7) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 8) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

EXCAVATION & FILLING

- 9) The *Toowoomba Regional Planning Scheme 2012* (TRPS) declares excavation and filling activity involving less than 50m³ of material and excavation and filling activity to a depth or height lower than 1m to be accepted development. Any combination of excavation or filling where 50m³ or more of fill is deposited on, or 50m³ or more of excavated material is removed from the premises and excavation or filling is not associated with 'Building Work' as defined under the *Planning Act 2016*, must obtain an Operational Work approval from Council before commencing site works.

WATER SUPPLY

- 10) The subject site is not serviced by Council's reticulated sewer network and Wellcamp Business Park Pty Ltd is the registered service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Note: Sewerage reticulation works will require a permit in accordance with the *Plumbing and Drainage Act 2018*.

EQUITABLE ACCESS & FACILITIES

- 11) The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code – Building Code of Australia (Volume 1)* as they relate to people with disabilities.

In addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- 11.1 The *Disability Discrimination Act 1992* (Cth);
- 11.2 The *Anti-Discrimination Act 1991* (Qld); and
- 11.3 The *Disability (Access to Premises - Buildings) Standards*.

CONTAMINATED LAND

- 12) It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware that a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land is or has been affected by a hazardous contaminant, they must, within 22 business days after becoming so aware, give notice to the Department of Environment and Science's Waste and Contaminated Land Assessment Unit.

ENVIRONMENTAL HARM

- 13) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

DISPLACEMENT OF FAUNA SPECIES

- 14) The subject land may support native fauna species and other animals. Development activities must ensure negligent or wilful harm to fauna does not occur. A site walk through prior to ground disturbance and tree clearing is advised to check for resident fauna species. Liaison with officers from the Queensland Parks and Forest Service should be undertaken if native species are found on site. Consideration should also be given to the animal welfare provisions of the *Animal Care and Protection Act 2001*.

ENVIRONMENTALLY RELEVANT ACTIVITIES

- 15) Should the premises, or any part of the premises, be used for an "Environmentally Relevant Activity" as defined under Schedule 2 the *Environmental Protection Regulation 2019*, separate approval is required by the relevant Administering Authority in accordance with the *Environmental Protection Act 1994* and where applicable the *Planning Act 2016* before such use commences.

WATER POLLUTION

- 16) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

ABORIGINAL CULTURAL HERITAGE ACT 2003

- 17) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.*" It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

FIRE ANTS

- 18) 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 *Biosecurity Act 2014* apply, compliance with statutory provisions must be achieved.

ADVERTISING SIGNS

- 19) Placing an advertising device on premises is accepted development where complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code in the *Toowoomba Regional Planning Scheme 2012*. A separate Operational Work approval will be required for any Advertising Devices not complying with the assessment benchmarks that form the requirements for accepted development in the Advertising Devices Code.

BUILDING OVER, OR NEAR, COUNCIL INFRASTRUCTURE

- 20) Any construction carried out near or over existing Council services should be in accordance with Council's adopted Policy (*Queensland Development Code NMP 1.4 – Excavation and Piling Near Sewers, Stormwater Drains and Water Mains*) and Council's Planning Scheme Policy SC6.3 PSP No. 3– *Water and Wastewater Infrastructure*. A Concurrence Agency referral of the Building Work Application to Council's Water and Wastewater Services Branch may be required.

SUITABLY QUALIFIED PERSON

- 21) For the purpose of certifying acoustic treatments or barriers for a development, a suitably qualified person is considered to be either:
- 21.1 An acoustic consultant with a minimum of five (5) years current experience in the field of acoustics.
 - 21.2 A Member or Fellow of the Australian Acoustical Society or the Association of Australian Acoustic Consultants; or
 - 21.3 A Registered Professional Engineer of Queensland (RPEQ) with a minimum 5 years' experience in acoustic modelling and design.
- 22) For the purpose of conducting vibration impact monitoring or modelling a suitably qualified person is considered to be a person who has a minimum five (5) years experience monitoring and modelling vibration impacts.
- 23) For the purposes of investigating contaminated land for the development, a suitably qualified person is considered to be a person who:
- 23.1 Is a current member of a professional organisation prescribed under Schedule 14 of the *Environmental Protection Regulation 2019*; or

- 23.2 Has the qualifications and experience relevant to the specific characteristics of the site and the complexity of any potential or known contamination issues.
- 24) For the purpose of auditing and / or certifying contaminated land matters for the development, a suitably qualified person is considered to be a person who is a contaminated land auditor authorized by the Queensland Government (currently Department of Environment, Technology, Innovation and Science).
- 25) For the purpose of certifying outdoor lighting devices for the development, a suitably qualified person is considered to be either:
- 25.1 An environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting; or
- 25.2 A Registered Professional Engineer of Queensland (RPEQ) with a minimum of five (5) years experience in outdoor lighting design.
- 26) For the purpose of odour and air quality management, a suitably qualified person is considered to be someone who is a certified air quality professional through a nationally accredited program (e.g. CASANZ) and has a related degree in air quality science plus a minimum of five (5) years of related work experience.
- 27) For the purpose of auditing and inspections, a suitably qualified person is considered to be someone who is a certified environmental auditor through a nationally accredited program, inclusive of ISO 14001 training, and has a minimum of five (5) years experience in auditing of the related industry and activities operated on the site under review.
- 28) For the purpose of preparing an Erosion and Sediment Control Plan for the development, a suitably qualified person who has:
- 28.1 A Certified Professional in Erosion and Sediment Control; or
- 28.2 An engineer or environmental professional with a minimum five (5) years experience in erosion and sediment control; or
- 28.3 A Registered Professional Engineer of Queensland (RPEQ) with a minimum five (5) years experience in erosion and sediment.

REASONS FOR RECOMMENDATION

The proposed development has been assessed with regard to the applicable assessment benchmarks as identified within this report and the attached Statement of Reasons (refer to Schedule 2). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance.

DELEGATE'S DECISION:

I have reviewed the report for this application in accordance with the Relevant Instruments, Statutory and Non-Statutory Provisions and in accordance with Council's process and procedures. I agree with the responsible officer's recommendation that the application be approved subject to the conditions contained in the recommendation. I exercise delegation in accordance with the delegations adopted by the Toowoomba Regional Council.



Richard Green
Lead Senior Planner, Planning Branch

Decision Date: 26 February 2026

CORPORATE PLAN REFERENCE

Strategic Action 2.3.3 Ensure development aligns with community sentiment, through effective and efficient assessment, with the planning scheme, planning instruments, codes and legislation.

BACKGROUND

SITE DETAILS				
Site Address	Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350			
Real Property Description	Lot 10 SP296105 and Emt A RP835801			
Site Area	873.9 hectares			
Owner	Wagners Properties Pty Ltd			
SITE CHARACTERISTICS				
Current Land Use	Vacant			
Site Frontage/s	Toowoomba Bypass (Gore Highway), Toowoomba-Cecil Plains Road			
Road/s	Order of Road	Width of Road Reserve	Width of Pavement	Road Material
Toowoomba Bypass (Gore Highway)	Highway	120m	14m-18m	Bitumen
Toowoomba-Cecil Plains Road	Regional Arterial	20m	7m	Bitumen
Easements	Emt A on RP835801 for a water bore			
Existing Structures	Nil			
Infrastructure	The subject site will connect to the sewerage reticulation, treatment, and disposal system and water supply provided by the service provider Wellcamp Business Park Pty Ltd.			
Topography	The subject site slopes from west to east, with a fall of 40m across the site from west to east.			
Street Trees	The proposed development does not involve the disturbance of street trees.			
PLANNING SCHEME SITE DATA				
Current Planning Scheme	<i>Toowoomba Regional Planning Scheme 2012</i> (Version 28)			Adopted: 28 November 2022
Zone	High Impact Industry Zone, Medium Impact Industry Zone, Rural Zone			
Precinct	Quarry Precinct (High Impact Industry Zone), General Industry Precinct (Medium Impact Industry Zone), 100ha Minimum (Rural Zone)			
Overlays	Airport Environs Overlay - 13km Wildlife Hazard Buffer Zone Environmental Significance Overlay - Areas of Ecological Significance Buffer - Areas of Ecological Significance - Waterways and Wetlands Buffer Bushfire Hazard Overlay - Medium Fire Risk Extractive Resources Overlay - Separation Area Flood Hazard Overlay - Balance Mixed Agricultural Land Overlay - Agricultural Land			
Infrastructure Charges Resolution	<i>Charges Resolution No. 7</i>			Adopted: 19 August 2025
SURROUNDS:				
Direction	Land Use	Zone/Precinct		

North	Rural	Medium Impact Industry Zone
East	Rural	Medium Impact Industry Zone & Rural Zone
South	Rural	Rural Zone
West	Industrial/ Extractive Resources	High Impact Industry Zone
Other Features	The subject site adjoins land located within the Wellcamp Business Park and Wagner's Quarry which has approvals for Extractive Industry.	

APPLICATION HISTORY			
Application No.	Description	Decision Date	Decision
MCUC/2013/1584/B	Request to Change Approval Utility Installation	6/06/2023	Approved
SEAL/2020/1759	Reconfigure 14 into 15 Lots and Common Property Community Title Subdivision		Further Advice Notice Issued
MCUC/2019/1740/B	Request for Negotiated ICN Intensive Horticulture and Rural Industry		Under Assessment
MCUC/2019/1740/A	Request for Negotiated Decision Notice Intensive Horticulture and Rural Industry	15/11/2022	Withdrawn
OW/2019/4201	Stormwater and Earthworks	7/02/2023	Withdrawn
OW/2013/868/C	Request to Change Approval Earthworks	17/06/2019	Withdrawn
MCUC/2019/1740	Intensive Horticulture and Rural Industry	4/11/2019	Approved
PREL/2025/994	Meeting held 10 March 2025		

PROPOSED DEVELOPMENT	
Name of Applicant	Gm Steel Pty Ltd
Type of Application	Material Change of Use
Proposed Development	High Impact Industry and Environmentally Relevant Activity (ERA) – ERA 19 Metal Forming ERA 29 Metal Foundry Operation ERA 62 Resource Recovery and Transfer Facility Operation
Variations Sought	Not Applicable
Level of Assessment	Impact
Gross Floor Area	49,263 m ²
Impervious Area	147,509 m ²
Site Cover	20.56% / 49,263 m ²
Car Parking Spaces	129 parking spaces inclusive of two (2) PWD spaces.
Service Vehicle Provision	Eight (8) Articulated Vehicle Parking spaces and manoeuvring for an Articulated Vehicle
Submissions Received	Objection: Seven (7) submissions
	Support: Nil
Decision Making Period Ends	27 February 2026

CONSULTATION UNDERTAKEN

Referral Agency/ies

Referral Agency (Technical Agency)	Referral Role	Aspect of Development Requiring Referral	Response
Department of State Development, Infrastructure and Planning	Concurrence Agency	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (<i>Planning Regulation 2017</i>) - Development near a state transport corridor	Referral agency response received 14 January 2026. Changed referral agency response received 22 January

		Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (<i>Planning Regulation 2017</i>) - Development impacting state transport Infrastructure	2026 Referral agency has imposed conditions of development which have been attached with this approval.
Department of Environment, Tourism, Science and Innovation	Concurrence Agency	Schedule 10, Part 5, Division 4, Table 2, Item 1 (<i>Planning Regulation 2017</i>) - Environmentally relevant activities	Referral agency response received 14 January 2026 Referral agency has imposed conditions of development, through an Environmental Authority Permit for the proposed development. This Environmental Authority Permit and its conditions have been attached with this approval.

Internal Referrals

Internal Referral Partner	Referral / Response
Development Engineering and Plumbing	Recommended approval subject to conditions.
Place Environmental	Recommended approval subject to conditions.
Place – Landscape	Recommended approval subject to conditions.
Infrastructure Charges Unit	Prepared an Infrastructure Charges Notice in accordance with <i>Charges Resolution No. 7</i> to accompany any approval of the development.

Public Notification

The Notice of Compliance was received by Council on 17 December 2025. The information attached to the notice confirms that the public notification of the application was undertaken in accordance with the requirements of Part 4 of the *Planning Act 2016*. The Notice of Compliance states the public notification included:

- Publishing a notice in the Chronicle on 24 November 2025;
- Placing a notice on the land from 24 November 2025 until 16 December 2025; and
- Notifying owners of all land adjoining the site on 19 November 2025.

Seven (7) submissions were received opposing the development.
No submissions were received supporting the development.

A summary of the matters raised in the submission/s and Council officer responses are outlined in the Table below:

Issue	How matter was dealt with
Air Quality	A number of submitters have raised concerns regarding the emissions, pollutants, and air quality impacts generated by the proposed development and the associated health concerns for residents and livestock. Potential air quality impacts and emissions generated by the development were assessed and considered as part of the application by both Council and by the Department of Environment, Tourism, Science, and Innovation through their Environmentally Relevant Activity assessment.

	<p>The supporting information provided by the applicant addressing air quality and emissions consisted of an Air Quality Assessment, Greenhouse Gas Assessment, Environmental Assessment, and Site Based Management Plan. This information was submitted with the original application and has been amended and changed to respond to Council’s Information Requests and Further Advices.</p> <p>The management of potential offsite environmental impacts including air-quality and greenhouse gas abatement, is primarily regulated through an Environmental Authority issued and administered by the Department of Environment, Tourism, Science and Innovation (DETSI) for the environmentally relevant activities included in this application. Reference is made to the Environmental Authority P-EA-100943025, dated 8 January 2026, issued by DETSI for the following Prescribed Environmentally Relevant Activities for this development:</p> <ul style="list-style-type: none"> - ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year; - ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000 tonnes; and - ERA 62 - Resource recovery and transfer facility operation - 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non- putrescible waste or green waste only. <p>Specific reference is made to conditions of the Environmental Authority permit relating to air-quality and the greenhouse gas abatement plan.</p> <p>DETSI have only issued an Environmental Authority Permit as they are satisfied that the proposed development can achieve the relevant air quality objectives and environmental values prescribed under the <i>Environmental Protection (Air) Policy (EPP)</i>. The Environmental Authority Permit has also imposed conditions on the development that regulate the compliance, review, and ongoing monitoring of air quality for the development.</p> <p>The pollutants and emissions that may be generated by the proposed development have been assessed by Council and DETSI, and conditions of approval have been imposed to ensure that the ongoing air quality of the surrounding locality is not impacted by the development. As a result of the conditioned Air Quality Impact Assessment, Site Based Management Plan, and Environmental Authority Permit, the proposed development will not impact on the air quality amenity, or health outcomes of people and animals in the surrounding locality.</p>
<p>Noise</p>	<p>A number of submitters have raised concerns regarding the noise associated with the proposed development, given it will operate 24 hours a day, and will involve large numbers of heavy vehicle trips.</p> <p>Potential noise impacts were assessed and considered as part of the combined development application for a Development Permit for Material Change of Use and Environmental Authority for Environmentally Relevant Activities. The applicant provided supporting information that consisted of a Noise Impact Assessment, Environmental Assessment, and Site Based Management Plan that have all been updated and amended as required by Council and the State Assessment Referral Agency (SARA) through a number of Information Requests and Further Advice Notices.</p> <p>Similar to air-quality, noise impacts are primarily regulated through the Environmental Authority Permit issued and administered by DETSI for the environmentally relevant activities included in this application. DETSI through the Environmental Authority Permit have imposed a number of conditions relating to noise management.</p> <p>The Noise Impact Assessment prepared by Virid AU and dated 28 October 2025 has been prepared based on best practice methodologies and considered worst case scenarios and operations. Background noise monitoring was conducted as</p>

	<p>part of the Noise Impact Assessment and confirmed that ambient noise in the project area are high. Consequently, the more conservative Acoustic Quality Objectives of the <i>Environmental Protection (Noise) Policy 2019</i> (EPP (Noise)) were used in the applicants Noise Impact Assessment.</p> <p>In response to the concerns raised by submitters, the applicant has provided a response prepared by Virid Au specifically relating to the receptor located at 5 Hanrahan Road the following comments were provided:</p> <p><i>“It is noted that one residential receptor, located at 5 Hanrahan Road, was omitted from the assessment. A review of the noise modelling results indicates that under worst case conditions and for a worst-case scenario, during the night period and with windows partially open, a marginal exceedance of up to 3 dB(A) may be expected at this receptor. Similar minor exceedances are also predicted at receptors R1, R6, and R11, as detailed in Appendix C of the NIA, October 2025 prepared by Virid AU which is attached to this memo and identifies the residential building at 5 Hanrahan Road. The noise contours indicate that the residence at 5 Hanrahan Road would experience similar noise levels to those predicted at receptors R1, R6 and R11.</i></p> <p><i>In accordance with DETSI Noise measurement manual 4, a 3 dB(A) change in noise level is just perceptible and leads to no to little community reaction.</i></p> <p><i>The NIA, October 2025 has been reviewed by the Council and SARA and no further information was requested, and no outstanding concerns were raised by the assessment authorities with respect to noise assessment outcomes. Permit for the facility would not have been granted unless the administering authority was satisfied that the proposed operations can comply with the relevant noise objectives and environmental values prescribed under the EPP (Noise).</i></p> <p><i>Condition N2.0 and N2.1 of the approved EA, prescribes enforceable noise limits for day, evening and night and these noise limits are aimed at protecting the environmental values prescribed under the EPP (Noise).”</i></p> <p>Conditions have been imposed by DETSI under the Environmental Authority Permit that relate to the ongoing mitigation, monitoring, and review of noise impacts as a result of the development, and DETSI’s conditions are more than sufficient to ensure that any noise impacts provided to the surrounding locality and sensitive receptors are appropriately mitigated. Conditions have also been imposed by Council to endorse the Site Based Management Plan as an approved document.</p>
<p>External Lighting</p>	<p>A number of submitters have raised concerns surrounding the potential use of eternal lighting on the site, and the impacts of lighting pollution on the surrounding properties and locality.</p> <p>Potential external lighting impacts were assessed and considered as part of the development and the Environmental Authority Permit application for Environmentally Relevant Activities. The applicant provided supporting information that consisted of an Environmental Assessment and Site Based Management Plan that assessed the potential external lighting impacts of the development.</p> <p>External lighting impacts are regulated in part under the Environmental Authority permit issued by DETSI for the environmentally relevant activities included in this application. External lighting is also regulated by Council as part of its assessment of the Material Change of Use development application in accordance with the requirements of the Planning Scheme and the relevant Australian Standards.</p> <p>The Site Based Management Plan prepared by Range Environmental Consultants and dated 22 January 2026 confirms that outdoor lighting at the site will comply with <i>Australian Standard AS4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>. This standard sets out requirements for the control of the effects of outdoor lighting on nearby residents (e.g. of dwellings such as houses, hotels, hospitals), users of adjacent roads (e.g. vehicle drivers,</p>

	<p>pedestrians, cyclists) and transport signalling systems (e.g. air, marine, rail), and on astronomical observations. Lighting at the site that complies with this Australian Standard will minimise the risk of nighttime amenity loss/light pollution at sensitive receptors as far as reasonably practicable.</p> <p>Conditions of approval have been imposed which endorsed the submitted Site Based management plan prepared by Range Environmental Consultants as an approved document.</p> <p>With the requirements of the relevant Australian Standards for Outdoor Lighting, the recommendations and mitigation measures of the approved Site Based Management Plan, Council’s Development Conditions, and the conditions of DETSI’s Environmental Authority Permit, the impacts of outdoor lighting are more than capable of being managed on site such that the impact on adjoining properties and the surrounding locality are minimised.</p>
<p>Water Quality</p>	<p>One of the submitters raised concerns surrounding potential impacts on groundwater as a result of the proposed development.</p> <p>The impact of the proposed development on groundwater and underground water supply were assessed as part of the approval, and as part of Environmental Authority Permit application for Environmentally Relevant Activities. The development impact on groundwater was assessed as part of the Environmental Assessment and Site Based Management Plan provided by the applicant.</p> <p>Stormwater Management for the site will involve the use of quality and quantity control measures that ensures that the site will not result in adverse impacts on downstream drainage or ground water supplies. DETSI has imposed conditions of development in their Environmental Authority Permit relating to the management and monitoring of groundwater impacts on site.</p> <p>The Environmental Assessment prepared by Range Environmental Consultants and dated 22 January 2026 details that the recharge area for the relevant aquifer for the registered bore at 5 Hanrahan Road, Wellcamp is located to the east of the submitter’s premises and the development site area is located approximately 600 metres to the south-east of these premises. Given the nature and location of the development, Range Environmental Consultants have confirmed the development presents a low risk to groundwater recharge and water supply for the registered bore at 5 Hanrahan Road, Wellcamp.</p> <p>The submitted Site Based Management Plan outlines controls for the protection of surface water quality. Broadly, the key controls to protect surface water quality include:</p> <ul style="list-style-type: none"> • Spill and incident response procedures; • Stormwater quality treatment systems; • Storage of slag and other materials that may present a potential water quality risk out of contact with rainfall and stormwater; • Capture, treatment and reuse of water from the scrap steel storage area; and • Controls such as impervious surfaces, liners and bunding to prevent leaching or release of potential water contaminants. <p>The implementation, maintenance and monitoring of environmental controls as required by the Approved Site Based Management Plan will reduce the risk of the proposed development to surface water quality in the Dry Creek catchment as low as reasonably practicable.</p> <p>Council is satisfied through the conditions imposed under the Environmental Authority Permit, and through the control, maintenance, and monitoring measures identified in the approved Site Based Management Plan, that the proposed development will not impact on ground water.</p>
<p>Microclimate</p>	<p>On of the submitters has raised concerns that the scale of the proposed development will generate adverse microclimate issues in the vicinity of the premises.</p>

	<p>In response to this issue, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which included the following extract with respect to microclimate (wind) issues:</p> <p><i>“A comment in one (1) submission was made regarding the potential impact of the buildings for the proposed steel mill on the easterly and south easterly winds received at the dwelling at 5 Hanrahan Road, Wellcamp. This dwelling is located approximately 600 m north west of the closest point of the proposed steel mill building. As noted by the ViridAU air quality impact assessment report, prevailing winds are dominantly easterlies with contribution from northeast and southeast vectors. The proposed development presents a low risk of impacting the cooling effect of easterly and south easterly winds received at the dwelling at 5 Hanrahan Road because:</i></p> <ul style="list-style-type: none"> <i>• Given the location of the dwelling with respect to the proposed steel mill buildings, only the sub-dominant south-easterly winds are at risk of potential impact. The proposed steel mill buildings would not impact the effect of the dominant easterly winds at the dwelling.</i> <i>• The wind profile will normalise as the shelter effect weakens farther downwind from a building (Oke, 1987). The downstream shelter effect typically dissipates at a distance that is 10 times the height of the building (Li and Jiang, 2022).</i> <i>• Roof heights for the proposed steel mill range from 20 – 35 m based on building elevation plans. This suggests a potential downwind influence on local wind conditions from the steel mill buildings of about 350 m. There is a low risk of adverse impacts to local winds at the dwelling under southeasterly conditions as it is located 600 m from the proposed steel mill buildings which is beyond the likely extent of any downstream shelter effects.</i> <i>• Based on the relative positioning and separation distance of the dwelling at 5 Hanrahan Road from the proposed steel mill buildings, there is a low risk of impact on local winds under southeasterly conditions and their cooling effect at this dwelling.”</i> <p>This advice confirms the development is unlikely to generate adverse microclimate issues for nearby residential premises.</p>
<p>Impact on Flora and Fauna</p>	<p>A number of submitters raise concerns about the impact of the proposed development on existing vegetation and wildlife on site as well as livestock and animals on neighbouring properties throughout the locality.</p> <p>The proposed development does not involve any clearing of land identified with Council’s Environmental Significance Overlay, or the States Regulated Vegetation Management Overlays or Koala Habitat Overlays. The proposed development is located within a part lot that is not located in any of the overlays mentioned above. As such, the removal of vegetation within the identified development area is not assessable by Council or the State and is accepted under Council and State Regulations.</p> <p>The development site is highly disturbed and does not contain significant existing native vegetation in the areas of the site that will be subject to the proposed development. A small amount of juvenile and sparsely located trees exist and will be cleared as allowed, in order for development to occur.</p> <p>As the site is not located within a State mapped Koala Habitat Overlay, the developments impact on koala habitat is not required to be addressed. It is noted however that during construction and site works there is a duty of care to undertake development in accordance with the animal welfare provisions of the <i>Animal Care and Protection Act 2001</i>, which ensures that any fauna located on the site will not be harmed, and will be relocated to existing habitat areas as required.</p> <p>As addressed in the response to Air Quality concerns item above, the site and its management and monitoring measures ensures that air quality emissions will</p>

	not provide any adverse health impacts to people or livestock as part of the proposed development.
Bushfire	<p>One of the submitters has raised concerns in relation to the potential for bushfire hazard risk generated by the development.</p> <p>It is noted that the developments site area is not located in a mapped bushfire hazard area and is not required to be assessed against the bushfire management provisions of the planning scheme. Regardless, the development makes adequate provision for on-site fire fighting water supply and ability.</p> <p>In addition, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which includes the following comments:</p> <ul style="list-style-type: none"> • “The development site is not mapped as a bushfire hazard area, but it adjoins land to the west that is mapped as a bushfire hazard area. The bushfire hazard mapping does not accurately reflect the current condition of the land to the west which is heavily disturbed by quarrying activities and contains limited hazardous vegetation. • The proposed steel mill is located downgradient and upwind (based on prevailing easterly winds) from the mapped bushfire hazard area which places the steel mill at a lower risk of fire attack from land to the west. • Fire prevention and management controls will be implemented at the proposed steel mill development in accordance with the <i>National Construction Code</i> and <i>Queensland Development Code</i> to minimise the risk of a fire incident that could potentially spread to adjacent properties. • In the event of a fire incident, the site would be attended by the Queensland Fire Department (QFD). The closest QFD station is at Charlton which is a 5.7 km drive from the site via O’Mara and Toowoomba Cecil Plains Road.” <p>This advice confirms the development is unlikely to generate a bushfire hazard risk.</p>
Traffic	<p>A number of submitters have raised concerns surrounding the increase in traffic associated with the proposed development, and especially the impact this will have on the existing road network and the existing infrastructure.</p> <p>Traffic Impacts associated with the development have been assessed and considered in the Traffic Impact Assessment submitted by the applicant. The development seeks to take access from Toowoomba Cecil Plains Road, which is a state controlled road and therefore required referral to SARA for assessment. In response to an Information Request issued by SARA, the applicants traffic engineering consultants prepared and submitted a Pavement Impact Assessment to determine the current standard of the road network and the extent of annual contributions required to the state for the upgrades and maintenance of Toowoomba Cecil Plains Road to accommodate traffic anticipated to be generated by the development.</p> <p>Approval of the new access and the requirement to pay annual contributions have been subsequently conditioned as part of the Referral Response issued by SARA. SARA’s conditions requiring ongoing contributions towards the maintenance of the road and approval of the location of the new access to Toowoomba Cecil Plains Road, combined with the submitted Traffic Impact Assessment Report has satisfactorily demonstrated that the development will not significantly impact on the surrounding road network.</p> <p>Requirements for any upgrades to Toowoomba Cecil Plains roads cannot be imposed by Council due to it being state controlled. As such, SARA and the Department of Transport and Main Roads (DTMR) have imposed conditions of development that require road works consisting of a heavy vehicle crossover, and intersection and turning lane treatment works for the development that ensure that the safety and efficient use of the road network is maintained.</p> <p>The hierarchy of surrounding roads is such that the increase in traffic anticipated</p>

	by the development is able to be accommodated.
Water Supply	<p>One of the submitters has raised concerns regarding of the proposed development will feature a sufficient water supply and if it will require the use of ground water to meet demand.</p> <p>The Engineering infrastructure Report supplied by the applicant explains in detail the proposed water consumption requirements of the development which is divided into potable water for staff, industrial water, and fire-fighting and landscaping water requirements.</p> <p>Potable water will be provided via a connection to the Wellcamp Business Park's water supply network. All other water requirements will be provided via a combination of on-site recycled water supply from the proposed reverse osmosis plant, and non-potable supply from within the Wellcamp Business Park, noting the latter will not draw on the Toowoomba Bulk Water Supply servicing the Wellcamp Business Park.</p> <p>The proposed development will rely heavily on the re-use of water on site via the proposed reverse osmosis plant, and as such provides appropriate treatment systems for water quality. This results in the need for external water supply being greatly reduced and ensures that the development will not require the use of groundwater to service the development.</p>
Land Use & Rural Character	<p>Submitters have raised concerns about whether the proposed industrial use is appropriately located on the subject land and the impacts the development will have on the rural character of the area.</p> <p>The proposed development is defined as a "High Impact Industry" Use under the <i>Toowoomba Regional Planning Scheme 2012</i> (the Planning Scheme). The development site area is located within the <i>Charlton Wellcamp Enterprise Area Local Plan</i> and is within the following zones under the Planning Scheme:</p> <ul style="list-style-type: none"> • High Impact Industry Zone (Quarry Precinct); and • Medium Impact Industry Zone (General Industry Precinct). <p>The following outcomes of the Charlton Wellcamp Enterprise Area Local Plan Code under the current Planning Scheme are noted:</p> <p>(3) <i>"The purpose of the code will be achieved through the following overall outcomes:</i></p> <p style="padding-left: 20px;">(a) <i>Charlton Wellcamp Enterprise Area is a regionally significant employment hub, serving as a major business and employment area for the Toowoomba, Surat Basin Energy Province and broader Darling Downs Region. Intended to accommodate more than 10,000 employees, it is recognised as an important asset to the broader South-East Queensland and Queensland economies.</i></p> <p style="padding-left: 20px;">(b) <i>Charlton Wellcamp Enterprise Area accommodates a mix of regionally significant business and industry activities that capitalises on the area's strategic location and competitive strengths, particularly proximity to regional transport networks and surrounding agricultural, energy and extractive industry activity. Accordingly, Charlton Wellcamp Enterprise Area will provide for transport and logistics and innovative major, high-impact and special industries providing high value-adding uses and employment opportunities."</i></p> <p>Overall outcome (3)(b) states the intent of the Local Plan to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities. This includes uses such as the proposed "High Impact Industry" steel mill use proposed by the development. The development seeks to co-locate with other high impact industry uses within the locality including existing extractive industries, including the Wellcamp Downs Quarry which is a Key Resource Area (KRA) quarry. The use is also consistent with the intent of the High Impact Industry Zone and Medium Impact Industry Zone Codes of the Planning Scheme which seek to allow for Industrial Uses.</p> <p>It is acknowledged the subject site has been vacant land for an extended period</p>

	<p>and has historically used for grazing purposes. Regardless, the land has been located within Industrial Zones and has been part of the Charlton Wellcamp Enterprise Area since the introduction of the current Planning Scheme (<i>Toowoomba Regional Planning Scheme 2012</i>). This confirms Council's long term policy direction for the area to be developed for industrial purposes.</p> <p>It is appreciated that the scale of the industrial development is significant, however given the intent and zoning of land within the Charlton Wellcamp Enterprise Area Local Plan, and the intensity of surrounding industrial uses, as well as the Toowoomba Wellcamp International Airport, the development is located in an area that supports uses of this scale and intensity, and is seen to comply with the intended and zoned character of the site.</p>
Amenity Impacts	<p>Collectively, submitters have raised concerns about potential impacts generated by the development on their amenity and the rural amenity of the area. Some of the amenity concerns have been addressed in the preceding responses particularly with respect to air-quality, noise, external lighting, water quality, microclimate, bushfire hazard, traffic, water supply, land use, and rural character.</p> <p>In terms of concerns raised in relation to impacts on visual amenity, reference is made to the former response on Land Use and Rural Character that details the intent of the relevant local plan and industrial zones that apply to the development site to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities.</p> <p>The development is located within a part lot of Lot 10 SP296105, and is setback approximately 230 metres from Toowoomba Cecil Plains Road to the north and approximately 30 metres from the Toowoomba Bypass to the south-east. The development is anchored by a steel mill building that will have a gross floor area of approximately 4.6ha and an overall height of between 18 and 34 metres noting the fume treatment plant stack has a height of 47 metres. The steel mill building is setback 348 metres from Toowoomba Cecil Plains Road and 125 metres to the Toowoomba Bypass. In addition, the topography of the development site ensures buildings will be partially screened to the north-west, west and south-west by the adjacent quarry sites. The development proposes neutral colours for buildings and extensive perimeter landscaping to reduce its visual impact.</p> <p>Given that the proposed development is an anticipated use for the site, and that it features significant setbacks from road boundaries, as well as extensive vegetative landscaping buffers, the proposed development is seen to provide a visual outcome that is consistent with the amenity of the surrounding industrial area, and will not impact on the amenity of surrounding properties.</p>
Potential Impacts on Toowoomba's Olympic Facilities	<p>A number of submissions raised concerns that the proposed development may impact on Toowoomba's ability to host equestrian events during the 2032 Olympics as a result of health impacts on horses. As well as the impact on Toowoomba's "garden city" reputation.</p> <p>As has been addressed in a number of above items, the proposed development will not result in any air quality impacts that will have any health effects on people, horses, or animals in any case and will not impact on Toowoomba's ability to host Olympic equestrian events.</p> <p>The site as detailed in the Land Use and Rural Character response above, is located within an existing industrially zoned area and is intended to accommodate high impact industry uses that are value adding and provide for employment opportunities. Additionally, as submitted under the Amenity Impacts response, the proposed development features significant setbacks to its site boundaries and features significant landscape buffering, providing a positive amenity outcome for the locality. The impact of the development on the future 2032 Olympic Games is not an assessment benchmark or requirement of the Toowoomba Regional Planning Scheme 2012, and as such has not been further assessed.</p>
Public Notification of the Application	<p>A number of submissions raised concerns surrounding how the public notification was undertaken for the development.</p>

	Site visits from Council as well as an extensive Notice of Compliance provided by the applicant have demonstrated that public notification was undertaken correctly for the development.
Impacts on Land Values	<p>A number of submitters content that the proposed development will have a negative impact on their property values given the proximity to a high impact industry use.</p> <p>In accordance with Section 45, Part 5 (b), the assessment of the proposed development cannot have regard to a persons personal circumstances, financial or otherwise. As such the concerns raised by submitters regarding impacts on land values have not been considered in the assessment of this application.</p>

ISSUES, RISKS AND RESPONSES – ASSESSMENT

Categorising Instrument – *Planning Regulation 2017*:

PLANNING REGULATION 2017	
<i>Prohibited Development</i>	The proposed development is not prohibited development in accordance with the <i>Planning Regulation 2017</i> .
<i>Infrastructure Charges</i>	The <i>Planning Regulation 2017</i> provides for the levying of infrastructure charges on development approvals.
<i>Schedules 9 and 10</i>	Schedules 9 and 10 categorises particular development and details the relevant assessment benchmarks for development as relevant. The development was referred to SARA in accordance with the requirements of Schedule 10

REGIONAL PLANS	
<i>Shaping SEQ – South East Queensland Regional Plan 2017</i>	<p>The subject site is mapped within the bounds of the <i>Shaping SEQ – South East Queensland Regional Plan 2023</i> (ShapingSEQ). ShapingSEQ identifies that the subject site is located within the SEQ Major Enterprise and Industrial Area (MEIA), which is intended to accommodate medium and high-impact industries and other employment uses associated with, or with access to, state transport infrastructure.</p> <p>The development application is consistent with the land use intent for the SEQ Major Enterprise and Industrial Area (MEIA) as it proposes a new High Impact Industry use within the MEIA.</p>
<i>Darling Downs Regional Plan October 2013</i>	The Darling Downs Regional Plan 2013 (DDRP) is a statutory regional plan that is intended to provide planning policy to address planning matters that are of State interest and specific to the Darling Downs region. The subject site is located within the Restricted Area 384 of the DDRP as it is located within the SEQR and accordingly the DDRP has no requirements.

