ORDINARY COUNCIL MEETING

AGENDA

3 FEBRUARY 2026

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 3 February 2026 commencing at 9:00 AM (Development & Strategic Planning) for transaction of the enclosed business.

Alastair Dawson
INTERIM CHIEF EXECUTIVE OFFICER
29 January 2026

Next Meeting Date: 17 February 2026

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING	3
2	ATTENDANCE	3
3	LEAVE OF ABSENCE / APOLOGIES	4
	NIL	4
4	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	4
5	DECLARATION OF INTEREST IN MATTERS ON THE AGENDA	4
6	DEPUTATIONS	5
6.1	9:00AM - DEPUTATION - GIDEON TOWN PLANNING - D-298-2025 - 97 MILLVIEW ROAD FARNBOROUGH	5
7	BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS	6
	NIL	6
8	PRESENTATION OF PETITIONS	6
	NIL	6
9	NOTICES OF MOTION	6
	NIL	6
10	QUESTIONS ON NOTICE	6
	NIL	6
11	COMMITTEE REPORTS	6
	NIL	6
12	AUDIT, RISK AND IMPROVEMENT COMMITTEE REPORTS	6
	NIL	6
13	REPORTS	7
13.1	D-298-2025 - ROL (1 LOT INTO 2)	7
13.2	D-351-2024 - MCU FOR FUNCTION FACILITY	66
13.3	D-403-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES	136
13.4	D-466-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES	146
13.5	D-339-2025 - MCU FOR TOURIST PARK	181
13.6	NORTHERN CORRIDOR STRUCTURE PLAN, LIVINGSTONE SHIRE INDUSTRY ASSESSMENT REPORT AND LIVINGSTONE SHIRE CENTRES ASSESSMENT REPORT.	276
14	URGENT BUSINESS/QUESTIONS	438

15 CLOSED SESSION 439

16 CONFIDENTIAL REPORTS..... 440

16.1 LAND ACQUISITION PART LOT 508 ON SP 166188 440

17 CLOSURE OF MEETING..... 441

1 OPENING

Acknowledgement of Country

"I would like to take this opportunity to respectfully acknowledge the Darumbal People. The traditional custodians and elders past, present and emerging of the land on which this meeting is taking place today."

Opening Prayer

Councillor Lance Warcon is scheduled to deliver an opening prayer.

2 ATTENDANCE

Members Present:

Mayor, Councillor Adam Belot
Deputy Mayor, Councillor Pat Eastwood
Councillor Glenda Mather
Councillor Rhodes Watson
Councillor Wade Rothery
Councillor Lance Warcon
Councillor Andrea Friend

Officers in Attendance:

Alastair Dawson – Interim Chief Executive Officer
Michael Kriedemann – General Manager Infrastructure
Katrina Paterson – General Manager Communities and Environment
Andrea Ellis – General Manager Corporate Services
Kristy Mansfield - Chief People and Performance Officer
Graham Scott – Project Director Blueprint Livingstone

3 LEAVE OF ABSENCE / APOLOGIES

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Minutes of the Ordinary Meeting held 20 January 2026

5 DECLARATION OF INTEREST IN MATTERS ON THE AGENDA

6 DEPUTATIONS

6.1 9:00AM - DEPUTATION - GIDEON TOWN PLANNING - D-298-2025 - 97 MILLVIEW ROAD FARNBOROUGH

File No:	**qA81488**
Attachments:	**Nil**
Responsible Officer:	**Greg Abbotts - Manager Development and Environment** **Alastair Dawson - Interim Chief Executive Officer**
Author:	**Kylie Keech - Executive Support Officer**

SUMMARY

Gideon Town Planning will be presenting in relation to D-298-2025 – 97 Millview Road Farnborough. An Officers Report will be presented in this meeting.

OFFICER'S RECOMMENDATION

THAT the deputation be received.

7 BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 NOTICES OF MOTION

Nil

10 QUESTIONS ON NOTICE

Nil

11 COMMITTEE REPORTS

Nil

12 AUDIT, RISK AND IMPROVEMENT COMMITTEE REPORTS

Nil

13 REPORTS

13.1 D-298-2025 - ROL (1 LOT INTO 2)

File No: **D-298-2025**

Attachments:
1. **Locality Plan and Overlay Plans⇩**
2. **Proposal Plans⇩**
3. **Code Assessment⇩**
4. **Statement of Reasons⇩**

Responsible Officer: **Shari Rankin - Coordinator Development Assessment**
Greg Abbotts - Manager Planning and Development
Katrina Paterson - General Manager Communities and Environment
Alastair Dawson - Interim Chief Executive Officer

Author: **Gretta Cowie - Planning Officer**
Murray Smith - Support Services Officer
Aleena Suosaari - Support Services Officer

SUMMARY

Applicant:	J O & H L Marsh
Consultant:	Gideon Town Planning
Real Property Address:	Lot 1 on RP611689
Common Property Address:	97 Millview Road, FarnboroughArea of Site: 1.828 hectares (18,280 square metres)
Planning Scheme:	*Livingstone Planning Scheme 2018*
Planning Scheme Zone:	Rural Zone (Capricorn Coast Rural Precinct)
Planning Scheme Overlays:	Agricultural land classification
	Biodiversity – Stream order
	Bushfire hazard area
	Road Hierarchy
	Height limits
Existing Development:	Dwelling house (located on proposed lot 1)
	Unlawful Dwelling house (located on proposed lot 2)
Level of Assessment:	Impact Assessable
Submissions:	6 Submissions received
Referral matters:	Nil
Infrastructure Charge Area:	Outside the Priority Infrastructure Area

Application progress:

Application received:	27 August 2025
Application properly made:	2 September 2025
Confirmation notice issued:	8 September 2025
Information request issued:	22 September 2025

Information request response received:	6 November 2025
Public notification period:	10 – 28 November 2025
Notice of compliance received:	1 December 2025
Submission consideration period:	1 – 15 December 2025
Extension of time agreed to:	28 January – 6 February 2026
Decision period commenced:	15 December 2025
Council briefing date:	27 January 2026
Council meeting date:	3 February 2026
Statutory determination date:	6 February 2026

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Reconfiguring a Lot for (one lot into two lots), made by J O & H L Marsh, on Lot 1 on RP611689 and located at 97 Millview Road, Farnborough, Council resolves to Refuse the application pursuant to Section 60(3)(c) of the *Planning Act 2016*.

BACKGROUND

Council records indicate a Development Advice Sheet was provided on 16 September 2021 advising further subdivision of the site results in lots below the minimum lot size and subdivision would not be supported by Officers.

PROPOSAL

The proposal is to subdivide the existing 18,280 square metres (1.828 hectare) lot into two (2) lots. The minimum lot size for the Rural zone within the Capricorn Coast Rural Precinct is 10 hectares, as required by the Planning Scheme. An overview of the proposed subdivision is included in **Table 1**.

TABLE 1 – OVERVIEW OF SUBDIVISION

LOT	SIZE
Proposed Lot 1	14,280 square metres (1.428 hectares)
Proposed Lot 2	4,000 square metres (0.4 hectares)

Proposed Lot 1 will contain the existing dwelling house and associated outbuildings.

Proposed Lot 2 will contain the currently unlawful dwelling house.

Access to Lot 1 is via Millview Road. The access arrangements remain unchanged.

Access to Lot 2 proposed via Collins Road.

SITE AND LOCALITY

The site is located at 97 Millview Road, Farnborough. The site is 1.828 hectares (ha) in area and is an irregular shape. The site is improved by a detached dwelling house and ancillary outbuildings in the north eastern portion and an unlawful dwelling in the south western portion. The site has frontage to both Millview Road and Collins Road. There is an approximate 220 metres frontage to Millview Road and a 51 metre frontage adjoin Collins Road.

The site is approximately five (5) kilometres (km) north of the Yeppoon Major Centre Zone. The surrounding area is characterised by predominantly residential uses (single detached dwellings), some containing rural activities such as cropping. Aerials indicate lots to the south, east and north contain fruit trees in a greater capacity than a hobby farm.

The site is not connected to urban services (reticulated water or sewer) because of the rural location.

The related permits over the subject site and permits and development on adjoining properties are detailed **Table 2**:

TABLE 2 – RELEVANT DEVELOPMENT APPROVALS

EXISTING DEVELOPMENT OVER THE SITE	
Lot 1 on RP611689 97 Millview Road, Farnborough	Development Application D-Y/2007-248 – Shed/Workshop – approved 3 July 2007 Building Permits associated with the existing dwelling house and ancillary buildings on the site.
DEVELOPMENT OVER ADJOINING PROPERTIES	
Lot 18 on RP843151 67 Millview Road, Farnborough (to the south east)	Building and Plumbing and Drainage Permits associated with the existing dwelling house and ancillary buildings on the site.
Lot 20 on SP289446 11 Collins Road, Farnborough (to the south)	Development Application D-133-2016 – Reconfiguring a Lot (to lots into two lots – boundary realignment) – approved 22 September 2016 Building and Plumbing and Drainage Permits associated with the existing building on the site.
Lot 17 on RP843151 95 Millview Road, Farnborough (to the east)	Building and Plumbing and Drainage Permits associated with the existing dwelling house and ancillary buildings on the site.

PLANNING ASSESSMENT

The assessment has been carried out against the matters identified in section 45(5) of the *Planning Act 2016* (**Table 3**).

TABLE 3 – ASSESSMENT IN ACCORDANCE WITH S45(5) OF THE ACT

ASSESSMENT BENCHMARKS IN THE CATEGORISING INSTRUMENT	
Livingstone Planning Scheme 2018 Version 4, in effect 2 May 2025	Strategic Framework – Settlement pattern theme: Rural places Reconfiguring a lot code Development works code Bushfire hazard overlay code Biodiversity overlay code
MATTERS PRESCRIBED BY REGULATION	
Central Queensland Regional Plan October 2013	Chapter 4 – Regional outcomes and policies
State Planning Policy, July 2017	Part E: State interest policies and assessment benchmarks
Local Government Infrastructure Plan in the *Livingstone Planning Scheme 2018* Version 3, in effect 15 February 2021	Chapter 4 – Local Government Infrastructure Plan
Any development approval for, and any lawful use of, the premises or adjacent premises	The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development
Common material	All material about the application Council has received before the application is decided.
RELEVANT MATTERS	
Nil.	

The above matters relevant to Council as assessment manager have been assessed by relevant planning, engineering, environmental health, natural resource management and other technical officers as required. An overview of the assessment of the above matters is detailed below –

Internal Advice and Assessment

Development Engineering – *16 September 2025*

Support, subject to conditions

Natural Resource Management

No comments

Public and Environmental Health – 2 January 2026

No comments

Growth Management – 5 January 2026

Not supportive. History of the site and non-compliance with planning scheme.

Information Request

An information request was issued by Council on 22 September 2025. The Information Request identified the existing dwelling house to be located on proposed Lot 2 is unlawful. Further, Council advised the proposal was inconsistent with the Planning Scheme because of the minimum lot sizes being below that prescribed for the Rural zone.

The Information Request concluded that Council officers did not support the development application.

The Applicant provided a response (in full) on 6 November 2025.

State Planning Policy – July 2017

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. An assessment of the State interests relevant to the application are detailed below.

Liveable Communities: Not applicable

Environment and Heritage - Water quality: Not applicable

Natural hazards, risk and resilience: A response to the State interests is in **Table 4**.

TABLE 4 – ASSESSMENT AGAINST PART E *STATE PLANNING POLICY*

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: Applicable

Development other than that assessed against (1) above, avoids natural hazard The application is seeking approval to create an additional lot with access to infrastructure and services below those which have been intended for new development in Rural Residential zoned areas. The intended character in rural residential zoned areas and consistent land uses also differs to Rural areas. areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	**Complies** Proposed Lot 1 contains an established residential use on the site. Onsite water is provided along with a sufficient internal driveway and access. Proposed Lot 2 adjoins Collins Road, a Rural access road capable of catering for emergency services vehicles. A suitable Bushfire Attack Level can be achieved. The development can be conditioned to mitigate the risks to people and property to an acceptable or tolerable level.
All natural hazard areas: Applicable	
Development supports and does not hinder disaster management response or recovery capacity and capabilities.	**Complies** The subject site adjoins Millview Road and Collins Road, a Rural access road capable of catering for emergency services vehicles.
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.	**Complies** The addition of a residential use on proposed Lot 2 will not directly, indirectly and cumulatively increase the severity of the natural hazard or the potential for damage on the site or to other properties.
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.	**Complies** Proposed Lot 1 contains an established residential use on the site with proposed Lot 2 also to contain a residential use. Hazardous material greater than that of a residential use is not expected to be kept onsite.
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.	**Complies** Proposed Lot 1 does not contain mapped vegetation. Proposed Lot 2 contains Category R Regulated vegetation within the western portion. No additional vegetation clearing is proposed given the existing unlawful dwelling on the site.

Central Queensland Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

Livingstone Planning Scheme 2018 (Version 3)

The *Livingstone Planning Scheme 2018* (Version 3) (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

Strategic Framework

The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the Planning Scheme. The strategic framework is structured as follows:

(a) the strategic intent, and statements of preferred dominant land uses in the form of describing the *places* that form part of the planning scheme area;

(b) the following six (6) *themes* that collectively represent the policy intent of the planning scheme:

(i) Settlement pattern;

(ii) Natural environment and hazards;

(iii) Community identity and diversity;

(iv) Access and mobility;

(v) Infrastructure and services; and

(vi) Natural resources and economic development;

(c) the *strategic outcomes* proposed for development in the planning scheme area for each theme;

(d) the *specific outcomes* for each, or a number of, elements of each theme; and

(e) the *land use strategies* for achieving these outcomes.

The following themes are relevant to the assessment of this application:

(i) *Settlement pattern.*

The following Strategic outcomes and Specific outcomes have been addressed with regards to their relevance to the development application (**Table 5 & 6**):

TABLE 5– STRATEGIC FRAMEWORK ASSESSMENT

ASSESSMENT BENCHMARK	RESPONSE
3.3 Settlement Pattern Theme	
3.3.1 Strategic outcomes	
1) Urban development occurs on land identified to accommodate the forecast population and employment growth over the next twenty-five (25) years. These identified areas provide sufficient land supply for projected requirements.	**Not applicable** The subject site is not identified as an area to accommodate population growth.
2) Development makes efficient use of land and existing or planned infrastructure.	**Not applicable** The proposal is not required to be connected to infrastructure.
3) Expansion of settlements for urban activities predominantly avoids known and potential natural hazard areas, or where natural hazard areas cannot be avoided, development is designed to mitigate and be resilient to potential adverse impacts.	**Not applicable** The proposed subdivision of one lot into two lots is not considered an expansion of a settlement.
4) Expansion of settlements for urban activities avoids nature places. Nature places are protected or enhanced for their biodiversity, ecosystem services and landscape values.	**Not applicable** The proposal is not considered an expansion of a settlement for urban activites.
5) Population growth is predominantly accommodated within urban and urban infill	**Does not comply** It seeks to accommodate population growth in a Rural area, through the creation of additional lots

places, as identified on the strategic framework maps SFM-01 to SFM-04.	significantly below the minimum lot size rather than in an area that is more appropriately designated and zoned.
6) Employment growth is predominantly accommodated within industrial places, centres, and specific use places as identified on the strategic framework maps SFM-01 to SFM-04.	**Not applicable** The proposal is not for employment growth.
7) The settlement pattern provides for a diverse range of housing options to meet the changing needs of the population, and creates opportunities for living close to services and facilities.	**Not applicable** The proposal is for reconfiguring a lot and does not provide a housing option.
8) Higher density development is focussed around centres and public transport nodes and high order public transport corridors so as to stimulate strong and vibrant centres and community focal points, and to assist in making more efficient use of infrastructure and other public investment.	**Not applicable** The proposal is not for high density development.
9) Accommodation activities in urban places are well connected to places of employment, sports and recreation facilities, and major community facilities by a developing and planned public transport network.	**Not applicable** The proposal is not located within an urban place.
10) The design of development is consistent with the desired built form and character of specific places and the existing or intended role and function of the place in the settlement pattern.	**Does not comply** The subdivision layout and lot sizes do not reflect the intended role and function of Rural places. The intended role and function of Rural places is to primarily accommodate rural activities.
11) There is a network of centres which provide opportunities to supply goods and services, create employment, and provide for community activities in a safe built environment.	**Not applicable** The proposal is not for a centre.
12) Centres develop based on a hierarchy to ensure that their role, function and scale are appropriate in the context of their catchment area and the surrounding setting.	**Not applicable** The proposal is not for a centre.
13) Expansion of existing centres into any adjoining residential zones does not occur within the life of the planning scheme.	**Not applicable** The proposal is not for a centre.
14) An integrated open space and recreation	**Not applicable**

network is accessible and caters for the needs of the community, particularly at locations in proximity to centres and urban infill and intensification places.	The proposal is not located in an Urban Place therefore consideration of open space and recreation networks in not required.
15) Places providing for economic development such as industrial places, specific use places, rural places, known natural resources, and other important features such as major infrastructure and movement networks are protected from incompatible land uses.	**Not applicable** The proposal is not providing economic development opportunities.
16) Opportunities for rural residential living continue on land identified as a rural residential place and in limited opportunities adjacent to the townships of Cawarral, Mt Chalmers, or The Caves where there is a community need.	**Does not comply** The proposed subdivision aligns with a rural residential allotment however it is not located in an area identified as a rural residential place or adjacent to townships of Cawarral Mt Chalmers or The Caves.
17) Small townships remain a focal point for their surrounding rural places and provide limited opportunities for growth in population, convenience businesses and community facilities.	**Not applicable** The proposal is not located proximal to a small township.
18) Rural places are predominantly used for purposes that contribute to primary production.	**Does not comply** The proposal does not contribute to primary production in the area and instead compromises the opportunity for rural uses to occur on the site and surrounding sites.
19) Development does not limit or compromise agricultural land or uses involved in primary production.	**Does not comply** The subject site in its current form has capacity for agricultural uses to establish now and into the future. The proposal limits and/or compromises agricultural land or uses involved in primary production to operate on the subject site. The lot located to the south east of the subject site is used for cropping. Further cropping occurs to the north east on numerous lots. Council officers acknowledge there have been historical development approvals in the locality to subdivide Rural land, but this is not deemed to be the existing role or function of the Rural zone more broadly. The role and function of Rural places is not to be incrementally fragmented for dwellings, particularly where there is no demonstrated need.
20) Development avoids causing significant adverse impacts on matters of environmental significance, or when this cannot be achieved, impacts are minimised or residual impacts offset.	**Complies** The proposal avoids causing significant adverse impacts on matters of environmental significance as the siting of the proposed new boundary provides a buffer from the mapped vegetation ensuring it is retained.

TABLE 6– STRATEGIC FRAMEWORK ASSESSMENT

ASSESSMENT BENCHMARK	RESPONSE
3.3 Settlement Pattern Theme	
3.3.5 Rural Places	
1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities.	
2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts.	**Not applicable** The proposal is for reconfiguring a lot. No rural uses are proposed.
3) Non-rural activities only occur in rural places if: (a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone; (b) they do not limit or compromise the operations of established rural activities on adjoining land; (c) they do not limit or compromise the potential development of rural activities on the site or on adjoining land; (d) they do not result in adverse impacts on amenity or infrastructure.	**Not applicable** The proposal is for reconfiguring a lot. There are no non-rural uses are proposed.
4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.	**Not applicable** The subject site does not contain important features identified by scenic amenity overlays or biodiversity areas overlays.
5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following: (a) being identified as agricultural land Class A or Class B; or (b) being identified as rural land needing retention in larger lot sizes; or (c) being identified as having known minerals or other natural resources.	**Does Not Comply** The site is shown as being entirely mapped with agricultural land classification, which identifies the site as being suitable for agricultural land uses. Land of this classification should be protected from fragmentation to maintain agricultural capabilities. Fragmentation of the site increases potential for conflicting land uses on adjoining sites. Subdivision of the site would further reduce the capacity of the site for agricultural pursuits.
6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural Precinct, where minimum lot sizes of	**Does Not Comply** The proposal results in lots below the minimum lot size of 150 hectares and the site is not located in the Capricorn Coast Rural Precinct. Retention of lots in greater sizes allows for future preferred uses to occur successfully. Further, it

ten (10) hectares or greater are provided for.	supports the preferred use occurring minimising concerns in relation to impacts on sensitive land uses given the large lots and buffer areas can be provided surrounding the use.
7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use.	**Not applicable** The site is not located in the Capricorn Coast Rural Precinct.
8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves.	**Does Not Comply** Rural places can support a range of lot sizes, with minimum lot sizes starting at ten (10) hectares, however this is only supported within the Capricorn Coast Rural Precinct or where adjacent to the townships of Cawarral, Mount Chalmers, or The Caves. The subject site is not located within these nominated areas.
9) Development of non-rural activities (other than a dwelling house, home based business, rural workers accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if: (a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or (b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or (c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or (d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.	**Not applicable** The proposal is for reconfiguring a lot.
10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures.	**Not applicable** The site is no identified being a Key Resource Area.
11) Rural places having historical subdivisions which are considered to be inappropriate for certain types of development, are limited to development for rural activities which: (a) do not involve accommodation	**Not applicable** The proposal is for Reconfiguring a Lot.

activities; (b) can operate having access to limited infrastructure; and (c) can mitigate potential impacts from any natural hazards.	

The performance assessment of the proposal demonstrates the development compromises relevant outcomes of the Strategic Framework.

Reconfiguring a Lot code

Proposed lot 1, having a size of 14,280 square metres and lot 2 having a lot size of 4,000 square metres results in the lot being below the minimum lot size for the site of 10 hectares. The proposal does not comply with performance outcomes PO10, PO11 and PO12 of the Reconfiguring a Lot code. Further, the development is not integrated with the surrounding locality and fails to respond appropriately to existing infrastructure networks and planning for sustainable growth. The proposal does not comply with Performance Outcome PO7.

The proposal does not comply with Overall Outcome (1), (3) and (6) of the Reconfiguring a Lot code.

(1) lot reconfiguration results in a pattern of urban development which is broadly sequential, to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks[1];

….

(3) lots have suitable areas, dimensions and slope for the intended use, including space for vehicle access and parking, on-site services and recreation, appropriate for the zone;

….

(6) lot reconfiguration does not increase the likelihood of significant land use conflict.

….

The development lacks access to reticulated infrastructure, such as water and sewerage, making it unsuitable for increased residential density. As a result, the proposal fails to respond appropriately to existing infrastructure networks and planning for sustainable growth. The reduced lot size does not provide suitable areas and dimensions for the intended use of the zone being the operation of rural activities. Fragmentation of Rural land increases the likelihood of significant land use conflicts, compromises the potential to use the subject site for its zone purpose (rural activities) and is not consistent with the intended character of the Rural zone as fragmentation of lots below the minimum lot size is not supported.

As the application cannot be conditioned to comply with the relevant Performance Outcomes the proposal cannot be supported. As evident from the code assessment (refer attachment 3), the proposal does not comply with the relevant Acceptable and Performance Outcomes of the Reconfiguring a Lot code.

Development works code

The development can be appropriately conditioned to comply with the relevant outcomes of the Development works code regarding relevant infrastructure necessary for the required for the zone, connection to telecommunications and energy supply. As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of Development works code.

Bushfire hazard overlay code

The site is mapped with the potential impact buffer.

As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of the Bushfire hazard overly code.

Biodiversity overlay code

The site is mapped with the waterway potential assessment area.

The proposed new property boundary between Lot 1 and Lot 2 is located ten (10) metres from the mapped waterway. The proposal is not expected to physically change the characteristics of the site.

As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of the Biodiversity overly code.

PREVIOUS DECISIONS

Each decision is made on its merits at the time of assessment and with the best planning information available.

ENGAGEMENT AND CONSULTATION

The proposal was the subject of public notification between 10 November and 28 November 2025, as per the requirements of the *Planning Act 2016.* Six (6) submissions were received and accepted in accordance with the *Planning Act 2016*. Of these submissions all provided general support of the proposal however did not specifically state the facts and circumstances relied on to support the grounds.

BUDGET IMPLICATIONS

Management of this application has been within the existing budget allocations.

Refusal of the development application may result in the Applicant appealing the decision at the Planning and Environment Court.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

The legal implications of deciding this development application favorably or unfavorably are the risk of appeal from either a submitter (should Council refuse the development application) or from the developer (should Council approve the development application). These potential legal implications also bring unknown budget implications.

RISK ASSESSMENT

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability.

CONCLUSION

As demonstrated in the above assessment, the proposal is inconsistent with the Strategic Framework, and Performance outcomes and overall outcomes of the Reconfiguring a lot code. The proposal cannot be conditioned to meet the minimum lot size due to the current lot size. In the absence of relevant matters to outweigh the high-level conflicts with the Strategic Framework, Council officers cannot support the proposed development.

13.1 - D-298-2025 - ROL (1 LOT INTO 2)

Locality Plan and Overlay Plans

Meeting Date: 3 February 2026

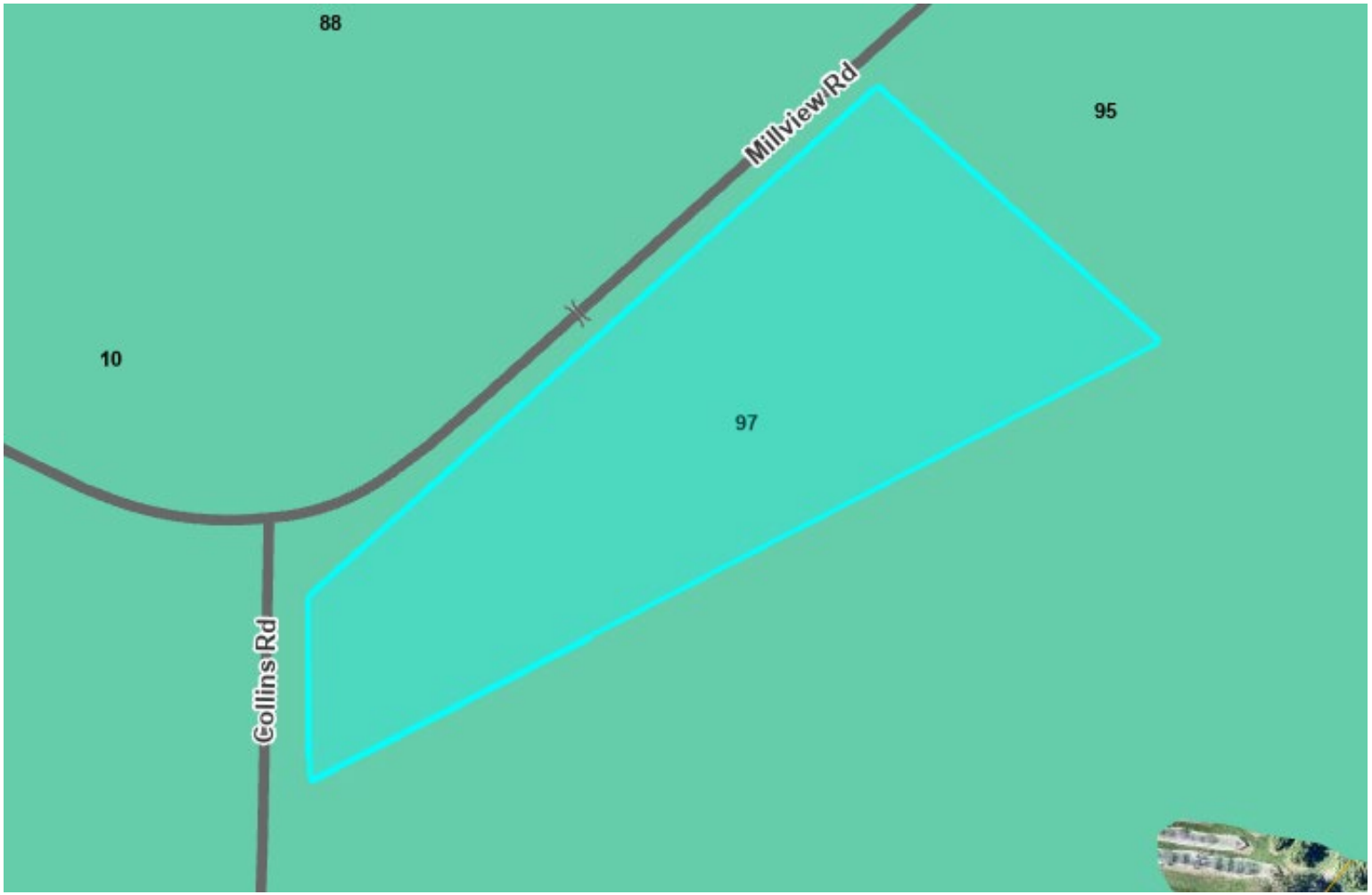
Attachment No: 1

D-298-2025 Locality Plan and Overlay Plan, 97 Millview Road, Farnborough QLD 4703

D-298-2025 Locality Plan and Overlay Plan, 97 Millview Road, Farnborough QLD 4703

Agricultural Land Classifcation

D-298-2025 Locality Plan and Overlay Plan, 97 Millview Road, Farnborough QLD 4703



Biodviesrity Overlay – Waterway Potential Assessment Area

D-298-2025 Locality Plan and Overlay Plan, 97 Millview Road, Farnborough QLD 4703

13.1 - D-298-2025 - ROL (1 LOT INTO 2)

Proposal Plans

Meeting Date: 3 February 2026

Attachment No: 2

1 _LOCALITY PLAN
1 : 6000 @ A3

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

GENERAL LEGEND:

— - — APPROX BOUNDARY LINE

GENERAL NOTE:
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

GIDEON TOWN PLANNING
gg@gideontownplanning.com.au

project:
PROPOSED SUBDIVISION

drawing title:
LOCATION PLAN

location:
97 Millview Road, Farnborough (Lot 1 RP611689)

client:
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drawing no:
SK-001

N

REVISIONS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	02/07/2025

ISSUED FOR
PRELIMINARY

scale
As indicated

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-019 | date JUL 25 | drawn SV | rev 1

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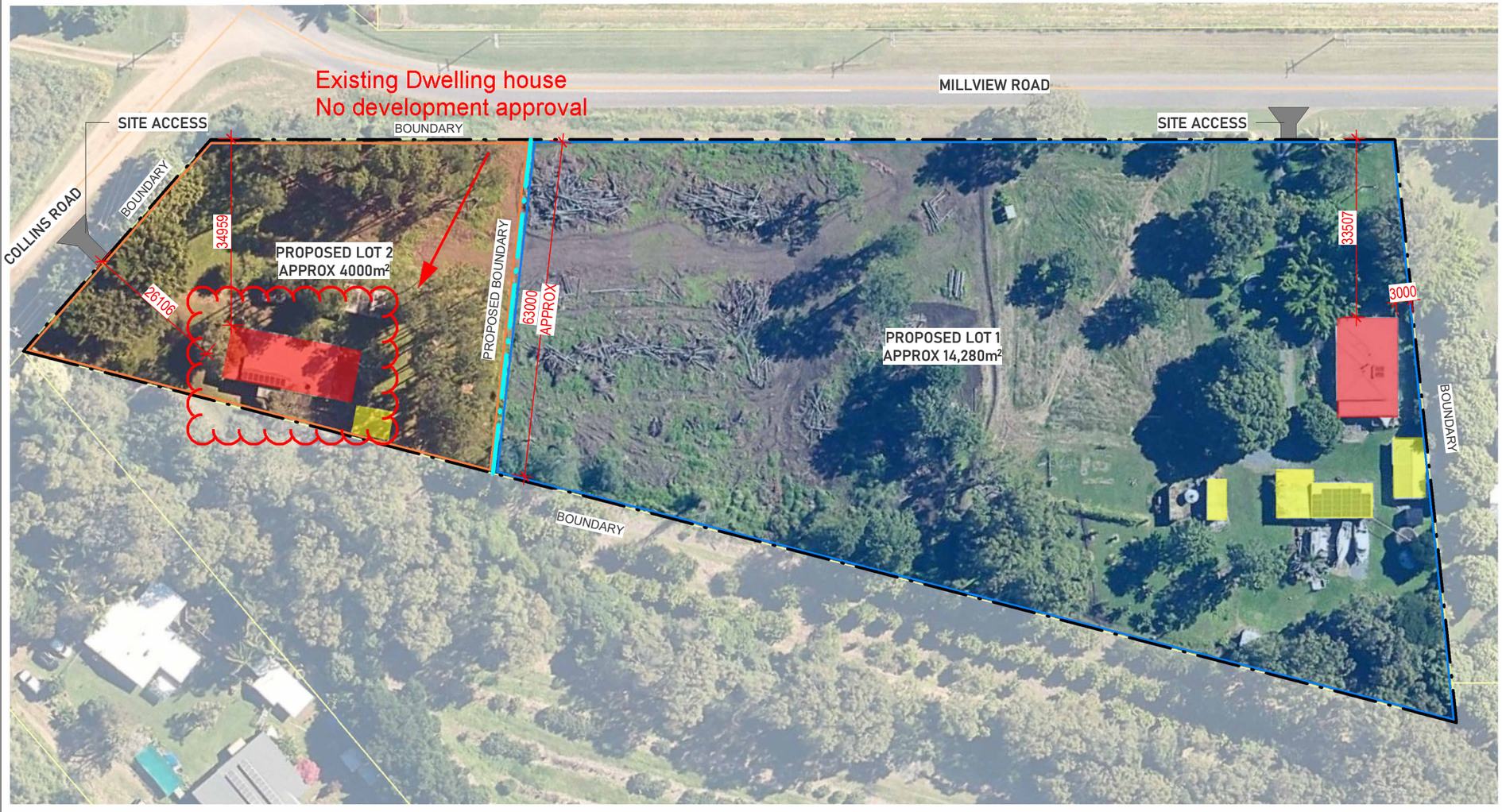

GIDEON
TOWN PLANNING

gg@gideontownplanning.com.au

project:

PROPOSED
SUBDIVISION

drawing title:

PROPOSED
SITE PLAN

location:

97 Millview Road, Farnborough
(Lot 1 RP611689)

client:

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drawing no:

SK-002

N

REVISIONS

REVISION	DESCRIPTION	DATE
1	PRELIMINARY	02/07/2025

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9/07/2025 8:06:04 AM

2 _OVERALL SITE PLAN
1 : 800 @ A3

GENERAL LEGEND

- APPROX EXISTING BOUNDARY LINE (TOTAL SITE APPROX 18,280m²)
- PROPOSED BOUNDARY
- EXISTING DWELLINGS
- EXISTING ANCILLARY BUILDINGS
- PROPOSED ACCESS DRIVEWAY
- PROPOSED LOT 1 (APPROX 14,280m²)
- PROPOSED LOT 2 (APPROX 4,000m²)

GENERAL NOTE:
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES

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ISSUED FOR
PRELIMINARY

scale
As indicated

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-019 | date JUL 25 | drawn SV | rev 1

13.1 - D-298-2025 - ROL (1 LOT INTO 2)

Code Assessment

Meeting Date: 3 February 2026

Attachment No: 3

Code assessment - D-298-2025 - Development Permit for a Reconfiguring a Lot (one lot into two lots) - 97 Millview Road, Farnborough

Reconfiguring a lot code
Table 9.3.3.4.1 Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
If boundary realignment		
PO1 Boundary realignment: (a) does not result in in the creation of additional lots; (b) does not create the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	**AO1.1** No additional lots are created by the re-alignment of boundaries.	**AO1.1 - Not applicable** The proposal is not for a boundary realignment.
	AO1.2 Boundary realignment is contained entirely within a single zone, precinct or sub precinct.	**AO1.2 - Not applicable** The proposal is not for a boundary realignment.
PO2 All existing connections to water, sewer, electricity and other infrastructure are retained and additional infrastructure connections or augmentation is not required.	**AO2.1** Boundary realignment does not require any change to infrastructure or services.	**AO2.1 - Not applicable** The proposal is not for a boundary realignment.
PO3 Boundary realignment results in lots which meet the minimum lot area, dimensions and frontage width, applicable to the zone in which the site is located.	**AO3.1** The size of the resulting lots complies with the Table 9.3.3.4.2.	**AO3.1 - Not applicable** The proposal is not for a boundary realignment.
If reconfiguring a lot associated with a prior related Material Change of Use		
PO4 Lots have a regular shape and consistent dimensions to facilitate the development of the land in accordance with a prior related Material Change of Use, and the lots have sufficient area to provide for: (a) the approved density of development; (b) buildings and structures; (c) usable open space and landscaping; (d) ventilation and sunlight for buildings; (e) privacy for residents; (f) suitable vehicle access and on-site parking where required; and (g) any on-site services and infrastructure.	**AO4.1** The lots are designed in accordance with the density of development of a prior related Material Change of Use.	**AO4.1 - Not applicable** The proposal is not associated with a prior related Material Change of Use.
	AO4.2 The lots have an appropriate size and dimension to cater for the needs of the development including the needs for private lots and communal lots, in accordance with the prior related Material Change of Use.	**AO4.2 - Not applicable** The proposal is not associated with a prior related Material Change of Use.
All other reconfiguring a lot applications		
Lot design – general		
PO5 Development included in the table below requires the preparation of a structure plan to accompany the development application.	No acceptable outcome is nominated.	**PO5 - Not applicable** The site in in a zone which requires an impact assessment for reconfiguring a lot. A structure plan has not been provided to support

Code assessment - D-298-2025 - Development Permit for a Reconfiguring a Lot (one lot into two lots) - 97 Millview Road, Farnborough

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Assessment Response</th></tr>
<tr><td></td><td></td><td>the development application. Given it is a rural lot it is deemed not necessary</td></tr>
<tr><td colspan="3">
<table>
<tr><th>Zone</th><th>Proposed additional lots in the stage/ development</th><th>Small structure plan</th><th>Large structure plan</th></tr>
<tr><td>All residential category zones</td><td>7 – 15</td><td>✓</td><td></td></tr>
<tr><td></td><td>16 or more</td><td></td><td>✓</td></tr>
<tr><td>All centres category zones and all industrial category zones</td><td>5 - 10</td><td>✓</td><td></td></tr>
<tr><td></td><td>11 or more</td><td></td><td>✓</td></tr>
<tr><td>All other zones where reconfiguring a lot requires impact assessment</td><td>1 or more</td><td></td><td>✓</td></tr>
</table>
</td></tr>
<tr><td>PO6
Development which requires a structure plan is undertaken in accordance with the structure plan, and the structure plan is prepared in accordance with the requirements of Schedule SC7.14.</td><td>No acceptable outcome is nominated.</td><td>PO6 - Not applicable
Structure plan not provided.</td></tr>
<tr><td>PO7
Lot design is well integrated with the surrounding locality, having regard to:
(a) roads, streets, pedestrian and cycle networks;
(b) utility installations and other infrastructure networks;
(c) open space networks, significant vegetation and habitat areas, waterways and wetlands, and valued biodiversity corridors;
(d) connections to centres and employment areas;
(e) surrounding landscaping and streetscape treatments; and
(f) the interface with established land uses.
Editor's note: When assessing the location and design for lot reconfiguration, consideration should be given to the standards for separating conflicting land use specified in Schedule 4 of the planning scheme. Where standards are not specified, a specialist report may be required to demonstrate the suitability of the development.</td><td>No acceptable outcome is nominated.</td><td>PO7 - Does not comply
The site is physically separated from the existing town, resulting in poor connectivity to centres and employment areas.
The development also lacks access to reticulated infrastructure, such as water and sewerage, making it unsuitable for increased residential density. As a result, the proposal fails to respond appropriately to existing infrastructure networks and planning for sustainable growth.
The development increases the potential for land use conflicts with the existing interface. Surrounding lots are characterised with crops which may be sprayed. The required separation distance of 300 metres from any use within the rural activities group using chemicals that are likely to result in sensitive receptor exposure to chemical spray drift cannot be achieved.</td></tr>
<tr><td>PO8
Lot design:
(a) protects areas with significant environmental values;
(b) appropriately utilises the natural topography of the site as far as practicable and minimises the need for</td><td>No acceptable outcome is nominated.</td><td>PO8 - Complies
The proposed lot configuration does not interfere with natural environmental values.</td></tr>
</table>

Performance outcomes	Acceptable outcomes	Assessment Response
significant earthworks for future development; (c) avoids crossing or otherwise interfering with natural drainage lines, waterways, wetlands, habitat areas or biodiversity corridors; and (d) retains key site characteristics, landmarks, and places of heritage significance.		
PO9 Lot reconfiguration does not facilitate development which would be visually obtrusive on skylines, headlands or prominent landscape features.	No acceptable outcome is nominated.	**PO9 - Complies** The resulting lot configuration is unlikely to be visually obtrusive.
PO10 Lot reconfiguration does not: (a) increase the likelihood of significant land use conflict; (b) compromise the potential to use adjoining land for its zoned purpose; (c) compromise the use of stock routes; (d) compromise the safe and efficient operation of major transport networks and other major infrastructure networks.	No acceptable outcome is nominated.	**PO10 - Does not comply** The proposed lot configuration limits the potential for the site to be used for the intended purpose for the zone. The reduction in lot size impacts the practical operation of a rural activity on the site.
Lot design - size and dimension		
PO11 Reconfiguration only occurs if it creates lot sizes and dimensions that: (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not limit or compromise the ability to use rural land for its preferred uses; (c) do not limit or compromise the ability to use industrial zoned land or special purpose zoned land for their preferred uses; (d) protect resources (including potential mining and extractive resources), environmental and landscape values of rural land; (e) protect ground and surface water quality in the rural residential zone; (f) protect areas with significant biodiversity values; and (g) protect areas of high scenic	**AO11.1** The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.	**AO11.1 - Does not comply** The resulting lot sizes of 4,000 square metres and 14,280 square metres will not meet the minimum lot size of 100,000 square metres (10 hectares). Further, the proposed road frontage of approximately 110 metres (Collins Road and Millview Road) and 160 metres (Millview Road) does not meet the requirement of 200 metres. The resulting lot sizes will not be consistent with the intended character of the zone or precinct and further limits the ability to use rural land for a rural use. **PO11 – Does Not Comply** The development does not result in lots consistent with the intended character of the zone. Instead, it aligns with historical subdivision which is no longer supported (provisions removed in 1994). The smaller lots limit and compromise the ability for the lot to be used for its preferred use.

Performance outcomes	Acceptable outcomes	Assessment Response
amenity value.		
PO12 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: (a) buildings and structures; (b) usable open space and landscaping (c) ventilation and sunlight for buildings; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any on-site services and infrastructure such as effluent disposal areas if required.	**AO12.1** The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.	**AO12.1 - Does not comply** Lot sizes do not meet the minimum lot sizes outlined and are not large enough to facilitate the use of land for the intended purpose. **PO12 – Does not comply** Lots do not have large enough dimensions to facilitate the efficient development of the land for its intended purpose of a rural use.
	AO12.2 All residential lots are able to contain a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres.	**AO12.2 - Not applicable** It is not a residential lot.
Lot size and dimensions where located in the emerging community zone		
PO13 Reconfiguring in the emerging community zone does not compromise the development potential of the area for urban activities.	**AO13.1** Reconfiguring below the minimum lot size specified in Table 9.3.3.4.2 does not occur, unless it is undertaken only to facilitate new urban development which accords with an approved structure plan.	**AO13.1 - Not applicable** The development is not in the emerging community zone.
PO14 Reconfiguring for new urban development in the emerging community zone: (a) creates attractive, safe and self–contained communities that enable the provision of a choice of housing types; (b) provides convenient access to residential areas, employment areas, community facilities and centres; (c) provides certainty for landowners and residents as to the type and location of future land uses and transport infrastructure; (d) is undertaken in an orderly and sequential manner and avoids sporadic subdivision of land, particularly on small and isolated sites; (e) is provided with the desired infrastructure and services in an efficient and timely manner which minimises whole of life costs; (f) is integrated with the natural environment to minimise	No acceptable outcome is nominated.	**PO14 - Not applicable** The development is not in the emerging community zone.

Performance outcomes	Acceptable outcomes	Assessment Response
impacts on matters of environmental significance and natural hazards; and (g) is designed in a manner which results in an appropriate interface between existing land use or zones that may result in land use conflict. Editor's note: Applicants may refer to SC7.14 for assistance in preparing a structure plan to assist in compliance with this performance outcome.		
Lot design – rear lots		
PO15 If the lot reconfiguration results in a rear lot, the resulting lots are designed in a manner which: (a) retains suitable size and dimensions to enable an appropriate use of the lots; (b) provides an appropriate level of amenity for the new lots and adjoining lots; (c) incorporates a direct means of access to the road network for the rear lot; (d) incorporates an access for the rear lot which has a sufficient width and design to provide for the following: (i) the use of the rear lot; (ii) suitable drainage and flood immunity; and (iii) to enable the implementation of measures to mitigate nuisance to any adjoining sensitive land use due to emissions likely to result from vehicular access; and (e) ensures that infrastructure services to the rear lot can be lawfully and easily constructed, monitored and maintained.	**AO15.1** If the lot reconfiguration results in a rear lot, only one (1) rear lot is created.	**AO15.1 - Not applicable** The proposal does not result in a rear lot.
	AO15.2 If the lot reconfiguration results in a rear lot, all resulting lots comply with the minimum size and dimensions for the location as specified within Table 9.3.3.4.2, and the minimum lot area for the rear lot does not include the area of the access way.	**AO15.2 - Not applicable** The proposal does not result in a rear lot.
	AO15.3 If the lot reconfiguration results in a rear lot, the rear lot does not gain access from the head of a cul-de-sac.	**AO15.3 - Not applicable** The proposal does not result in a rear lot.
	AO15.4 No more than two (2) rear lot access ways directly adjoin each other.	**AO15.4 - Not applicable** The proposal does not result in a rear lot.
	AO15.5 If the lot reconfiguration results in a rear lot, the access way for the rear lot has a driveway which is immune to a flood inundation event having an annual exceedance probability of ten (10) per cent.	**AO15.5 - Not applicable** The proposal does not result in a rear lot.
	AO15.6 If the lot reconfiguration results in a rear lot, the access way for the rear lot contains a driveway that is designed and constructed in accordance with the following: (a) if located in a residential category zone, the township zone, any other zone located within an urban setting, or in the rural residential zone (Park Residential Precinct): (i) a minimum three (3) metres wide compacted gravel pavement not less than one-hundred (100)	**AO15.6 - Not applicable** The proposal does not result in a rear lot.

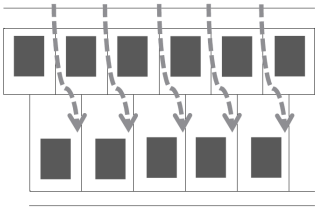
Performance outcomes	Acceptable outcomes	Assessment Response
	millimetres thick and sealed with: (A) twenty-five (25) millimetres of asphaltic concrete; or (B) hot sprayed bitumen consisting of a prime and two (2) seal coasts; or (C) interlocking pavers; or (ii) a minimum three (3) metres wide reinforced concrete driveway (not car tracks) not less than one-hundred (100) millimetres thick; or (b) if located in the rural zone or rural residential zone (other than Park Residential Precinct): (i) a four (4) metres wide all weather gravel pavement; and (ii) if the grade of the driveway is steeper than ten (10) per cent at any point, a four (4) metres wide sealed pavement on a six (6) metres wide formation; and (iii) if within twenty (20) metres of an existing dwelling house or other sensitive land use on an adjacent lot, a four (4) metres wide sealed pavement on a six (6) metres wide formation for a distance of at least twenty (20) metres past the extremities of the dwelling house or sensitive land use projected perpendicular from the access way boundary	
	AO15.7 If the lot reconfiguration results in a rear lot, the access way for the rear lot has a minimum width which complies with the following: (a) if located in a residential category zone, the township zone, or the rural residential zone (Park Residential Precinct): five (5) metres; or (b) if located in an industry category zone: eight (8) metres; (c) if located in the rural residential zone (not within the Park Residential Precinct):	**AO15.7 - Not applicable** The proposal does not result in a rear lot.

Performance outcomes	Acceptable outcomes	Assessment Response
	(i) eight (8) metres where the access way has a length up to and including fifty (50) metres; or (ii) fifteen (15) metres where the access way has a length greater than fifty (50) metres; or (d) if located in the rural zone: twenty (20) metres; or (e) if located in any other zone: no acceptable outcome is nominated.	
Road and street network		
PO16 The road and street network has a clear hierarchical structure, with roads that are designed and constructed to achieve their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) street scaping and street furniture.	**AO16.1** The roads and streets network is designed in accordance with Schedule SC7.17.	**AO16.1 - Not applicable** The development does not result in changes or create new sections of the road and street network.
PO17 The road and street network provides for: (a) high levels of permeability and connection between places to provide for short travel distances; (b) the convenient and safe movement between local streets and higher order roads; (c) at least two road or street access points to every neighbourhood; (d) the avoidance of the use of access places, unless the slope, shape or location of	**AO17.1** Road intersections are designed in compliance with Capricorn Municipal Development Guidelines	**AO17.1 - Not applicable** The development does not result in changes or create new sections of the road and street network.
	AO17.2 No more than twenty-five (25) lots are served by any single road access point.	**AO17.2 - Not applicable** The development does not result in changes or create new sections of the road and street network.
	AO17.3 Street blocks are generally rectangular and arranged in a modified grid pattern, taking account of topography and minimising cut and fill on steeper land.	**AO17.3 - Not applicable** The development does not result in changes or create new sections of the road and street network.

Performance outcomes	Acceptable outcomes	Assessment Response
the site provides no alternative.	**AO17.4** Street block lengths do not exceed two-hundred (200) metres. Note: An access place is not regarded as defining the end of a street block.	**AO17.4 - Not applicable** The development does not result in changes or create new sections of the road and street network.
	AO17.5 An access place: (a) is straight, with a clear view from the start of the street to the turning head: (b) provides a pedestrian connection from the head of the cul-de-sac to another road, and is a minimum width of ten (10) metres.	**AO17.5 - Not applicable** The development does not result in changes or create new sections of the road and street network.
PO18 Road crossings are provided for the safe and efficient movement of pedestrians and cyclists at regular intervals on higher order roads.	No acceptable outcome is nominated.	**PO18 - Not applicable** The development does not result in changes or create new sections of the road and street network.
PO19 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	**PO19 - Not applicable** The development does not result in changes or create new sections of the road and street network.
Road and street design		
PO20 The geometric design features of each type of road and street: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots.	**AO20.1** Roads are designed in compliance with Capricorn Municipal Development Guidelines.	**AO20.1 - Not applicable** Reconfiguration will not result in the creation of a new street or road.
PO21 Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and landscape treatments are provided which: (a) create an attractive and legible environment with a clear character and identity;	No acceptable outcome is nominated.	**PO21 - Not applicable** Reconfiguration will not result in the creation of a new street or road.

Performance outcomes	Acceptable outcomes	Assessment Response
(b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on-street planting.		
PO22 Road access to new lots minimises impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	**AO22.1** Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in the Capricorn Municipal Development Guidelines.	**AO22.1 - Complies** Road access to proposed Lot 1 and Lot 2 may require upgrading which can be conditioned to ensure compliance.
Pedestrian and cycle networks		
PO23 A network of bicycle and pedestrian pathways, which is designed to maximise safety, convenience and comfort for users, is provided along higher order roads.	No acceptable outcome is nominated.	**PO23 - Not applicable** The subject site is located in a rural zone, pedestrian and cycle networks are not required.
PO24 The alignment of bicycle and pedestrian pathways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) are well lit and allow for casual surveillance; (d) do not compromise the operation of or access to other infrastructure services; and (e) are widened at potential	No acceptable outcome is nominated.	**PO24 - Not applicable** The subject site is located in a rural zone, pedestrian and cycle networks are not required.

Code assessment - D-298-2025 - Development Permit for a Reconfiguring a Lot (one lot into two lots) - 97 Millview Road, Farnborough

Performance outcomes	Acceptable outcomes	Assessment Response
conflict points.		
Public transport		
PO25 The road and street network caters for the extension of public transport routes to provide services that are convenient and accessible to the community.	**AO25.1** If the lot reconfiguration is within a residential category zone or the emerging community zone, or it results in lots which provide for the development of accommodation activities at a density consistent with a residential category zone, then at least eighty (80) per cent of proposed lots are within four-hundred (400) metres walking distance from a road which is designed and constructed to accommodate buses.	**AO25.1 - Not applicable** The subject site is located in a rural zone and does not facilitate public transport routes.
Climatic response		
PO26 Lot layout facilitates building design which minimises sun penetration in summer and maximises cooling breezes into buildings.	**AO26.1** The long axis of street blocks is oriented generally east-west.	**AO26.1 - Complies** Lots are irregularly shaped however are large enough to facilitate building design that meets climatic response requirements.
	AO26.2 Where it is unavoidable that the long axis of a street block cannot be oriented east-west, lots are wider or are aligned at an angle to the street, to enable the longer sides of the building to be oriented to the north and south.	**AO26.2 - Not applicable** No street blocks are created.
	AO26.3 Lots are offset to enable breezes to pass between buildings. Off-set lots enable cooling breezes between buildings 	**AO26.3 - Not applicable** No street blocks are created.
Development near infrastructure and special activities		
PO27 Reconfiguring minimises exposure to risks and amenity impacts from major infrastructure and enables the safe and efficient operation of infrastructure.	**AO27.1** Reconfiguration within one-hundred (100) metres of any trunk gas pipeline does not increase the density of development	**AO27.1 - Not applicable** Development is not within proximity to infrastructure or special activities.
	AO27.2 Where adjoining a high voltage electricity easement (above 11kV),	**AO27.2 - Not applicable** Development is not within proximity to infrastructure or special activities.

Code assessment - D-298-2025 - Development Permit for a Reconfiguring a Lot (one lot into two lots) - 97 Millview Road, Farnborough

Performance outcomes	Acceptable outcomes	Assessment Response
	lot design and layout incorporates: (a) a vegetated buffer within a distance of twenty (20) metres from the boundary of the electricity transmission line easement; and (b) the orientation of the primary lot frontage away from transmission line easement	
	AO27.3 Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Schedule 4.	**AO27.3 - Does not comply** Cropping is occurring on the adjoining lot to the south east and surrounding lots to the north east. The required separation distance for a use within the accommodation activities category that is located on an adjoining lot is 300 metres where using chemicals that are likely to result in sensitive receptor exposure to chemical spray drift. Any future habitable building on proposed lot 2 will not achieve the requires separation distance.
	AO27.4 Reconfiguring of land for residential purposes does not take place within five-hundred (500) metres of the following: (a) a sewage or waste water treatment plant; (b) a landfill site or major waste transfer station; and major outfall facilities.	**AO27.4 - Not applicable** Development is not within proximity to infrastructure or special activities.
Infrastructure		
PO28 Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that: (a) is efficient; (b) is adequate for the projected needs of the development; (c) is adaptable to allow for future infrastructure upgrades; (d) minimises risk of adverse environmental or amenity related impacts; (e) minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated. Editor's note: In the majority of instances, infrastructure is to be provided in accordance with the requirements of the Development Works Code. Noteworthy is that the acceptable outcomes for the provision of infrastructure, as specified in the Development Works Code, are considered to be acceptable assuming that the development is located in a suitable zone which is intended for that development. Although not desirable, should there be a situation where a reconfiguration of a lot results in lot sizes that are below the minimum lot sizes for the zone it is located in (as specified in this code) and the intended land use for the lots are different from that which is preferred for the zone it is located in, then the appropriateness of infrastructure is to be determined by an assessment against the relevant performance outcomes. It is likely that development for urban activities will in the majority of instances require the provision of infrastructure to a standard expected for development in urban zones.	**PO28 – Complies** Proposed Lot 1 will retain its existing infrastructure, on-site services will be required to be supplied to Lot 2.
Parks and open Space		
Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.		

Performance outcomes	Acceptable outcomes	Assessment Response
PO29 Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; and (iii) incorporate landscaping to assist in creating neighbourhood identity and way finding; and (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; and (iii) provide opportunities for community and special events; and (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; and (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; and (iii) maintain important landscape and visual quality values.	**AO29.1** Open space is provided in accordance with the rates and desired standards of service contained in Schedule SC7.9 and Part 4 of this planning scheme.	**AO29.1 - Not applicable** Development is not large enough to require public open space to be provided
PO30 Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through	No acceptable outcome is nominated.	**PO30 - Not applicable** Development is not large enough to require public open space to be provided

Performance outcomes	Acceptable outcomes	Assessment Response
treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.		
Hazards		
PO31 Reconfiguration of a lot avoids creating unacceptable risk to human safety, property and the environment due to natural hazards and contaminated land. Editor's note: Not all areas of the planning scheme area (which may be subject to risk from natural hazards) are identified by overlays. Determination of potential hazards and constraints should be undertaken through the development application process and appropriate analysis of the site and surrounding area. Editor's note: Where contamination is suspected (for example former cattle dip yards, industrial sites, landfill, areas of unexploded ordnances and the like), applicants may be requested to provide a preliminary contamination report when for residential, rural residential or emerging community zone subdivisions.	No acceptable outcome is nominated.	**PO31 - Complies** Mitigation measures can be put in place to reduce bushfire risk. The reconfiguration avoids creating unacceptable risk to human safety, property and the environment due to natural hazards and contaminated land.

Development Works Code
Table 9.3.2.4.1 Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Access and parking		
PO1 The development is provided with an on-site parking and movement system designed and constructed to: (a) be integrated with the site layout including: (i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use; (ii) having appropriately designed footpath crossovers; (iii) provision for safe	**AO1.1** The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.	**AO1.1 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO1.2 For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a	**AO1.2 - Not applicable** The proposed is for Reconfiguring a Lot.

Performance outcomes	Acceptable outcomes	Assessment Response
pedestrian movement between public footpath and facility entry points; (b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development); (c) accommodate sufficient parking for the expected number and type of vehicles generated by the use; (d) facilitate non-discriminatory accessibility; (e) provide for safe and efficient loading and unloading of goods; (f) allow for vehicle queuing necessary for the use; (g) provide for passenger set down and pick up necessary for the use (including public transport needs); (h) facilitate public access to the foreshore and public open space networks; (i) provide a safe environment; (j) be compatible with the character and amenity of the area; and (k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.	forward gear, and that the on-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following: (a) *Australian Standard AS2890.1-1993: Parking Facilities –Off-street Car parking;* (b) *Australian Standard AS1428.1-20O1: Design for access and mobility – General requirements for access – New building work;* (c) *Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.* Accommodation activities Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Recreation activities Environment facility Park Rural activities Animal husbandry Cropping Permanent plantation Roadside stall Special activities Landing Major electricity infrastructure Substation Telecommunications facility	
	AO1.3 A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone	**AO1.3 - Not applicable** The proposed is for Reconfiguring a Lot.

Performance outcomes	Acceptable outcomes	Assessment Response
PO2 Access driveways are designed and sited: (a) to minimise disruption to public infrastructure; (b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development; (c) to operate safely and efficiently taking into account the function of the adjoining road; and (d) to minimise impacts on the safety, efficiency, or function of the road network.	**AO2.1** The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.	**AO2.1 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO2.2 The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.	**AO2.2 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO2.3 The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.	**AO2.3 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO2.4 The access driveway of the development is not located within: (a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and (b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset; (c) the closest half of the road frontage to a road intersection for any corner lot.	**AO2.4 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO2.5 The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following: (a) *Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;* (b) *Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;* (c) *Standard Drawing CMDG-R-*	**AO2.5 - Not applicable** The proposed is for Reconfiguring a Lot.

Performance outcomes	Acceptable outcomes	Assessment Response
	042 Commercial Driveway Slab (Type A) Two Way Access; (d) *Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access.*	
	AO2.6 Where adjoining a state-controlled road or Key Resource Area transport route, the development provides: (a) a single site access driveway; (b) the access driveway to the lowest order road to which the site has frontage; (c) an access driveway which enables vehicles to enter and exit the site in a forward direction.	**AO2.6 - Not applicable** The proposed is for Reconfiguring a Lot.
Advertising devices		
PO3 The advertising device is designed and sited in a manner that: (a) results in a size, shape, design and location that does not adversely impact on: (i) the visual amenity and character of a building, streetscape, locality or natural landscape setting; (ii) the operational safety of a road or pedestrian safety of footpath; (iii) the operations of an airport; (iv) the visual amenity of the rural areas when viewed from a main transport route through the rural area; and (v) the visual and civic importance of entrances into a town or township; (b) is integrated with the design of buildings on the premises; (c) does not visually dominate the premises, streetscape, locality or natural landscape setting; (d) is constructed of durable materials; (e) does not resemble traffic or road signs; and (f) does not result in the proliferation of advertising,	**AO3.1** The maximum total sign face area for an advertising device at any premises is limited to the larger of the areas calculated using the following methods: (a) boundary length method (refer to SC7.1); (b) building elevation method (refer to SC7.1).	**AO3.1 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO3.2 If the development involves an advertising device, the advertising device is a preferred advertising device type defined in Table 9.3.2.4.4.	**AO3.2 - Not applicable** The proposed is for Reconfiguring a Lot.
	AO3.3 If the development involves an advertising device, the advertising device complies with the design standards identified in Table 9.3.2.4.4 applicable to that particular type of advertising device.	**AO3.3 - Not applicable** The proposed is for Reconfiguring a Lot.

