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Our Reference: J002916
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REVERSE AMENITY ADVICE LETTER FOR A PROPOSED VETERINARY CONTRACT RESEARCH ORGANISATION, WELLCAMP

Dear Richard,

Range Environmental was engaged by Wagner Corporation on behalf of Invetus to prepare this reverse amenity advice letter for a proposed Veterinary Contract Research Organisation (CRO) located on Proposed Lot 26 (hereafter 'the site') at Road 3, Wellcamp across a portion of a land parcel formally described as Lot 8 on Plan SP329720.

The site is located within an Extractive Resources Separation Area under the Toowoomba Regional Planning Scheme (TRPS) 2012 (v28) due to its proximity to Boral's Wellcamp Downs Quarry. The site is located approximately 366 m south-west of the Wellcamp Downs Quarry. A response to Performance Outcome 4 (PO₄) of the Extractive Resources Overlay Code has been provided below at Table 1.

Table 1 Extractive Industry Overlay Code – TRPS 2012 (v28)

Performance outcomes	Acceptable outcomes	Response
PO4 To the greatest extent practicable, development minimises the potential for adverse impact from extractive industries, having regard to noise, dust, ground vibration, or air blast overpressure from an existing or future extraction, processing and transportation of extractive materials.	No acceptable outcome is nominated.	Complies with PO4 as: Vibration, overpressure, and fly-rock • Due to the existing topography of the local area, the proposed development will not have direct line of sight to Boral's existing quarrying operations. • A Blast Impact Assessment was prepared by Saros (International) Pty Ltd (Reference: BRQ20, dated 30 May 2016) for Boral's Wellcamp Downs Quarry. The Saros (2016) assessment predicted the following in relation to the location of the proposed development: • Vibration levels from blasting activities would exceed the recommended 5mm/s limit at the site and would likely be noticeable to easily noticeable. • Blasting activities at the Wellcamp Downs Quarry are undertaken approximately once every 4 weeks. Therefore, whilst vibration emissions from blasting activities are likely to be noticeable to easily noticeable, it would be limited to a short, instantaneous sensation that may be felt by staff 1-2 times per month. • Vibration emissions from the Boral Quarry Wellcamp Downs are not predicted to result in minor or cosmetic building damage at the proposed development as the estimated vibration levels at the site do not exceed the 50mm/s limit for reinforced or framed structures under Australian Standard AS2187.2:2006 <i>Explosives</i>. • The proposed development will fall within the 120 dB(L) overpressure contour, which exceeds

Performance outcomes	Acceptable outcomes	Response
		the recommended 115dB(L) limit but does not exceed the maximum 120 dB(L) peak limit at any time. Overpressure from the Wellcamp Downs Quarry however is also not expected to result in structural damage. • The site did not occur within the Wellcamp Downs Quarry 170m fly rock exclusion zone. • There have been no complaints regarding vibration emissions, air-blast overpressure, or fly-rock from the Wellcamp Downs Quarry from any users of the Wellcamp Business Park. • Vibration emissions, air-blast overpressure, or fly-rock from the Wellcamp Downs Quarry are not anticipated to adversely impact the safe use of the site for the proposed development. Noise • Due to the existing topography of the local area, the proposed development will not have direct line of sight to Boral's existing quarrying operations. • As per the Assessment of Environmental Noise Emission prepared for Boral's Wellcamp Downs Quarry by Acoustics RB Pty Ltd (Reference: 14-551.R04, dated 1 June 2016), the site is wholly located within an area identified as 'non-developable' as predicted noise emissions at the site exceeded the derived noise level limits (50-60 dB(A) during the daytime period). • However, noise logging undertaken approximately 160m south of the site in April 2025 as part of the preparation of a noise impact assessment for a proposed development proximate to this site (Reference: MCUC/2025/4658/A) determined that the ambient noise levels at this location were well below

Performance outcomes	Acceptable outcomes	Response
		the derived noise level limits (35 dB(A) L_{Aeq} during the daytime period, with a maximum hourly L_{Aeq} recording of 49 dB(A)) (Noise Measurement Services, 2025). • These recorded noise levels also comply with the Acoustic Quality Objectives (AQOs) for commercial receivers under the Environmental Protection (Noise) Policy 2019 (EPP Noise) which outlines a limit (measured at the façade) for the daytime period of 55 dB(A) L_{Aeq}¹. • Noise emissions from Boral's Wellcamp Downs Quarry have been measured to be well below the predicted noise levels at the development site. Ambient noise levels measured near the site in April 2025 were below the relevant noise assessment criteria for a commercial receptor. • There have been no complaints regarding noise from the Wellcamp Downs Quarry from any users of the Wellcamp Business Park. • Noise emissions from the Wellcamp Downs Quarry are not anticipated to adversely impact the safe use of the site for the proposed development. Air quality • An Air Quality Assessment prepared for Boral's Wellcamp Downs Quarry by Katestone Environmental Pty Ltd (Reference: D14060-10 V1.2, dated 26 May 2016) identified the following:

¹ The internal AQO has been converted to an external value assuming 10 dB(A) of attenuation through open windows as per Locher et al., "Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows", International Journal of Environmental Research and Public Health, 2018.

Performance outcomes	Acceptable outcomes	Response
		• Ground-level concentrations of PM₁₀ did not exceed the EPP Air limit at the site. • Maximum monthly dust deposition rates did exceed the EPP Air limit at the site. This may result in nuisance being caused at the proposed development site by dust settling on surfaces. • There have been no complaints regarding air quality (dust) from the Wellcamp Downs Quarry from any users of the Wellcamp Business Park. • Air emissions from the Wellcamp Downs Quarry are not anticipated to adversely impact the safe use of the site for the proposed development. Transport • Traffic associated with the operation of the Wellcamp downs Quarry also has the potential to cause dust or noise nuisance at receptors. • Traffic to and from the quarry is via Toowoomba Cecil Plains Road located approximately 1.3 km north of the site. • The site is shielded from the internal access roads at the quarry by the natural terrain of the area. • As described above, noise and dust emissions from the quarry are not expected to adversely impact the proposed development at the site. • Traffic to and from, and within, the quarry will not adversely impact the safe use of the site for the proposed development. Summary • The proposed development will therefore be compatible with the operation of Boral's Wellcamp Downs Quarry as the potential for adverse impact

Performance outcomes	Acceptable outcomes	Response
		from noise, dust, ground vibration, or air blast overpressure emissions from the quarry is low.

We trust that the information provided within this letter is sufficient for your purposes. If you should have any questions on the contents of this letter, please do not hesitate to contact me on 0482 951 463 or at maddy.warnick@rangeenviro.com.au.

Yours sincerely,

m.warnick

Maddy Warnick
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