STATE PLANNING POLICY (SPP) <i>July 2017</i>	
Interests	Assessment Comments
Housing Supply and Diversity	No applicable assessment benchmarks
Liveable Communities	No applicable assessment benchmarks
Agriculture	No applicable assessment benchmarks
No applicable assessment benchmarks	No applicable assessment benchmarks
Mining and Extractive Resources	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. Specifically, the subject site is located within the Separation Area of the Key Resource Area.</p> <p>Accordingly, the following assessment benchmarks are applicable to the proposed development:</p> <p><i>(2) Development of sensitive land uses and other potentially</i></p>

	<p><i>incompatible land uses is avoided within the separation area for a resource/ processing area of a KRA, if it could impede the extraction of the resource.</i></p> <p>It is noted the applicant has advised that the development will employ approximately 193 people with approximately up to 122 employees at the facility at any one time. Accordingly, the use proposes to increase the number of people within the KRA separation area. Therefore, the existing extractive industry may impact on the health and wellbeing of employees.</p> <p>The SPP – state interest guidance material defines the separation area as <i>“the area surrounding the resource/processing area required to maintain separation from people who may be affected by residual impacts such as noise, dust and ground vibrations of existing or future extractive operations in the resource/processing area”</i></p> <p>Furthermore, the SPP – state interest guidance material defines states <i>“Some forms of industrial development may be compatible with resource extraction and transportation, while others may not.”</i></p> <p>Based on information previously supplied by Boral Resources Pty Ltd, the development site is:</p> <ul style="list-style-type: none"> • located outside of the 120mg/m² dust deposition area, noise affected area and fly rock exclusion zone; and • located partly in the 35 ug/m³ for PM₁₀ (dust), however the location of the proposed development lies under the maximum 50 ug/m³ of the <i>EPP (Air) Policy 2019</i>; • located within the 5mm/s ground vibration contour for blasting consistent with the acceptable limits in the DEHP guideline for Noise and vibration from blasting and the Quarry’s development approval (MCUC/2023/537/A); and • located within the 115 dB (linear Peak) overpressure contour for blasting consistent with the limit provided with the Quarry’s Environmental Authority (EPPR00714113) and development approval (MCUC/2023/537/A). <p>Accordingly, although the proposed development will be impacted to some degree by the quarry, it is considered that the proposed development at its location will not conflict with the relevant objectives. As such, it is considered the proposed use is not an incompatible use and will not impede upon the ability for quarrying within the Key Resource Area to operate. Accordingly, the proposed development is considered to comply with the requirements of the State Planning Policy.</p>
Tourism	No applicable assessment benchmarks
Biodiversity	No applicable assessment benchmarks
Cultural Heritage	No applicable assessment benchmarks
Water Quality	No applicable assessment benchmarks
Emissions and Hazardous Activities	No applicable assessment benchmarks
Natural Hazards, Risk and Resilience	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP identifies that this interest is applicable to the subject property. Specifically, the subject site is located within the Medium Potential Bushfire Intensity Area, High Potential Bushfire Intensity Area, and the Potential Impact Buffer of the identified Bushfire Prone Areas.</p> <p>Accordingly, the following assessment benchmarks are applicable to the proposed development:</p> <p style="text-align: center;"><i>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the</i></p>

	<p><i>risks to people and property to an acceptable or tolerable level.</i></p> <p>(4) <i>Development supports and does not hinder disaster management response or recovery capacity and capabilities.</i></p> <p>(5) <i>Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</i></p> <p>(6) <i>Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</i></p> <p>(7) <i>The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</i></p> <p>Notwithstanding, it is noted that the development site has been largely cleared and the proposed development is not located within close proximity to vegetation. In particular the subject site is separated more than 480m away from the nearest hazard vegetation. Further, the site has access to Toowoomba Cecil Plains Road ensuring it has appropriate access that provides for disaster management and recovery. As such, it is considered that the proposed development will not result in any adverse safety impacts associated with the risk of bushfire. Accordingly, the proposed development is considered to comply with the requirements of the State Planning Policy.</p>
Energy and Water Supply	No applicable assessment benchmarks
Infrastructure Integration	The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping (DAMS) which accompanies the SPP does not include mapping associated with this State Interest.
Transport Infrastructure	No applicable assessment benchmarks
Strategic Airports and Aviation Facilities	<p>The Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) interactive mapping which accompanies the SPP identifies that this interest is applicable to the subject property. Specifically, the subject site is located within the Lighting Area Buffer 6km, Obstacle Limitation Surface Area, Obstacle Limitation Surface Contours, and Wildlife Hazard Buffer Zone (3km).</p> <p>The following benchmarks are applicable to the proposed development:</p> <p>(1) <i>Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.</i></p> <p>(2) <i>Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.</i></p> <p>(3) <i>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.</i></p> <p>(4) <i>Development and associated activities do not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone.</i></p> <p>The development will intrude into the Obstacle Limitation Surface of the airport noting that the current ground level of the subject site already intrudes. Conditions have been recommended to identify that the development must not intrude into a strategic airport's operational airspace unless the intrusion is approved in accordance with relevant federal</p>

	<p>legislation.</p> <p>The proposed use is not anticipated to attract wildlife to the area or result in an air turbulence or plumes that would compromise the operation of air space or aircraft engines.</p> <p>It is considered that the proposed development can be conditioned to satisfy the requirements of the State Planning Policy subject to ensuring compliance with separate federal airport legislation.</p>
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Local Categorising Instrument – *Toowoomba Regional Planning Scheme 2012*:

The proposed development was assessed against the following assessment benchmarks:

- Strategic Framework
- High Impact Industry Zone Code
- Medium Impact Industry Zone Code
- Rural Zone Code
- Charlton Wellcamp Enterprise Area Local Plan Code
- Airport Environs Overlay Code
- Environmental Significance Overlay Code
- Extractive Resources Overlay Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code
- Industry Uses Code
- Environmental Standards Code
- Integrated Water Cycle Management Code
- Landscaping Code
- Transport, Access and Parking Code
- Works and Services Code

The development was assessed against all of the assessment benchmarks listed above and is considered to comply, or can be conditioned to comply. Further comment is made with regard to the following assessment benchmarks:

STRATEGIC FRAMEWORK:

Theme	Assessment Comments
Settlement Pattern	<p>Section (5) of 3.3.3.2 <i>Land Use Strategies</i> requires that:</p> <p><i>“Regionally significant industrial and enterprise activities are located at Charlton Wellcamp Enterprise Area. The area is the major hub for regionally significant industries and logistic activities.”</i></p> <p>The proposed development consists of a significant industrial activity within the Charlton Wellcamp Enterprise Area, and is compliant with 3.3.3.2 <i>Land Use Strategies</i> and the Settlement Pattern theme of the Strategic Framework.</p>
Natural Environment	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Community Identity and Diversity	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Natural Resources and Landscaping	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Access and Mobility	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Infrastructure and Services	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.
Economic Development	The proposal is considered to comply with the applicable strategic and specific outcomes of this element.

EXTRACTIVE RESOURCES OVERLAY CODE:

Performance Outcome	Acceptable Outcome
<p><i>PO2</i> Development for a use other than an extractive industry is compatible with the operation of the extractive industry, and does not introduce or increase other uses sensitive to the impacts of extractive industry in the area.</p>	<p><i>AO2.1</i> The numbers of people working or congregating in the overlay area are not increased as a result of non-extractive industry uses.</p>
<p>Alternate Outcome</p> <p>The applicant submits:</p> <p><i>“The subject land is located within the separation area of the adjacent KRA quarry (refer to Figure 14) and the development is for a high impact industry use that will employ 193 staff. Reference is made to the Environmental Assessment prepared by Range Environmental Consultants attached at Appendix H including the following extract from an assessment against this performance outcome at Appendix B of the report:</i></p> <p><i>“Complies with PO2 as:</i></p> <ul style="list-style-type: none"> • <i>Due to the existing topography of the local area, the proposed LES mill will not have a direct line of site to the existing quarrying operations adjacent to the site.</i> • <i>A Blast Impact Assessment prepared by Saros (International) Pty Ltd (Reference: BRQ20, dated 30 May 2016) for Boral Quarries Wellcamp predicted that vibration levels from blasting activities would exceed the recommended 5mm/s limit at the site. As per various degrees of human perception guideline documents, the predicted vibration emission levels at the site will likely be noticeable to easily noticeable.</i> • <i>However, vibration emissions from Boral Quarries Wellcamp are not predicted to result in minor or cosmetic building damage at the proposed LES mill 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 Explosives.</i> • <i>The site did not occur within the Boral Quarries Wellcamp 170m fly rock exclusion zone.</i> • <i>As per the Assessment of Environmental Noise Emission prepared for Boral Quarries Wellcamp by Acoustics RB Pty Ltd (Reference: 14-551.R04, dated 1 June 2016), the site is wholly located within an area identified as ‘developable’ as predicted noise emissions at the site did not exceed the derived noise level limits.</i> • <i>An Air Quality Assessment prepared for Boral Quarries Wellcamp by Katestone Environmental Pty Ltd (Reference: D14060-10 V1.2, dated 26 May 2016) identified the following:</i> <ul style="list-style-type: none"> ○ <i>Ground-level concentrations of PM10 did not exceed the Epp Air limit at the site.</i> ○ <i>Maximum monthly dust deposition rates did exceed the EPP Air limit at the western boundary of the site.”</i> <p><i>It is considered this advice confirms the proposed high impact industry use will be compatible with the adjacent extractive industries operations.</i></p>	
<p>Officer Comment</p> <p>The proposed development will locate 193 staff adjacent to the KRA quarry on the site at 1215 Toowoomba Cecil Plains Road to the west. However, the proposed High Impact Industry use will be compatible with the operation of the adjacent extractive industry, and will not introduce a use which is sensitive to the impacts of the extractive industry use.</p> <p>As submitted by the applicant, the proposed use will not result in any vibration impacts to people or property as a result of the existing quarry, will not occur within the rock fly zone, and as per submitted air quality assessment reports and acoustic assessments, will not result in unacceptable air quality or noise impacts to staff of the proposed development.</p> <p>The High Impact Industry Use is seen to be compatible with the adjoining Extractive Industry use as it proposes a high intensity industrial use next to adjoining uses of a similar intensity. The proposed development will not be sensitive to the emissions and impacts of the adjoining extractive industry uses and will be compatible with the high intensity nature of the extractive industry uses.</p>	

CHARLTON WELLCAMP LOCAL PLAN CODE:

Performance Outcome	Acceptable Outcome
<p><i>PO22</i> Development: (a) has a high quality appearance when</p>	<p><i>No acceptable outcome is nominated.</i></p>

<p><i>viewed from the street, adjoining properties and public open space; and</i></p> <p><i>(b) minimises air quality, noise and odour impacts on the amenity of adjoining land.</i></p>	
Alternate Outcome	
<p>The applicant submits:</p> <p><i>“The development will maintain a high quality appearance when viewed from the street; refer to the Development Plans at Appendix D. The proposed development will be managed to ensure that air quality, noise and odour impacts will not impact on the amenity of adjoining premises. Refer to the various environmental assessments attached at Appendices H - M.”</i></p>	
Officer Comment	
<p>The proposed development features a minimum boundary setback from Toowoomba Cecil Plains Road of approximately 230m, and whilst still visible, the visual impact is greatly reduced as a result of the setback. Furthermore, the proposed development features large, dense vegetative buffers to the front and sides of the development and will provide a high quality appearance from the streetscape that will not detract from the amenity of the surrounding locality.</p> <p>The proposed development has been assessed by SARA, and combined with their conditions, conditions from the approved Environmental Authority Permit, and Council's conditions set, ensure that air quality, noise, and odour impacts from the development have been minimised and will not affect the amenity of the surrounding locality.</p>	
Performance Outcome	Acceptable Outcome
<p><i>PO25</i></p> <p><i>Landscaping is designed, established and maintained in a manner to:</i></p> <ul style="list-style-type: none"> <i>(a) be an appropriate scale relative both to the street reserve width and to the size and nature of the development;</i> <i>(b) incorporate significant existing vegetation, where possible;</i> <i>(c) be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage; and</i> <i>(d) allow adequate lighting and pedestrian and vehicular safety.</i> 	<p><i>AO25.1</i></p> <p><i>On-site landscaping is provided:</i></p> <ul style="list-style-type: none"> <i>(a) along the full length of the road frontage of the site, apart from vehicle access points, with a minimum width of:</i> <ul style="list-style-type: none"> <i>(i). 10m along the Toowoomba Bypass Corridor, and where opposite rural land outside the Charlton Wellcamp Enterprise Area Local Plan area;</i> <i>(ii). 6m along the Warrego Highway;</i> <i>(iii). 6m along Toowoomba Cecil Plains Road;</i> <i>(iv). 2m along the Warrego Highway within the Commercial Centre Precinct;</i> <i>(v). 3m along any other road frontage; and</i> <i>(vi). 10m, densely planted, along the rear of buildings adjoining non-access roads;</i> <i>(b) along any adjoining waterway for a minimum width of 70m (measured from the edge of the defined waterway channel and applicable to each side of the waterway); and</i> <i>(c) elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view where such screen</i>
Alternate Outcome	
<p>The applicant submits:</p> <p><i>“Indicative landscaped areas are illustrated on the Coloured Site Plan prepared by Dezine ID Pty Ltd attached at Appendix D. A landscaped strip approximately 21 metres wide will be provided along the front northern portion of the development site area facing the primary frontage to Toowoomba Cecil Plains Road. Otherwise, landscaping will be provided along the eastern, southern and western sides of the development site area and throughout parking areas. This equates to 31.21% of the development site area. Formal landscape plans will be provided in response to conditions of development approval.”</i></p>	
Officer Comment	
<p>The proposed development provides landscaping plans that are included as approved plans with the development. The proposed development provides large landscaping buffers to Toowoomba Cecil Plains Road, and the portion of the Toowoomba Bypass frontage that contains the Slag Management Area and Scrap Storage Preparation Area. Landscape planting has not been provided along the majority of the site's frontage to the Toowoomba Bypass, however, grassed turf areas have been provided, and it is noted that the development is set back from the Toowoomba Bypass by a minimum of 215m, and up to</p>	

420m. The development has provided landscaping that is appropriate to the nature and scale of the development, and includes significant vegetation and setbacks where required to screen the development from the surrounding locality.

HIGH IMPACT INDUSTRY ZONE CODE:

Performance Outcome	Acceptable Outcome
<p>PO13 Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.</p>	<p>AO13.1 The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO13.2 Where applicable, ancillary office space and, sales area, of each building is sited on and oriented towards the primary street frontage.</p> <p>AO13.3 Pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). <p>AO13.4 If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel.</p>
<p>Alternate Outcome</p> <p>The applicant submits:</p> <p><i>“The design of the proposed buildings does include large expanses of unarticulated external walls, however, design measures such as the use of contrasting colours will be used to provide visual interest when viewed from road frontages.</i></p> <p><i>The ancillary Administration Building is not located at the front of the site when viewed from Toowoomba Cecil Plains Road but will be visible from the secondary frontage to the Toowoomba Bypass. Regardless, visitors to the site will register with security officers at the front entry security gate and will be directed to the Administration Building within the facility.”</i></p>	
<p>Officer Comment</p> <p>The proposed development results in unarticulated building wall lengths of greater than 15m. The proposed development consists of a building footprint of greater than 4 hectares and is extremely large. As such it is difficult for a building that is 121m wide at the road frontage to achieve no more than 15m of unarticulated walls. The proposed development creates a high quality appearance to the streetscape through the use of articulated roof forms, openings, landscaping, and colours, and is commensurate with the anticipated built form of an industrial precinct. Further, the development area is rectangular, and the shorter side has been designed to address the streetscape, reducing the bulk and scale presented to the streetscape.</p>	

MEDIUM IMPACT INDUSTRY ZONE CODE:

Performance Outcome	Acceptable Outcome
<p>PO1 The zone accommodates medium impact industrial uses and compatible uses:</p> <ul style="list-style-type: none"> (a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or (b) which directly support the industrial 	<p>AO1.1 Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) agricultural supplies store; (b) bulk landscape supplies; (c) caretakers accommodation; (d) emergency services;

<p><i>functions of the zone.</i></p> <p><i>Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.</i></p>	<ul style="list-style-type: none"> (e) landing; (f) low impact industry; (g) major electricity infrastructure; (h) medium impact industry; (i) parking station; (j) sales office; (k) service industry; (l) service station; (m)substation; (n) telecommunications facility; (o) transport depot ; (p) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and (q) warehouse. <p>AO1.2 <i>Uses which are inconsistent with the intent of the zone include:</i></p> <ul style="list-style-type: none"> (a) accommodation activities (other than caretakers accommodation); (b) entertainment activities; (c) market; (d) recreation activities; (e) rural activities (other than agricultural supplies store and rural industry); and (f) business activities other than those listed in AO1.1.
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Alternate Outcome

The applicant submits:

“The development proposes a high impact industry use that is supported under the overall outcomes of the Medium Impact Industry Zone Code. That is, the application includes various engineering and environmental assessments that confirm the development will be located, designed and managed to mitigate potential adverse offsite impacts on the amenity of nearby sensitive uses.

Notwithstanding any perceived conflict the development may have with relevant planning provisions, assessment of the application has revealed there are other relevant matters that demonstrate planning merit for the development and warrant its approval subject to reasonable and relevant conditions; refer to section 5.2.”

Officer Comment

The proposed development proposes a High Impact Industry Use within the Medium Impact Industry Zone. It is noted that the proposed development is also located predominately within the High Impact Industry Zone. Whilst not a Medium Impact Industry Use, the proposed development proposes a compatible industrial use which directly supports the industrial functions of the zone, and achieves the outcomes of the relevant local plan code, by providing an industrial use of regional significance within an industrial zone. The proposed development is of a similar nature and scale to other industrial uses seen within the surrounding locality. The proposed development is also located predominately within the High Impact Industry Zone, however is still compliant with the intent of the Medium Impact Industry Zone by providing a compatible industrial use that is of a scale consistent with the intent, and existing uses of the surrounding area.

DEVELOPMENT CODES:

TRANSPORT, ACCESS AND PARKING CODE	
Performance Outcome	Acceptable Outcome
<p>PO2 <i>Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</i></p>	<p>AO2.1 <i>Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of:</i></p> <ul style="list-style-type: none"> (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling.

<p><u>Note:</u> Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</p>	<p>AO2.2 Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code.</p> <p><u>Note:</u> Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</p> <p><u>Note:</u> If the number of car parking spaces calculated in accordance with AO2.1 and AO2.2 is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</p> <p><u>Note:</u> Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</p>
Alternate Outcome	
<p>The applicant submits:</p> <p><i>“The proposed development is for a High Impact Industry use requires the following parking rate under Table 9.4.6:3:</i></p> <ul style="list-style-type: none"> • <i>Two (2) spaces per tenancy plus one (1) space per 100m² GFA.</i> <p><i>In this instance the tenancy has a gross floor area of 48,613m² which triggers the need to provide 2 + 486 (rounded) = 488 spaces.</i></p> <p><i>The development makes provision for 129 carparks as shown on the development plans attached at Appendix D and the carparking plans included in the Engineering Infrastructure Report at Appendix E.</i></p> <p><i>Reference is made to the parking assessment included with the Traffic Impact Assessment prepared by the Harrison Infrastructure Group attached at Appendix G. This assessment confirms the proposed number of carparks are based on the maximum number of staff on site at any time (including shift changeover) which equates to 122 staff carparks plus 7 visitor carparks, i.e. a total of 129 carparks. In this regard, proposed carparking arrangements will satisfy the parking demand generated by the development.”</i></p>	
Officer Comment	
<p>The proposed development features a large building footprint and Gross Floor Area in order to accommodate the scale of the activities undertaken within the proposed industrial use. A maximum of 122 staff will be located on site at any one time during shift changeovers, which has been included within the approved Site Based Management Plan endorsed by Council. The requirements of Table 9.4.6:3 require 488 car parking spaces be provided for the 122 staff on site at any one time. This has been demonstrated to be unreasonable, and a traffic impact assessment was provided which demonstrated that the proposed 129 car parks, inclusive of two (2) PWD spaces, is more than sufficient for the demand anticipated to be generated by the development. As such conditions of approval were introduced which required a minimum of 129 car parking spaces inclusive of two (2) PWD spaces be provided. Articulated Vehicle and service vehicle parking and manoeuvring have also been provided and are sufficient to accommodate the demand anticipated to be generated by the development.</p>	

Local Categorising Instrument – Variation Approval:

Not Applicable

Local Categorising Instrument – Temporary Local Planning Instrument:

Not Applicable

Local Categorising Instrument – Preliminary Approval:

Not Applicable

Local Categorising Instrument – Local Government Infrastructure Plan:

The site is located within Council’s identified Priority Infrastructure Area.

Other Relevant Matters

Not Applicable

FINANCIAL / RESOURCE IMPLICATIONS

Infrastructure charges will be applied in accordance with Council’s *Charges Resolution No. 7*.

Human Rights Act 2019 CONSIDERATIONS

The *Human Rights Act 2019* provides that it is unlawful for a public agency to act or make a decision in a way that is not compatible with human rights, or to fail to give proper consideration to a human right. This necessitates understanding the human rights that are protected. When making decisions or taking actions, consideration needs to be given to how that may impact on a person’s human rights. Where there is a restriction on a person’s human rights the restriction must be no greater than is justifiable to protect the rights of others or the community at large.

In assessing this application consideration has been given to the following sections of the *Human Rights Act 2019*:

Section 15 – Recognition and equality before the law

Section 24 – Property rights

It is the opinion of the decision maker that no human rights have been limited.

CONCLUSION

The development has been assessed with regard to the applicable assessment benchmark as identified within this report and the attached Statement of Reasons (refer to Schedule 2). The proposed development generally complies with the assessment benchmarks or it can be conditioned to comply. Where the applicant has not provided sufficient information, conditions have been imposed to ensure compliance. It is therefore recommended that the development application be approved subject to the conditions identified above.

ATTACHMENT/S

Attachment	1	of	5	Aerial Imagery
Attachment	2	of	5	Zoning Map
Attachment	3	of	5	Overlay Map
Attachment	4	of	5	SPP Mapping
Attachment	5	of	5	Approved Plans

SCHEDULES

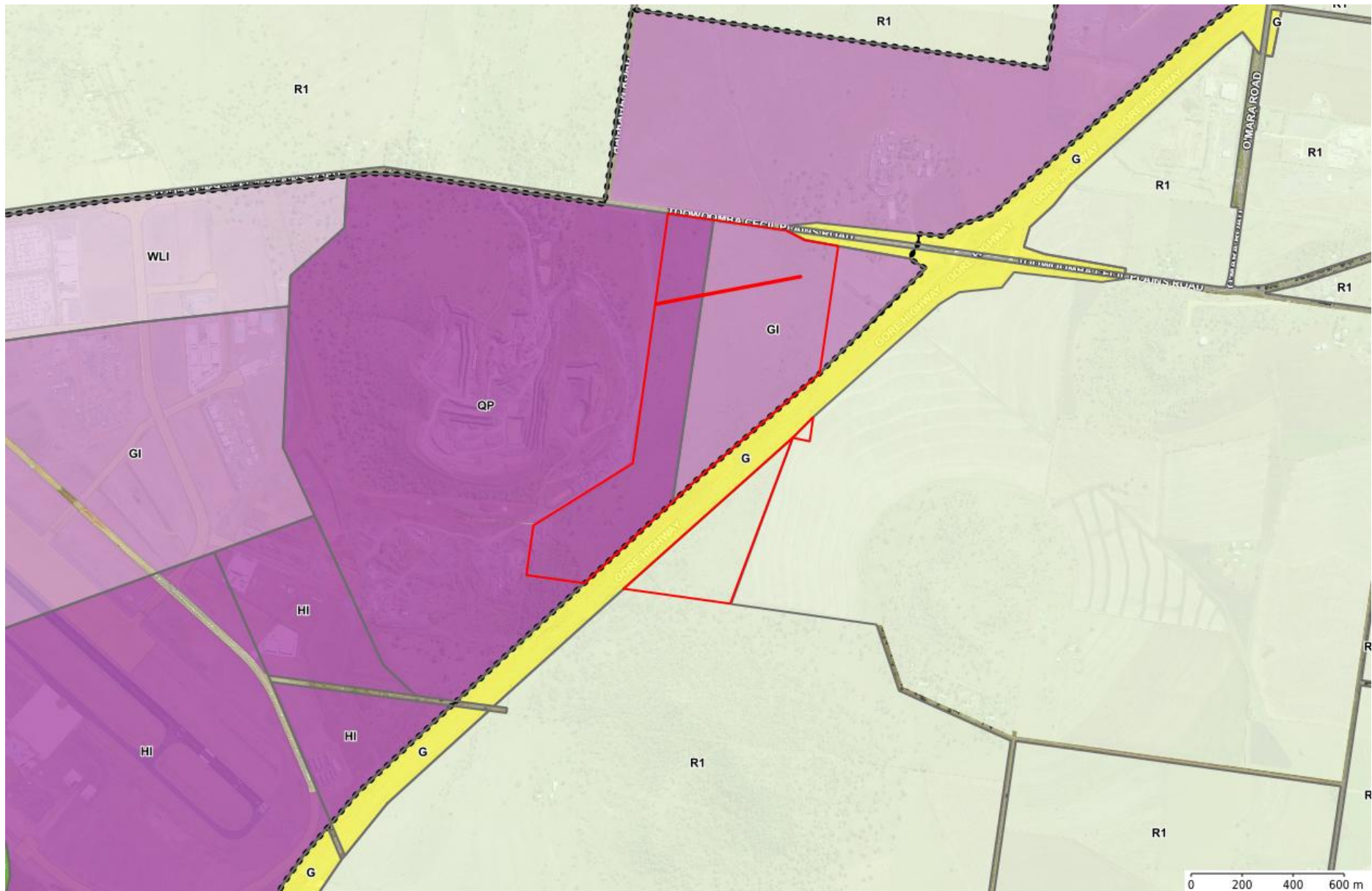
Schedule	1	Concurrence Agency Response
Schedule	2	Statement of Reasons