Performance outcomes	Acceptable outcomes	Assessment Response
causing visual clutter.		
PO4 The advertising device: (a) is located to ensure that members of the community have equitable access to advertising space at appropriate locations; (b) does not adversely affect the character and visual amenity of the rural zone, residential category zones, the township zone or zones having a predominantly natural landscape setting, due to: (i) loss of views; (ii) overshadowing; (iii) loss of access to breezes; (iv) illumination effects; (v) impact on sight lines for vehicles; and (vi) loss of landscaping; and (c) does not proliferate advertising for third-parties which are not directly associated with a business operating on the premises.	**AO4.1** If the development involves an advertising device, the advertising device only advertises the following: (a) the name of the occupier of the building, or persons carrying on, conducting or practising therein any trade, business or calling; or (b) the trade, business or calling then being so carried on, conducted or practised; or (c) goods or commodities actually or ordinarily on sale or for hire in the normal course of business on the premises; or (d) services actually or ordinarily available in the normal course of business on the premises; or (e) third party advertising if: (i) it is located in a centre category zone, industrial category zone, or sport and recreation category zone; or (ii) it is located at a premises that is being used for an approved use from within the business activities group, centre activities group, entertainment activities group, industry activities group, or sports and recreation; or (iii) it is a real estate sale or lease sign; or (iv) it is a temporary advertisement on a lot upon which an approved building is being or is to be erected, giving particulars of such buildings and the names, addresses and descriptions of the owner, architect, engineer, builder and other person(s) concerned in the erection of the building; or (v) it is used to promote a community event and the advertising device is located for a period that is not longer than four (4) weeks; or (vi) it is used to promote a political candidate or a political issue, only during a period of four (4) weeks prior to a State, Federal or	**AO4.1 - Not applicable** The proposed is for Reconfiguring a Lot.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Assessment Response</th></tr>
<tr><td></td><td>local government election.
Editor's note: 'Third party advertising' is defined in Schedule 1 of the planning scheme.</td><td></td></tr>
<tr><td rowspan="5">PO5
The illumination of an advertising device does not detract from the character and amenity of an area and does not cause a visual nuisance to any adjoining premise or road.</td><td>AO5.1
If the development involves an advertising device, the light produced by any illuminated advertising device does not spill beyond the boundary of the premises upon which it is located.</td><td>AO5.1 - Not applicable
The proposed is for Reconfiguring a Lot.</td></tr>
<tr><td>AO5.2
The luminance of any externally or internally illuminated advertising device (measured in candelas per square metre) does not exceed the maximum levels expressed in the table below, where in the applicable zone.<table><tr><th>Zone</th><th>Maximum luminance</th></tr><tr><td>Major centre zone
District centre zone</td><td>500 candelas per square metre</td></tr><tr><td>Local centre zone
Neighbourhood centre zone
Medium impact industry zone
Low impact industry zone</td><td>350 candelas per square metre</td></tr><tr><td>All other zones</td><td>300 candelas per square metre</td></tr></table></td><td>AO5.2 - Not applicable
The proposed is for Reconfiguring a Lot.</td></tr>
<tr><td>AO5.3
If the development involves an advertising device that is a flashing device, a minimum of ten (10) per cent of the device is illuminated at all times when the illumination of the device is in operation and it is flashing.</td><td>AO5.3 - Not applicable
The proposed is for Reconfiguring a Lot.</td></tr>
<tr><td>AO5.4
If the development involves an advertising device that is a flashing device, the device is not located in a low density residential zone, low-medium density residential zone, medium density residential zone, tourist area (major) zone, or township zone.</td><td>AO5.4 - Not applicable
The proposed is for Reconfiguring a Lot.</td></tr>
<tr><td></td><td></td></tr>
<tr><td colspan="3">Clearing of native vegetation</td></tr>
<tr><td>PO6
Clearing does not result in any</td><td>AO6.1
With the exception of clearing for a</td><td>AO6.1 - Not applicable
Vegetation is not required to be</td></tr>
</table>

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Assessment Response</th></tr>
<tr><td rowspan="3">significant adverse impacts on the following:
(a) values associated with large tracts of native vegetation which serve as habitat or viable biodiversity corridors; or
(b) the regeneration of biodiversity corridors; or
(c) wetlands, waterways and native riparian vegetation; or
(d) the quality of land and water resources (including underground water).</td><td>purpose identified in AO6.3, clearing does not result in damage, removal or destruction of native vegetation located in proximity to a biodiversity corridor identified on a biodiversity overlay map in accordance with the following:
(a) clearing native vegetation is not undertaken within 250 metres of a regional biodiversity corridor; or
(b) clearing native vegetation is not undertaken within twenty-five (25) metres of a local biodiversity corridor.</td><td>cleared for the proposed new boundary.</td></tr>
<tr><td>AO6.2
With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of any native vegetation located in proximity to a waterway or wetland identified on a biodiversity overlay map, if it is within the buffer distances in the following table:<table><tr><th>Location</th><th>Buffer distance</th></tr><tr><td>Top of the bank of a waterway classified as stream order one or stream order two</td><td>10 metres</td></tr><tr><td>Top of the bank of a waterway classified as stream order three or stream order four</td><td>25 metres</td></tr><tr><td>Top of the bank of a waterway classified as stream order five or higher order</td><td>50 metres</td></tr><tr><td>Wetland</td><td>100 metres</td></tr></table></td><td>AO6.2 - Not applicable
Vegetation is not required to be cleared for the proposed new boundary.</td></tr>
<tr><td>AO6.3
If the development involves clearing of native vegetation, the clearing does not result in damage, removal or destruction of the native vegetation, unless the clearing satisfies the following circumstances:
(a) the clearing involves lawful forestry; or</td><td>AO6.3 - Not applicable
Vegetation is not required to be cleared for the proposed new boundary.</td></tr>
</table>

Performance outcomes	Acceptable outcomes	Assessment Response
	(b) the clearing involves plants or plant material that had been planted for a 'cropping' use; or (c) the clearing is for landscape gardening purposes; or (d) the clearing is within a building location envelope or it is outside an environmental covenant area, which forms part of a prior approved development permit for material change of premises or a development permit for a reconfiguration of a lot.	
PO7 Clearing does not result in land degradation due to soil erosion.	**AO7.1** If the development involves clearing of native vegetation which is likely to result in the removal of ground cover and the exposure of soil to weather, clearing only occurs if it is undertaken in accordance with an erosion and sediment control plan which has been prepared and endorsed by a suitably qualified person, and the plan ensures that the erosion and sediment control measures are in accordance with best practice.	**AO7.1 - Not applicable** Vegetation is not required to be cleared for the proposed new boundary.
Earthwork and retaining walls		
PO8 Earthwork or the construction of any retaining wall occurs only if it results in the following: (a) minimal modification of the natural slope of the land; (b) minimal increase of the elevation of land due to the placement of fill material; (c) no unsightly scarring of the landscape; (d) retaining walls which are not prominent; and (e) no significant adverse impacts on the character or visual amenity of the streetscape or neighbourhood.	**AO8.1** The volume of fill material added to the natural ground level on any lot does not exceed a net increase of two-hundred (200) cubic metres calculated cumulatively, with the only exception being the addition of fill material for a lawfully undertaken use from within the rural activities group if located in the rural zone.	**AO8.1 - Not applicable** Earthworks and retaining walls are not required.
	AO8.2 The development does not involve construction of a retaining wall having a height exceeding two (2) metres, or terraced retaining walls having a combined height exceeding two (2) metres unless the following: (a) the wall is part of a split level building design and it is concealed in its entirety; or (b) no more than forty (40) square metres of total wall face area is visible from a location at any boundary of the lot on which the wall is located.	**AO8.2 - Not applicable** Earthworks and retaining walls are not required.
	AO8.3 The bulk of a retaining wall or terraced retaining walls having a	**AO8.3 - Not applicable** Earthworks and retaining walls are not required.

Performance outcomes	Acceptable outcomes	Assessment Response
	combined total wall face area greater than forty (40) square metres, is broken up by the following: (a) the planting of vegetation so that the vegetation screens at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located; or (b) buildings or other non-retaining wall structures so that they screen at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located.	
PO9 Earthwork or the construction of any retaining wall occurs only if it results in structurally stable and safe development sites.	**AO9.1** Earthwork does not involve the use of material for structural fill which includes: (a) organic soils, such as many topsoils, severely root affected subsoils and peat; or (b) materials contaminated through past site usage which may contain toxic substances or soluble compounds harmful to water supply or agriculture; or (c) materials containing substances which can be dissolved or leached out in the presence of moisture (for example, gypsum), or which undergo volume change or loss of strength when disturbed and exposed to moisture (for example, some shales and sandstones), unless these matters are specifically addressed in the design; or (d) silts or materials that have the deleterious engineering properties of silt; or (e) other materials with properties that are unsuitable for the forming of structural fill; or (f) fill which contains wood, metal, plastic, boulders or other material that may decompose or cause the creation of voids.	**AO9.1 - Not applicable** Earthworks and retaining walls are not required.
	AO9.2 If the development involves filling in of a dam or detention basin, sludge lining is removed and filling consists of clean fill material, which is compacted to a Level 2 standard in accordance with Australian Standard AS3798-2007.	**AO9.2 - Not applicable** Earthworks and retaining walls are not required.

Performance outcomes	Acceptable outcomes	Assessment Response
	AO9.3 The development does not require earthwork that results in batter slopes, which exceed twenty-five (25) per cent, unless the earthwork has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	**AO9.3 - Not applicable** Earthworks and retaining walls are not required.
	AO9.4 If the development involves construction of a retaining wall having a height exceeding one (1) metre, the retaining wall has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	**AO9.4 - Not applicable** Earthworks and retaining walls are not required.
PO10 Earthwork or the construction of any retaining wall occurs only if it results in the following: (a) lawful discharge of stormwater; (b) no substantial damage to buildings, structures, infrastructure, or land; (c) no adverse impacts on the natural environment; and (d) erosion and sediment control in accordance with best practice.	**AO10.1** Earthwork or a retaining wall is designed to ensure that any stormwater drainage achieves lawful discharge of surface water flows or ground water flows to or from adjoining land by: (a) not unreasonably interfering with or redirecting the site's natural stormwater drainage characteristics; or (b) ensuring that water is conveyed to kerb and channel in a road reserve; or (c) ensuring that water is conveyed to an approved inter-allotment drainage system; or (d) ensuring that water is conveyed to an approved drainage reserve; or (e) ensuring that water is conveyed to an approved and secured drainage easement.	**AO10.1 - Not applicable** Earthworks and retaining walls are not required.
	AO10.2 The development does not involve earthwork or the construction of a retaining wall within a wetland or within ten (10) metres of the top of a bank of a waterway of any stream order.	**AO10.2 - Not applicable** Earthworks and retaining walls are not required.
	AO10.3 Earthwork occurs in accordance with an erosion and sediment control plan and the plan ensures	**AO10.3 - Not applicable** Earthworks and retaining walls are not required.

Performance outcomes	Acceptable outcomes	Assessment Response
	that the erosion and sediment control measures are in accordance with best practice. Editor's note: Queensland Development Code Mandatory Part MP1.4 – Building over or near relevant infrastructure contains mandatory requirements for particular buildings and structures in proximity to relevant infrastructure.	
Energy supply		
PO11 An energy supply is provided in a manner which: (a) is safe; and (b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and (c) does not compromise other infrastructure.	**AO11.1** The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.	**AO11.1 – Can be conditioned to comply** On-site energy supply can be conditioned to comply in accordance with AO11.1
	AO11.2 If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated grid electricity supply, the reticulated grid electricity supply infrastructure is provided in accordance with the requirements of the relevant energy supply authority.	**AO11.2 - Not applicable** The site is not required to connect to reticulated energy.
	AO11.3 If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best practice.	**AO11.3 - Can be conditioned to comply** The energy supply can be conditioned to comply with AO11.3
Sewage and waste water treatment and disposal		
PO12 The development is provided with sewage and wastewater treatment and disposal infrastructure which: (a) treats and disposes all generated sewage and waste water in a manner that protects public health and avoids environmental harm; (b) where practicable, is integrated with the existing public sewerage networks; (c) where practicable, facilitates the orderly provision of future public sewerage networks; and (d) is designed and constructed to be safe, operationally reliable and easily	**AO12.1** The development is provided with sewage and waste water treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.	**AO12.1 – Not applicable** On-site sewer can be conditioned.
	AO12.2 If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.	**AO12.2 - Not applicable** The site is not required to connect to reticulated sewer.
	AO12.3 If the development requires on-site	**AO12.3 – Can be conditioned to comply**

Performance outcomes	Acceptable outcomes	Assessment Response
maintained.	sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code.	On-site sewer can be conditioned in accordance with AO12.3.
Roof and allotment drainage		
PO13 Roof and allotment drainage is able to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.	**AO13.1** Roof and allotment drainage is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).	**AO13.1 - Complies** Given the size of each proposed lot lawful drainage can be achieved onsite.
Telecommunications		
PO14 The development is provided with telecommunications infrastructure or equipment which: (a) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; (b) where practicable, is integrated with the existing public telecommunication networks; and (c) is designed and constructed to be safe, operationally reliable and easily maintained.	**AO14.1** The development is provided with telecommunications infrastructure or equipment in accordance with the requirements of Table 9.3.2.4.6.	**AO14.1 – Can be conditioned to comply** On-site telecommunications can be conditioned in accordance with AO14.1.
	AO14.2 If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in accordance with the requirements of the relevant telecommunications supply authority.	**AO14.2 - Not applicable** The site will not be connected to reticulated telecommunications.
	AO14.3 If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services: (a) ambulance station; (b) police station; (c) fire brigade; and (d) state emergency service facility.	**AO14.3 – Can be conditioned to comply** On-site telecommunications can be conditioned in accordance with AO14.3.
Water supply		
PO15 The development is provided with water supply infrastructure which: (a) is sufficient to support the consumption and emergency	**AO15.1** The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.	**AO15.1 – Not applicable** On-site water can be conditioned.
	AO15.2	**AO15.2 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
needs of the development and the reasonable expectations for the development based on its location; (b) where practicable, is integrated with the existing public water supply networks; (c) where practicable, facilitates the orderly provision of future public water supply networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained.	If the development requires the provision of reticulated municipal water supply in accordance with Table 9.3.2.4.5 or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version of the *Capricorn Municipal Development Guidelines*.	The site is not required to connect to reticulated water.
	AO15.3 If the development requires an on-site water supply in accordance with Table 9.3.2.4.5 (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water supply purposes, which have a minimum combined capacity of 50,000 litres.	**AO15.3 – Not applicable** On-site water of 50,000 litres for domestic use can be conditioned.

Table***

Biodiversity overlay code

Table 8.2.3.4.1 Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Land use		
PO1 In areas identified as having matters of environmental significance, all uses are located, designed and operated to: (a) retain and protect significant environmental values; and (b) maintain the underlying ecological functions and biophysical processes of the site and surrounds.	No acceptable outcome is nominated. Editor's note: Schedule SC7.5 identifies the primary attributes included in areas containing matters of State environmental significance. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map.	**PO1 - Complies** The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. The proposed boundary realignment will not impact on environmental values.
Native vegetation and habitat		
PO2 Development retains and regenerates native vegetation in such a way as to: (a) retain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio; (b) maximise the linkages between vegetation located on the subject site;	No acceptable outcome is nominated.	**PO2 - Complies** There is no mapped vegetation within the subject site.

Performance outcomes	Acceptable outcomes	Assessment Response
(c) maximise linkages between vegetation located on adjacent properties within the biodiversity network; (d) allow the dispersal or movement through biodiversity corridors; and (e) protect riparian vegetation in and adjacent to watercourses. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.		
PO3 Development retains, protects and enhances areas of habitat that support a critical life stage in ecological process such as feeding, breeding or roosting for the identified species. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications lodged with Council must identify all species listed that are present within or adjacent to the premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the Schedule SC7.5.	No acceptable outcome is nominated.	**PO3 - Complies** There is no mapped vegetation within the subject site.
PO4 Development protects existing biodiversity corridors and assists in the establishment of new corridors which have adequate dimensions and characteristics to support: (a) unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle evolutionary and genetic processes; (b) the natural change in distributions of species and connectivity between	**AO4.1** Development involving roads, pipelines, pedestrian access and in-stream structures: (a) does not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors; or (b) provides effective wildlife movement infrastructure in accordance with best practice which: (i) enables fauna to safely negotiate a development area; and (ii) separates fauna from potential hazards through the use of appropriate	**AO4.1 - Complies** There is no mapped vegetation within the subject site or biodiversity corridors within 1 kilometre.

Performance outcomes	Acceptable outcomes	Assessment Response
populations of species over long periods of time; (c) ecological responses to climate change; (d) maintenance of large scale seasonal/ migratory species processes and movement of fauna; (e) connectivity between large tracts and patches of native remnant vegetation and habitat areas; and (f) effective and continuous movement of terrestrial and aquatic fauna.	fencing.	
	AO4.2 Development ensures that biodiversity corridors have a sufficient width to protect habitat, minimise impacts from adjoining land use, and to enhance connectivity in accordance with the following: (a) regional corridors retain a width of at least five-hundred (500) metres; and (b) local corridors retain a width of at least fifty (50) metres.	**AO4.2 - Complies** There is no mapped vegetation within the subject site or biodiversity corridors within 1 kilometre.
Wetlands and waterways		
PO5 Development retains waterways and wetlands and avoids impacts on: (a) native riparian vegetation; (b) habitat; (c) ecological functions; (d) water quality; and (e) nature conservation values.	**AO5.1** A buffer surrounding a waterway or wetland is established and maintained free of development, the width of which is supported by an evaluation of the environmental values and functions and threats to matters of State or local environmental significance. Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.	**AO5.1 - Complies** The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. The proposed boundary realignment will not impact on environmental values.
PO6 Development does not cause land degradation near a waterway or wetland, including: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (b) loss or modification of chemical, physical or biological properties or functions of soil.	**AO6.1** Native vegetation is retained or where retention is unavoidable, it is reinstated within riparian areas and buffer areas.	**AO6.1 - Complies** There is no mapped vegetation within the subject site.
	AO6.2 Foreshore areas are fenced to prevent stock access.	**AO6.2 Complies** The site does not adjoin a foreshore area.
	AO6.3 Riparian areas are fenced to limit stock access to a limited number of watering holes.	**AO6.3 Complies** There are no riparian areas located within the site.
All matters of environmental significance		
PO7 All matters of environmental significance are identified and protected from significant adverse impacts associated with development. Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date.	No acceptable outcome is nominated.	**PO7 - Complies** The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. There is no mapped vegetation within the subject site. The proposed boundary realignment will not impact on environmental values.
Hydrology		

Performance outcomes	Acceptable outcomes	Assessment Response
PO8 Development enhances or maintains the existing surface water hydrological regime of all areas containing matters of environmental significance.	No acceptable outcome is nominated.	**PO8 - Complies** The proposal does not result in any physical land changes and therefor the existing surface water hydrological regime is not expected to be impacted.
PO9 Development: (a) enhances or maintains the existing groundwater hydrological regime of all areas containing matters of environmental significance; (b) ensures that the water table and hydrostatic pressure in the area of environmental significance is returning to its natural state; and (c) does not result in ingress of saline water into freshwater aquifers.	No acceptable outcome is nominated.	**PO09 – Complies** The proposal does not result in any physical land changes and therefor the development is not expected to be impact the existing hydrological regime.
Ongoing management, construction and operation		
PO10 During the construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are avoided or minimised.	No acceptable outcome is nominated.	**PO10 - Complies** The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. There is no mapped vegetation within the subject site. The proposed boundary realignment will not impact on environmental values.
PO11 Development transfers into public ownership, or incorporates within a voluntary statutory covenant registered under the *Land Title Act 1994*, any land required for public access or for some other public purpose consistent with its ecological functions, including: (a) access for maintenance; (b) linking core and remnant habitat areas; and (c) land protecting water quality and ecological processes.	No acceptable outcome is nominated.	**PO11 - Not applicable** The Development does not transfer into public ownership, or is not incorporated within a voluntary statutory covenant registered under the *Land Title Act 1994*
Rehabilitation		
PO12 Areas degraded as a result of development are rehabilitated by the proponent as near as is practicable to the naturally occurring local native plant species and ecological communities. Editor's note: A rehabilitation plan supported by expert ecological advice prepared in	No acceptable outcome is nominated.	**PO12 - Complies** The proposal does not result in any physical land changes. The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. There is no mapped vegetation

Performance outcomes	Acceptable outcomes	Assessment Response
accordance with Schedule SC7.5 will assist in demonstrating achievement of this performance outcome.		within the subject site. The proposed boundary realignment will not impact on environmental values.
Vegetation clearing		
PO13 Development avoids indiscriminate and unnecessary clearing of vegetation in order to protect: (a) the visual integrity of the natural landscape; (b) ecological features and processes that underpin biodiversity.	**AO13.1** Vegetation clearing: (a) does not occur; or (b) where it cannot be avoided, is carried out in accordance with the Development Works Code.	**AO13.1 - Complies** There is no mapped vegetation within the subject site
PO14 Development retains and protects locally significant species, including but not limited to the following: (a) *Cycas ophiolitica;* (b) *Byfield Fern;* (c) *Stackhousia tryonii; and* (d) *Koala.*	No acceptable outcome is nominated.	**PO14 - Complies** There is no mapped vegetation within the subject site
If reconfiguring a lot		
PO15 The ecological function and biodiversity values of existing vegetation and habitat are maintained by ensuring that reconfiguring a lot in areas containing matters of environmental significance does not result in significant adverse impacts on the values present. Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.	**AO15.1** Reconfiguring a lot does not result in the following: (a) the creation of additional lots within areas mapped as containing matters of environmental significance; or (b) the creation of new lots adjoining areas mapped as containing matters of environmental significance of less than ten (10) hectares.	**AO15.1 – Does not comply** The proposal does not result in the creation of a lot containing matters of environmental significance The proposal does the create a new lot adjoining an area mapped as containing matters of environmental significance of less than ten (10) hectares. **PO15 - Complies** The proposal does not result in any physical land changes. The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary. There is no mapped vegetation within the subject site. The proposed boundary realignment will not impact on environmental values.
PO16 Reconfiguring a lot incorporates a buffer to areas containing matters of environmental significance in accordance with minimum best practice standards and the buffer area has characteristics to minimise development impacts on	No acceptable outcome is nominated.	**PO16 - Complies** The identified stream order 1 waterway is located in the adjoining property to the south. There is 10 metres from the top of the back and the property boundary.

Performance outcomes	Acceptable outcomes	Assessment Response
the values present. Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.		

Bushfire hazard overlay code

Table 8.2.4.4.1 Outcomes for development that is accepted subject to developments and assessable development

Performance outcomes	Acceptable outcomes	Assessment response
Reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity Note: The following performance outcomes and acceptable outcomes apply only to the following categories of development: ▪ Reconfiguring a lot in the Rural zone and in the Emerging Community zone; Reconfiguring a lot in any other zone where more than 6 additional lots are created and a new road is created.		
Bushfire planning		
PO11 The lot layout is designed as a consequence of, and in accordance with the recommendations of a bushfire hazard assessment and management plan. Editor's note: A bushfire hazard assessment and management plan should precede the reconfiguring design and inform the lot layout, not vice versa. Editor's note: The recommendations of a bushfire hazard assessment and management plan (if considered suitable) may be attached to the conditions of any development approval (if given).	No acceptable outcome is nominated.	**PO11 - Does not comply** A Bushfire Hazard Assessment and Management plan was not provided to support the application.
PO12 A bushfire hazard assessment and management plan demonstrates that all future buildings are able to be separated from the bushfire hazard by a distance which is the greater of the following: (a) a sufficient distance to achieve a bushfire attack level no greater than 29kW/m^2; or (b) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation; or (c) for forest or woodland vegetation, a sufficient area to create a building protection zone which achieves the following: (i) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and	No acceptable outcome is nominated.	**PO12 – Does not comply** A Bushfire Hazard Assessment and Management plan was not provided to support the application. However, all future buildings are likely to be able to achieve sufficient separation distances from hazardous vegetation.

Performance outcomes	Acceptable outcomes	Assessment response
(ii) the inner zone has the following characteristics: (A) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m^2; and (B) tree canopy cover in the zone is less than ten (10) per cent; and (C) three canopy is located greater than two (2) metres from any part of the roofline of a building; and (iii) the outer zone has the following characteristics: (A) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and (B) tree canopy cover in the zone is less than thirty (30) per cent. Editor's note: The separation area between buildings and the bushfire hazard may include: ▪ a cleared road reserve of adequate width; or ▪ open space acceptable to Council as a reserve contributed as part of the open space requirements of a development; or ▪ maintainable land retained in private ownership in lots which are large enough to contain the required separation distance; or ▪ maintainable open space or fire trail in a Community Management Scheme owned and maintained by the body corporate.		
PO13 Lot design minimises the number of lots which have a direct interface with the bushfire hazard.	**AO13.1** No more than twenty (20) per cent of the total number of lots in the development interface directly with the fire hazard.	**AO13.1 - Does not comply** Proposed Lot 2 is entirely mapped with the Bushfire hazard overlay (Potential Impact Buffer). **PO13 – Does not comply** The lot design does not minimise the number of lots which have a direct interface with the bushfire hazard.
Access		
PO14 The reconfiguring design ensures that the road network, future driveways and access routes: (a) avoid potential for entrapment	**AO14.1** Where creating lots having an area less than two (2) hectares: (a) all lots are separated from hazardous vegetation by a constructed all-weather, public	**AO14.1 - Complies** The identified hazard vegetation is located on the other site of a constructed, all-weather public road.

Performance outcomes	Acceptable outcomes	Assessment response
during a bushfire; (b) provide safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; (c) provides alternative access and egress considering the most likely bushfire scenarios; (d) ensures that the location, siting, and design of development and associated driveways and access routes enables safe and efficient access for emergency services vehicles during and after a bushfire. Editor's note: A bushfire hazard assessment and management plan can assist in demonstrating compliance with this performance outcome.	road; (b) the road layout provides for at least one alternative access route connecting all lots in the development to a public road that meets the requirements in Table 8.2.4.4.2 and which is connects to a collector road; and (c) cul-de-sacs are avoided except where: (i) a perimeter road with a cleared width of twenty (20) metres separates the lots at the head of the cul-de-sac from hazardous vegetation; and (ii) the cul-de-sac is no longer than seventy (70) metres from the intersection with another road to the furthest future building. Editor's note: Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.	
	AO14.2 Where creating lots having an area greater than two (2) hectares: (a) all lots have a driveway or private road access which connects directly to a constructed all-weather public road; (b) dead-end roads are a maximum length of 200 metres and an alternative emergency evacuation route is provided away from the most likely source of bushfire risk.	**AO14.2 - Does not comply** The proposed lots are not greater than two (2) hectares.
	AO14.3 For all lots, private roads and access driveways comply with the requirements specified in Table 8.2.4.4.2.	**AO14.3 - Complies** Access driveways can comply with the requirements specified in Table 8.2.4.4.2. Works can be carried out at such time a land use occurs.
	AO14.4 Where the lots: (a) are required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of seventy (70) metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or (b) are not required to be supplied	**AO14.4 - Complies** Proposed Lot 1 has an established dwelling house with a 60 metre driveway. Proposed Lot 2 cannot achieve a driveway greater than 55 metres regardless of the location of a future dwelling on the site.

Performance outcomes	Acceptable outcomes	Assessment response
	with reticulated municipal water supply, private roads and access driveways have a maximum length of 200 metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.	
Water for fire fighting purposes		
PO15 Development involving new premises provides adequate infrastructure to support firefighting.	**AO15.1** Where the development is connected to a reticulated water supply, lots are provided with water supply and pressure in accordance with Australian Standard AS2419 Fire Hydrant Installations.	**AO15.1 - Not applicable** The site will not be connected to reticulated water.

13.1 - D-298-2025 - ROL (1 LOT INTO 2)

Statement of Reasons

Meeting Date: 3 February 2026

Attachment No: 4

Livingstone SHIRE COUNCIL

Attachment 2 - Statement of reasons

Planning Act 2016, section 63 (5)

The development application for a **Development Permit for Reconfiguring a Lot (one lot into two lots)** refused as per this Decision Notice (refusal) D-298-2098.

1. REASONS OF THE DECISION

The development application is refused and the reasons for the decision are based on findings on material questions of fact:

1. The proposed development is inconsistent and incompatible with the existing and intended character of the Rural zone as it would result in lots significantly below the minimum lot size and therefore does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
    (a) Strategic outcomes (10) and (16) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
    (b) Specific outcomes (8) of Rural places under the Settlement pattern theme of the Strategic Framework (section 3.3.5.).
2. The proposed development would result in lots significantly below the minimum lot size, which could not fulfil the intended role and function of land in Rural zone and may increase land use conflicts. Therefore, the proposal does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
    (a) Strategic outcomes (18) and (19) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
    (b) Specific outcomes (5) and (6) of Rural places under the Settlement pattern theme of the Strategic Framework (section 3.3.5.).
    (c) Overall outcome (3) and (6) of the Reconfiguring a Lot Code.
    (d) Performance outcomes PO10, PO11 and PO12 of the Reconfiguring a Lot Code.
3. The proposed development seeks to provide for population growth in a Rural place (outside Urban and Urban infill places) and therefore does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
    (a) Strategic outcome (5) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
    (b) Overall outcome (1) of the Reconfiguring a Lot Code.
4. On balance, the application should be refused because the development does not comply and cannot be conditioned to comply with the relevant assessment benchmarks and no relevant matters exists that would outweigh the conflicts.

The evidence or other material on which the findings were based are:

- The common material for the development application;
- The assessment benchmarks identified in section 2 of this notice;
- The relevant matters identified in section 4 of this notice; and
- The matters prescribed by regulation identified in section 6 of this notice.

2. ASSESSMENT BENCHMARKS

The following are the benchmarks applying for this development:

Benchmarks applying for the development	**Benchmark reference**
Local Government Infrastructure Plan Strategic Framework – Settlement pattern theme: Rural places Reconfiguring a lot code Bushfire hazard overlay code Biodiversity overlay code Development works code	*Livingstone Planning Scheme 2018* Version 4, in effect 2 May 2025
Part E: State interest policies and assessment benchmarks (Planning for safety and resilience to hazards)	*State Planning Policy, July 2017*

3. COMPLIANCE WITH BENCHMARKS

The development does not comply with the benchmark as per the summary set out in the findings on material questions of fact in section 1 of this notice.

4. RELEVANT MATTERS

Not relevant matters exist that outweigh the conflicts with the Planning Scheme

5. MATTERS RAISED IN SUBMISSIONS

Matters raised in submission	**Description of how matters were dealt with in reaching the decision**
General support for the proposal	No specific details were provided in the submission for consideration.

6. MATTERS PRESCRIBED BY REGULATION

The following matters were given regard to in undertaking the assessment of this development application:

(i) The State Planning Policy – Part E;

(ii) The Central Queensland Regional Plan;

(iii) The Strategic Framework – Settlement pattern theme: Rural places in the *Livingstone Planning Scheme 2018*

(iv) The Reconfiguring a Lot Code, Development Works Code, Bushfire Hazard Overlay Code and Biodiversity Overlay Code in the *Livingstone Planning Scheme 2018;*

(v) The land, the subject of the application has an existing dwelling house and ancillary buildings

	at the premises;
(vi)	The surrounding rural land, lot sizes and rural uses in terms of commensurate and consistent development; and
(vii)	The common material, being the material submitted with the application.

13.2 D-351-2024 - MCU FOR FUNCTION FACILITY

File No: **D-351-2024**

Attachments:
1. **Locality and Overlays Plan⇩**
2. **Code Assessment⇩**

Responsible Officer: **Shari Rankin - Coordinator Development Assessment**
Greg Abbotts - Manager Planning and Development
Katrina Paterson - General Manager Communities and Environment
Alastair Dawson - Interim Chief Executive Officer

Author: **Mina Ghani - Planning Officer**

SUMMARY

Applicant:	D. Gleeson
Consultant:	Capricorn Survey Group (CQ) Pty Ltd
Real Property Address:	Lot 66 on SP245207
Common address:	127 Camms Road, Cawarral
Area of Site:	40 hectares
Planning Scheme:	*Livingstone Planning Scheme 2018*
Planning Scheme Zone:	Rural
Planning Scheme Overlays:	OM07 – Biodiversity – Habitat and Vegetation OM011 – Biodiversity – Stream Order OM12 Bushfire Hazard Area OM15 Drainage problem area OM18 Landslide Hazard Area OM27 Height Limits
Existing Development:	Dwelling house
Level of Assessment:	Impact assessable
Submissions:	Two (2) Submissions received
Referral matters:	Nil
Infrastructure Charge Area:	Outside the Priority Infrastructure Area

Application progress:

Application received:	23 October 2024
Application properly made:	25 October 2024
DCU meeting:	30 October 2024
Confirmation notice issued:	11 October 2024
Information request issued:	20 October 2024
Information request response received:	30 May 2025
Public notification period:	9 June to 3 July 2025
Notice of compliance received:	4 July 2025
Submission consideration period:	5 July to 18 July 2025

Council meeting date:	3 February 2026
Statutory determination date:	6 February 2026

OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Material Change of Use for a Function facility, made by D. Gleeson, on Lot 66 on SP245207 and located at 127 Camms Road, Cawarral, Council resolves to Approve the application given pursuant to Section 60 of the *Planning Act 2016*, the assessment manager may decide to approve the application even if the development does not comply with some of the assessment benchmarks and reasons have been established in support of the development as follows:

(i) The proposed development has been justified against the Settlement Pattern Theme – Rural Places, as it seeks approval for an intermittently operated Function Facility that utilises the rural character of the site as a backdrop for events. The use will be contained within an existing cleared area and will not limit or compromise rural activities on the subject site or adjoining land for primary production. Boundary setbacks and buffering ensure ongoing compatibility with surrounding properties.

(ii) The proposal has been justified against the Natural Environment and Hazards Theme – Areas of Ecological Significance, as the facility is sited to minimise disturbance and to retain existing mature trees and vegetation for landscape and environmental purposes. These measures maintain ecological linkages and protect the underlying biophysical processes of the site.

(iii) Assessment against Natural Hazards and Climate Change Outcomes demonstrates that, although the development will involve crowds, the use will be managed by staff, operate only at limited times, and be carried out in accordance with the approved Bushfire Management Plan. The proposal does not increase permanent residents on-site and does not exacerbate the severity of any natural hazard.

(iv) The development has also been justified against the Rural Land Outcomes of the Natural Resources Theme, as the land is not identified as Class A or Class B agricultural land and is not subject to reconfiguration. It therefore does not fragment or alienate productive rural land.

(v) All civil works, access arrangements, parking, nuisance management and environmental protections either comply with, or will be conditioned to comply with, the relevant provisions of the Rural Zone Code, Bushfire Hazard Overlay Code, General Development Code, and Development Works Code.

(vi) Finally, the assessment concludes that the development is consistent with the State Planning Policy interests for biodiversity, risk, resilience and hazard mitigation, and does not compromise the achievement of any applicable state interest.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for a Function Facility, made by D. Gleeson, on Lot 66 on SP245207, and located at 127 Camms Road, Cawarral, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.

1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.

1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:

1.6.1 Operational Works;

(i) Access and Parking Works; and

(ii) Road Works;

1.6.2 Plumbing and Drainage Works; and

1.6.3 Building Works.

1.7 All Development Permits for Operational Works and Plumbing and Drainage Works must be obtained prior to Building Works.

1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Reference	Dated
Proposed Site Plan	24_154, S-01	MAY 2025
Proposed Floor Plan	24_154, S-02	MAY 2025
Elevations	24_154, S-03	MAY 2025
Bushfire management plan	2501-17	31/01/2025

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council.

3.0 ROAD WORKS

3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works on the site and on Council roads.

3.2 Camms Road must be upgraded to a Rural Access standard of 6.5 metre width gravel pavement, including culvert widening (if not complied), in accordance with *Capricorn Municipal Development Guidelines* annexure D01E and the provisions of a Development Permit for Operational Works (road works).

3.3 Mount Wheeler Road must be upgraded for bushfire safe evacuation to a minimum 4.0 metre width with 100mm compacted gravel pavement standard from Camms Road intersection to property access and the provisions of a Development Permit for Operational Works (road works).

3.4 Camms Road and Coorooman Creek Road intersection must be upgraded to BAR (Basic Right Turn treatment) to cater for safe passage of through vehicle traffic on Coorooman Creek Road.

4.0 ACCESS WORKS AND PARKING WORKS

4.1 A compliant vehicle access must be designed and constructed to the development in accordance with the *Capricorn Municipal Development Guidelines* and must be in accordance with the standard drawing *CMDG-R-040, rural road access and property access over table drains*.

4.2 Any non-compliant vehicle access driveway will require a Development Permit for Operational Works (access works) prior to the commencement of any vehicle access works associated with that lot.

4.3 The internal access to the proposed development must have a minimum cleared width of 6.0 metres, a minimum cleared height of 4.8 metres and a minimum formed width of four 4.0 metres with 100mm compacted gravel pavement for bush fire safe evacuation.

4.4 All ingress and egress movements to and from the development must be in a forward direction.

4.5 On-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development must be designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following:

4.5.1 Australian Standard AS2890.1-1993: Parking Facilities – Off-street Car parking;

4.6 All vehicle manoeuvring areas associated with the proposed development must be upgraded as necessary, maintained to be safe and trafficable for the traffic generated by the development, and must not to create dust nuisance to the neighbouring properties.

4.7 A minimum of forty (40) off-street parking spaces, including a minimum of one (1) universal parking space must be provided for the Function facility events. The parking area must be clearly signed and marked to identify parking spaces.

4.8 A minimum of ten (10) parking spaces, including a minimum of one (1) universal parking space must be provided for the Outdoor sport and recreation use. The parking area must be clearly signed and marked to identify parking spaces. As an alternative, the parking area can be provided in the road reserve pursuant to a development application for operational works (refer to condition 4.0).

4.9 Landscaping within vehicle parking and manoeuvring areas must comprise species with clear trunks to a minimum height of 2 metres or low groundcover vegetation not exceeding 1 metre in height, to maintain sightlines and bushfire safety.

5.0 PLUMBING AND DRAINAGE WORKS

5.1 On-site sewerage treatment and disposal must be in accordance with the *Queensland Plumbing and Wastewater Code* and *Council's Plumbing and Drainage Policies*.

5.2 Structures or buildings must not be located within the on-site sewerage treatment and disposal area or conflict with separation distances as detailed with the *Queensland Plumbing and Wastewater Code*.

5.3 The development must be connected to an on-site water storage system within a minimum capacity of 50,000 litres for domestic purposes.

5.4 The proposed development must have available a 25,000 litre minimum size water tank for fire fighting purposes and must be:

5.4.1 Constructed with fire-proof materials, or located underground with above-ground access points;

5.4.2 Located no more than ten (10) metres from the use;

5.4.3 Located more than nine (9) metres from any potential fire hazards (such as venting gas bottles and combustible structures);

5.4.4 Located within six (6) metres of a hardstand area allowing access for a heavy rigid fire appliance;

5.4.5 Fitted with fire brigade tank fittings consisting of;

(i) For above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or

(ii) For underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and

5.5 Identified by directional signage clearly provided at the street access point.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

6.1 All roof and allotment runoff must drain demonstrating lawful discharge in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines.*

6.0 BUILDING WORKS

6.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site

6.2 All site earthworks must be undertaken in accordance with *Australian Standard, AS3798* "*Guidelines on Earthworks for Commercial and Residential Developments".*

7.0 ELECTRICITY AND TELECOMMUNICATIONS

7.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

8.0 ASSET MANAGEMENT

9.0 Any alteration necessary to electricity, telephone, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.

9.1 Any damage or alteration to existing council infrastructure including traffic signs and pavement marking and other public or private utility which occurs during any works carried out in association with the approved development must be repaired and/or replaced at the cost of the Developer.

10.0 ENVIRONMENTAL

10.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan certified by a suitably qualified person.

10.2 The Erosion and Sediment Control Plan must detail any ongoing management, monitoring and maintenance required to be undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are avoided or minimised. Adequate drainage and erosion control devices are required on access routes and fire management trails to prevent erosion and sedimentation impacts to matters of environmental significance.

10.3 The Erosion and Sediment Control Plan must be implemented and maintained on-site for the duration of the works. The Erosion and Sediment Control Plan must be available on-site for inspection by Council Officers during those works.

10.4 Mature trees located within the development area must be retained. Retained trees must be protected from impacts of adjacent clearing or earthworks through use of exclusion fencing or protective barriers as per *Australian Standard 4970 – 2009 Protection of Trees on Development Sites*.

10.5 Revegetation must be undertaken within the mapped remnant vegetation area to the south of the access driveway. Revegetation must be of local endemic trees, shrubs and groundcovers suitable for the regional ecosystem and must consider the Bushfire Hazard Assessment and Management Plan.

11.0 REHABILITATION

Areas degraded as a result of development are rehabilitated by the proponent as near as is practicable to the naturally occurring local native plant species and ecological communities.

12.0 OPERATING PROCEDURES

12.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Camms Road or Mount Wheeler Road.

12.2 Functions and events are limited to a maximum capacity of 80 people (guests).

12.3 Functions and events must cease at 10:00pm.

12.4 An Operational Management Plan (OMP) must be prepared. The plan must outline how the function will be managed to ensure no unacceptable impact upon the amenity of the surrounding area and safety of attendees and public. This OMP must outline:

(i) attendee numbers (staff and patrons);

(ii) commencement time and closing time;

(iii) car parking and transport arrangements for patrons and staff attending the function;

(iv) traffic management measures;

(v) noise management strategies, including control of amplified music and patrol behaviour and must be in accordance with the *Environmental Protection Act 1994*;

(vi) security measures, including crowd control and lighting;

(vii) waste management procedures, including waste collection times and locations;

(viii) complaint management measures;

(ix) any other necessary measures to ensure the use does not result in unreasonable impacts on nearby sensitive land uses.

Functions must be operated in accordance the Operational Management Plan and kept available for all event/function organisers, and Council if required.

12.5 The activity must be undertaken in a manner that does not allow environmental nuisance caused by construction material, noise, aerosols, particles dust, ash, fumes, light, odour and smoke, which must not go beyond the boundaries of the property during all stages of the development including construction and operation as stated in the *Environmental Protection Act 1994* and subordinate legislation.

12.6 The development must be provided with a refuse container and container storage area that:

12.6.1 is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.8 metres; and

12.6.2 kept in a clean, tidy condition.

12.7 The Function facility use must untaken and managed be in accordance with the approved Bushfire Management Plan (refer to condition 2.1).

12.8 The Bushfire Management Plan, including evacuation plan, must be readily available to all patrons accessing the site and must be provided to event organisers as part of any booking package information for the Function facility.

12.9 The Bushfire Management Plan must:

12.9.1 take into account periodic bushfire hazard warning(s) from Queensland emergency services and / or similar reliable sources; and

12.9.2 ensure compliance and implementation of suitable measures in a timely manner for safe evacuation.

12.10 The Bushfire Plan must be monitored and implemented at the site on an on-going basis. A periodic review must be undertaken and any recommendations must be implemented to ensure safe operation and evacuation.

12.11 The development must be provided with:

12.11.1 appropriately designed and sited numbering which clearly identifies the street address; and

12.11.2 appropriately designed and sited signage for way finding and premises identification.

12.12 The entry and exit point off Camms Road must be clearly identifiable and illuminated during night events.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism website https://www.dwatsipm.qld.gov.au/

NOTE 2. General Safety of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 3. Environmental

a. The land subject to the above development application must be free of declared pest plants; as declared at the date of development application in *Local Law No. 3 (Community & Environmental Management) 2011* and Schedule 1 of *Subordinate Local Law 3 (Community & Environmental Management) 2011;* and restricted invasive species in the *Biosecurity Act 2014* or as amended; to the satisfaction of Council's Pest Management Officer, prior to the commencement of any site works. Council will supply a free inspection and advice service on the request of the land owner.

b. It is advised that part of the subject site is mapped by the Department of Resources as containing Least Concern Remnant Vegetation. The *Vegetation Management Act 1999* has requirements with regard to the clearing of vegetation. Information on Vegetation Management is available at: https://www.qld.gov.au/environment/land/vegetation/management/

c. It is advised that part of the subject site is mapped by the Department of Environment and Science as a high priority area for protected plants, which is administered under the Nature Conservation Act 1992. Further advice regarding protected plants can be sought from the Department of Environment and Science.

NOTE 4. Licensable Activities

Should an activity licensable by Livingstone Shire Council be proposed for the premises, Council's Environmental Health Unit must be consulted to determine whether any approvals are required. Such activities may include food business licensing or devolved Environmental Relevant Activity. Approval for such activities is required before 'fit out' and operation.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for a Material Change of Use for a Function Facility only, made by D. Gleeson, on Lot 66 on SP245207, and located at 127 Camms Road, Cawarral, Council resolves to issue an Infrastructure Charges Notice for the amount of $30,595.94.

BACKGROUND

The subject site is developed with a Dwelling house (DA-78-2021) and associated outbuildings, including an existing access driveway (D-183-2014) to Mount Wheeler Trail and onto Camms Road (identified as a fire trail).

PROPOSAL

The proposal is for a Function facility. The proposed venue is an open barn of approximately 260 square metres. The western end will be enclosed, housing the bar area and servery area for catering set up. Toilet facilities are provided near the event facility within an existing toilet block.

Event times are proposed to vary depending on the client, with most events being on the weekend (Saturday and Sunday) and limited to the cooler months between May and September. Function hours are proposed to be (generally) from 10:00am and concluding at 12:00am, and up to eighty (80) people. No overnight camping or stays are proposed. The venue will supply beverages and will obtain licencing for such prior to commencement of any event. All catering for food is to be outsourced by the event host. Event bookings will be encouraged to use buses to transport guests to and from site.

A designated carpark is proposed to be created near to the front access off Mt Wheeler Road (Area H on the site layout plan). This will be constructed as an all-weather gravelled area and includes forty (40) parking spaces and a turnaround head. The turnaround head

will act as the drop-off/pick-up zone for the bus service and be constructed at the appropriate width to cater for its turning circles. A pathway system will be provided, connecting the carpark at the drop-off zone to and through the event area (barn and amenities).

The function facility barn is setback 132 metres from the eastern boundary (Mount Wheeler Road) and approximately 144 metres from the southern boundary (side). A landscaping buffer will be created between the boundary and carpark. Existing trees will be retained and new trees planted to provide a natural screen.

SITE AND LOCALITY

The subject site is forty (40) hectares in area, is relatively flat and currently contains a Dwelling house and associated buildings towards the south-eastern portion of the site. There is an existing amenities building to the north of the Dwelling house (BP08566).

The site has a gradual slope north-west from 119 metres Australian Height Datum to 118 metres Australian Height Datum. The site also has a large cleared area of approximately 7.3 hectares around the Dwelling house, and proposed area of the Function facility. The balance of the site is mature, native vegetation.

The site is located within a rural area with a range of rural lot sizes and is proximal to a separate Function facility (located to the north on Mount Wheeler Road) and Cockscomb Veterans Retreat (to the north-east on Camms Road).

The related permits over the subject site and permits and development on adjoining properties are detailed in the following table:

Existing applications/development permit over the site	
127 Camms Road, Cawarral Lot 66 on SP245207	Building works BP08566 for a toilet block (1990) – final approved (was originally associated with a camping ground) on Lot 40 on
	Plumbing Permit P2114 for a septic (noted against BP08566 in registers)
	Development Permit D-212-2013 for a Reconfiguration of a Lot (one lot into two lots)
	Development Permit D-183-2014 for Road Works
	Development Permit 248-2001-YPO for a Shed (L 40 RP 858037)
	Development Permit D-78-2021 for a Dwelling House
	Development Permit P-219-2021/PLUMB for New Dwelling and Septic
	Development Permit B-1005-2021/BLD for a Dwelling
	Development Permit D-351-2024 for a Material Change of Use for a Function Facility – currently under assessment
Applications/development permits on adjoining properties	

Lot 9 on RP900490 426 Mount Wheeler Road, Cawarral (to the north)	No applications or development permits on this site.
Lot 10 on RP897990 144 Tookers Road, Cawarral (to the west)	738-2002-YPCDOM, Priv Cert - Domestic Building Project 2004-2008 for a pool
Lot 6 on RP858037 123 Camms Road Cawarral (to the south)	Building Permit B-1757-2012, Priv Cert - Domestic Project - SPA 2009 for a shed P-1074-2010/PLUMB, Plumbing and Drainage for new heat pump

ASSESSMENT INCLUDING BENCHMARKS AND RELEVANT MATTERS

This application has been assessed by relevant Council planning, engineering, environmental health, natural resource management and other technical officers as required. The assessment has been undertaken in accordance with Chapter 3 of the *Planning Act 2016*, Part 4 of the *Planning Regulation 2017* and the Development Assessment Rules under the *Planning Act 2016*.

The assessment has been carried out against the assessment benchmarks in the relevant categorising instrument/s for the development and having regard to the State Planning Policy, any development approval for and any lawful use of the premises or adjoining premises, and the common material. The assessment has also been carried out against other relevant matters (other than a person's personal circumstances, financial or otherwise) discussed further in this report.

Benchmarks applying for the development	**Benchmark reference**
Strategic Framework • Settlement pattern theme (Rural places) • Natural environment and hazards theme (Natural hazards and climate change) • Natural resources and economic development theme (Rural land, and Tourism) Rural zone code Bushfire hazard overlay code Biodiversity overlay code General development code Development works code	*Livingstone Planning Scheme 2018,* Version 4, in effect 2 May 2025
Part E: State interest policies and assessment benchmarks	*State Planning Policy,* July 2017
Relevant matters considered	
Any development approval for, and any lawful use of, the premises or adjacent premises	The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development

The common material submitted with the application	In respect of the reports provided in the material including proposal plans and supporting information
Submissions provided on the application	In respect of relevant matters raised in submissions.
The Local Government Infrastructure Plan	In respect of trunk infrastructure provisions and charging for development.

Internal advice and assessment

Development Engineering – *23 October 2024*

Support, subject to conditions.

Development Engineering has reviewed the application and supports the proposal subject to standard conditions relating to road upgrades, access design, on-site services, drainage, and building works.

Natural Resource Management – *30 May 2025*

Support, subject to conditions.

Natural Resource Management (NRM) has reviewed the proposal and supports the development subject to conditions that ensure the protection and enhancement of onsite environmental values. The conditions focus on retaining significant mature vegetation, maintaining ecological linkages, and requiring rehabilitation of previously cleared remnant vegetation. A detailed Revegetation Plan is required and must align with bushfire management requirements.

Environmental Health – *30 May 2025*

Support, subject to conditions.

Environmental Health supports the proposal subject to key conditions relating to noise, food safety, potable water quality, and lighting. These requirements ensure the venue operates safely, maintains acceptable amenity levels, and meets health standards, particularly regarding the prohibition of amplified music, food licensing, and ongoing water quality testing.

External referral

The application did not trigger referral to the State Assessment and Referral Agency. The function facility is located outside of the mapped category B of Least concern regional ecosystem. The new barn will be a minimum of 90m from the line of Category B RE mapping. The internal access that will be used for the function facility is existing (already in use for the Dwelling house on the subject property) and therefore there is no new accepted development that will be carried out (any clearing for the track is considered accepted development works for infrastructure).

Information request

An information request was issued by Council on **20 November 2024** which included (but was not limited to) the following:

- **Biodiversity**: Provide detailed clearing and planting plans, including:
    - Labelled description of all species proposed to be disturbed or removed;
    - Details of potential impacts on flora and fauna;
    - Incorporation of staged clearing to allow wildlife escape;
    - Proposed planting areas with appropriate native species to offset removal;

  - Consideration of relocating the proposed car park to reduce clearing; and
  - Identification of offset locations for any necessary clearing.

- **Bushfire Hazard**: Provide a Bushfire Hazard Assessment and Management Plan for the development site.
- **Environmental**:
  - A report on light pollution impacts prepared by a suitably qualified person;
  - An Acoustic Report prepared by a suitably qualified person addressing noise impacts and mitigation in accordance with the Environmental Protection (Noise) Policy 2019;
  - Details of potable water provision for food handling activities.

The applicant provided a response **in part** on **30 May 2025**. The response included a revised site plan showing retention of existing trees, a Bushfire Management Plan confirming BAL–12.5, and details of potable water supply. Explanations were also provided regarding lighting and noise management, although no specialist reports (ecological, lighting, or acoustic) were submitted.

Further advice

No further advice has been issued.

State Planning Policy – July 2017

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. An assessment of the State interests relevant to the application are detailed below.

Liveable Communities: Not applicable

Environment and Heritage - Water quality: Not applicable as development is not in an urban area or water supply buffer area.

Natural hazards, risk and resilience: Applicable as development is within a bushfire hazard area.

Erosion prone areas within a coastal management district: Not applicable	
Development does not occur in an erosion prone area within a coastal	**Not applicable**

management district unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	
Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	**Not applicable**
Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: Applicable	
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 risks to people and property to an acceptable or tolerable level.	**Complies** An assessment has been undertaken against the Bushfire hazard overlay code within the *Livingstone Planning Scheme 2018*. The application was supported by a Bushfire hazard assessment & bushfire management plan and Bushfire emergency evacuation plan, which mitigates risk for the proposed development to ensures risks to people and property are at an acceptable or tolerable level.
All natural hazard areas: Applicable	
Development supports and does not hinder disaster management response or recovery capacity and capabilities.	**Complies** Suitable access for emergency vehicles will be conditioned, along with the provision of a 10,000 L firefighting water supply in accordance with the Bushfire Management Plan (BMP). These measures will ensure the site remains accessible during emergencies and does not hinder disaster management or recovery operations.
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.	**Complies** The proposal for a function facility is centrally located on the cleared area of the site, separated from hazardous vegetation and is supported by a certified Bushfire Management Plan (Designtek, 31 January 2025). Conditions requiring maintenance of defensible space, on-site firefighting water supply, and access standards in accordance with the Bushfire Management Plan (BMP) will ensure the development avoids any increase in bushfire

	risk or hazard intensity to surrounding land. It is not expected to increase natural hazard of the potential directly, indirectly and cumulatively for damage on the site or other properties.
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.	**Complies** The proposal of a function facility is not anticipated to store of hazardous material or release hazardous materials.
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.	**Complies** The siting of the proposed use is within an existing cleared area, with no additional vegetation clearing required apart from minor clearing works for the parking area. Protection of surrounding vegetation and landforms is maintained by encompassing the entirety of the use within this cleared area.

Central Queensland Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

Livingstone Planning Scheme 2018

The *Livingstone Planning Scheme 2018* (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

Strategic Framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The strategic framework is structured as follows:

The following themes are relevant to the assessment of this application:

(i) Settlement pattern;

3.3.5 Rural places

(ii) Natural environment and hazards;

3.4.2 Areas of ecological significance

3.4.3 Natural hazards and climate change

3.4.6. Landscape and scenic amenity

(iii) Transportation and movement theme;

3.6.3 Road network

(iv) Natural resources and economic development;

3.8.2 Rural land

3.8.6 Tourism

Settlement pattern theme: Rural places

Specific Outcome	Assessment response

3.3.5.1 Specific outcomes	
(1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities.	**Does not comply** The proposal is located in the rural places. The proposed use is for a function facility, which is not the preferred use for rural places.
(2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts.	**Complies in part** The proposal is for a function facility located within a rural area. The development is setback from boundaries to reduce conflict with adjoining sites or the future use of adjoining sites. The use can be managed to mitigate potential adverse impacts through conditions controlling noise, lighting, operating hours, and traffic management. With these controls in place, the development will operate compatibly within the rural setting without generating significant impacts on surrounding rural activities or residential amenity.
(3) Non-rural activities only occur in rural places if: (a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone; (b) they do not limit or compromise the operations of established rural activities on adjoining land; (c) they do not limit or compromise the potential development of rural activities on the site or on adjoining land; (d) they do not result in adverse impacts on amenity or infrastructure.	**Complies** The proposed function facility is a non-rural use located within a rural area; however, it is designed and scaled to be compatible with the rural character. The use requires a large land area for separation, parking, and noise attenuation, which would not be feasible in an urban zone. The development will not limit or compromise existing rural activities on adjoining land, as it is contained within a cleared section of the site and buffered by vegetation and setback from the boundaries. Potential impacts on amenity and infrastructure including noise, traffic, and lighting will be further managed via conditions controlling event hours, noise emissions, and access standards. Accordingly, the proposal satisfies the intent of this outcome.
(4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.	**Complies** The proposal is located at the southern corner of the site, within a cleared area and protects the important scenic and environmental features located on the remainder of the site.
(5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following: (a) being identified as agricultural land Class A or Class B; or (b) being identified as rural land needing retention in larger lot sizes; or (c) being identified as having known minerals or other natural resources.	**Not applicable** The proposal does not involve reconfiguring the lot or further fragmenting the land. Additionally, the land is not identified as: • Agricultural land Class A or Class B; or • Land containing known minerals or other natural resources.
(6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural Precinct, where minimum lot sizes of ten (10) hectares or greater are provided for.	**Not applicable** The proposal is not for reconfiguring a lot.
(7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use.	**Not applicable** The site is not within the Capricorn Coast Rural Precinct.
(8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where located adjacent to the townships of Cawarral,	**Not applicable** The proposal is not for reconfiguring a lot.

Mount Chalmers, or The Caves.	
(9) Development of non-rural activities (other than a dwelling house, home based business, rural workers' accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if: (a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or (b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or (c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or (d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.	**Not applicable** the site is not located within Agricultural Land Classification A or B.
(10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures.	**Not applicable** The site is not within or in proximity to a key resource area.
(11) Rural places having historical subdivisions which are considered to be inappropriate for certain types of development, are limited to development for rural activities which: (a) do not involve accommodation activities; (b) can operate having access to limited infrastructure; (c) can mitigate potential impacts from any natural hazards.	**Not applicable** The site has not been identified as a site that is only suitable for certain types of development.

Natural environment and hazards theme:

Specific Outcome	Assessment response
3.4.2. Areas of ecological significance	
3.4.2.1 Specific outcomes	
(1) A network of nature conservation and open space places, waterways, water bodies and nature corridors or links are identified for protection within the planning scheme area.	**Complies** The site is mapped within the Biodiversity Overlay Wildlife Habitat, which identifies ecological values for protection. The proposed function facility footprint is located within a cleared area and revised plans demonstrate retention of existing mature trees, reducing direct impacts on mapped ecological values.
(2) Nature corridors or links are maintained and where appropriate, rehabilitated and expanded to support: (a) the natural movement and proliferation of native species; (b) ecological responses to climate change; (c) the maintenance of large scale migratory lifecycle processes; and (d) connectivity between significant habitat areas and areas of remnant vegetation.	**Complies** The proposed function facility is located within a cleared area of the site, avoiding direct impacts on mapped areas of environmental significance. Existing vegetation along the site boundaries and within adjoining lots will be retained, maintaining linkages between patches of native habitat and supporting fauna movement through the local biodiversity network.