ATTACHMENTS

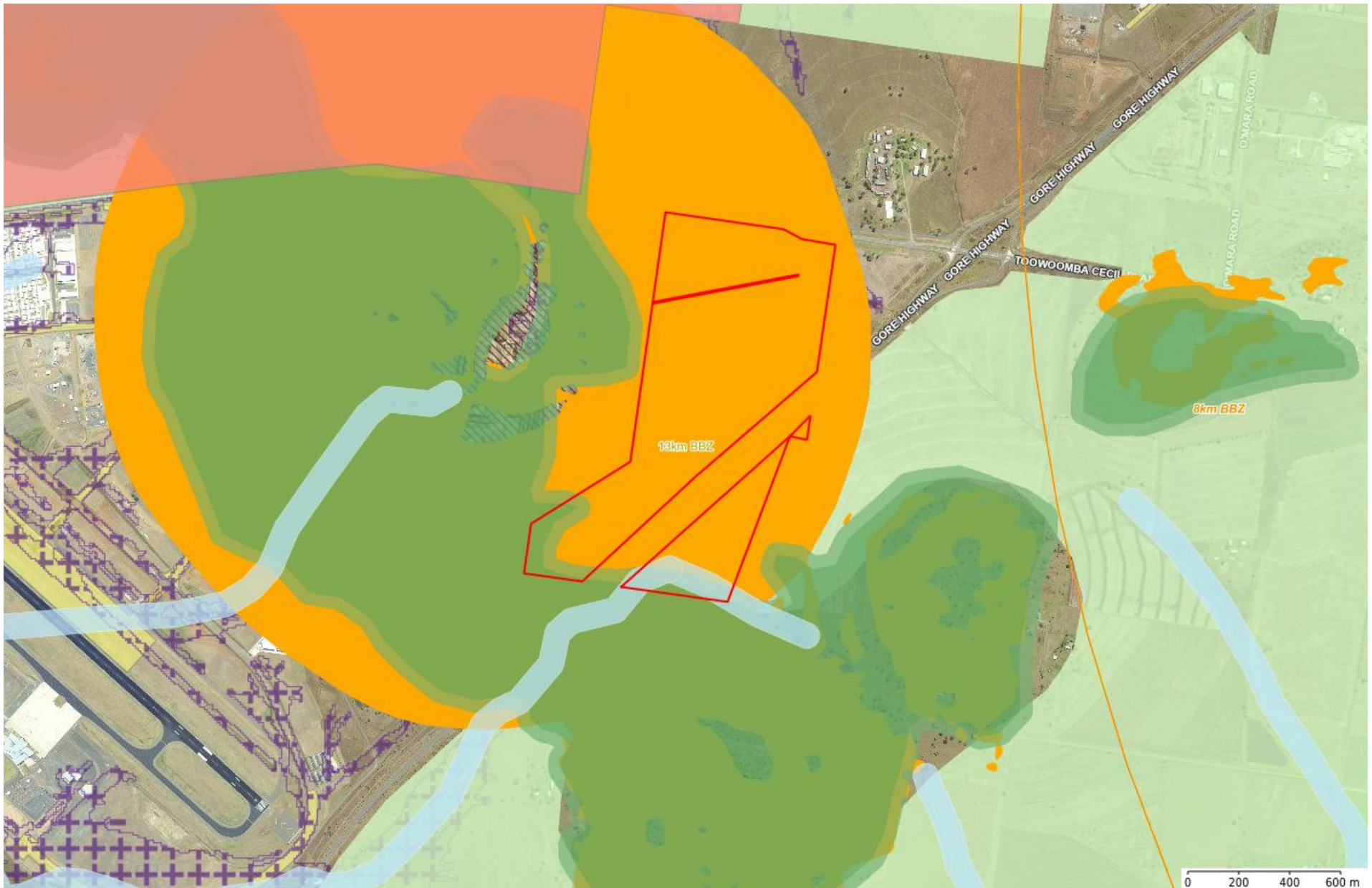
Attachment 1 of 5 — Aerial Imagery



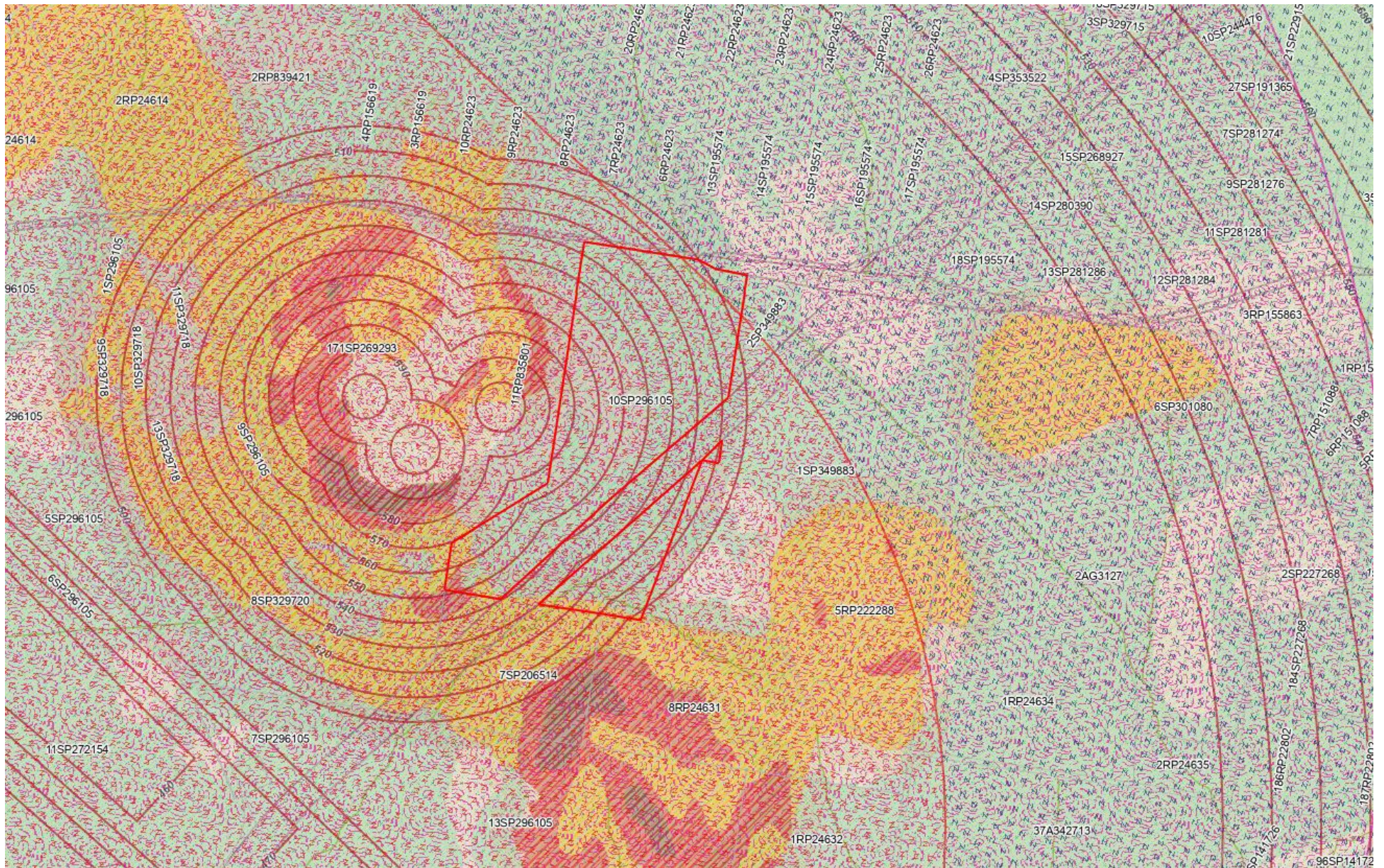
Attachment 2 of 5 — Zoning Map



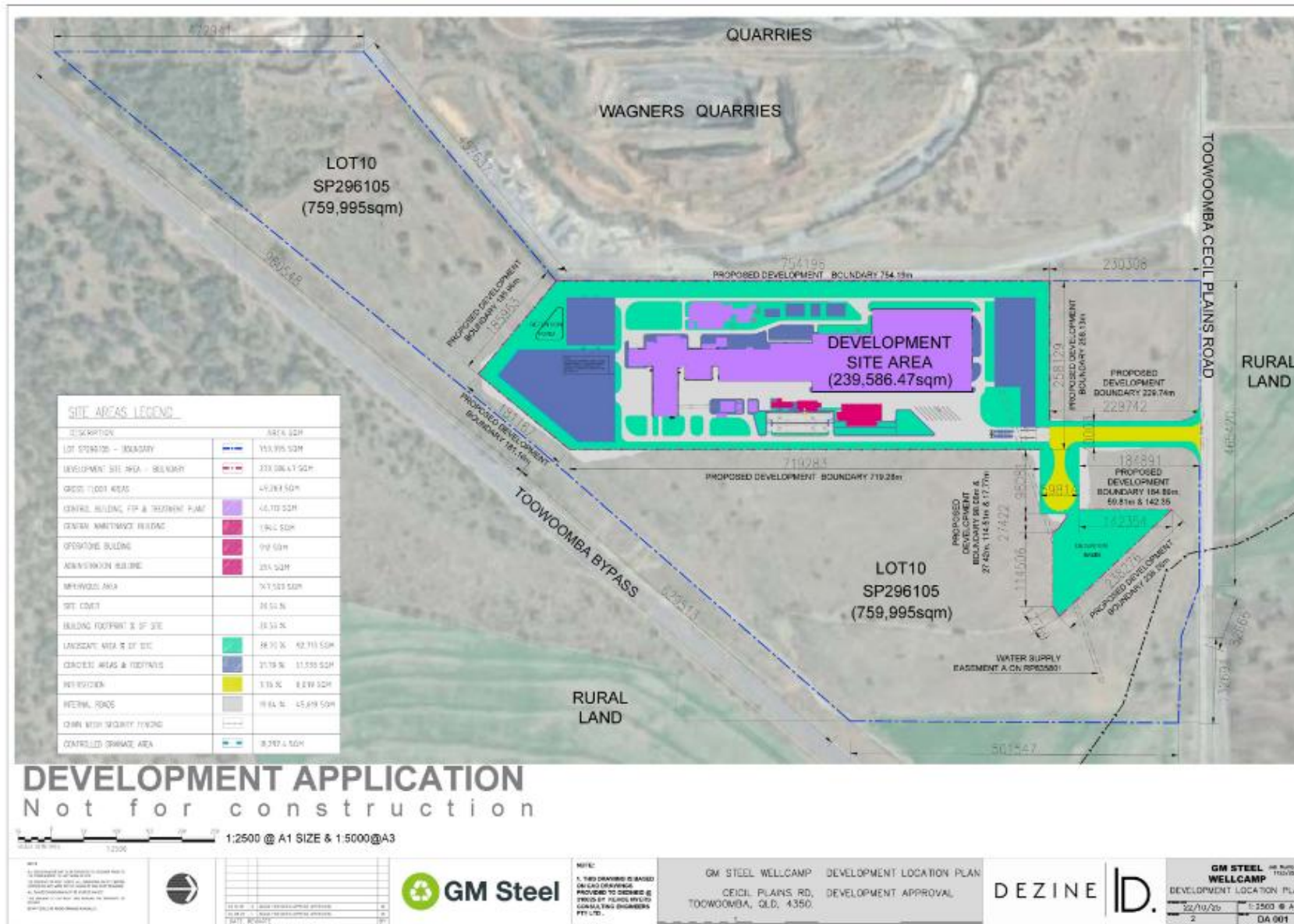
Attachment 3 of 5 — Overlay Map

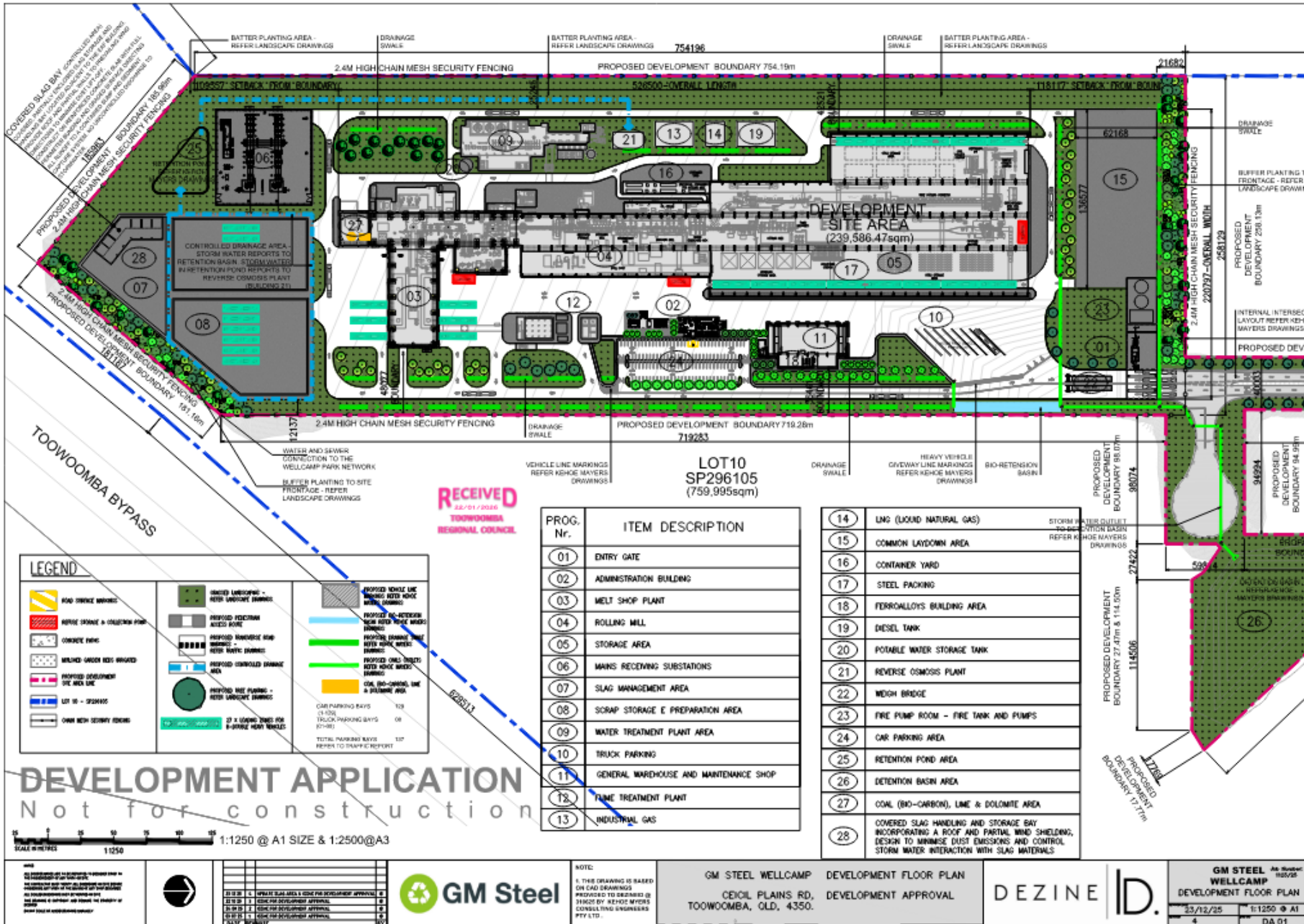


Attachment 4 of 5 — SPP Mapping



Attachment 5 of 5 — Approved Plans









NORTH ELEVATION
SCALE 1:1500 @ A1



WEST ELEVATION
SCALE 1:1500 @ A1



SOUTH ELEVATION
SCALE 1:1500 @ A1



EAST ELEVATION
SCALE 1:1500 @ A1

DEVELOPMENT APPLICATION
Not for construction

1:1500 @ A1 SIZE & 1:3000 @ A3

NOT TO SCALE
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NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPROVAL	14/08/25
2	ISSUED FOR DEVELOPMENT APPROVAL	14/08/25
3	ISSUED FOR DEVELOPMENT APPROVAL	14/08/25



NOTE:
1. THIS DRAWING IS BASED ON CAD COORDINATES PROVIDED TO US BY THE CLIENT BY GEORGE WATERS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP DEVELOPMENT ELEVATIONS
CECIL PLAINS RD, TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL



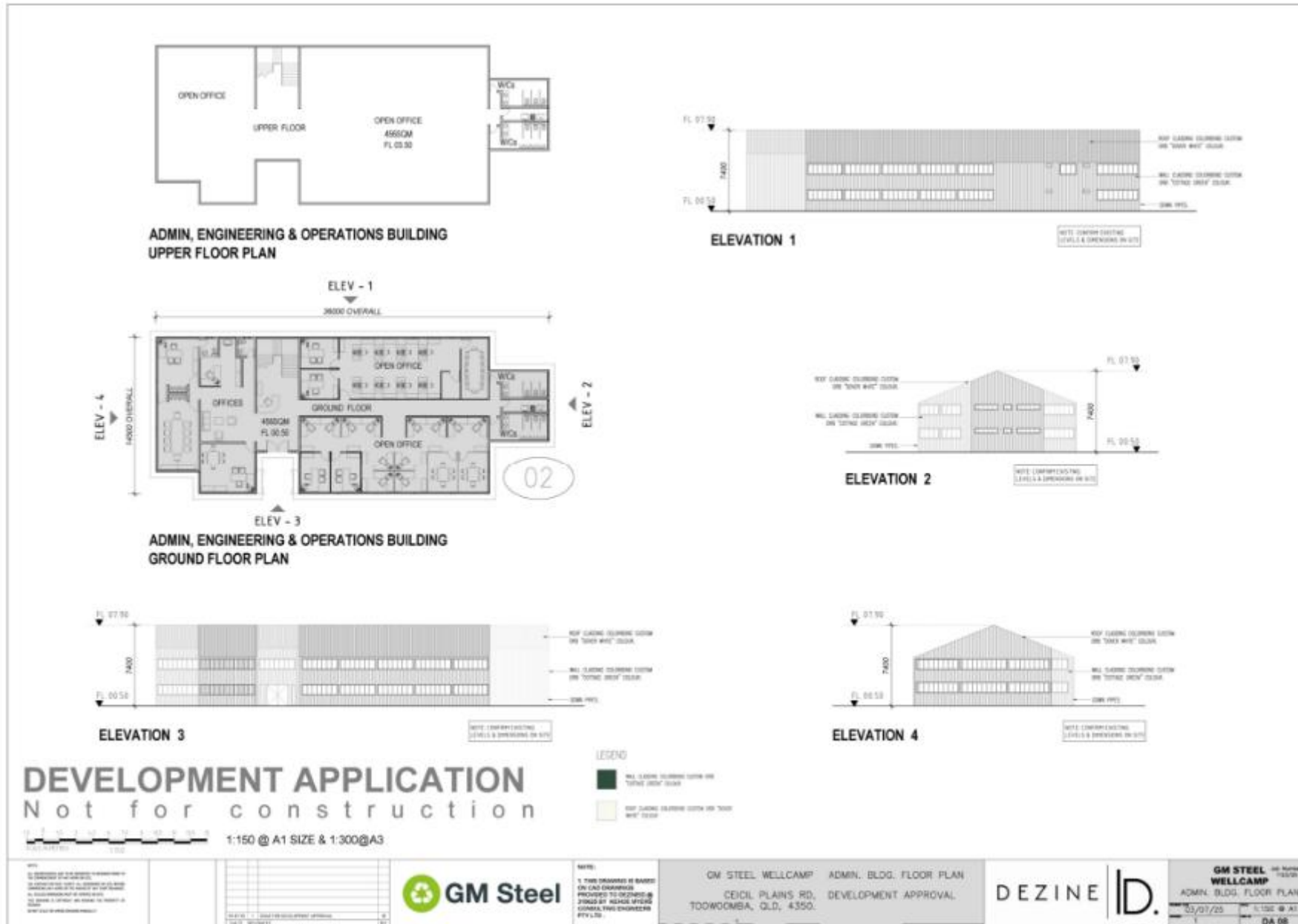
GM STEEL WELLCAMP DEVELOPMENT ELEVATIONS
14/08/25 1:1500 @ A1
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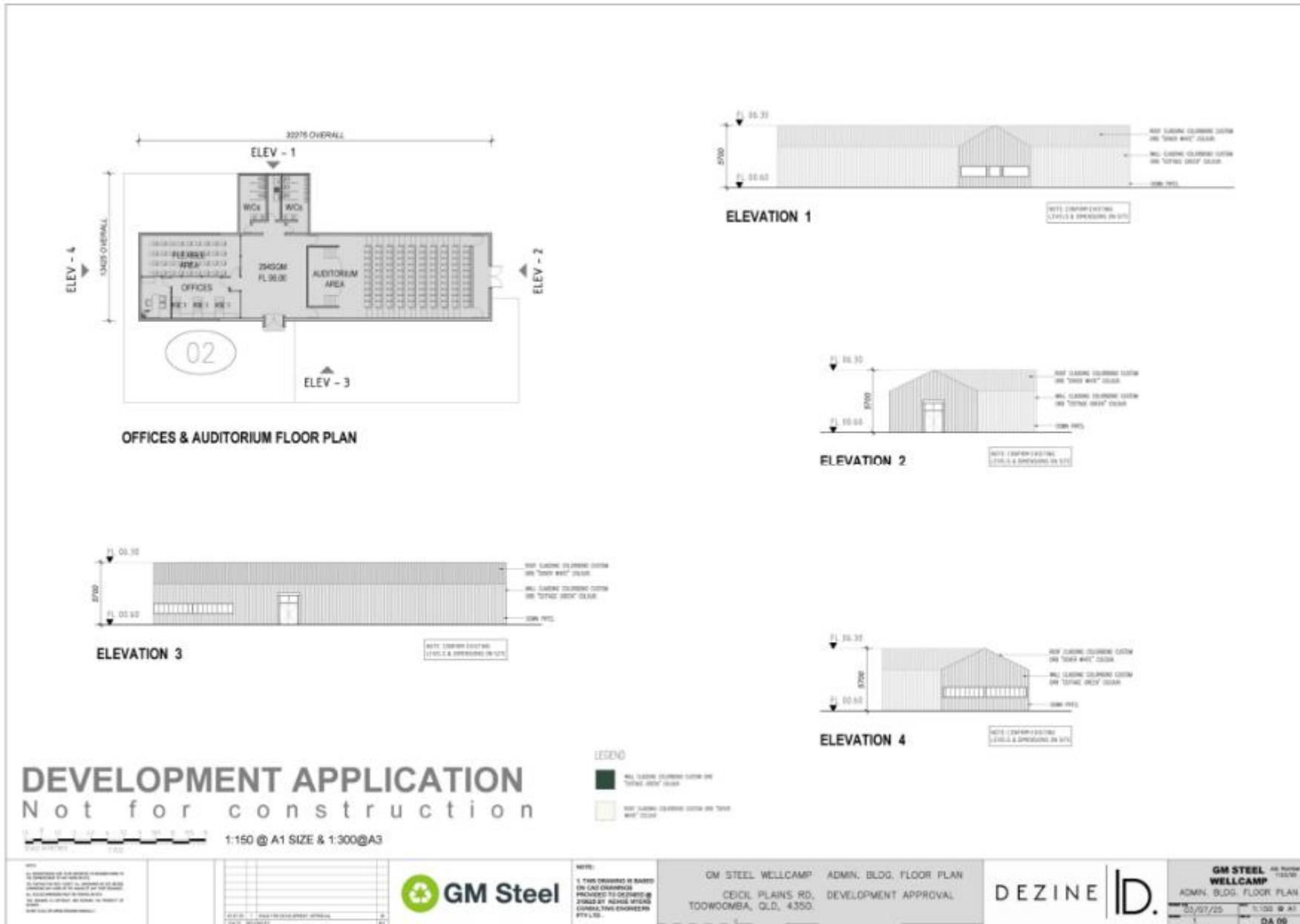
LEGEND

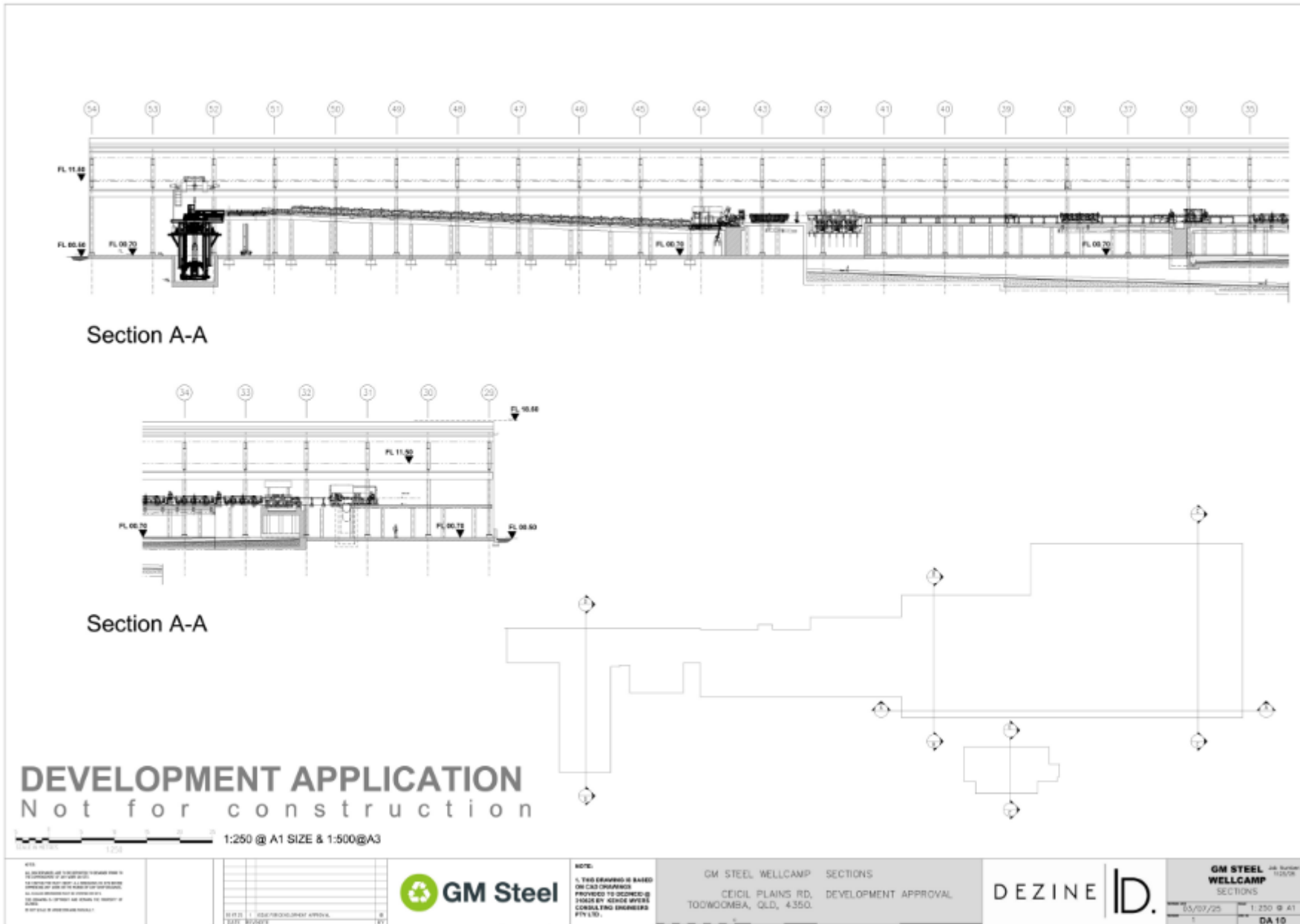
- WALLS, CLADDING, ROOFING AND OTHER FINISHES
- ROOFING, CLADDING, ROOFING AND OTHER FINISHES
- SITE OF WORK, EXISTING AND PROPOSED

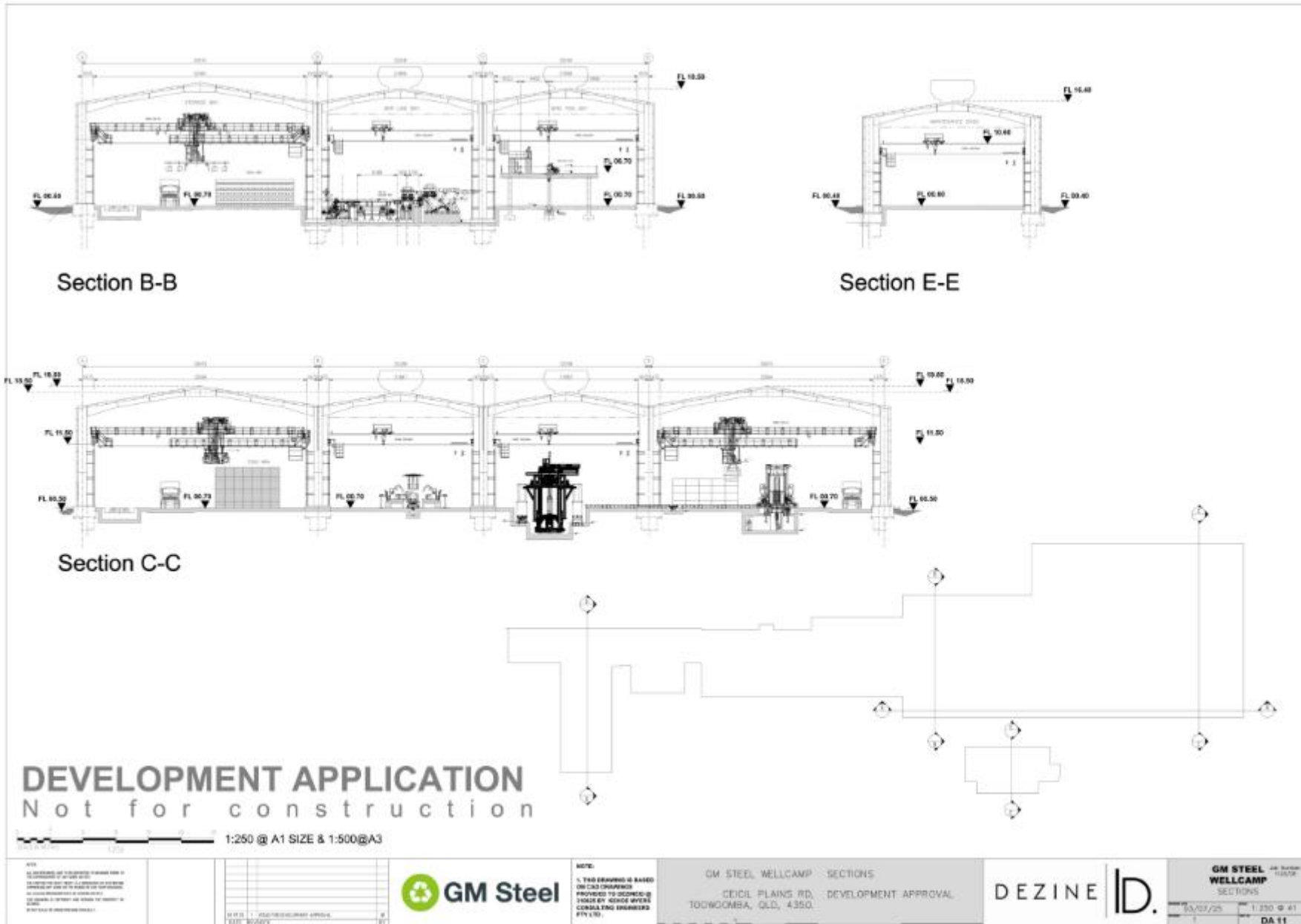
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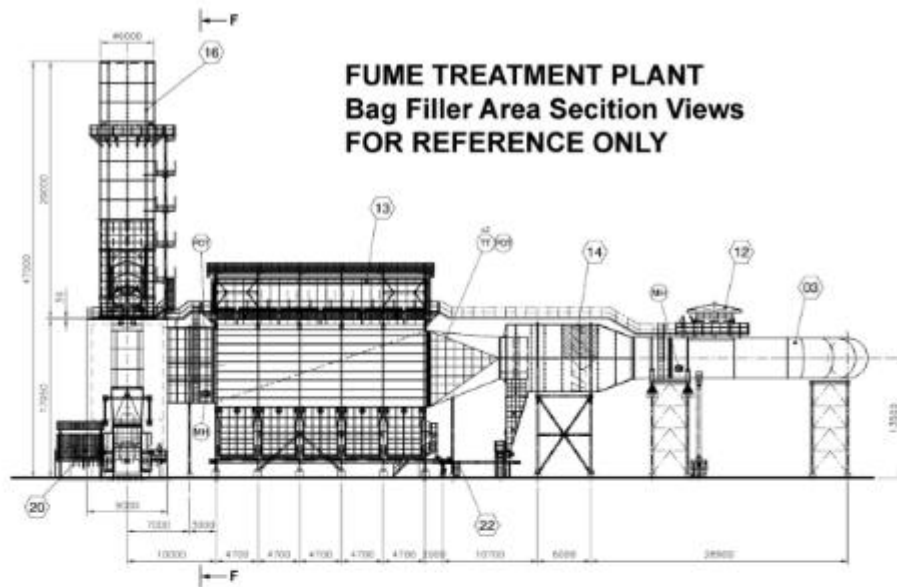






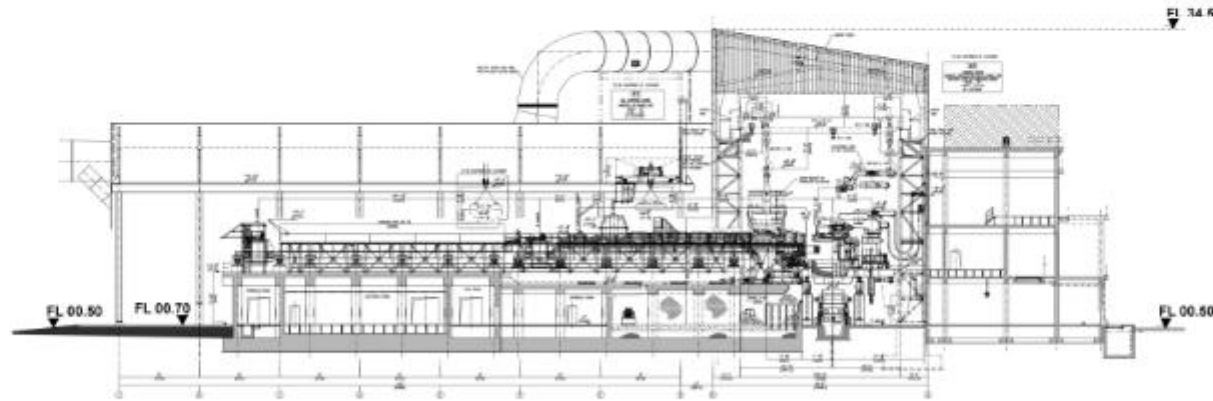
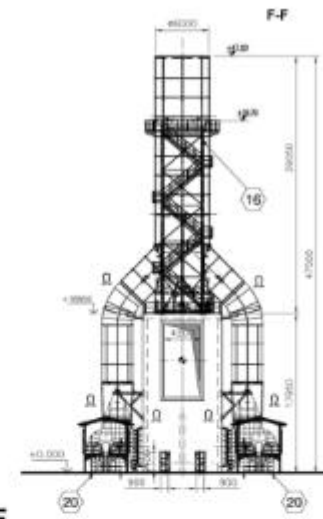






**FUME TREATMENT PLANT
Bag Filler Area Section Views
FOR REFERENCE ONLY**

Section F-F



Section D-D

DEVELOPMENT APPLICATION
Not for construction

1:250 @ A1 SIZE & 1:500 @ A3

NO.	DATE	DESCRIPTION

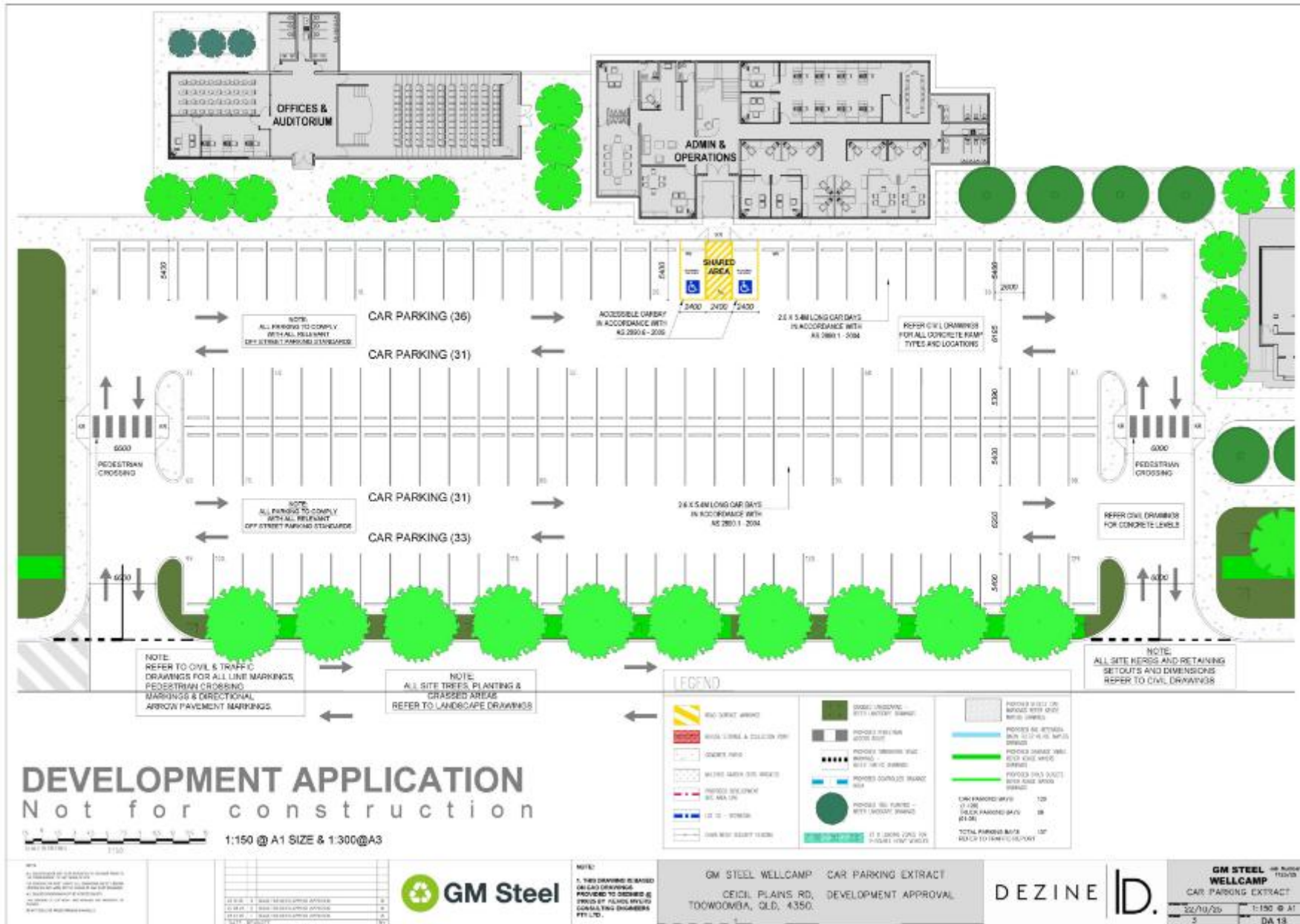


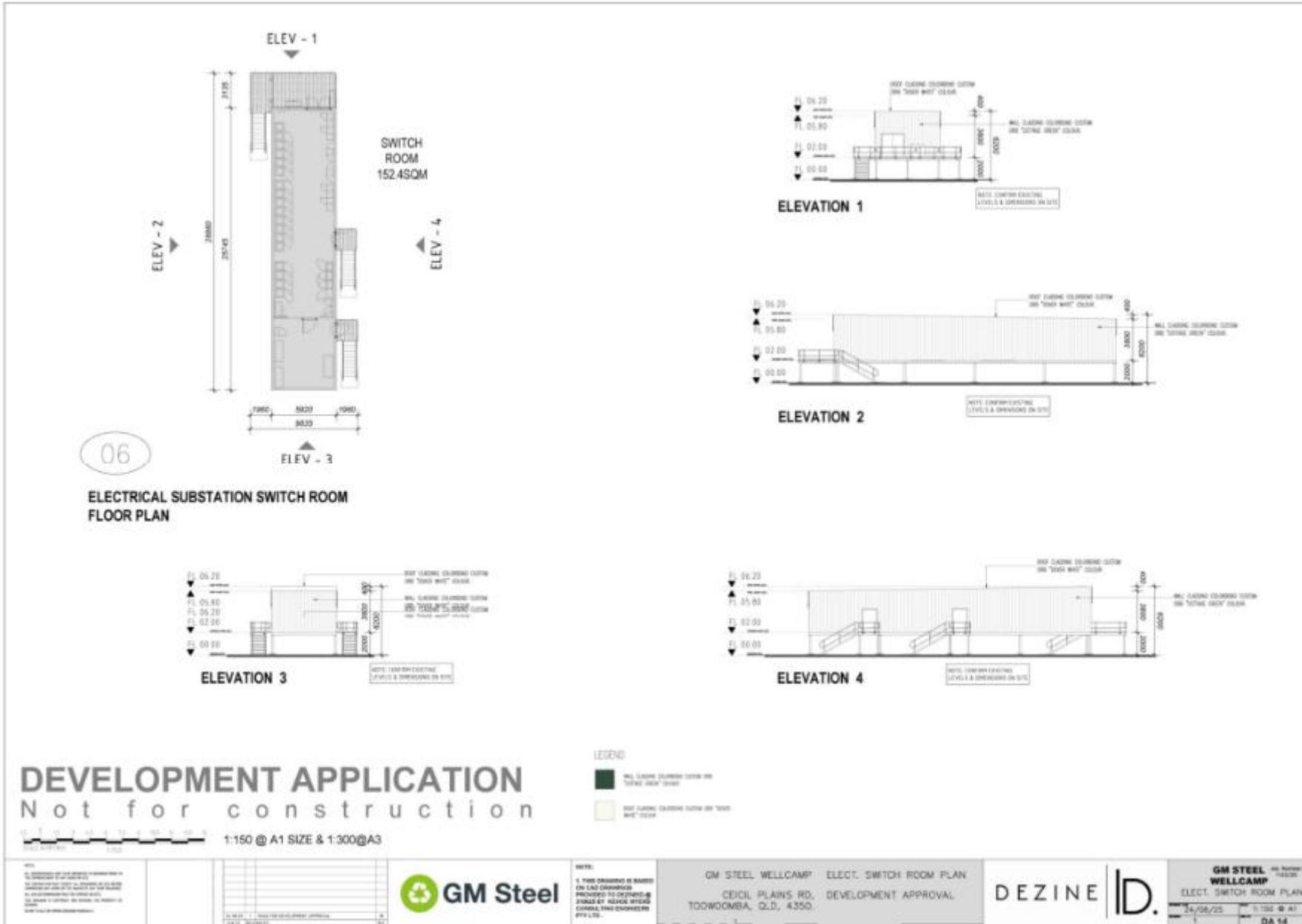
NOTE:
1. THIS DRAWING IS BASED ON CAD DRAWINGS PROVIDED TO DEZINE ID BY SEVEE WELLS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP SECTIONS
CEDIL PLAINS RD, TODDOWONGA, Q.L.D. 4350.
DEVELOPMENT APPROVAL



GM STEEL WELLCAMP SECTIONS	1:250 @ A1
15/07/25	DA 12

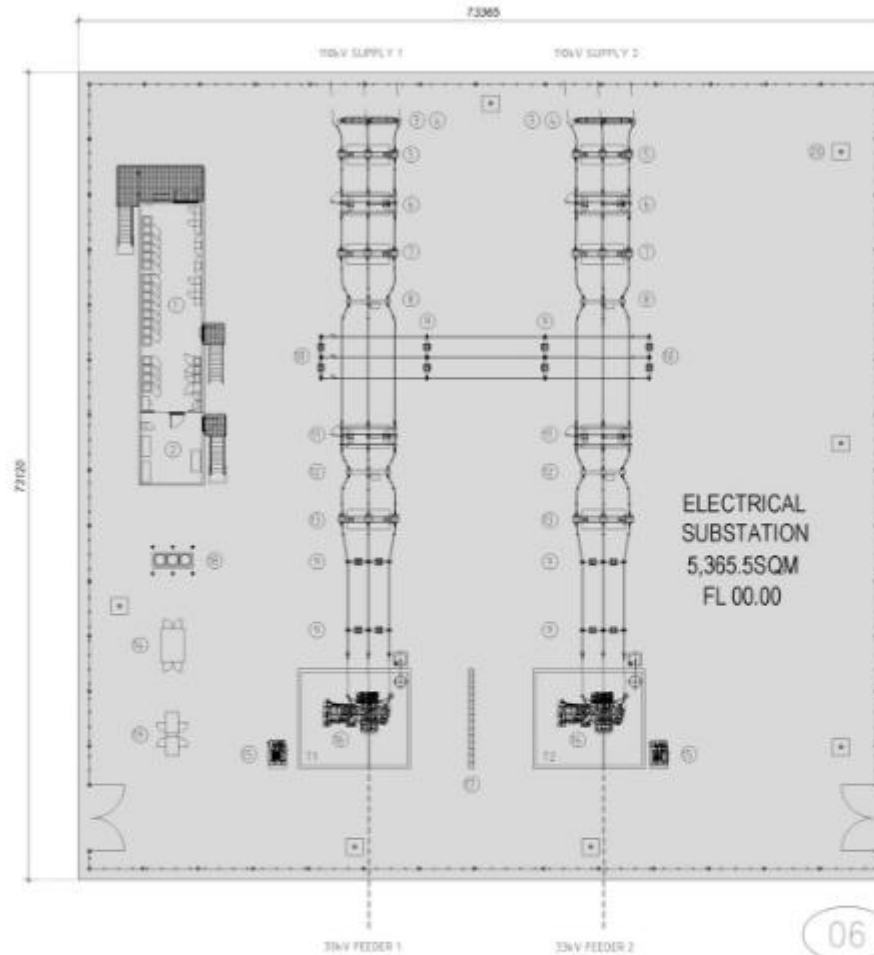




ITEM No	EQUIPMENT DESCRIPTION
1	SWITCH / PROTECTION ROOM
2	REMOTE SWITCHING ROOM
3	10KV GANTY
4	10KV SURGE ARRESTORS
5	10KV VOLTAGE TRANSFORMER
6	10KV AIR BREAK SWITCH (LINE SIDE)
7	10KV CURRENT TRANSFORMER (LINE SIDE)
8	10KV POW CIRCUIT BREAKER (LINE SIDE)
9	10KV POST INSULATORS
10	10KV BUS BAR
11	10KV AIR BREAK SWITCH (LOAD SIDE)
12	10KV POW CIRCUIT BREAKER (LOAD SIDE)
13	10KV CURRENT TRANSFORMER (LOAD SIDE)
14	33 / 0.4 KV 250 KVA XNAN STATION KIOSK TRANSFORMER
15	NEUTRAL EARTHING TRANSFORMER
16	10 / 33 KV 0.5/0.5MVA XNAN/T TRANSFORMER
17	3HR RATED FIRE WALL
18	OIL WATER SEPARATOR
19	550 KVA STANDBY DIESEL GENERATOR
20	LIGHTNING/LIGHTING PILES

NOTES

1. THE EQUIPMENT LAYOUT IS INDICATIVE ONLY AND NOT INTENDED FOR CONSTRUCTION.
2. A TWO-WAY AUTOMATIC CHANGE OVER SCHEME IS REQUIRED FOR THE LOW VOLTAGE TO SWITCH BETWEEN NORMAL AND STANDBY GENERATOR.
3. THE STATION TRANSFORMER IS TO HAVE THE ABILITY TO BE FED FROM EITHER TRANSFORMER T1 OR T2.



ELECTRICAL SUBSTATION
5,365.5SQM
FL 00.00

06

ELECTRICAL SUBSTATION
GENERAL ARRANGEMENT PLAN

DEVELOPMENT APPLICATION
Not for construction



1:200 @ A1 SIZE & 1:400@A3

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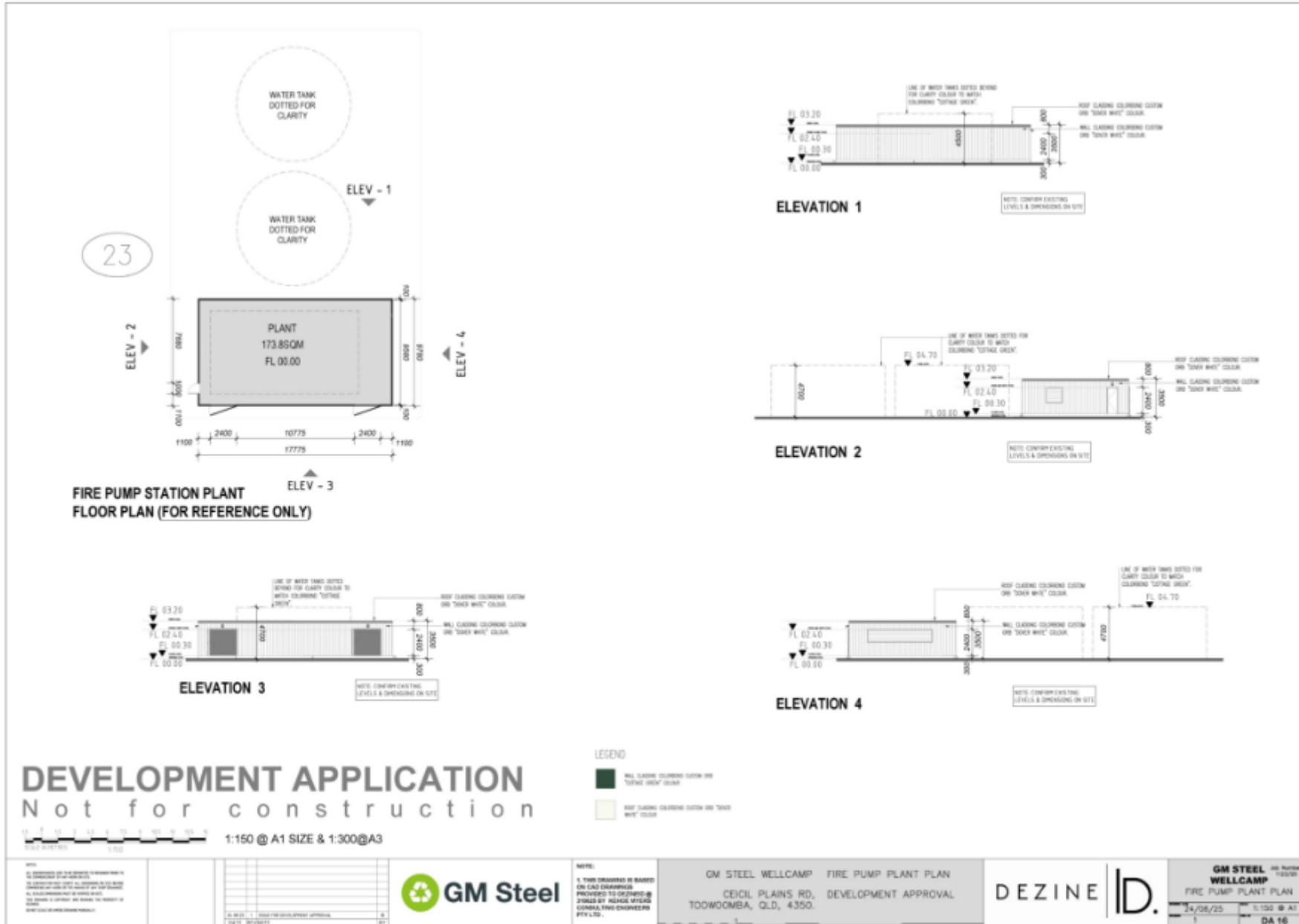


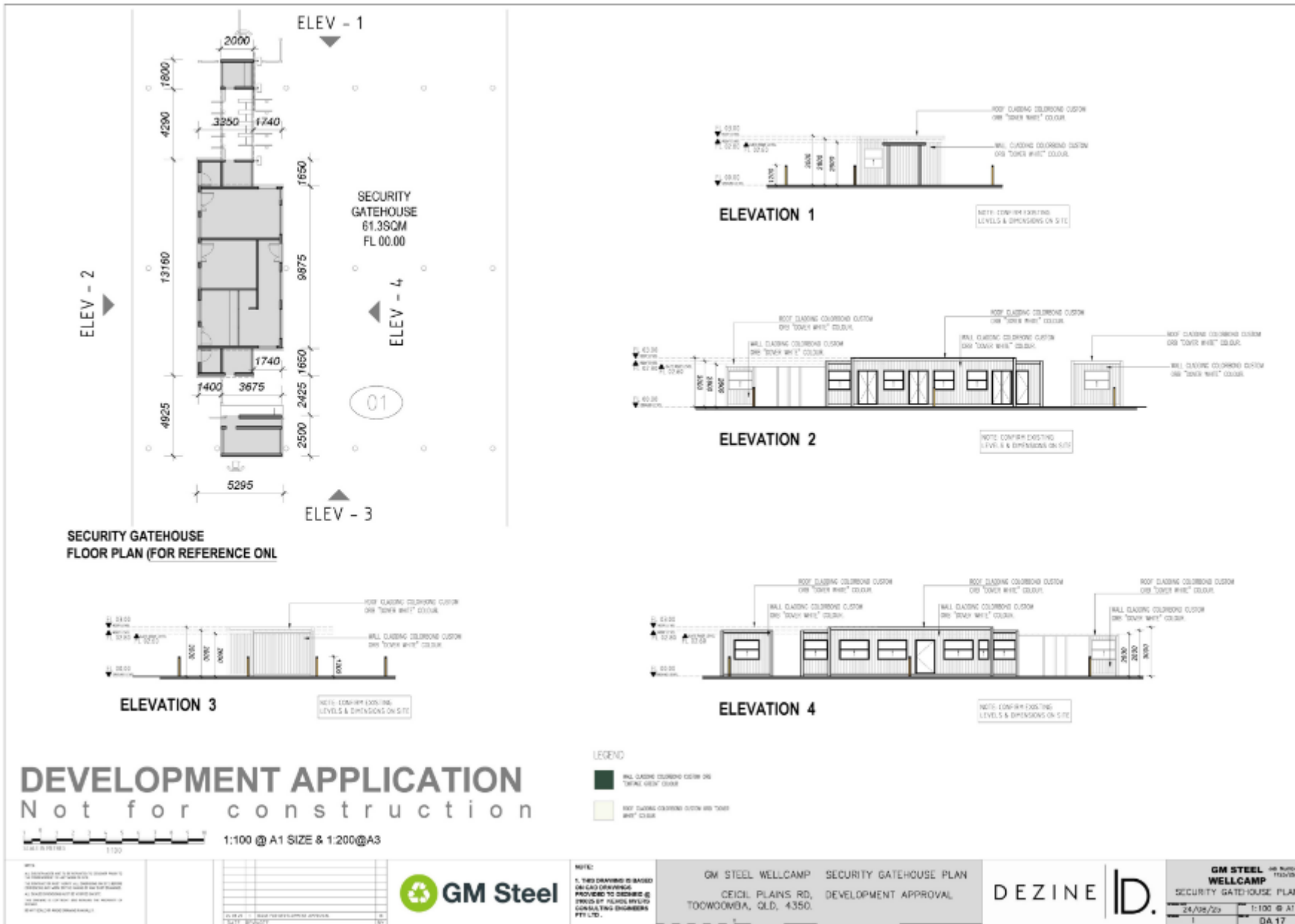
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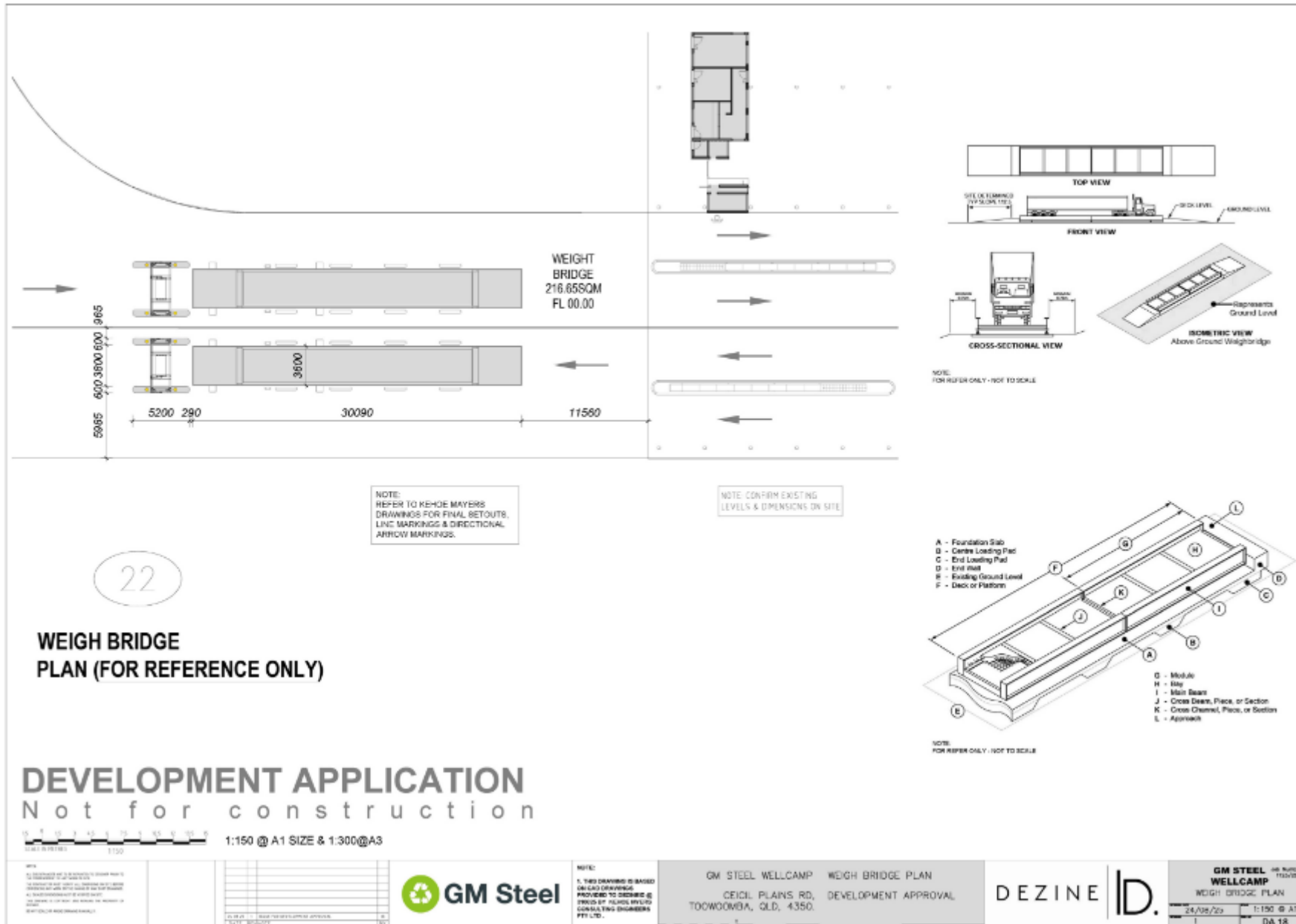
GM STEEL WELLCAMP SUBSTATION GENERAL PLAN
DEVELOPMENT APPROVAL
CCXCL PLAINS RD,
TOOWOOMBA, QLD, 4350.

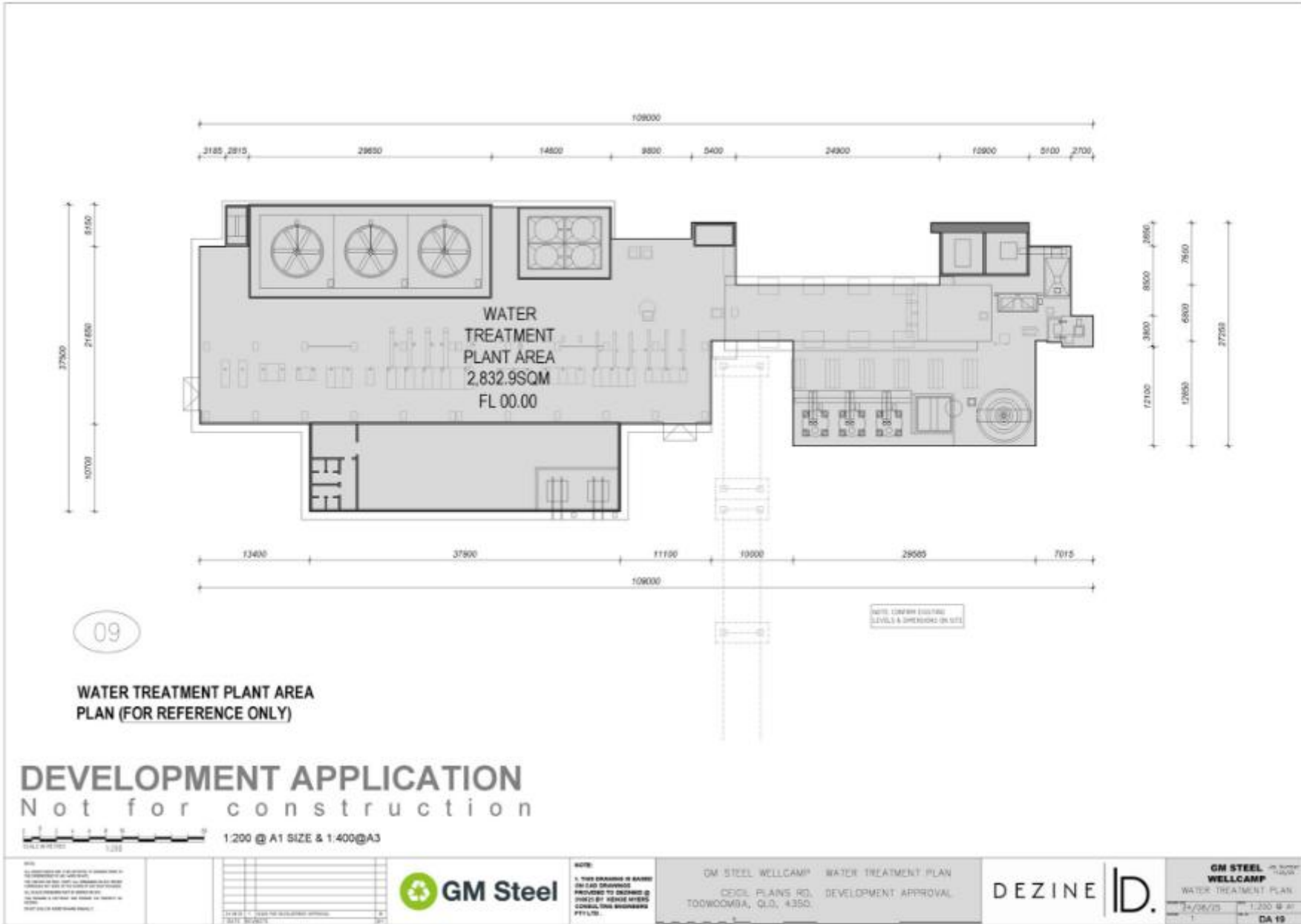


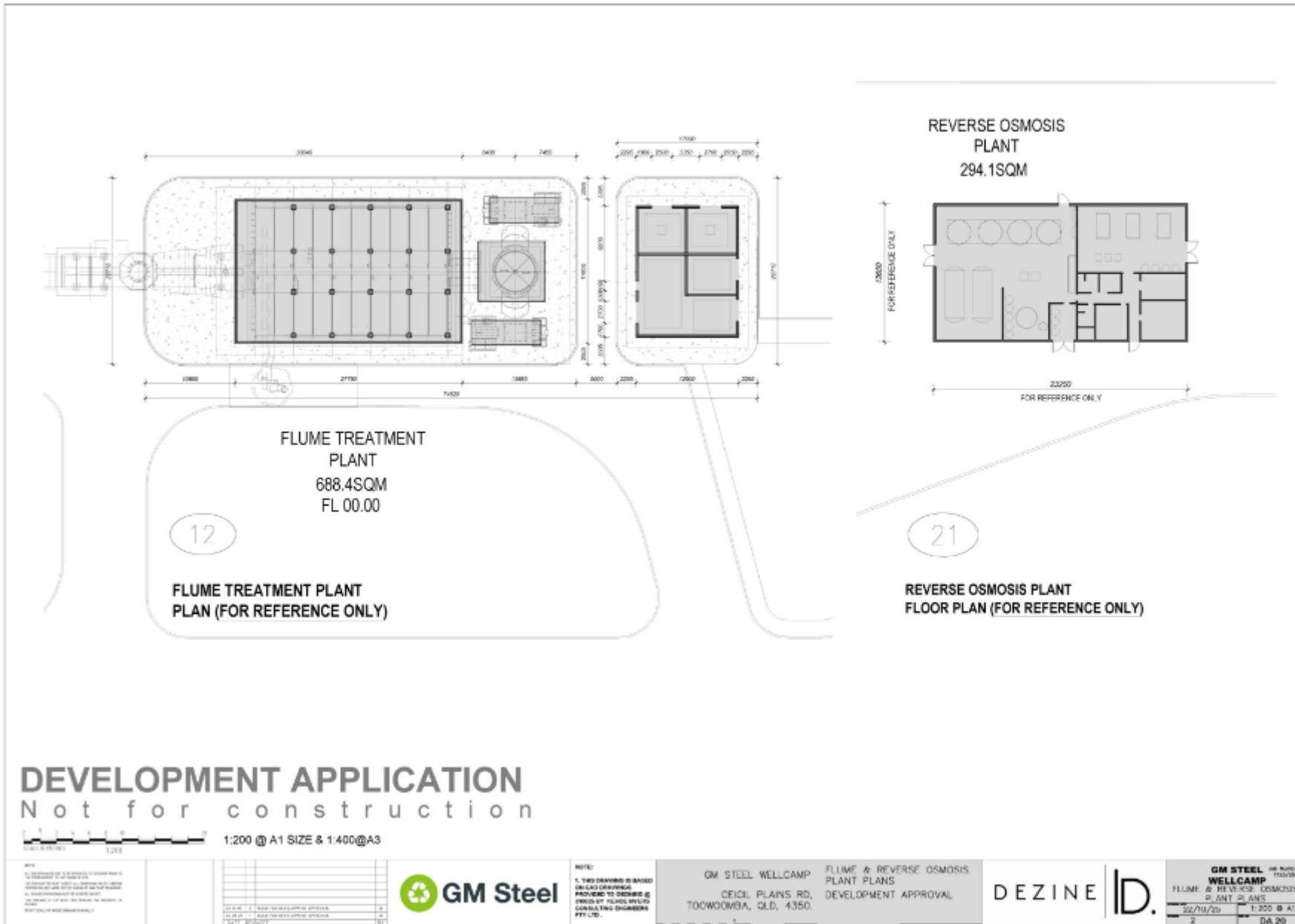
GM STEEL WELLCAMP	DATE	SCALE
SUBSTATION GENERAL PLAN	22/09/20	1:200 @ A1
	2	DA 15

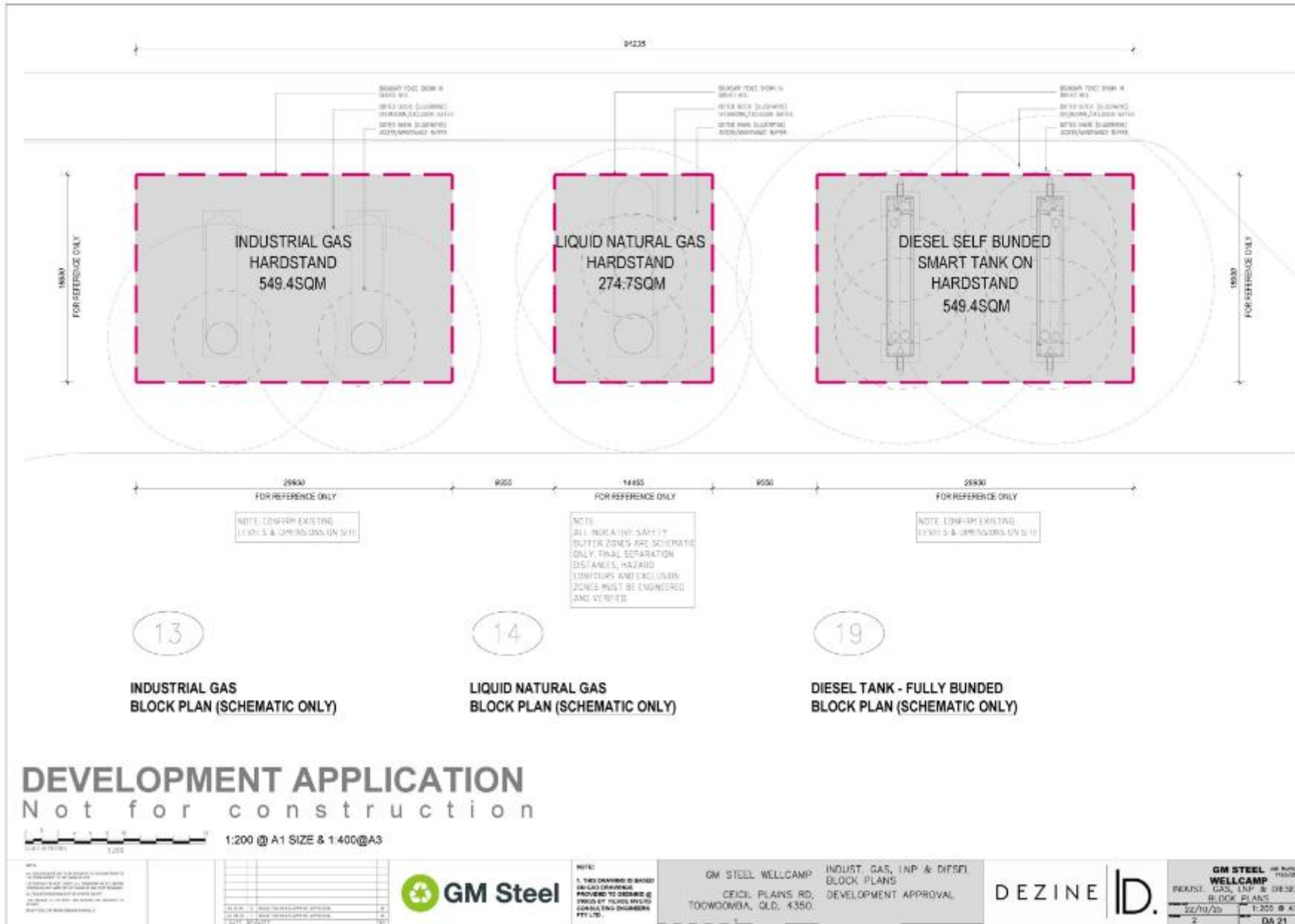


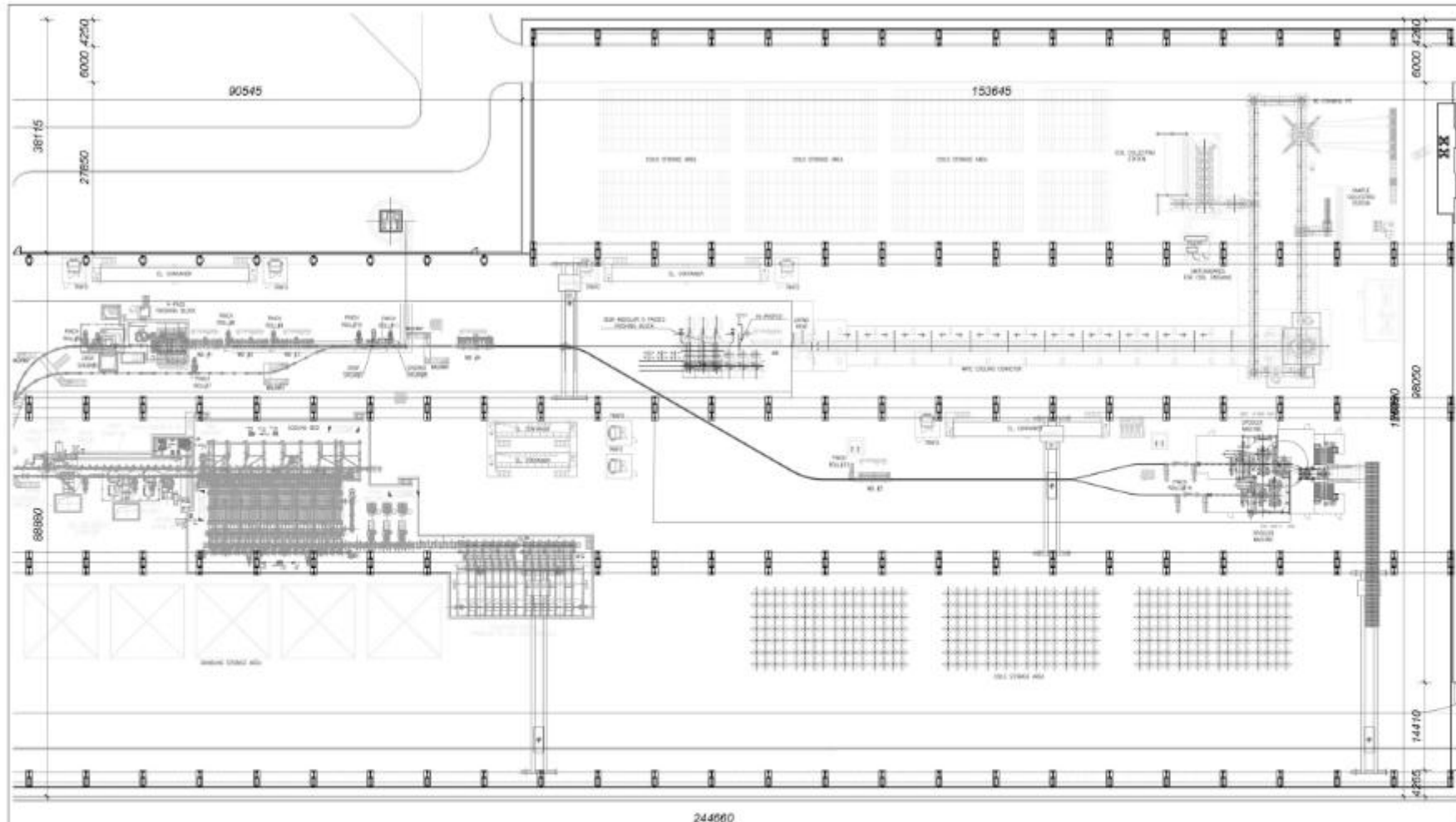












DEVELOPMENT APPLICATION
 Not for construction

1:300 @ A1 SIZE & 1:600 @ A3

05 17

STORAGE & STEEL PACKING AREA PLAN

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NO.	DATE	DESCRIPTION

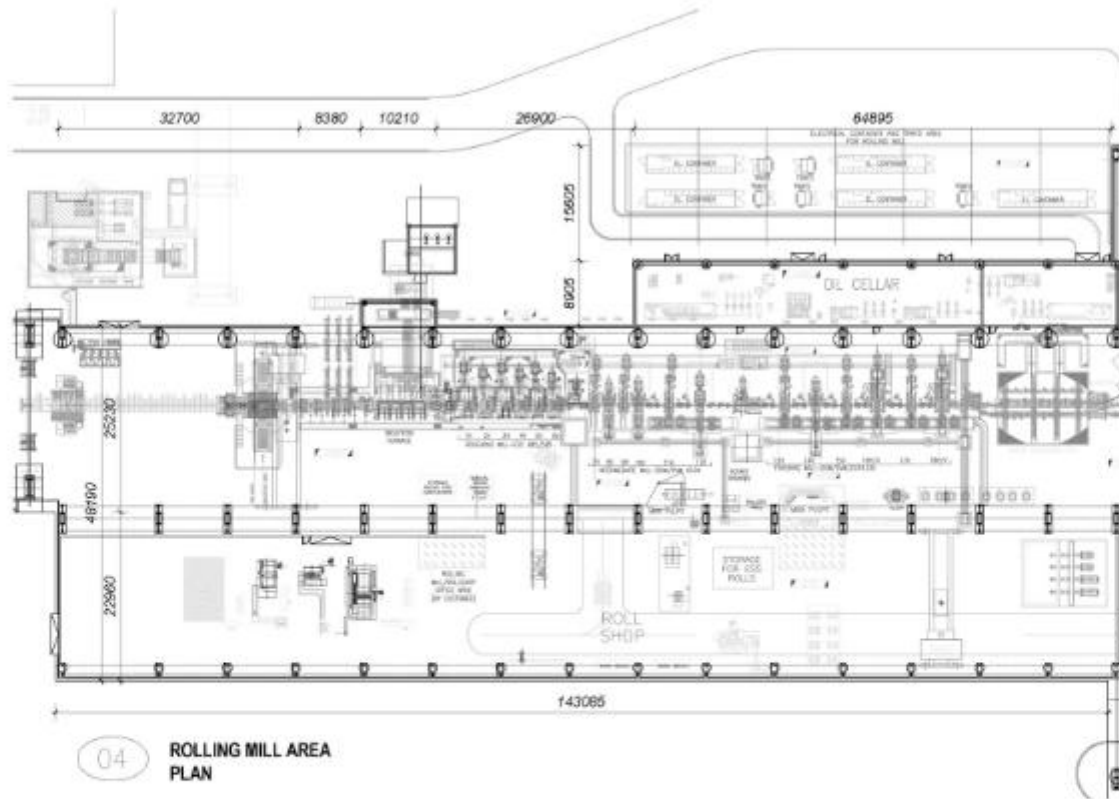


NOTE:
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GM STEEL WELLCAMP
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 AREA PLAN
 DEVELOPMENT APPROVAL.
 CECIL PLAINS RD,
 TOOWOOMBA, QLD, 4350.