(3) Development avoids causing adverse impacts on areas containing matters of environmental significance and protects these areas from encroachment by development and human activity and the negative impacts of both (including but not limited to pollution, species or habitat loss, soil degradation due to clearing, erosion and contamination, acidification, salinity, waste disposal and modification to natural processes).	**Complies** The proposal is located in a cleared area, avoids mapped environmental values, and is conditioned to prevent vegetation loss, erosion, or ecological disturbance. Environmental impacts are avoided and nearby significant areas are protected.
(4) Corridors and associated buffers have dimensions which suitably provide for: (a) movement of native fauna; (b) viable habitat areas; (c) minimisation of edge effects; (d) maintenance of the hydrological functions of waterways or wetlands; (e) appropriate access for sustainable recreation; and (f) any additional maintenance and bushfire setback functions to be located outside the areas required for ecological purposes.	**Complies** The development footprint is sited to retain existing vegetated corridors avoiding disruption to these natural connections and limiting potential edge effects.
(5) Fragmentation of existing habitat areas is minimised, particularly where it impacts on the future health of populations of native fauna and flora species.	**Complies** The development is not expected to result in significant fragmentation of habitat, as it is confined to a disturbed part of the site and avoids removal of established tree stands. Fragmentation risk is therefore minimal.
3.4.3. Natural hazards and climate change	
3.4.3.1 Specific outcomes	
(1) Unacceptable risks to human life, property and vital infrastructure due to potential impacts from natural hazards including acid sulfate soils, storm tide hazard, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide, are avoided as far as practicable.	**Complies** The proposal is located within a cleared area of the site that is not affected by flooding, erosion, or coastal hazards. The only mapped natural hazard affecting the site is bushfire, which has been addressed through a Bushfire Management Plan (Designtek, 31 January 2025). The Bushfire Management Plan contains details regarding how the development will address the bushfire risk and how it will be avoided and mitigated. As such, the development avoids unacceptable risks to human life, property, and infrastructure and maintains hazard exposure within acceptable limits through suitable siting and bushfire mitigation measures.
(2) Where development in natural hazard areas is unavoidable, the development is located, designed, constructed and operated to minimise and mitigate adverse impacts to within acceptable levels, provided that it is done in a manner which: (a) does not compromise environmental values; and (b) does not unduly burden disaster management response or recovery capacity and capabilities.	**Complies** The proposal is suitably sited, designed, and managed to ensure bushfire risks remain within acceptable limits, consistent with the Bushfire Management Plan (Designtek, 31 January 2025). The BMP confirms the development achieves adequate separation from hazardous vegetation and is supported by conditions requiring on-site firefighting water storage and compliant emergency vehicle access.
(3) The potential exacerbation of adverse natural hazard impacts on development due to climate change is considered in the location and design of development.	**Complies** Although the BMP does not directly reference climate change, the use of conservative setbacks, cleared siting, and conditioned firefighting infrastructure ensures the development remains resilient to increasing bushfire risk over time.
(4) Development maximises resilience to natural hazards.	**Complies** The proposed development has been designed to maintain resilience to natural hazards, particularly bushfire. The Bushfire Management Plan (Designtek, 31 January 2025) confirms that the siting, generous separation distances, and BAL–12.5 construction requirements minimise exposure to bushfire impacts. Conditions requiring dedicated firefighting water

	storage and compliant emergency-vehicle access—as detailed in the BMP—further strengthen the site's capacity to withstand and respond to bushfire events, ensuring a high level of overall hazard resilience.
(5) Development does not directly, indirectly and cumulatively increase the severity of natural hazards and any adverse impacts associated with natural hazards upon the site or other sites, property and infrastructure.	**Complies** The development is located on cleared land and supported by a Bushfire Management Plan (Designtek, 31 January 2025) with appropriate mitigation measures. No vegetation clearing or earthworks are proposed that would alter natural drainage or increase hazard severity. With conditions for firefighting water supply and safe access, the proposal will not increase bushfire or other natural hazard risks on the site or adjoining properties.
(6) Development in bushfire hazard areas is avoided where conservation and landscape protection constraints preclude necessary risk-reduction measures, including clearing and provision of adequate access.	**Complies** The proposed clearing is minimal and largely confined to grassland, and the BMP demonstrates that appropriate access and defendable space can be provided without significant environmental loss.
3.4.6. Landscape and scenic amenity	
3.4.6.1. Specific outcomes	
(1) Development minimises potential adverse impacts on the scenic amenity associated with areas of environmental significance.	**Complies** The development is located within a cleared portion of the site, well separated from areas of environmental significance and proposal retains existing mature vegetation along boundaries. These measures minimise potential visual and environmental impacts, ensuring that the scenic amenity associated with environmentally significant areas is preserved.
(2) Development specifically avoids or minimises potential adverse impacts on the following scenic amenity features: (a) forested coastal ridges forming the green backdrop to coastal residential settlements; (b) coastal headlands consisting of National Parks; (c) natural undeveloped sections of coastline foreshore; (d) green breaks centred around the low-lying coastal inlets which form natural refuges reinforcing the coastal settlement pattern; and (e) the Keppel Group of Islands which form an integral feature of the natural seascape.	**Not applicable** The subject site is not located within or directly adjoining: • coastal ridges or headlands, • undeveloped foreshore areas, • coastal green breaks, or • the Keppel Group of Islands. As such, the proposal does not impact the specific scenic amenity features identified in the Planning Scheme**.**
(3) Views from identified public viewer places (including coastline foreshores and scenic transport routes) to scenic amenity features are protected from development which would: (a) significantly interrupt an existing natural skyline; or (b) result in excessive bulk and scale of buildings and structures; or (c) result in the removal of significant vegetation which is not replaced with appropriate landscaping as part of the development; or (d) result in permanent scarring on natural landscapes by way of road cuttings, pathways, pipelines, transmission lines and the like.	**Complies** The subject site is not visible from any identified public viewing locations, coastal foreshores, or scenic transport routes.

<u>Transportation and movement theme:</u>

Specific Outcome	Assessment response
3.6.3. Road network	
3.6.3.1 Specific outcomes	

(1) The local road hierarchy and its connection to State-controlled roads are safe, efficient and legible for all road users.	**Complies** The site is accessed from Camms Road, a local rural road that connects to Coorooman Creek Road and, through the wider network, to the Capricorn Highway. The use will generate intermittent, event-based traffic rather than daily volumes, which can be safely accommodated within the existing hierarchy. Compliance will be achieved through conditions requiring Camms Road to be upgraded, a compliant rural property access to be constructed, and intersection improvements to be delivered. These works will ensure access remains safe, legible and functional for all road users.
(2) Development contributes to or provides local roads which support the State-controlled road network, to the extent provided for by the council's infrastructure plans.	**Complies** The development does not trigger trunk road construction under Council's LGIP. However, to manage event based traffic and maintain safety within the local road hierarchy, site-specific road upgrades will be conditioned, including widening of Camms Road, improvements to Mount Wheeler Road for emergency access, and a BAR treatment at the Camms Road / Coorooman Creek Road intersection. These conditioned works ensure the local network can safely accommodate the anticipated traffic volumes.
(3) Development recognises the identified function of roads within the state and local transport network, and provides an acceptable level of access to, and impact on, each road. In particular: (a) the interregional functions of the Bruce Highway for freight and all passenger vehicles, are protected through limited access and, where possible, appropriate separation distances between development and the road corridor; (b) the intraregional function of major roads which provide access for freight, all vehicles, cyclists and pedestrians between centres and industrial and employment areas is protected by ensuring there are no significant impacts due to access arrangements with development on adjoining land and, where necessary, separation or buffering between incompatible development and the road corridor; and (c) the local road network provides safe connections to higher order roads for cyclists, pedestrians and all vehicles.	**Complies** The development is accessed via Camms Road, a local rural road that connects safely to the wider network and does not directly access or impact the Bruce Highway or other State-controlled roads. Traffic generated will be occasional and event based. **To** ensure safe operation, conditions require upgrades to Camms Road, Mount Wheeler Road, and the Camms Road/Coorooman Creek Road intersection, thereby maintaining the intended function of local and regional transport routes with no adverse impact on freight, passenger, cyclist, or pedestrian movements.
(4) The safety, efficiency and effectiveness of all existing and future road networks are protected from incompatible land uses and the impacts of development.	**Complies** The proposed development is an event based use that will not significantly increase daily traffic volumes or heavy vehicle movements. Access will be conditioned to meet Council's design and safety standards.
(5) Important future major road links are identified and they are not compromised by development.	**Not applicable** No future major road links are identified on or near the subject site. The development does not compromise planned transport infrastructure.
(6) The road network accommodates and prioritises a variety of transport needs, including: (a) freight; (b) public transport; and (c) pedestrian and cycle paths.	**Complies** The proposal accommodates private vehicle access and provides a dedicated bus drop-off area, supporting group travel and minimising car volumes. Freight and public transport functions are unaffected. The rural location means pedestrian and cycle demand will be low.

Natural resources and economic development:

Specific Outcome	Assessment response
3.8.2. Rural land	

3.8.2.1 Specific outcomes	
(1) Land with productive capacity, including agricultural land Class A and Class B which is not identified for future urban development, is protected from development which would alienate, fragment or otherwise limit its potential for productive rural activities.	**Complies** The subject site is zoned Rural but is not identified as Class A or Class B agricultural land. The development footprint is confined to an already cleared area adjacent to existing development and does not alienate or fragment land with high productive capacity.
(2) Industries which add value to existing rural production are encouraged where: (a) they have access to appropriate infrastructure; (b) their impacts are managed; (c) they do not unreasonably impact on environmental values, scenic amenity or other rural activities; and (d) adverse impacts on concentrations of sensitive land uses are avoided or can be effectively mitigated.	**Complies** • **Infrastructure:** The site does not need major new public infrastructure, and all necessary upgrades will be delivered through enforceable conditions. • **Impacts management:** Potential impacts (bushfire risk, biodiversity disturbance, lighting, and noise) have been addressed through a Bushfire Management Plan, site design, proposed management measures and conditions. • **Environmental values and scenic amenity:** The development avoids significant clearing, retains mature vegetation, and is designed in a barn-style form that reflects the rural character, minimising scenic impacts. • **Sensitive land uses:** The site is separated from sensitive land uses.

Code assessment

An assessment against the relevant codes (refer code assessment attachment) demonstrates that the proposal complies with the various requirements of the codes with deviations able to be justified against the performance outcomes and overall outcomes. A summary of the key assessments for each code is provided below:

Rural zone code

The subject site is identified as Rural Places under the Livingstone Planning Scheme 2018. The proposal seeks approval for an open-sided, single-storey pavilion and associated event-based parking. The use is located within an existing cleared area and will operate intermittently rather than as a daily activity.

All infrastructure, access, parking, drainage, waste and nuisance impacts will be conditioned to be managed in accordance with Council standards. Subject to these enforceable conditions, the proposal is compatible with the rural character and amenity of the area.

Biodiversity overlay code

The subject site is mapped as containing wildlife habitat values under Overlay Map OM07. The application does not involve daily intensive activity and is largely contained within an existing cleared footprint. While minor clearing is proposed for a 40-space gravel parking area, the overall development will be conditioned to manage vegetation impacts.

No habitable buildings are located near mapped riparian areas, and access works will be required to include erosion and sediment controls to protect ecological functions and water quality. The applicant will be required to prepare and implement detailed clearing, planting and revegetation plans prior to commencement of use.

With the incorporation of Development Engineering and NRM conditions, the proposal is expected to retain surrounding environmental values, avoid barriers to fauna movement, and ensure ongoing management and rehabilitation of disturbed areas.

Bushfire hazard overlay code

The subject site is mapped within the Bushfire Hazard Area overlay. The applicant has provided a Bushfire Management Plan prepared by Designtek (31 January 2025), which demonstrates that the proposed open-sided pavilion is located within an existing cleared area and achieves BAL–12.5 construction standards. The plan confirms substantial separation distances to classified vegetation and identifies appropriate access and evacuation arrangements.

All relevant bushfire risk-reduction measures—including provision of a minimum 10,000-litre dedicated firefighting water tank, compliant all-weather dual-lane access driveway, forward-direction traffic movements, internal road upgrades, and emergency exit signage—will be conditioned to be implemented prior to the commencement of use.

With these enforceable conditions, Council is satisfied the development can mitigate bushfire risk to an acceptable level, protect human life and property, and maintain safe evacuation and emergency response capability.

Landslide hazard overlay code

The development is mapped within the Landslide Hazard overlay. The proposal involves construction of a low-set, open-sided pavilion with associated parking works. No habitable buildings are proposed, and the pavilion is located on gentle, stable land within the central portion of the site.

The applicant's revised plans indicate that any excavation or filling associated with the pavilion and car park will be well below 50 cubic metres, with no retaining walls equal to or greater than 1 metre in height. These works therefore do not trigger additional detailed geotechnical assessment under the overlay.

Operational Works conditions will require all site earthworks, drainage, and access construction to comply with relevant Australian Standards and Council guidelines, ensuring the stability of the land is protected.

Scenic amenity overlay code

The subject site is partly mapped within the Scenic Amenity overlay. The proposed function facility involves a single-storey, open-sided pavilion located within an existing cleared area on the southern-central portion of the lot. The building has a low height and modest scale, and no prominent skyline location is involved.

No significant additional clearing of vegetation visible from public viewer places is proposed. Surrounding ridgelines, landforms, and existing mature trees are retained and protected, and all infrastructure and drainage works will be conditioned to prevent permanent scarring or visual impacts.

Accordingly, the siting and design of the development are consistent with the scenic amenity values of the area and are not expected to result in adverse impacts.

General development code

The proposal involves a low-height, open-sided pavilion and an event-based gravel car park within an existing cleared area. The development will be conditioned to provide compliant access, adequate parking, drainage, and nuisance controls. Subject to these enforceable conditions, the proposal achieves the relevant benchmarks of the General Development Code.

Development works code

The application has been assessed against the Development Works Code of the Livingstone Planning Scheme 2018. All physical works associated with the Function Facility—including access driveway, parking area, stormwater and earthworks—will be conditioned to be designed, constructed, and maintained in accordance with the Capricorn Municipal Development Guidelines and relevant Australian Standards.

Conditions will require adequate drainage, erosion and sediment control, safe trafficable access, and protection of existing vegetation.

PUBLIC NOTIFICATION

The proposal was the subject of public notification between 9 June 2025 and 3 July 2025, as per the requirements of the *Planning Act 2016*, and two (2) submissions were received. Of these submissions, one (1) submission is considered to be properly made in accordance with the *Planning Act 2016.*

The following is a summary of the submissions lodged, with Council officer comments:

Issue	Summary of Submissions	Officer Comment
Noise and Amenity	Both submissions raised strong concerns about noise from the proposed open-air function pavilion, stating that frequent events would disturb the area's rural tranquillity. The impact to the Cockscomb Veterans Bush Retreat was highlighted, which provides a quiet environment for veterans' recovery.	Noise impacts are acknowledged. Conditions will require compliance with the Environmental Protection (Noise) Policy 2019, limits on operating hours, and a Noise Management Plan prior to commencement. The open-air structure and event frequency will be regulated to maintain acceptable amenity levels.
Traffic and Road Safety	Both submissions noted that Camms Road is narrow, partly unsealed, and unsuitable for increased traffic. Concerns include road safety, limited public transport, and existing drink-driving issues. Further, increased dust and road deterioration could affect residents and visitors.	Event-based traffic will be low-frequency and can be safely accommodated once the conditioned upgrades are completed. Conditions require road widening, intersection upgrades, compliant rural property access, adequate sight distances, and all-weather internal access. On-site parking will also be conditioned to meet AS2890.1 standards, ensuring safe operation for guests and service vehicles.
Rural Character and Land-Use Compatibility	The function venue is inconsistent with the rural zoning and will disrupt the quiet, low-density lifestyle of the locality.	The proposal represents a low-intensity, seasonal rural-amenity based use. The facility is confined to a cleared area, retains mature vegetation, and is designed in a barn-style form consistent with rural character. Conditions restricting event frequency, hours, and guest numbers will ensure the development remains compatible with its setting.
Environmental and Biodiversity Impacts	Potential disturbance to fauna protected under the *EPBC Act 1999*, particularly nocturnal species sensitive to light and noise. There is concern that increased human activity and lighting could harm local biodiversity.	The development footprint is located within cleared grassland and avoids mapped areas of high environmental value. Conditions will require a landscaping and vegetation protection plan, use of downward-directed lighting, and maintenance of bushfire and biodiversity buffers to minimise ecological disturbance.

Issue	Summary of Submissions	Officer Comment
Cumulative Impacts and Similar Facilities	An existing venue ("The Barn at the Mountain") within 6.5 km and that another facility could oversaturate the market and increase combined noise and traffic impacts.	The proposed facility is small-scale and seasonal (maximum 80 guests), with a limited number of events per year. Conditions on event frequency and curfew hours will ensure cumulative impacts remain negligible. In terms of oversaturation of the market, the development provides an alternative venue option for people to choose to host their event and is not considered to result in oversaturation of the same defined land use.
Public Safety / Social Issues	Concern about alcohol-related behaviour and limited police presence, fearing that more events could worsen existing issues.	Social behaviour is not a direct planning matter, conditions will limit event hours, require onsite management during functions, and ensure vehicle parking is fully contained onsite

INFRASTRUCTURE CHARGES

Infrastructure charges are levied pursuant to the *Adopted Infrastructure Charges Resolution (No. 7) 2025.* The details and breakdown of the charges are outlined below:

Charge area:	The subject site is located outside the priority infrastructure area
Calculation:	The infrastructure charge is calculated in accordance with Section 3.4.2 – Development located partly outside or entirely outside the Priority Infrastructure Area, and Table 5 – Adopted charge for development uses located partly outside or entirely outside the Priority Infrastructure Area. The charges are calculated as follows: • Function Facility Use: A total Gross Floor Area of 113.0 m² (comprising 67.0 m² function space and 46.0 m² amenities) at a rate of $86.20 per m², resulting in a use charge of $9,740.60. • Impervious Area: An impervious area of 1,630.0 m² at a rate of $12.30 per m², resulting in an impervious area charge of $20,049.00. The impervious area includes buildings, parking and manoeuvring areas, and other compacted surfaces. • Plus Producer Primary Indexing (PPI) from December 2024 to September 2025 of $806.34 • Total Infrastructure Charge: $30,595.94

Credit:	The existing dwelling house has absorbed the lot credit.
Offset:	No offsets are applicable to the development.
Networks Covered:	Apportionment of charges over the following networks Transport Parks & Community Facilities

A total infrastructure contribution of $30,595.94 is payable and will be issued by Council through an Infrastructure Charges Notice for the development.

PREVIOUS DECISIONS

Each application is assessed on its merits in accordance with the Livingstone Planning Scheme 2018 and the Planning Act 2016, having regard to site-specific constraints and the best available planning information at the time.

Council, by resolution, has approved one (1) Function facility development application on Rural zoned land, being Development Permit D-145-2021 and located at 696 Lake Mary Road, Lake Mary. The development was justified against the Strategic Framework as the Function facility has a nexus with a specific natural resource, will not limit or compromise the agricultural capacity of the subject site or adjoining land for primary production, and is not identified as agricultural land Class A or Class B, land requiring to be retained in a larger sized allotment. The Bushfire hazard overlay was addressed, and the hazard will not directly or indirectly have any adverse impacts associated with a bushfire event. The development was approved, subject to conditions.

Council, by resolution, approved one (1) Function Facility development application on Rural zoned land, being Development Permit D-422-2021 at 291 Mount Wheeler Road, Cawarral. The development was justified against the Strategic Framework as the Function Facility could occur within an existing cleared area, would not limit or compromise the agricultural capacity of the subject site or adjoining land for primary production, and was not identified as requiring retention in a larger sized allotment. The Bushfire Hazard Overlay was addressed through a Bushfire Management Plan, with conditions requiring on-site firefighting water supply and safe evacuation access. Subject to reasonable and relevant conditions, the proposal was determined to be compatible with the rural character and amenity of the area.

Council, by resolution of 17 October 2021, refused one (1) Function facility development application on Rural zone land, being Development Permit D-214-2021, located at 138 Druces Road, Woodbury. The reasons for refusal were:

1. The proposed activities are inconsistent with the contemplated amenity of the surrounding rural area and concerns around increased nuisance to residents is of serious concern to Council, particularly in relation to noise, dust or other nuisance.

2. There are concerns that the rural road network cannot properly accommodate the anticipated increase in traffic, including buses; and

3. There is a lack of adequate utilities to properly service the anticipated crowds at a function venue.

There are instances whereby reasons to support the proposal must be established, subject to reasonable and relevant conditions.

ENGAGEMENT AND CONSULTATION

The application was publicly notified between 9 June 2025 and 3 July 2025, and two submissions were received in accordance with the *Planning Act 2016*.

BUDGET IMPLICATIONS

Management of this application has been within the existing budget allocations.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

The legal implications of deciding this development application favourably or unfavourably is the risk of appeal from the Applicant or submitter appeal. These potential legal implications also bring unknown budget implications.

RISK ASSESSMENT

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

CONCLUSION

The subject site is located in the Rural Zone. The proposed Function Facility is not a preferred use in this zone, as it involves a non-rural commercial activity. However, the use can occur because it is contained within a large rural allotment, utilises an existing cleared area, and does not require any additional permanent buildings. The pavilion integrates with the natural setting for the enjoyment of customers and will not limit the operation or future development of rural activities on the site or adjoining land.

All aspects of the development—including access, parking, noise management, operating hours, and provision of utilities and firefighting water supply—will be conditioned to mitigate potential impacts. With these reasonable and relevant conditions, the proposal is considered compatible with the rural character and amenity of the area.

Accordingly, the performance assessment demonstrates that the development will not compromise the intent of the Strategic Framework, will not undermine the role or function of the Rural Zone, and is appropriate for approval.

13.2 - D-351-2024 - MCU FOR FUNCTION FACILITY

Locality and Overlays Plan

Meeting Date: 3 February 2026

Attachment No: 1

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral

Locality Plan

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral

Locality Plan

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral

Overlays

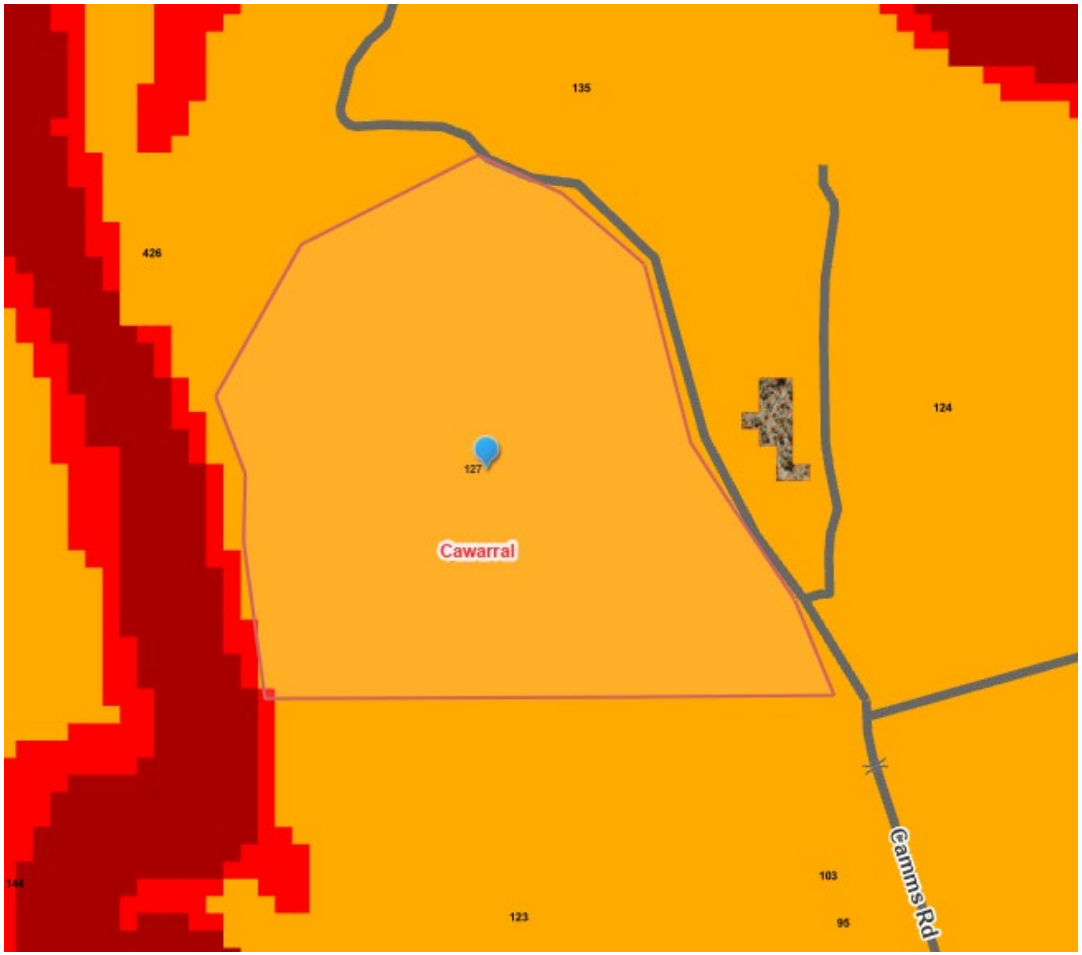
Left: Overlay Map OM07 – Biodiversity - habitat and vegetation

Classification:

MSES - Wildlife habitat

MLES – habitat and vegetation

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral

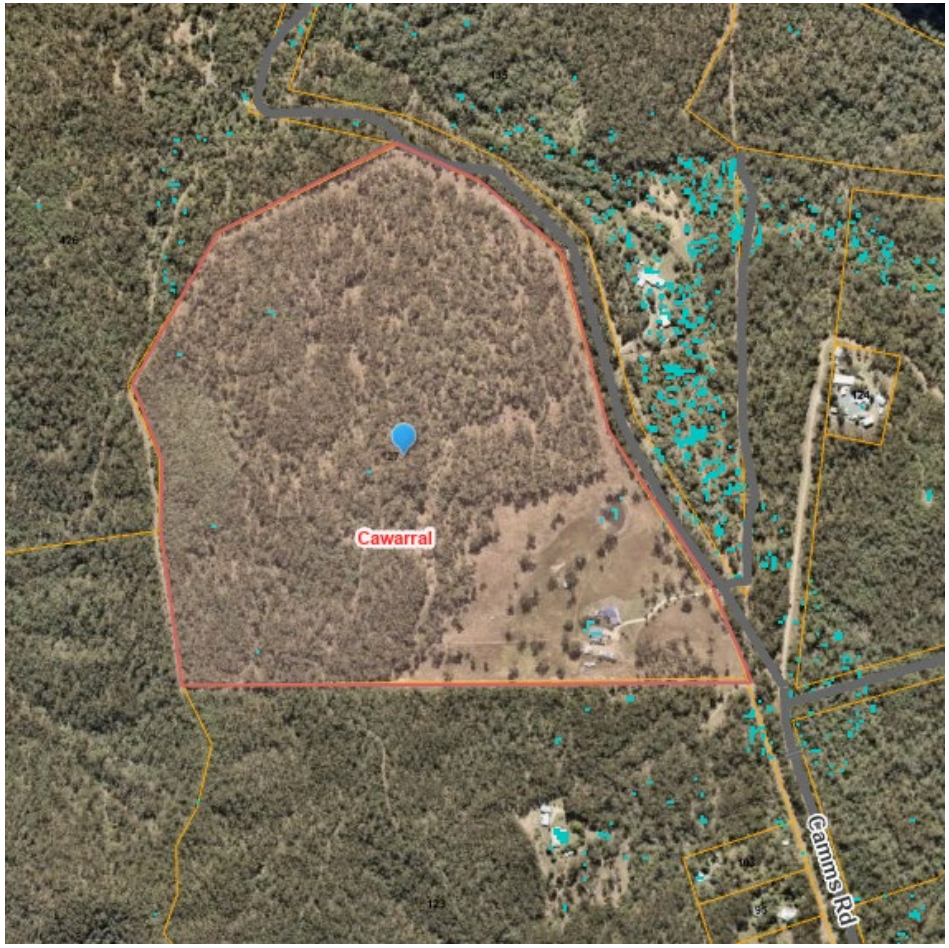


Left: Overlay Map OM12 – Bushfire hazard area

Classification:

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral



Left: OM15 Drainage Problem Area

Drainage Problem Area

D-351-2024 Locality Plan and Overlay Maps, 127 Camms Road, Cawarral

Left: OM18 Landslide Hazard Area

Steep land

Overlay Maps not included: OM20 – Road hierarchy and OM27 – Height limits

13.2 - D-351-2024 - MCU FOR FUNCTION FACILITY

Code Assessment

Meeting Date: 3 February 2026

Attachment No: 2

Rural zone code

The purpose of the rural zone code is:

(1) to identify the desired character and amenity for the zone and to protect it from incompatible development;

(2) to provide predominantly for a wide range of uses from within the rural activities group, particularly those involved primary production, and to protect these from land use conflict that may result from the development of sensitive land use and other non-rural uses;

(3) to protect or manage significant natural resources and processes to maintain the capacity for primary production;

(4) to provide for the development of a limited range of other uses that are compatible with rural areas and rural activities, where they do not limit or compromise the potential for the development of uses involved in primary production;

(5) to establish two precincts within the zone where particular development outcomes are specified, and the precincts are identified as follows:

(a) the Capricorn Coast Rural Precinct;

(b) the Yaamba Historic Township Precinct; and

(6) to facilitate the achievement of the overall outcomes sought for the zone.

The purpose of the code will be achieved through the following overall outcomes:

(1) the development is:

(a) a use within the rural activities group; or

(b) a use which:

(i) is compatible with and supports a use within the rural activities group; or

(ii) does not limit or compromise the development of a use within the rural activities group on an adjoining rural zoned lot;

(2) the development of a use from within the rural activities group is a preferred use within the zone in the following circumstances:

(a) *it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and*

(b) *the use:*

(i) is animal husbandry; or

(ii) is animal keeping; or

(iii) is aquaculture; or

(iv) is cropping; or

(v) is extractive industry; or

(vi) is intensive animal industry; or

(vii) is intensive horticulture; or

(viii) is a permanent plantation; or

(ix) is a roadside stall; or

(x) is a rural industry; or

(xi) is a wholesale nursery; or

(xii) is a winery; and

(3) the development of a use from within the accommodation activities group occurs within the zone only in the following circumstances:

(a) it is ancillary to the use of the land for a use within the rural activities group;

(b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;

(c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group;

(d) it is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity; and

(e) the use:

(i) is a caretaker's accommodation; or

(ii) is a dwelling house; or

(iii) is a dwelling unit; or

(iv) is a home based business; or

(v) is rural workers' accommodation; or

(vi) is short-term accommodation (being a farm stay);

(4) the development of other non-rural uses occur within the zone only in the following circumstances:

(a) the use:

(i) is compatible with development in the immediate area; or

(ii) has characteristics which tie it to a specific natural resource; or

(iii) requires large area of land that is not available in an area zoned for urban activities; and

(b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and

(c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and

(d) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and

(e) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and

(f) the use:

(i) is within the business activities group and is:

(A) bulk landscape supplies; or

(B) a garden centre; or

(C) veterinary services; or

(ii) is within the recreation activities group and is:

(A) an environment facility; or

(B) outdoor sport and recreation; or

(C) a park; or

(iii) is within the special activities group and is:

(A) is emergency services; or

(B) a landing; or

(C) a transport depot containing no more than four (4) vehicles; or

(D) other uses within the special activities group if they are an essential component of infrastructure servicing the community; and

(5) the development is compatible with a form that is characterised by:

(a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses from within the rural activities group, particularly those involved in primary production;

(b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;

(c) use of vegetation screening, separation distances and buffering to manage impacts between adjoining land use;

(d) protection of a reasonable level of visual amenity when viewed from the street and public places; and

(e) development being appropriately integrated with any large tracts and corridors of remnant vegetation and habitat, and any State or local significant vegetation, habitat, wetlands or waterways, so as to protect landscape values and natural environment values; and

(6) land that is identified as Agricultural Land Class A or Class B:

(a) is retained for development that is unlikely to limit or compromise the capacity of the land to be used for primary production;

(b) is protected from fragmentation due the creation of inappropriate lot sizes for the location;

(c) is protected from inappropriate and incompatible development, unless:

(i) there is a proven overriding need in terms of public benefit for the development and no other site is suitable for that particular development;or

(ii) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, promotion, or sales associated with primary produce sourced from the site or local area; or

(iii) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable ; and

(7) development maximises the potential to undertake uses from within the rural activities group by retaining lots in a suitable size and shape (unless there is a demonstrated need adjacent to an identified township in accordance with Overall Outcome (7)(c) or if located in the Capricorn Coast rural precinct) as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows:

(a) a minimum area of sixty (60) hectares only where located upon land identified as being entirely within Agricultural Land Class A or Class B; or

(b) a minimum area of one-hundred and fifty (150) hectares where located upon land that is not as being entirely within Agricultural Land Class A or Class B;

(c) a minimum area of two (2) hectares where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves, and all of the following circumstances exist:

(i) the site is not located within the Capricorn Coast rural precinct or is not located within land identified as Agricultural Land Class A or Class B; and

(ii) the site is not included in, or within five (5) kilometres of land designated as urban, new urban, or future urban as shown on the Strategic framework maps; and

(iii) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and

(iv) it can be demonstrated that there is a need for additional supply of lots within a five (5) kilometre radius of the township zone; and

(v) the site is in proximity to primary school or a bus route; and

(vi) each new lot created has regular proportions; and

(vii) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffer areas; and

(viii) new lots do not take direct access from a State main road; and

(ix) a sufficient minimum number of lots is proposed in the one estate; and

(x) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and

(xi) the following infrastructure and services are provided:

(A) a bitumen sealed road of a suitable standard;

(B) approved municipal water supply; and

(C) electricity and telecommunications; and

(8) the development does not compromise the use of declared stock routes; and
(9) the development is provided with adequate infrastructure and essential services; and

6.5.4.2 Specific benchmarks for assessment

Table 6.5.4.4.1 —Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)		
Land use		
If a use within the accommodation activities group		
PO1 The development of a use within the accommodation activities group: (a) does not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; (b) does not limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and (c) is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity.	**AO1.1** The habitable buildings of a use from within the accommodation activities group have a setback from side and rear lot boundaries in accordance with the greater of the following: (a) if there is an established use from within the rural activities group located on an adjoining lot, a setback from the common boundary with that lot, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or (b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**AO1.1 - Not applicable** There are no habitable buildings proposed.
	AO1.2 The habitable buildings of a use within the accommodation activities group have a setback from road frontage lot boundaries in accordance with the greater of the following: (a) if there is an established use from within the rural activities group located on a lot on the opposite side of the road, a distance from the road frontage boundary, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or (b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**AO1.2 - Not applicable** There are no habitable buildings proposed.
If a use within the rural activities group		
PO2 The development of a use within the rural activities group is designed, sited and operated to minimise significant adverse	**AO2.1** The development of a use within the rural activities group complies with the minimum separation distances specified in Table	**AO2.1 - Not applicable** The development is not for a rural activity.

Performance outcomes	Acceptable outcomes	Assessment Response
impacts on sensitive land use.	SC4.1.1 and Table SC4.1.2 of Schedule 4.	
If a roadside stall		
PO3 The roadside stall: (a) is small in scale; (b) does not impact on the amenity of adjoining land uses and the surrounding area; (c) does not adversely affect the safety and efficiency of the road network; (d) is ancillary to the farming use conducted on the same site; and (e) sells only fresh produce grown locally.	**AO3.1** Any structure used for a roadside stall: (a) has a maximum floor area of twenty (20) square metres; and (b) is located entirely within the lot and not on the road reserve.	**AO3.1 - Not applicable** The development is not for a Roadside stall.
	AO3.2 Site access, car parking and storage areas: (a) are located entirely within the lot and not on the road reserve; and (b) use the same driveway as the primary lot access	**AO3.2 - Not applicable** The development is not for a Roadside stall
Built form		
PO4 The height of buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.	**AO4.1** Building height does not exceed twelve (12) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group).	**AO4.1 – Complies** The proposed buildings do not exceed twelve metres from natural ground. The building height is 6.1 metres.
	AO4.2 The height of structures does not exceed twenty-five (25) metres above ground level.	**AO4.2 – Complies** The proposed structures do not exceed twelve metres from natural ground.
PO5 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; (b) prevention of overshadowing of habitable buildings of any sensitive land use on adjoining lots; and (c) prevention of	**AO5.1** Buildings or structures have a setback from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**AO5.1 – Complies** The proposed buildings and structures are sited greater than fifty (50) metres from all property boundaries.

Performance outcomes	Acceptable outcomes	Assessment Response
overshadowing of public places.		
Where located in the Yaamba Historic Township Precinct		
PO6-PO10 are not applicable, the land is not within the Yaamba Historic Township Precinct.		

Table 6.5.4.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Where located in all areas of the zone (excluding the Capricorn Coast Rural Precinct and excluding the Yaamba Historic Township Precinct)		
Land use		
PO11 The use contributes to the development of the rural zone which is comprised of the following: (a) preferred uses for the zone (as identified in the overall outcomes for the zone); or (b) uses within the accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone); or (c) other uses that are not within the rural activities group or accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone).	No acceptable outcome is nominated.	**PO11 – Complies** The proposed Function Facility is not a preferred rural activity or an accommodation use; however, it falls within category (c) as an "other use" that may occur in the Rural Zone where it accords with the circumstances identified in the overall outcomes for the zone. The use is small-scale and intermittent in nature, is located within an existing cleared area, and does not fragment or alienate land suitable for primary production. The development will not limit or compromise existing or future rural activities on the subject site or adjoining land. Potential impacts associated with the non-rural use, including traffic, noise, lighting, bushfire risk, and environmental effects, can be effectively managed through reasonable and relevant conditions. With these controls in place, the proposal is compatible with the rural character and amenity of the area and contributes to the intended function of the Rural Zone without undermining its primary role.
Where located in the Capricorn Coast Rural Precinct		
PO12 is not applicable, the land is not within the Capricorn Coast Rural Precinct		
Where located in the Yaamba Historic Township Precinct		
PO13-PO15 are not applicable, the land is not within the Yaamba Historic Township Precinct		
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)		
PO16 The development of a use within the rural activities group is designed and operated at an appropriate scale and intensity relative to the capacity of water resources and soil to sustain the development activity in an environmentally responsible manner.	No acceptable outcome is nominated.	**PO16 - Not applicable** There is no rural activity proposed as part of the development.

Performance outcomes	Acceptable outcomes	Assessment Response
PO17 The development of a use within the rural activities group or a use being veterinary services, where involving the boarding, accommodation, care, training, holding, keeping, production, or cultivation of animals and the like, ensures that the animals are confined within the site in secure fencing or other enclosures, and these confinements are sited, designed and managed in a manner which achieves the following: (a) accepted best practice for the welfare of animals; (b) prevention of the escape of animals; (c) best practice for the hygienic confinement of animals; and (d) minimal nuisance beyond the site boundaries by way of noise and odours produced by the animals.	No acceptable outcome is nominated.	**PO17 - Not applicable** There is no rural activity proposed as part of the development.
PO18 The use does not result in land and water quality degradation (above ground and underground) due to the following: (a) movement of sediment, nutrients, pathogens, and pollutants; or (b) the handling, treatment and disposal of solid and liquid waste.	No acceptable outcome is nominated.	**PO18 - Complies** The proposed Function Facility is not expected to result in land or water quality degradation. All site works, access, parking and earthworks will be conditioned to include appropriate drainage, erosion and sediment control measures to prevent the movement of sediment, nutrients or pollutants beyond the site. Solid and liquid waste generated by the use will be managed in accordance with Council requirements, with on-site waste storage, collection and disposal arrangements conditioned as part of the approval. No industrial waste or hazardous substances are proposed. With these measures in place, the development will not adversely impact surface water or groundwater quality and satisfies the intent of PO18.
PO19 The use: (a) avoids unnecessary clearing of native vegetation and habitat; and (b) minimises major earthworks.	No acceptable outcome is nominated.	**PO19 – Complies** The proposed Function Facility is located within an existing cleared area of the site, avoiding unnecessary clearing of native vegetation and habitat. Retention of surrounding mature trees and vegetated areas is required through conditions to protect ecological values.

Performance outcomes	Acceptable outcomes	Assessment Response
		Earthworks associated with the development are minor and limited to what is necessary for access, parking and drainage, and will be undertaken in accordance with relevant Australian Standards and Council requirements. Accordingly, the proposal avoids unnecessary vegetation clearing and minimises major earthworks, consistent with PO19.
If an extractive industry		
PO20 - PO22 Not applicable as the development is not for an Extractive industry		
If a transport depot		
PO23 Not applicable as the development is not for a Transport depot.		
Where located within Agricultural Land Class A and Class B identified on an overlay		
PO24 is not applicable, the land is not within the agricultural land classes A and B.		
Where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves		
PO25 is not applicable, the application does not include reconfiguring a lot.		
PO26 The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.	**PO26 – Complies** The proposed Function Facility is low in height, modest in scale, and open-sided in design. It is located within an existing cleared area of the site and well setback from Camms Road and adjoining properties. Existing vegetation along the site boundaries is retained, providing effective visual screening. The development will not interrupt any natural skylines or result in visually dominant built form when viewed from the street, public places, or the surrounding rural area. Accordingly, the proposal does not result in a significant adverse impact on visual amenity and satisfies PO26.
Stock routes		
PO27 The development does not limit or compromise the use of identified stock routes for stock movement or other compatible uses.	No acceptable outcome is nominated.	**PO27 - Not applicable** There are no stock routes identified in the area. The use does not impact on the movement of livestock.
Infrastructure		
PO28 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications,	**AO28.1** The development complies with the requirements of the Development Works Code.	**AO28.1 – Complies** All works associated with the proposed Function Facility, including access, parking, road works, drainage, earthworks, stormwater management, and servicing infrastructure, will be conditioned to be designed,

Performance outcomes	Acceptable outcomes	Assessment Response
and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.		constructed and maintained in accordance with the Development Works Code. Compliance will be achieved through the requirement for separate Operational Works approvals, ensuring detailed design and construction standards are met prior to commencement of works.
Where located in the Yaamba Historic Township Precinct		
PO29-PO30 are not applicable, the land is not within the Yaamba Historic Township Precinct		

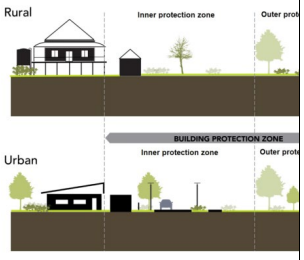
Bushfire Hazard Overlay

Specific benchmarks for assessment

Table 8.2.4.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment response
Development other than reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity		
Bushfire planning		
PO1 Development does not expose people and property to unacceptable risk from bushfire hazard taking into account: (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ongoing maintenance; and (f) on-site and off-site fire hazard implications. Editor's note: Off-site impacts may include potential hazard from land up to ten (10) kilometres away from the site. For example, it may be relevant to consider how large tracts of forest away from the site may impact on the bushland that surrounds the site. Editor's note: *Schedule 6, Part 2 of the Planning Regulation, 2017*, makes specific development within a bushfire hazard overlay located on a lot smaller than 2,000m^2 which is zoned residential accepted development.	**AO1.1** Development is located within a building protection zone approved as part of a Development Permit for reconfiguration of a lot, and the building protection zone was determined in accordance with SC7.2 Bushfire hazard planning scheme policy.	**AO1.1 - Not applicable** The proposed development is not located within a building protection zone approved as part of a Development Permit for reconfiguration of a lot.
	AO1.2 If the development is not located within an approved building protection zone for the site in accordance with AO1.1, then the development occurs only if it is located in accordance with a	**AO1.2 – Complies** A Bushfire Management Plan (BMP) prepared by Designtek (dated 31/01/2025) has been submitted in support of the application. The BMP includes a site-specific bushfire hazard

Performance outcomes	Acceptable outcomes	Assessment response
	bushfire management plan which has been prepared in accordance with SC7.2 Bushfire hazard planning scheme policy, and the bushfire management plan demonstrates that: (a) the development is not in a medium, high or very high bushfire hazard area; or (b) the outermost walls or living spaces of buildings on the site are separated from the edge of the bushfire hazard source, the greater of the following: (i) sufficient distance to achieve a bushfire attack level no greater than 29kW/m^2; or (ii) a distance of twenty (20) metres; or (iii) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation. Editor's note: The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 – Construction of buildings in bushfire prone areas. Editor's note: Council may accept a bushfire management plan that was prepared for a previous development approval over the land, prior to the SC7.2 Bushfire hazard planning scheme policy coming into effect, subject to further assessment to ensure compliance with current standards.	assessment and provides a certified Bushfire Attack Level (BAL) of BAL–12.5. This outcome reflects a low level of bushfire risk, where ember attack is the primary concern, and indicates that appropriate siting and separation have been achieved.
	AO1.3 Buildings and structures are located within a building protection zone which achieves the following: (a) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and (b) the inner zone has the following characteristics: (i) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m^2; and (ii) tree canopy cover in the zone is less than ten (10) per cent; and (iii) tree canopy is located greater than two (2) metres from any part of	**AO1.3 - Complies** The Bushfire Management Plan prepared by Designtek (31 January 2025) confirms that the proposed buildings are located on generally flat land and are surrounded by a maintained cleared area that provides substantial separation from hazardous vegetation. In accordance with Section 3.8 of the Bushfire Management Plan, a minimum 50-metre building protection zone is established around the buildings, achieving a Bushfire Attack Level of BAL–12.5, which is below the maximum allowable 29 kW/m². Beyond the immediate building protection zone, the Bushfire Management Plan requires ongoing fuel reduction and landscape maintenance, including management of grass fuels and

Performance outcomes	Acceptable outcomes	Assessment response
	the roofline of a building; and (c) the outer zone has the following characteristics: (i) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and (ii) tree canopy cover in the zone is less than thirty (30) per cent. Note: The following figures illustrate the desired outcome.  Editor's note: The term 'building protection zone' is explanatory in nature. In documents other than this Code, it may also be referred to as an asset protection zone, building radiation zone, or defendable space. Regardless of the name, the above figures illustrate the key features of the zone.	retention of sparse tree cover to limit canopy density. These measures ensure that inner and outer protection zones are maintained with low fuel loads and appropriate separation distances. Implementation of the building protection zone and ongoing vegetation management will be secured through conditions requiring compliance with the approved Bushfire Management Plan. Accordingly, the development satisfies the intent and requirements of AO1.3.
Land use		
PO2 In areas determined to be at an unacceptable risk from bushfire hazards, development does not occur if it is for a use which: (a) results in a significant concentration of people at any one time; or (b) results in a significant increase in people living or working in the area; or (c) involves institutional uses where evacuating people may be difficult; or (d) involves a significant number of vulnerable people; or (e) involves essential public infrastructure; or (f) involves manufacture or storage of hazardous materials.	No acceptable outcome is nominated.	**PO2 – Does not comply** The proposed Function Facility will result in a temporary concentration of up to 80 people on site during events. This does not comply with PO2, which seeks to avoid uses that attract gatherings of people in bushfire hazard areas. **Overall Outcomes – Conditioned to comply** The proposed use can mitigate bushfire to an acceptable risk, in accordance with the bushfire management plan, by providing water on site for fire fighting purposes, providing safe and sufficient access and the implementation of the Bushfire Management Plan and Emergency Evacuation Procedures, which will be conditioned.

Performance outcomes	Acceptable outcomes	Assessment response
PO3 In areas determined to have bushfire hazard risk within tolerable levels, development occurs only if: (a) it adequately mitigates potential adverse impacts from bushfire hazard through siting, design, and other mitigation measures; (b) it supports safe and efficient evacuation and emergency services access to the site in the event of a bushfire; and (c) essential public infrastructure is not put at significant risk from destruction or failure during and immediately after bushfire events.	No acceptable outcome is nominated.	**PO3 – Complies** The site is mapped within a bushfire hazard area; however, the BAL–12.5 outcome demonstrates the risk is within tolerable levels that are able to be mitigated. The proposed use can mitigate bushfire to an acceptable risk by providing water on site for fire fighting purposes, providing safe and sufficient access and the implementation of the Bushfire Management Plan and Emergency Evacuation Procedures.
Vegetation protection		
PO4 Buildings, structures and their associated buffer areas, access routes and fire management trails, are located to maximise the protection of vegetation in areas of high biodiversity or scenic value. Editor's note: For assessable development, building locations envelopes may be accepted in some cases, in place of buildings being illustrated on plans. Editor's note: Due to the conflict between the need for vegetation clearing for bushfire mitigation and the need for protecting vegetation with biodiversity values or scenic values, a site will need to be chosen where development has no significant adverse impacts on biodiversity values or scenic values, while achieving the required bushfire objectives.	**AO4.1** Buildings, structures and their associated buffer areas, access routes and fire management trails, avoid causing significant adverse impacts on the following: (a) areas identified as containing matters of environmental significance; and (b) areas identified as: (i) Scenic amenity management area A; or (ii) Scenic amenity management area B; or (iii) Coastal green break; or (iv) Coastline foreshore.	**AO4.1 – Complies** Although the area is mapped as Biodiversity Overlay (regulated vegetation), the Bushfire Management Plan confirms that bushfire risk within 50 m of the building can be addressed through fuel reduction and vegetation management rather than clearing. Conditions will ensure vegetation is managed to meet bushfire safety requirements while avoiding unnecessary clearing of regulated vegetation. Also, the subject site is not located within Scenic Amenity Management Area A or B, a coastal green break, or the coastline foreshore. Additionally, the low-scale, open-sided design of the function facility, combined with setbacks and vegetation retention, ensures no adverse scenic or visual impacts arise. Accordingly, the development avoids significant adverse impacts on environmental and scenic amenity values and satisfies AO4.1.
Internal access		
PO5 Development ensures that the location, siting, and design of development and associated internal access ways: (c) avoid potential for entrapment during a bushfire; and (d) enable safe evacuation of the	**AO5.1** Internal access ways have: (a) a minimum cleared width of six (6) metres; (b) a minimum cleared height of 4.8 metres; (c) a minimum formed width of	**AO5.1 – Conditioned**

Performance outcomes	Acceptable outcomes	Assessment response
site during a bushfire for site occupants.	four (4) metres; (d) a maximum gradient of twenty-five (25) per cent if sealed, or eighteen (18) per cent if unsealed; (e) where the length of the access way is greater than thirty (30) metres, an average gradient no greater than 14.4 per cent; (f) a cross fall no greater than eighteen (18) per cent if sealed, or 12.5 per cent if unsealed; (g) where there are dips or peaks, entry and exit angles no greater than 12.5 per cent; (h) adequate drainage to prevent soil erosion; (i) where the site: (i) is located within a reticulated municipal water supply area, a maximum length of seventy (70) metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or (ii) is not located within a reticulated municipal water supply area, a maximum length of 200 metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.	
Emergency access		
PO6 Development has adequate access to external road networks which can be utilised by emergency vehicles, and provides safe evacuation in the event of a bushfire.	**AO6.1** Where located on a property greater than two-thousand (2000) square metres in area, the development has direct access to a constructed all-weather public road which is capable of carrying emergency service vehicles.	**AO6.1 – Conditioned to Comply** Conditions are required to upgrade the road.
Water supply for firefighting purposes		
PO7 Development provides adequate water supply for firefighting purposes and the water supply is safely located and freely accessible for firefighting.	**AO7.1** Development involving existing or new buildings having a gross floor area greater than fifty (50) square metres comply with the following: (a) the development site has access to a reliable municipal reticulated water supply with sufficient flow and pressure characteristics for fire-fighting	**AO7.1 – Conditioned to comply** The proposed function facility involves buildings with a gross floor area greater than 50 m² and is not serviced by a reticulated municipal water supply. Accordingly, compliance is assessed against AO7.1(b). The Bushfire Management Plan (Designtek, 31 January 2025) (refer

Performance outcomes	Acceptable outcomes	Assessment response
	purposes at all times (the minimum pressure and flow is 10 litres per second at 200 kPa; or (b) all buildings are located within ten (10) metres of a water tank, which: (i) is constructed with fire-proof materials or is located underground with above-ground access points; (ii) meets the minimum water supply requirements outlined in Table 8.2.4.4.3; (iii) is located more than nine (9) metres from any potential fire hazards (such as venting gas bottles and combustible structures); (iv) is located within six (6) metres of a hardstand area allowing access for a heavy rigid fire appliance; (v) is fitted with fire brigade tank fittings consisting of: (A) for above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or (B) for underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and (vi) is identified by directional signage clearly provided at the street access point. Editor's note: Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.	Section 3.10) proposes the provision of a dedicated static water supply for firefighting purposes, including a minimum 10,000-litre firefighting water tank, appropriate fire brigade fittings, signage, and access for fire appliances. However, while the BMP identifies firefighting water supply arrangements for the site, it is not sufficiently clear that the firefighting water tank is located within 10 metres of the function facility building and toilet block, as required by AO7.1, rather than being associated solely with the existing dwelling. Accordingly, conditions are required to ensure that: • A dedicated firefighting water tank is provided in close proximity to the function facility and associated amenities; and • The tank location, fittings, access, and signage fully comply with the requirements of AO7.1(b) and Table 8.2.4.4.3 of the Planning Scheme. Subject to these requirements being secured, the development will achieve compliance with AO7.1 and provide a reliable and accessible firefighting water supply appropriate to the scale and location of the development.
Activities involving hazardous material		
PO8 The manufacture or storage of hazardous materials does not increase the risk of fire hazard.	**AO8.1** Development does not involve the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.	**AO8.1 – Complies** The use is a function facility with no hazardous manufacture or storage is proposed..

Performance outcomes	Acceptable outcomes	Assessment response
Landscaping and fencing		
PO9 Landscaping does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.	**AO9.1** Development complies with a landscaping plan which: (a) is prepared in compliance with an approved bushfire management plan; (b) preserves the requirements of any building protection zone; and (c) does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard.	**AO9.1 – Complies** The only landscaping proposed is associated with the parking area. A small number of existing trees are located within the car park footprint. Where practicable, these trees will be retained to form a landscaped strip through the centre of the car park; however, some trees may require removal to enable parking and manoeuvring. Any removal will be offset by planting new trees within the landscape buffer along Mount Wheeler Road. The landscaping plan has been prepared to align with the bushfire management plan and ensures that building protection zones are preserved. The proposed landscaping does not increase the exposure of any habitable building outside of a building protection zone to bushfire hazard and includes measures to support the ongoing management of bushfire risk to the development and its occupants.
PO10 Development utilises fencing that: (a) does not contribute to the spread of bushfire; (b) provides access for fire-fighting purposes; (c) facilitates the safe movement of fauna in rural areas.	**AO10.1** Fences are constructed: (a) using non-combustible or fire retardant materials within twenty (20) metres of any building used for accommodation; (b) with gates that can be freely accessed for fire-fighting purposes (if applicable); and (c) to not impede the safe movement of fauna (where applicable).	**AO10.1 – Complies** The property is enclosed with standard rural fencing consisting of wooden posts and barbed wire, with a single rural gate at the main entrance that is wide enough to accommodate truck access.
Reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity Note: The following performance outcomes and acceptable outcomes apply only to the following categories of development: ▪ Reconfiguring a lot in the Rural zone and in the Emerging Community zone; Reconfiguring a lot in any other zone where more than 6 additional lots are created and a new road is created.		
PO11 – PO15 are not applicable, the proposal is not for reconfiguring a lot.		

Biodiversity Overlay Code

Specific benchmarks for assessment

Table 8.2.3.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response

Performance outcomes	Acceptable outcomes	Assessment Response
Land use		
PO1 In areas identified as having matters of environmental significance, all uses are located, designed and operated to: (a) retain and protect significant environmental values; and (b) maintain the underlying ecological functions and biophysical processes of the site and surrounds.	No acceptable outcome is nominated. Editor's note: Schedule SC7.5 identifies the primary attributes included in areas containing matters of State environmental significance. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map.	**PO1 – Complies** The proposed function facility is located within an existing cleared area, avoiding direct impacts on mapped environmental values. Vegetation management within the building protection zone will be undertaken in accordance with the approved Bushfire Management Plan, with retention of vegetation outside this zone. Conditions requiring implementation of the BMP and appropriate landscaping ensure ecological values and site functions are protected.
Native vegetation and habitat		
PO2 Development retains and regenerates native vegetation in such a way as to: (a) retain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio; (b) maximise the linkages between vegetation located on the subject site; (c) maximise linkages between vegetation located on adjacent properties within the biodiversity network; (d) allow the dispersal or movement through biodiversity corridors; and (e) protect riparian vegetation in and adjacent to watercourses. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.	No acceptable outcome is nominated.	**PO2 - Complies** There will be some disturbance to the linkages between vegetation to the north and south of the site, through the introduction of a buildings, structures and car parking areas. The disturbance is considered inconsequential given the size of the site, alternative linkages, and low frequency of events, and is consider there is adequate linkages maintained. There appears to be disturbance to the remnant vegetation to the south of the site and rehabilitation of this area will strengthen linkages over the site.
PO3 Development retains, protects and enhances areas of habitat that support a critical life stage in ecological process such as feeding, breeding or roosting for the	No acceptable outcome is nominated.	**PO3 - Complies** Refer to above comments

Performance outcomes	Acceptable outcomes	Assessment Response
identified species. Editor's note: Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date. Editor's note: Development applications lodged with Council must identify all species listed that are present within or adjacent to the premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the Schedule SC7.5.		
PO4 Development protects existing biodiversity corridors and assists in the establishment of new corridors which have adequate dimensions and characteristics to support: (a) unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle evolutionary and genetic processes; (b) the natural change in distributions of species and connectivity between populations of species over long periods of time; (c) ecological responses to climate change; (d) maintenance of large scale seasonal/ migratory species processes and movement of fauna; (e) connectivity between large tracts and patches of native remnant vegetation and habitat areas; and (f) effective and continuous movement of terrestrial and aquatic fauna.	**AO4.1** Development involving roads, pipelines, pedestrian access and in-stream structures: (a) does not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors; or (b) provides effective wildlife movement infrastructure in accordance with best practice which: (i) enables fauna to safely negotiate a development area; and (ii) separates fauna from potential hazards through the use of appropriate fencing.	**AO4.1 -Complies** The proposed development involves an internal access driveway, carpark, and pedestrian pathways, but these are located within a previously cleared grassland area and do not intersect mapped biodiversity corridors or watercourses. The design avoids creating physical barriers to fauna movement, as existing tree clusters are retained and no fencing is proposed that would restrict wildlife passage.
	AO4.2 Development ensures that biodiversity corridors have a sufficient width to protect habitat, minimise impacts from adjoining land use, and to enhance	**AO4.2 - Not applicable** The subject site is not mapped within a regional or local biodiversity corridor requiring the minimum width standards of AO4.2.

Performance outcomes	Acceptable outcomes	Assessment Response
	connectivity in accordance with the following: (a) regional corridors retain a width of at least five-hundred (500) metres; and (b) local corridors retain a width of at least fifty (50) metres.	
Wetlands and waterways		
PO5 Development retains waterways and wetlands and avoids impacts on: (a) native riparian vegetation; (b) habitat; (c) ecological functions; (d) water quality; and (e) nature conservation values.	**AO5.1** A buffer surrounding a waterway or wetland is established and maintained free of development, the width of which is supported by an evaluation of the environmental values and functions and threats to matters of State or local environmental significance. Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.	**AO5.1 - Not applicable** The site and development footprint are not mapped within or adjacent to a waterway or wetland.
PO6 Development does not cause land degradation near a waterway or wetland, including: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (b) loss or modification of chemical, physical or biological properties or functions of soil.	**AO6.1** Native vegetation is retained or where retention is unavoidable, it is reinstated within riparian areas and buffer areas.	**AO6.1 - Not applicable** No mapped waterways or riparian areas occur within the development footprint.
	AO6.2 Foreshore areas are fenced to prevent stock access.	**AO6.2 - Not applicable** No mapped waterways or riparian areas occur within the development footprint.
	AO6.3 Riparian areas are fenced to limit stock access to a limited number of watering holes.	**AO6.3 - Not applicable** No mapped waterways or riparian areas occur within the development footprint.
All matters of environmental significance		
PO7 All matters of environmental significance are identified and protected from significant adverse impacts associated with development.	No acceptable outcome is nominated.	**PO7 – Complies** The proposal retains the majority of existing trees and avoids mapped environmental significance areas to the extent practicable. Further detail through a biodiversity/vegetation

Performance outcomes	Acceptable outcomes	Assessment Response
Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date.		management condition is needed to demonstrate full protection.
Hydrology		
PO8 Development enhances or maintains the existing surface water hydrological regime of all areas containing matters of environmental significance.	No acceptable outcome is nominated.	**PO8 – Complies** The proposal does not alter existing surface water flow paths across the site. No dams, diversions, or changes to natural drainage patterns are proposed that would redirect runoff away.
PO9 Development: (a) enhances or maintains the existing groundwater hydrological regime of all areas containing matters of environmental significance; (b) ensures that the water table and hydrostatic pressure in the area of environmental significance is returning to its natural state; and (c) does not result in ingress of saline water into freshwater aquifers.	No acceptable outcome is nominated.	**PO09 - Not applicable** There is no identified change to the groundwater hydrological regime or the water table, nor introduction of saline water into freshwater aquifers.
Ongoing management, construction and operation		
PO10 During the construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are avoided or minimised.	No acceptable outcome is nominated.	**PO10 – Conditioned to comply** A condition will be included as per PO10
PO11 Development transfers into public ownership, or incorporates within a voluntary statutory covenant registered under the *Land Title Act 1994*, any land required for public access or for some other public purpose consistent with its ecological functions, including: (a) access for maintenance; (b) linking core and remnant habitat areas; and (c) land protecting water quality and ecological processes.	No acceptable outcome is nominated.	**PO11 - Not applicable** No land dedication or biodiversity covenant is proposed or required in this case.
Rehabilitation		
PO12 Areas degraded as a result of development are rehabilitated by	No acceptable outcome is nominated.	**PO12 – Conditioned to comply** The applicant proposes that disturbed grassland areas will

Performance outcomes	Acceptable outcomes	Assessment Response
the proponent as near as is practicable to the naturally occurring local native plant species and ecological communities. Editor's note: A rehabilitation plan supported by expert ecological advice prepared in accordance with Schedule SC7.5 will assist in demonstrating achievement of this performance outcome.		regenerate naturally after construction. A condition for active rehabilitation with local native species will ensure compliance.
Vegetation clearing		
PO13 Development avoids indiscriminate and unnecessary clearing of vegetation in order to protect: (a) the visual integrity of the natural landscape; (b) ecological features and processes that underpin biodiversity.	**AO13.1** Vegetation clearing: (a) does not occur; or (b) where it cannot be avoided, is carried out in accordance with the Development Works Code.	**AO13.1 – Complies** Vegetation clearing does not occur within areas of environmental significance. Where minor disturbance may be required for access or services, it will be undertaken in accordance with the Development Works Code and supported by conditions requiring erosion and sediment control, tree protection measures, and revegetation with local endemic species.
PO14 Development retains and protects locally significant species, including but not limited to the following: (a) *Cycas ophiolitica;* (b) *Byfield Fern;* (c) *Stackhousia tryonii; and* (d) *Koala.*	No acceptable outcome is nominated.	**PO14 – Complies** There was no identification of species listed in the PO.