GM STEEL WELLCAMP
 STORAGE & STEEL PACKING
 AREA PLAN
 24/08/25 1:300 @ A1
 1 0A 22



04 ROLLING MILL AREA PLAN

DEVELOPMENT APPLICATION
Not for construction



1:300 @ A1 SIZE & 1:600 @ A3

DATE	DESCRIPTION

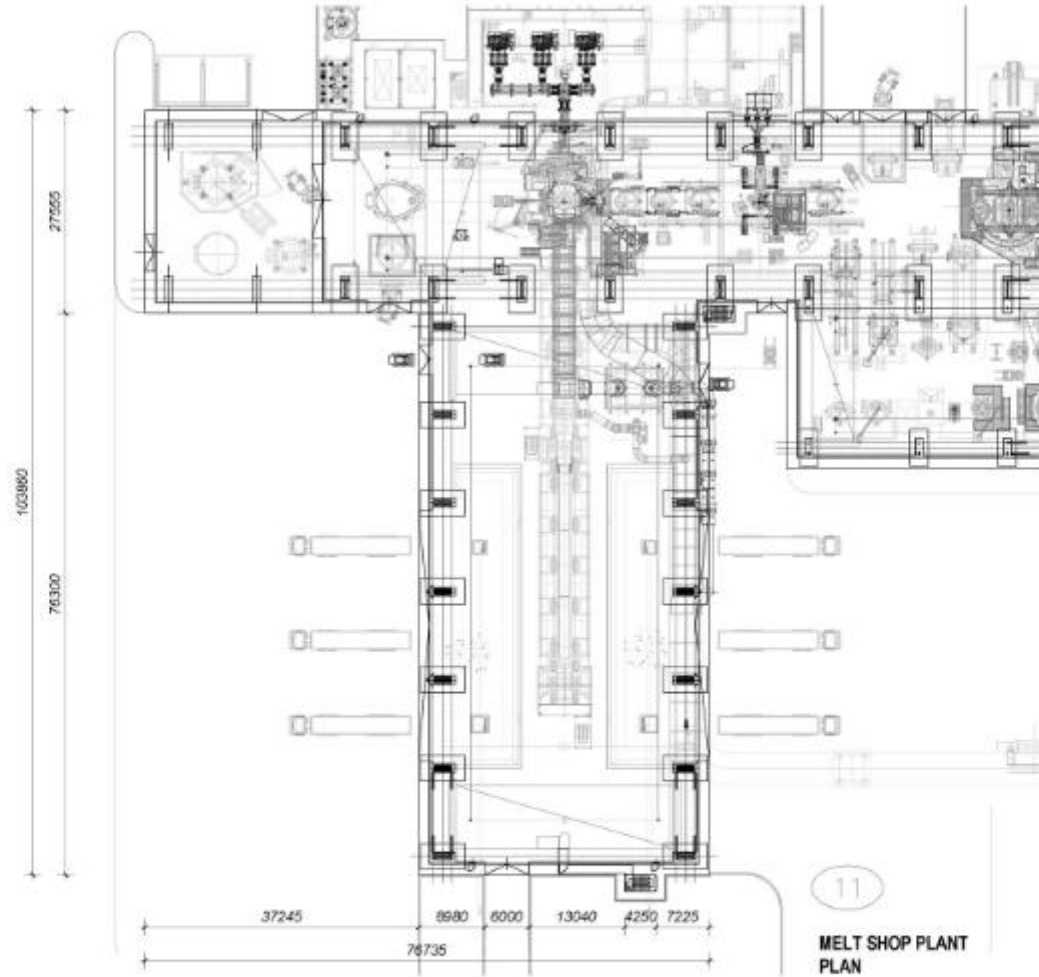


NOTE:
1. TWO DIMENSIONS BASED ON CAD DRAWINGS PROVIDED TO ARCHITECTS FOR USE BY ARCHITECTS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP ROLLING MILL AREA PLAN
CECIL PLAINS RD,
TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL.



GM STEEL WELLCAMP
ROLLING MILL AREA PLAN
24/08/25 1:300 @ A1
GA 23



11

MELT SHOP PLANT PLAN

DEVELOPMENT APPLICATION
Not for construction



1:300 @ A1 SIZE & 1:600 @ A3

DATE	
BY	
CHECKED	
APPROVED	

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPROVAL	14/04/25



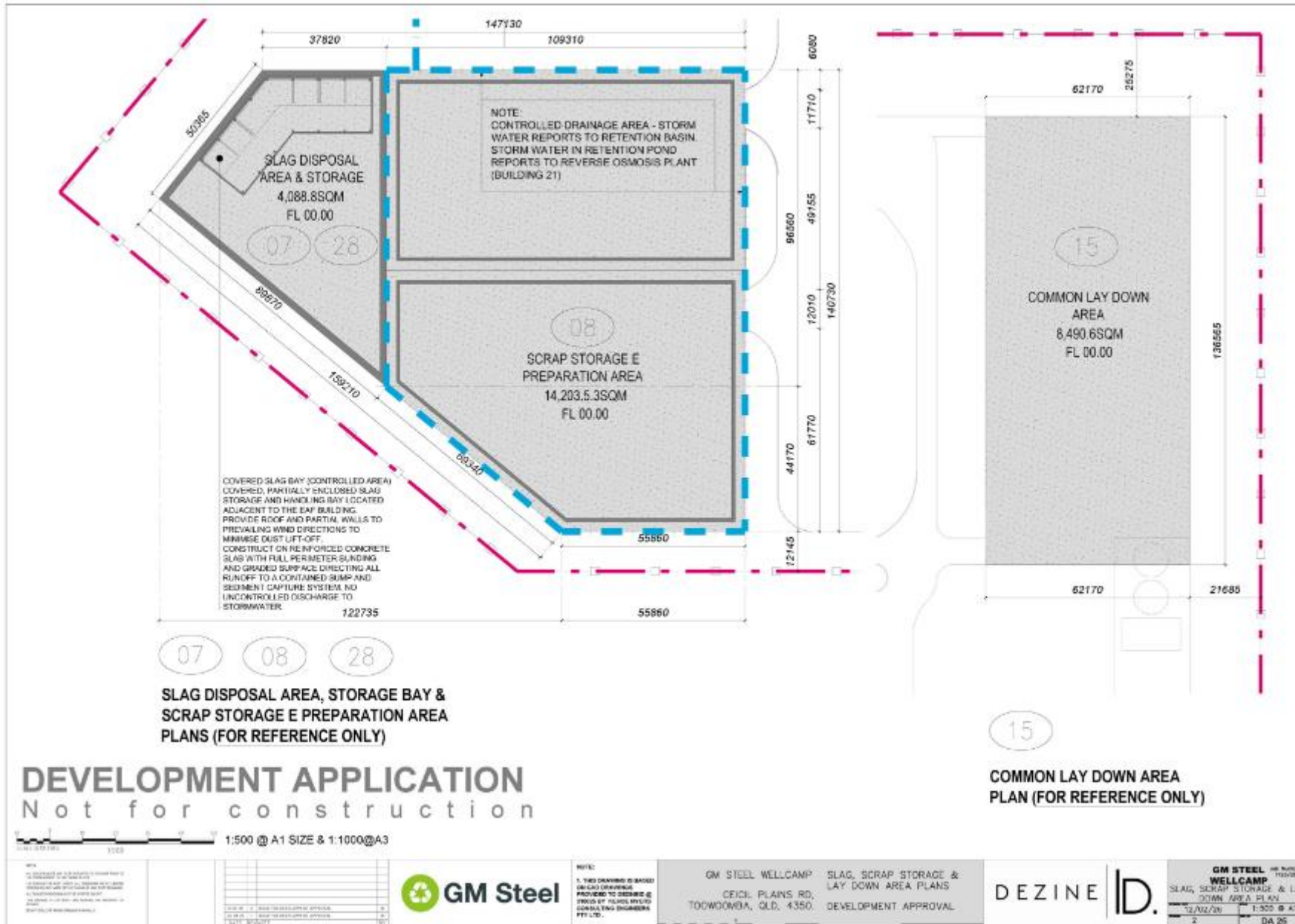
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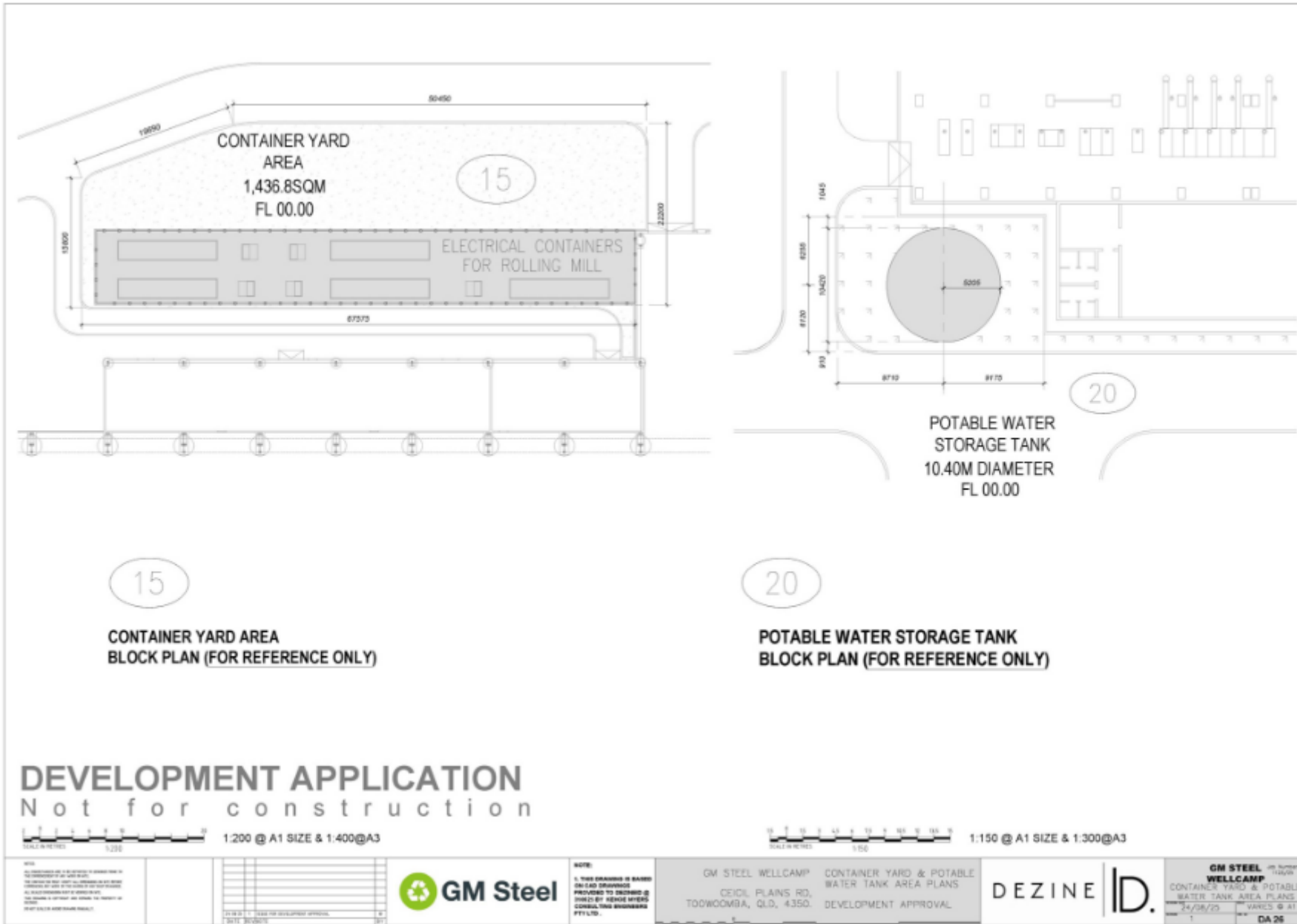
GM STEEL WELLCAMP
CECIL PLAINS RD,
TOOWONGA, QLD, 4350.

MELT SHOP PLANT PLAN
DEVELOPMENT APPROVAL.



GM STEEL WELLCAMP
MELT SHOP PLANT PLAN
14/04/25 1:300 @ A1
DA 24







GENERAL NOTES

DESCRIPTION OF WORK

1. This drawing package describes landscape works to the proposed GM Steel Metal Forming & Foundry Operation, Lot 10 SP296105 and Emt A RP835801, Toowoomba Cecil Plains Road, Wellcamp. These drawings have been prepared in response to a TRC Information Request for the project requiring:

- a) Landscaping to all road frontages (including where fronting the Toowoomba Bypass and Cecil Plains Road) to address High Impact Industry Zone Code PO15 and Medium Impact Industry PO15;
- b) Landscape treatments for batter/retaining walls and terraced retaining wall areas in accordance with PSP2; and
- c) Shade tree planting provided in all carparking areas that provides a high degree of shade, amenity and safety to address Landscaping Code PO6.

The landscape works include:

- supply and installation of 25 litre tree planting in grassed areas to the entry road, in front of buildings and to the carpark to add amenity, scale and shade;
- supply and installation of 200mm plant stock to the batters to either site frontage to provide buffer planting along each site frontage;
- supply and installation of tubestock planting to the bio retention area;
- supply and installation of tubestock planting to the batter along the western boundary;
- supply and installation of imported topsoil to be used in individual planting holes;
- supply and installation of plant stock;
- supply and installation of 25 litre tree planting; and
- maintenance of all landscape works for 12 weeks.

STANDARDS

2. The works are to meet industry best practice and the following relevant Australian Standards, AS 4419 Soils for Landscaping and Garden Use and AS 4454 Composts, Soil Conditioners and Mulches.

SERVICES

3. The location of all services are to be verified on site prior to the commencement of works. Reference is to be made to the building and engineering plans for the project.

TREE PLANTING IN GRASSED AREAS

- 4. Supply and install 25 litre tree stock at the locations indicated on the landscape plans including along the entry road, in grassed areas in front of buildings and to the carpark. Install as per Landscape Detail 01.
- 5. Excavate individual planting holes for each tree to be 200mm wider and deeper than the pot size. Rip the sides of the planting hole and cultivate the base of the planting hole to a depth of 100mm to allow for infiltration of the subgrade by the tree roots. Backfill the base of the planting hole with enough imported topsoil so that when the tree is installed the top of the root ball will finish flush with the surrounding ground level. Remove the tree from its pot, loosen its roots and install in the planting hole. Backfill around the tree with more imported topsoil. Lightly compact the imported topsoil to remove air pockets.
- 6. Stake all trees with two 38 x 38mm hardwood square stakes. Site stakes either parallel with the closest building wall, path or fence. Ensure stakes finish level. Tie each tree to the stakes with hessian tie with the tie in a figure of 8. Fix to the stakes with staples. Ties should hold the tree in a stable position, particularly in windy conditions, but should not be so tight that they realign the tree from its natural position. Selection of tree stock is to comply with AS 2303:2018 Tree Stock for Landscape Use.

PLANTING TO THE SITE FRONTAGES

- 7. Supply and install 200mm plant stock to the buffer planting areas to the site frontages. Plants are to be installed into the finished earthworks, however, imported topsoil is to be added to each individual planting hole. Prior to planting, remove any grass/groundcover regrowth with a glyphosate herbicide product. Spraying of weed cover is to take place in dry conditions with no wind and is to be undertaken by a suitably qualified person. After the grass/weed cover has died, blanket mulch each planting area with 100mm depth of hardwood forest mulch.
- 8. Excavate individual planting holes in the planting area by pulling back the mulch and excavating a planting hole that is 100mm wider and deeper than the 200mm plant pot size. Rip the base and side of the planting hole and add some imported topsoil to the base of the hole so that when the plant is installed it will sit flush with the finished ground level. Add a handful of water crystals to each planting hole.
- 9. Remove the plant from its pot and loosen its roots. Install in the planting hole and backfill around the balance of the plant with more imported topsoil. Lightly compact the soil around the plant and reinstate the mulch around the plant. Ensure the mulch is kept away from each plant stem and create a depression in the mulch around the plant stem to capture rain water.
- 10. Stake taller plants as needed with either bamboo stakes or square hardwood stakes and hessian ties.

BIO-RETENTION PLANTING

- 11. Supply and install tubestock planting directly into the finished earthworks for the bio-retention basin at a rate of 4 tubestock plants for each square metre. Do not mulch this planting.

BATTER PLANTING

- 12. Planting to the western batter is to be installed directly into the finished earthworks. Prior to planting remove any grass/groundcover regrowth with a glyphosate herbicide product. Spraying of weed cover is to take place in dry conditions with no wind and is to be undertaken by a suitably qualified person. After the grass/weed cover has died, blanket mulch each planting area with 100mm depth of hardwood forest mulch.
- 13. Excavate individual planting holes in the planting area by pulling back the mulch and excavating a planting hole that is 100mm wider and deeper than the 200mm plant pot size. Rip the base and side of the planting hole and add some imported topsoil to the base of the hole so that when the plant is installed it will sit flush with the finished ground level. Add a handful of water crystals to each planting hole.
- 14. Remove the plant from its pot and loosen its roots. Install in the planting hole and backfill around the balance of the plant with more imported topsoil. Lightly compact the soil around the plant and reinstate the mulch around the plant. Ensure the mulch is kept away from each plant stem and create a depression in the mulch around the plant stem to capture rain water.

TOPSOIL

- 15. Imported soils are to be in accordance with AS4419 - 2018. Tree and planted areas are to utilize imported 'Landscape Soil (on grade) with Medium Organic Matter with Low Phosphorus'. Deliveries of imported soils to the site must be from an approved supplier and must be accompanied by certification of compliance with AS 4419 - 2018.

PLANTING

- 16. Plant stock shall have a healthy cover and a good straight tap root. Weak or diseased stock, or stock that is heavily root bound, shall not be used. All plants shall be supplied healthy, insect and disease free and show no indication of root compaction. All plants will be well hardened off in their final containers and be capable of planting in the climatic conditions of the site. All plants shall be fresh and exhibit new growth with fibrous root system and capable of holding potting mix together without restriction or damage. All plants should be delivered to the site as necessary and planted as soon after delivery as possible. All stock arriving on site should be identified and labelled.
- 17. Water all plant stock 24 hours prior to planting and keep in a moist state throughout planting operations. Do not store plants awaiting planting in full sun or in an exposed location where they may be subject to hot winds.
- 18. Excavate individual planting holes for the frontage and batter planting to be 100mm wider and deeper than the pot size. Rip the sides of the planting hole. Backfill the planting hole with topsoil so when the pot is planted the top of the plant soil finishes flush with the surrounds. This should allow for settling of the soil.
- 19. Prior to planting tease the roots gently of the plant. Gently tamp down the backfilled soil around the tube. Apply a minimum of 5 litres of water to each plant within 12 hours of planting.
- 20. Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

MULCHING

- 21. Mulch individual tree planting in grassed area with a 800mm diameter ring of hardwood forest mulch to a depth of 100mm. Pull back the mulch to create a depression around the base of the tree trunk.
- 22. Mulch frontage planting and batter planting with 100mm of hardwood forest mulch. Keep mulch away from the stems/trunks of plants. Mulch should be free of deleterious & extraneous matter such as soil, weeds and sticks. Mulch should comply with AS 4454. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread & roll mulch so that after settling, it is smooth & evenly graded between design surface levels sloped to towards the base of plant stems in garden beds, & not closer to the plant stem than 50mm.
- 23. Do not mulch the bio retention planting.

MAINTENANCE

- 24. The landscape works are to be maintained for a period of 12 weeks. Maintenance is to include the watering, fertilizing, weeding, pruning, pest and disease management, and general tidying of the landscape areas. Planted areas shall be watered regularly as required to ensure continuous healthy growth. Watering of plants shall be directed at the base of the plants to thoroughly water the root ball. Watering is to not cause erosion or cause run off across paved areas or roads.

AMENDMENTS			
No.	Date	By	Reason
1	15/12/25	Client Review	JA
2	20/12/25	Client Review	JA

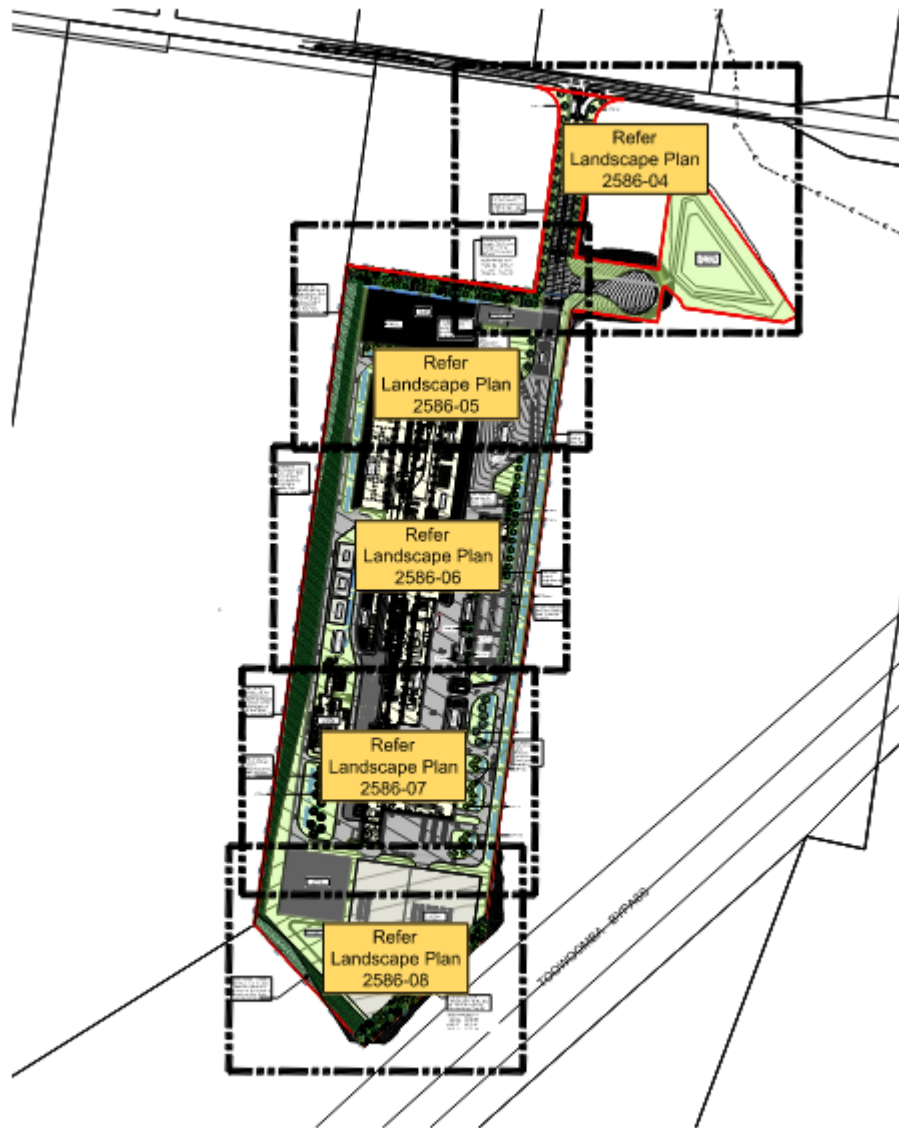
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PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Toowoomba Cecil Plains Road, Wellcamp	Response to TRC Information Request Landscape Notes	JA	B
CLIENT	DRAWING NO.	DATE	
GM Steel	2586-02	October 2025	

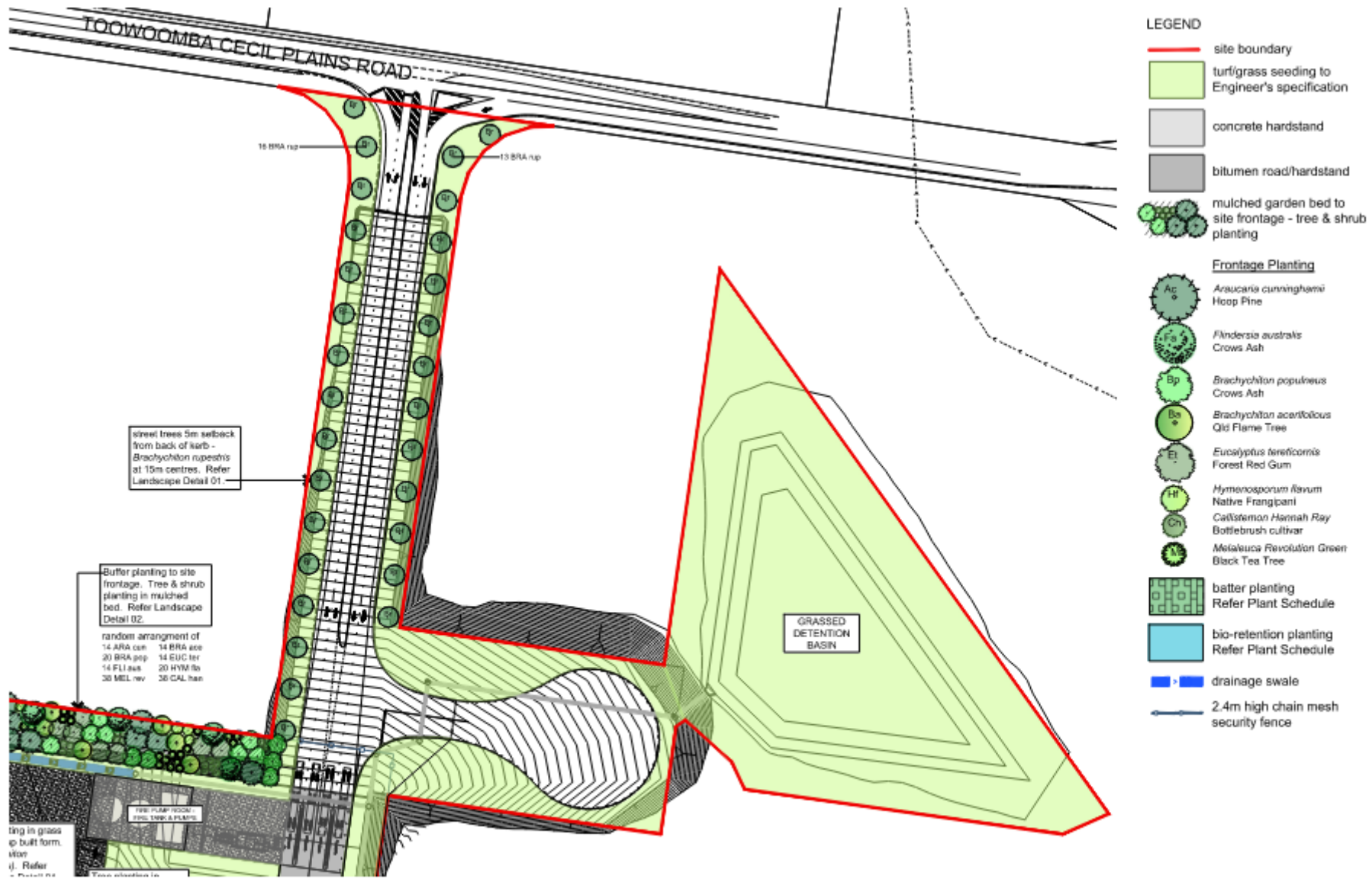


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	Issue	Date	Details	Initial																			
A	07.10.25	Client Review	JA																				
B	08.10.25	Client Review	JA																				
<p>GM Steel</p>																							



street trees 5m setback from back of kerb - *Brachychiton rupestris* at 15m centres. Refer Landscape Detail 01.

Buffer planting to site frontage. Tree & shrub planting in mulched bed. Refer Landscape Detail 02.
random arrangement of
14 ARA csh 14 BRA ase
20 BRA pop 14 EUC ter
14 FLI ash 20 HVM fls
20 MEL rev 20 CAL tan

ing in grass p built form. view j. Refer

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Jackie Amos Landscape Architect 2025

REVISIONS		
No.	Date	Details
A	27.10.25	Client Review
B	01.10.25	Client Review

PROJECT	GM Steel Toowoomba Cecil Plains Road, Wellcamp
CLIENT	GM Steel

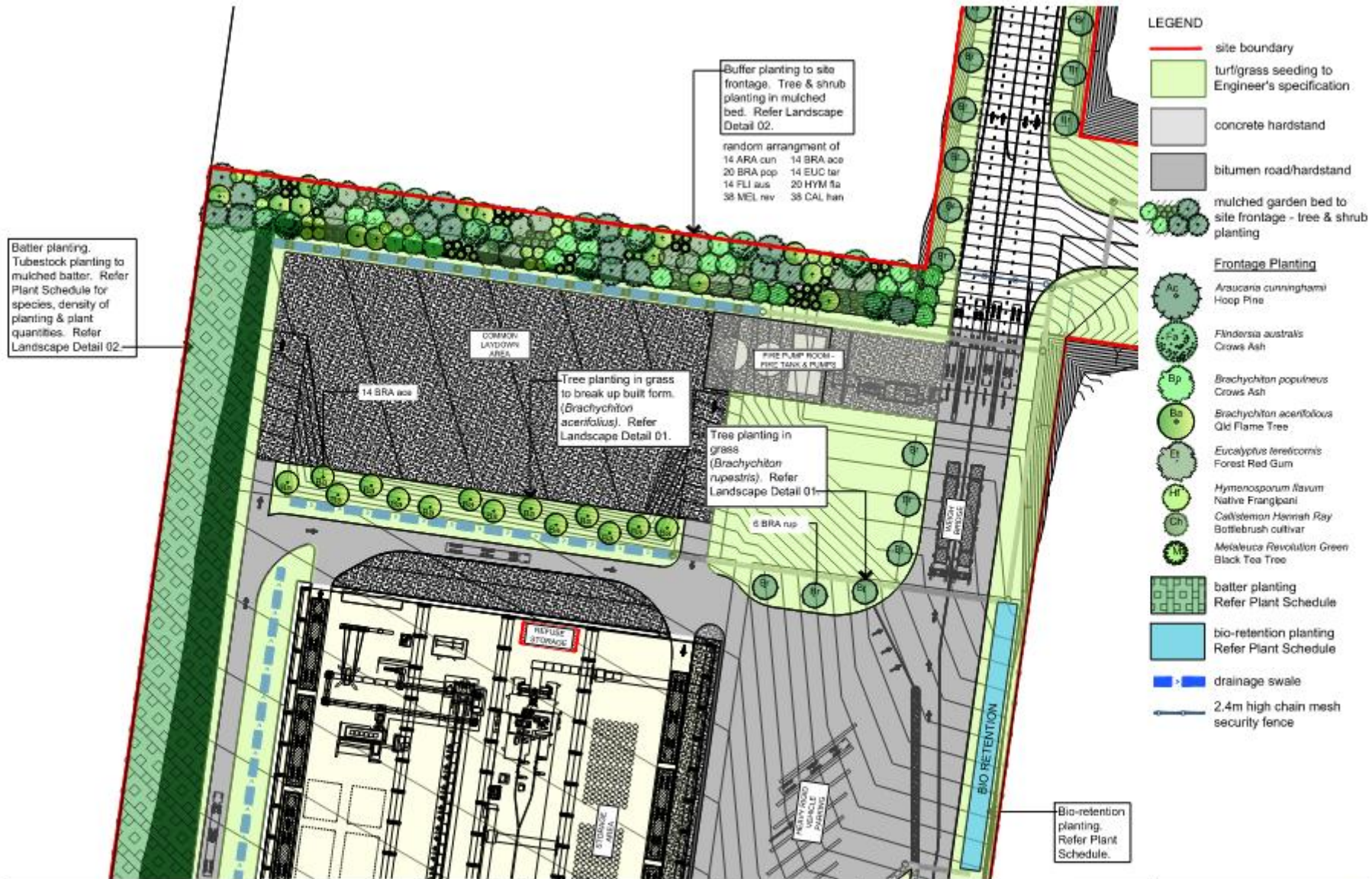
DRAWING	Response to TRC Information Request Landscape Plan
DRAWING NO.	2585-04

DRAWN	ISSUE
JA	0
DATE	October 2025



Scale	1:500 @ A3 paper size
	metres 0 1 2 3 4 5 6 7 8 9 10 11 12 13

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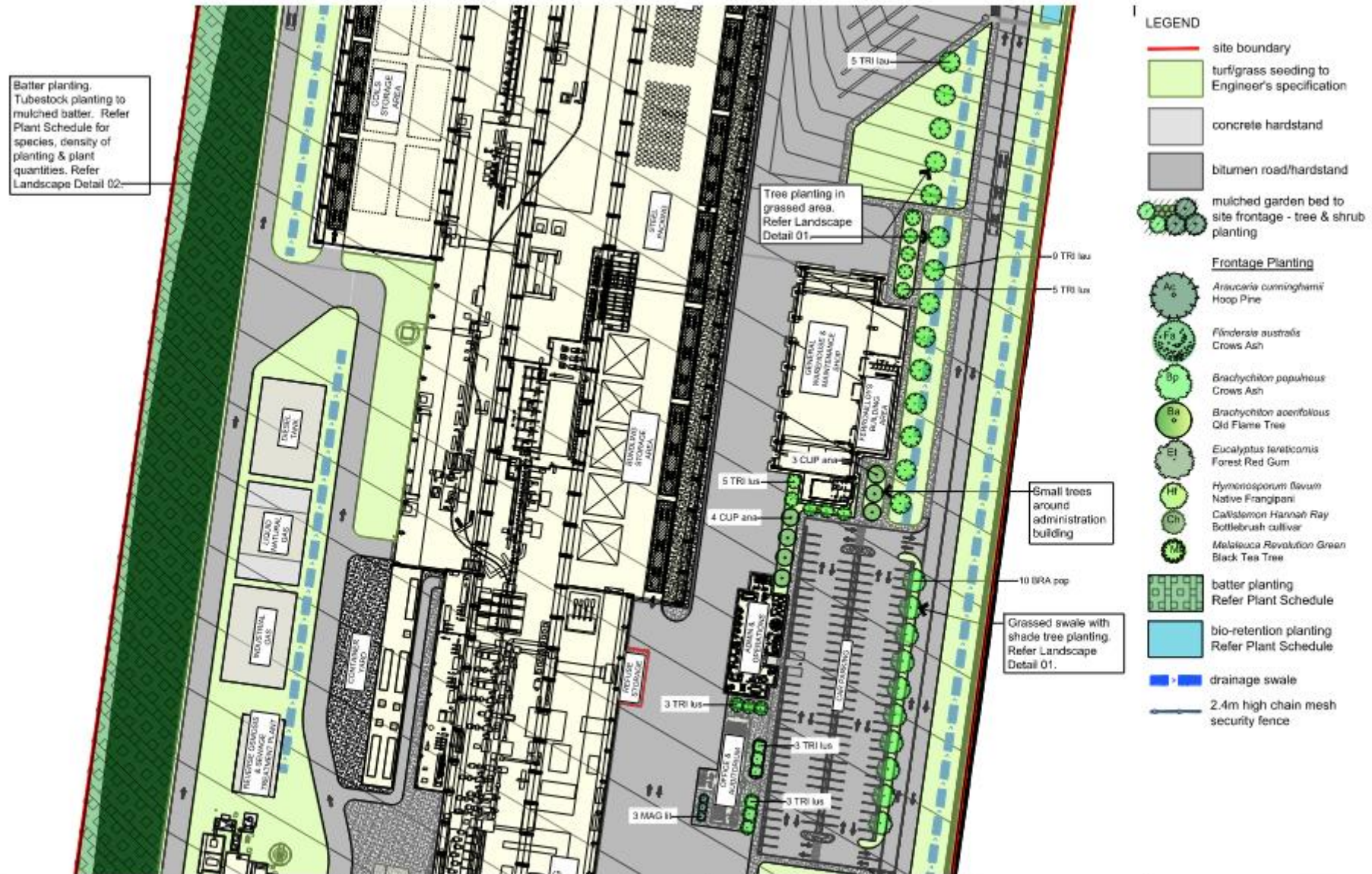
REVISIONS			
Issue	Date	Drawn	Checked
A	27/10/25	Clare Revine	Clare Revine
B	28/10/25	Clare Revine	Clare Revine

PROJECT GM Steel Toowoomba Cecil Plains Road, Wellcamp	DRAWING Response to TRC Information Request Landscape Plan	DRAWN JA	ISSUE B
CLIENT GM Steel	DRAWING NO. 2595-05	DATE October 2025	

Scale 1:500 @ A3 paper size

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Issue	Date	Details	Initial
A	25/10/25	Client Review	JA
B	28/10/25	Client Review	JA

PROJECT GM Steel Toowoomba Cool Plains Road, Wellcamp	DRAWING Response to TRC Information Request Landscape Plan	DRAWN JA	ISSUE B
CLIENT GM Steel	DRAWING NO. 2506-06	DATE October 2025	

Scale 1:500 @ A3 paper size

metres 0 10 20 30 40 50

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Issue	Date	Details	Initial
A	07/10/25	Client Review	JA
B	09/10/25	Client Review	JA

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Toowoomba Cool Plains Road, Wellcamp	Response to TRC Information Request Landscape Plan	JA	B
CLIENT	DRAWING NO.	DATE	
GM Steel	2596-07	October 2025	

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AMENDMENTS			
Issue	Date	Details	Initial
A	07/02/20	Client Review	JA
B	05/10/20	Client Review	JA

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Tonawomba Coal Plains Road, Wellcamp	Response to TRC Information Request Landscape Plan	JA	0
CLIENT	DRAWING NO.	DATE	
GM Steel	2595-08	October 2025	

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Tonawomba Coal Plains Road, Wellcamp	Response to TRC Information Request Landscape Plan	JA	0
CLIENT	DRAWING NO.	DATE	
GM Steel	2595-08	October 2025	

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Tonawomba Coal Plains Road, Wellcamp	Response to TRC Information Request Landscape Plan	JA	0
CLIENT	DRAWING NO.	DATE	
GM Steel	2595-08	October 2025	



Scale	1:500 @ A3 paper size
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PLANT SCHEDULE - GM Steel, Wellcamp

Code	Botanical Name	Common Name	Ht x Width	Pot Size	Quantity
TREE PLANTING IN GRASSED AREAS (Trees planted along entry road & in grassed areas at buildings)					
ARA-001	<i>Araucaria cunninghamii</i>	Hoop Pine	1.2m x 8m	23.8m	6
BRQ-002	<i>Brachychiton acerifolius</i>	Qld Flame Tree	1.2m x 8m	23.8m	27
BRQ-003	<i>Brachychiton populneus</i>	Kumajong	1.0m x 7m	21.8m	30
BRQ-004	<i>Brachychiton populneus</i>	Qld Bottle Tree	1.0m x 8m	21.8m	35
CLP-005	<i>Callistemon lanceolatus</i>	Tuckeroo	7m x 8m	24.8m	7
FLI-006	<i>Fliedersia australis</i>	Crows Ash	1.0m x 8m	21.8m	12
MAG-07	<i>Magnolia Little Gem</i>	Magnolia Little Gem	2m x 3m	24.8m	3
TRF-008	<i>Tristania laurina</i>	Water Gum	8m x 8m	24.8m	14
TRF-009	<i>Tristania laurina</i>	Water Gum	8m x 8m	24.8m	14

PLANTING TO SITE FRONTAGES (200mm stock of trees & shrubs planted in matched area to site frontages)

ARA-001	<i>Araucaria cunninghamii</i>	Hoop Pine	1.2m x 8m	200mm	28
BRQ-002	<i>Brachychiton acerifolius</i>	Qld Flame Tree	1.2m x 8m	200mm	28
BRQ-003	<i>Brachychiton populneus</i>	Kumajong	1.0m x 8m	200mm	30
CLP-005	<i>Callistemon lanceolatus</i>	Bottlebrush outline	7m x 8m	200mm	63
EOG-006	<i>Eucalyptus amplexicaulis</i>	Forest Red Gum	1.2m x 8m	200mm	28
FLI-006	<i>Fliedersia australis</i>	Crows Ash	1.2m x 8m	200mm	22
HFM-007	<i>Hymenosporum flavum</i>	Native Frangipani	1.0m x 8m	200mm	30
MEL-008	<i>Melaleuca Revoluta Green</i>	Black Tea Tree	3m x 3m	200mm	63

BUFFER PLANTING TO WESTERN BOUNDARY (Subsided planting in matched area to western buffer)

Subsided finished earthworks to buffer and plant buffer with subsided trees & shrub plants at a density of 1 plants/m². Total extent of buffer planting = 17 400m²

TREES					
ACU-001	<i>Acacia saligna</i>	Ugly Myrtle	8m x 8m	Subsided	330
ACU-002	<i>Acacia saligna</i>	Ugly Myrtle	1.2m x 3m	Subsided	330
BRQ-003	<i>Brachychiton populneus</i>	Kumajong	1.0m x 8m	Subsided	330
CLP-005	<i>Callistemon lanceolatus</i>	Bottlebrush outline	1.0m x 8m	Subsided	330
CLP-006	<i>Callistemon lanceolatus</i>	Bottlebrush outline	7m x 8m	Subsided	330
EOG-006	<i>Eucalyptus amplexicaulis</i>	Forest Red Gum	1.2m x 8m	Subsided	330
HFM-007	<i>Hymenosporum flavum</i>	Native Frangipani	1.0m x 8m	Subsided	330
TRF-009	<i>Tristania laurina</i>	Water Gum	1.0m x 8m	Subsided	330
TRF-010	<i>Tristania laurina</i>	Water Gum	8m x 8m	Subsided	330

SHRUBS					
ACA-001	<i>Acacia limicola</i>	Pringel Wattle	1.5m x 1.5m	Subsided	240
ACA-002	<i>Acacia limicola</i>	Pringel Wattle	1.5m x 1.5m	Subsided	240
BAE-003	<i>Banksia integrifolia</i>	Christmas Wattle	4m x 3m	Subsided	220
BAE-004	<i>Banksia integrifolia</i>	Christmas Wattle	1.5m x 1.5m	Subsided	220
CLP-005	<i>Callistemon lanceolatus</i>	Bottlebrush outline	1.2m x 3m	Subsided	330
CLP-006	<i>Callistemon lanceolatus</i>	Bottlebrush outline	8m x 2m	Subsided	330
CLP-007	<i>Callistemon lanceolatus</i>	Bottlebrush outline	8m x 2m	Subsided	330
CLP-008	<i>Callistemon lanceolatus</i>	Bottlebrush outline	2m x 2m	Subsided	330
EOG-006	<i>Eucalyptus amplexicaulis</i>	Forest Red Gum	1.5m x 1.5m	Subsided	330
LDM-009	<i>Lomandra longifolia</i>	Star Rush	3m x 3m	Subsided	330
MEL-010	<i>Melaleuca revoluta</i>	Black Tea Tree	3m x 3m	Subsided	330
MEL-011	<i>Melaleuca revoluta</i>	Black Tea Tree	8m x 8m	Subsided	330
MEL-012	<i>Melaleuca revoluta</i>	Black Tea Tree	8m x 8m	Subsided	330

NO RETENTION PLANTING

Subsided planting at a density of 4 plants/m². Total extent of no retention planting = 480m²

CLP-005	<i>Callistemon lanceolatus</i>	Bottlebrush outline	8m x 8m	Subsided	330
EOG-006	<i>Eucalyptus amplexicaulis</i>	Forest Red Gum	8m x 8m	Subsided	330
HFM-007	<i>Hymenosporum flavum</i>	Native Frangipani	1.2m x 3m	Subsided	330
LDM-009	<i>Lomandra longifolia</i>	Star Rush	3m x 3m	Subsided	330
TRF-010	<i>Tristania laurina</i>	Water Gum	8m x 8m	Subsided	330

TREE PLANTING IN GRASSED AREAS



Araucaria cunninghamii Hoop Pine *Brachychiton acerifolius* Queensland Flame Tree *Brachychiton populneus* Kumajong *Brachychiton populneus* Qld Bottle Tree *Callistemon lanceolatus* Tuckeroo *Fliedersia australis* Crows Ash



Magnolia Little Gem Magnolia *Tristania laurina* Water Gum *Tristania laurina* Water Gum outline

PLANTING TO SITE FRONTAGES



Araucaria cunninghamii Hoop Pine *Brachychiton acerifolius* Queensland Flame Tree *Brachychiton populneus* Kumajong *Callistemon lanceolatus* Bottlebrush outline



Eucalyptus amplexicaulis Forest Red Gum *Fliedersia australis* Crows Ash *Hymenosporum flavum* Native Frangipani *Melaleuca revoluta* Black Tea Tree

APPENDICES				
Rev	Date	Details	Initial	
A	27.10.20	Client Review	JA	JA
B	28.10.20	Client Review	JA	JA

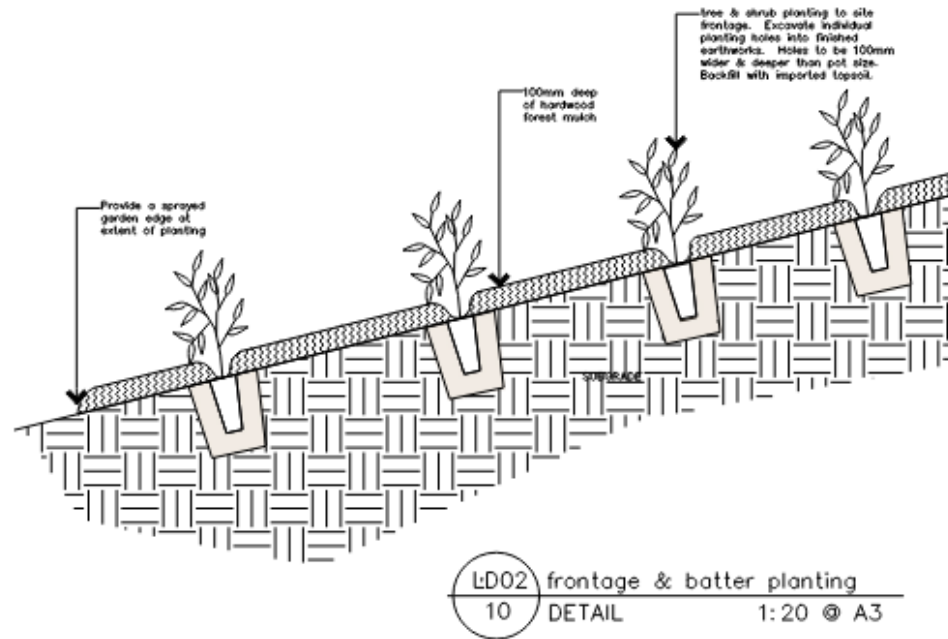
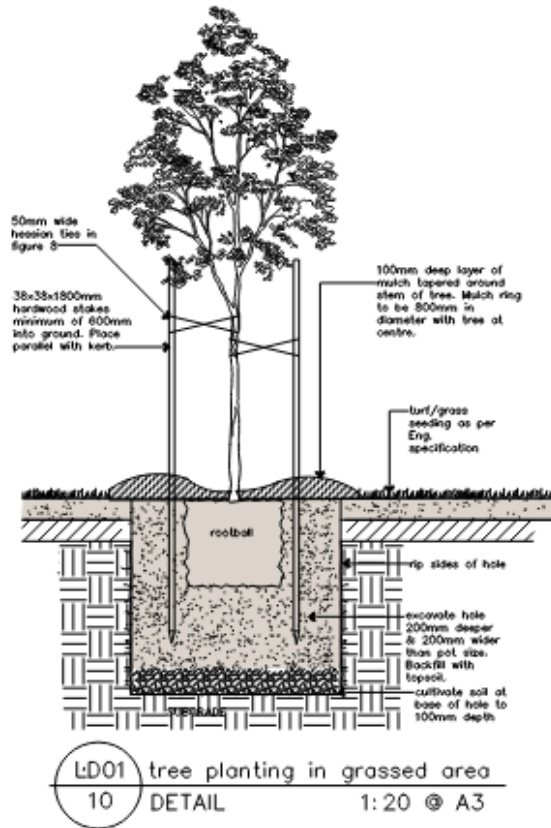
Use Special characters in preference to underlines.
 Provide only the Landmark Address Office.
 Proceeding if any activity is found within the existing and proposed site.
 The drawing shall not be used apart from the project for which it was prepared or by any person or company other than the relevant client.
 Jackie Anos Landscape Architect 2025

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Toowoomba Cecil Plains Road, Wellcamp	Response to TRC Information Request Plant Schedule DRAWING NO.	JA	II
GM Steel	2595-09	DATE	October 2025

Scale
1:1000

Jackie Anos Landscape Architect

46 Skehan Street
 Carenary Heights Q 4350
 (0427 607740)
 jackie@landscapearchitect.com.au



Use Special dimensions in preference to scales.
Provide north arrow. Landscape Architect's name
preceding if any architect is listed below.
No drawing and conditions on site.
This drawing shall not be relied upon for any
purpose other than that for which it was
prepared or for any purpose or comparison other
than the reference herein.

Jackie Amos Landscape Architect 2025

APPROVALS			
Issue	Date	Details	Initial
A	27.03.25	Client Review	JA
B	28.03.25	Client Review	JA

PROJECT	DRAWING	DRAWN	ISSUE
GM Steel Toowoomba Cecil Plains Road, Wellcamp	Response to TRC Information Request Landscape Details	JA	B
CLIENT	DRAWING NO.	DATE	
GM Steel	2595-10	October 2025	

DRAWING	DRAWN	ISSUE
Response to TRC Information Request Landscape Details	JA	B
DRAWING NO.	DATE	
2595-10	October 2025	

DRAWN	ISSUE
JA	B
DATE	
October 2025	

Scale Refer individual details

metres 0

Jackie Amos Landscape Architect

46 Skelton Street
Centenary Heights Q 4350
0427 607748
jackie@jalsandscapearchitect.com.au



SCHEDULE 1

Concurrence Agency Response/s



Department of
State Development,
Infrastructure and Planning

SARA reference: 2509-48019 SRA
Council reference: MCUI/2025/5156
Applicant reference: 2025-601

21 January 2026

Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350
development@tr.qld.gov.au

Attention: James Leader

Dear Mr Leader

Changed referral agency response—Toowoomba Cecil Plains Road, Wellcamp

(Given under section 28 of the Development Assessment Rules)

On 14 January 2026 the department received representations from the applicant requesting the department change its referral agency response. The State Assessment and Referral Agency (SARA) has considered the representations and now provides this changed referral agency response which replaces the response dated 14 January 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	21 January 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant
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Darling Downs South West regional
office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only)

SARA role:	Referral agency
SARA trigger:	<ul style="list-style-type: none"> • Schedule 10, part 5, division 4, table 2, item 1 - Environmentally relevant activities • Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 - Development impacting state transport infrastructure • Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 - Development near a state transport corridor and future state transport corridor <p>(Planning Regulation 2017)</p>
SARA reference:	2509-48019 SRA
Assessment manager:	Toowoomba Regional Council
Street address:	Toowoomba Cecil Plains Road, Wellcamp
Real property description:	Lot 10 on SP296105
Applicant name:	GM Steel Pty Ltd C/- Precinct Urban Planning
Applicant contact details:	<p>PO Box 3038 Toowoomba QLD 4350 paul@precinctplan.com.au</p>
Environmental Authority:	<p>This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"> • Approved • Reference: P-EA-100943025 • Effective date: In accordance with Section 200 of the <i>Environmental Protection Act 1994</i> • Prescribed environmentally relevant activity (ERA): <ul style="list-style-type: none"> • ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year • ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000t • ERA 62 - Resource recovery and transfer facility operation - 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only.

If you are seeking further information on the environmental authority, the Department of Environment, Tourism, Science and Innovation's website includes a register. This can be found at:

<https://www.detsi.qld.gov.au/>

State-controlled road access permit:

This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR25-047503
- Date: 2 December 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Downs.South.West.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations:

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Danica Clark, Senior Planner, on 4616 7305 or via email ToowoombaSARA@dssip.qld.gov.au who will be pleased to assist.

Yours sincerely



Rodney O'Brien
A/Manager

enc Attachment 1 - Referral agency conditions
 Attachment 2 - Advice to the applicant
 Attachment 3 - Reasons for referral agency response
 Attachment 4 - Representations about a referral agency response provisions
 Attachment 5 - Documents referenced in conditions

cc GM Steel Pty Ltd, C/- Precinct Urban Planning, paul@precinctplan.com.au

Attachment 1—Changed referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<p>Material Change of Use – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non-putrescible waste or green waste only)</p>		
<p>Schedule 10, part 5, division 4, table 2, item 1 - Environmentally relevant activities—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>Development authorised under this approval for ERA 19, and ERA 29 and ERA 62 must be generally in accordance with the GM Steel Wellcamp Development Floor Plan prepared by Dezine, dated 22/10/2025, referenced DA.01 version 3.</p>	At all times
2.	<p>Fire hydrant and emergency vehicle access must be implemented in accordance with the requirements of the Queensland Fire Department <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots</i>.</p>	Prior to the commencement of use
<p>Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 - Development impacting state transport infrastructure and Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 - Development near a state transport corridor and future state transport corridor— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
3.	<p>(a) Road access is located generally in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated 22/10/2025, referenced DA 002 and revision 3.</p> <p>(b) Provide road access works comprising a heavy vehicle crossover, (at the road access location(s) referred to in part (a) of this condition) generally in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated, referenced DA 002 and revision 3. The proposed site access must be designed and constructed to safely accommodate the largest design vehicle permitted to access the site (ie. Specialised OSOM vehicles for transporting plant cranes).</p> <p>(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with:</p> <ul style="list-style-type: none"> (i) the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; (ii) the Department of Transport and Main Roads' Standard Drawings Roads. 	<p>(a) At all times</p> <p>(b) and (c): Prior to the commencement of use</p>

4.	<p>(a) Provide road works comprising of access intersection turn treatments generally in accordance with Overall Intersection Layout, prepared by Kehoe Myers Consulting Engineers, 07/07/2025, Drawing No. VEM09, Issue P1.</p> <p>(b) Signage must comply with the Manual of Uniform Traffic Control Devices (MUTCD). All works must be completed by the applicant and at the applicant's cost.</p> <p>(c) Design and construct the road works, required in part (a) of this condition in accordance with:</p> <ul style="list-style-type: none"> • the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. • the Department of Transport and Main Roads' Policies and Technical Specifications. • the Department of Transport and Main Roads' Standard Drawings Roads. 	Prior to the commencement of use
5.	<p>(a) Pay a monetary contribution of:</p> <ul style="list-style-type: none"> • \$0.08 per tonne of material hauled on the Toowoomba Second Range Crossing; and • \$0.011 per tonne of material hauled on Toowoomba Cecil Plains Road; <p>to the Department of Transport and Main Roads towards protecting or maintaining the safety or efficiency of:</p> <ul style="list-style-type: none"> • Toowoomba Cecil Plains Road (road section 324 – Between TSRC on-ramp and site access); and • Toowoomba Second Range Crossing (road section 319B - Start of 319B to off ramp of TSRC at Toowoomba Cecil Plains Road). <p>to offset road impacts on these road segments in accordance with the Department of Transport and Main Roads' Guide to Traffic Impact Assessment (GTIA) for each operational year of the proposed development. <i>(In accordance with section 146(2)(a) of the Planning Act 2016.</i></p> <p>The monetary payment:</p> <ul style="list-style-type: none"> (i) must be calculated at twelve monthly intervals commencing on the first day that material hauled from the site is transported by road; (ii) is to be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment; and (iii) is arranged by contacting the Department of Transport and Main Roads via Downs.South.West.IDAS@tmr.qld.gov.au <p>(b) Keep records of the quantity of material hauled on the state-controlled road network.</p> <p>(c) Submit a copy of the records required in part (b) of this condition</p>	<p>(a) Within 10 business days of the end of May each year until the transportation of material hauled from the site by road ceases</p> <p>(b) At all times until the transportation of material hauled from the site by road ceases</p> <p>(c) At the time of the payment referred to in part (a) of this condition</p>

	<p>to the Department of Transport and Main Roads via Downs.South.West.IDAS@tmr.qld.gov.au. The records must state the application's reference number: 2509-48019 SRA.</p>	
6.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the Toowoomba Cecil Plains Road; (ii) concentrate or increase the velocity of flows to Toowoomba Cecil Plains Road; (iii) interfere with and/or cause damage to the existing stormwater drainage on the Toowoomba Cecil Plains Road; (iv) surcharge any existing culvert or drain on the Toowoomba Cecil Plains Road; (v) reduce the quality of stormwater discharge onto the Toowoomba Cecil Plains Road; (vi) impede or interfere with any overland flow or hydraulic conveyance from the Toowoomba Cecil Plains Road; and (vii) reduce the floodplain immunity of the Toowoomba Cecil Plains Road. <p>(b) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification with supporting documentation to Downs.South.West.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first</p> <p>(c) Within 20 business days of the completion of works.</p>

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.
2.	<p>Road access works approval: Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p> <p>The applicant should note that reference to the approved plans imply conceptual approval only. Further modifications and inclusions are likely to be required in order for submitted detailed designs to comply with TMR standards at the roadworks application (s33 TIA) stage. In particular, detailed designs may require, but should not limited to, necessary lane widening for provision of cycle lanes, lengthening of turn lanes, installation of lighting, signage and line marking, pavements, utilities and services, and roadsides and roadside furniture.</p>
3.	<p>Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on 07 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
4.	<p>Heavy Vehicle / OSOM Heavy Vehicle Routes: The applicant is advised that any oversized or over dimensioned vehicles accessing the site via an unapproved route (i.e. local roads that are not designated road train routes) will require separate approval through the National Heavy Vehicle Regulator (NHVR). Operators can request for assessment of roads that are not currently approved for road train access by applying to the NHVR. Vehicles must not operate on requested roads until they appear on the relevant maps and/or approved road lists. It is recommended that the applicant contact the NHVR for further information regarding this matter.</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:

- State code 1: Development in a state-controlled road environment.
- State code 6: Protection of state transport networks
- State code 22: Environmentally relevant activity

With conditions, the development complies with the relevant assessment benchmarks of SDAP in that the development:

- does not adversely impact the structural integrity or physical condition of the state-controlled road
- does not adversely impact the function and efficiency of the state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

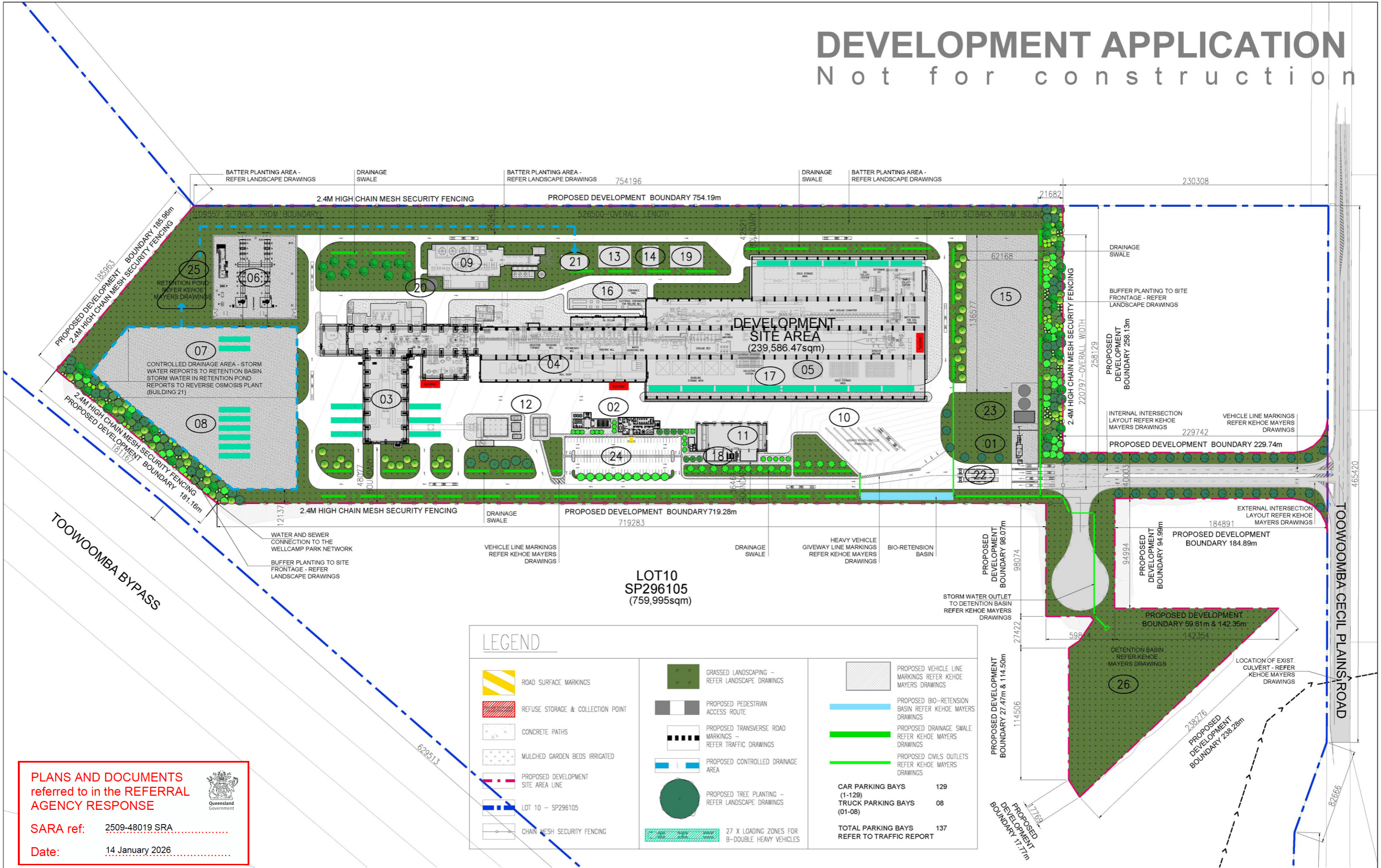
³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Attachment 5—Documents referenced in conditions

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DEVELOPMENT APPLICATION

Not for construction



LOT 10
SP296105
(759,995sqm)

LEGEND

	ROAD SURFACE MARKINGS		GRASSED LANDSCAPING - REFER LANDSCAPE DRAWINGS		PROPOSED VEHICLE LINE MARKINGS REFER KEHOE MAYERS DRAWINGS
	REFUSE STORAGE & COLLECTION POINT		PROPOSED PEDESTRIAN ACCESS ROUTE		PROPOSED BIO-RETENTION BASIN REFER KEHOE MAYERS DRAWINGS
	CONCRETE PATHS		PROPOSED TRANSVERSE ROAD MARKINGS - REFER TRAFFIC DRAWINGS		PROPOSED DRAINAGE SWALE REFER KEHOE MAYERS DRAWINGS
	MULCHED GARDEN BEDS IRRIGATED		PROPOSED CONTROLLED DRAINAGE AREA		PROPOSED CIVILS OUTLETS REFER KEHOE MAYERS DRAWINGS
	PROPOSED DEVELOPMENT SITE AREA LINE		PROPOSED TREE PLANTING - REFER LANDSCAPE DRAWINGS	CAR PARKING BAYS (1-129)	129
	LOT 10 - SP296105		27 X LOADING ZONES FOR B-DOUBLE HEAVY VEHICLES	TRUCK PARKING BAYS (01-08)	08
	CHAIN MESH SECURITY FENCING			TOTAL PARKING BAYS	REFER TO TRAFFIC REPORT

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2509-48019 SRA

Date: 14 January 2026



1:1500 @ A1 SIZE & 1:3000 @ A3

NOTES:
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22/10/25	3	ISSUE FOR DEVELOPMENT APPROVAL	IB
24/08/25	2	ISSUE FOR DEVELOPMENT APPROVAL	IB
03/07/25	1	ISSUE FOR DEVELOPMENT APPROVAL	IB
DATE	REV	NOTE	BY



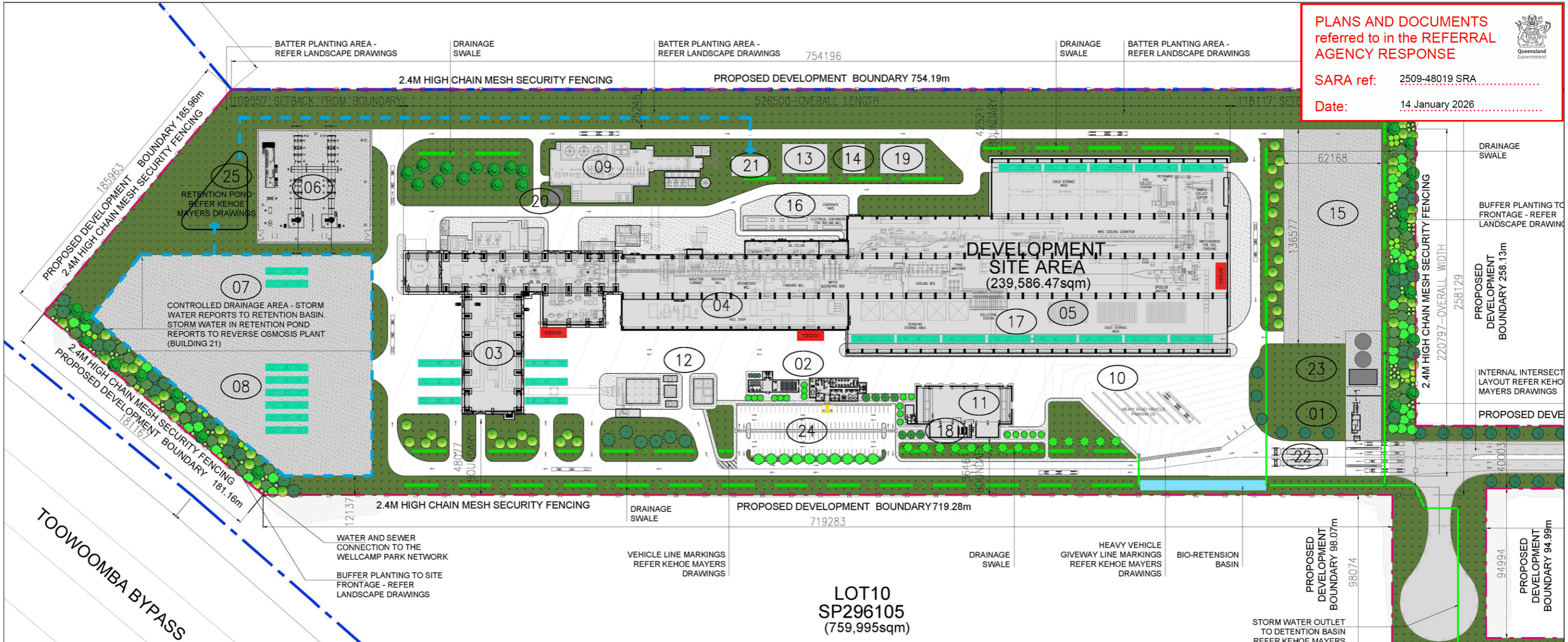
NOTE:
1. THIS DRAWING IS BASED ON CAD DRAWINGS PROVIDED TO DEZINEID @ 310625 BY KEHOE MYERS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP DEVELOPMENT PLAN
CECIL PLAINS RD, TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL



GM STEEL WELLCAMP Job Number: 1123/25
DEVELOPMENT PLAN

22/10/25 SCALE: 1:1500 @ A1
3 DATE: DA 002



LOT10 SP296105 (759,995sqm)