Development Works Code

9.3.2.1 Specific benchmarks for assessment

Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Access and parking		
PO1 The development is provided with an on-site parking and movement system designed and constructed to: (a) be integrated with the site layout including: (i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use; (ii) having appropriately designed footpath	**AO1.1** The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.	**AO1.1 - Complies** Specifically, the proposed function facility (barn, including bar, storage, and servery) has a gross floor area of approximately 67m². Under Table 9.3.2.4.3, a function facility located outside the Major Centre zone of Yeppoon requires 1 parking space per 10m² of gross floor area, resulting in a minimum requirement of 7 parking spaces. The development proposes 40 parking spaces, which substantially exceeds the minimum requirement.

Performance outcomes	Acceptable outcomes	Assessment Response
crossovers; (iii) provision for safe pedestrian movement between public footpath and facility entry points; (b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development); (c) accommodate sufficient parking for the expected number and type of vehicles generated by the use; (d) facilitate non-discriminatory accessibility; (e) provide for safe and efficient loading and unloading of goods; (f) allow for vehicle queuing necessary for the use; (g) provide for passenger set down and pick up necessary for the use (including public transport needs); (h) facilitate public access to the foreshore and public open space networks; (i) provide a safe environment; (j) be compatible with the character and amenity of the area; and (k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.		Accordingly, the proposal complies with AO1.1.
	AO1.2 For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a forward gear, and that the on-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following: (a) *Australian Standard AS2890.1-1993: Parking Facilities –Off-*	**AO1.2 – Conditioned to comply**

Performance outcomes	Acceptable outcomes	Assessment Response
	street Car parking; (b) *Australian Standard AS1428.1-20O1: Design for access and mobility – General requirements for access – New building work;* (c) *Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.* Accommodation activities Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Recreation activities Environment facility Park Rural activities Animal husbandry Cropping Permanent plantation Roadside stall Special activities Landing Major electricity infrastructure Substation Telecommunications facility	
	AO1.3 A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone	**AO1.3 - Not applicable** The site is not in the residential category zone or the township zone.
PO2 Access driveways are designed and sited: (a) to minimise disruption to public infrastructure; (b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development; (c) to operate safely and	**AO2.1** The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.	**AO2.1 – Complies** The access to the site is existing and does not require any changes.

Performance outcomes	Acceptable outcomes	Assessment Response
efficiently taking into account the function of the adjoining road; and (d) to minimise impacts on the safety, efficiency, or function of the road network.		
	AO2.2 The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.	**AO2.2 - Complies** The existing access driveway and proposed upgrades are not located over an access point to infrastructure under the control of a regulatory authority.
	AO2.3 The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.	**AO2.3 – Complies** There is no traffic devices in the road reserve.
	AO2.4 The access driveway of the development is not located within: (a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and (b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset; (c) the closest half of the road frontage to a road intersection for any corner lot.	**AO2.4 – Complies** There are no other driveways or infrastructure close to the existing access.
	AO2.5 The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following: (a) *Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;* (b) *Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;* (c) *Standard Drawing CMDG-R-042 Commercial Driveway*	**AO2.5 – Conditioned to be maintained in accordance with CMDG-R-040**

Performance outcomes	Acceptable outcomes	Assessment Response
	Slab (Type A) Two Way Access; (d) *Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access.*	
	AO2.6 Where adjoining a state-controlled road or Key Resource Area transport route, the development provides: (a) a single site access driveway; (b) the access driveway to the lowest order road to which the site has frontage; (c) an access driveway which enables vehicles to enter and exit the site in a forward direction.	**AO2.6 - Not applicable** Camms Road is not a state-controlled road or a Key Resource Area transport route.
Advertising devices		
PO3 to PO5 are not applicable, no advertising devices are included as part of this application.		
Clearing of native vegetation		
PO6 Clearing does not result in any significant adverse impacts on the following: (a) values associated with large tracts of native vegetation which serve as habitat or viable biodiversity corridors; or (b) the regeneration of biodiversity corridors; or (c) wetlands, waterways and native riparian vegetation; or (d) the quality of land and water resources (including underground water).	**AO6.1** With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of native vegetation located in proximity to a biodiversity corridor identified on a biodiversity overlay map in accordance with the following: (a) clearing native vegetation is not undertaken within 250 metres of a regional biodiversity corridor; or (b) clearing native vegetation is not undertaken within twenty-five (25) metres of a local biodiversity corridor.	**AO6.1 - Not applicable** The proposal does not involve clearing within 250 metres of a regional biodiversity corridor, in accordance with AO6.1(a). The proposal does not involve clearing within 25 metres of a local biodiversity corridor, in accordance with AO6.1(b). As such, the proposed development complies with AO6.1, ensuring that biodiversity corridors are appropriately protected.
	AO6.2 With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of any native vegetation located in proximity to a waterway or wetland identified on a biodiversity overlay map, if it is within the buffer distances in the following table: Location: Top of the bank of a waterway classified as stream order one or stream order two Buffer distance: 10 metres	**AO6.2 - Complies** No clearing encroaches into these buffers. Accordingly, the proposal complies with AO6.2, ensuring protection of waterways and wetlands as required by the Planning Scheme.

Performance outcomes	Acceptable outcomes	Assessment Response
	Top of the bank of a waterway classified as stream order three or stream order four: 25 metres Top of the bank of a waterway classified as stream order five or higher order: 50 metres Wetland: 100 metres	
	AO6.3 If the development involves clearing of native vegetation, the clearing does not result in damage, removal or destruction of the native vegetation, unless the clearing satisfies the following circumstances: (a) the clearing involves lawful forestry; or (b) the clearing involves plants or plant material that had been planted for a 'cropping' use; or (c) the clearing is for landscape gardening purposes; or (d) the clearing is within a building location envelope or it is outside an environmental covenant area, which forms part of a prior approved development permit for material change of premises or a development permit for a reconfiguration of a lot.	**AO6.3 - Does not comply** While vegetation clearing associated with the proposal is minimal and largely confined to an already disturbed grassed area, it does not clearly fall within any of the specific circumstances listed under AO6.3 (a)–(d). **PO6 — Complies** The proposal is located within an existing cleared grassed area and avoids large tracts of native vegetation and mapped biodiversity corridors. No wetlands, waterways, or riparian vegetation are affected. Any minor disturbance associated with access and parking will be managed through conditions requiring erosion and sediment control, retention of mature trees, and targeted revegetation with local native species. As conditioned, the development will not result in significant adverse impacts on biodiversity values, corridor function, or land and water quality.
PO7 Clearing does not result in land degradation due to soil erosion.	**AO7.1** If the development involves clearing of native vegetation which is likely to result in the removal of ground cover and the exposure of soil to weather, clearing only occurs if it is undertaken in accordance with an erosion and sediment control plan which has been prepared and endorsed by a suitably qualified person, and the plan ensures that the erosion and sediment control measures are in accordance with best practice.	**AO7.1 – Conditioned to Comply**
Earthwork and retaining walls		
AO8.1 to AO10.3 – Not applicable		

Performance outcomes	Acceptable outcomes	Assessment Response
There is no associated excavation or fill (or retaining walls) was identified as required to facilitate proposed land use.		
Energy supply		
PO11 An energy supply is provided in a manner which: (a) is safe; and (b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and (c) does not compromise other infrastructure.	**AO11.1** The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.	**AO11.1 - Complies** The proposal is provided with on-site energy in accordance with the requirements of Table 9.3.2.4.6.
	AO11.2 If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated grid electricity supply, the reticulated grid electricity supply infrastructure is provided in accordance with the requirements of the relevant energy supply authority.	**AO11.2 - Not applicable** The proposal does not require reticulated grid electricity supply in accordance with the requirements of Table 9.3.2.4.6.
	AO11.3 If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best practice.	**AO11.3 – Conditioned to Complies** A condition has been included for on-site energy supply to be installed in accordance with all laws and regulations and current best practice.
Sewage and waste water treatment and disposal		
PO12 The development is provided with sewage and wastewater treatment and disposal infrastructure which: (a) treats and disposes all generated sewage and waste water in a manner that protects public health and avoids environmental harm; (b) where practicable, is integrated with the existing public sewerage networks; (c) where practicable, facilitates the orderly provision of future public sewerage networks; and (d) is designed and constructed to be safe, operationally reliable	**AO12.1** The development is provided with sewage and waste water treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.	**AO12.1 – Complies** The development is required to be serviced on-site.

Performance outcomes	Acceptable outcomes	Assessment Response
and easily maintained.		
	AO12.2 If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.	**AO12.2 - Not applicable**
	AO12.3 If the development requires on-site sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code.	**AO12.3 - Complies** The amenities block connect to an inground septic system (as per a plumbing and drainage permit).
Roof and allotment drainage		
PO13 Roof and allotment drainage is able to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.	**AO13.1** Roof and allotment drainage is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).	**AO13.1 - Complies** Roof and allotment drainage will be discharged to water tanks or to the ground and dispersed via overland flow. All buildings are adequately setback to not discharge to adjoining properties.
Telecommunications		
PO14 The development is provided with telecommunications infrastructure or equipment which: (a) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; (b) where practicable, is integrated with the existing public telecommunication networks; and (c) is designed and constructed to be safe, operationally reliable and easily maintained.	**AO14.1** The development is provided with telecommunications infrastructure or equipment in accordance with the requirements of Table 9.3.2.4.6.	**AO14.1 – Complies** An on-site telecommunications connection will be conditioned.
	AO14.2 If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in	**AO14.2 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
	accordance with the requirements of the relevant telecommunications supply authority.	
	AO14.3 If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services: (a) ambulance station; (b) police station; (c) fire brigade; and (d) state emergency service facility.	**AO14.3 - Conditioned**
Water supply		
PO15 The development is provided with water supply infrastructure which: (a) is sufficient to support the consumption and emergency needs of the development and the reasonable expectations for the development based on its location; (b) where practicable, is integrated with the existing public water supply networks; (c) where practicable, facilitates the orderly provision of future public water supply networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained.	**AO15.1** The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.	**AO15.1 – Complies** An on-site water supply is required.
	AO15.2 If the development requires the provision of reticulated municipal water supply in accordance with Table 9.3.2.4.5 or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version of the *Capricorn Municipal Development Guidelines*.	**AO15.2 – Not applicable**
	AO15.3 If the development requires an on-site water supply in accordance with Table 9.3.2.4.5 (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water	**AO15.3 – Conditioned to Comply** The development must be connected to an on-site water storage system within a minimum capacity of 50,000 litres for domestic purposes.

Performance outcomes	Acceptable outcomes	Assessment Response
	supply purposes, which have a minimum combined capacity of 50,000 litres.	

Table 9.3.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Non-tidal artificial waterways		
PO16 – PO17 – Not applicable The proposal does not include a non-tidal artificial waterway.		
Roadwork		
PO18 All roadwork is designed and constructed in an economically cost-effective manner and ensures that the pedestrian, cycle and vehicle movement network: (a) is safe; (b) is efficient; (c) is orderly; and (d) does not significantly adversely affect amenity.	**AO18.1** If the development involves roadwork, an engineer who qualifies as a registered professional engineer of Queensland certifies that all roadwork is designed and constructed in accordance with the Capricorn Municipal Development Guidelines.	**AO18.1 - Conditioned to Comply**
Stormwater management		
PO19 and PO20 - Not applicable Stormwater will be discharged to the ground (or water tanks) and via overland flow. No new construction is required to require an erosion and sediment control plan.		
Waste water treatment and disposal (where discharging to a waterway or off-site)		
PO21 – Not applicable The proposal does not include waste water treatment and disposal discharging to a waterway or off-site.		

General development code

8.1.1.1. Specific benchmarks for assessment

Table 9.3.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Flood resilience		
PO1 The development is resilient to the adverse impacts of flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	**AO1.1** The development is resilient to the adverse impacts of a flood by locating the floor level of all building rooms used for habitation or work a minimum of 300 millimetres above the level of a flood event of at least the annual exceedance probability specified in Table SC5.1.1 located in Schedule 5 of the planning scheme.	**AO1.1 - Not applicable** The site is not mapped as flood hazard.
Location, design, siting, operation		
PO2	**AO2.1**	**AO2.1 – Complies and address in**

Performance outcomes	Acceptable outcomes	Assessment Response
The development is located at a site that is able to accommodate all the buildings, facilities, and operational needs of the use without increasing the likelihood of land use conflict by: (a) adversely affecting the amenity of adjoining land use and the surrounding area; (b) adversely affecting the safety, health and wellbeing of occupants of sensitive land use; (c) adversely affecting the operations of adjoining land use; (d) reducing the potential to use adjoining land for its intended purpose; and (e) adversely affecting the safe and effective provision of services to the development.	The development is located at a site that does not conflict with the minimum separation distances specified in tables SC4.1.1, SC4.1.2, SC4.1.3, and SC4.1.4, located in Schedule 4 of the planning scheme.	**response to the Rural zone code**
PO3 Development maintains a high level of amenity for adjoining sensitive land use with regard to the generation of unreasonable noise.	**AO3.1** Where located within a residential category zone, rural residential zone, or township zone, development does not exceed noise generation levels at the property boundary, interpreted under the provisions of the current version of the *Environmental Protection (Noise) Policy* as unreasonable, or the following whichever is the lesser: Period: 0700 to 2000 — Noise level at property boundary: Background noise level plus 5 dB(A) Period: 2000 to 0700 — Noise level at property boundary: Background noise level plus 3 dB(A) Measured as the adjusted maximum sound pressure level Lmax adj T.	**AO3.1 - Not applicable**
PO4 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety for vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	**AO4.1** Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the current version of the Australian Standard AS4282 — Control of the obtrusive effects of outdoor lighting.	**AO4.1 – Conditioned** Due to the large setbacks to boundaries, lighting is not expected to cause an impact to surrounding properties or to the road reserve.
PO5 A refuse container and container storage area is provided in a manner that:	**AO5.1** The development of a use within the accommodation activities group is provided with a refuse container	**AO5.1 – Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
(a) maintains the amenity of the surrounding area; (b) is of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) is in a position that is conveniently accessible for collection; and (d) is able to be kept in a clean state at all times.	and container storage area that: (a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.5 metres; (b) is large enough to accommodate at least one (1) standard issue sized rubbish bin per dwelling.	
	AO5.2 The development of a use (other than an use within the accommodation activities group), is provided with a refuse container and container storage area that: (a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.8 metres; (b) has an imperviously sealed pad, on which to stand the bin(s), and which is drained to an approved waste disposal system; (c) is within proximity to a hose cock; (d) is large enough to accommodate at one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) is not located within three (3) metres of the common property boundary where adjoining a lot within a residential category zone or township zone	**AO5.2 – Complies** Currently all waste is removed from the property, for large events we will organise skip bins. This will be part of the contract to hire the venue facility. Bins are unlikely to be seen from a public place due to existing vegetation.

Table 9.3.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Community safety		
PO6 Personal safety and property security are optimised through the design of buildings and spaces incorporating the following: (a) means of easily identifying the premises; (b) appropriate night lighting; (c) suitably designed and located building entry and exit points; (d) opportunities for surveillance; (e) appropriate plant species for landscaping;	**AO6.1** The development contains: (a) appropriately designed and sited numbering which clearly identifies the street address and any individual tenancies or dwelling units at the premises; and (b) appropriately designed and sited signage for way finding and premises identification.	**AO6.1 - Conditioned**

Performance outcomes	Acceptable outcomes	Assessment Response
(f) clear definition of boundaries between private and public spaces; and (g) any best practice for crime prevention through environmental design.		
	AO6.2 The development contains lighting that is designed and installed in any public places and community places in accordance with Australian Standard AS1158: Public Lighting Code.	**AO6.2 – Not applicable** No public places or community places are proposed.
	AO6.3 Other than for controlled and well lit emergency exits, the development has clearly identifiable and well lit entry and exit points which: (a) front a road, public place, or communal place; or (b) are in clear unobstructed view of a road, public place, or communal place; or (c) front a well-defined, unobstructed and appropriately lit pathway which connects to a road, public place, or communal place.	**AO6.3 – Conditioned** Suitable lighting will be conditioned to be installed at the property entrance (exit) which will be used for wayfinding for guests of the function facility.
	AO6.4 Building entrances facing onto roads, public places or communal places: (a) do not incorporate recesses of sufficient size to conceal a person; or (b) where the recess is of sufficient size to conceal a person it: (i) is well lit; and (ii) is: (A) gated with restricted access; or (B) has strategically placed mirrors.	**AO6.4 – Not applicable** No buildings entrances face onto roads.
	AO6.5 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) within a site or between sites do not exceed two-hundred (200) metres in length	**AO6.5 – Complies** Walkways do not exceed two hundred (200) metres in length.
	AO6.6 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) having blind corners involving a change in direction of seventy-five (75) degrees of more are provided	**AO6.6 – Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
	with design elements that maximise the ability to sense the presence of danger around the corner such as one of or a combination of the following: (a) a mirror to allow viewing around the blind corner; or (b) use of permeable material for the building or structure at the blind corner; or (c) reduction of the height of the building or structure at the blind corner to a height allowing for an unobstructed view; or (d) inclusion of a barrier extending out from the blind corridor with the barrier being permeable or having a height allowing for an unobstructed view; or (e) use of night lighting fixed at locations which can cast shadow of persons or objects into view; or (f) other effective design elements.	
	AO6.7 For vehicle parking areas, the planting of vegetation involves species that have clear trunks up to a height of two (2) metres or that have low ground covers less than one (1) metre in height.	**AO6.7 – Conditioned to Comply**
	AO6.8 The development has clearly defined boundaries between private and public space by use of one or more of the following elements: (a) fencing; or (b) changes in surface finishes; or (c) landscape treatments.	**AO6.8 – Complies** The boundary is fenced.
Location, design, siting, operation		
PO7 The safety, efficiency, effectiveness and operation of the transport network servicing the site and surrounding area or any identified future components of the transport network, are not compromised by the development.	**AO7.1** Non-residential development, which commonly generates greater than ten (10) vehicle trips per day, does not have direct access to a road that is classified in the road hierarchy as a local residential access street or a residential access place.	**AO7.1 – Complies** The street is not a access street or place.
	AO7.2 A traffic impact assessment report is prepared by an engineer who qualifies as a registered professional engineer of Queensland and the traffic impact assessment report satisfies Council	**AO7.2 – Does not comply** A formal Traffic Impact Assessment report prepared by a Registered Professional Engineer of Queensland was not submitted with the application.

Performance outcomes	Acceptable outcomes	Assessment Response
	that the safety, efficiency, effectiveness and operation of components of the transport network servicing the site and surrounding area or any identified strategic future components of the transport network, are not compromised by the development .	**PO7 – Complies** Despite the absence of a formal TIA, traffic safety and network impacts have been adequately assessed through Council's Development Engineering review and independent third-party traffic engineering advice. The development is subject to conditions requiring road upgrades, compliant access design, intersection improvements, and parking provision, which collectively ensure the safety, efficiency, and operation of the transport network are not compromised.
PO8 Development that generates use by a high quantity of people or frequent use by people is located at a highly accessible premises: (a) which is convenient for people needing to use the premises; and (b) which: (i) contains public transport facilities, or (ii) is in proximity to current or future public transport facilities; or (iii) is in proximity to current or future high order transport routes; and (c) which provides for the efficient travel of emergency vehicles; and (d) which can minimise adverse impacts on local amenity.	No acceptable outcome is nominated.	**Complies** The proposed function facility is capable of accommodating a moderate number of people; however, use of the site is intermittent and event-based, rather than frequent or daily. • Accessibility and convenience (a): The site is accessible via Camms Road, connecting to Coorooman Creek Road and the wider road network. While not centrally located, access is suitable for the planned, pre-booked nature of events. • Public transport and high-order routes (b): The site is not serviced by public transport and is not located near a high-order transport corridor. However, given the rural location and event-based nature of the use, reliance on private vehicles and organised transport (including buses) is considered appropriate and typical for rural function facilities. • Emergency vehicle access (c): Efficient emergency access will be provided through conditioned upgrades to Camms Road and Mount Wheeler Road, compliant internal access dimensions, and provision of firefighting water supply in accordance with the Bushfire Management Plan.

Performance outcomes	Acceptable outcomes	Assessment Response
		• Amenity impacts (d): Potential impacts on local amenity are minimised through conditions limiting event numbers, operating hours, noise, traffic management, and parking provision. Overall, while the development does not meet all aspects of PO8 relating to public transport accessibility, the performance outcome is achieved in substance through the scale, infrequent operation, rural context of the use, and the imposition of conditions that ensure safe access, emergency response capability, and protection of local amenity.
PO9 Development that requires frequent use of heavy haulage vehicles, bulk freight of goods, or the transportation of dangerous or hazardous goods, liquids, materials and the like, is located at premises able to effectively utilise major transport facilities and routes, and other high order components of the transport network.	No acceptable outcome is nominated.	**PO9 - Not applicable**
PO10 Development occurs on sites that are safe from contaminants that may cause harm to people or property.	No acceptable outcome is nominated.	**PO10 – Complies** No contaminates are identified in this assessment.
PO11 The development does not significantly adversely affect valued natural environment and landscape features of the site and surrounds including but not limited to the following: (a) large tracts of established native vegetation; or (b) inland and coastal waterways and wetlands; or (c) riparian vegetation; or (d) biodiversity corridors; or (e) visually prominent mainland and island mountains, hills, ridges, headlands, dunes, beaches; or (f) important urban green break areas; or (g) cultural heritage features.	No acceptable outcome is nominated.	**PO11 – Complies and addressed in the biodiversity overlay code**

13.3 D-403-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

File No:	**D-403-2025**
Attachments:	**1. Locality Plan⇩** **2. Reconfiguration of a Lot Plans⇩** **3. Retirement Facility Plans⇩**
Responsible Officer:	**Greg Abbotts - Manager Planning and Development** **Katrina Paterson - General Manager Communities and Environment** **Alastair Dawson - Interim Chief Executive Officer**
Author:	**Shari Rankin - Coordinator Development Assessment**

SUMMARY

Capricorn Survey Group (CQ) Pty Ltd on behalf of their client, LG Resorts No 7 Pty Ltd, have made representations to Council seeking a reduction in development application fees for Reconfiguring a Lot - Boundary Realignment (two lots into two lots) and Access & Services Easement and Material Change of Use for Retirement Facility (295 sites), located at 294 Tanby Road, Taroomball (Lots 22 & 550 on SP348712 and Lot 2 on SP351328). The application was lodged with Council on 12 November 2025.

OFFICER'S RECOMMENDATION

THAT Council resolve to accept an application fee of $37,686.00 for the Development Application, on the basis of the proposed fee representing the cost recovery allowable under section 97(4) of the *Local Government Act 2009,* with the fee reduction being valid for the 2025/26 financial year only.

BACKGROUND

The applicant has made representations to Council seeking a reduction of the development application fee which totals $151,851.00, citing the fee is not considered cost recovery and not in line with similar development types including Relocatable home parks and Multiple dwellings. The request has proposed a reduction in the application fee, reducing the fee to $37,686.00 as appropriate for the level of assessment on a cost recovery basis. This reduction is based on the per dwelling charge for 201-400 dwellings for a Relocatable home park which is $110.00 per unit.

If the application fee was aligned with the Relocatable home park application fee as per the current fees and charges schedule, the scaled fee is to be charged for 1-100 dwellings at $497.00, 101-200 dwellings at $219.00 and 201-400 dwellings at $110.00. This would total $82,050.00, and the total application fee (the base application fee plus the per dwelling charge) would be $84,225.00.

Officers have reviewed the fees and consider the request reasonable. It is recommended that the same scaled charging per dwelling be applied to a Retirement facility use as the development outcome is relatively similar in nature, however all dwellings be charged at $110.00 per dwelling due to 295 sites proposed, fitting within the 201-400 per dwelling charge. This aligns the reduced fee with a per dwelling figure within the adopted fees and charges and generally consistent with previous decisions.

Therefore, the proposed fee will be reduced to **$37,686.00** which is considered an adequate cost recovery fee for the assessment of the development application.

Information on Fees and Charges

Based on the proposal, the following is a calculation of the full development application fee for a Retirement facility:

Description of Fee	**Amount**
Retirement Facility – base fee ($2,175.00) plus $497.00 per unit/room fee (295 sites)	$148,790.00
Reconfiguring a lot – boundary realignment	$1,486.00
Impact assessable application fee	$1,575.00
Total Fee Payable	**$151,851.00**

There is no change to the Reconfiguring a Lot or Impact assessable fee.

Details of the proposed reduced fee payable is outlined below:

Description of fee for Reconfiguring a Lot	**2025/26 Fees and Charges Amount**	**Reduction**	**Proposed**
Reconfiguring a Lot – boundary realignment	$1,486.00	Nil	No change
Total amount payable (ROL):	**$1,486.00**		**$1,486.00**
Description of fee for Retirement facility			
Retirement facility – base fee	$2,175.00	Nil	$2,175.00
Plus $497.00 per dwelling (295 dwellings)	$146,615.00	201-400 dwellings (295) $110.00	$32,450.00
Total amount payable (MCU):	**$148,790.00**	**In line with RHP**	**$34,625.00** *(reduction of $114,165.00)*
Impact assessment fee (applied for entire DA)	**$1,575.00**	**Nil**	**$1,575.00**
Total fees (ROL + MCU + Impact fee)	**$151,851.00**		**$37,686.00**

Pursuant to section 97(4) of the *Local Government Act 2009* the fee which Council can charge must be based on cost-recovery. On consideration of the request by the applicant and the cost-recovery fee applicable for the application it is proposed that Council accepts a reduced application fee of **$37,686.00** for entire proposal, as detailed above. The proposed fee represents a reasonable reduction but will not result in Council being left exposed to a financial liability.

PREVIOUS DECISIONS

Council has considered and applied fee reductions over the past several years for a variety of development applications including preliminary approvals and development permits. The application fees have been reduced based on site areas and in line with reasonable cost-recovery considerations.

Council has agreed to reduce the fees for the below development applications over the previous four (4) years:

i) D-369-2023 – Material Change of Use for a Relocatable home park – Council resolution 16 January 2024

- Reduced fee of $45,941.00 from $77,041.00. Reduced per dwelling charge to $150.00.

ii) D-514-2022 – Preliminary approval, Material Change of Use for Relocatable home park and Reconfiguring a Lot (one lot into two lots and access easement) and (one lot into 129 lots) – Council resolution 25 October 2022;

- Reduced fee of $95,500.00 from $366,530.00. Reduced Relocatable home park per dwelling charge by fifty (50) percent and reduced Reconfiguring a Lot per lot charge by twenty-five (25) percent.

iii) D-364-2022 – Material Change of Use for a Relocatable home park and Reconfiguring Lot (one lot into two lots) – Council resolution 20 September 2022;

- Reduced fee of $68,822.00 from $134,678.00. Reduced Relocatable home park per dwelling charge by fifty (50) percent only;

iv) D-207-2022 – Reconfiguring a Lot (three lots into 404 lots and two (2) balance lots) and Preliminary approval – Council resolution 21 June 2022;

- Reduced fee of $150,000.00 from $502,937.00. Fee considered to be in line with other local government (Mackay, Townsville and Cairns) fees and charges;

v) D-439-2021 – Material Change of Use for a Relocatable home park – Council resolution 19 April 2022;

- Reduced fee of to $31,791.00 from $127,163.00 (75%).

vi) D-239-2021 – Material Change of Use for a High impact industry for Clarke Creek Wind Farm – Council resolution 20 July 2021;

- Reduced fee of $20,000.00 from $80,893.00.

vii) D-120-2021 – Preliminary approval, Material Change of Use and Reconfiguring a Lot (Surf Lakes) – Council resolution 20 April 2021;

- Reduced combined fee of $100,000.00 from $120,988.00; and

viii) D-113-2020 – Material Change of Use for Canal Creek Extractive industry – Council resolution 19 May 2020;

- Reduced fee of $20,000.00 from $934,967.00;

ENGAGEMENT AND CONSULTATION

There has been consultation with the Development Assessment team in relation to this matter.

BUDGET IMPLICATIONS

Council must be cognisant of the fact that the budget has been developed based upon the need to recuperate the operating costs associated with the administration of the development assessment process. However, in relation to this proposed application, officers consider that the recommended reduction is appropriate and adequate to cover the cost of the assessment associated with this matter.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The consideration of this request is pursuant to the *Planning Act 2016* and the *Local Government Act 2009*.

Legal implications are not applicable to the determination of a fee reduction.

RISK ASSESSMENT

A financial risk applies to this request in terms of not recuperating the full fee as prescribed under the fees and charges and possible precedent set by such a determination.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

The outcome will still be achieved through the assessment of the development application and the request only relates to the reduction of the development application fee to ensure it is applied on a cost-recovery and equitable basis.

CONCLUSION

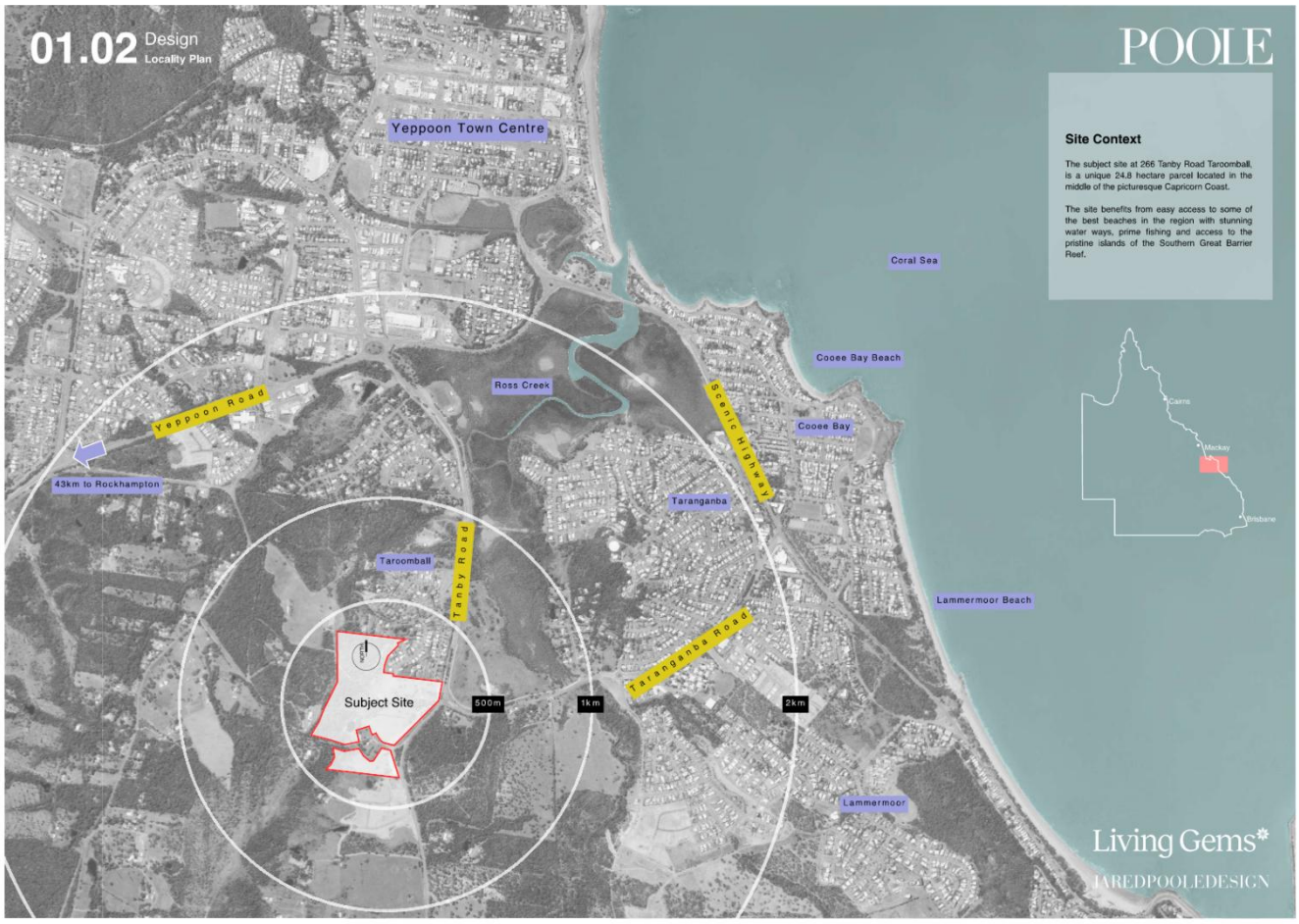
In relation to the request to reduce the application fee for the proposed development, officers have considered the request by the applicant and support a reduced fee as appropriate and adequate to cover the cost of the assessment associated with the development application.

13.3 - D-403-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

Locality Plan

Meeting Date: 3 February 2026

Attachment No: 1

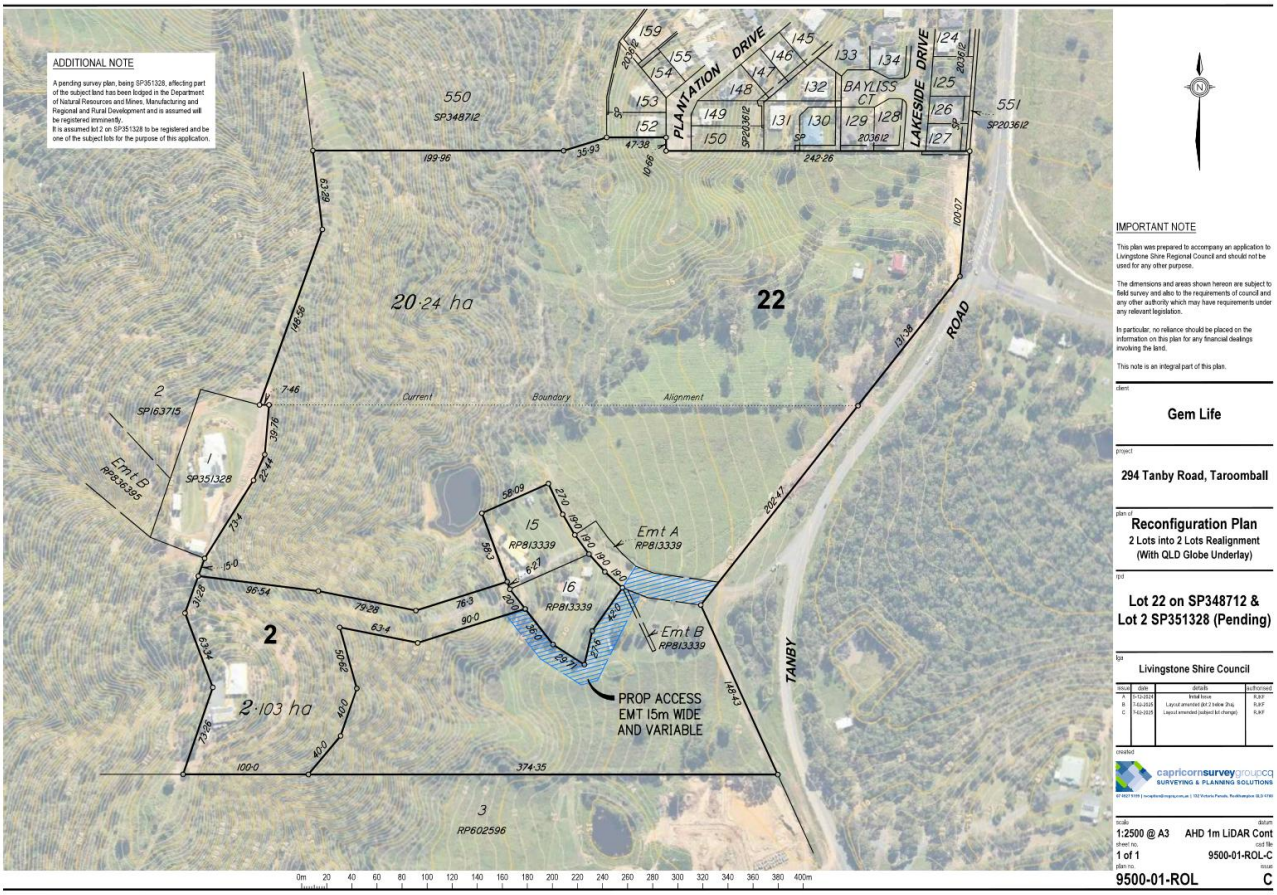

01.02 Design
Locality Plan
POOLE
Site Context
The subject site at 266 Tanby Road Taroomball, is a unique 24.8 hectare parcel located in the middle of the picturesque Capricorn Coast.
The site benefits from easy access to some of the best beaches in the region with stunning water ways, prime fishing and access to the pristine islands of the Southern Great Barrier Reef.
Yeppoon Town Centre
Coral Sea
Cooee Bay Beach
Ross Creek
Yeppoon Road
Scenic Highway
Cooee Bay
43km to Rockhampton
Taranganba
Taroomball
Tanby Road
Lammermoor Beach
Taranganba Road
Subject Site
500m
1km
2km
Lammermoor
Cairns
Mackay
Brisbane
Living Gems
JAREDPOOLEDESIGN

13.3 - D-403-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

Reconfiguration of a Lot Plans

Meeting Date: 3 February 2026

Attachment No: 2


ADDITIONAL NOTE
A pending survey plan, being SP351328, effecting part of the subject land has been lodged in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and is assumed will be registered imminently.
It is assumed lot 2 on SP351328 to be registered and be one of the subject lots for the purpose of this application.
550
SP348712
PLANTATION DRIVE
BAYLISS CT
LAKESIDE DRIVE
551
SP203612
20·24 ha
22
2
SP163715
1
SP351328
Emt B
RP806985
Current Boundary Alignment
ROAD
15
RP813339
16
RP813339
Emt A
RP813339
Emt B
RP813339
2
2·103 ha
PROP ACCESS
EMT 15m WIDE
AND VARIABLE
TANBY
3
RP602596
0m 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400m
IMPORTANT NOTE
This plan was prepared to accompany an application to Livingstone Shire Regional Council and should not be used for any other purpose.
The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.
In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
This note is an integral part of this plan.
client
Gem Life
project
294 Tanby Road, Taroomball
plan of
Reconfiguration Plan
2 Lots into 2 Lots Realignment
(With QLD Globe Underlay)
rpd
Lot 22 on SP348712 &
Lot 2 SP351328 (Pending)
lga
Livingstone Shire Council
issued date details authorised
A 1-10-2024 Initial Issue RJKF
B 7-01-2025 Layout amended (lot 2 inline 2lot) RJKF
C 7-02-2025 Layout amended (subject lot change) RJKF
created
capricornsurveygroupcq
SURVEYING & PLANNING SOLUTIONS
scale 1:2500 @ A3
datum AHD 1m LiDAR Cont
sheet no. 1 of 1
cad file 9500-01-ROL-C
plan no. 9500-01-ROL
issue C

13.3 - D-403-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

Retirement Facility Plans

Meeting Date: 3 February 2026

Attachment No: 3

02.01 Architectural Drawings
Master Plan
YIELD
TOTAL NUMBER OF LOTS 295
LOT SIZE
14.0m x 21.0m STANDARD LOTS 144
13.5m x 21.0m CORNER LOTS 28
13.0m x 21.0m SMALL LOTS 0
15.0m x +21.0m WIDE LOTS 0
13.5m x 21.0m VILLA LOTS 50
13.5m x 21.0m CORNER VILLA LOTS 0
SPECIAL LOTS 73
CLUBHOUSE
SUPPER HOUSE
TANBY ROAD
JARED POOLE DESIGN
Living Gems
Proposed New Development
Tanby Road, Yeppoon Qld
Living Gems
BP1460/02.01
Master Plan
POOLE

13.4 D-466-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

File No:	**D-466-2025**
Attachments:	**1. Locality Plan⇩** **2. Reconfiguration Plan⇩** **3. MCU Retirement facility plans⇩**
Responsible Officer:	**Shari Rankin - Coordinator Development Assessment** **Greg Abbotts - Manager Planning and Development** **Katrina Paterson - General Manager Communities and Environment** **Alastair Dawson - Interim Chief Executive Officer**
Author:	**Jenna Davies - Principal Planning Officer**
Previous Items:	**Request for Reduction in Application Fees - Briefing Session - 27 Jan 2026**

SUMMARY

Capricorn Survey Group (CQ) Pty Ltd on behalf of their client, Gemstone Lifestyle No 12 Pty Ltd, have made representations to Council seeking a reduction in development application fees for Reconfiguring a Lot (one lot into two lots), and Material Change of Use for a Retirement facility, located at Lot 5006 Carige Boulevard, Taroomball (Lot 5006 on SP355369). The application was lodged with Council on 12 December 2025.

OFFICER'S RECOMMENDATION.

THAT Council resolve to accept an application fee of $42,145.00 for the Development Application, on the basis of the proposed fee representing the cost recovery allowable under section 97(4) of the *Local Government Act 2009,* with the fee reduction being valid for the 2025/26 financial year only.

BACKGROUND

The site is currently vacant and is within the Sea Haven Estate area. The land is zoned Low density residential.

The applicant has made representations to Council seeking a reduction of the total development application fee which totals $164,824.00, citing the fee is not considered cost recovery and not in line with similar development types including Relocatable home parks and Multiple dwellings. The request has proposed a reduction in the application fee, reducing the fee to $39,970.00 as appropriate for the level of assessment on a cost recovery basis. This reduction is based on the per dwelling charge for 201-400 dwellings for a Relocatable home park which is $110.00 per unit.

If the application fee was aligned with the Relocatable home park application fee as per the current fees and charges schedule, the scaled fee is to be charged for 1-100 dwellings at $497.00, 101-200 dwellings at $219.00 and 201-400 dwellings at $110.00. This would total $86,645.00 for the per dwelling charge, and the total application fee (the base application fee plus the per dwelling charge) would be $91,745.00.

Officers have reviewed the fees and consider the request reasonable. It is recommended that the same scaled charging per dwelling be applied to a Retirement facility use as the development outcome is relatively similar in nature, however all dwellings be charged at $110.00 per dwelling due to 317 sites proposed, fitting within the 201-400 per dwelling charge. This aligns the reduced fee with a per dwelling figure within the adopted fees and charges and generally consistent with previous decisions.

Therefore, the proposed fee will be reduced to **$42,145.00** which is considered an adequate cost recovery fee for the assessment of the development application.

Information on Fees and Charges

Based on the proposal, the following is a calculation of the full development application fee for a Retirement facility:

Description of Fee	**Amount**
Retirement Facility – base fee ($2,175.00) plus $497.00 per unit/room fee (317 sites)	$159,742.00
Reconfiguring a lot – base fee ($2,173.00) plus $676.00 per lot fee (2 lots)	$3,525.00
Impact assessable application fee	$1,575.00
Total Fee Payable	**$164,824.00**

There is no change to the Reconfiguring a Lot or Impact assessable fee.

Details of the proposed reduced fee payable is outlined below:

Description of fee for Reconfiguring a Lot	**2025/26 Fees and Charges Amount**	**Reduction**	**Proposed**
Reconfiguring a Lot – base fee	$2,173.00	Nil	No change
Plus $676.00 per lot (2 lots)	$1,352.00	Nil	No change
Total amount payable (ROL):	**$3,525.00**		**$3,525.00**
Description of fee for Retirement facility			
Retirement facility – base fee	$2,175.00	Nil	$2,175.00
Plus $497.00 per dwelling (317 dwellings)	$157,549.00	201-400 dwellings (317) $110.00	$34,870.00
Total amount payable (MCU):	**$159,742.00**	**In line with RHP**	**$37,045.00** *(reduction of $122,697.00)*
Impact assessment fee (applied for entire DA)	**$1,575.00**	**Nil**	**$1,575.00**
Total fees (ROL + MCU + Impact fee)	**$164,824.00**		**$42,145.00**

Pursuant to section 97(4) of the *Local Government Act 2009* the fee which Council can charge must be based on cost-recovery. On consideration of the request by the applicant and the cost-recovery fee applicable for the application it is proposed that Council accepts a reduced application fee of **$42,145.00** for entire proposal, as detailed above. The proposed fee represents a reasonable reduction but will not result in Council being left exposed to a financial liability.

PREVIOUS DECISIONS

Council has considered and applied fee reductions over the past several years for a variety of development applications including preliminary approvals and development permits. The

application fees have been reduced based on site areas and in line with reasonable cost-recovery considerations.

Council has agreed to reduce the fees for the below development applications over the previous four (4) years:

i) D-369-2023 – Material Change of Use for a Relocatable home park – Council resolution 16 January 2024

   a. Reduced fee of $45,941.00 from $77,041.00. Reduced per dwelling charge to $150.00.

ii) D-514-2022 – Preliminary approval, Material Change of Use for Relocatable home park and Reconfiguring a Lot (one lot into two lots and access easement) and (one lot into 129 lots) – Council resolution 25 October 2022;

   - Reduced fee of $95,500.00 from $366,530.00. Reduced Relocatable home park per dwelling charge by fifty (50) percent and reduced Reconfiguring a Lot per lot charge by twenty-five (25) percent.

iii) D-364-2022 – Material Change of Use for a Relocatable home park and Reconfiguring Lot (one lot into two lots) – Council resolution 20 September 2022;

   - Reduced fee of $68,822.00 from $134,678.00. Reduced Relocatable home park per dwelling charge by fifty (50) percent only;

iv) D-207-2022 – Reconfiguring a Lot (three lots into 404 lots and two (2) balance lots) and Preliminary approval – Council resolution 21 June 2022;

   - Reduced fee of $150,000.00 from $502,937.00. Fee considered to be in line with other local government (Mackay, Townsville and Cairns) fees and charges;

v) D-439-2021 – Material Change of Use for a Relocatable home park – Council resolution 19 April 2022;

   - Reduced fee of to $31,791.00 from $127,163.00 (75%).

vi) D-239-2021 – Material Change of Use for a High impact industry for Clarke Creek Wind Farm – Council resolution 20 July 2021;

   - Reduced fee of $20,000.00 from $80,893.00.

vii) D-120-2021 – Preliminary approval, Material Change of Use and Reconfiguring a Lot (Surf Lakes) – Council resolution 20 April 2021;

   - Reduced combined fee of $100,000.00 from $120,988.00; and

viii) D-113-2020 – Material Change of Use for Canal Creek Extractive industry – Council resolution 19 May 2020;

   - Reduced fee of $20,000.00 from $934,967.00;

ENGAGEMENT AND CONSULTATION

There has been consultation with the Development Assessment team in relation to this matter. In addition, the development application is required to be publicly notified.

BUDGET IMPLICATIONS

Council must be cognisant of the fact that the budget has been developed based upon the need to recuperate the operating costs associated with the administration of the development assessment process. However, in relation to this proposed application, officers consider that the recommended reduction is appropriate and adequate to cover the cost of the assessment associated with this matter.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The consideration of this request is pursuant to the *Planning Act 2016* and the *Local Government Act 2009*.

Legal implications are not applicable to the determination of a fee reduction.

RISK ASSESSMENT

A financial risk applies to this request in terms of not recuperating the full fee as prescribed under the fees and charges and possible precedent set by such a determination.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

The outcome will still be achieved through the assessment of the development application and the request only relates to the reduction of the development application fee to ensure it is applied on a cost-recovery and equitable basis.

CONCLUSION

In relation to the request to reduce the application fee for the proposed development, officers have considered the request by the applicant and support a reduced fee as appropriate and adequate to cover the cost of the assessment associated with the development application.

13.4 - D-466-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

Locality Plan

Meeting Date: 3 February 2026

Attachment No: 1

D-466-2025 Locality Plan, Lot 5006 Carige Boulevard, Taroomball

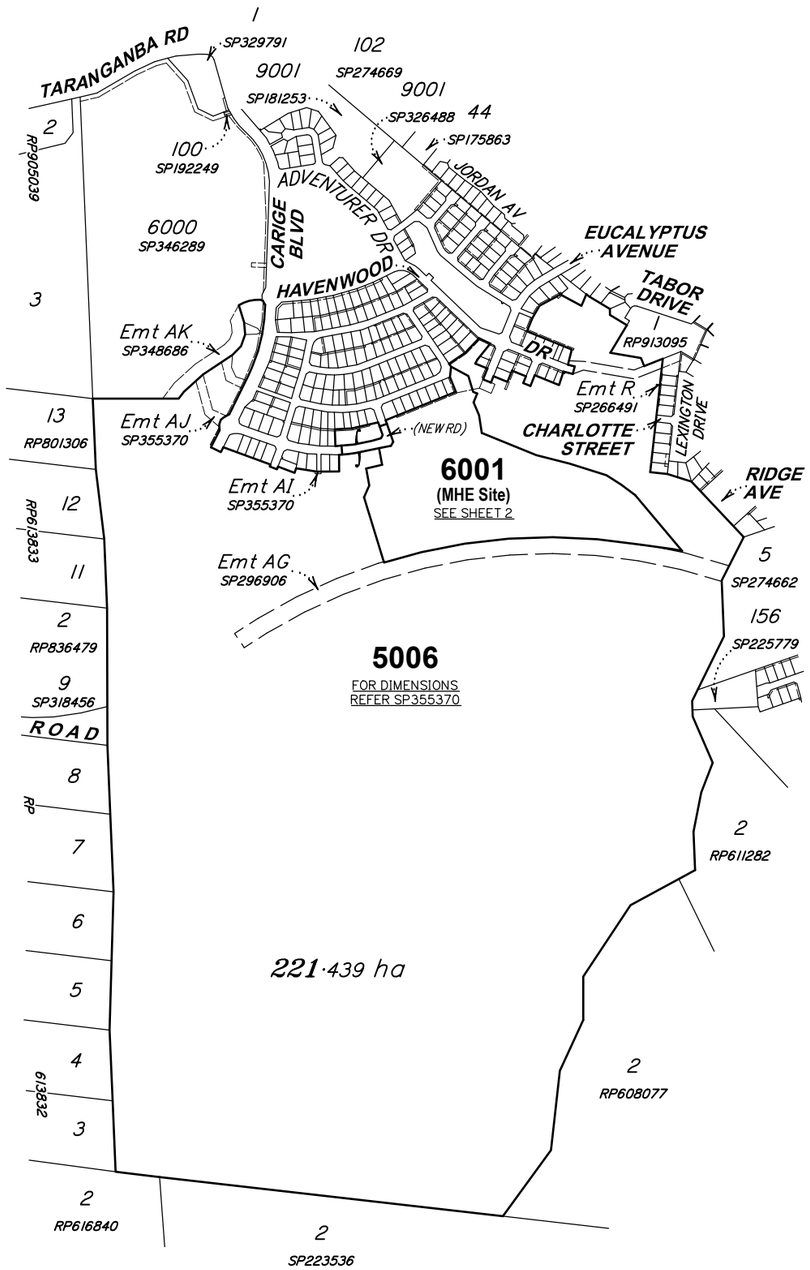
Note: Approximate outline of development footprint. Refer to Reconfiguration plan for proposed lot.

13.4 - D-466-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

Reconfiguration Plan

Meeting Date: 3 February 2026

Attachment No: 2



0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000m

IMPORTANT NOTE

This plan was prepared to accompany an application to Livingstone Shire Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

Gemstone Lifestyle
No 12 Pty Ltd
A.B.N. 83 680 700 654

project

Sea Haven
Lady Elliot Avenue,
Taroomball

plan of

Reconfiguration Plan
Proposed MHE Site
1 Lot into 2 Lots

rpd

Lot 5006 on SP355370

lga

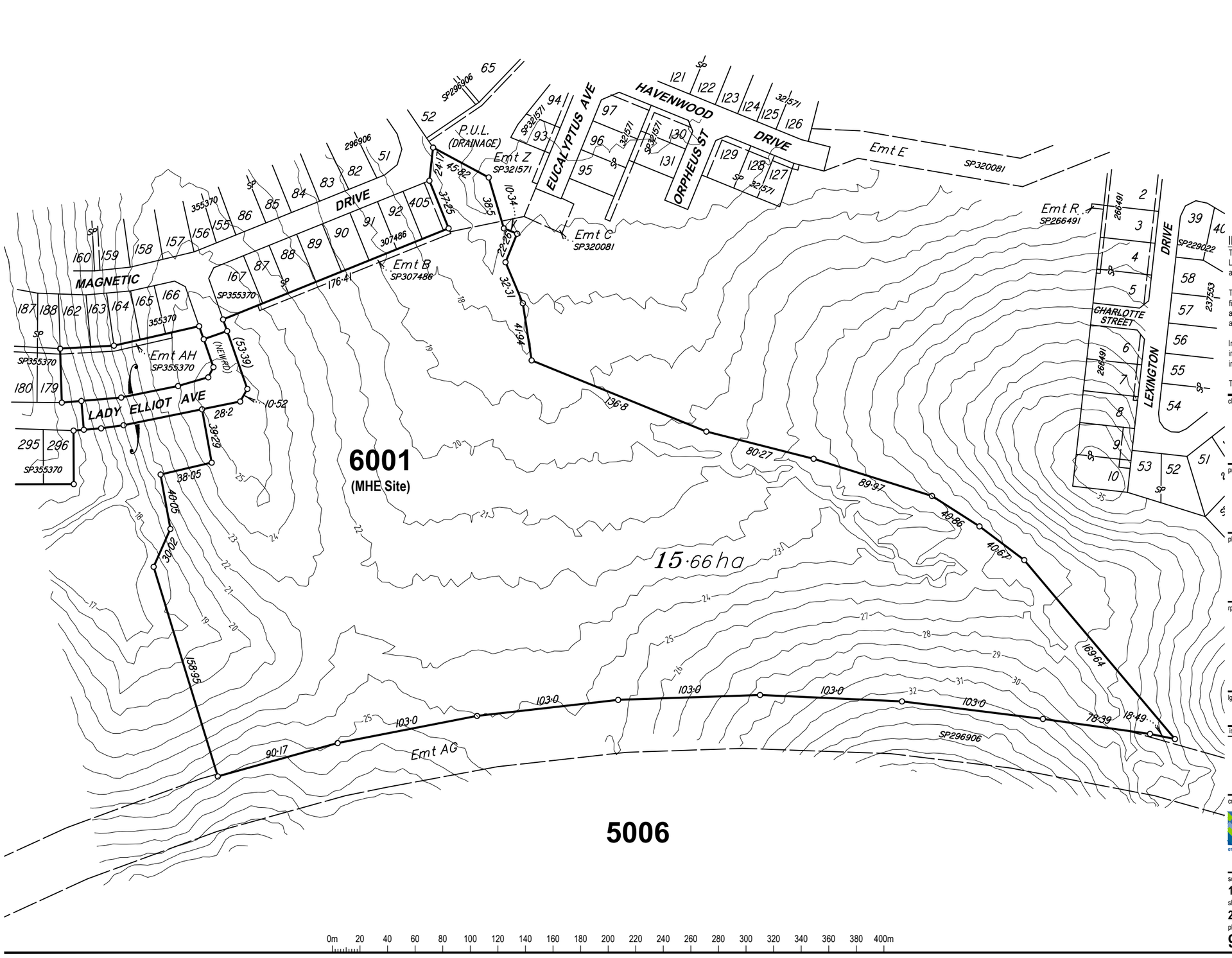
Livingstone Shire Council

issue	date	details	authorised
A	18-11-2025	Initial Issue	RJKF
-	-	-	-

created

capricornsurveygroupcq
SURVEYING & PLANNING SOLUTIONS
07 4927 5199 | reception@csgcq.com.au | 132 Victoria Parade, Rockhampton QLD 4700

scale: **1:12500 @ A3**
datum: **-**
sheet no.: **1 of 2**
cad file: **9777-01-ROL-A**
plan no.: **9777-01-ROL**
issue: **A**



IMPORTANT NOTE

This plan was prepared to accompany an application to Livingstone Shire Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

Gemstone Lifestyle No 12 Pty Ltd A.B.N. 83 680 700 654

project

Sea Haven Lady Elliot Avenue, Taroomball

plan of

Reconfiguration Plan Proposed MHE Site 1 Lot into 2 Lots

rpd

Lot 5006 on SP355370

lga

Livingstone Shire Council

issue	date	details	authorised
A	18-11-2025	Initial Issue	RJKF

created

capricornsurveygroupcq
SURVEYING & PLANNING SOLUTIONS
07 4927 5199 | reception@csgcq.com.au | 132 Victoria Parade, Rockhampton QLD 4700

scale **1:2500 @ A3**

datum **AHD 1m Contours**

sheet no. **2 of 2**

cad file **9777-01-ROL-A**

plan no. **9777-01-ROL**

issue **A**

13.4 - D-466-2025 - REQUEST FOR REDUCTION IN APPLICATION FEES

MCU Retirement facility plans

Meeting Date: 3 February 2026

Attachment No: 3

Project:

Proposed New Development

At:

Lady Elliot Ave, Yeppoon, QLD

BP1571 December 2025

Development Application Package

GemLife™
VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

Proposed New Development

Lady Elliot Ave Yeppoon QLD

Contents

01 Location 01

Aerial Context 01.01
Locality Plan 01.02

02 Built Form 02

Master Plan 02.01
Construction Staging Plan 02.02
Setback Plan 02.03
Car Parking Plan 02.04
Refuse Collection Plan 02.05
Refuse Vehicle Details 02.06

03 Clubhouse 03

Clubhouse - Ground Floor Plan 03.01
Clubhouse - First Floor Plan 03.02
Clubhouse - Elevations 03.03

04 Fitness Centre 04

Fitness Centre - Floor Plan 04.01
Fitness Centre - Elevations 04.02

06 Dwelling Typology 05

Indicative Streetscape View 05.01
Dwelling Type A 05.02
Dwelling Type B 05.03
Dwelling Type C 05.04

01.01 Design
Aerial Context

virage

Keppel Bay Marina

Yeppoon Main Beach

GemLife Site

Yeppoon Central

GemLife

01.02 Design
Locality Plan

virage

Yeppoon Town Centre

Coral Sea

Cooee Bay Beach

Ross Creek

Yeppoon Road

43km to Rockhampton

Cooee Bay

Taranganba

Scenic Highway

Taroomball

Lammermoor Beach

Bottlebrush Drive

Lammermoor

Subject Site

500m

1km

2km

Rosslyn

Site Context

The subject site at Eucalyptus Avenue Lammermoor, is a unique 15 hectare parcel located in the middle of the picturesque Capricorn Coast.

The site benefits from easy access to some of the best beaches in the region with stunning water ways, prime fishing and access to the pristine islands of the Southern Great Barrier Reef.