PROG. Nr.	ITEM DESCRIPTION
01	ENTRY GATE
02	ADMINISTRATION BUILDING
03	MELT SHOP PLANT
04	ROLLING MILL
05	STORAGE AREA
06	MAINS RECEIVING SUBSTATIONS
07	SLAG DIPOSAL AREA
08	SCRAP STORAGE & PREPARATION AREA
09	WATER TREATMENT PLANT AREA
10	TRUCK PARKING
11	GENERAL WAREHOUSE AND MAINTENANCE SHOP
12	FUME TREATMENT PLANT

13	INDUSTRIAL GAS
14	LNG (LIQUID NATURAL GAS)
15	COMMON LAYDOWN AREA
16	CONTAINER YARD
17	STEEL PACKING
18	FERROALLOYS BUILDING AREA
19	DIESEL TANK
20	POTABLE WATER STORAGE TANK
21	REVERSE OSMOSIS PLANT
22	WEIGH BRIDGE
23	FIRE PUMP ROOM - FIRE TANK AND PUMPS
24	CAR PARKING AREA
25	RETENTION POND AREA
26	DETENTION BASIN AREA

LEGEND

DEVELOPMENT APPLICATION

Not for construction

SCALE IN METRES 1:1250 @ A1 SIZE & 1:2500@A3

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DATE	REV	NOTE	BY
22/10/25	3	ISSUE FOR DEVELOPMENT APPROVAL	
24/09/25	2	ISSUE FOR DEVELOPMENT APPROVAL	
03/07/25	1	ISSUE FOR DEVELOPMENT APPROVAL	

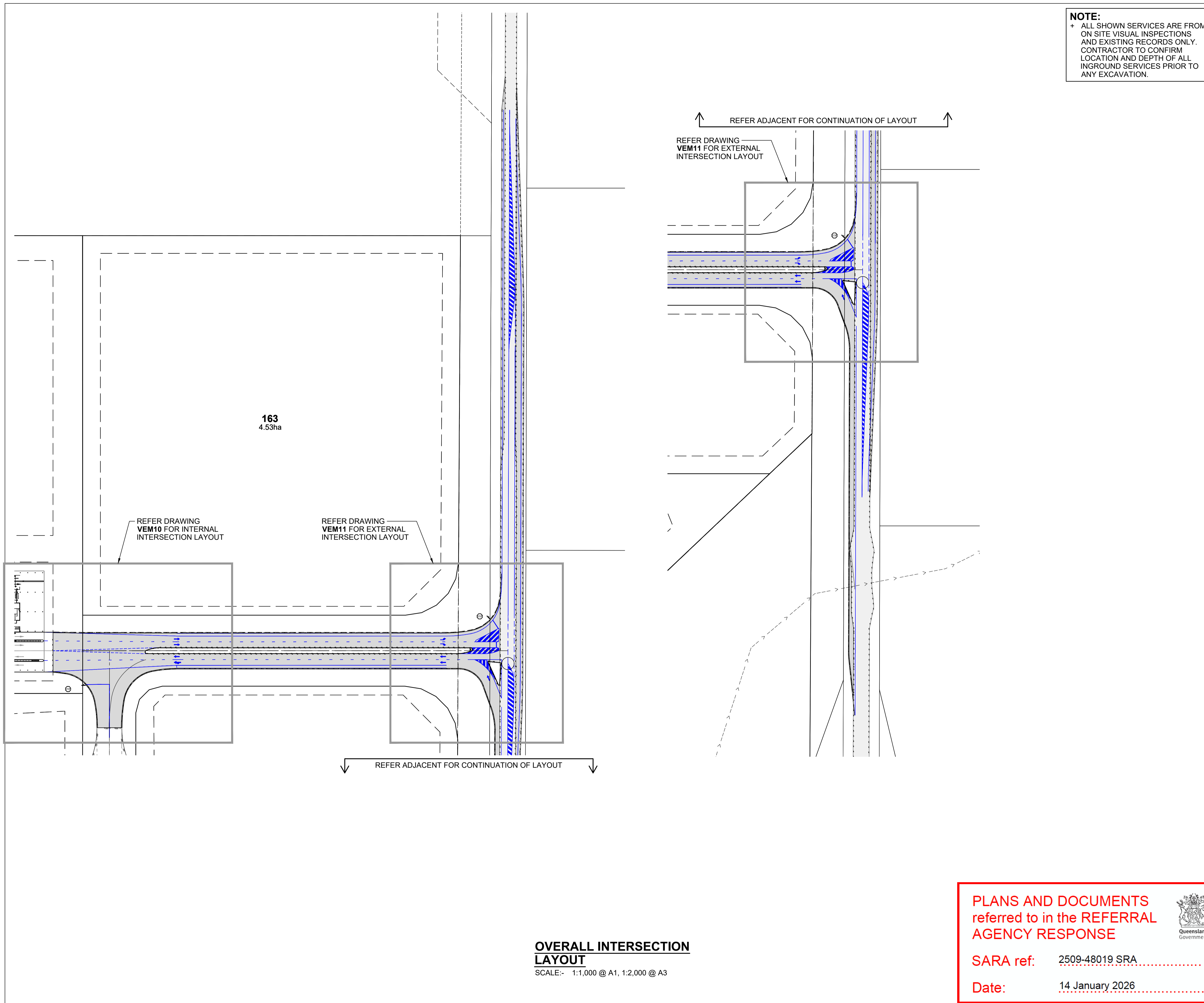


NOTE:
1. THIS DRAWING IS BASED ON CAD DRAWINGS PROVIDED TO DEZINEID @ 310625 BY KEHOE MYERS CONSULTING ENGINEERS PTY LTD.

GM STEEL WELLCAMP DEVELOPMENT FLOOR PLAN
CECIL PLAINS RD, TOOWOOMBA, QLD, 4350.
DEVELOPMENT APPROVAL



GM STEEL WELLCAMP Job Number: 1123/25
DEVELOPMENT FLOOR PLAN
DATE: 22/10/25 SCALE: 1:1250 @ A1
PAGE: 3 OF 3 DRAWING NO: DA 01

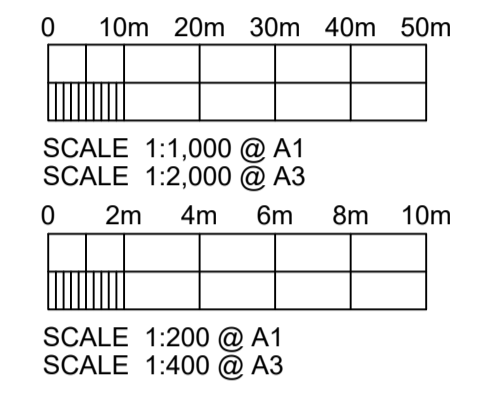


NOTE:
 + ALL SHOWN SERVICES ARE FROM ON SITE VISUAL INSPECTIONS AND EXISTING RECORDS ONLY. CONTRACTOR TO CONFIRM LOCATION AND DEPTH OF ALL INGROUND SERVICES PRIOR TO ANY EXCAVATION.

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DATUM
PSM
 SURVEYOR_INFORMATION

DRAWING ISSUE			
ISSUE	DATE	DETAILS	INITIAL
P1	07.07.25	FOR INFORMATION	PJS



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE 07.07.25 03:41 PM

PRINT IN COLOUR

Kehoe Myers

CONSULTING ENGINEERS KEHOEMYERS.COM.AU
 PH +617 4632 8100

CIVIL | STRUCTURAL | HYDRAULIC

CLIENT
GM STEEL PTY LTD

PROJECT
GM STEEL - WELLCAMP FACILITY

DRAWING TITLE
OVERALL INTERSECTION LAYOUT


DESIGN	Dg	ORIGINAL SIZE	A1
DRAWN	MB	PROJECT NUMBER	C2425187
CHECKED	PJS	DRAWING NUMBER	VEM09
APPROVED		ISSUE	P1

OVERALL INTERSECTION LAYOUT
 SCALE:- 1:1,000 @ A1, 1:2,000 @ A3

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2509-48019 SRA.....

Date: 14 January 2026.....



Permit

Environmental Protection Act 1994

Environmental authority P-EA-100943025

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: P-EA-100943025

Environmental authority takes effect on the date which is later: either 1 January 2028, or whenever development approval MCUI/2025/5156 takes effect. This is the take effect date.

Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the take effect date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

Environmental authority holder

Name	Registered address
GM STEEL PTY LTD	22 Newmarket Rd WINDSOR QLD 4030

Environmentally relevant activity and location details

Environmentally relevant activities	Location
ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year	10/SP296105
ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000t	10/SP296105
ERA 62 - Resource recovery and transfer facility operation - 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only	10/SP296105

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (ERA), other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

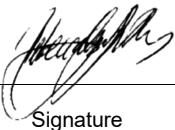
- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise - on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State*

Development and Public Works Organisation Act 1971), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.



Signature

08/01/2026

Date

Rebecca Griffiths
**Department of the Environment, Tourism,
Science and Innovation**
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Utilities and Government Organisations
Assessment
GPO Box 2454, Brisbane QLD 4001
Phone: 1300 130 372
Email: palm@detsi.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (to clear vegetation), and the Department of Primary Industries (to clear marine plants or to obtain a quarry material allocation).

Obligations under the *Mining and Quarrying Safety and Health Act 1999*

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at www.resources.qld.gov.au, or phone 13 QGOV (13 74 68) or your local Mines Inspectorate Office.

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of the Environment, Tourism, Science and Innovation to ensure that you have the most current version of the environmental authority relating to this site.

Conditions of environmental authority

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the following site-specific conditions of the approval.

Agency interest: General	
Condition number	Condition
G1.0	All reasonable and practicable measures must be taken to prevent or minimise the likelihood of environmental harm caused by the activity .
G2.0	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: <ul style="list-style-type: none"> a) an act that causes serious or material environmental harm or an environmental nuisance; or b) an act that contravenes a noise standard; or c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the <i>Environmental Protection Act 1994</i>.
G3.0	<u>Contravention of conditions</u> Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must: <ul style="list-style-type: none"> a) be reported to the administering authority within 24 hours of becoming aware of the contravention; and b) include the nature and circumstances of the contravention and any immediate actions taken.
G3.1	As soon as reasonably practicable but no later than 20 business days of a report made under condition G3.0 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: <ul style="list-style-type: none"> a) the potential circumstances and actions that may have contributed to the contravention; and b) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G3.2	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G3.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G3.3	The outcome of the investigation carried out under condition G3.1 and the reasonable and practicable measures implemented under condition G3.2 must be recorded.

G4.0	<p><u>Complaints</u></p> <p>The following details must be recorded for all complaints received and provided to the administering authority upon request:</p> <ul style="list-style-type: none"> a) date and time the complaint was received; and b) if authorised by the person making the complaint, their name and contact details; and c) nature and details of the complaint.
G4.1	<p>As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine:</p> <ul style="list-style-type: none"> a) the potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) reasonable and practicable measures that will be implemented to address the complaint.
G4.2	<p>As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G4.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.</p>
G4.3	<p>The outcome of the investigation carried out under condition G4.1 and the reasonable and practicable measures implemented under condition G4.2 must be recorded.</p>
G5.0	<p><u>Environmental risk management procedures</u></p> <p>Written procedures must be developed and implemented by an appropriately qualified person(s) that ensure:</p> <ul style="list-style-type: none"> a) all potential risks to the environment from the carrying out of the activity are identified and assessed, including: <ul style="list-style-type: none"> i. during routine operations; and ii. outside routine operations (e.g., maintenance, start up and shut down); and iii. during preparation, rehabilitation, and closure; and iv. in an emergency (e.g., fire, flood or other natural disaster); and b) for each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented; and c) staff understand their obligations under this environmental authority and the <i>Environmental Protection Act 1994</i>; and d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.

G6.0	<p><u>Plant and equipment</u></p> <p>An appropriately qualified person(s) must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner.</p>						
G6.1	<p>Records of installation, calibration and maintenance carried out under condition G7.0 must be kept.</p>						
G7.0	<p><u>Record keeping</u></p> <p>Unless otherwise specified by a condition of this environmental authority, records must be:</p> <ul style="list-style-type: none"> a) kept for the period outlined in <i>Table 1 – Record keeping requirements</i>; and b) provided to the administering authority upon request and in the format requested. <p>Table 1 – Record keeping requirements</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description of records</th> <th style="text-align: left;">Retention requirement</th> </tr> </thead> <tbody> <tr> <td>Monitoring results</td> <td>Retain for 15 years</td> </tr> <tr> <td>All other records</td> <td>Retain for 5 years</td> </tr> </tbody> </table>	Description of records	Retention requirement	Monitoring results	Retain for 15 years	All other records	Retain for 5 years
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G8.0	<p><u>Monitoring and sampling</u></p> <p>All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person(s).</p>						
G8.1	<p>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.</p>						
G9.0	<p><u>Chemical storage</u></p> <p>All Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</p>						
G10.0	<p><u>Site access</u></p> <p>Safe, efficient and clear access to all areas of the site including all stockpiles, storage areas, buildings and structures for fire-fighting vehicles must be provided at all times.</p>						
G10.1	<p>Water supply (fire hydrants/boosters) and any fire safety systems or equipment must at all times be clearly marked and identifiable and remain unobstructed for attending fire crews.</p>						
G11.0	<p>Feedstock to the Electric Arc Furnace must only include Ferrous material in accordance with the Institute of Scrap Recycling Industries (ISRI) specification and must not contain feedstock impurities.</p>						

G12.0	Waste steel processing, including cutting or shredding, must not occur onsite except the sorting of waste steel to separate steel of different properties and to remove any residual feedstock impurities .																				
Agency interest: Air																					
Condition number	Condition																				
A1.0	Odours or airborne contaminants from the activity must not cause environmental nuisance to any sensitive place or commercial place .																				
A2.0	Contaminated air must be treated by a Fume Treatment Plant (FTP) generally in accordance with <i>Appendix B – Operations Flow Diagram</i> prior to the release.																				
A3.0	<p>Contaminants must only be released to air from the point source in accordance with:</p> <ul style="list-style-type: none"> a) the contaminants are released in accordance with <i>Table 2 – Point Source Parameters</i>; and b) the contaminants being released comply with the release limits for each quality characteristic specified in <i>Table 3 – Point Source Air Release Limits</i>; and c) the contaminants being released are monitored at their minimum monitoring frequency for each quality characteristic specified in <i>Table 3 – Point Source Air Release Limits</i>; and d) the associated requirements below <i>Table 3 – Point Source Air Release Limits</i>; and e) The notes below <i>Table 2 – Point Source Parameters</i> and <i>Table 3 – Point Source Air Release Limits</i> <p>Table 2 – Point Source Parameters</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Release point Location</th> <th style="width: 20%;">Minimum release height above ground (m)</th> <th style="width: 20%;">Minimum exit velocity (m/s)</th> <th style="width: 25%;">Description</th> </tr> </thead> <tbody> <tr> <td>FTP stack GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)</td> <td style="text-align: center;">50</td> <td style="text-align: center;">12</td> <td>Fume treatment plant exhaust stack</td> </tr> </tbody> </table> <p>Note 1: As generally depicted in <i>Appendix A – Site Plan</i></p> <p>Table 3 – Point Source Air Release Limits</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Release point</th> <th style="width: 30%;">Contaminant</th> <th style="width: 20%;">Maximum concentration release limit (Note 1)</th> <th style="width: 30%;">Monitoring frequency</th> </tr> </thead> <tbody> <tr> <td rowspan="2">FTP stack</td> <td>Oxides of Nitrogen (as NO₂)</td> <td>40 mg/Nm³ (dry)</td> <td rowspan="2">The FTP stack must be monitored for the</td> </tr> <tr> <td>Sulphur dioxide (SO₂)</td> <td>50 mg/Nm³ (dry)</td> </tr> </tbody> </table>			Release point Location	Minimum release height above ground (m)	Minimum exit velocity (m/s)	Description	FTP stack GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)	50	12	Fume treatment plant exhaust stack	Release point	Contaminant	Maximum concentration release limit (Note 1)	Monitoring frequency	FTP stack	Oxides of Nitrogen (as NO ₂)	40 mg/Nm ³ (dry)	The FTP stack must be monitored for the	Sulphur dioxide (SO ₂)	50 mg/Nm ³ (dry)
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GDA2020 MGA2020 Zone 56 (383753E, 6951843N) (-27.552, 151.823)	Carbon Monoxide (CO)	125 mg/Nm ³ (dry)	contaminants within three months of commencement of the activity and six monthly thereafter.
	Total Solid Particulates (TSP)	20 mg/Nm ³ (dry)	
	Mercury and its compounds (expressed as Hg)	0.2 mg/Nm ³ (dry)	
	Lead and its compounds (expressed as Pb)	0.4 mg/Nm ³ (dry)	
	Cadmium and its compounds (expressed as Cd)	0.2 mg/Nm ³ (dry)	
	Total heavy metals (Note 2)	1 mg/Nm ³ (dry)	
	Hydrogen Fluoride (HF)	0.2 mg/Nm ³ (dry)	
	Hydrogen Chloride (HCl)	2.0 mg/Nm ³ (dry)	
	Volatile Organic Compounds (VOC) as n-propane equivalent	40 mg/Nm ³ (dry)	
	Polycyclic Aromatic Hydrocarbons (PAH) (as BaP equivalent) (Note 3)	0.005 mg/Nm ³ (dry)	
	Dioxins and furans (I-TEQ for PCDDs and PCDFs)	0.1 ng/Nm ³ (dry)	
<p>Note 1: All concentrations limits apply to a sampling period averaged over 30 minutes or period specified in the relevant test method, whichever is the greater.</p> <p>Note 2: Total heavy metals limit is Type 1 substances and Type 2 substances (in aggregate) where:</p> <ul style="list-style-type: none"> • Type 1 substance means the elements of antimony, arsenic, cadmium, lead or mercury, or a compound containing 1 or more of these elements; and • Type 2 substance means the elements of beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium, or a compound containing 1 or more of these elements. <p>Note 3: Polycyclic Aromatic Hydrocarbons (PAH) limit is for the total of the 16 priority pollutants, namely, Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benz(α)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(α)pyrene, Indeno[1,2,3-cd]pyrene, Dibenz[ah]anthracene and Benzo[ghi]perylene, expressed as Benzo(α)pyrene equivalents using the potency equivalence factors specified by the World Health Organisation.</p> <p>Associated requirements:</p> <ol style="list-style-type: none"> a) The release of contaminants from a point source must be directed vertically upwards without any impedence or hindrance; and b) Monitoring must be undertaken during a release and at the authorised release points, frequency, and for the contaminants specified in <i>Table 3 – Point Source Parameters</i> and <i>Table 4 – Point Source Air Release Limits</i>; and c) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period; and d) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards; and e) Air Monitoring must be in accordance with the current edition of the administering authority's Air Quality Sampling Manual. If monitoring requirements are not described in the administering authority's Air Quality 			

	<p>Sampling Manual, monitoring protocols must be in accordance with a method as approved by New South Wales Environmental Protection Authority, US EPA, or European standards (EN); and</p> <p>f) Monitoring position for the release points (stacks) listed in <i>Table 2 – Point Source Parameters</i> and <i>Table 3 – Point Source Air Release Limits</i> must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling positions"; and</p> <p>g) All air emission stack monitoring must be conducted by an experienced person or body which holds current National Association of Testing Authorities (NATA); and</p> <p>h) The following tests must be performed for each required determination specified in <i>Table 3 – Point Source Air Release Limits</i>:</p> <ul style="list-style-type: none"> i. gas velocity and volume flow rate; and ii. temperature and oxygen content; and iii. water vapour concentration; and <p>i) During the sampling period, the following additional information must be gathered:</p> <ul style="list-style-type: none"> i. plant throughput rate at the time of sampling; and ii. any typical factors that may influence air pollutant emissions; and iii. reference to the actual test methods and accuracy. 																
<p>A4.0</p>	<p>The activities conducted at the premises must not cause any exceedance of the metals deposition trigger values specified in <i>Table 4 - Air Quality - Dust Deposition Quality Trigger Values</i> at the monitoring places used for dust deposition.</p> <p>Table 4 - Air Quality - Dust Deposition Quality Trigger Values</p> <table border="1" data-bbox="309 1070 1426 1684"> <thead> <tr> <th data-bbox="309 1070 549 1218">Monitoring locations</th> <th data-bbox="549 1070 815 1218">Contaminant</th> <th data-bbox="815 1070 1235 1218">Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)</th> <th data-bbox="1235 1070 1426 1218">Monitoring Frequency</th> </tr> </thead> <tbody> <tr> <td data-bbox="309 1218 549 1684" rowspan="5"> Dust deposition monitoring site (Note 1) GDA2020 MGA2020 Zone 56 (383815E, 6951843N) (-27.552, 151.823) </td> <td data-bbox="549 1218 815 1308">Arsenic and its compounds as arsenic</td> <td data-bbox="815 1218 1235 1308">4</td> <td data-bbox="1235 1218 1426 1684" rowspan="5"> All monitoring locations must be monitored for the contaminants within six months of commencement of the activity and annually thereafter. </td> </tr> <tr> <td data-bbox="549 1308 815 1397">Lead and its compounds as lead</td> <td data-bbox="815 1308 1235 1397">100</td> </tr> <tr> <td data-bbox="549 1397 815 1487">Cadmium and its compounds as cadmium</td> <td data-bbox="815 1397 1235 1487">2</td> </tr> <tr> <td data-bbox="549 1487 815 1576">Nickel and its compounds as nickel</td> <td data-bbox="815 1487 1235 1576">15</td> </tr> <tr> <td data-bbox="549 1576 815 1684">Mercury and its compounds as mercury</td> <td data-bbox="815 1576 1235 1684">1</td> </tr> </tbody> </table> <p>Note 1: The Dust deposition monitoring site must be located on the activity site directly due east of the FTP stack identified in <i>Table 3 – Point Source Air Release Limits</i>.</p> <p>Associated requirements:</p> <ul style="list-style-type: none"> a) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period; and b) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards; and c) Dust Deposition Monitoring locations must be located in accordance with AS/NZS 3580.1.1:2016 Methods for sampling and analysis of ambient air, Part 1.1: Guide to siting air monitoring equipment; and 	Monitoring locations	Contaminant	Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)	Monitoring Frequency	Dust deposition monitoring site (Note 1) GDA2020 MGA2020 Zone 56 (383815E, 6951843N) (-27.552, 151.823)	Arsenic and its compounds as arsenic	4	All monitoring locations must be monitored for the contaminants within six months of commencement of the activity and annually thereafter.	Lead and its compounds as lead	100	Cadmium and its compounds as cadmium	2	Nickel and its compounds as nickel	15	Mercury and its compounds as mercury	1
Monitoring locations	Contaminant	Dust Deposition Quality Trigger value ($\mu\text{g}/\text{m}^2/\text{day}$, calculated as an annual average)	Monitoring Frequency														
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	Mercury and its compounds as mercury	1															

	<p>d) Analysis of dust deposition samples must be in accordance with AS/NZS 3580.10.1:2016 Methods for sampling and analysis of air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method; and</p> <p>e) During the sampling period, the following additional information must be gathered:</p> <ul style="list-style-type: none"> i. plant throughput rate during the period of sampling; and ii. any typical factors that may influence air pollutant emissions; and iii. reference to the actual test methods and accuracy.
<p>A4.1</p>	<p>If monitoring required by condition A4.0 identify an exceedance of any dust deposition quality trigger values specified in <i>Table 4 - Dust Deposition Quality Trigger Values</i>, the holder of this environmental authority must:</p> <ul style="list-style-type: none"> a) complete an investigation, conducted by an appropriately qualified person, to identify the cause or potential causes of the exceedance; and b) give consideration to the environmental management procedures required by condition G5.0, records required to be obtained by condition G7.0, relevant risk assessments and identified pollution controls measures; and c) provide a written report to the administering authority within four (4) months of the date of receipt of monitoring results, outlining: <ul style="list-style-type: none"> i. details of the investigation carried out; and ii. identification of the source of the exceedance, and if the exceedance has resulted from the authorised activity, iii. identification of the proposed control measures required to prevent further exceedances; and iv. actions taken or to be taken to minimise environmental harm.
<p>A5.0</p>	<p>This environmental authority does not authorise odours or airborne contaminants generated by the activity to cause a relevant act at a sensitive place or commercial place.</p>
<p>A6.0</p>	<p>Air emission control measures must be installed, operated and maintained by an appropriately qualified person(s) in accordance with the manufacturer’s specifications and instructions.</p>
<p>A7.0</p>	<p>Air quality monitoring, including for dust and point source emissions from the activity, must be undertaken in accordance with the latest edition of:</p> <ul style="list-style-type: none"> a) the relevant Australian Standards; or b) a method approved by any other Australian, European or North American jurisdiction/EPAs (if monitoring requirements are not described in the Australian Standards).
<p>A8.0</p>	<p><u>Greenhouse Gas Abatement Plan</u></p> <p>A Greenhouse Gas Abatement Plan that meets the requirements of Appendix A of the latest version of the Queensland Greenhouse Gas Emissions Guideline (ESR/2024/6819) must be prepared within 6 months of the effective date of this permit.</p>

A8.1	The Greenhouse Gas Abatement Plan must be implemented and complied with whilst the environmental authority is in force and any activities are being carried out.
A8.2	The Greenhouse Gas Emission Reduction Program in the Greenhouse Gas Abatement Plan may be updated to incorporate opportunities to further reduce emissions and improve energy efficiency.
A8.3	Updates to the Greenhouse Gas Abatement Plan carried out under condition A8.1 must meet the requirements of Appendix A of the latest version of the Queensland Greenhouse Gas Emissions Guideline (ESR/2024/6819).
A8.4	An appropriately qualified person(s) must undertake an audit every 5-years following the effective date of this permit to determine whether the Greenhouse Gas Abatement Plan has been implemented and complied with during the previous 5-year period.
A8.5	<p>A statement of compliance must be prepared about the work undertaken to implement and comply with the Greenhouse Gas Abatement Plan. The statement of compliance must:</p> <ul style="list-style-type: none"> a) be prepared by an appropriately qualified person(s); and b) be submitted to the administering authority within 10 business days of the audit under condition A8.4 being completed; and c) consider the following compliance criteria: <ul style="list-style-type: none"> i. whether the emission reduction targets in the Greenhouse Gas Abatement Plan have been met; and ii. whether the emission reduction measures in the Greenhouse Gas Emission Reduction Program have been implemented; and iii. whether the Greenhouse Gas Abatement Plan has been reviewed in accordance with review provisions in the Greenhouse Gas Abatement Plan; and iv. whether greenhouse gas emissions have been monitored in accordance with the monitoring program in the Greenhouse Gas Abatement Plan; and v. whether public reporting on progress toward the emission reduction targets has been carried out in accordance with the reporting program in the Greenhouse Gas Abatement Plan. d) state whether the work complies with the above compliance criteria. e) be supported by the methodology, assumptions and input data used to determine greenhouse gas emissions.
A8.6	<p>Within 20 business days of the audit being completed under condition A8.4 the following information must be published on the environmental authority holder's website:</p> <ul style="list-style-type: none"> a) the statement of compliance required under condition A8.5; and b) the latest version of the Greenhouse Gas Abatement Plan.

A8.7	Any non-compliance with the Greenhouse Gas Abatement Plan must be reported to the administering authority in accordance with condition G3.0.
Agency interest: Water	
Condition number	Condition
WT1.0	<p>Contaminants must not be released to waters except stormwater releases:</p> <ul style="list-style-type: none"> a) that exceed the capacity of the controlled drainage area identified in <i>Appendix A</i>; and b) treated via the stormwater treatment and retention measures in accordance with condition WT3.0.
WT2.0	<p><u>Stormwater</u></p> <p>Stormwater must be managed to:</p> <ul style="list-style-type: none"> a) prevent stormwater from being contaminated by the activity; or b) direct stormwater that is contaminated by the activity to stormwater treatment and retention measures generally in accordance with <i>Appendix A – Site Plan</i>, or c) contain stormwater from the scrap steel storage area within controlled drainage area generally in accordance with <i>Appendix A – Site Plan</i>.
WT2.1	Stormwater treatment and retention measures and the controlled drainage area must have capacity to retain stormwater runoff generated by a storm event up to and including a 24-hour storm event with an Annual Exceedance Probability (AEP) of 10% .
WT2.2	Clean stormwater must be diverted away from the “development site area” as identified in <i>Appendix A – Site Plan</i> .
WT3.0	Stormwater within the stormwater catchment identified as “controlled drainage area” by <i>Appendix A – Site Plan</i> must be collected and contained and treated by the wastewater treatment plant.
WT4.0	The holder of this authority must hold a current trade waste agreement that accommodates the entire volume of effluent produced by the wastewater treatment plant with a facility that can lawfully accept the wastewater.
WT5.0	<p>Releases of treated stormwater from the northern stormwater catchment identified by <i>Appendix A – Site Plan</i> to waters must not:</p> <ul style="list-style-type: none"> a) produce any slick or other visible evidence of oil or grease, nor contain visible floating oil, grease, scum, litter or other visually objectionable matter, and

	b) contain any properties at a concentration capable of causing environmental harm.						
Agency interest: Noise							
Condition number	Condition						
N1.0	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place .						
N2.0	Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in <i>Table 5 – Noise limits</i> at any sensitive place or commercial place .						
	Table 5 – Noise limits						
	Noise level measured in dB(A)	Monday to Saturday			Sunday and Public Holidays		
		7am–6pm	6pm–10pm	10pm–7am	9am–6pm	6pm–10pm	10pm–9am
		Noise measured a sensitive place					
	L_{Aeq} adj, 1 hr	41 dB(A)	41 dB(A)	37 dB(A)	41 dB(A)	41 dB(A)	37 dB(A)
	L_{Amax}, 1 hr	-	-	49 dB(A)	-	-	49 dB(A)
		Noise measured at a commercial place					
	L_{Aeq} adj, 1 hr	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)	62 dB(A)
N2.1	Notwithstanding condition N2.0, noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place resulting from impulsive noise between 10pm and 7am on any day.						
N3.0	All monitoring of noise emissions from the activity must be undertaken when the activity is in operation.						
N4.0	The following must be recorded when undertaking monitoring of noise emissions from the activity : <ul style="list-style-type: none"> a) All equipment in operation at the time of the noise measurement; and b) The mode of operation at the time of the noise measurement. <p><i>Note: results and monitoring reports are records that must be kept in accordance with condition G7.0.</i></p>						
N5.0	Noise measurements must be taken using a class 1 sound level meter as classified under AS IEC 61672.						
N6.0	All monitoring of noise emissions from the activity must be undertaken in accordance with the latest edition of the <i>Noise measurement manual</i> (available on the Queensland						

	government website), the relevant <i>Australian Standard and the Environmental Protection Regulation 2019 (Chapter 5, Part 4)</i> .
N7.0	Noise attenuation measures must be installed and maintained to achieve compliance with condition N2.0.
Agency interest: Land	
Condition number	Condition
L1.0	Contaminants must not be released to land .
Agency interest: Waste	
Condition number	Condition
WS1.0	All waste generated in carrying out the activity must be reused, recycled or removed to a facility that can lawfully accept the waste.
WS2.0	Incompatible wastes must not be mixed in the same container or waste storage area.
WS3.0	All spillages of combustible liquids or material must be cleaned up using the appropriate containment method immediately.
WS4.0	The slag stockpile must be covered to prevent ingress of rain and banded to prevent ingress of stormwater.

Definitions

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

24-hour rainfall event with an Annual Exceedance Probability of 10% means the maximum Design Rainfall Depth (mm) from a 24-hour duration precipitation event with an annual exceedance probability of 10%. The Design Rainfall Depth (mm) for an AEP probability of 10% over a 24-hour duration can be calculated for your location using the Intensity–Frequency–Duration (IFD) Design Rainfall Data System on the Bureau of Meteorology website.

Activity means the environmentally relevant activities, to which this environmental authority relates.

Administering authority means the Department of the Environment, Tourism, Science and Innovation or its successors or predecessors.

Annual exceedance probability (AEP) means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.

Commercial place means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

Contaminant(s) means:

- a gas, liquid or solid; or
- an odour; or
- an organism (whether alive or dead), including a virus; or
- energy, including noise, heat, radioactivity and electromagnetic radiation; or
- a combination of contaminants.

Controlled drainage area means the designated, impermeable and bunded catchment where stormwater runoff from scrap steel storage is captured and directed to a retention pond, which reports to the reverse osmosis (RO) plant for reuse in the Electric Arc Furnace (EAF).

Environmental nuisance as defined under Chapter 1 of the *Environmental Protection Act 1994*.

Environmental harm as defined under Chapter 1 of the Environmental Protection Act 1994.

Feedstock impurities means non-ferrous materials, including but not limited to plastics, foams, upholstery, hydrocarbons, metals (excluding steel and iron).

Impulsive noise means short bursts of high-intensity sound that occur suddenly and typically last for a very brief duration, usually less than one second. These noises are characterised by rapid onset and decay, often with a high peak sound pressure level. Impulsive noise can be caused by events such as explosions, gunshots, hammering, or machinery impacts.

$L_{Aeq\ adj, 1\ hr}$ means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 1-hour period has the same mean square sound pressure of a sound that varies with time.

$L_{Amax, 1\ hr}$ means the maximum A-weighted sound pressure level over the 1-hour measurement period.

Land does not include waters.

Measures has the broadest interpretation and includes plant, equipment, physical objects, bunding, containment systems, monitoring, procedures, actions, directions and competency.

NATA means National Association of Testing Authorities.

Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, or surface waters.

Sensitive place includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a World Heritage Area; or
- a public thoroughfare, park or garden; or
- for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

Stormwater treatment and retention measures means the drainage swales and bioretention basin identified in *Appendix A – Site Plan*.

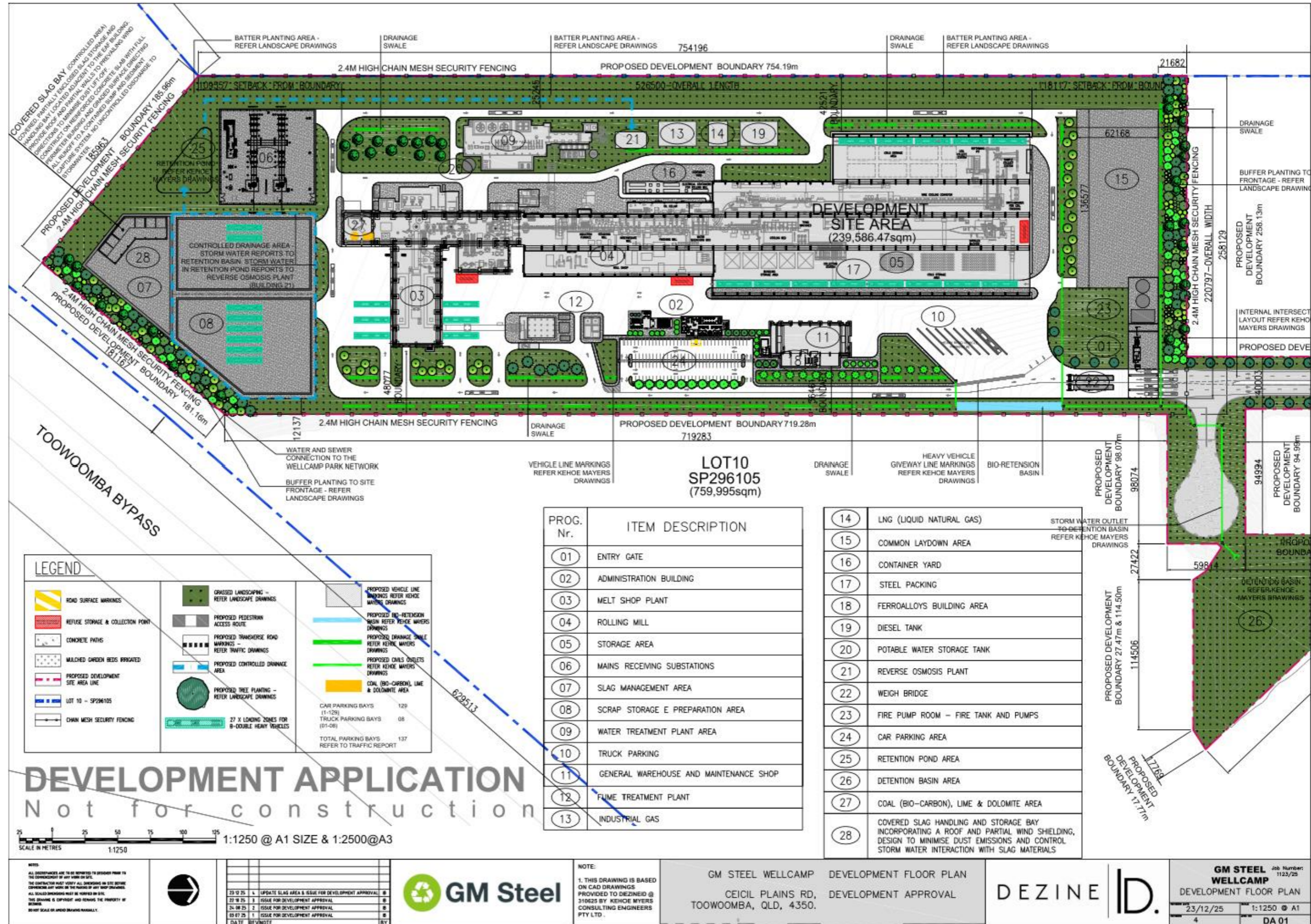
Substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

Water Quality Sampling Manual means the following document or more recent additions or supplements to that document as such become available:

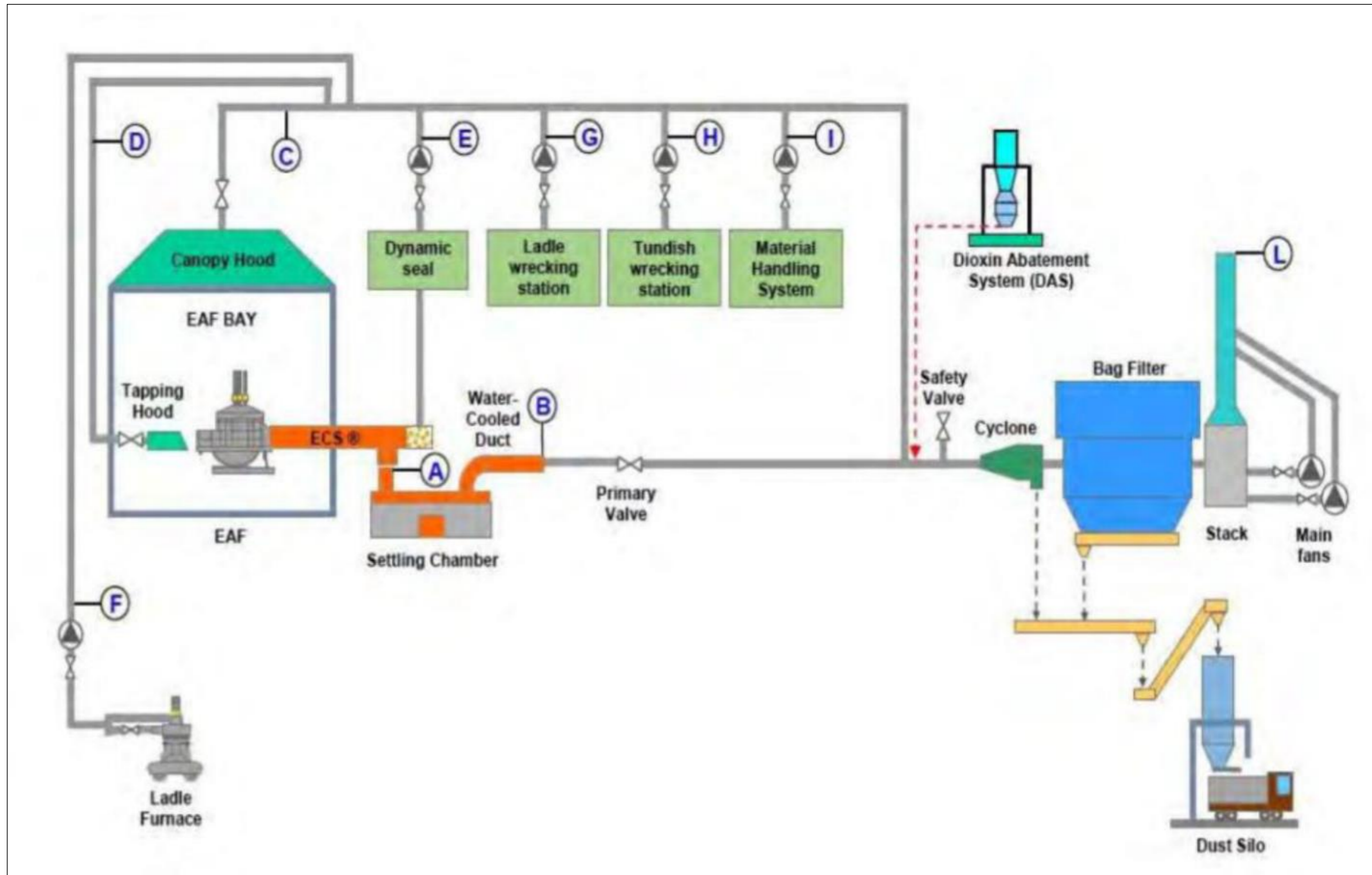
- *Monitoring and Sampling Manual, Environmental Protection (Water) Policy 2009* (2018) Water Quality and Investigation, Department of Environment and Science (DES).

Waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

Appendix A - Site Plan



Appendix B – Operations Flow Diagram



END OF ENVIRONMENTAL AUTHORITY

Our ref TMR25-047503
Your ref 2509-48019 SRA
Enquiries Markus Dittmann



2 December 2025

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number 2509-48019 SRA, lodged with Toowoomba Regional Council involves constructing or changing a vehicular access between Lot 10SP296105, the land the subject of the application, and Toowoomba Cecil Plains Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address GM Steel Pty Ltd
PO Box 3038
Toowoomba QLD 4350

Application Details

Address of Property Toowoomba Cecil Plains Road, Wellcamp QLD 4350
Real Property Description 10SP296105
Aspect/s of Development

Development Permit for Material Change of Use for Material Change of Use – Impact – High Impact Industry; and Environmentally Relevant Activity (ERA) 19 – Metal Forming (forming a total of 10,000 tonnes or more of metal in a year); and Environmentally Relevant Activity (ERA) 29(1)(d) Metal Foundry Operation (producing more than 10,000 tonnes of ferrous metal castings in a year); and Environmentally Relevant Activity (ERA) 62 (1) (a) Resource Recovery and Transfer Facility Operation (operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap steel, non putrescible waste or green waste only) Location: Toowoomba Cecil Plains Road, WELLCAMP QLD 4350 Property Description: Lot 10 SP296105 and Emt A RP835801

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
Road Access Location		
A. General		
1	The Permitted Road Access Location is in accordance with GM Steel Wellcamp Development Plan prepared by Dezine, dated 22/10/2025, referenced DA 002 and revision 3. The proposed site access must be designed and constructed to safely accommodate the largest design vehicle permitted to access the site (ie. Specialised OSOM vehicles for transporting plant cranes).	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) To maintain the safety, efficiency and operational performance of the state-controlled road network.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Markus Dittmann, Town Planner should be contacted by email at markus.dittmann@tmr.qld.gov.au or on (07) 4639 0739.

Yours sincerely



Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions

Attachment A

Decision Evidence and Findings

Evidence or other material on which findings were based:

- Material submitted in support of Western Downs Regional Council development application MCUI/2025/5156.
- State Development Assessment Provisions – State Code 1 (Development in a Statecontrolled road environment)
- Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition
- Planning Act (2016)
- Planning Regulations (2017)
- Transport Infrastructure Act (1997).

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

SCHEDULE 2

Statement of Reasons

Statement of Reasons
Section 63(4) and (5) of the *Planning Act 2016*

SITE DETAILS	
Site Address	Lot 10 SP296105 Toowoomba Cecil Plains Road, WELLCAMP QLD 4350
Real Property Description	Lot 10 SP296105, Emt A RP835801
Site Area	873.9 hectares
Owner	Wagners Properties Pty Ltd

PROPOSED DEVELOPMENT	
Name of Applicant	Gm Steel Pty Ltd
Type of Application	Material Change of Use
Proposed Development	High Impact Industry and Environmentally Relevant Activity (ERA) – ERA 19 Metal Forming, ERA 29 Metal Foundry Operation and ERA 62 Resource Recovery and Transfer Facility Operation
Level of Assessment	Impact
Gross Floor Area	49,263 m ²
Impervious Area	147,509 m ²
Site Cover	20.56% / 49,263 m ²
Car Parking Spaces	129 parking spaces inclusive of two (2) PWD spaces.
Service Vehicle Provision	Eight (8) Articulated Vehicle Parking spaces and manoeuvring for a B-Double Articulated Vehicle
Submissions Received	Objection: Seven (7) submissions
	Support: Nil
Decision	Approval
Decision Date	26 February 2026

ASSESSMENT MATTERS	
Assessment benchmarks	<p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> • Schedules 9 and 10 of the <i>Planning Regulation 2017</i> (as relevant); • <i>State Planning Policy July 2017</i> (as relevant); • South-east Queensland Regional Plan ShapingSEQ 2023/Darling Downs Regional Plan (as relevant); • The Local Government Infrastructure Plan; and • <i>Toowoomba Regional Planning Scheme 2012</i> (Version 28): <ul style="list-style-type: none"> • Strategic Framework • High Impact Industry Zone Code • Medium Impact Industry Zone Code • Rural Zone Code • Charlton Wellcamp Enterprise Area Local Plan Code • Airport Environs Overlay Code • Environmental Significance Overlay Code • Extractive Resources Overlay Code • Bushfire Hazard Overlay Code • Flood Hazard Overlay Code • Industry Uses Code • Environmental Standards Code • Integrated Water Cycle Management Code • Landscaping Code • Transport, Access and Parking Code • Works and Services Code

Matters raised in submissions	Issue	How matter was dealt with
	Air Quality	<p>A number of submitters have raised concerns regarding the emissions, pollutants, and air quality impacts generated by the proposed development and the associated health concerns for residents and livestock.</p> <p>Potential air quality impacts and emissions generated by the development were assessed and considered as part of the application by both Council and by the Department of Environment, Tourism, Science, and Innovation through their Environmentally Relevant Activity assessment.</p> <p>The supporting information provided by the applicant addressing air quality and emissions consisted of an Air Quality Assessment, Greenhouse Gas Assessment, Environmental Assessment, and Site Based Management Plan. This information was submitted with the original application and has been amended and changed to respond to Council's Information Requests and Further Advices.</p> <p>The management of potential offsite environmental impacts including air-quality and greenhouse gas abatement, is primarily regulated through an Environmental Authority issued and administered by the Department of Environment, Tourism, Science and Innovation (DETSI) for the environmentally relevant activities included in this application. Reference is made to the Environmental Authority P-EA-100943025, dated 8 January 2026, issued by DETSI for the following Prescribed Environmentally Relevant Activities for this development:</p> <ul style="list-style-type: none"> - ERA 19 - Metal forming - Hot forming a total of 10,000t or more of metal in a year; - ERA 29 - Metal Foundry Operation - 1(d) - Producing, in a year, the following quantity of ferrous metal castings - more than 10,000 tonnes; and - ERA 62 - Resource recovery and transfer facility operation - 1(a) - Operating a facility for receiving and sorting, dismantling, baling or temporarily storing scrap metal, non-putrescible waste or green waste only. <p>Specific reference is made to conditions of the Environmental Authority permit relating to air-quality and the greenhouse gas abatement plan.</p> <p>DETSI have only issued an Environmental Authority Permit as they are satisfied that the proposed development can achieve the relevant air quality objectives and environmental values prescribed under the <i>Environmental Protection (Air) Policy (EPP)</i>. The Environmental Authority Permit has also imposed conditions on the development that regulate the compliance, review, and ongoing monitoring of air quality for the development.</p> <p>The pollutants and emissions that may be generated</p>

		<p>by the proposed development have been assessed by Council and DETSI, and conditions of approval have been imposed to ensure that the ongoing air quality of the surrounding locality is not impacted by the development. As a result of the conditioned Air Quality Impact Assessment, Site Based Management Plan, and Environmental Authority Permit, the proposed development will not impact on the air quality amenity, or health outcomes of people and animals in the surrounding locality.</p>
	<p>Noise</p>	<p>A number of submitters have raised concerns regarding the noise associated with the proposed development, given it will operate 24 hours a day, and will involve large numbers of heavy vehicle trips.</p> <p>Potential noise impacts were assessed and considered as part of the combined development application for a Development Permit for Material Change of Use and Environmental Authority for Environmentally Relevant Activities. The applicant provided supporting information that consisted of a Noise Impact Assessment, Environmental Assessment, and Site Based Management Plan that have all been updated and amended as required by Council and the State Assessment Referral Agency (SARA) through a number of Information Requests and Further Advice Notices.</p> <p>Similar to air-quality, noise impacts are primarily regulated through the Environmental Authority Permit issued and administered by DETSI for the environmentally relevant activities included in this application. DETSI through the Environmental Authority Permit have imposed a number of conditions relating to noise management.</p> <p>The Noise Impact Assessment prepared by Virid AU and dated 28 October 2025 has been prepared based on best practice methodologies and considered worst case scenarios and operations. Background noise monitoring was conducted as part of the Noise Impact Assessment and confirmed that ambient noise in the project area are high. Consequently, the more conservative Acoustic Quality Objectives of the <i>Environmental Protection (Noise) Policy 2019</i> (EPP (Noise)) were used in the applicants Noise Impact Assessment.</p> <p>In response to the concerns raised by submitters, the applicant has provided a response prepared by Virid Au specifically relating to the receptor located at 5 Hanrahan Road the following comments were provided:</p> <p><i>“It is noted that one residential receptor, located at 5 Hanrahan Road, was omitted from the assessment. A review of the noise modelling results indicates that under worst case conditions and for a worst-case scenario, during the night period and with windows partially open, a marginal exceedance of up to 3 dB(A) may be expected at this receptor. Similar minor exceedances are also predicted at receptors R1, R6,</i></p>

		<p><i>and R11, as detailed in Appendix C of the NIA, October 2025 prepared by Virid AU which is attached to this memo and identifies the residential building at 5 Hanrahan Road. The noise contours indicate that the residence at 5 Hanrahan Road would experience similar noise levels to those predicted at receptors R1, R6 and R11.</i></p> <p><i>In accordance with DETSI Noise measurement manual 4, a 3 dB(A) change in noise level is just perceptible and leads to no to little community reaction.</i></p> <p><i>The NIA, October 2025 has been reviewed by the Council and SARA and no further information was requested, and no outstanding concerns were raised by the assessment authorities with respect to noise assessment outcomes. Permit for the facility would not have been granted unless the administering authority was satisfied that the proposed operations can comply with the relevant noise objectives and environmental values prescribed under the EPP (Noise).</i></p> <p><i>Condition N2.0 and N2.1 of the approved EA, prescribes enforceable noise limits for day, evening and night and these noise limits are aimed at protecting the environmental values prescribed under the EPP (Noise)."</i></p> <p>Conditions have been imposed by DETSI under the Environmental Authority Permit that relate to the ongoing mitigation, monitoring, and review of noise impacts as a result of the development, and DETSI's conditions are more than sufficient to ensure that any noise impacts provided to the surrounding locality and sensitive receptors are appropriately mitigated. Conditions have also been imposed by Council to endorse the Site Based Management Plan as an approved document.</p>
	<p>External Lighting</p>	<p>A number of submitters have raised concerns surrounding the potential use of external lighting on the site, and the impacts of lighting pollution on the surrounding properties and locality.</p> <p>Potential external lighting impacts were assessed and considered as part of the development and the Environmental Authority Permit application for Environmentally Relevant Activities. The applicant provided supporting information that consisted of an Environmental Assessment and Site Based Management Plan that assessed the potential external lighting impacts of the development.</p> <p>External lighting impacts are regulated in part under the Environmental Authority permit issued by DETSI for the environmentally relevant activities included in this application. External lighting is also regulated by Council as part of its assessment of the Material Change of Use development application in accordance with the requirements of the Planning Scheme and the relevant Australian Standards.</p> <p>The Site Based Management Plan prepared by Range</p>

		<p>Environmental Consultants and dated 22 January 2026 confirms that outdoor lighting at the site will comply with <i>Australian Standard AS4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i>. This standard sets out requirements for the control of the effects of outdoor lighting on nearby residents (e.g. of dwellings such as houses, hotels, hospitals), users of adjacent roads (e.g. vehicle drivers, pedestrians, cyclists) and transport signalling systems (e.g. air, marine, rail), and on astronomical observations. Lighting at the site that complies with this Australian Standard will minimise the risk of nighttime amenity loss/light pollution at sensitive receptors as far as reasonably practicable.</p> <p>Conditions of approval have been imposed which endorsed the submitted Site Based management plan prepared by Range Environmental Consultants as an approved document.</p> <p>With the requirements of the relevant Australian Standards for Outdoor Lighting, the recommendations and mitigation measures of the approved Site Based Management Plan, Council’s Development Conditions, and the conditions of DETSI’s Environmental Authority Permit, the impacts of outdoor lighting are more than capable of being managed on site such that the impact on adjoining properties and the surrounding locality are minimised.</p>
	<p>Water Quality</p>	<p>One of the submitters raised concerns surrounding potential impacts on groundwater as a result of the proposed development.</p> <p>The impact of the proposed development on groundwater and underground water supply were assessed as part of the approval, and as part of Environmental Authority Permit application for Environmentally Relevant Activities. The development impact on groundwater was assessed as part of the Environmental Assessment and Site Based Management Plan provided by the applicant.</p> <p>Stormwater Management for the site will involve the use of quality and quantity control measures that ensures that the site will not result in adverse impacts on downstream drainage or ground water supplies. DETSI has imposed conditions of development in their Environmental Authority Permit relating to the management and monitoring of groundwater impacts on site.</p> <p>The Environmental Assessment prepared by Range Environmental Consultants and dated 22 January 2026 details that the recharge area for the relevant aquifer for the registered bore at 5 Hanrahan Road, Wellcamp is located to the east of the submitter’s premises and the development site area is located approximately 600 metres to the south-east of these premises. Given the nature and location of the development, Range Environmental Consultants have confirmed the development presents a low risk to groundwater recharge and water supply for the registered bore at 5 Hanrahan Road, Wellcamp.</p>

		<p>The submitted Site Based Management Plan outlines controls for the protection of surface water quality. Broadly, the key controls to protect surface water quality include:</p> <ul style="list-style-type: none"> • Spill and incident response procedures; • Stormwater quality treatment systems; • Storage of slag and other materials that may present a potential water quality risk out of contact with rainfall and stormwater; • Capture, treatment and reuse of water from the scrap steel storage area; and • Controls such as impervious surfaces, liners and bunding to prevent leaching or release of potential water contaminants. <p>The implementation, maintenance and monitoring of environmental controls as required by the Approved Site Based Management Plan will reduce the risk of the proposed development to surface water quality in the Dry Creek catchment as low as reasonably practicable.</p> <p>Council is satisfied through the conditions imposed under the Environmental Authority Permit, and through the control, maintenance, and monitoring measures identified in the approved Site Based Management Plan, that the proposed development will not impact on ground water.</p>
	<p>Microclimate</p>	<p>On of the submitters has raised concerns that the scale of the proposed development will generate adverse microclimate issues in the vicinity of the premises.</p> <p>In response to this issue, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which included the following extract with respect to microclimate (wind) issues:</p> <p><i>“A comment in one (1) submission was made regarding the potential impact of the buildings for the proposed steel mill on the easterly and south easterly winds received at the dwelling at 5 Hanrahan Road, Wellcamp. This dwelling is located approximately 600 m north west of the closest point of the proposed steel mill building. As noted by the ViridAU air quality impact assessment report, prevailing winds are dominantly easterlies with contribution from northeast and southeast vectors. The proposed development presents a low risk of impacting the cooling effect of easterly and south easterly winds received at the dwelling at 5 Hanrahan Road because:</i></p> <ul style="list-style-type: none"> • <i>Given the location of the dwelling with respect to the proposed steel mill buildings, only the sub-dominant south-easterly winds are at risk of potential impact. The proposed steel mill buildings would not impact the effect of the dominant easterly winds at the dwelling.</i> • <i>The wind profile will normalise as the shelter effect weakens farther downwind from a</i>

		<p><i>building (Oke, 1987). The downstream shelter effect typically dissipates at a distance that is 10 times the height of the building (Li and Jiang, 2022).</i></p> <ul style="list-style-type: none"> • <i>Roof heights for the proposed steel mill range from 20 – 35 m based on building elevation plans. This suggests a potential downwind influence on local wind conditions from the steel mill buildings of about 350 m. There is a low risk of adverse impacts to local winds at the dwelling under southeasterly conditions as it is located 600 m from the proposed steel mill buildings which is beyond the likely extent of any downstream shelter effects.</i> • <i>Based on the relative positioning and separation distance of the dwelling at 5 Hanrahan Road from the proposed steel mill buildings, there is a low risk of impact on local winds under southeasterly conditions and their cooling effect at this dwelling.”</i> <p>This advice confirms the development is unlikely to generate adverse microclimate issues for nearby residential premises.</p>
	<p>Impact on Flora and Fauna</p>	<p>A number of submitters raise concerns about the impact of the proposed development on existing vegetation and wildlife on site as well as livestock and animals on neighbouring properties throughout the locality.</p> <p>The proposed development does not involve any clearing of land identified with Council’s Environmental Significance Overlay, or the States Regulated Vegetation Management Overlays or Koala Habitat Overlays. The proposed development is located within a part lot that is not located in any of the overlays mentioned above. As such, the removal of vegetation within the identified development area is not assessable by Council or the State and is accepted under Council and State Regulations.</p> <p>The development site is highly disturbed and does not contain significant existing native vegetation in the areas of the site that will be subject to the proposed development. A small amount of juvenile and sparsely located trees exist and will be cleared as allowed, in order for development to occur.</p> <p>As the site is not located within a State mapped Koala Habitat Overlay, the developments impact on koala habitat is not required to be addressed. It is noted however that during construction and site works there is a duty of care to undertake development in accordance with the animal welfare provisions of the <i>Animal Care and Protection Act 2001</i>, which ensures that any fauna located on the site will not be harmed, and will be relocated to existing habitat areas as required.</p> <p>As addressed in the response to Air Quality concerns item above, the site and its management and monitoring measures ensures that air quality</p>

		emissions will not provide any adverse health impacts to people or livestock as part of the proposed development.
	Bushfire	<p>One of the submitters has raised concerns in relation to the potential for bushfire hazard risk generated by the development.</p> <p>It is noted that the developments site area is not located in a mapped bushfire hazard area and is not required to be assessed against the bushfire management provisions of the planning scheme. Regardless, the development makes adequate provision for on-site fire fighting water supply and ability.</p> <p>In addition, the applicant provided an Environmental Response prepared by Range Environmental Consultants dated 22 January 2026 which includes the following comments:</p> <ul style="list-style-type: none"> • “The development site is not mapped as a bushfire hazard area, but it adjoins land to the west that is mapped as a bushfire hazard area. The bushfire hazard mapping does not accurately reflect the current condition of the land to the west which is heavily disturbed by quarrying activities and contains limited hazardous vegetation. • The proposed steel mill is located downgradient and upwind (based on prevailing easterly winds) from the mapped bushfire hazard area which places the steel mill at a lower risk of fire attack from land to the west. • Fire prevention and management controls will be implemented at the proposed steel mill development in accordance with the <i>National Construction Code</i> and <i>Queensland Development Code</i> to minimise the risk of a fire incident that could potentially spread to adjacent properties. • In the event of a fire incident, the site would be attended by the Queensland Fire Department (QFD). The closest QFD station is at Charlton which is a 5.7 km drive from the site via O’Mara and Toowoomba Cecil Plains Road.” <p>This advice confirms the development is unlikely to generate a bushfire hazard risk.</p>
	Traffic	<p>A number of submitters have raised concerns surrounding the increase in traffic associated with the proposed development, and especially the impact this will have on the existing road network and the existing infrastructure.</p> <p>Traffic Impacts associated with the development have been assessed and considered in the Traffic Impact Assessment submitted by the applicant. The development seeks to take access from Toowoomba Cecil Plains Road, which is a state controlled road and therefore required referral to SARA for assessment. In response to an Information Request issued by SARA, the applicants traffic engineering consultants prepared</p>

		<p>and submitted a Pavement Impact Assessment to determine the current standard of the road network and the extent of annual contributions required to the state for the upgrades and maintenance of Toowoomba Cecil Plains Road to accommodate traffic anticipated to be generated by the development.</p> <p>Approval of the new access and the requirement to pay annual contributions have been subsequently conditioned as part of the Referral Response issued by SARA. SARA’s conditions requiring ongoing contributions towards the maintenance of the road and approval of the location of the new access to Toowoomba Cecil Plains Road, combined with the submitted Traffic Impact Assessment Report has satisfactorily demonstrated that the development will not significantly impact on the surrounding road network.</p> <p>Requirements for any upgrades to Toowoomba Cecil Plains roads cannot be imposed by Council due to it being state controlled. As such, SARA and the Department of Transport and Main Roads (DTMR) have imposed conditions of development that require road works consisting of a heavy vehicle crossover, and intersection and turning lane treatment works for the development that ensure that the safety and efficient use of the road network is maintained.</p> <p>The hierarchy of surrounding roads is such that the increase in traffic anticipated by the development is able to be accommodated.</p>
	<p>Water Supply</p>	<p>One of the submitters has raised concerns regarding of the proposed development will feature a sufficient water supply and if it will require the use of ground water to meet demand.</p> <p>The Engineering infrastructure Report supplied by the applicant explains in detail the proposed water consumption requirements of the development which is divided into potable water for staff, industrial water, and fire-fighting and landscaping water requirements.</p> <p>Potable water will be provided via a connection to the Wellcamp Business Park’s water supply network. All other water requirements will be provided via a combination of on-site recycled water supply from the proposed reverse osmosis plant, and non-potable supply from within the Wellcamp Business Park, noting the latter will not draw on the Toowoomba Bulk Water Supply servicing the Wellcamp Business Park.</p> <p>The proposed development will rely heavily on the re-use of water on site via the proposed reverse osmosis plant, and as such provides appropriate treatment systems for water quality. This results in the need for external water supply being greatly reduced and ensures that the development will not require the use of groundwater to service the development.</p>
	<p>Land Use & Rural Character</p>	<p>Submitters have raised concerns about whether the proposed industrial use is appropriately located on the subject land and the impacts the development will</p>

	<p>have on the rural character of the area.</p> <p>The proposed development is defined as a “High Impact Industry” Use under the <i>Toowoomba Regional Planning Scheme 2012</i> (the Planning Scheme). The development site area is located within the <i>Charlton Wellcamp Enterprise Area Local Plan</i> and is within the following zones under the Planning Scheme:</p> <ul style="list-style-type: none"> • High Impact Industry Zone (Quarry Precinct); and • Medium Impact Industry Zone (General Industry Precinct). <p>The following outcomes of the Charlton Wellcamp Enterprise Area Local Plan Code under the current Planning Scheme are noted:</p> <p>(4) <i>“The purpose of the code will be achieved through the following overall outcomes:</i></p> <p style="padding-left: 20px;">(a) <i>Charlton Wellcamp Enterprise Area is a regionally significant employment hub, serving as a major business and employment area for the Toowoomba, Surat Basin Energy Province and broader Darling Downs Region. Intended to accommodate more than 10,000 employees, it is recognised as an important asset to the broader South-East Queensland and Queensland economies.</i></p> <p style="padding-left: 20px;">(b) <i>Charlton Wellcamp Enterprise Area accommodates a mix of regionally significant business and industry activities that capitalises on the area’s strategic location and competitive strengths, particularly proximity to regional transport networks and surrounding agricultural, energy and extractive industry activity. Accordingly, Charlton Wellcamp Enterprise Area will provide for transport and logistics and innovative major, high-impact and special industries providing high value-adding uses and employment opportunities.”</i></p> <p>Overall outcome (3)(b) states the intent of the Local Plan to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities. This includes uses such as the proposed “High Impact Industry” steel mill use proposed by the development. The development seeks to co-locate with other high impact industry uses within the locality including existing extractive industries, including the Wellcamp Downs Quarry which is a Key Resource Area (KRA) quarry. The use is also consistent with the intent of the High Impact Industry Zone and Medium Impact Industry Zone Codes of the Planning Scheme which seek to allow for Industrial Uses.</p> <p>It is acknowledged the subject site has been vacant land for an extended period and has historically used for grazing purposes. Regardless, the land has been</p>
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		<p>located within Industrial Zones and has been part of the Charlton Wellcamp Enterprise Area since the introduction of the current Planning Scheme (<i>Toowoomba Regional Planning Scheme 2012</i>). This confirms Council's long term policy direction for the area to be developed for industrial purposes.</p> <p>It is appreciated that the scale of the industrial development is significant, however given the intent and zoning of land within the Charlton Wellcamp Enterprise Area Local Plan, and the intensity of surrounding industrial uses, as well as the Toowoomba Wellcamp International Airport, the development is located in an area that supports uses of this scale and intensity, and is seen to comply with the intended and zoned character of the site.</p>
	<p>Amenity Impacts</p>	<p>Collectively, submitters have raised concerns about potential impacts generated by the development on their amenity and the rural amenity of the area. Some of the amenity concerns have been addressed in the preceding responses particularly with respect to air-quality, noise, external lighting, water quality, microclimate, bushfire hazard, traffic, water supply, land use, and rural character.</p> <p>In terms of concerns raised in relation to impacts on visual amenity, reference is made to the former response on Land Use and Rural Character that details the intent of the relevant local plan and industrial zones that apply to the development site to accommodate innovative high-impact industries providing high value-adding uses and employment opportunities.</p> <p>The development is located within a part lot of Lot 10 SP296105, and is setback approximately 230 metres from Toowoomba Cecil Plains Road to the north and approximately 30 metres from the Toowoomba Bypass to the south-east. The development is anchored by a steel mill building that will have a gross floor area of approximately 4.6ha and an overall height of between 18 and 34 metres noting the fume treatment plant stack has a height of 47 metres. The steel mill building is setback 348 metres from Toowoomba Cecil Plains Road and 125 metres to the Toowoomba Bypass. In addition, the topography of the development site ensures buildings will be partially screened to the north-west, west and south-west by the adjacent quarry sites. The development proposes neutral colours for buildings and extensive perimeter landscaping to reduce its visual impact.</p> <p>Given that the proposed development is an anticipated use for the site, and that it features significant setbacks from road boundaries, as well as extensive vegetative landscaping buffers, the proposed development is seen to provide a visual outcome that is consistent with the amenity of the surrounding industrial area, and will not impact on the amenity of surrounding properties.</p>
	<p>Potential Impacts on Toowoomba's</p>	<p>A number of submissions raised concerns that the proposed development may impact on Toowoomba's</p>

	Olympic Facilities	<p>ability to host equestrian events during the 2032 Olympics as a result of heath impacts on horses. As well as the impact on Toowoomba's "garden city" reputation.</p> <p>As has been addressed in a number of above items, the proposed development will not result in any air quality impacts that will have any heath effects on people, horses, or animals in any case and will not impact on Toowoomba's ability to host Olympic equestrian events.</p> <p>The site as detailed in the Land Use and Rural Character response above, is located within an existing industrially zoned area and is intended to accommodate high impact industry uses that are value adding and provide for employment opportunities. Additionally, as submitted under the Amenity Impacts response, the proposed development features significant setbacks to its site boundaries and features significant landscape buffering, providing a positive amenity outcome for the locality. The impact of the development on the future 2032 Olympic Games is not an assessment benchmark or requirement of the Toowoomba Regional Planning Scheme 2012, and as such has not been further assessed.</p>
	Public Notification of the Application	<p>A number of submissions raised concerns surrounding how the public notification was undertaken for the development.</p> <p>Site visits from Council as well as an extensive Notice of Compliance provided by the applicant have demonstrated that public notification was undertaken correctly for the development.</p>
	Impacts on Land Values	<p>A number of submitters content that the proposed development will have a negative impact on their property values given the proximity to a high impact industry use.</p> <p>In accordance with Section 45, Part 5 (b), the assessment of the proposed development cannot have regard to a persons personal circumstances, financial or otherwise. As such the concerns raised by submitters regarding impacts on land values have not been considered in the assessment of this application.</p>
Reasons for decision	<p>The development was assessed against all of the assessment benchmarks listed above and complies, or can be conditioned to comply, with all of these without exception.</p>	

For further details on the assessment of this development application, please see the Delegated Report available for public viewing on the Toowoomba Regional Council Planning and Development Online website at: <https://developmenti.tr.qld.gov.au/>. When accessing Council's website please use the following Application Number: MCUI/2025/5156.