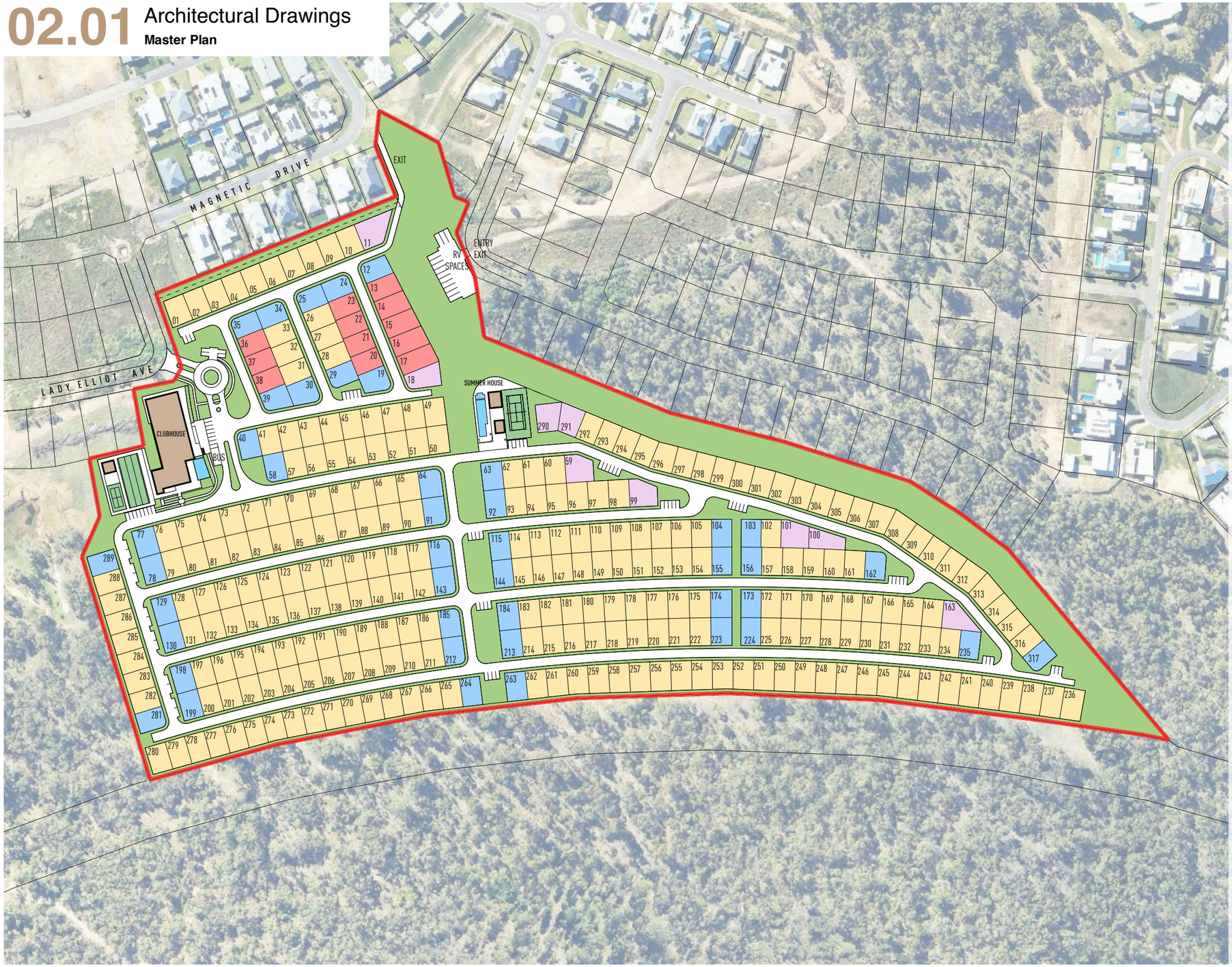
GemLife™

02

Built Form

02.01 Architectural Drawings

Master Plan



YIELD

TOTAL NUMBER OF LOTS 317

LOT SIZE

- 14.0m x 19.0m LOTS
- 13.5m x 19.0m CORNER LOTS
- 13.5m x 19.0m LOTS
- SPECIAL LOTS

NOTE: REFER SETBACK PLAN 02.03 FOR SETBACK DIMENSIONS.

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217
TEL 07 5527 5300
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ISSUE	DATE	DESCRIPTION
N	06/11/25	Layout updated
M	05/11/25	Layout updated
L	21/10/25	Layout updated
K	29/09/25	Layout updated
J	26/09/25	Layout updated
I	01/09/25	Layout updated

PROJECT Proposed New Development
Lady Elliot Ave, Yeppoon, QLD

CLIENT GemLife

NORTH

THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

JOB NO BP1571 DRAWING NO 02.01

10m 50m 125m

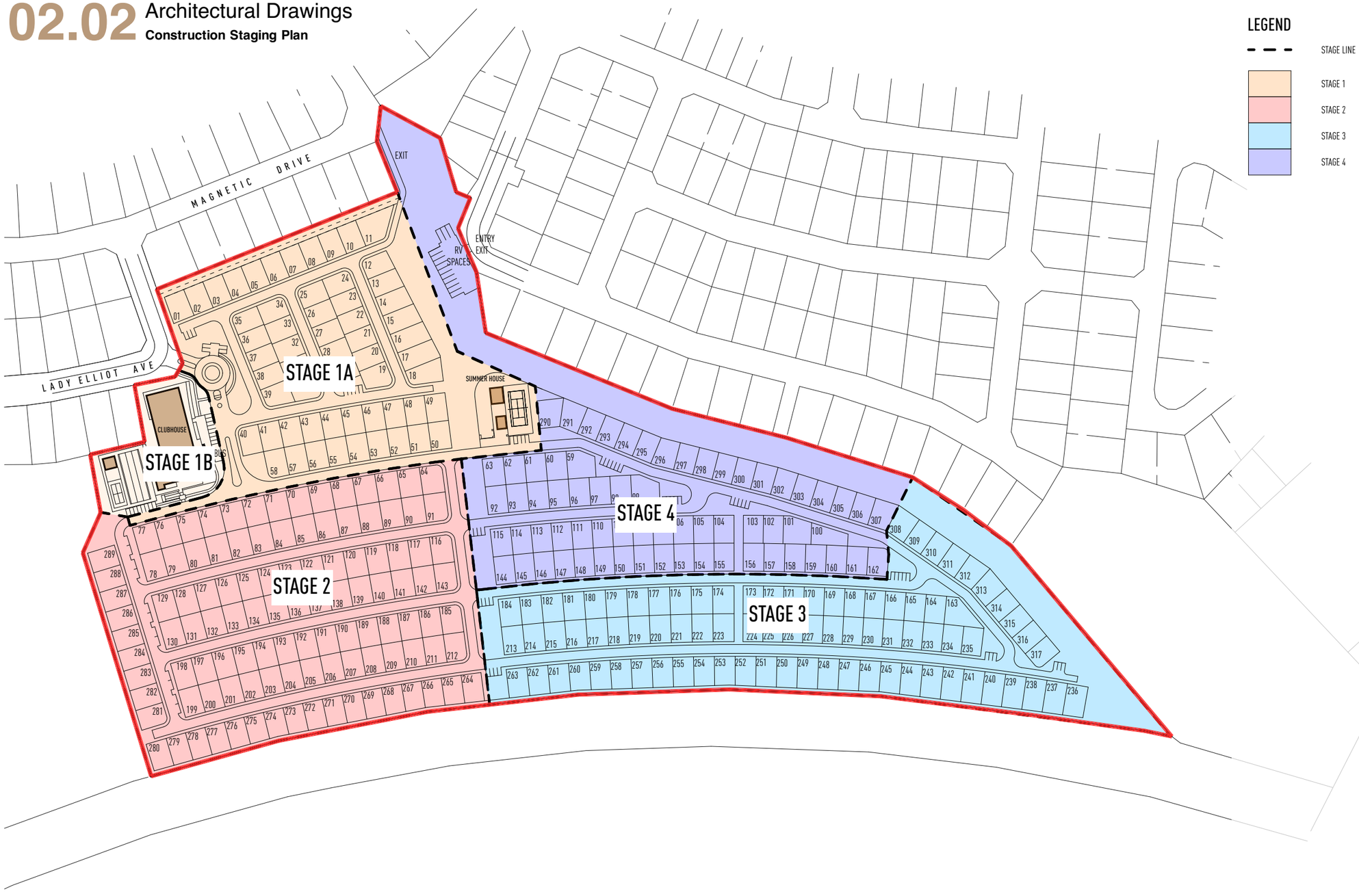
SCALE 1:2500 @ A3

Master Plan

virage

02.02 Architectural Drawings

Construction Staging Plan



VIRAGE ARCHITECTS

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
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TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

GemLife™

ISSUE	DATE	DESCRIPTION
B	30/10/25	Staging updated

PROJECT Proposed New Development
Lady Elliot Ave, Yeppoon, QLD

CLIENT GemLife

NORTH

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JOB NO BP1571 DRAWING NO 02.02

10m 50m 125m

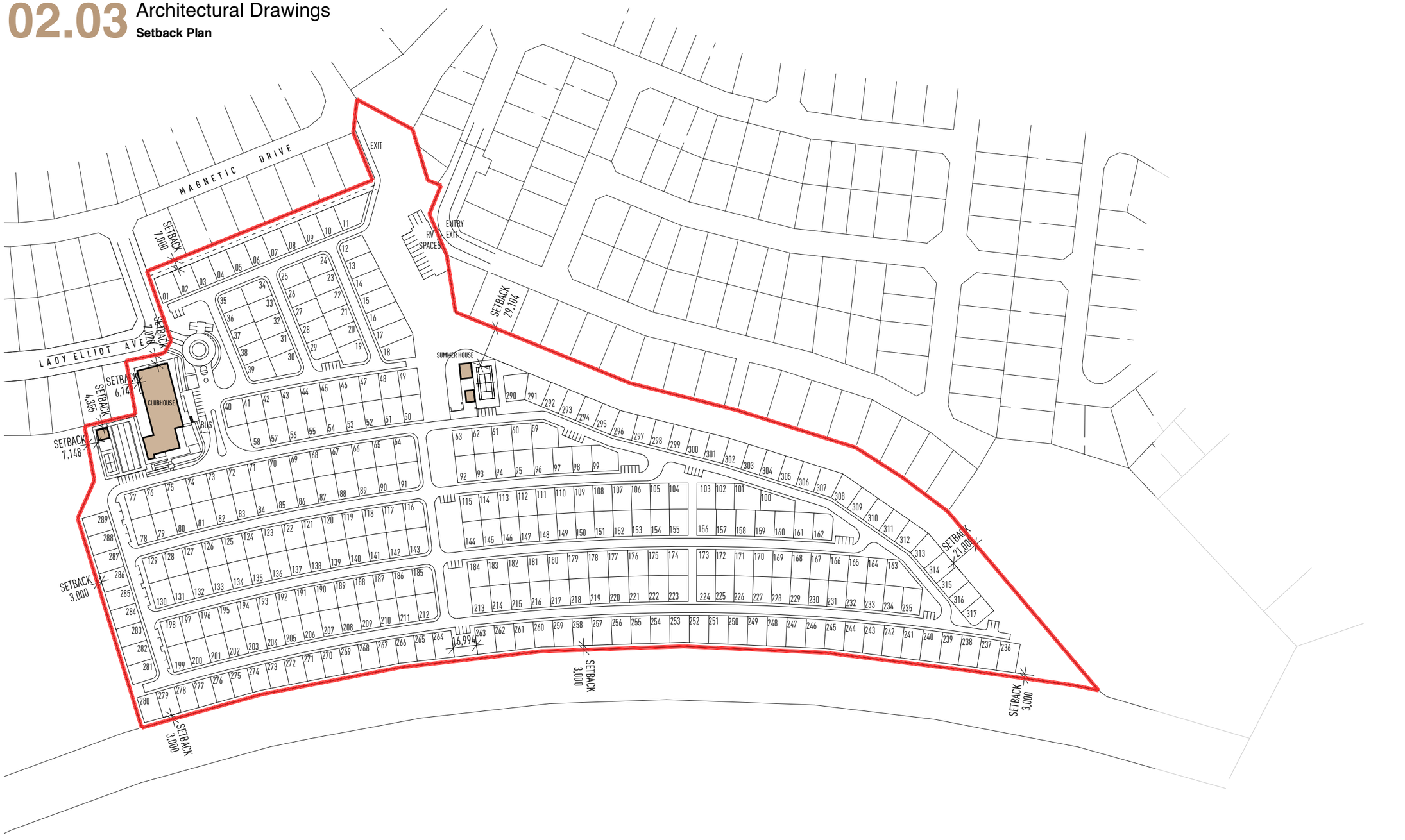
SCALE 1:2500 @ A3

Construction Staging Plan

virage

02.03 Architectural Drawings

Setback Plan



VIRAGE ARCHITECTS

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
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JOB NO BP1571 DRAWING NO 02.03

10m 50m 125m

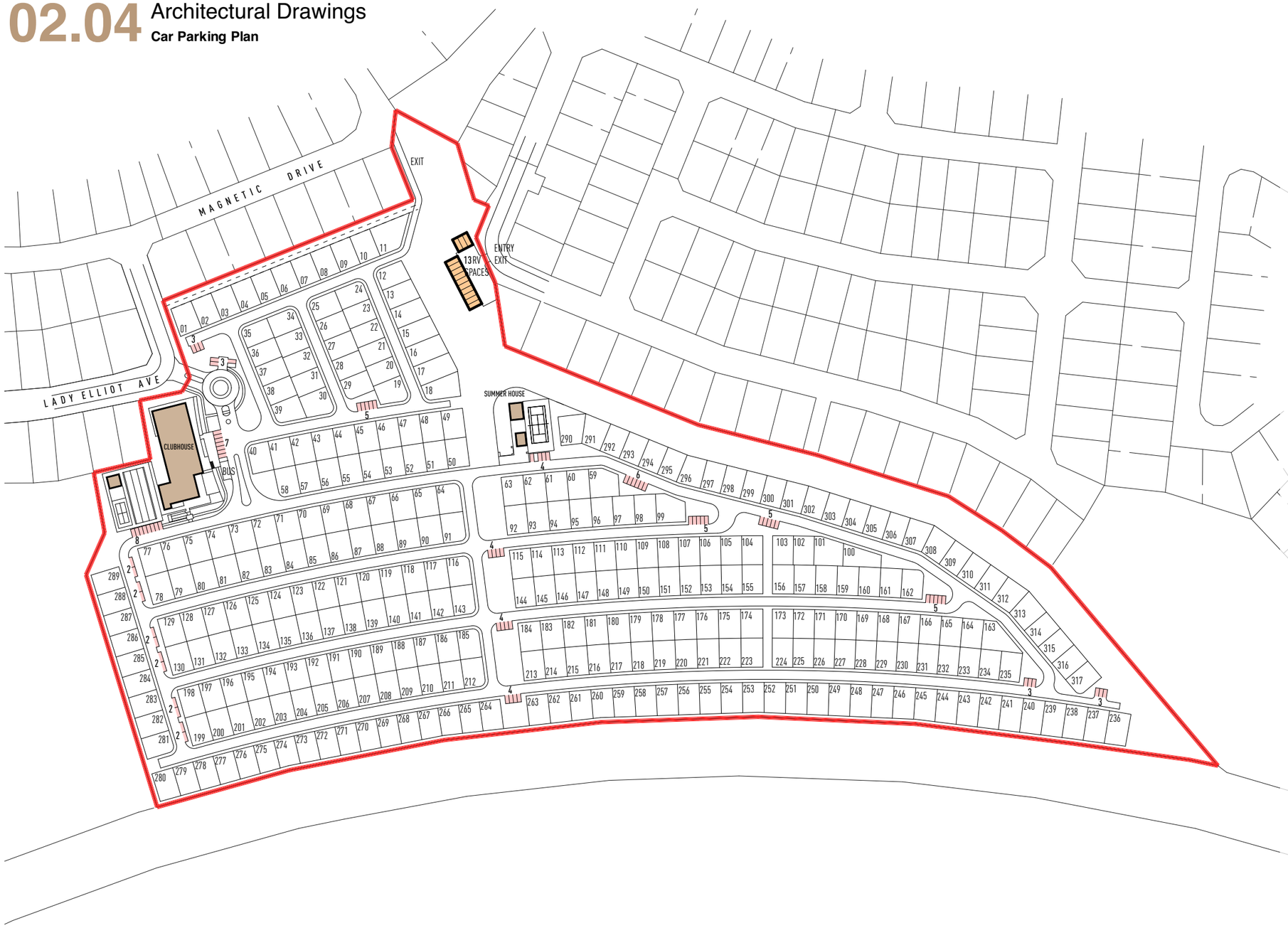
SCALE 1:2500 @ A3

Setback Plan

virage

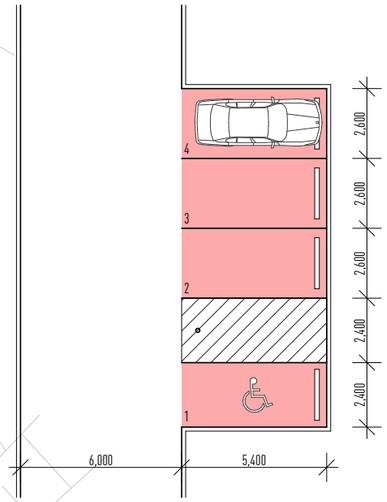
02.04 Architectural Drawings

Car Parking Plan



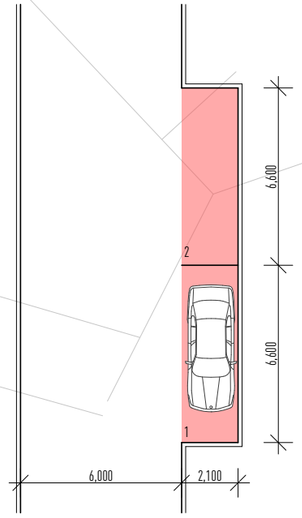
LEGEND

	VISITOR CAR PARK	78 + 3 PWD = **81 TOTAL**
	RV PARKING	13



TYPICAL 90° CAR PARKING LAYOUT

1:200



TYPICAL PARALLEL CAR PARKING LAYOUT

1:200

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B	06/11/25	Layout updated
A	05/11/25	Layout updated

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JOB NO BP1571 DRAWING NO 02.04

10m 50m 125m

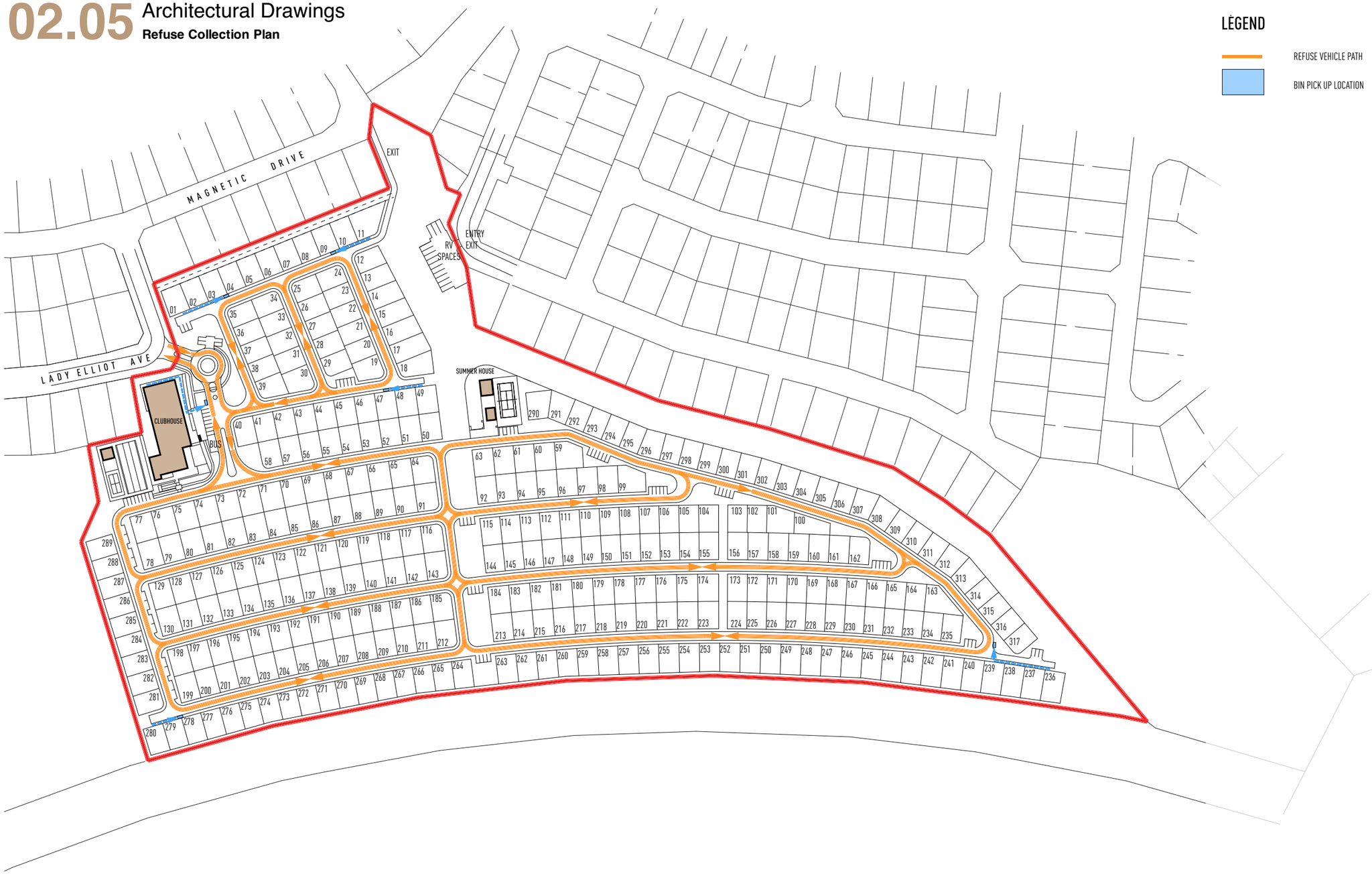
SCALE 1:2500, 1:200 @ A3

Car Parking Plan

virage

02.05 Architectural Drawings

Refuse Collection Plan



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JOB NO BP1571 DRAWING NO 02.05

10m 50m 125m

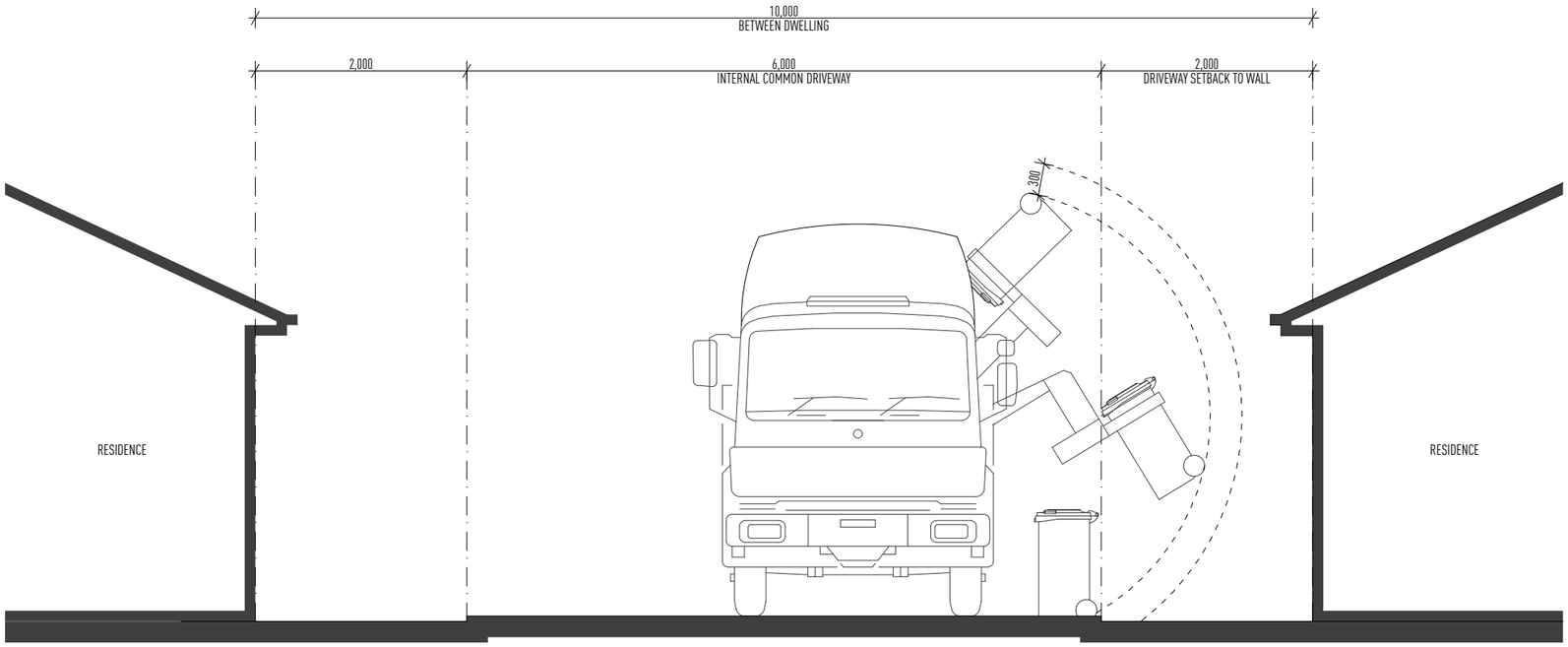
SCALE 1:2500 @ A3

Refuse Collection Plan

virage

02.06 Architectural Drawings

Refuse Vehicle Details



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JOB NO BP1571 DRAWING NO 02.06

10m 50m 125m

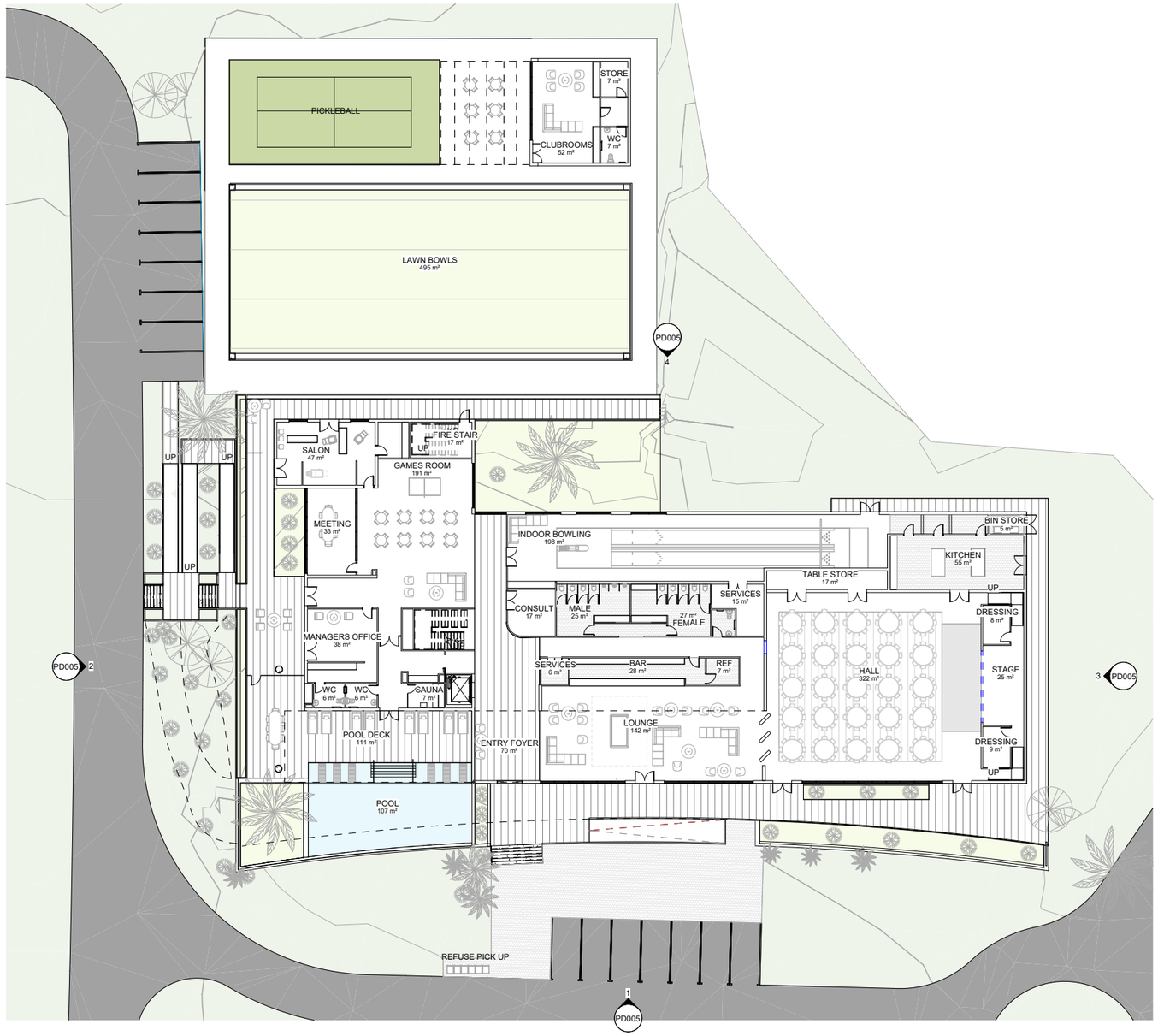
SCALE @ A3

Refuse Vehicle Details

virage

03

Clubhouse



1 GROUND FLOOR PLAN
SCALE 1 : 200

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REGISTERED ARCHITECT - PHILLIP NIELSEN
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REV	DESCRIPTION	DATE
A	CONCEPT DESIGN	30/10/25
B	CONCEPT DESIGN UPDATED	5/11/25

SCALE
1 : 200@A1
PRINT AT 50% @ A3
0 50m 100m

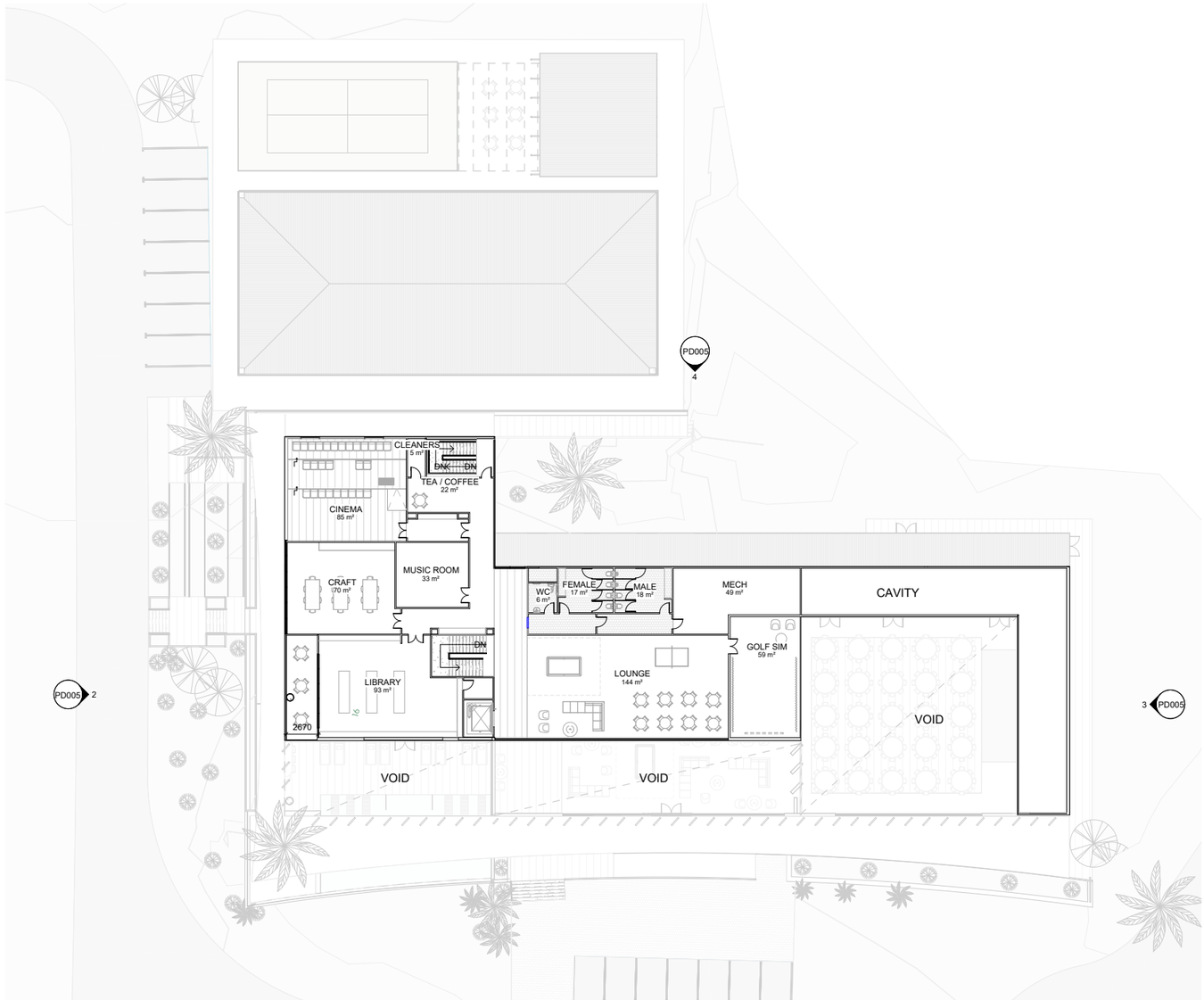
PROJECT
YEPPOON CLUBHOUSE
Eucalyptus Ave

BRANCH	SITE
GATE	DOC TYPE
BUILDING CODE: CLUBHOUSE	DISCIPLINE
DRAWING No: PD003	REVISION: B

DRAWN: Author CHECKED: Checker APPROVED: Approver

DRAWING TITLE
GROUND FLOOR PLAN

FILE NAME
CLUBHOUSE - PD003



1 FIRST FLOOR PLAN
SCALE 1 : 200

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REV	DESCRIPTION	DATE

SCALE
1 : 200@A1
PRINT AT 50% @ A3
0 50m 100m

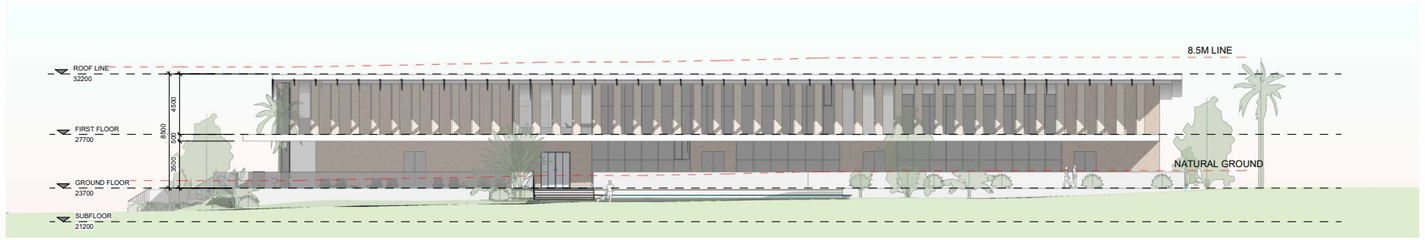
PROJECT
YEPPOON
Eucalyptus Ave

BRANCH | SITE
GATE | DOC TYPE
BUILDING CODE: CLUBHOUSE | DISCIPLINE
DRAWING No: PD004 | REVISION

DRAWN: AB | CHECKED: PN | APPROVED: LW

DRAWING TITLE
FIRST FLOOR PLAN

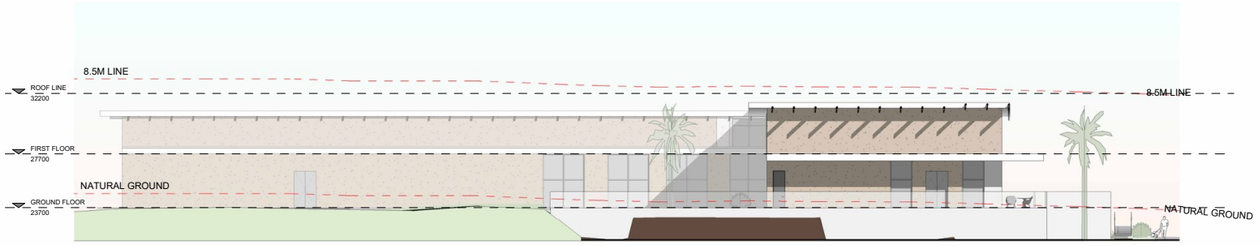
FILE NAME
CLUBHOUSE - PD004



1 ELEVATION 01
SCALE 1 : 200

2 ELEVATION 02
SCALE 1 : 200

3 ELEVATION 03
SCALE 1 : 200



4 ELEVATION 04
SCALE 1 : 200

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REV	DESCRIPTION	DATE

SCALE
1 : 200@A1
PRINT AT 50% @ A3
0 50m 100m

PROJECT
YEPPOON
Eucalyptus Ave

BRANCH | SITE

GATE | DOC TYPE

BUILDING CODE
CLUBHOUSE
DISCIPLINE

DRAWING No
PD005
REVISION

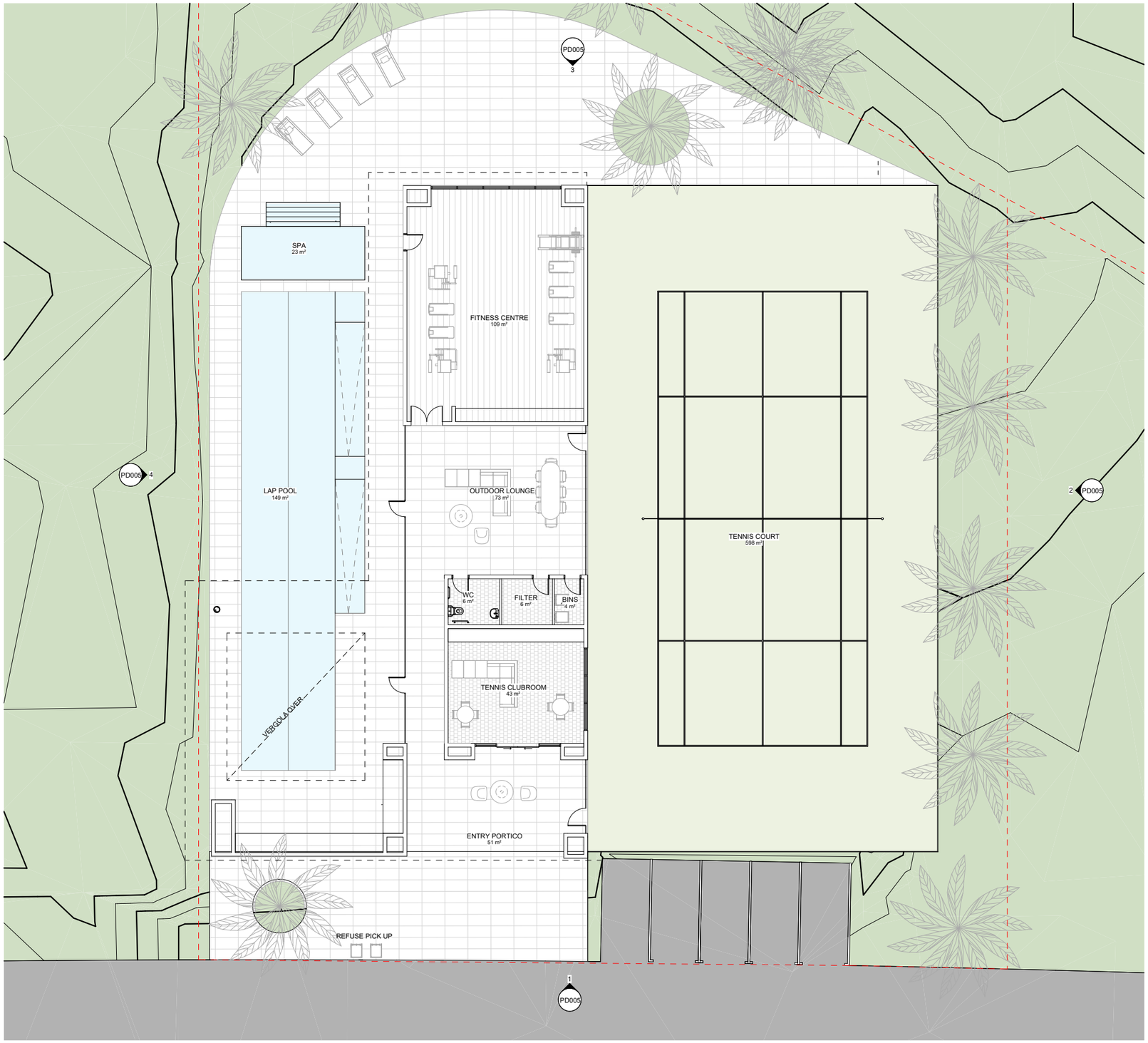
DRAWN Author | CHECKED Checker | APPROVED Approver

DRAWING TITLE
ELEVATIONS

FILE NAME
CLUBHOUSE - PD005

04

Fitness Centre



1 GROUND FLOOR PLAN
SCALE 1 : 100

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REV	DESCRIPTION	DATE
A	CONCEPT DESIGN	30/10/2025
B	CONCEPT UPDATE	05/11/2025

SCALE
1 : 100@A1
PRINT AT 50% @ A3
0 50m 100m

PROJECT
YEPPOON FITNESS CENTRE
Eucalyptus Ave

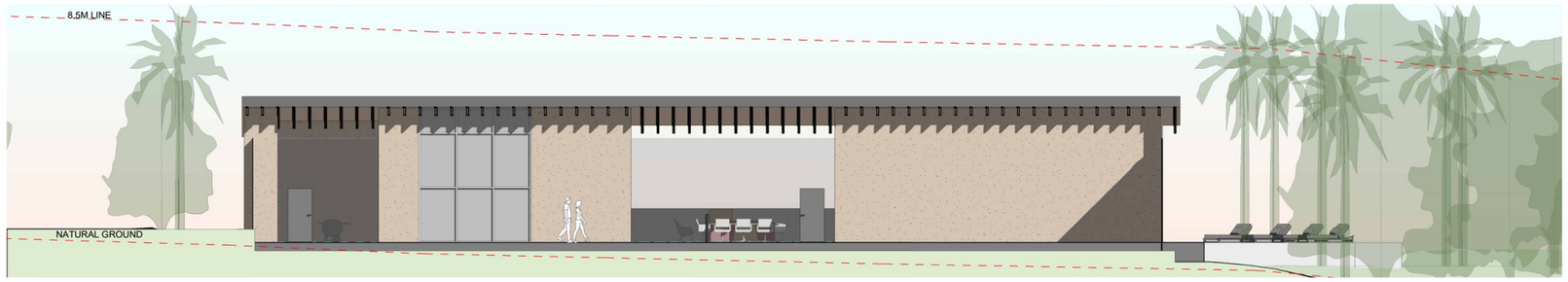
BRANCH	SITE
GATE	DOC TYPE
BUILDING CODE: SUM	DISCIPLINE
DRAWING No: PD002	REVISION: B

DRAWN	CHECKED	APPROVED
AB	PN	PN

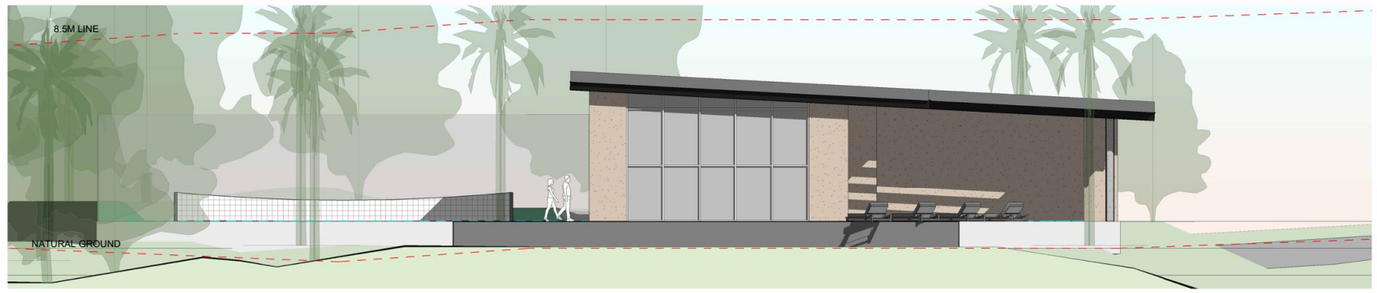
DRAWING TITLE
GROUND FLOOR PLAN

FILE NAME
SUM - PD002

1 ELEVATION 01
SCALE 1 : 100



2 ELEVATION 02
SCALE 1 : 100



3 ELEVATION 03
SCALE 1 : 100

4 ELEVATION 04
SCALE 1 : 100

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REV	DESCRIPTION	DATE

SCALE
1 : 100@A1
PRINT AT 50% @ A3
0 50m 100m

PROJECT
YEPPOON FITNESS CENTRE
Eucalyptus Ave

BRANCH	SITE
GATE	DOC TYPE
BUILDING CODE: SUM	DISCIPLINE
DRAWING No: PD005	REVISION

DRAWN	CHECKED	APPROVED
AB	PN	LW

DRAWING TITLE
ELEVATIONS

FILE NAME
SUM - PD005

05

Dwelling Typology

5.01 Architectural Drawings

Indicative Streetscape View

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217
TEL 07 5527 5300
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JOB NO BP1571 DRAWING NO 5.01

SCALE @ A3
Indicative Streetscape View

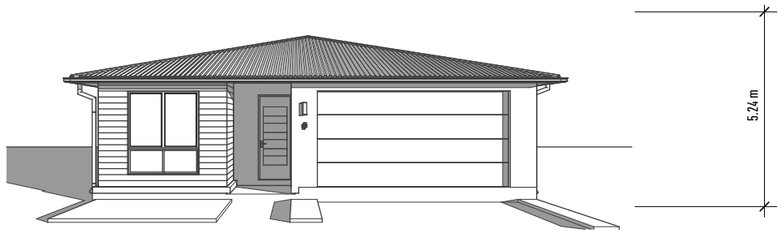
virage

5.02 Architectural Drawings

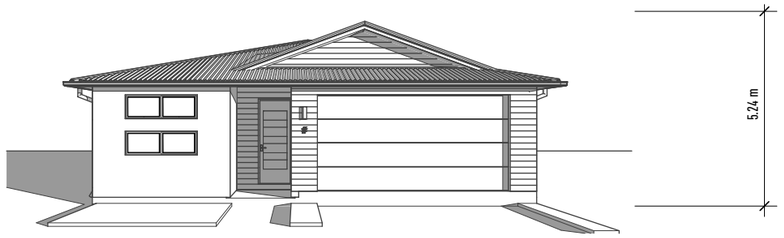
Dwelling Type A

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	17.50
GARAGE	38.83
LIVING	133.31
PORCH	1.82
TOTAL =	191.46 m²

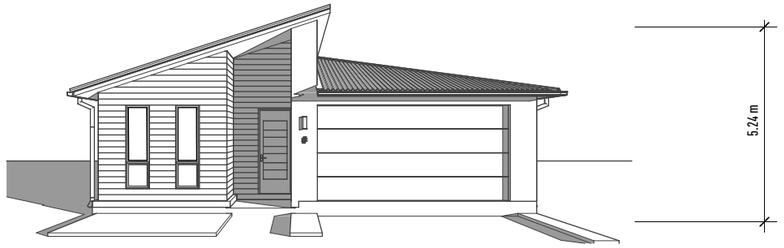
UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	11.67
TOTAL UNDER ROOF	185.64



FACADE I



FACADE II



FACADE III

FLOOR PLAN
1:100

VIRAGE ARCHITECTS
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JOB NO BP1571 DRAWING NO 5.02

1.0m 2.0m 5.0m

SCALE 1:100 @ A3

Dwelling Type A

virage

5.03 Architectural Drawings

Dwelling Type B

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	18.41
GARAGE	38.84
LIVING	131.42
PORCH	1.89
TOTAL =	190.56 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	12.16
TOTAL UNDER ROOF	184.31

FACADE I

FACADE II

FACADE III

FLOOR PLAN
1:100

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
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JOB NO BP1571 DRAWING NO 5.03

1.0m 2.0m 5.0m

SCALE 1:100 @ A3

Dwelling Type B

virage

5.04 Architectural Drawings

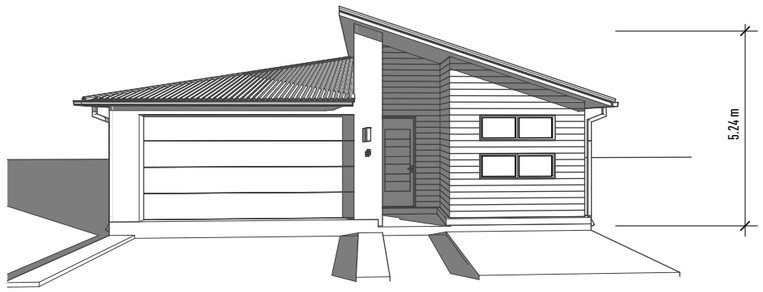
Dwelling Type C

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	19.77
GARAGE	38.99
LIVING	131.37
PORCH	1.77
TOTAL =	191.90 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	12.56
TOTAL UNDER ROOF	184.69

FACADE I

FACADE I



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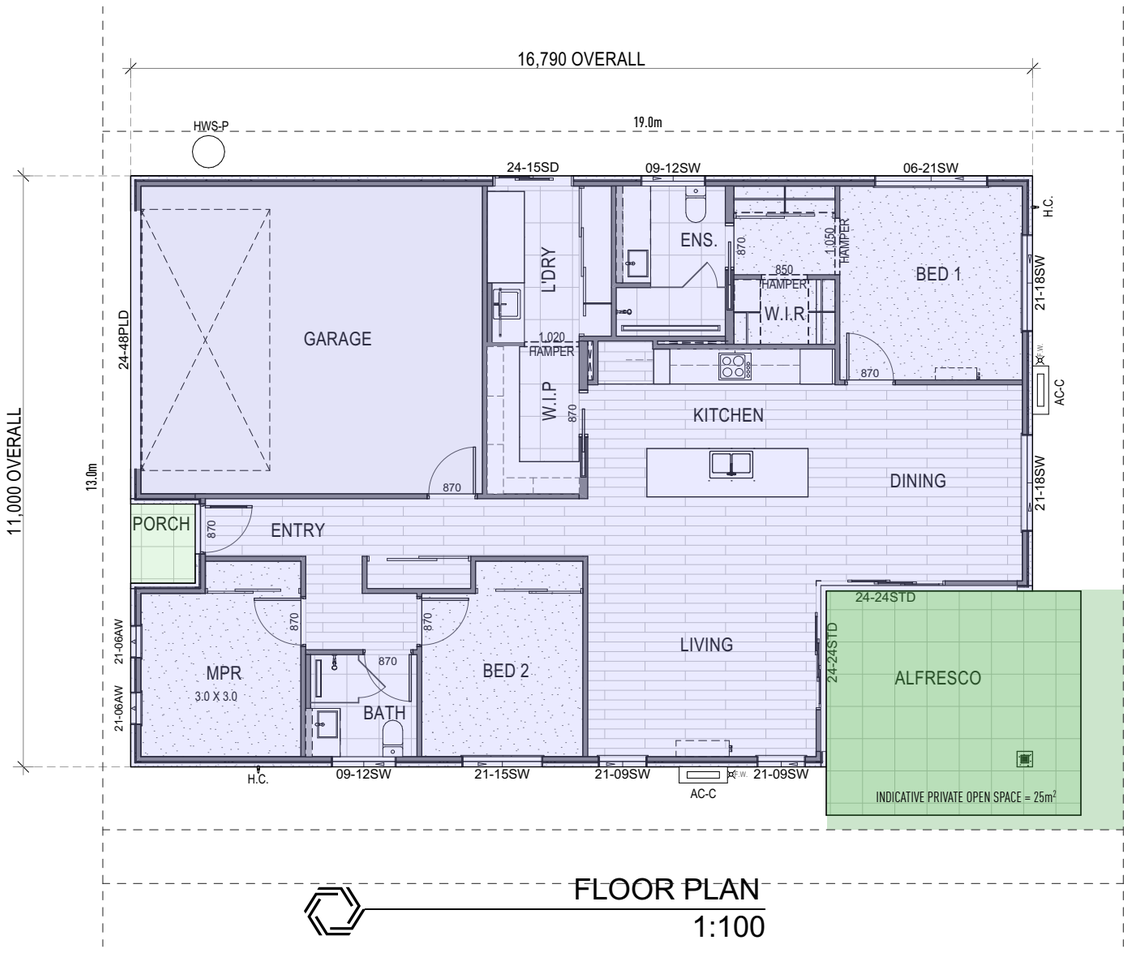

FLOOR PLAN
1:100

VIRAGE ARCHITECTS
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JOB NO BP1571 DRAWING NO 5.04

1.0m 2.0m 5.0m

SCALE 1:100 @ A3

Dwelling Type C

virage

13.5 D-339-2025 - MCU FOR TOURIST PARK

File No:	**D-339-2025**
Attachments:	**1. Locality Plan and Overlays⇩** **2. MCU Proposal Plans⇩** **3. Code Assessment⇩**
Responsible Officer:	**Shari Rankin - Coordinator Development Assessment** **Greg Abbotts - Manager Planning and Development** **Katrina Paterson - General Manager Communities and Environment** **Alastair Dawson - Interim Chief Executive Officer**
Author:	**Jenna Davies - Principal Planning Officer**

SUMMARY

Application number:	D-339-2025
Applicant:	Discovery Holiday Parks Pty Ltd
Common Property address:	760 Scenic Highway, Kinka Beach
Real Property Address:	Lot 101 on SP144080 Area of Site: 60.08 hectares
Planning Scheme:	*Livingstone Planning Scheme 2018 (v4)*
Planning Scheme Zone:	Rural zone
Planning Scheme Overlays:	Overlay Map OM01 Acid Sulfate Soils • Known actual or potential acid sulfate soils • 5m AHD contour Overlay Map OM07 Biodiversity – Habitat and Vegetation of Significance • MSES – Wildlife habitat • MLES – Regional biodiversity corridor Overlay Map OM11 Biodiversity – Stream Order • Steam order 1 and waterway potential assessment area Overlay Map OM12 Bushfire Hazard Area • Medium potential bushfire intensity and potential impact buffer Overlay Map OM13 Coastal Hazard Area – Erosion Prone Area Overlay Map OM14 Coastal Hazard Area – Storm Tide Hazard Area Overlay Map OM15 Drainage Problem Area Overlay Map OM17 Flood Hazard Area Overlay Map OM20 Road Hierarchy • Rural major collector (Scenic Highway)

	• Urban access street (Resada Esplanade) Overlay Map OM21 Scenic Amenity • Coastal scenic transport route potential assessment area (Scenic Highway is the coastal scenic transport route) • Coastal Green Break Overlay Map OM27 Height Limits
Existing Development:	Caravan park (tourist park) for a variety of short and long term sites, cabins and associated infrastructure
Recent relevant permits:	Development Permit D-178-2024 for a Material Change of Use for a Tourist park (camping ground – unpowered camping sites) – use commenced Development Permit D-227-2015 for a Caravan park for eighty nine (89) sites – use commenced
Level of Assessment:	Impact assessable
Submissions:	Four (4) Submissions received, one (1) properly made
Referral matters:	Infrastructure – State transport infrastructure (10.9.4.1.1.1) - Development impacting on state transport infrastructure Ergon Energy
Infrastructure Charge Area:	Charge Area 1 (within the priority infrastructure area) and partly Outside the Priority Infrastructure Area

Application progress:

Application received:	17 September 2025
Application properly made:	13 October 2025 (fee paid)
Confirmation notice issued:	14 October 2025
State agency response:	17 November 2025
Ergon response:	5 November 2025
Public notification period:	28 November 2025 to 18 December 2025
Notice of compliance received:	19 December 2025
Submission consideration period:	19 December 2025 – 12 January 2026
Council briefing date:	27 January 2026
Council meeting date:	3 February 2026
Statutory determination date:	3 March 2026

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the application for a Development Permit for a Material Change of Use for a Tourist park (30 cabins) and Class 10a building (shed extension), made by Discovery Holiday Parks Pty Ltd, on Lot 101 on SP144080, and located at 760 Scenic Highway, Kinka Beach, Council resolves to Approve the application pursuant to Section 60 of the *Planning Act 2016*, as the assessment manager is satisfied that:

(a) The development is within the existing tourist park development footprint, with no expansion into native vegetation on the balance of the site. It requires a large parcel of land to accommodate the additional cabins and will utilise the existing on-site supporting facilities. It will provide new short-term accommodation cabins within the existing tourist park, providing accommodation for tourists and travellers contributing to the Shires Tourism.

(b) Therefore, the development achieves the Tourism and Rural Places themes of the Strategic framework.

(c) Any technical matters can be managed via reasonable and relevant conditions of approval.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for a Material Change of Use for a Tourist park (30 cabins) and Class 10a building (shed extension), made by Discovery Holiday Parks Pty Ltd, on Lot 101 on SP144080, and located at 760 Scenic Highway, Kinka Beach, Council resolves to Approve the application subject to the following conditions:

1.0 ADMINISTRATION

1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.

1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.

1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of the use, unless otherwise stated.

1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior, to the commencement of the use, unless otherwise stated.

1.6 All works must be designed, constructed and maintained in accordance with *Capricorn Municipal Development Guidelines* (CMDG), *Queensland Urban Drainage Manual* (QUDM), relevant guidelines, standards (including Australian Standards) and Council policies and certified by a suitably qualified Registered Professional Engineer of Queensland.

1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:

1.6.2 Building Works; and

1.6.3 Plumbing and Drainage Works.

1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.8 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Reference	Revision/ Issue	Dated
Proposed Site Plan	A100	A	1 September 2025
Proposed Enlarged Site Plan – Stage 1	A101	A	1 September 2025
Proposed Enlarged Site Plan – Stage 2	A102	A	1 September 2025
Coolwaters - Deluxe Cabin (25030_DLX_PL-1):			
Floor Plan	A100	1	2 September 2025
Finishes Plan	A101	1	2 September 2025
Elevations (Front & Left)	A200	1	2 September 2025
Elevations (Rear & Right)	A201	1	2 September 2025
3D Perspective	A400	1	2 September 2025
Coolwaters – Superior Cabin (25030_SUP_PL-1):			
Floor Plan	A100	1	2 September 2025
Finishes Plan	A101	1	2 September 2025
Elevations (Front & Left)	A200	1	2 September 2025
Elevations (Rear & Right)	A201	1	2 September 2025
3D Perspective	A400	1	2 September 2025
Coolwaters – Superior DDA Cabin (25030_SUP-DDA_PL-1):			
Floor Plan	A100	1	2 September 2025

Plan/Document Name	Plan/Document Reference	Revision/ Issue	Dated
Finishes Plan	A101	1	2 September 2025
Elevations (Front & Left)	A200	1	2 September 2025
Elevations (Rear & Right)	A201	1	2 September 2025
3D Perspective	A400	1	2 September 2025
Coolwaters – Standard Cabin (25030_STN-PL-1):			
Floor Plan	A100	1	2 September 2025
Finishes Plan	A101	1	2 September 2025
Elevations (Front & Left)	A200	1	2 September 2025
Elevations (Rear & Right)	A201	1	2 September 2025
3D Perspective	A400	1	2 September 2025
Coolwaters – Shed Extension (25030_Shed_PL-1):			
Floor Plan	A100	1	2 September 2025
Elevations (Front & Left)	A200	1	2 September 2025
Elevations (Rear & Right)	A201	1	2 September 2025

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of a Development Application for Building Works.

2.4 Any alterations to the plans and document(s) identified within Table 1 of this response are to be resubmitted to Ergon for comment.

3.0 ACCESS AND PARKING WORKS

3.1 The vehicle access, driveways and car parking areas must be sealed.

3.2 Universal parking spaces must be provided in accordance with Australian Standards AS2890.6 "*Parking Facilities – Off-Street Parking for People with Disabilities*".

3.3 Traffic signs and pavement markings must be provided in accordance with the *Australian Standards AS1742.1 "Manual of Uniform Traffic Control Devices".*

3.4 All stormwater runoff from parking and vehicular manoeuvring areas must be collected on the site and drained to a lawful point of discharge in accordance with *Queensland Urban Drainage Manual.*

3.5 All vehicular access to and from the site must be via the existing access crossover to Scenic Highway.

4.0 PLUMBING AND DRAINAGE WORKS

4.1 The development must be connected to Council's reticulated water network.

4.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act,* Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

4.3 The development must be provided with adequate fire-fighting protection, in accordance with *Australian Standard AS2419.1 'Fire Hydrant Installations'* and on-site fire-fighting equipment and must be certified by a hydraulic engineer or other suitably qualified person.

4.4 Any alteration or relocation of internal plumbing and drainage works associated with any existing and proposed building(s), must be in accordance with regulated work under the *Plumbing and Drainage Act.*

4.5 On-site sewerage treatment and disposal must be in accordance with an Environmental Authority (EA) approval, in accordance with the *Environmental Protection Act 1994*.

4.6 Structures or buildings must not be located within the on-site sewerage treatment and disposal area or conflict with separation distances.

5.0 BUILDING WORKS

5.1 All external elements, such as air conditioners, must be adequately screened from public view, to Council's satisfaction. Noise from any external elements, such as air conditioners, must not exceed 5dB(A) above the background ambient noise level, measured at the boundaries of the subject site.

5.2 The cabins must be designed, constructed and certified to satisfy the performance requirements for bushfire ignition risk under the *National Construction Code Building Code of Australia (Volume 2)*.

6.0 ROOF AND ALLOTMENT DRAINAGE WORKS

6.1 All roof and allotment runoff must drain demonstrating lawful discharge in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.

6.2 All roof and allotment runoff water must not adversely affect the upstream or downstream land when compared to pre-development conditions or cause an actionable nuisance to surrounding land or infrastructure.

7.0 SITE WORKS

7.1 A preliminary site investigation into acid sulphate soils must be carried out in accordance with the latest Queensland sampling guidelines, available on the Queensland Government website https://www.qld.gov.au/environment/land/management/soil/acid-sulfate/national-guidance

If preliminary testing indicates that acid sulphate soils are present in the areas to be excavated, a more detailed acid sulphate soil investigation must be completed, and an appropriate management plan prepared.

7.2 Any vegetation cleared or removed must be:

(i) mulched on-site and utilised on-site for landscaping purposes, in accordance with a landscaping plan approved by Council; or

(ii) removed for disposal at a location approved by Council;

within sixty (60) days of clearing.

8.0 ELECTRICITY AND TELECOMMUNICATIONS

8.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.

9.0 ASSET MANAGEMENT

9.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.

10.0 OPERATING PROCEDURES

10.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Scenic Highway or Resada Esplanade.

10.2 Waste storage areas must be screened from view from a public place by appropriate fencing that obstructs from view the contents of the bin compound.

10.3 All waste storage areas must be kept in a clean, tidy condition in accordance with the *Environmental Protection Regulation 2008*.

10.4 Street lighting and public space lighting must be provided in accordance with the relevant *Australian Standard AS1158 "Lighting for Roads and Public Spaces"*.

10.5 Any lighting devices associated with the development, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents and motorists. Night lighting must be designed, constructed and operated in accordance with '*Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting'*.

ADVISORY NOTES

NOTE 1. Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism website https://www.dwatsipm.qld.gov.au/

NOTE 2. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.

NOTE 3. General Environmental Duty

General environmental duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.

NOTE 4. General Safety Of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with Council policies. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for a Material Change of Use for a Tourist park (30 cabins) and Class 10a building (shed extension), made by Discovery Holiday Parks Pty Ltd, on Lot 101 on SP144080, and located at 760 Scenic Highway, Kinka Beach, Council resolves to issue an Infrastructure Charges Notice for the amount of $147,801.70.

BACKGROUND

The proposal is for thirty (30), two bedroom cabins, proposed to replace thirty nine (39) existing powered sites within the existing tourist park, and the existing shed near the office/reception is proposed to be extended.

The development is proposed over two stages:

Stage 1	**Stage 2**
2 deluxe cabins to the north on a vacant area	Removal of 16 powered sites; replaced with 2 superior DDA Cabins and 9 standard cabins
Removal of 11 powered sites; replaced with 3 deluxe cabins and 3 superior cabins	
Removal of 12 powered sites; replaced with 1 superior cabin, 1 superior DDA cabin and 9 standard cabins	

Access to the site remains unchanged and the cabins will gain access from the existing internal sealed roads. Each cabin is provided with one car parking space.

SITE AND LOCALITY

The subject site is 60.08 hectares in area, is relatively flat and is currently used as a tourist park. Access to the site is from Scenic Highway and the site has frontage to Resada Esplanae. Direct access from Resada Esplanade is not permitted. Existing bollard exists on site forbidding this movement. The site is connected to the reticulated water supply, electricity and likely telecommunications networks. The site is not connected to the reticulated sewer network and has an on-site sewer treatment plant, managed by the State

(separate EA permit). The locality is characterised by predominately coastal settlements and rural land.

The development(s) over the adjoining sites includes predominately dwelling houses to the east, and vegetated rural land to the south and west.

ASSESSMENT INCLUDING BENCHMARKS AND RELEVANT MATTERS

This application has been assessed by relevant Council planning, engineering, environmental health, natural resource management and other technical officers as required. The assessment has been undertaken in accordance with Chapter 3 of the *Planning Act 2016*, Part 4 of the *Planning Regulation 2017* and the Development Assessment Rules under the *Planning Act 2016*.

The assessment has been carried out against the assessment benchmarks in the relevant categorising instrument/s for the development and having regard to the State Planning Policy, any development approval for and any lawful use of the premises or adjoining premises, and the common material. The assessment has also had regard to other relevant matters (other than a person's personal circumstances, financial or otherwise) discussed further in this report.

Benchmarks applying for the development	**Benchmark reference**
Strategic Framework – Rural places and Tourism Rural zone code Development works code General development code Accommodation activities code Bushfire hazard overlay code	*Livingstone Planning Scheme 2018,* Version 4, in effect 2 May 2025.
Part E: State interest policies and assessment benchmarks	*State Planning Policy,* July 2017
Relevant matters considered	
Any development approval for, and any lawful use of, the premises or adjacent premises	The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development
The common material submitted with the application	In respect of the reports provided in the material including proposal plans and supporting information
Submissions provided on the application	In respect of relevant matters raised in submissions.
The Local Government Infrastructure Plan	In respect of trunk infrastructure provisions and charging for development.

Internal advice and assessment

Development Engineering – dated 17 September 2025; workflow completed 30 October 2025

Support, subject to conditions.

Natural Resource Management

No comments.

Environmental Health – 17 September 2025

Support, subject to standard conditions of erosion and sediment control, general environmental duty, waste management and lighting.

External referral

The application was referred to the Department of State Development, Infrastructure and Planning as a concurrence agency given the development is may impact on state transport infrastructure (schedule 20). The Department assessed the application and provided a response on 17 November 2025 (with no requirements).

The application was also referred to Ergon Energy as an advice agency given the site has an easement in favour of the electrical entity. Ergon Energy assessed the application and provided a response on 5 November 2025. Ergon Energy advised to include certain conditions and the advice agency response will be attached to the decision notice.

State Planning Policy – July 2017

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. An assessment of the State interests relevant to the application are detailed below.

Natural hazards, risk and resilience:

Erosion prone areas within a coastal management district:	
Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is: (a) coastal-dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.	**Not applicable** The site is within the coastal management district however, the development footprint is not in an erosion prone area.
Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	**Not applicable**

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	
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 risks to people and property to an acceptable or tolerable level.	**Complies** The proposed development footprint avoids natural hazard areas, and is located within the footprint of the existing caravan park.
All natural hazard areas:	
Development supports and does not hinder disaster management response or recovery capacity and capabilities.	**Complies** The development footprint and access, does not change from the existing operations.
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.	**Complies** The proposed development is within the extent of the existing caravan park.
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.	**Complies** There are no identified hazardous materials associated with the proposal for cabins. The site is identified as containing acid sulfate soils (with disturbance possible, but not known, when undertaking building works) and preliminary testing has been conditioned.
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.	**Complies** There is no change or increase to the development footprint of the existing caravan park.

Central Queensland Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

Livingstone Planning Scheme 2018

The *Livingstone Planning Scheme 2018* (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

Strategic Framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The following themes are relevant to the assessment of this application:

(i) Settlement pattern;

(ii) Natural resources and economic development.

STRATEGIC FRAMEWORK ASSESSMENT (emphasis added to specific outcomes relevant to proposal)

ASSESSMENT BENCHMARK	RESPONSE
3.3. SETTLEMENT PATTERN THEME	
3.3.5. Rural places	
3.3.5.1 Specific outcomes (1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities. (2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts. **(3) Non-rural activities only occur in rural places if:** **(a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone; their impacts are managed;** **(b) they do not limit or compromise the operations of established rural activities on adjoining land;** **(c) they do not limit or compromise the potential development of rural activities on the site or on adjoining land;** **(d) they do not result in adverse impacts on amenity or infrastructure.** **(4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.** (5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following: (a) being identified as agricultural land Class A or Class B; or (b) being identified as rural land needing retention in larger lot sizes; or (c) being identified as having known minerals or other natural resources. (6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural Precinct, where minimum lot sizes of ten (10) hectares or greater are provided for. (7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use. (8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where	**3.3.5.1** - **Complies** The development is a non-rural activity (accommodation activity) and is a change of use to the existing tourist park due to the increase in scale (bulk). The proposal is compatible with the area as cabins are proposed on the site, consistent with a tourist park land use, and the development requires a large parcel of land to locate multiple cabins on the site. There are no identified rural activities on adjoining sites, and the development to the west and south is buffered by existing native vegetation. The amenity impacts are managed due to the setbacks from boundaries, and the proposed cabins being located where existing caravan/tent sites are currently. Relevant infrastructure is available in the area and will be appropriately conditioned. There is no change to the existing access, therefore no change to the impact on the coastal scenic transport route – Scenic Highway. The development is proposed to replace existing caravan/tent sites therefore not impacting on the balance of the site containing established native vegetation.

ASSESSMENT BENCHMARK	RESPONSE
located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves. (9) Development of non-rural activities (other than a dwelling house, home based business, rural workers accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if: (a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or (b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or (c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or (d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable. (10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures. (11) Rural places having historical subdivisions which are considered to be inappropriate for certain types of development, are limited to development for rural activities which: (a) do not involve accommodation activities; (b) can operate having access to limited infrastructure; and (c) can mitigate potential impacts from any natural hazards	
3.8 Natural resources and economic development theme	
3.8.6.1 Tourism specific outcomes **(1) Tourism and ecotourism development providing short-term accommodation for tourists and visitors primarily locates at identified urban infill places or specific use places.** (2) Major tourist resorts and accommodation activities providing for short-term accommodation develop at tourism specific use places identified on the strategic framework maps SFM-01 to SFM-04. (3) The location of new or existing supporting services, infrastructure and operations to support the management and maintenance of major tourism resorts and ecotourism	**3.8.6.1 Complies** Whilst the development is not located within an urban infill or specific use places to meet (1); the development is the change of use of an existing tourist park being the change of caravan/tent sites to cabins. The proposal will achieve (4) given short-term accommodation is a tourism focussed use and the existing caravan park is adjacent to the Causeway Lake and the beach, two natural environmental features on the Capricorn Coast. Further, it is considered to meet the Rural places specific outcomes as detailed above. The development is already connected to all appropriate infrastructure and will be conditioned for the cabins accordingly. There is no affect to any natural features, on the site or adjacent, as the development is within the existing tourist park footprint. Further, the land is not identified as agricultural land Class A or B.

ASSESSMENT BENCHMARK	RESPONSE
developments, may be located separate to main resort operations. This is in response to the kind of infrastructure required, and the location and nature of the major tourism resort or ecotourism development. **(4) Tourism focussed uses only develop in urban places, rural places, nature places, or townships if:** **(a) the development:** **(i) is in proximity to unique cultural, historical or natural environment features; or** **(ii) where located in a rural place, it achieves the relevant specific outcomes for rural places as identified in section 3.3.5.1; and** **(b) appropriate infrastructure is provided;** **(c) any cultural, historical or natural environmental features present are not adversely affected by the development; and** (d) **where located in a rural place, it does not limit or compromise the ability to use agricultural land Class A or Class B, or the capacity for land in rural places to be used for other productive agricultural or resource development purposes.**	

The performance assessment of the proposal demonstrates that the development will not compromise the Strategic Framework. The proposal contributes to the strategic intent for rural places and tourism through the development of the existing tourist park.

Rural Zone Code

From the attached code assessment, the proposal complies with the various requirements of the Rural zone code apart from a deviation from Acceptable outcome AO1.1, as the cabins are not setback fifty (50) metres from the side boundary (to the east). Suitable justification has been established as there is no rural land uses to the east and the setbacks of 27.116 to 28.849 metres between the cabins and the boundary is consistent with the existing setbacks of the caravan/tent sites, and adequate to minimise any adverse impacts on amenity. The development does not comply with PO11 as the development is not listed as a preferred use for the zone, however the development has been demonstrated to achieve the strategic outcomes of the Strategic Framework, as demonstrated above, and the strategic framework prevails over all other components to the extent of the inconsistency.

Accommodation Activities Code

As evident from attached above assessment, the proposal does not result in new tourist park being established, however proposes to integrate new cabins within the existing footprint of the established tourist park. The consideration of location and communal facilities is not considered relevant as the tourist park has been established for several years, and the assessment is in relation to the increase in scale (building bulk). The development deviates from Acceptable Outcome AO72.1 for the area allocated to each cabin does not meet the outcome, however achieves Performance Outcome PO72 as there are different cabin sizes, with a car parking space for each, will be clearly defined and numbered, and the sites will be well drained.

General development code

The development complies with or has been conditioned to comply with the outcomes of the General development code.

Development works code

The development complies with or has been conditioned to comply with the outcomes of the Development works code. The development provides one (1) car parking space per cabin, there is no change to the existing site access from the Scenic Highway, the site is already connected to the water, electricity and telecommunications networks with the cabins being required to be connected to water and electricity, there is an on-site sewerage treatment plant for the management of the sewerage (as there is no reticulated sewer in the area) and roof and allotment drainage has been conditioned.

Bushfire hazard overlay code

Whilst the development is affected by the bushfire hazard overlay, potential impact buffer does affect the proposed development area, there area affected is minor whereby the overlay mapping may affect one cabin (unit 10) in stage two. The previous development permit (D-227-2015) provided a bushfire management plan for the site and the following can be achieved for the proposed development:

- The proposed development is located approximately 90 metres from hazardous vegetation, which meets the minimum setback zone of 22.5.
- All the proposed cabins will be compliant with the BAL-12.5 rating.
- The existing developed area of Discovery Parks – Coolwaters Yeppoon incorporates the following 'existing firefighting infrastructure':
  - A Fire Break along the western and south-western side of the existing developed area.
  - Water pipes throughout the Developed Area.
  - Water connection to the reticulated supply, located on the southern corner of the road frontage boundary.
  - Fire hydrant located on the western side of the northern boundary.
  - Access to the Scenic Highway is provided via the Scenic Highway at the formal entry/exit, a trail to the south-east to the Scenic Highway, and to Resada Avenue.

The development is located where bushfire hazard risk to personal safety and property is avoided or minimised and mitigated to acceptable levels. The development meets the overall outcomes of the Bushfire hazard overlay code and the proposed development does not increase risk to life, property, community, economic activity and the environment during bushfire events.

PUBLIC NOTIFICATION

The proposal was the subject of public notification between 28 November 2025 – 18 December 2025, as per the requirements of the *Planning Act 2016*, and four (4) submissions were received. Of these submissions, one (1) is considered to be properly made in accordance with the *Planning Act 2016.*

The following is a summary of the submissions lodged, with Council officer comments:

Issue	**Officer Comment**
Power supply is inadequate • leads to potential safety risks • impact on amenity due to	The development will be conditioned to be connected to the electricity network and will be the requirement of the owner, in consultation with the relevant electricity

Issue	Officer Comment
disruptions	authority, to ensure the connection is adequate to supply the proposed development.
Issues with sewer/septic, connections are not to all sites.	The development will be conditioned to be connected to the on-site sewerage treatment facility. The facility is larger than 20EP therefore regulated by the State Government through an Environmental Authority. Plumbing and drainage permits with Council, will be required to connect each cabin to the on-site system. The condition will not apply to existing development within the site, only the proposed cabins.
Roads are not sealed. Noise and dust impacts from not being sealed.	The roads fronting the proposed cabins will be conditioned to be sealed. The condition will not apply to existing development within the site.
Lighting is not adequate in areas of the site.	Lighting surrounding the cabins will be conditioned to ensure adequate safety and amenity is achieved.

INFRASTRUCTURE CHARGES

Infrastructure charges are levied pursuant to the *Adopted Infrastructure Charges Resolution (No.7) 2025.* The details and breakdown of the charges are outlined below:

Charge area:	The subject site is partially within located the priority infrastructure area and partially located outside the priority infrastructure area
Calculation:	The charge is calculated in accordance with Table 4 - Adopted charge for development Uses within the Priority Infrastructure Area, as follows: 1. Tourist park at $12,304.45 per 1 or 2 bedroom cabin (30 cabins): *total: $369,133.50;* 2. Plus Producer Primary Indexing (PPI) from December 2024 to September 2025 of $333.05 per cabin. 3. less a **credit**.
Credit:	The above calculation takes into account a credit for the existing caravan/tent sites pursuant to Part 4.0 of Council's *Adopted infrastructure Charges Resolution (No.7) LSC 2025*. The credit is calculated as follows: 1. Stage 1: 23 sites (total $132,887.85) 1. Stage 2: 16 sites (total $98,435.45) For a tent or caravan site: $12,304.45 up to 2 tent sites or caravan sites, or $17,226.20 for every 3 tent or caravan sites.
Offset:	No offsets are applicable to the development.
Networks Covered:	Apportionment of charges over the following networks Transport Parks & Community Facilities Water

	Sewerage Stormwater

A total contribution of $147,801.70 is payable and will be reflected in an Infrastructure Charges Notice for the development including a breakdown of the charge applying to each stage of the development as follows:

Stage	Charge	Contribution payable
1	19 cabins less credit for 23 sites	$107,224.65
2	11 cabins less a credit for 16 sites	$40,577.05

CONCLUSION

The proposed development seeks approval for a Development Permit for a Material Change of Use for a Tourist park (30 cabins) and Class 10a building (shed extension), pursuant to Section 51 of the *Planning Act 2016*.

The assessment of the proposed development against the planning scheme and State assessment benchmarks has identified that:

a) the development generally complies with the assessment benchmarks and aligns with the intent of the Strategic framework;

b) the development integrates with the existing tourist park on the same site and provides for short-term accommodation in a suitable, existing tourist park location;

c) any non compliance with assessment benchmarks are acceptable and reflect relevant and established planning grounds in support the proposed development;

d) reasonable and relevant conditions are able to address impacts arising from the proposal.

PREVIOUS DECISIONS

There are no recent Tourist park development permits in the Kinka Beach, or surrounding suburbs, approved by Council. There has been one (1) Development Permit for a Tourist park (D-153-2022), located at 68-70 Queen Street, Yeppoon, approved under delegation in 2022. This was for a redevelopment of an existing caravan park.

It should be noted that each decision is made on its merits at the time of assessment and with the best planning information available. There are instances whereby sufficient grounds to support the proposal must be established, subject to reasonable and relevant conditions.

ENGAGEMENT AND CONSULTATION

The development application has been published on Council's online services portal for the duration of the assessment.

The proposal was the subject of public notification between 28 November 2025 to 18 December 2025, as per the requirements of the *Planning Act 2016*, and four (4) submissions were received. Of these submissions, one (1) is considered to be properly made in accordance with the *Planning Act 2016.*

BUDGET IMPLICATIONS

Management of this application has been within the existing budget allocations.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

The legal implications of deciding this development application favorably or unfavorably is the risk of appeal from either a submitter (should Council approve the development application) or from the developer (should Council refuse the development application). These potential legal implications also bring unknown budget implications.

RISK ASSESSMENT

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

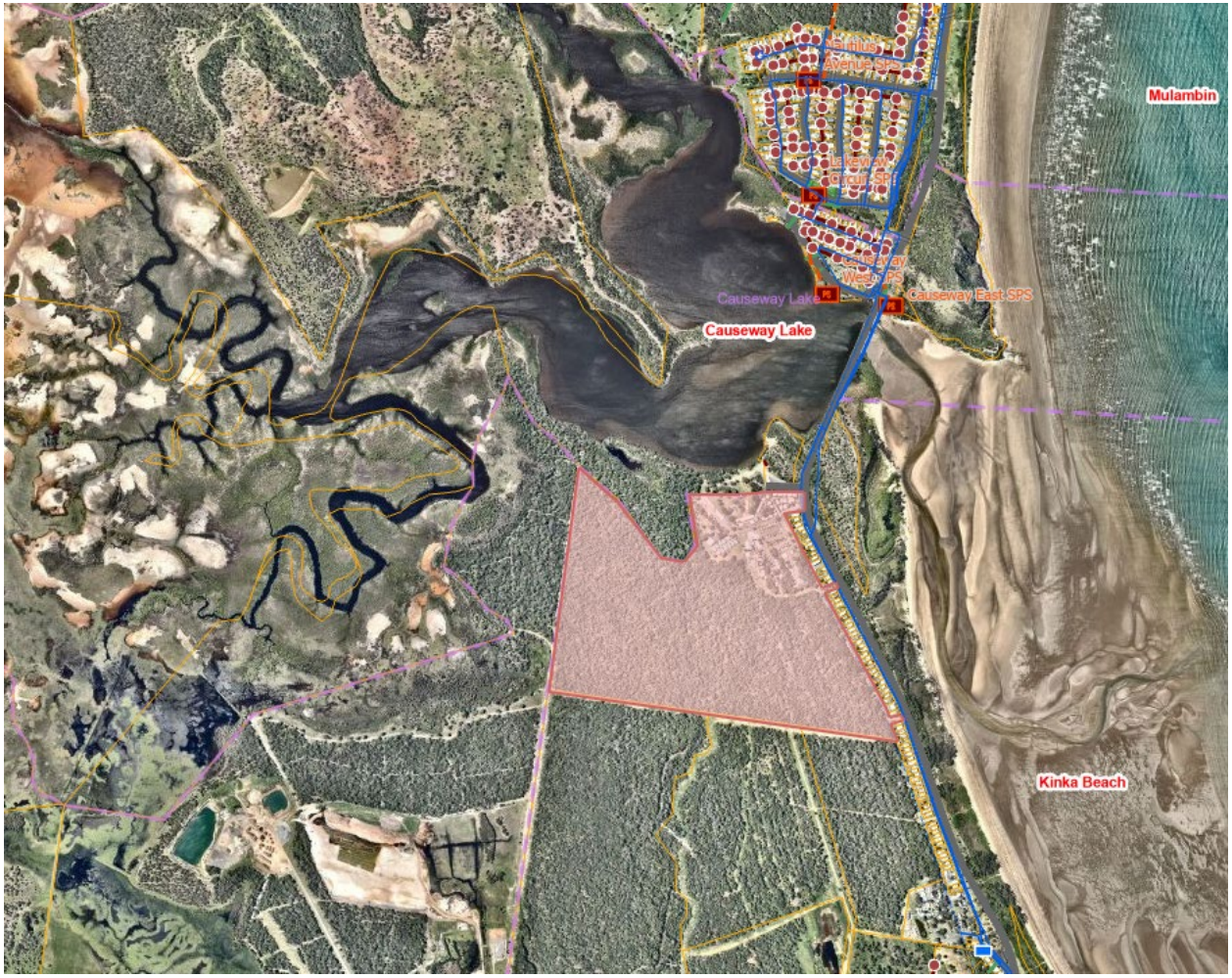
13.5 - D-339-2025 - MCU FOR TOURIST PARK

Locality Plan and Overlays

Meeting Date: 3 February 2026

Attachment No: 1

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach



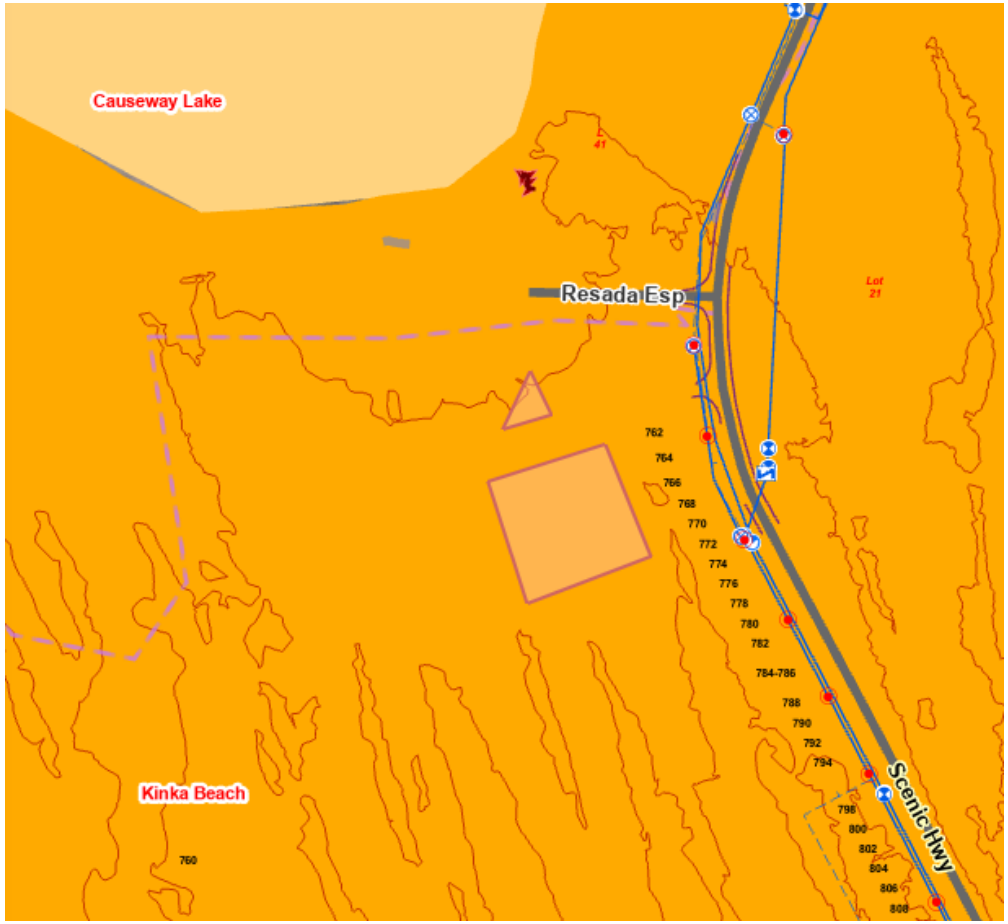
Above: Locality Plan

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

Above: Development footprint

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

OM01 Acid sulfate soils



D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

OM12 Bushfire hazard area

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

OM13 Coastal hazard – Erosion prone area

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

OM15 Drainage problem area *[information purposes only overlay]*

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

OM17 Flood hazard overlay

D-339-2025 Locality Plan and Overlay maps, 760 Scenic Highway, Kinka Beach

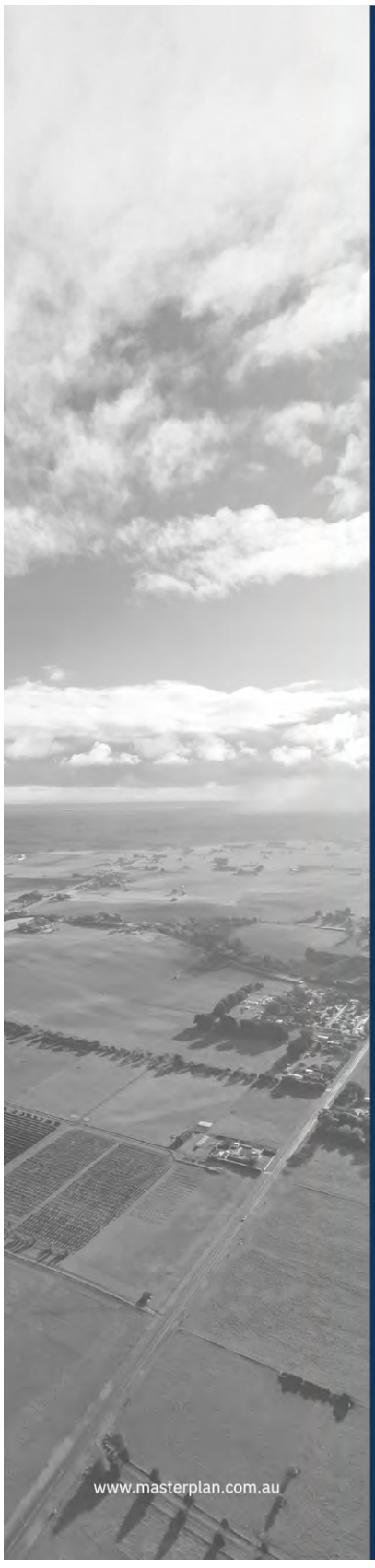
OM21 Scenic amenity

13.5 - D-339-2025 - MCU FOR TOURIST PARK

MCU Proposal Plans

Meeting Date: 3 February 2026

Attachment No: 2



Appendix M

Plans of Development

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

EXISTING SITE PLAN
SCALE: 1:1500

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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PROJECT STATUS
FOR PLANNING APPROVAL

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DRAWN BY **DM**
CHECKED BY **MM**

REVISION	DATE	DESCRIPTION
A	1/09/2025	SHED EXTENSION, SUP-DDA RAMP & STAIR

CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. **25030**

PROJECT
COOLWATERS
760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702

SHEET TITLE
EXISTING SITE PLAN
SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER
A002

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)

SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

DEMOLITION TYPE

DM.01	EXISTING TREE TO BE REMOVED
DM.02	EXISTING POWERED SITE TO BE REMOVED

EXISTING ENLARGED SITE / DEMOLITION PLAN - STAGE 1

SCALE: 1:500

GENERAL NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.

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DRAWN BY **DM**

CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

CLIENT

DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT

COOLWATERS

760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702

N

SHEET TITLE

EXISTING ENLARGED SITE / DEMOLITION PLAN - STAGE 1

SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER

A003

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

DEMOLITION TYPE

DM.01	EXISTING TREE TO BE REMOVED
DM.02	EXISTING POWERED SITE TO BE REMOVED

EXISTING ENLARGED SITE / DEMOLITION PLAN - STAGE 2
SCALE: 1:500

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT
COOLWATERS
760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702

PROJECT NO. **25030**

SHEET TITLE
EXISTING ENLARGED SITE / DEMOLITION PLAN - STAGE 2
SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER
A004

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

STAGE 1: CABIN QUANTITIES

		SUM
DLX-A-2 (M)	DELUXE	5
STN-A-2	STANDARD	9
SUP-1	SUPERIOR	1
SUP-1 (M)	SUPERIOR (MIRROR)	3
SUP-DDA-1	SUPERIOR DDA	1
	TOTAL	**19**

STAGE 2: CABIN QUANTITIES

		SUM
STN-A-2	STANDARD	9
SUP-DDA-1	SUPERIOR DDA	1
SUP-DDA-1 (M)	SUPERIOR DDA (MIRROR)	1
	TOTAL	**11**

STAGE 1 & 2: CABIN QUANTITIES

		SUM
DLX-A-2 (M)	DELUXE	5
STN-A-2	STANDARD	18
SUP-1	SUPERIOR	1
SUP-1 (M)	SUPERIOR (MIRROR)	3
SUP-DDA-1	SUPERIOR DDA	2
SUP-DDA-1 (M)	SUPERIOR DDA (MIRROR)	1
	TOTAL	**30**

CABIN TYPES

ID: DLX-A-2 (M)
NAME: DELUXE
TYPE: A (MIRROR)
SERV. LOCATION: 2

ID: STN-A-2
NAME: STANDARD
TYPE: A
SERV. LOCATION: 2

ID: SUP-1
NAME: SUPERIOR
TYPE: n/a
SERV. LOCATION: 1

ID: SUP-1 (M)
NAME: SUPERIOR (MIRROR)
TYPE: n/a
SERV. LOCATION: 1

ID: SUP-DDA-1
NAME: SUPERIOR DDA
TYPE: n/a
SERV. LOCATION: 1

PROPOSED SITE PLAN
SCALE: 1:1500

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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A	1/09/2025	**SHED EXTENSION, SUP-DDA RAMP & STAIR**

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT
COOLWATERS
760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702
PROJECT NO. **25030**

SHEET TITLE
PROPOSED SITE PLAN
SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL-LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL-12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL-12.5 REQUIREMENTS

STAGE 1: CABIN QUANTITIES

		SUM
DLX-A-2 (M)	DELUXE	5
STN-A-2	STANDARD	9
SUP-1	SUPERIOR	1
SUP-1 (M)	SUPERIOR (MIRROR)	3
SUP-DDA-1	SUPERIOR DDA	1
	TOTAL	**19**

CABIN TYPES

ID: STN-A-2
NAME: STANDARD
TYPE: A
SERV. LOCATION: 2

ID: SUP-1
NAME: SUPERIOR
TYPE: n/a
SERV. LOCATION: 1

ID: SUP-1 (M)
NAME: SUPERIOR (MIRROR)
TYPE: n/a
SERV. LOCATION: 1

ID: DLX-A-2 (M)
NAME: DELUXE
TYPE: A (MIRROR)
SERV. LOCATION: 2

ID: SUP-DDA-1
NAME: SUPERIOR DDA
TYPE: n/a
SERV. LOCATION: 1

LANDSCAPING

HARDSCAPE - CONCRETE
BROOM FINISH (NON-SLIP) CONCRETE FOR CARSPACE & ACCESS PATHWAYS

SOFTSCAPE - PLANTING
LOW-MAINTENANCE NATIVE PLANTING AND TURF TO DESIGNATED LANDSCAPE AREAS

SOFTSCAPE - GRAVEL
20MM GRADED CRUSHED ROCK WITH GEO-FABRIC UNDERLAY AROUND CABIN BASE, TO CONCEAL TOP OF PAD FOOTINGS

PROPOSED ENLARGED SITE PLAN - STAGE 1
SCALE: 1:500

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. **25030**

PROJECT
COOLWATERS
760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702

SHEET TITLE
PROPOSED ENLARGED SITE PLAN - STAGE 1
SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER
A101

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL-LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL-12.5, ALL CABINS WILL BE DESIGNED AND CONSTRUCTED TO BAL-12.5 REQUIREMENTS

STAGE 2: CABIN QUANTITIES

		SUM
STN-A-2	STANDARD	9
SUP-DDA-1	SUPERIOR DDA	1
SUP-DDA-1 (M)	SUPERIOR DDA (MIRROR)	1
	TOTAL	**11**

CABIN TYPES

ID: STN-A-2
NAME: STANDARD
TYPE: A
SERV. LOCATION: 2

ID: SUP-DDA-1
NAME: SUPERIOR DDA
TYPE: n/a
SERV. LOCATION: 1

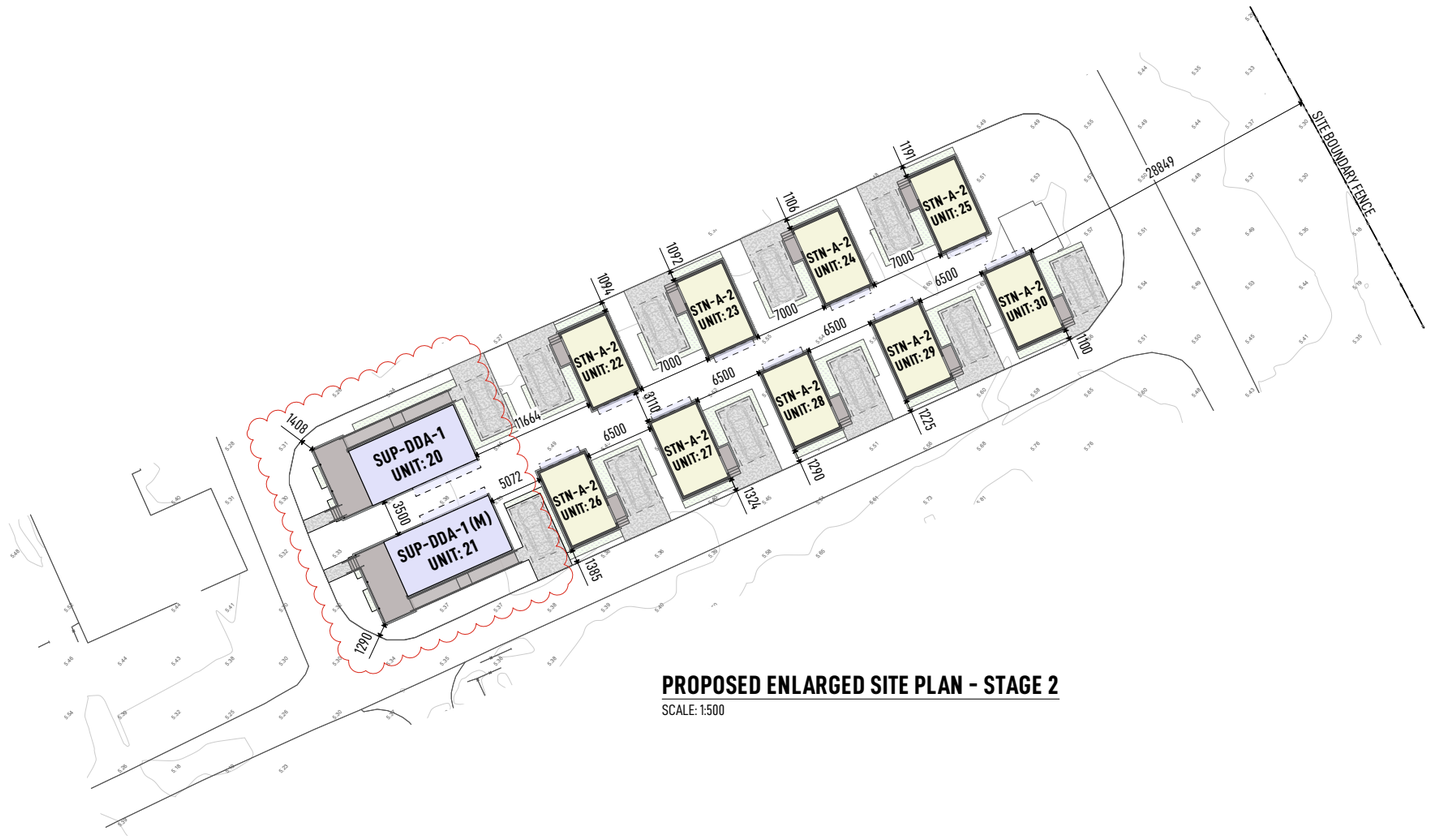
ID: SUP-DDA-1 (M)
NAME: SUPERIOR DDA (MIRROR)
TYPE: n/a
SERV. LOCATION: 1

LANDSCAPING

HARDSCAPE - CONCRETE
BROOM FINISH (NON-SLIP) CONCRETE FOR CARSPACE & ACCESS PATHWAYS

SOFTSCAPE - PLANTING
LOW-MAINTENANCE NATIVE PLANTING AND TURF TO DESIGNATED LANDSCAPE AREAS

SOFTSCAPE - GRAVEL
20MM GRADED CRUSHED ROCK WITH GEO-FABRIC UNDERLAY AROUND CABIN BASE, TO CONCEAL TOP OF PAD FOOTINGS



PROPOSED ENLARGED SITE PLAN - STAGE 2
SCALE: 1:500

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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	REVISION	DATE	DESCRIPTION
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CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT
COOLWATERS
760 SCENIC HIGHWAY
KINKA BEACH, QLD 4702
PROJECT NO. **25030**

SHEET TITLE
PROPOSED ENLARGED SITE PLAN - STAGE 2
SCALE AS SHOWN @ A3 PLOT DATE 01/09/2025

SHEET NUMBER
A102

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

GENERAL NOTES

THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE OFF WORKING DRAWINGS – FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS. THE CONTRACTOR SHALL REVIEW THE PATH OF TRAVEL AND CABIN HEIGHT, WIDTH AND LENGTH, ADVISING ANY CHANGES REQUIRED PRIOR TO COMMENCING 'FOR CONSTRUCTION' / SHOP DRAWINGS AND ENGINEERING.

THE CONTRACTOR SHALL CONFIRM ALL OVERHEAD POWERLINE CLEARANCES AND THE LOCATION OF UNDERGROUND SERVICES IN A TIMELY MANNER WITH RELEVANT AUTHORITIES AND OTHER TRADES, TO ENSURE PROPER COORDINATION DURING CONSTRUCTION, TRANSPORTATION, AND INSTALLATION.

THE CONTRACTOR SHALL ARRANGE FOR A TRUE BOUNDARY IDENTIFICATION SURVEY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL WORKS SHALL BE CARRIED OUT IN A PROFESSIONAL AND SAFE MANNER INCLUDING FOR ALL CLEAN-UPS AS REQUIRED, & BY UTILISING GOOD QUALITY MATERIALS ONLY.

THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & ENGINEERING DOCUMENTATION. REVIEW AND COMPLY WITH ALL APPROVAL CONDITIONS, ALONG WITH THE RELEVANT PROCESSES FOR PLANNING, CERTIFICATION AND NOTIFICATIONS FROM RELEVANT AUTHORITIES.

CARUMAG CORPORATION PTY. LTD. TAKE NO RESPONSIBILITY FOR ANY STRUCTURAL DESIGN OR DETAILS IF ALTERATIONS ARE MADE TO THE PLANS DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE & APPROVAL.

IT IS THE BUILDER'S / CONTRACTORS RESPONSIBILITY TO CHECK & CONFIRM ALL DRAWINGS & DETAILS PRIOR TO ORDERING OF MATERIALS & / OR QUOTING OF THE PROJECT. CARUMAG CORPORATION PTY. LTD. WILL NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS & OR OMISSIONS.

VERIFY ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY SHOP DRAWINGS, FABRICATION OR CONSTRUCTION.

COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC 2022 VOL. 2) OF AUSTRALIA, BUILDING ACT & REGULATIONS, RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY.

WHILE SPECIFIC INSTALLATION DETAILS & / OR REQUIREMENTS MAY NOT BE STATED OR SPECIFIED ON THESE DRAWINGS, IT DOES NOT IMPLY THAT THE BUILDER / CONTRACTOR DOES NOT UNDERTAKE & INSTALL ALL BUILDING PRODUCTS & MATERIALS WITH IN STRICT ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS. THIS ALSO DOES NOT TAKE AWAY THE RESPONSIBILITY FOR THE BUILDER / CONTRACTOR TO INFORM & EDUCATE THEMSELVES IN RESPECT OF SUCH.

SITE LEVEL SURVEY TO BE UNDERTAKEN IN REGARDS TO THE INSTALLATION OF CABIN STAIRS WHICH WILL DIFFER FOR EACH CABIN. ALL STAIRS TO COMPLY WITH NCC VOL. 2, PART 3.9.1.

SITE NOTES

THERE WILL NOT BE ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING WORKS. ANY BRUSH FENCES WITHIN 3M OF THE PROPOSED BUILDING ARE TO BE REMOVED BY THE OWNER & REPLACED WITH NON-COMBUSTIBLE MATERIAL. ENSURE COMPLIANCE WITH THE MINISTER'S SPECIFICATION SA 76C "PROTECTION OF BUILDINGS EXPOSED TO BRUSH FENCES".

ARCHITECTURAL SITE PLANS TO BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. FINAL FINISHED FLOOR LEVELS (FFLs), ADJACENT FINISHED SITE LEVELS, AND JUNCTION DETAILS TO BE CONFIRMED BY THE CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ALL SITE LEVELS, RETAINING WALLS, AND STORMWATER DRAINAGE DESIGN.

FOOTINGS AND GROUND SURFACES BENEATH CABINS MUST ACCOUNT FOR THE OVERALL SITE DRAINAGE STRATEGY AND LEVELS. FOOTINGS TO BE FULLY CONCEALED.

SKIRTINGS SHALL BE SCRIBED TO NATURAL GROUND PROFILE. STAIRS SHALL BE CONSTRUCTED TO ALIGN WITH FINAL LEVELS.

EXTERNAL PAVING SHALL BE SET-DOWN MINIMUM OF 75MM BELOW THE LINE OF D.P.C.

ENERGY EFFICIENCY

REFER TO CLIMATE ZONE AND SITE PLAN FOR BUILDING ORIENTATION.

MINIMUM INSULATION REQUIREMENTS: ROOF INSULATION TO R6.0 BATTS, EXTERNAL WALLS TO R2.5 BATTS, INTERNAL WALLS TO R2.0 BATTS, AND UNDERFLOOR INSULATION TO R2.0, UNLESS HIGHER VALUES ARE REQUIRED TO SATISFY NCC COMPLIANCE OR THE ENERGY REPORT. REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION & GLAZING REQUIREMENTS.

EXTERNAL SWINGING DOORS MUST BE FITTED WITH A DRAUGHT PROTECTION DEVICE TO THE BOTTOM EDGE OF EACH LEAF.

EXHAUST FANS SERVICE A CONDITIONED SPACE OR A HABITABLE ROOM MUST BE FITTED WITH A SELF CLOSING DEVICE SUCH AS A SELF CLOSING DAMPER.

GLAZING

ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED, AND TO SATISFY ENERGY EFFICIENCY AND THERMAL PERFORMANCE REQUIREMENTS IN ACCORDANCE WITH THE PROJECT'S ENERGY REPORT AND NCC 2022.

WINDOWS AND EXTERNAL GLAZED DOORS TO BE DOUBLE GLAZED WITH ALUMINIUM FRAMES. GLAZING TO ACHIEVE U-VALUE OF 2.6 AND SHGC OF 0.72, SUBJECT TO UPLIFT REQUIREMENTS IN ACCORDANCE WITH NCC CLIMATE ZONE CLASSIFICATIONS.

ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

WINDOWS LESS THAN 400mm ABOVE FINISHED GROUND LEVEL TO BE FITTED WITH TOUGHENED GLAZING AND PROTECTED BY METAL MESH SCREENS (MAX. 2mm APERTURE) IN ACCORDANCE WITH AS 3959:2018.

WC DOORS & WINDOWS TO BE INSTALLED WITH HINGES WHICH ARE READILY REMOVABLE FROM THE OUTSIDE & COMPLIANT WITH THE BCA PART 2.4.3 & 3.8.3, OTHERWISE DOORS SHALL SWING OUTWARD.

DOORS

STANDARD HOLLOW CORE FLUSH PANEL INTERNAL DOORS, SEALED ON ALL EDGES, WITH 20mm UNDERCUT TO WET AREA DOORS FOR VENTILATION.

COMMERCIAL-GRADE ALUMINIUM EXTERNAL SLIDING DOORS, MIN. 35mm THICK, DOUBLE GLAZED, AND FITTED WITH SLIDING SECURITY SCREENS. CABIN MANUFACTURER TO ENSURE ALLOWANCE MADE FOR DIGITAL LOCK INSTALLATION.

DIGITAL LOCK SUPPLIER WILL SUPPLY THE REQUIRED MORTICE LOCK TO THE BUILDER AND COMPLETE FINAL SALTO LOCK INSTALLATION ON-SITE ONCE CABIN IS ERECTED ON-SITE. DIGITAL LOCK SUPPLIER TO BE RESPONSIBLE FOR LOCK INSTALLATION.

DOOR SWING OR SLIDE DIRECTION TO BE DETERMINED FROM FLOOR PLANS. WHERE DISCREPANCIES EXIST, THE FLOOR PLAN SHALL BE CONSIDERED CORRECT OVER THE DOOR SCHEDULE.

BUSHFIRE ATTACK LEVEL

BAL RATING TO BE CONFIRMED BY THE RELEVANT AUTHORITY. CONSTRUCTION OF CABINS TO COMPLY WITH BAL REQUIREMENTS, INCLUDING USE OF APPROPRIATE MATERIALS, FINISHES, AND ASSEMBLIES TO MEET THE SPECIFIED BUSHFIRE ATTACK LEVEL STANDARDS.

CONSTRUCTION OF CABINS SHALL COMPLY WITH THE SPECIFIED BUSHFIRE ATTACK LEVEL (BAL) AS NOMINATED IN THE DRAWINGS.
ALL MATERIALS, FINISHES, AND ASSEMBLIES SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 3959:2018 – CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS, INCLUDING BUT NOT LIMITED TO:
NON-COMBUSTIBLE OR BUSHFIRE-RESISTING CLADDING, SEALED ROOF AND WALL JUNCTIONS, EMBER-RESISTANT VENTILATION WITH CORROSION-RESISTANT MESH (MAX. 2MM APERTURE), TOUGHENED GLAZING IN COMPLIANT FRAMES, SOLID CORE DOORS WITH EMBER GUARDS, AND NON-COMBUSTIBLE DECKING AND STRUCTURAL ELEMENTS. ALL GAPS AND PENETRATIONS SHALL BE SEALED TO PREVENT EMBER INGRESS.

SUBFLOOR VENTILATION & ACCESS

SUBFLOOR VENTILATION SHALL COMPLY WITH NCC 2022 VOLUME TWO – HOUSING PROVISIONS PART 6.2.1 FOR CLIMATIC ZONE A. VENTILATION OPENINGS MUST BE PROVIDED TO EXTERNAL AND INTERNAL SUBFLOOR WALLS, WITH A MINIMUM NET OPEN AREA OF 6000 mm² PER METRE OF WALL LENGTH IN ACCORDANCE WITH TABLE 6.2.1a. MINIMUM CLEARANCES BETWEEN GROUND AND STRUCTURE MUST BE MAINTAINED, INCLUDING 150mm TO THE UNDERSIDE OF BEARERS AND 400mm TO THE UNDERSIDE OF JOISTS, AS PER TABLE 6.2.1b. VENT OPENINGS MUST BE EVENLY DISTRIBUTED AND LOCATED NO MORE THAN 600mm FROM CORNERS.

THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

ROOF, STORMWATER & DRAINAGE

STRUCTURAL ROOF FRAMING IN ACCORDANCE WITH AS 1720.1 AND AS 1649, USING WIND LOADS TO ENGINEER'S DETAILS. INSTALL AND BRACE TO MANUFACTURER'S SPECIFICATIONS.

LOCATION OF DOWNPIPES AND ASSOCIATED GUTTER FALLS TO BE COORDINATED WITH THE CIVIL ENGINEER'S STORMWATER AND DRAINAGE DESIGN. DOWNPIPES TO BE OFFSET OR ANGLED AS REQUIRED TO AVOID INTERFERENCE WITH STRUCTURAL FOOTINGS, TO BE CONFIRMED IN COORDINATION WITH CIVIL ENGINEER.

SERVICES

MANUFACTURER / CONTRACTOR TO ENSURE ALL ELECTRICAL & HVAC INSTALLATIONS ARE CARRIED OUT IN ACCORDANCE WITH NCC 2022 & AUSTRALIAN STANDARDS, INCLUDING BUT NOT LIMITED TO AS/NZS 3000 (ELECTRICAL INSTALLATIONS) AND AS 1668 (MECHANICAL VENTILATION)

SMOKE ALARMS AND EVACUATION LIGHTING SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH NCC VOLUME ONE, CLAUSE E1.5 AND PART E4, AS APPLICABLE TO THE BUILDING CLASSIFICATION (CLASS 1B OR CLASS 3).

CONDUITS SHALL BE PROVIDED WITHIN THE CABIN STRUCTURE AND TO THE COMMON CONNECTION POINT FOR ALL CURRENT AND FUTURE WORKS, INCLUDING AIR CONDITIONING, FIRE SYSTEMS, SECURITY/IT AND SOLAR PANELS. EXPOSED SURFACE-MOUNTED CONDUITS ARE NOT ACCEPTABLE.

AV / DATA

INSTALL 2 x CAT6A CABLES FROM SERVICE AREA TO ABOVE ENTRY. WAP TO BE CEILING MOUNTED AT START OF HALLWAY; TERMINATE WITH RJ45 PLUG AND LEAVE HANGING – NO WALL PLATE. SALTO GATEWAY TO BE FLUSH CEILING MOUNTED ABOVE OR BESIDE INTERNAL DOOR FRAME, TERMINATE WITH RJ45 PLUG – DO NOT INSTALL EXTERNALLY DUE TO IP AND CONNECTIVITY ISSUES. ALLOW THIRD DATA POINT AT SERVICE AREA IN IP-RATED JUNCTION BOX.

ALL EXTERNAL TERMINATIONS TO BE LOCATED IN IP-RATED JUNCTION BOX AT SERVICE AREA.

ROUTE BOTH CAT6 CABLES TO REAR / SIDE OF CABIN AND LEAVE UNTERMINATED FOR SITE COMPLETION. REFER TO CEILING / SERVICES PLAN FOR ALL DEVICE LOCATIONS AND FITTINGS. FTA COAXIAL CABLING TO BE CONFIRMED – SUBJECT TO TV AERIAL REQUIREMENTS.

CORROSION RESISTANCE

BUILDINGS AND STRUCTURES TO PROVIDE ADEQUATE CORROSION RESISTANCE, WITH CORROSION LEVELS IDENTIFIED BASED ON ENVIRONMENTAL CONDITIONS AND THE IMPACT OF FLOODING.

CORROSION EXPOSURE CATEGORY SHALL BE ASSIGNED IN ACCORDANCE WITH AS 4312. SPECIALIST CONSULTANT IS TO ASSESS AND DETERMINE THE APPROPRIATE CORROSION CATEGORY.

WHITE ANT TREATMENT

PROVIDE KORDON PERIMETER TERMITE TREATMENT TO ALL FOOTINGS IN ACCORDANCE WITH AS 3660.1:2014. ALL SLAB EDGES AND PENETRATIONS TO INCLUDE VISIBLE INSPECTION ZONES OR GAPS TO ALLOW FOR ONGOING TERMITE MONITORING AND COMPLIANCE.

A DURABLE NOTICE INDICATING THE TYPE, LOCATION, AND DATE OF INSTALLATION OF THE TERMITE MANAGEMENT SYSTEM SHALL BE PERMANENTLY FIXED TO THE BUILDING, LOCATED IN OR NEAR THE METER BOX AS PER NCC 2022 PART 3.4.3.

A QUALIFIED TERMITE SPECIALIST SHALL INSPECT THE INSTALLATION AND PROVIDE A MAINTENANCE PROGRAM IN ACCORDANCE WITH AS 3660.1.

WALL TYPE

WT.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDE PLANKS OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING
WT.02	VERTICAL WALL FIBRE CEMENT CEMINTEL EDGE 150 WIDE PROFILE CLADDING OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING - PAINT FINISH
WT.03	90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD LINING BOTH SIDES, PAINT FINISH

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 'SURFMIST' OR SIMILAR
FN.02	VERTICAL WALL FIBRE CEMENT CEMINTEL EDGE 150 WIDE PROFILE CLADDING 'CEMINTEL TEAK' OR SIMILAR
FN.03	HORIZONTAL SUB-FLOOR CLADDING LYSAGHT CUSTOM ORB PROFILE OR SIMILAR COLORBOND 'WALLABY', FULLY ENCLOSED WITH LOCKABLE HINGED ACCESS PANEL
FN.04	EXTERNAL DOOR & WINDOW FRAMES POWDER COATED DULUX DURALLOY 'SURFMIST'
FN.05	POSTS DULUX COLORBOND 'WALLABY'
FN.06	BALUSTRADE POWDER COATED DULUX DURALLOY 'WALLABY'
FN.07	LYSAGHT CUSTOM ORB ACCENT 21 COLORBOND 'SURFMIST' ROOF SHEETING PITCHED @ 3°
FN.08	FASCIAS & GUTTER COLORBOND 'SURFMIST'
FN.09	DOWNPIPE COLORBOND 'WALLABY'
FN.10	DOWNPIPE COLORBOND 'SURFMIST' TO MATCH WALL CLADDING. LOWER SECTION OF DOWNPIPE PAINTED TO MATCH SUB-FLOOR CLADDING

NOTE: FOR NON-PREFINISHED EXTERNAL ELEMENTS REQUIRING PAINTING, USE DULUX WEATHERMAX HBR OR SIMILAR, LOW SHEEN, COLOUR FINISH AS NOTED

EXTERNAL PAINTING NOTES

FASCIAS, GUTTER & DOWNPIPES - DULUX WEATHERMAX HBR OR SIMILAR 'SURMIST' - LOW SHEEN. NOTE: LOWER SECTION OF DOWNPIPE PAINTED TO MATCH SUB-FLOOR CLADDING

POSTS - DULUX WEATHERMAX HBR OR SIMILAR 'WALLABY' - LOW SHEEN

CEILING - DULUX WEATHERMAX HBR 'CEILING WHITE' OR SIMILAR, LOW VOC ACRYLIX WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES

FLOOR TYPE

FT.01	4.5 THK VINYL PLANK KARNDEAN LOOSELAY ORIGINALS 'HAMPDEN', INSTALL WITH ALLOWANCE FOR EXPANSION GAP (1-2mm) CONCEALED BENEATH SKIRTINGS AND FLOOR TRIMS
FT.02	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT, ENSURE JOINTS ALIGN WITH WALL TILE VERTICAL JOINTS, TILE TO BE THROUGH-BODY PORCELAIN WITH LOW WATER & STAIN ABSORBENCY, P4 SLIP RESISTANCE
FT.03	NEWTECHWOOD COMPOSITE TIMBER DECKING 'TEAK' OR SIMILAR, INSTALLED WITH STAGGERED JOINTS. P5 SLIP RESISTANCE

NOTE: FLOORING SUBSTRATE TO BE FIBRE CEMENT OR COMPRESSED FIBRE CEMENT SHEETING

INTERNAL WALL FINISHES

WF.01	PAINT - DULUX 'WHITSUNDAY ISLAND' – LOW SHEEN, LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES
WF.02	VJ (VERTICAL JOINT) BOARD LINING WITH BEADING TO TOP EDGE, PAINT TAUBMANS 'WINDY WATERS'
WF.03	WHITE TILES 600 x 300 STACKED PATTERN, MID GREY GROUT, ANODISED ALUMINIUM TRIM TO ALL EXPOSED EDGES
WF.04	MATCH SPLASHBACK TO SELECTED RECONSTITUTED STONE BENCHTOP, CLIENT TO SELECT COLOUR

NOTE: 'WF.01' TO ALL INTERNAL WALLS, UNLESS OTHERWISE SPECIFIED

INTERNAL PAINTING NOTES

DOOR LEAFS & TRIMS - DULUX 'WHITSUNDAY ISLAND' - SEMI-GLOSS WATER BASED ENAMEL, LOW VOC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES

12 THK MR MDF SKIRTING TO ALL NON-WET AREAS, PAINT TO MATCH WALL

CEILINGS - DULUX 'CEILING WHITE' - FLAT WATER BASED LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES

JOINERY FINISHES

JF.01	POLYTEC 'BLOSSOM WHITE'
JF.02	---
JF.03	BENCHTOP - RECONSTITUTED STONE, SILICA FREE, CLIENT TO SELECT FROM COLOURS PROVIDED BY MANUFACTURER

NOTE: CURVED PROFILE HARDWARE SATIN CHROME FINISH TO BASE & TALL CUPBOARDS & DRAWERS, FINGER-PULL TO OVERHEADS

NOTE: 170° HINGES TO ALL CUPBOARDS, 90° HINGES TO CUPBOARDS OPENING AGAINST WALL

FURNITURE TYPE

FU.01	QUEEN BED
FU.02	BUNK BED, WHITE METAL
FU.03	SIX SEATER SOFA
FU.04	BEDSIDE TABLE

NOTE: ALL SELECTIONS BY CLIENT

APPLIANCE TYPE

AT.01	MICROWAVE
AT.02	FRIDGE
AT.03	4 BURNER INDUCTION COOKTOP
AT.04	OVEN
AT.05	DISHWASHER - WHITE
AT.06	RANGEHOOD

WINDOW ACCESSORIES

WA.01	4 PANEL SLIDER BLOCKOUT BLINDS TO ENTRY, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL'
WA.02	INTERNAL DUAL ROLLER BLIND, BLOCKOUT CLOSER TO WINDOW FRAME, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL' & VERTILUX CHANELL TRANSLUCENT 'LIMESTONE'

NOTE: COORDINATE INSTALLATION OF ROLLER BLINDS WITH JOINERY, BLOCKOUT BLIND INSTALLED CLOSER TO WINDOW FRAME

SANITARY FIXTURES

SF.01	DUAL-FLUSH CLOSE-COUPLED SUITE BACK-TO-WALL, FULLY SEALED WITH MINIMAL CREVICES, MOULDINGS OR EXPOSED FIXINGS TO REDUCE CLEANING COMPLEXITY. MINIMUM 4-STAR WELS RATING
SF.02	SHOWER HEAD & HANDHELD ON RAIL. MINIMUM 3-STAR WELS RATING
SF.03	SHOWER MIXER, POSITIONED OUTSIDE WATER THROW. MINIMUM 3-STAR WELS RATING
SF.04	BASIN SEMI-RECESSED WITH MIXER TAP, HOLD/COLD INDICATOR, MINIMUM 4-STAR WELS RATING
SF.05	WALL HUNG BASIN WITH MIXER TAP, HOLD/COLD INDICATOR, INTEGRATED OVERFLOW, MINIMUM 4-STAR WELS RATING

SANITARY ACCESSORIES

SA.01	TOILET ROLL HOLDER
SA.02	TOWEL RAIL
SA.03	ROBE HOOKS
SA.04	TOWEL RING
SA.05	SHOWER SCREEN
SA.06	MIRROR, SOLID OAK FRAME CLEAR FINISH, TO MATCH 'JF.02'

NOTE: SATIN CHROME FINISH TO ALL ACCESSORIES

GENERAL NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.

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PROJECT STATUS

FOR PLANNING APPROVAL

ISSUE **1**

DRAWN BY **DM**

CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

CLIENT

DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT

COOLWATERS - DELUXE CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE

NOTES

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER

A001

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035

CARUMAG

DIMENSION NOTES
THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE OFF OF WORKING DRAWINGS - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS

ALL DIMENSIONS MEASURED FRAME TO FRAME, EXCEPT WHERE NOTED

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS 3740 – 2021

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED.
KINKA BEACH, QLD: WIND REGION C

ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

ENERGY EFFICIENCY
REFER TO CLIMATE ZONE AND SITE PLAN FOR BUILDING ORIENTATION.

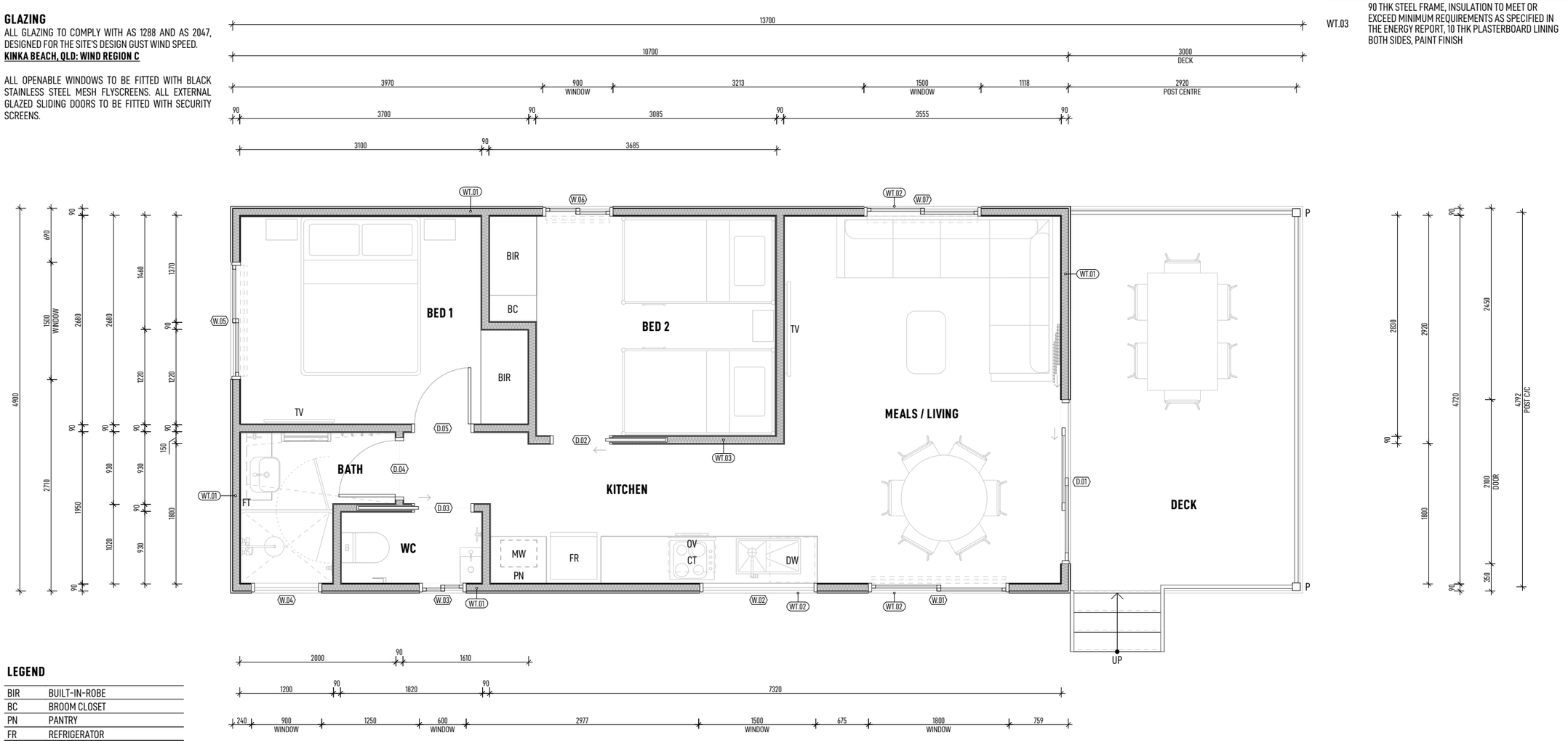
MINIMUM INSULATION REQUIREMENTS: ROOF INSULATION TO R6.0 BATTS, EXTERNAL WALLS TO R2.5 BATTS, INTERNAL WALLS TO R2.0 BATTS, AND UNDERFLOOR INSULATION TO R2.0, UNLESS HIGHER VALUES ARE REQUIRED TO SATISFY NCC COMPLIANCE OR THE ENERGY REPORT. REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION & GLAZING REQUIREMENTS.

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

WALL TYPE

WT.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDE PLANKS OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING
WT.02	VERTICAL WALL FIBRE CEMENT CEMINTEL EDGE 150 WIDE PROFILE CLADDING OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING - PAINT FINISH
WT.03	90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD LINING BOTH SIDES, PAINT FINISH



LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
OV	OVEN
CT	4 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP, LINEAR GRATE
P	POST

AREAS

CABIN	52.4m²
DECK	14.6m²
TOTAL FLOOR AREA	**67m²**

FLOOR PLAN
SCALE: 1:50

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.

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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE 1
DRAWN BY **DM**
CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT
COOLWATERS - DELUXE CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
FLOOR PLAN
SCALE AS SHOWN @ A3

DATE 2/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS 3740 – 2021

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED.
KINKA BEACH, QLD: WIND REGION C

ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

BUSHFIRE ATTACK LEVEL (BAL-12.5)
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FLOOR TYPE

FT.01	4.5 THK VINYL PLANK KARNDEAN LOOSELAY ORIGINALS 'HAMPDEN', INSTALL WITH ALLOWANCE FOR EXPANSION GAP (1-2mm) CONCEALED BENEATH SKIRTINGS AND FLOOR TRIMS
FT.02	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT, ENSURE JOINTS ALIGN WITH WALL TILE VERTICAL JOINTS, TILE TO BE THROUGH-BODY PORCELAIN WITH LOW WATER & STAIN ABSORBENCY, P4 SLIP RESISTANCE
FT.03	NEWTECHWOOD COMPOSITE TIMBER DECKING 'TEAK' OR SIMILAR, INSTALLED WITH STAGGERED JOINTS. P5 SLIP RESISTANCE

NOTE: FLOORING SUBSTRATE TO BE FIBRE CEMENT OR COMPRESSED FIBRE CEMENT SHEETING

INTERNAL WALL FINISHES

WF.01	PAINT - DULUX 'WHITSUNDAY ISLAND' – LOW SHEEN, LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES
WF.02	VJ (VERTICAL JOINT) BOARD LINING WITH BEADING TO TOP EDGE, PAINT TAUBMANS 'WINDY WATERS'
WF.03	WHITE TILES 600 x 300 STACKED PATTERN, MID GREY GROUT, ANODISED ALUMINIUM TRIM TO ALL EXPOSED EDGES
WF.04	MATCH SPLASHBACK TO SELECTED RECONSTITUTED STONE BENCHTOP, CLIENT TO SELECT COLOUR

NOTE: 'WF.01' TO ALL INTERNAL WALLS, UNLESS OTHERWISE SPECIFIED

FURNITURE TYPE

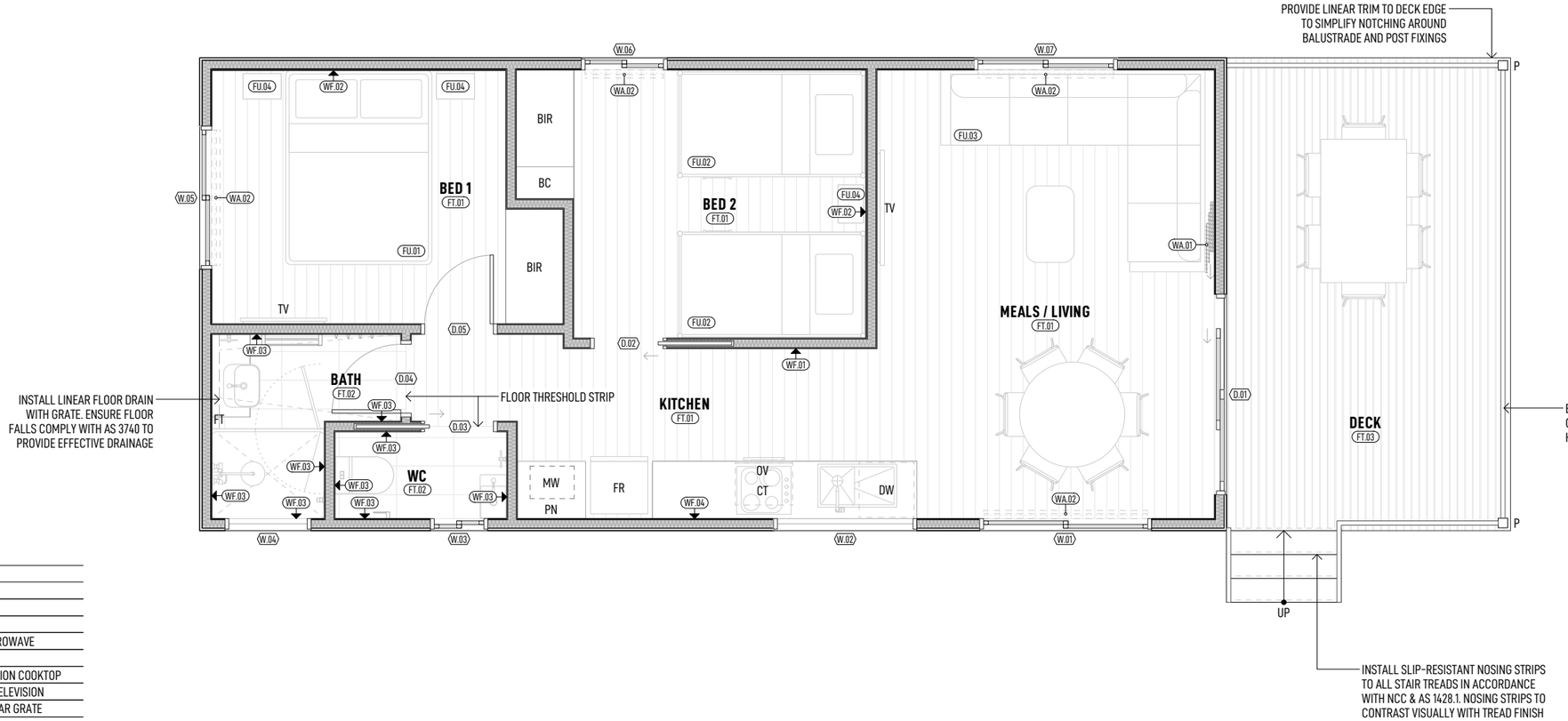
FU.01	QUEEN BED
FU.02	BUNK BED, WHITE METAL
FU.03	SIX SEATER SOFA
FU.04	BEDSIDE TABLE

NOTE: ALL SELECTIONS BY CLIENT

WINDOW ACCESSORIES

WA.01	4 PANEL SLIDER BLOCKOUT BLINDS TO ENTRY, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL'
WA.02	INTERNAL DUAL ROLLER BLIND, BLOCKOUT CLOSER TO WINDOW FRAME, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL' & VERTILUX CHANELL TRANSLUCENT 'LIMESTONE'

NOTE: COORDINATE INSTALLATION OF ROLLER BLINDS WITH JOINERY, BLOCKOUT BLIND INSTALLED CLOSER TO WINDOW FRAME



LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
OV	OVEN
CT	4 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP, LINEAR GRATE
P	POST

AREAS

CABIN	52.4m²
DECK	14.6m²
TOTAL FLOOR AREA	**67m²**

GENERAL NOTES
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE **1**
DRAWN BY **DM**
CHECKED BY **MM**
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. **25030**

PROJECT
COOLWATERS - DELUXE CABIN
760 SCENIC HIGHWAY, KINKA BEACH, QLD 4702

SHEET TITLE
FINISHES PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A101

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

SUBFLOOR VENTILATION & ACCESS
SUBFLOOR VENTILATION SHALL COMPLY WITH NCC 2022 VOLUME TWO – HOUSING PROVISIONS PART 6.2.1 FOR CLIMATIC ZONE A. VENTILATION OPENINGS MUST BE PROVIDED TO EXTERNAL AND INTERNAL SUBFLOOR WALLS, WITH A MINIMUM NET OPEN AREA OF 6000 mm² PER METRE OF WALL LENGTH IN ACCORDANCE WITH TABLE 6.2.1a. MINIMUM CLEARANCES BETWEEN GROUND AND STRUCTURE MUST BE MAINTAINED, INCLUDING 150mm TO THE UNDERSIDE OF BEARERS AND 400mm TO THE UNDERSIDE OF JOISTS, AS PER TABLE 6.2.1b. VENT OPENINGS MUST BE EVENLY DISTRIBUTED AND LOCATED NO MORE THAN 600mm FROM CORNERS.

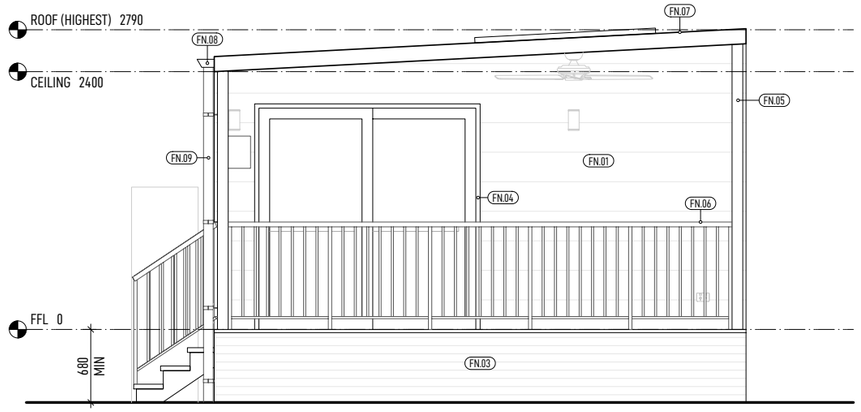
THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

SUB-FLOOR CLADDING
WHERE GROUND LEVELS VARY, SCRIBE SUB-FLOOR CLADDING TO GROUND PROFILE, ALLOW NATURAL WATERFLOW BENEATH CABIN, MINIMUM 600 HEIGHT CLEARANCE. REFER TO CIVIL DRAWINGS FOR SPECIFIED HEIGHT.

STAIR
STAIR TO SUIT FINISHED GROUND LEVEL AT EACH CABIN. FINAL CONFIGURATION TO BE DETERMINED ON SITE BY BUILDER. CONSTRUCTION TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS (PART 11.2) AND AS 1657.



1 FRONT ELEVATION
SCALE: 1:50

2 LEFT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 'SURFMIST' OR SIMILAR
FN.02	VERTICAL WALL FIBRE CEMENT CEMINTEL EDGE 150 WIDE PROFILE CLADDING 'CEMINTEL TEAK' OR SIMILAR
FN.03	HORIZONTAL SUB-FLOOR CLADDING LYSAGHT CUSTOM ORB PROFILE OR SIMILAR COLORBOND 'WALLABY', FULLY ENCLOSED WITH LOCKABLE HINGED ACCESS PANEL
FN.04	EXTERNAL DOOR & WINDOW FRAMES POWDER COATED DULUX DURALLOY 'SURFMIST'
FN.05	POSTS DULUX COLORBOND 'WALLABY'
FN.06	BALUSTRADE POWDER COATED DULUX DURALLOY 'WALLABY'
FN.07	LYSAGHT CUSTOM ORB ACCENT 21 COLORBOND 'SURFMIST' ROOF SHEETING PITCHED @ 3°
FN.08	FASCIAS & GUTTER COLORBOND 'SURFMIST'
FN.09	DOWNPIPE COLORBOND 'WALLABY'
FN.10	DOWNPIPE COLORBOND 'SURFMIST' TO MATCH WALL CLADDING. LOWER SECTION OF DOWNPIPE PAINTED TO MATCH SUB-FLOOR CLADDING

NOTE: FOR NON-PREFINISHED EXTERNAL ELEMENTS REQUIRING PAINTING, USE DULUX WEATHERMAX HBR OR SIMILAR, LOW SHEEN, COLOUR FINISH AS NOTED

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE **1**
DRAWN BY **DM**
CHECKED BY **MM**
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. **25030**

PROJECT
COOLWATERS - DELUXE CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A200

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

SUBFLOOR VENTILATION & ACCESS
SUBFLOOR VENTILATION SHALL COMPLY WITH NCC 2022 VOLUME TWO – HOUSING PROVISIONS PART 6.2.1 FOR CLIMATIC ZONE A. VENTILATION OPENINGS MUST BE PROVIDED TO EXTERNAL AND INTERNAL SUBFLOOR WALLS, WITH A MINIMUM NET OPEN AREA OF 6000 mm² PER METRE OF WALL LENGTH IN ACCORDANCE WITH TABLE 6.2.1a. MINIMUM CLEARANCES BETWEEN GROUND AND STRUCTURE MUST BE MAINTAINED, INCLUDING 150mm TO THE UNDERSIDE OF BEARERS AND 400mm TO THE UNDERSIDE OF JOISTS, AS PER TABLE 6.2.1b. VENT OPENINGS MUST BE EVENLY DISTRIBUTED AND LOCATED NO MORE THAN 600mm FROM CORNERS.

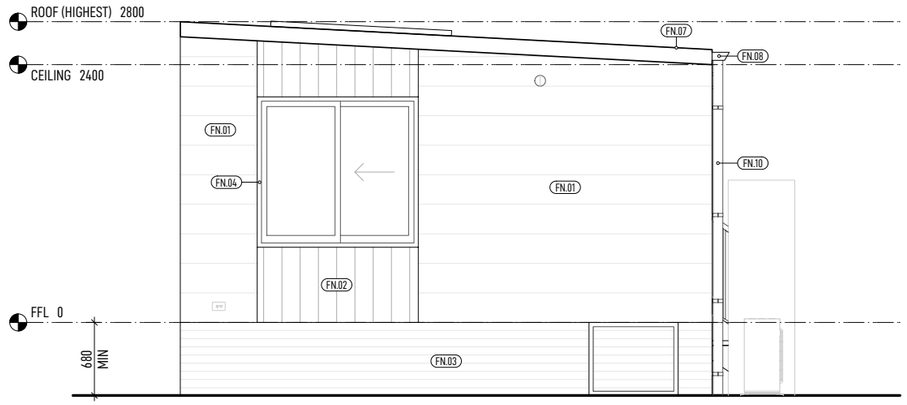
THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

SUB-FLOOR CLADDING
WHERE GROUND LEVELS VARY, SCRIBE SUB-FLOOR CLADDING TO GROUND PROFILE, ALLOW NATURAL WATERFLOW BENEATH CABIN, MINIMUM 600 HEIGHT CLEARANCE. REFER TO CIVIL DRAWINGS FOR SPECIFIED HEIGHT.

STAIR
STAIR TO SUIT FINISHED GROUND LEVEL AT EACH CABIN. FINAL CONFIGURATION TO BE DETERMINED ON SITE BY BUILDER. CONSTRUCTION TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS (PART 11.2) AND AS 1657.



1 REAR ELEVATION
SCALE: 1:50

2 RIGHT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 'SURFMIST' OR SIMILAR
FN.02	VERTICAL WALL FIBRE CEMENT CEMINTEL EDGE 150 WIDE PROFILE CLADDING 'CEMINTEL TEAK' OR SIMILAR
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GENERAL NOTES
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE 1
DRAWN BY DM
CHECKED BY MM
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - DELUXE CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A201

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

1 **3D PERSPECTIVE**
NTS

2 **3D PERSPECTIVE**
NTS

GENERAL NOTES
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REVISION	DATE	DESCRIPTION

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PROJECT NO. **25030**

PROJECT
COOLWATERS - DELUXE CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
3D PERSPECTIVE

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A400

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

DIMENSION NOTES
THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE OFF OF WORKING DRAWINGS - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS

ALL DIMENSIONS MEASURED FRAME TO FRAME, EXCEPT WHERE NOTED

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS 3740 – 2021

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED.
KINKA BEACH, QLD: WIND REGION C

ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

ENERGY EFFICIENCY
REFER TO CLIMATE ZONE AND SITE PLAN FOR BUILDING ORIENTATION.

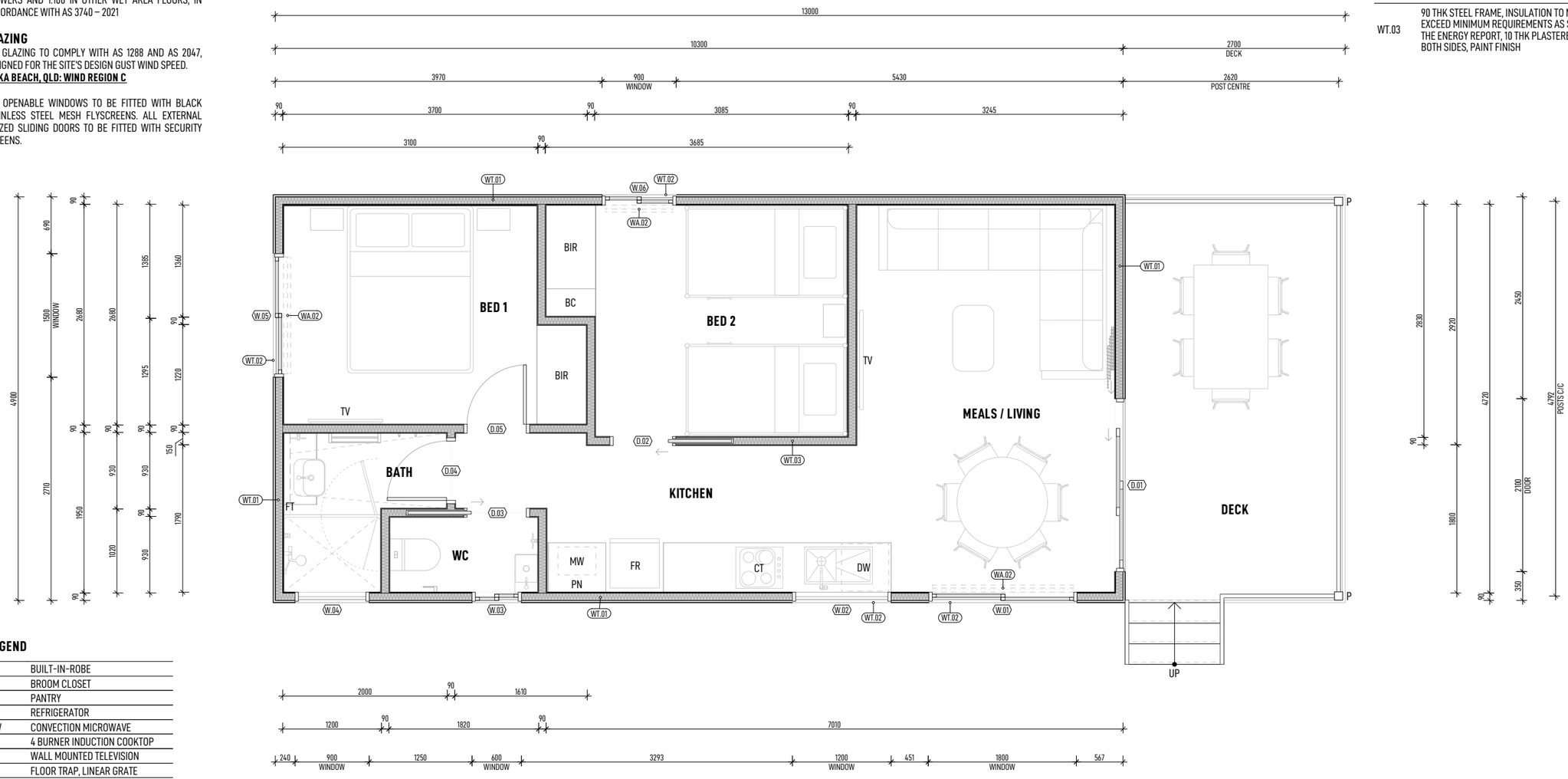
MINIMUM INSULATION REQUIREMENTS: ROOF INSULATION TO R6.0 BATTS, EXTERNAL WALLS TO R2.5 BATTS, INTERNAL WALLS TO R2.0 BATTS, AND UNDERFLOOR INSULATION TO R2.0, UNLESS HIGHER VALUES ARE REQUIRED TO SATISFY NCC COMPLIANCE OR THE ENERGY REPORT. REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION & GLAZING REQUIREMENTS.

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

WALL TYPE

WT.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDE PLANKS OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING
WT.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING - PAINT FINISH
WT.03	90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD LINING BOTH SIDES, PAINT FINISH



LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	4 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP, LINEAR GRATE
P	POST

AREAS

CABIN	50.5m²
DECK	13.2m²
TOTAL FLOOR AREA	**63.7m²**

FLOOR PLAN
SCALE: 1:50

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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FOR PLANNING APPROVAL

ISSUE **1**
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CHECKED BY **MM**
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT
COOLWATERS - SUPERIOR CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
FLOOR PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

DIMENSION NOTES
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GLAZING
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KINKA BEACH, QLD: WIND REGION C

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FLOOR TYPE

FT.01	4.5 THK VINYL PLANK KARNDEAN LOOSELAY ORIGINALS 'HAMPDEN', INSTALL WITH ALLOWANCE FOR EXPANSION GAP (1-2mm) CONCEALED BENEATH SKIRTINGS AND FLOOR TRIMS
FT.02	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT, ENSURE JOINTS ALIGN WITH WALL TILE VERTICAL JOINTS, TILE TO BE THROUGH-BODY PORCELAIN WITH LOW WATER & STAIN ABSORBENCY, P4 SLIP RESISTANCE
FT.03	NEWTECHWOOD COMPOSITE TIMBER DECKING 'TEAK' OR SIMILAR, INSTALLED WITH STAGGERED JOINTS. P5 SLIP RESISTANCE

NOTE: FLOORING SUBSTRATE TO BE FIBRE CEMENT OR COMPRESSED FIBRE CEMENT SHEETING

INTERNAL WALL FINISHES

WF.01	PAINT - DULUX 'WHITSUNDAY ISLAND' – LOW SHEEN, LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES
WF.02	VJ (VERTICAL JOINT) BOARD LINING WITH BEADING TO TOP EDGE, PAINT TAUBMANS 'WINDY WATERS'
WF.03	WHITE TILES 600 x 300 STACKED PATTERN, MID GREY GROUT, ANODISED ALUMINIUM TRIM TO ALL EXPOSED EDGES
WF.04	MATCH SPLASHBACK TO SELECTED RECONSTITUTED STONE BENCHTOP

NOTE: 'WF.01' TO ALL INTERNAL WALLS, UNLESS OTHERWISE SPECIFIED

FURNITURE TYPE

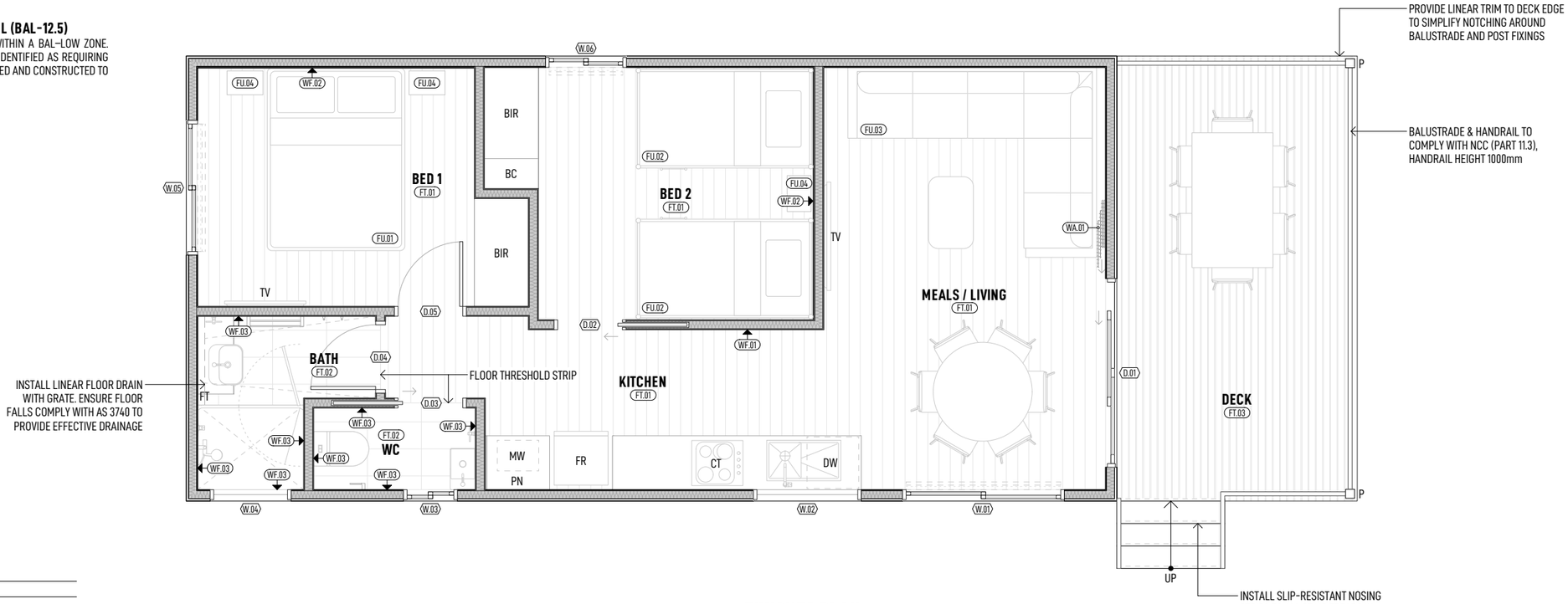
FU.01	QUEEN BED
FU.02	BUNK BED, WHITE METAL
FU.03	SIX SEATER SOFA
FU.04	BEDSIDE TABLE

NOTE: ALL SELECTIONS BY CLIENT

WINDOW ACCESSORIES

WA.01	4 PANEL SLIDER BLOCKOUT BLINDS TO ENTRY, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL'
WA.02	INTERNAL DUAL ROLLER BLIND, BLOCKOUT CLOSER TO WINDOW FRAME, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL' & VERTILUX CHANELL TRANSLUCENT 'LIMESTONE'

NOTE: COORDINATE INSTALLATION OF ROLLER BLINDS WITH JOINERY, BLOCKOUT BLIND INSTALLED CLOSER TO WINDOW FRAME



FINISHES PLAN
SCALE: 1:50

LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	4 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP, LINEAR GRATE
P	POST

AREAS

CABIN	50.5m²
DECK	13.2m²
TOTAL FLOOR AREA	**63.7m²**

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PROJECT STATUS: **FOR PLANNING APPROVAL**

ISSUE 1
DRAWN BY DM
CHECKED BY MM
REVISION | DATE | DESCRIPTION

CLIENT: DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT: COOLWATERS - SUPERIOR CABIN
760 SCENIC HIGHWAY, KINKA BEACH, QLD 4702

SHEET TITLE: **FINISHES PLAN**
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER: **A101**

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

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THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

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EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

SUB-FLOOR CLADDING
WHERE GROUND LEVELS VARY, SCRIBE SUB-FLOOR CLADDING TO GROUND PROFILE, ALLOW NATURAL WATERFLOW BENEATH CABIN, MINIMUM 600 HEIGHT CLEARANCE. REFER TO CIVIL DRAWINGS FOR SPECIFIED HEIGHT.

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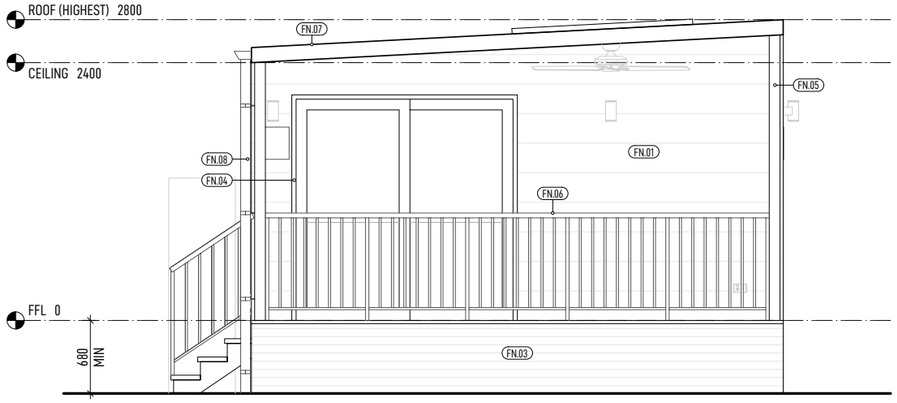

1 FRONT ELEVATION
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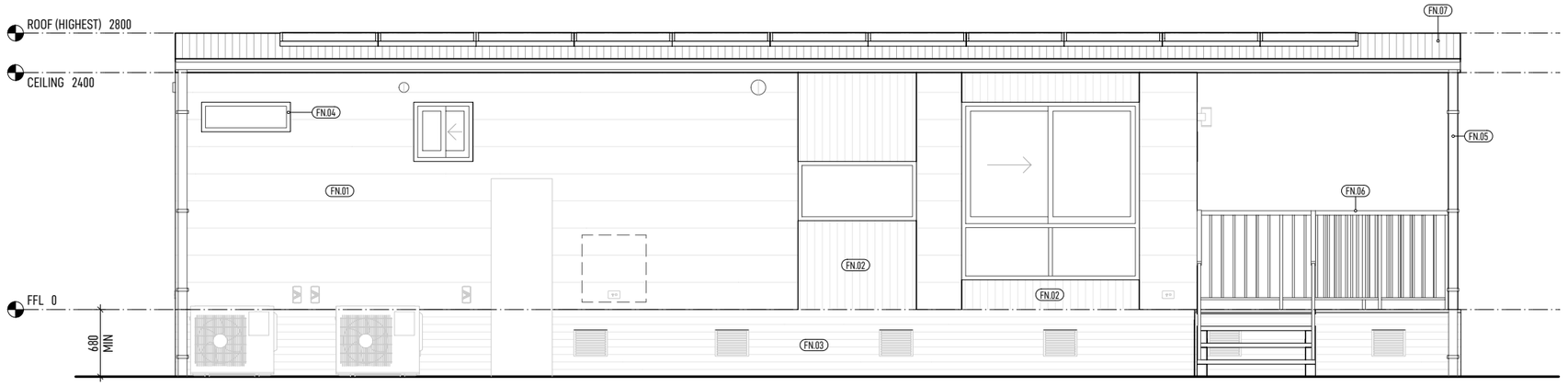

2 LEFT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDTH, PAINTED TAUBMANS ALL WEATHER 'COLORBOND SURFMIST'
FN.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB 'SURFMIST' OR SIMILAR
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PROJECT NO. 25030

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760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A200

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677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

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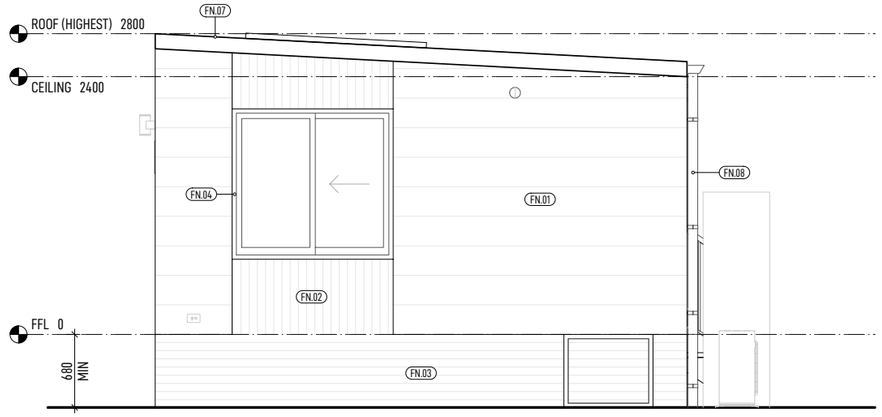
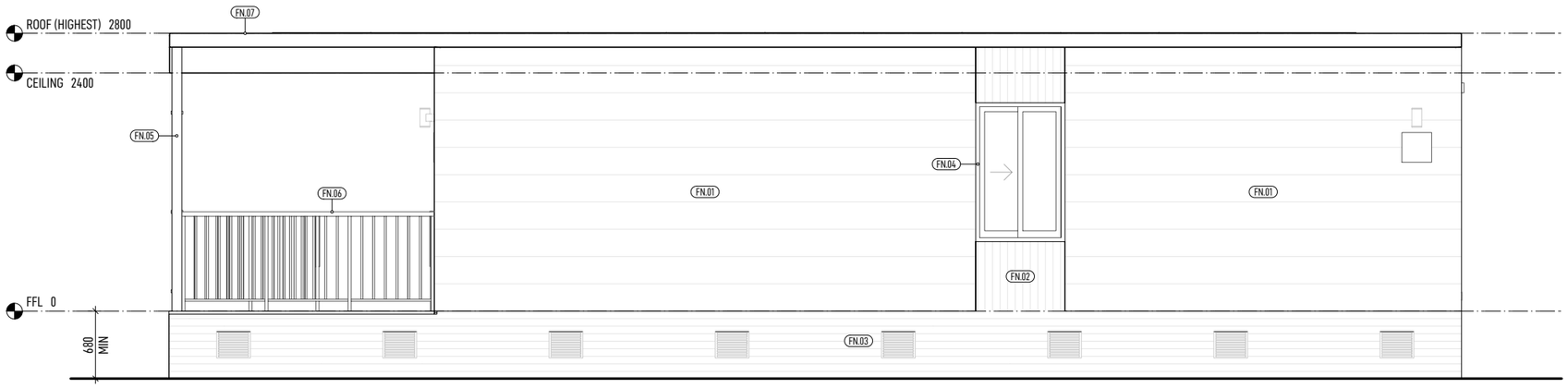
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

SUB-FLOOR CLADDING
WHERE GROUND LEVELS VARY, SCRIBE SUB-FLOOR CLADDING TO GROUND PROFILE, ALLOW NATURAL WATERFLOW BENEATH CABIN, MINIMUM 600 HEIGHT CLEARANCE. REFER TO CIVIL DRAWINGS FOR SPECIFIED HEIGHT.

STAIR
STAIR TO SUIT FINISHED GROUND LEVEL AT EACH CABIN. FINAL CONFIGURATION TO BE DETERMINED ON SITE BY BUILDER. CONSTRUCTION TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS (PART 11.2) AND AS 1657.



1 REAR ELEVATION
SCALE: 1:50



2 RIGHT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDTH, PAINTED TAUBMANS ALL WEATHER 'COLORBOND SURFMIST'
FN.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB 'SURFMIST' OR SIMILAR
FN.03	HORIZONTAL SUB-FLOOR CLADDING LYSAGHT CUSTOM ORB PROFILE OR SIMILAR COLORBOND 'WALLABY', FULLY ENCLOSED WITH LOCKABLE HINGED ACCESS PANEL
FN.04	EXTERNAL DOOR & WINDOW FRAMES POWDER COATED DULUX DURALLOY 'SURFMIST'
FN.05	POSTS DULUX COLORBOND 'SURFMIST'
FN.06	BALUSTRADE POWDER COATED DULUX DURALLOY 'WALLABY'
FN.07	LYSAGHT CUSTOM ORB ACCENT 21 COLORBOND 'SURFMIST' ROOF SHEETING PITCHED @ 3°
FN.08	FASCIAS, GUTTER & DOWNPIPES COLORBOND 'SURFMIST'

NOTE: FOR NON-PREFINISHED EXTERNAL ELEMENTS REQUIRING PAINTING, USE DULUX WEATHERMAX HBR OR TAUBMANS ALL WEATHER OR SIMILAR, LOW SHEEN, COLOUR FINISH AS NOTED

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE 1
DRAWN BY DM
CHECKED BY MM
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - SUPERIOR CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A201

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

1 **3D PERSPECTIVE**
NTS

2 **3D PERSPECTIVE**
NTS

GENERAL NOTES
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FOR PLANNING APPROVAL

ISSUE **1**
DRAWN BY **DM**
CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

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PROJECT NO. **25030**

PROJECT
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760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
3D PERSPECTIVE

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A400

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

DIMENSION NOTES
THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE OFF OF WORKING DRAWINGS - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS

ALL DIMENSIONS MEASURED FRAME TO FRAME, EXCEPT WHERE NOTED

ENERGY EFFICIENCY
REFER TO CLIMATE ZONE AND SITE PLAN FOR BUILDING ORIENTATION.

MINIMUM INSULATION REQUIREMENTS: ROOF INSULATION TO R6.0 BATTS, EXTERNAL WALLS TO R2.5 BATTS, INTERNAL WALLS TO R2.0 BATTS, AND UNDERFLOOR INSULATION TO R2.0, UNLESS HIGHER VALUES ARE REQUIRED TO SATISFY NCC COMPLIANCE OR THE ENERGY REPORT. REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION & GLAZING REQUIREMENTS.

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED, AND TO MEET THE MINIMUM THERMAL PERFORMANCE REQUIREMENTS SPECIFIED IN ENERGY REPORT.
KINKA BEACH, QLD: WIND REGION C

ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS1428.1-2021 & AS 3740–2021

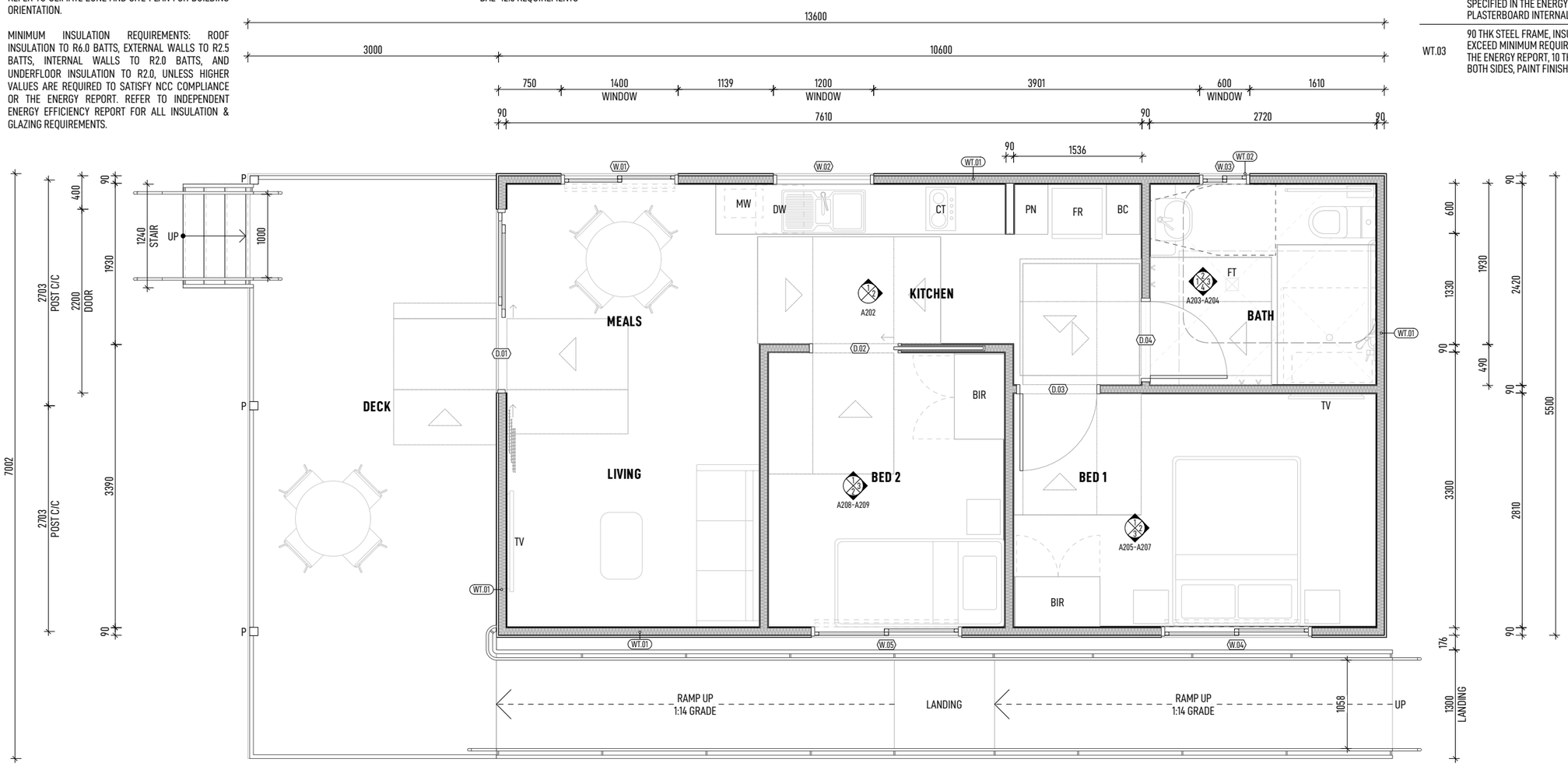
BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

ACCESSIBILITY
ALL DDA / ACCESSIBLE CABINS AND ASSOCIATED PATHWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1428.1:2021 AND NCC 2022.

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

WALL TYPE

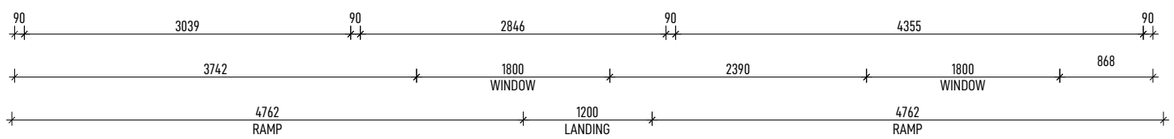
WT.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDE PLANKS OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING
WT.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING - PAINT FINISH
WT.03	90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD LINING BOTH SIDES, PAINT FINISH



LEGEND

BIR	BUILT-IN-ROBE
PN	PANTRY
BC	BROOM CLOSET
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	2 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP / DRAIN
P	POST

FLOOR PLAN
SCALE: 1:50



AREAS

CABIN	58.4m²
DECK	20.8m²
TOTAL FLOOR AREA	**79.3m²**

GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - SUPERIOR DDA CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
FLOOR PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS 3740 – 2021

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED.
KINKA BEACH, QLD: WIND REGION C

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SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

ACCESSIBILITY
ALL DDA / ACCESSIBLE CABINS AND ASSOCIATED PATHWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1428.1:2021 AND NCC 2022.

FLOOR TYPE

FT.01	4.5 THK VINYL PLANK KARNDEAN LOOSELAY ORIGINALS 'HAMPDEN', INSTALL WITH ALLOWANCE FOR EXPANSION GAP (1-2mm) CONCEALED BENEATH SKIRTINGS AND FLOOR TRIMS, R10 SLIP RESISTANCE
FT.02	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT, ENSURE JOINTS ALIGN WITH WALL TILE VERTICAL JOINTS, TILE TO BE THROUGH-BODY PORCELAIN WITH LOW WATER & STAIN ABSORBENCY, P4 SLIP RESISTANCE
FT.03	NEWTECHWOOD COMPOSITE TIMBER DECKING 'TEAK' OR SIMILAR, INSTALLED WITH STAGGERED JOINTS. P5 SLIP RESISTANCE

NOTE: FLOORING SUBSTRATE TO BE FIBRE CEMENT OR COMPRESSED FIBRE CEMENT SHEETING

INTERNAL WALL FINISHES

WF.01	PAINT - DULUX 'WHITSUNDAY ISLAND' – LOW SHEEN, LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES
WF.02	VJ (VERTICAL JOINT) BOARD LINING WITH BEADING TO TOP EDGE, PAINT TAUBMANS 'WINDY WATERS'
WF.03	WHITE TILES 600 x 300 STACKED PATTERN, MID GREY GROUT, ANODISED ALUMINIUM TRIM TO ALL EXPOSED EDGES
WF.04	MATCH SPLASHBACK TO SELECTED RECONSTITUTED STONE BENCHTOP, CLIENT TO SELECT COLOUR

NOTE: 'WF.01' TO ALL INTERNAL WALLS, UNLESS OTHERWISE SPECIFIED

FURNITURE TYPE

FU.01	QUEEN BED
FU.02	KING SINGLE BED
FU.03	3 SEATER SOFA
FU.04	BEDSIDE TABLE

NOTE: ALL SELECTIONS BY CLIENT

WINDOW ACCESSORIES

WA.01	4 PANEL SLIDER BLOCKOUT BLINDS TO ENTRY, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL'
WA.02	INTERNAL DUAL ROLLER BLIND, BLOCKOUT CLOSER TO WINDOW FRAME, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL' & VERTILUX CHANELL TRANSLUCENT 'LIMESTONE'

NOTE: COORDINATE INSTALLATION OF ROLLER BLINDS WITH JOINERY, BLOCKOUT BLIND INSTALLED CLOSER TO WINDOW FRAME

FINISHES PLAN
SCALE: 1:50

LEGEND

BIR	BUILT-IN-ROBE
PN	PANTRY
BC	BROOM CLOSET
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	2 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP / DRAIN
P	POST

AREAS

CABIN	58.4m²
DECK	20.8m²
TOTAL FLOOR AREA	**79.3m²**

GENERAL NOTES
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CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - SUPERIOR DDA CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
FINISHES PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A101

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

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SUBFLOOR VENTILATION SHALL COMPLY WITH NCC 2022 VOLUME TWO – HOUSING PROVISIONS PART 6.2.1 FOR CLIMATIC ZONE A. VENTILATION OPENINGS MUST BE PROVIDED TO EXTERNAL AND INTERNAL SUBFLOOR WALLS, WITH A MINIMUM NET OPEN AREA OF 6000 mm^2 PER METRE OF WALL LENGTH IN ACCORDANCE WITH TABLE 6.2.1a. MINIMUM CLEARANCES BETWEEN GROUND AND STRUCTURE MUST BE MAINTAINED, INCLUDING 150mm TO THE UNDERSIDE OF BEARERS AND 400mm TO THE UNDERSIDE OF JOISTS, AS PER TABLE 6.2.1b. VENT OPENINGS MUST BE EVENLY DISTRIBUTED AND LOCATED NO MORE THAN 600mm FROM CORNERS.

THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

ACCESSIBILITY
ALL DDA / ACCESSIBLE CABINS AND ASSOCIATED PATHWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 1428.1:2021 AND NCC 2022.

STEP-FREE, CONTINUOUS PATHS OF TRAVEL MUST BE PROVIDED FROM DESIGNATED CARPARKING OR CIRCULATION ROUTES TO ACCESSIBLE ENTRY DOORS. DOORWAYS MUST ALLOW A MINIMUM CLEAR OPENING OF 850, WITH THRESHOLDS FLUSH OR NO GREATER THAN 5MM (BEVELLED IF OVER 3MM).

ALL STAIRS AND RAMPS SHALL COMPLY WITH AS 1428.1, INCLUDING THE INSTALLATION OF TACTILE GROUND SURFACE INDICATORS (TGSI) AND BALUSTRADES.

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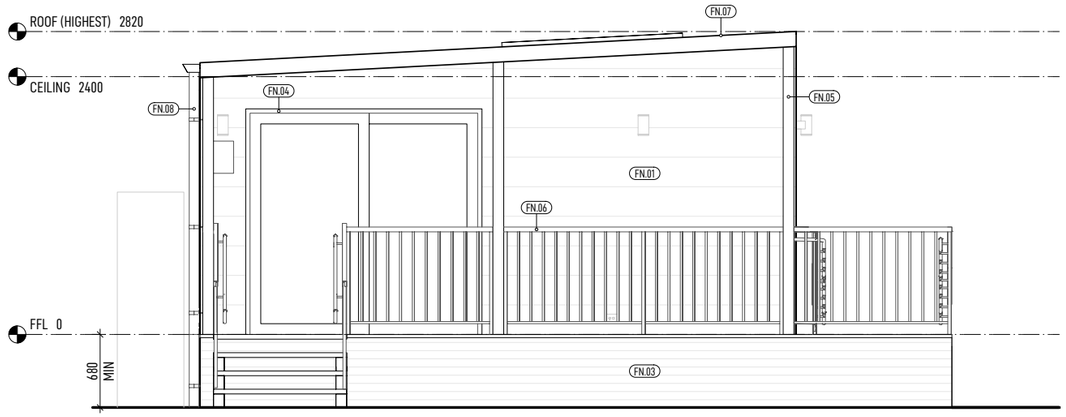
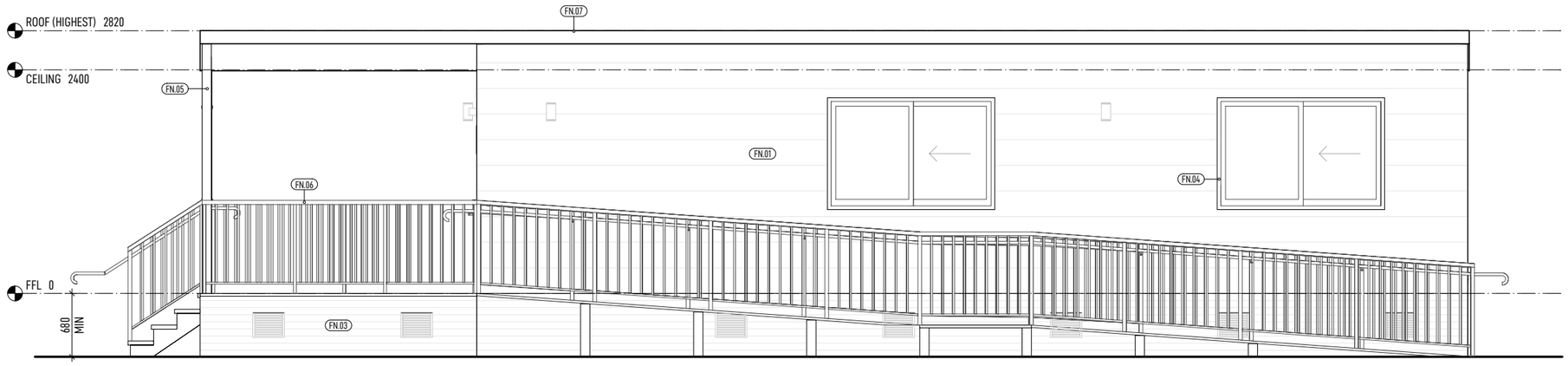


1 FRONT ELEVATION
SCALE: 1:50



2 LEFT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

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CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. 25030

PROJECT
COOLWATERS - SUPERIOR DDA CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A200

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
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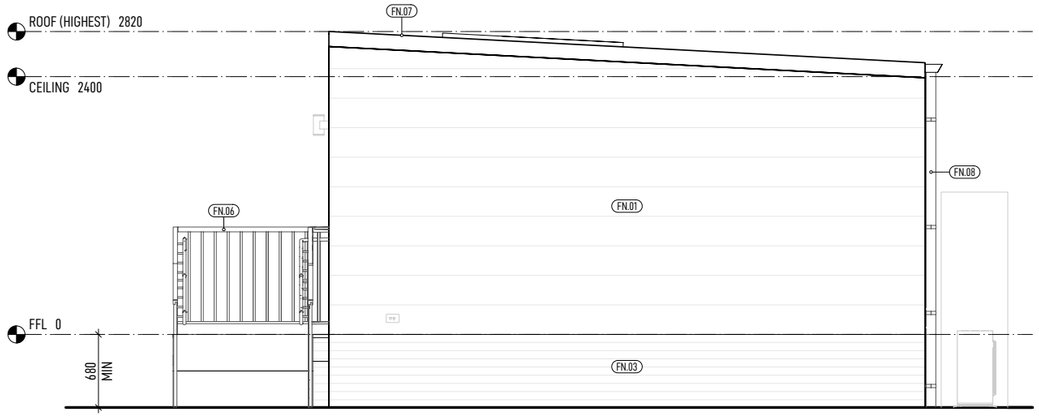
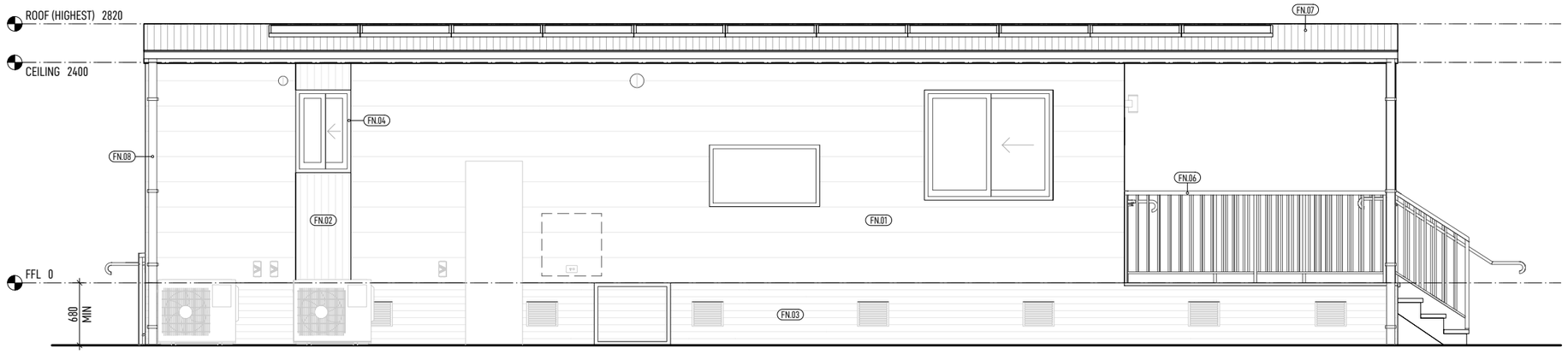


1 REAR ELEVATION
SCALE: 1:50



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GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE 1

DRAWN BY	REVISION	DATE	DESCRIPTION
DM			
CHECKED BY MM			

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT
COOLWATERS - SUPERIOR DDA CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A201

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

1 **3D PERSPECTIVE**
NTS

2 **3D PERSPECTIVE**
NTS

GENERAL NOTES
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760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
3D PERSPECTIVE

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A400

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

DIMENSION NOTES
THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. DO NOT SCALE OFF OF WORKING DRAWINGS - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS

ALL DIMENSIONS MEASURED FRAME TO FRAME, EXCEPT WHERE NOTED

WET AREA FALLS
FLOORS IN WET AREAS TO BE GRADED TO FLOOR WASTES / DRAINS WITH A MINIMUM FALL OF 1:80 IN SHOWERS AND 1:100 IN OTHER WET AREA FLOORS, IN ACCORDANCE WITH AS 3740 – 2021

GLAZING
ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047, DESIGNED FOR THE SITE'S DESIGN GUST WIND SPEED, AND TO MEET THE MINIMUM THERMAL PERFORMANCE REQUIREMENTS SPECIFIED IN ENERGY REPORT.
KINKA BEACH, QLD: WIND REGION B

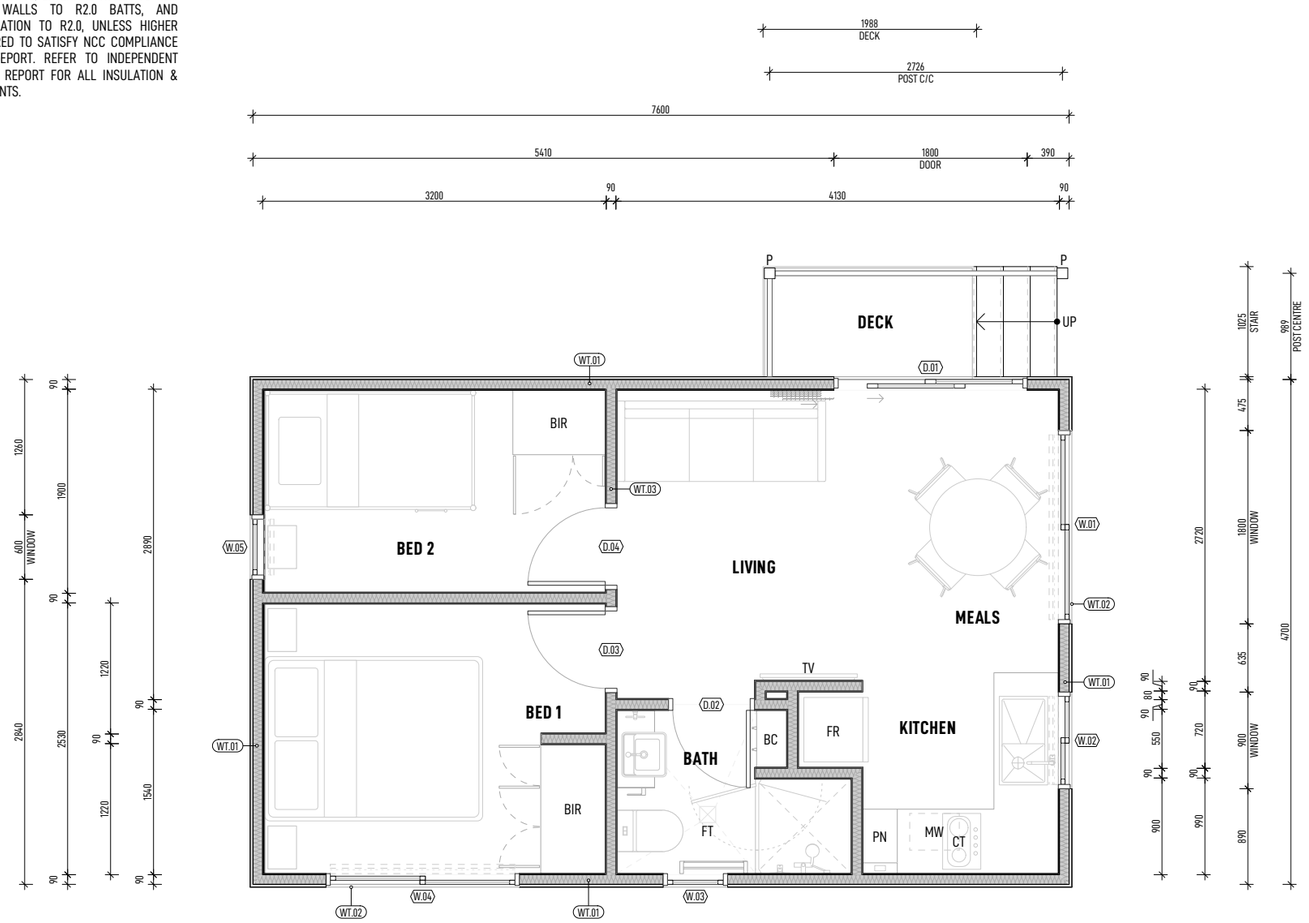
ALL OPENABLE WINDOWS TO BE FITTED WITH BLACK STAINLESS STEEL MESH FLYSCREENS. ALL EXTERNAL GLAZED SLIDING DOORS TO BE FITTED WITH SECURITY SCREENS.

BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.

ENERGY EFFICIENCY
REFER TO CLIMATE ZONE AND SITE PLAN FOR BUILDING ORIENTATION.

MINIMUM INSULATION REQUIREMENTS: ROOF INSULATION TO R6.0 BATTS, EXTERNAL WALLS TO R2.5 BATTS, INTERNAL WALLS TO R2.0 BATTS, AND UNDERFLOOR INSULATION TO R2.0, UNLESS HIGHER VALUES ARE REQUIRED TO SATISFY NCC COMPLIANCE OR THE ENERGY REPORT. REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION & GLAZING REQUIREMENTS.



FLOOR PLAN
SCALE: 1:50

WALL TYPE

WT.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDE PLANKS OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING
WT.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB OR SIMILAR, FIXED TO 90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD INTERNAL LINING - PAINT FINISH
WT.03	90 THK STEEL FRAME, INSULATION TO MEET OR EXCEED MINIMUM REQUIREMENTS AS SPECIFIED IN THE ENERGY REPORT, 10 THK PLASTERBOARD LINING BOTH SIDES, PAINT FINISH

LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	2 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP / DRAIN
P	POST

AREAS

CABIN	35.7m²
DECK	2.2m²
TOTAL FLOOR AREA	**37.9m²**

GENERAL NOTES
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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE 1
DRAWN BY **DM**
CHECKED BY **MM**
REVISION | DATE | DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT
COOLWATERS - STANDARD CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
FLOOR PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

WET AREA FALLS
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KINKA BEACH, QLD: WIND REGION B

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BUSHFIRE ATTACK LEVEL (BAL-12.5)
SITE IS CONSIDERED TO BE WITHIN A BAL–LOW ZONE. WHILE ONE CABIN HAS BEEN IDENTIFIED AS REQUIRING BAL–12.5. CABIN TO BE DESIGNED AND CONSTRUCTED TO BAL–12.5 REQUIREMENTS

INTERNAL WALL FINISHES

WF.01	PAINT - DULUX 'WHITSUNDAY ISLAND' – LOW SHEEN, LOW VOC ACRYLIC WITH ANTI-MOULD & ANTI-MILDEW PROPERTIES
WF.02	VJ (VERTICAL JOINT) BOARD LINING WITH BEADING TO TOP EDGE, PAINT TAUBMANS 'WINDY WATERS'
WF.03	WHITE TILES 600 x 300 STACKED PATTERN, MID GREY GROUT, ANODISED ALUMINIUM TRIM TO ALL EXPOSED EDGES
WF.04	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT

NOTE: 'WF.01' TO ALL INTERNAL WALLS, UNLESS OTHERWISE SPECIFIED

FLOOR TYPE

FT.01	4.5 THK VINYL PLANK KARNDEAN LOOSELAY ORIGINALS 'HAMPDEN', INSTALL WITH ALLOWANCE FOR EXPANSION GAP (1-2mm) CONCEALED BENEATH SKIRTINGS AND FLOOR TRIMS
FT.02	NATIONAL TILES UNION STONE 'GRIGIO MATT' 600 x 300 STACKED PATTERN, MID GREY GROUT, ENSURE JOINTS ALIGN WITH WALL TILE VERTICAL JOINTS, TILE TO BE THROUGH-BODY PORCELAIN WITH LOW WATER & STAIN ABSORBENCY, P4 SLIP RESISTANCE
FT.03	NEWTECHWOOD COMPOSITE TIMBER DECKING 'TEAK' OR SIMILAR, INSTALLED WITH STAGGERED JOINTS. P5 SLIP RESISTANCE

NOTE: FLOORING SUBSTRATE TO BE FIBRE CEMENT OR COMPRESSED FIBRE CEMENT SHEETING

FURNITURE TYPE

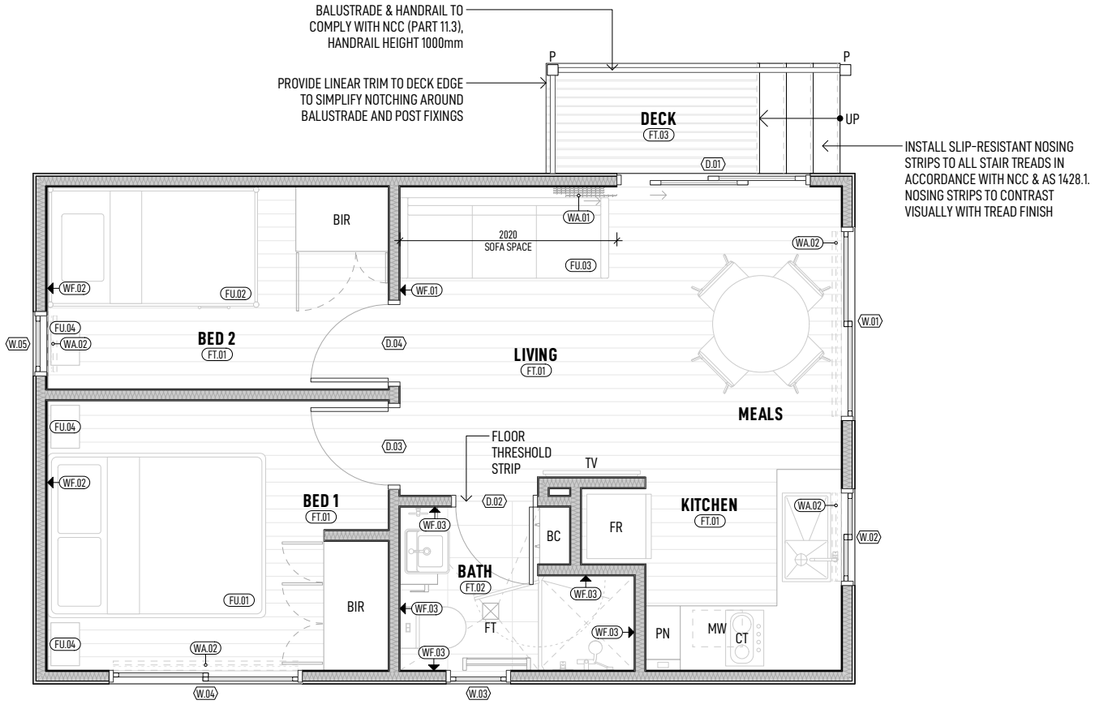
FU.01	QUEEN BED
FU.02	BUNK BED, BLACK METAL
FU.03	3 SEATER SOFA
FU.04	BEDSIDE TABLE

NOTE: ALL SELECTIONS BY CLIENT

WINDOW ACCESSORIES

WA.01	4 PANEL SLIDER BLOCKOUT BLINDS TO ENTRY, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL'
WA.02	INTERNAL DUAL ROLLER BLIND, BLOCKOUT CLOSER TO WINDOW FRAME, VERTILUX EUROBLOC ROOM DARKENING 'CARAMEL' & VERTILUX CHANELL TRANSLUCENT 'LIMESTONE'

NOTE: COORDINATE INSTALLATION OF ROLLER BLINDS WITH JOINERY, BLOCKOUT BLIND INSTALLED CLOSER TO WINDOW FRAME



LEGEND

BIR	BUILT-IN-ROBE
BC	BROOM CLOSET
PN	PANTRY
FR	REFRIGERATOR
MW	CONVECTION MICROWAVE
CT	2 BURNER INDUCTION COOKTOP
TV	WALL MOUNTED TELEVISION
FT	FLOOR TRAP / DRAIN
P	POST

AREAS

CABIN	35.7m²
DECK	2.2m²
TOTAL FLOOR AREA	**37.9m²**

FINISHES PLAN
SCALE: 1:50

GENERAL NOTES
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FOR PLANNING APPROVAL

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CLIENT
DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - STANDARD CABIN
760 SCENIC HIGHWAY, KINKA BEACH, QLD 4702

SHEET TITLE
FINISHES PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A101

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

BUSHFIRE ATTACK LEVEL (BAL-12.5)
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SUBFLOOR VENTILATION & ACCESS
SUBFLOOR VENTILATION SHALL COMPLY WITH NCC 2022 VOLUME TWO – HOUSING PROVISIONS PART 6.2.1 FOR CLIMATIC ZONE A. VENTILATION OPENINGS MUST BE PROVIDED TO EXTERNAL AND INTERNAL SUBFLOOR WALLS, WITH A MINIMUM NET OPEN AREA OF 6000 mm² PER METRE OF WALL LENGTH IN ACCORDANCE WITH TABLE 6.2.1a. MINIMUM CLEARANCES BETWEEN GROUND AND STRUCTURE MUST BE MAINTAINED, INCLUDING 150mm TO THE UNDERSIDE OF BEARERS AND 400mm TO THE UNDERSIDE OF JOISTS, AS PER TABLE 6.2.1b. VENT OPENINGS MUST BE EVENLY DISTRIBUTED AND LOCATED NO MORE THAN 600mm FROM CORNERS.

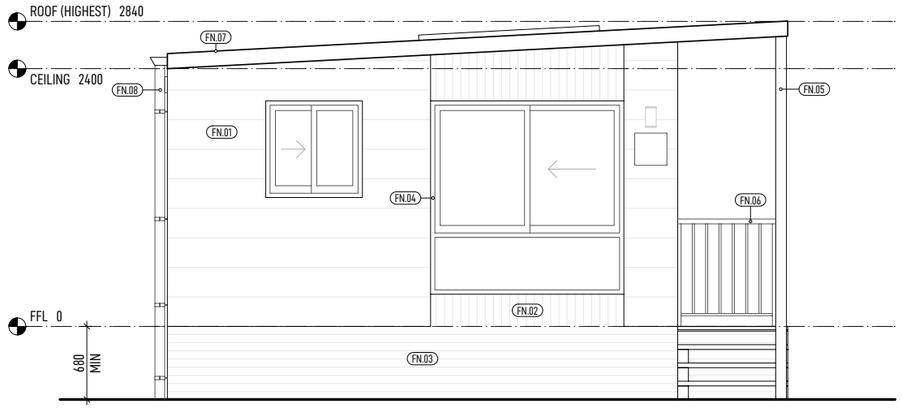
THE SUBFLOOR AREA MUST BE CLEARED OF ALL VEGETATION AND DEBRIS, WITH THE GROUND SURFACE GRADED TO DRAIN IN ACCORDANCE WITH CLAUSE 3.3.3. WHERE THE SUBFLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FLOODING, ADDITIONAL MEASURES IN ACCORDANCE WITH CLAUSE 6.2.1(5) SHALL APPLY, INCLUDING A 50% INCREASE IN VENTILATION, INSTALLATION OF AN IMPERVIOUS MEMBRANE, OR SPECIFICATION OF DURABLE STRUCTURAL MATERIALS.

PROVIDE LOCKABLE HINGED PANEL TO SUBFLOOR FOR ACCESS TO SERVICES AND RETICULATION. LOCATION TO BE CONFIRMED AND COORDINATED WITH FINAL SERVICE CONNECTION POINT ON SITE.

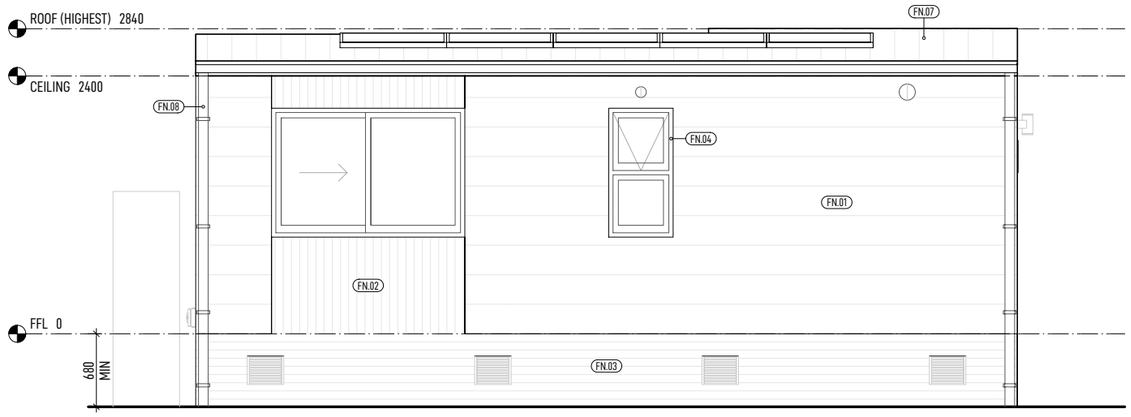
SUB-FLOOR CLADDING
WHERE GROUND LEVELS VARY, SCRIBE SUB-FLOOR CLADDING TO GROUND PROFILE, ALLOW NATURAL WATERFLOW BENEATH CABIN, MINIMUM 600 HEIGHT CLEARANCE. REFER TO CIVIL DRAWINGS FOR SPECIFIED HEIGHT.

STAIR
STAIR TO SUIT FINISHED GROUND LEVEL AT EACH CABIN. FINAL CONFIGURATION TO BE DETERMINED ON SITE BY BUILDER. CONSTRUCTION TO COMPLY WITH NCC 2022 ABCB HOUSING PROVISIONS (PART 11.2) AND AS 1657.

MECHANICAL VENTILATION
EXHAUST FROM KITCHEN & WET AREAS TO BE DUCTED TO EXTERNAL WALL OUTLETS WITH BACKDRAFT DAMPERS, IN ACCORDANCE WITH NCC & AS 1668.2.



1 FRONT ELEVATION
SCALE: 1:50



2 LEFT ELEVATION
SCALE: 1:50

EXTERNAL MATERIALS & FINISHES

FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDTH, PAINTED TAUBMANS ALL WEATHER 'COLORBOND SURFMIST'
FN.02	VERTICAL WALL CLADDING LYSAGHT CUSTOM ORB 'SURFMIST' OR SIMILAR
FN.03	HORIZONTAL SUB-FLOOR CLADDING LYSAGHT CUSTOM ORB PROFILE OR SIMILAR COLORBOND 'WALLABY', FULLY ENCLOSED WITH LOCKABLE HINGED ACCESS PANEL
FN.04	EXTERNAL DOOR & WINDOW FRAMES / SASHES POWDER COATED DULUX DURALLOY 'SURFMIST'
FN.05	POSTS DULUX COLORBOND 'SURFMIST'
FN.06	BALUSTRADE POWDER COATED DULUX DURALLOY 'WALLABY'
FN.07	LYSAGHT CUSTOM ORB ACCENT 21 COLORBOND 'SURFMIST' ROOF SHEETING PITCHED @ 3°
FN.08	FASCIAS, GUTTER & DOWNPIPES COLORBOND 'SURFMIST'. LOWER SECTION OF DOWNPIPE PAINTED TO MATCH SUB-FLOOR CLADDING

NOTE: FOR NON-PREFINISHED EXTERNAL ELEMENTS REQUIRING PAINTING, USE DULUX WEATHERMAX HBR OR TAUBMANS ALL WEATHER OR SIMILAR, LOW SHEEN, COLOUR FINISH AS NOTED

GENERAL NOTES
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DISCOVERY HOLIDAY PARKS
PROJECT NO. 25030

PROJECT
COOLWATERS - STANDARD CABIN
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A200

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

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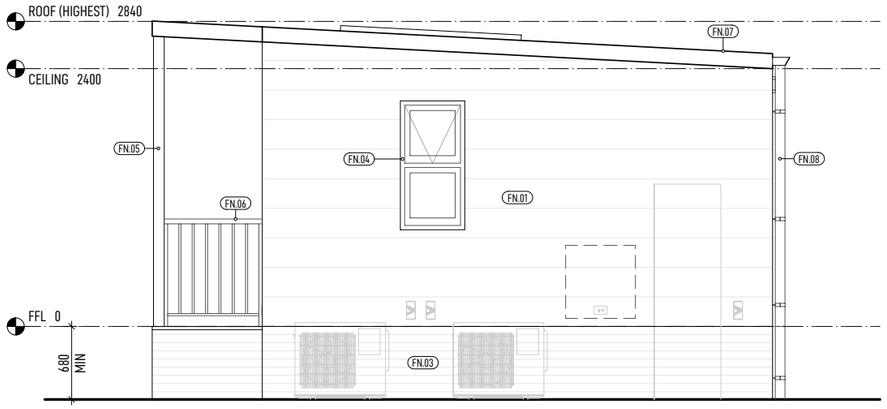
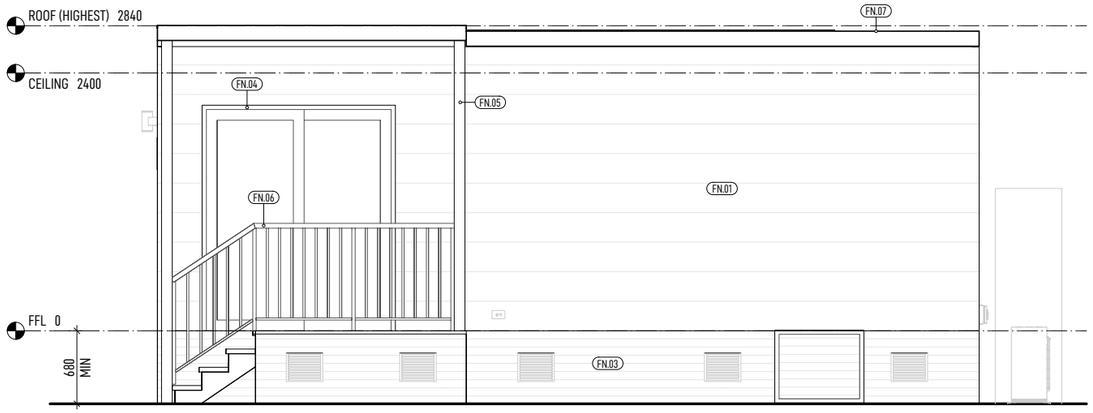


1 REAR ELEVATION
SCALE: 1:50



2 RIGHT ELEVATION
SCALE: 1:50

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FN.01	HORIZONTAL WALL CLADDING HARDIE PLANK WEATHERBOARD 300 WIDTH, PAINTED TAUBMANS ALL WEATHER 'COLORBOND SURFMIST'
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REVISION	DATE	DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. 25030

PROJECT
COOLWATERS - STANDARD CABIN

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
ELEVATIONS

SCALE AS SHOWN @ A3

DATE 2/09/2025

SHEET NUMBER
A201

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

1 **3D PERSPECTIVE**
NTS

2 **3D PERSPECTIVE**
NTS

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PROJECT
COOLWATERS - STANDARD CABIN

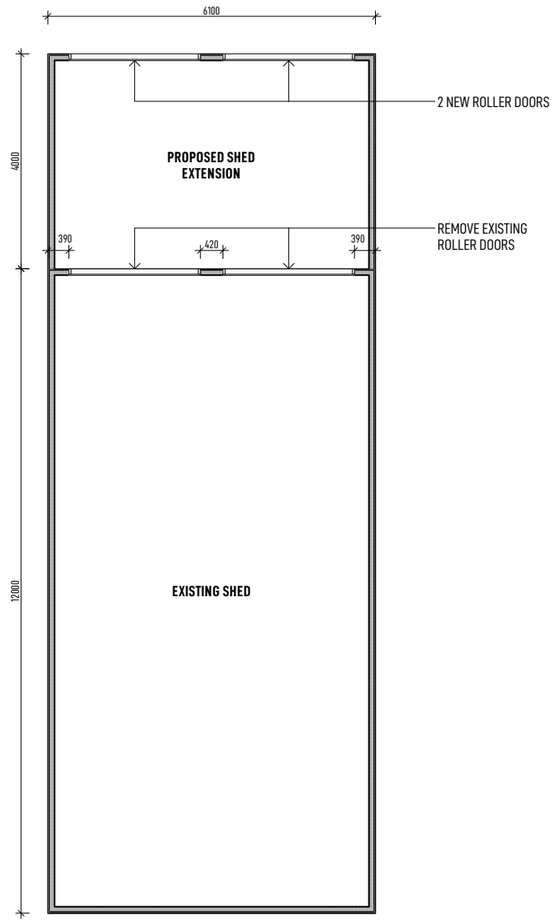
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
3D PERSPECTIVE

SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A400

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG



PROPOSED FLOOR PLAN
SCALE: 1:100

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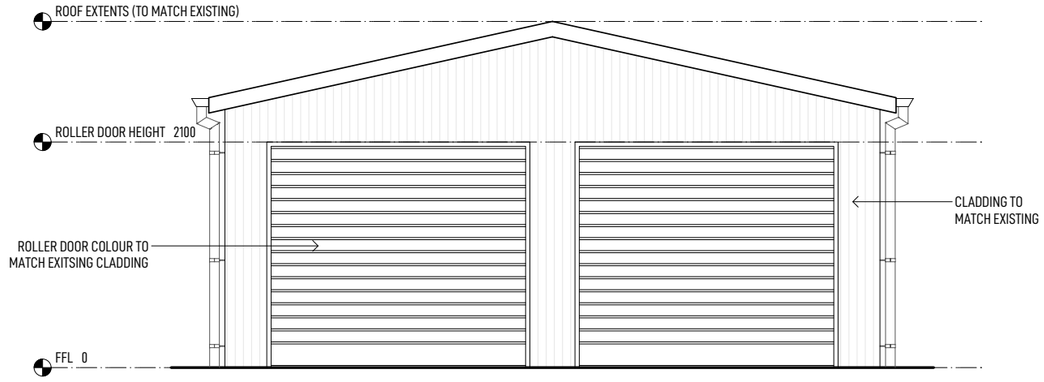
DISCOVERY HOLIDAY PARKS
PROJECT NO. **25030**

PROJECT
COOLWATERS - SHED EXTENSION
760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

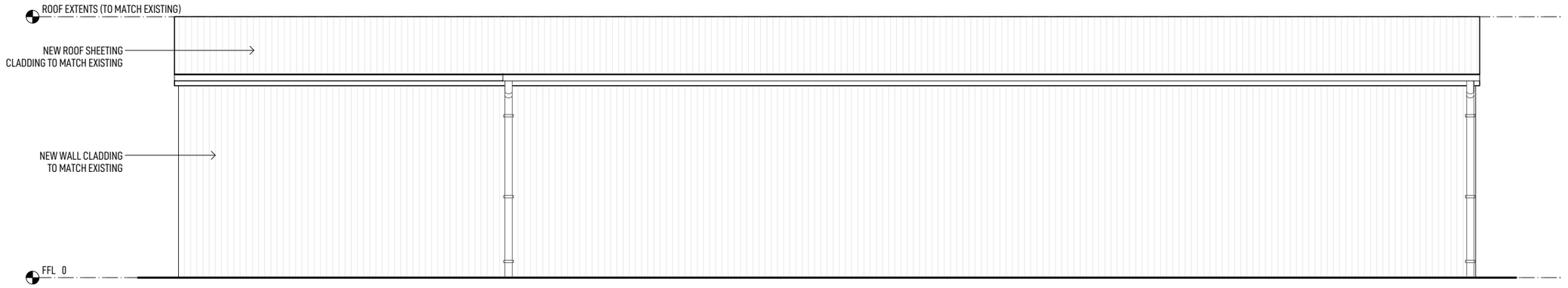
SHEET TITLE
PROPOSED FLOOR PLAN
SCALE AS SHOWN @ A3 DATE 2/09/2025

SHEET NUMBER
A100

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG



1 FRONT ELEVATION
SCALE: 1:50



2 RIGHT ELEVATION
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GENERAL NOTES
CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE BEFORE CONSTRUCTION. COORDINATE WITH OTHER DISCIPLINES. CHECK / REFER TO THE LATEST ISSUED DOCUMENTATION. ENSURE DRAWINGS ARE READ IN CONJUNCTION WITH NCC / AUS STANDARDS. REPORT ANY DISCREPANCIES TO CARUMAG FOR RESOLUTION.

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PROJECT STATUS
FOR PLANNING APPROVAL

ISSUE **1**
DRAWN BY **DM**
CHECKED BY **MM**

REVISION	DATE	DESCRIPTION

CLIENT
DISCOVERY HOLIDAY PARKS

PROJECT NO. **25030**

PROJECT
COOLWATERS - SHED EXTENSION

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

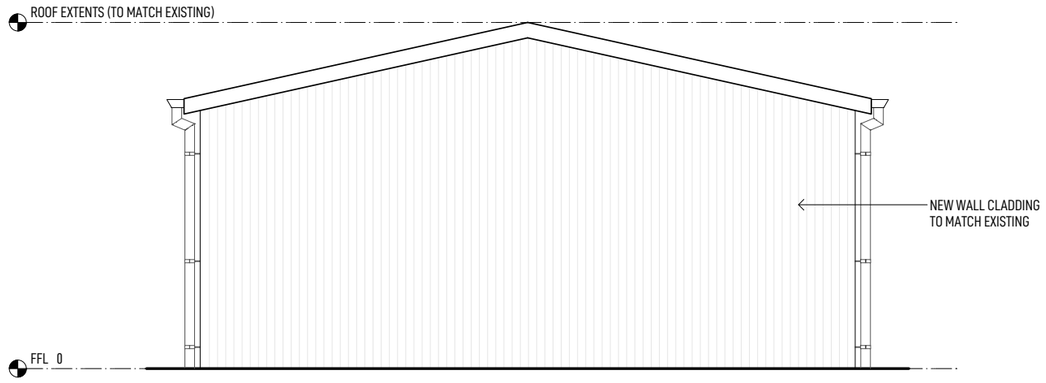
SHEET TITLE
ELEVATIONS

SCALE AS SHOWN @ A3

DATE 2/09/2025

SHEET NUMBER
A200

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG



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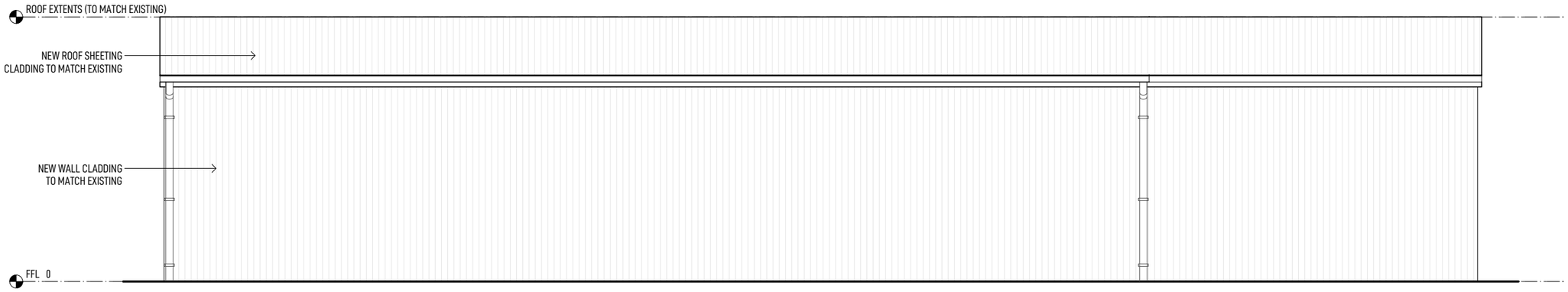

2 LEFT ELEVATION
SCALE: 1:50

GENERAL NOTES
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760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

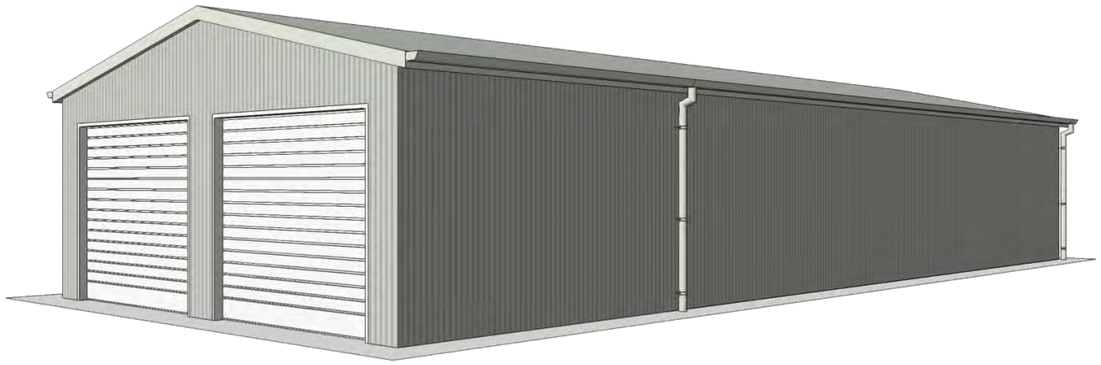
SHEET TITLE
ELEVATIONS

SCALE AS SHOWN @ A3

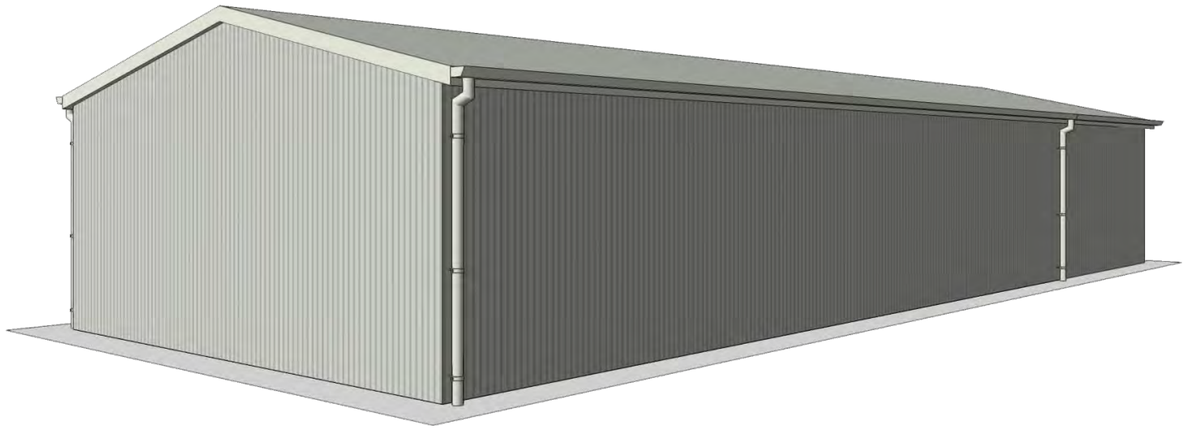
DATE 2/09/2025

SHEET NUMBER
A201

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG



1 **3D PERSPECTIVE**
NTS



2 **3D PERSPECTIVE**
NTS

GENERAL NOTES
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PROJECT NO. **25030**

PROJECT
COOLWATERS - SHED EXTENSION

760 SCENIC HIGHWAY,
KINKA BEACH, QLD 4702

SHEET TITLE
3D PERSPECTIVE

SCALE AS SHOWN @ A3

DATE 2/09/2025

SHEET NUMBER
A400

(08) 8352 3505 projects@carumag.com.au
677 SOUTH ROAD, BLACK FOREST SA 5035
CARUMAG

13.5 - D-339-2025 - MCU FOR TOURIST PARK

Code Assessment

Meeting Date: 3 February 2026

Attachment No: 3

Rural zone code

The purpose of the rural zone code is:

(1) to identify the desired character and amenity for the zone and to protect it from incompatible development;

(2) to provide predominantly for a wide range of uses from within the rural activities group, particularly those involved primary production, and to protect these from land use conflict that may result from the development of sensitive land use and other non-rural uses;

(3) to protect or manage significant natural resources and processes to maintain the capacity for primary production;

(4) to provide for the development of a limited range of other uses that are compatible with rural areas and rural activities, where they do not limit or compromise the potential for the development of uses involved in primary production;

(5) to establish two precincts within the zone where particular development outcomes are specified, and the precincts are identified as follows:

(a) *the Capricorn Coast Rural Precinct;*

(b) *the Yaamba Historic Township Precinct; and*

(6) to facilitate the achievement of the overall outcomes sought for the zone.

The purpose of the code will be achieved through the following overall outcomes:

(1) the development is:

(a) a use within the rural activities group; or

(b) a use which:

(i) is compatible with and supports a use within the rural activities group; or

(ii) does not limit or compromise the development of a use within the rural activities group on an adjoining rural zoned lot;

(2) the development of a use from within the rural activities group is a preferred use within the zone in the following circumstances:

(a) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and

(b) the use:

(i) is animal husbandry; or

(ii) is animal keeping; or

(iii) is aquaculture; or

(iv) is cropping; or

(v) is extractive industry; or

(vi) is intensive animal industry; or

(vii) is intensive horticulture; or

(viii) is a permanent plantation; or

(ix) is a roadside stall; or

(x) is a rural industry; or

(xi) is a wholesale nursery; or

(xii) is a winery; and

(3) the development of a use from within the accommodation activities group occurs within the zone only in the following circumstances:

(a) it is ancillary to the use of the land for a use within the rural activities group;

(b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;

(c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group;

(d) it is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity; and

(e) the use:

(i) is a caretaker's accommodation; or

(ii) is a dwelling house; or

(iii) is a dwelling unit; or

(iv) is a home based business; or

(v) is rural workers' accommodation; or

(vi) is short-term accommodation (being a farm stay);

(4) the development of other non-rural uses occur within the zone only in the following circumstances:

(a) the use:

(i) is compatible with development in the immediate area; or

(ii) has characteristics which tie it to a specific natural resource; or

(iii) requires large area of land that is not available in an area zoned for urban activities; and

(b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and

(c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and

(d) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and

(e) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and

(f) the use:

(i) is within the business activities group and is:

(A) bulk landscape supplies; or

(B) a garden centre; or

(C) veterinary services; or

(ii) is within the recreation activities group and is:

(A) an environment facility; or

(B) outdoor sport and recreation; or

(C) a park; or

(iii) is within the special activities group and is:

(A) is emergency services; or

(B) a landing; or

(C) a transport depot containing no more than four (4) vehicles; or

(D) other uses within the special activities group if they are an essential component of infrastructure servicing the community; and

(5) the development is compatible with a form that is characterised by:

(a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses from within the rural activities group, particularly those involved in primary production;

(b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;

(c) use of vegetation screening, separation distances and buffering to manage impacts between adjoining land use;

(d) protection of a reasonable level of visual amenity when viewed from the street and public places; and

(e) development being appropriately integrated with any large tracts and corridors of remnant vegetation and habitat, and any State or local significant vegetation, habitat, wetlands or waterways, so as to protect landscape values and natural environment values; and

(6) land that is identified as Agricultural Land Class A or Class B:

(a) is retained for development that is unlikely to limit or compromise the capacity of the land to be used for primary production;

(b) is protected from fragmentation due the creation of inappropriate lot sizes for the location;

(c) is protected from inappropriate and incompatible development, unless:

(i) there is a proven overriding need in terms of public benefit for the development and no other site is suitable for that particular development;or

(ii) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, promotion, or sales associated with primary produce sourced from the site or local area; or

(iii) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable ; and

(7) development maximises the potential to undertake uses from within the rural activities group by retaining lots in a suitable size and shape (unless there is a demonstrated need adjacent to an identified township in accordance with Overall Outcome (7)(c) or if located in the Capricorn Coast rural precinct) as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows:

(a) a minimum area of sixty (60) hectares only where located upon land identified as being entirely within Agricultural Land Class A or Class B; or

(b) a minimum area of one-hundred and fifty (150) hectares where located upon land that is not as being entirely within Agricultural Land Class A or Class B;

(c) a minimum area of two (2) hectares where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves, and all of the following circumstances exist:

(i) the site is not located within the Capricorn Coast rural precinct or is not located within land identified as Agricultural Land Class A or Class B; and

(ii) the site is not included in, or within five (5) kilometres of land designated as urban, new urban, or future urban as shown on the Strategic framework maps; and

(iii) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and

(iv) it can be demonstrated that there is a need for additional supply of lots within a five (5) kilometre radius of the township zone; and

(v) the site is in proximity to primary school or a bus route; and

(vi) each new lot created has regular proportions; and

(vii) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffer areas; and

(viii) new lots do not take direct access from a State main road; and

(ix) a sufficient minimum number of lots is proposed in the one estate; and

(x) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and

(xi) the following infrastructure and services are provided:

(A) a bitumen sealed road of a suitable standard;

(B) approved municipal water supply; and

(C) electricity and telecommunications; and

(8) the development does not compromise the use of declared stock routes; and

(9) the development is provided with adequate infrastructure and essential services; and

6.5.4.2 Specific benchmarks for assessment

Table 6.5.4.4.1 —Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)		
Land use		
If a use within the accommodation activities group		
PO1 The development of a use within the accommodation activities group: (a) does not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; (b) does not limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and (c) is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity.	**AO1.1** The habitable buildings of a use from within the accommodation activities group have a setback from side and rear lot boundaries in accordance with the greater of the following: (a) if there is an established use from within the rural activities group located on an adjoining lot, a setback from the common boundary with that lot, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or (b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**PO1 - Complies** The cabins do not meet the side boundary setback of fifty (50) metres however, are setback 27.116 - 28.849 metres to the eastern side boundary. There is no adjoining rural use to the east (all Dwelling houses), nor will the development limit or compromise future development of rural zoned land. The cabins setbacks are consistent with the existing setbacks of the caravan/tent sites, and are adequately separated from the Dwelling houses to the east to minimise adverse impacts on amenity. Further, low maintenance native plantings are proposed around the cabins to provide a level of visual amenity.
	AO1.2 The habitable buildings of a use within the accommodation activities group have a setback from road frontage lot boundaries in accordance with the greater of the following: (a) if there is an established use from within the rural activities group located on a lot on the opposite side of the road, a distance from the road frontage boundary, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or (b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**AO1.2 - Complies** All cabins are greater than twenty (20) metres from the Scenic Highway or Resada Esplanade; and are internal to the site.
If a use within the rural activities group		
PO2 The development of a use within the rural activities group is designed, sited and operated to minimise significant adverse impacts on sensitive land use.	**AO2.1** The development of a use within the rural activities group complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4.	**AO2.1 - Not applicable**
If a roadside stall		
PO3 The roadside stall:	**AO3.1** Any structure used for a roadside	**AO3.1 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
(a) is small in scale; (b) does not impact on the amenity of adjoining land uses and the surrounding area; (c) does not adversely affect the safety and efficiency of the road network; (d) is ancillary to the farming use conducted on the same site; and (e) sells only fresh produce grown locally.	stall: (a) has a maximum floor area of twenty (20) square metres; and (b) is located entirely within the lot and not on the road reserve.	
	AO3.2 Site access, car parking and storage areas: (a) are located entirely within the lot and not on the road reserve; and (b) use the same driveway as the primary lot access	**AO3.2 - Not applicable**
Built form		
PO4 The height of buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.	**AO4.1** Building height does not exceed twelve (12) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group).	**AO4.1 - Complies** The highest cabin is the standard cabin at 2.84 metres and all others are of lesser height. The shed will match the existing shed height.
	AO4.2 The height of structures does not exceed twenty-five (25) metres above ground level.	**AO4.2 - Not applicable**
PO5 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; (b) prevention of overshadowing of habitable buildings of any sensitive land use on adjoining lots; and (c) prevention of overshadowing of public places.	**AO5.1** Buildings or structures have a setback from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.	**AO5.1 – Complies** The shed is appropriately setback from boundaries, is internal to the site, and is an extension to the existing shed, with no impact to the street or adjoining sites.
Where located in the Yaamba Historic Township Precinct **PO6-PO10 – Not applicable as the site is not in the precinct**		

Table 6.5.4.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Where located in all areas of the zone (excluding the Capricorn Coast Rural Precinct and excluding the		

Performance outcomes	Acceptable outcomes	Assessment Response
Yaamba Historic Township Precinct)		
Land use		
PO11 The use contributes to the development of the rural zone which is comprised of the following: (a) preferred uses for the zone (as identified in the overall outcomes for the zone); or (b) uses within the accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone); or (c) other uses that are not within the rural activities group or accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone).	No acceptable outcome is nominated.	**PO11 – Justified to achieve the Strategic framework** The proposed development does not achieve the overall outcomes for an accommodation activity; however, has been demonstrated to achieve the strategic outcomes of the rural places and tourism themes in the Strategic framework. The development is a change of use of the existing tourist park. There is no new land use proposed, however the introduction of building bulk is being considered through this application assessment. The development type requires a large parcel of land and does not result in fragmentation or impact on rural land; further is located within the existing tourist park footprint and not resulting in any impact to the native vegetation on the balance of the site.
Where located in the Capricorn Coast Rural Precinct		
Land use		
PO12 The use contributes to the development of a Capricorn Coast Rural Precinct which is comprised of the following: (a) preferred uses for the precinct (as identified in the overall outcomes for the zone); or (b) intensive animal industry or intensive horticulture (where in accordance with the circumstances identified in the overall outcomes for the precinct); or (c) a use from within the accommodation activities group or other non-rural uses (where in accordance with the circumstances identified in the overall outcomes for the precinct).	No acceptable outcome is nominated.	**PO12 - Not applicable**
Where located in the Yaamba Historic Township Precinct		
Land use		
PO13 The use is a preferred use for the precinct (as identified in the overall outcomes for the precinct).	No acceptable outcome is nominated.	**PO13 - Not applicable**
PO14 The use: (a) is small in scale and has a	No acceptable outcome is nominated.	**PO14 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
limited intensity; and (b) has low impacts on sensitive land use in the immediate area.		
PO15 A new use from within the accommodation activities group, business activities group, community activities group, entertainment activities group, or industrial activities group does not establish in the zone.	No acceptable outcome is nominated.	**PO15 - Not applicable**
Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)		
PO16 The development of a use within the rural activities group is designed and operated at an appropriate scale and intensity relative to the capacity of water resources and soil to sustain the development activity in an environmentally responsible manner.	No acceptable outcome is nominated.	**PO16 - Not applicable**
PO17 The development of a use within the rural activities group or a use being veterinary services, where involving the boarding, accommodation, care, training, holding, keeping, production, or cultivation of animals and the like, ensures that the animals are confined within the site in secure fencing or other enclosures, and these confinements are sited, designed and managed in a manner which achieves the following: (a) accepted best practice for the welfare of animals; (b) prevention of the escape of animals; (c) best practice for the hygienic confinement of animals; and (d) minimal nuisance beyond the site boundaries by way of noise and odours produced by the animals.	No acceptable outcome is nominated.	**PO17 - Not applicable**
PO18 The use does not result in land and water quality degradation (above ground and underground) due to the following: (a) movement of sediment, nutrients, pathogens, and pollutants; or (b) the handling, treatment and disposal of solid and liquid	No acceptable outcome is nominated.	**PO18 – Complies** The change of use is not considered to result in land or water degradation. Stormwater will be managed appropriately, solid waste (refuse) will be conditioned in accordance with the general development code, and sewerage waste is managed on-site.

Performance outcomes	Acceptable outcomes	Assessment Response
waste.		
PO19 The use: (a) avoids unnecessary clearing of native vegetation and habitat; and (b) minimises major earthworks.	No acceptable outcome is nominated.	**PO19 – Complies** The development is within the existing footprint of Coolwaters Caravan Park therefore no unnecessary clearing is required. There is also no major earthworks required.
If an extractive industry		
PO20 To the extent practicable, scarred areas of the natural landscape resulting from extractive industry are screened from view of public roads, prominent public viewer places and neighbouring properties.	**AO20.1** A densely vegetated buffer area having a minimum depth from the lot boundary of twenty (20) metres is located along all boundaries of the site (excluding access points), and the buffer area contains vegetation having a foliage height and density capable of visually screening scarred areas of land when viewed from public roads, prominent public viewer places and neighbouring properties.	**AO20.1 - Not applicable**
PO21 Rehabilitation of the site occurs over the life of the project and the development is undertaken in accordance with a management plan which satisfies Council that premises that will be safe and useable upon completion and the following actions will be appropriately undertaken: (a) progressive rehabilitation works at the site; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species.	No acceptable outcome is nominated.	**PO21 - Not applicable**
PO22 Noise generating activities occur at times that are unlikely to result in unreasonable disturbance to sensitive land use.	**AO22.1** Significant noise generating activities such as blasting, crushing, grinding, milling, loading or similar only occur between the hours of 9:00 and 17:00.	**AO22.1 - Not applicable**
	AO22.2 Noise generating activities (other than those listed in AO22.1) only occur between the hours of 06:00 and 18:00.	**AO22.2 - Not applicable**
If a transport depot		
PO23 Development for the purpose of a transport depot:	**AO23.1** The transport depot does not store any more than four (4) vehicles.	**AO23.1 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
(a) is located at an appropriate sized site; (b) is ancillary to the use of the site primarily for rural purposes; (c) is small in scale; (d) is designed and sited to minimise adverse impacts on the amenity of any sensitive land use in the immediate area; (e) does not result in a significant amount of daily vehicle trips to and from the site; and (f) is located at a site adjoining an appropriate road in the planning scheme road hierarchy in order to: (i) minimise disturbance to adjoining land use from dust and vehicle noise; (ii) minimise costly damage to the road surface; and (iii) minimise any adverse impacts to the safety, efficiency and effectiveness of the road network.	(a)	
	AO23.2 The transport depot: (b) is situated a minimum distance of fifty (50) metres from a side or rear lot boundary; (c) is situated a minimum distance of fifty (50) metres from a road frontage lot boundary; (d) is situated a minimum distance of 150 metres from a sensitive land use located on an adjoining site; and (e) is within a garage.	**AO23.2 - Not applicable**
	AO23.3 Any maintenance of vehicles: (a) is minor in nature; (b) does not involve major body work; and (c) does not involve major engine or mechanical repairs.	**AO23.3 - Not applicable**
	AO23.4 The transport depot is located at a site which gains access from a road having the following characteristics: (a) the road is bitumen sealed; and (b) the road is not classified in the road hierarchy as an access	**AO23.4 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
	street or an access place.	
Where located within Agricultural Land Class A and Class B identified on an overlay		
PO24 Land that is identified as Agricultural Land Class A or Class B is developed only in the following circumstances: (a) it is for a land use from within the rural activities group, which does not limit or compromise the capacity of the land to be used for primary production; or (b) it is for a land use that is not within the rural activities group, which is not irreversible, and which does not limit or compromise the capacity of the land to be used for primary production; or (c) it is proven that the land should not actually be identified as Agricultural Land Class A or Class B; or (d) other than in the Capricorn Coast Rural Precinct, it does not result in the creation of a lot having an area less than sixty (60) hectares and a width less than 450 metres; or (e) it is for a land use that is not within the rural activities group and there is an overriding need in terms of public benefit for the development and that the development cannot be located on alternative sites that are suitable for the development; or (f) the land is identified as Key Resource Area; or (g) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, promotion, or sales associated with primary produce sourced from the site or local area; or (h) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.	No acceptable outcome is nominated.	**PO24 - Not applicable**
Where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves		
PO25 Reconfiguration of rural zoned lots located adjacent to the townships of Cawarral, Mount Chalmers or The Caves only occurs when all of the	No acceptable outcome is nominated.	**PO25 - Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
following circumstances exist: (a) the site is not located within the Capricorn Coast Rural Precinct or is not located within Agricultural Land Class A or Class B land; (b) the site is not included in, or within five (5) kilometres of land designated as *urban, new urban, or future urban* as shown on the Strategic Framework maps; (c) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; (d) it can be demonstrated that there are fewer than ten (10) existing vacant lots, which have areas of between one (1) and three (3) hectares in extent, within a five (5) kilometre radius of the township zone; (e) the site is within ten (10) kilometres of a primary school or within one (1) kilometre of a school bus route; (f) the site is within ten (10) kilometres of an existing useable hall or other acceptable meeting place such as a shop or sporting facility; (g) each new lot created has regular proportions and is not smaller than two (2) hectares in area and eighty (80) metres in width; (h) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffers between any established or future use of adjoining lots for rural activities and any future sensitive land use on the new low lot; (i) new lots do not take direct access from a State main road; (j) a minimum of twenty (20) new lots is proposed in one estate; (k) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and (l) the following infrastructure and services are provided: (i) a bitumen sealed road to		

Performance outcomes	Acceptable outcomes	Assessment Response
rural standard or higher; (ii) municipal water supply; and (iii) electricity and telecommunications.		
Appearance		
PO26 The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.	**PO26 – Complies** The cabins are not visible from public spaces external to the site and are not expected to adversely affect the amenity of the surrounding area as they are of a consistent cabin appearance, and integrate with other cabins on the site.
Stock routes		
PO27 The development does not limit or compromise the use of identified stock routes for stock movement or other compatible uses.	No acceptable outcome is nominated.	**PO27 - Not applicable**
Infrastructure		
PO28 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	**AO28.1** The development complies with the requirements of the Development Works Code.	**AO28.1 – Complies** The site has connected to the water supply, telecommunications and electricity networks. Conditions to this effect have been included to ensure the site, and cabins are appropriately connected. Access will be maintained from the Scenic Highway and internal roads. Roof and allotment drainage has been conditioned. Each cabin is provided with a car park.
Where located in the Yaamba Historic Township Precinct		
Lot size and shape		
PO29 Development does not involve the reconfiguration of a lot below the minimum size and shape requirements for lots specified in the reconfiguring a lot code.	No acceptable outcome is nominated.	**PO29 - Not applicable**
Appearance		
PO30 The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.	**PO30 - Not applicable**

Accommodation Activities Code

The following is an assessment of the proposal against the specific benchmarks of the accommodation activities code, which includes an assessment of the development against the applicable specific performance outcomes and acceptable outcomes of the code.

Table 9.2.1.4.1 – Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment response
Location design and sitting		
If a tourist park		
PO67 The tourist park is located at a highly accessible site which: (a) is convenient for people residing at the premises; and (b) is: (i) within or in proximity to a high order centre of activity which contains shops, food and drink outlets, community activities, and entertainment activities; or (ii) is in proximity to a major visitor or tourist destination; and (c) is in proximity to high order transport routes, transport routes normally used by visitors and tourists, and public transport facilities; and (d) can minimise adverse impacts on local amenity and the local transport network.	**AO67.1** The tourist park is located at a site: (a) within four-hundred (400) metres of a major centre zone, district centre zone, or the local centre zone of Emu Park and within one hundred (100) metres of a collector road or higher order road in the road hierarchy; or (b) within the major tourism zone; or **(c)** within the township zone and adjoining the highest order road of the township or a road identifiable as the main street of the township.	**PO67 - Complies** The site is greater than 400 metres from a centre zone; however, the development is for the change of use of the existing tourist park being from caravan/tent sites to cabins. The location is convenient whereby direct access is available to the Scenic Highway towards either Yeppoon or Emu Park.
PO68 The tourist park is designed and developed: (a) at appropriate scale and density relative to the zone of the site and surrounding land use; (b) to ensure the safety of residents of the park; (c) to ensure there is a high level of amenity and privacy for residents of the park and for residents on adjoining premises.	No acceptable outcome nominated	**PO68 - Complies** The cabins are of appropriate scale and amenity to integrate with the existing caravan park. The safety has been considered by the application and will be managed by the caravan park. Cabins are setback approximately thirty (30) metres from adjoining residential properties, ensuring amenity is not impacted on. Internal to the site, cabins are separated by a minimum of 4.5 metres, up to seven (7) metres between standard cabins. Landscaping is also proposed around the cabins.
PO69 The visual impact of the tourist park upon the	**AO69.1** Other than for the site entry and exit, and any management buildings	**AO69.1 Complies** There is no change to the existing development frontage to any road

Performance outcomes	Acceptable outcomes	Assessment response
streetscape and on adjoining land in a residential category zone is minimised by use of dense vegetation to visually screen the buildings, caravans and structures of the development.	associated with entry to the park, the development has a densely vegetated setback depth of at least five (5) metres along all external road frontages and along all property boundaries adjoining land within a residential category zone.	reserves. There is approved caravan/tent sites to the east of the cabins and there is no ability to require the vegetation buffer due to existing approvals and infrastructure.
PO70 The amenity of the tourist park is enhanced by provision of open space and landscaping dispersed throughout the development site.	No acceptable outcome nominated	**PO70 – Complies** There is no change to the open space on the site. There is landscaping proposed around the cabins.
PO71 The development contains a clearly signed onsite office building for management of the tourist park, and the building is sited in a highly accessible manner in proximity to the entry of the tourist park.	No acceptable outcome nominated	**PO71 - Not applicable** There is an existing office building on the Discovery Holiday Parks for management.
PO72 The tourist park: (a) contains a range of site sizes to accommodate variations in the size of cabins, caravans and annexes, tents, and a vehicle for each site; (b) contain sites that are clearly defined and include numbering; and (c) contain sites that have well-drained surfaces.	**AO72.1** The area allocated to accommodate each individual caravan or cabin site: (a) is a minimum of one-hundred and thirty (130) square metres; (b) has a minimum frontage of ten (10) metres to any internal access road; and (c) is delineated on the ground and prominently numbered.	**AO72.1 Does not comply for all cabin types; PO72 Complies** The proposal accommodates four (4) different cabin sizes, all with one car parking space adjacent to the cabin, and all have access to the common facilities on the site. The cabins will be clearly defined by numbering. The cabin sites will be well-drained (conditioned for roof and allotment drainage).
PO73 A sufficient amount of living space and functional recreation space is provided for occupants of the tourist park.	**AO73.1** A minimum of ten (10) per cent of the total site area is provided as communal open space and the communal open space: (a) does not include any landscape buffer areas; (b) is clear of obstacles such as clothes hoists, access ways, parking spaces and refuse containers; and (c) has regular dimensions. **AO73.2** A minimum of one (1) indoor communal recreation and entertainment building is provided for occupants of the tourist park having a minimum size which is the greater of the following: (a) one (1) square metre per	**PO73 - Complies** The proposed development will utilise the existing facilities within the Discovery Parks Coolwaters Yeppoon.

Performance outcomes	Acceptable outcomes	Assessment response
	resident able to occupy the tourist park; or (a) (b) one-hundred (100) square metres.	
PO74 Communal recreation or entertainment space, amenities buildings, a kiosk, or a food and drink outlet provided as part of the development are small-scale and ancillary to the use of the premises for providing accommodation for short term holiday purposes and they primarily service the convenience needs of guests residing at the tourist park.	No acceptable outcome nominated	**PO74 - Complies** No change is proposed. The proposed development will utilise the existing facilities within the Discovery Parks Coolwaters Yeppoon.
PO75 Communal recreation or entertainment space, amenities building, kiosk, or food and drink outlet provided as part of the development are designed and sited so as to minimise potential noise impacts on neighbouring premises.	**AO75.1** Any communal recreation or entertainment space, community building, amenities building, kiosk, or food and drink outlet is designed and sited so as to minimise potential noise impacts on neighbouring premises in accordance with the following: (a) it is sited a minimum of ten (10) metres from the property boundaries that adjoin land within a residential category zone or land within the township zone; or **(a)** (b) it is sited a minimum of five (5) metres from the property boundaries that adjoin land within a residential category zone or land within the township zone, and the area is enclosed by an acoustic screen fence, or a solid building, or a part of a building with no voids.	**PO75 - Complies** No change is proposed. The proposed development will utilise the existing facilities within the Discovery Parks Coolwaters Yeppoon.
PO76 The development contains on-site building(s) for amenities purposes which: (a) are equipped with ablution, toilet, laundry and clothes drying facilities; (b) are of a size and number sufficient for the potential number of residents at full occupancy; and (a) (c) are designed and sited for the convenience of	**AO76.1** Laundry, clothes drying, toilet and ablution facilities are sited at convenient locations within a minimum of one-hundred (100) metres of every internal accommodation site that does not have its own private facilities. **AO76.2** Communal laundry, clothes drying, toilet and ablution facilities are not sited within six (6) metres of any individual accommodation site.	**PO76 - Complies** No change is proposed. The proposed development will utilise the existing facilities within the Discovery Parks Coolwaters Yeppoon.

Performance outcomes	Acceptable outcomes	Assessment response
residents, while maintaining the amenity of sites within and external to the premises.		
PO77 The development contains on-site refuse container(s) and container storage areas which are designed and sited for the convenience residents, while maintaining the amenity of sites within and external to the premises.	**AO77.1** Refuse disposal container(s) and container storage areas are provided throughout the premises and they are sited: (a) at one-hundred (100) metre intervals; and **(b)** (b) a minimum of ten (10) metres from any children's play area, cooking facilities and camp sites.	**PO77 - Complies** The proposed development will utilise the existing refuse container and refuse container storage areas within the Discovery Parks Coolwaters Yeppoon.
PO78 The development contains a suitably designed and sited space for the washing and cleaning of vehicles, caravans and other camping equipment of occupants.	**AO78.1** A minimum of one vehicle washing bay is provided, and an additional car washing bay is provided for every fifty (50) internal accommodation sites.	**PO78 - Complies** The proposed development will utilise the existing washing bay facilities within the Discovery Parks Coolwaters Yeppoon.

General Development Code

The following is an assessment of the proposal against the specific benchmarks of the general development code, which includes an assessment of the development against the applicable specific performance outcomes and acceptable outcomes of the code.

Table 9.3.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Flood resilience		
PO1 The development is resilient to the adverse impacts of flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	**AO1.1** The development is resilient to the adverse impacts of a flood by locating the floor level of all building rooms used for habitation or work a minimum of 300 millimetres above the level of a flood event of at least the annual exceedance probability specified in Table SC5.1.1 located in Schedule 5 of the planning scheme.	**AO1.1 – Not applicable** The development footprint is not identified as within the flood hazard overlay area.
Location, design, siting, operation		
PO2 The development is located at a site that is able to accommodate all the buildings, facilities, and operational needs of the use without increasing the likelihood of land use conflict by: (a) adversely affecting the amenity of adjoining land use and the surrounding area;	**AO2.1** The development is located at a site that does not conflict with the minimum separation distances specified in tables SC4.1.1, SC4.1.2, SC4.1.3, and SC4.1.4, located in Schedule 4 of the planning scheme.	**AO2.1 - Complies** Site does not conflict with the minimum separation distances required in Schedule 4 of the planning scheme. The caravan park footprint is in excess of 500 metres (approximately 900-1000 metres) from the footprint extractive industry land use to the south-west as per circumstance 2.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Assessment Response</th></tr>
<tr><td>(b) adversely affecting the safety, health and wellbeing of occupants of sensitive land use;
(c) adversely affecting the operations of adjoining land use;
(d) reducing the potential to use adjoining land for its intended purpose; and
(e) adversely affecting the safe and effective provision of services to the development.</td><td></td><td></td></tr>
<tr><td>PO3
Development maintains a high level of amenity for adjoining sensitive land use with regard to the generation of unreasonable noise.</td><td>AO3.1
Where located within a residential category zone, rural residential zone, or township zone, development does not exceed noise generation levels at the property boundary, interpreted under the provisions of the current version of the Environmental Protection (Noise) Policy as unreasonable, or the following whichever is the lesser:<table><tr><th>Period</th><th>Noise level at property boundary</th></tr><tr><td>0700 to 2000</td><td>Background noise level plus 5 dB(A)</td></tr><tr><td>2000 to 0700</td><td>Background noise level plus 3 dB(A)</td></tr><tr><td colspan="2">Measured as the adjusted maximum sound pressure level Lmax adj T.</td></tr></table></td><td>AO3.1 – Not applicable</td></tr>
<tr><td>PO4
Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety for vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.</td><td>AO4.1
Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the current version of the Australian Standard AS4282 — Control of the obtrusive effects of outdoor lighting.</td><td>AO4.1 - Conditioned</td></tr>
<tr><td>PO5
A refuse container and container storage area is provided in a manner that:
(a) maintains the amenity of the surrounding area;
(b) is of adequate size to accommodate the expected amount of refuse to be generated by the use;
(c) is in a position that is conveniently accessible for collection; and
(d) is able to be kept in a clean state at all times.</td><td>AO5.1
The development of a use within the accommodation activities group is provided with a refuse container and container storage area that:
(a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.5 metres;
(b) is large enough to accommodate at least one (1) standard issue sized rubbish bin per dwelling.</td><td>AO5.1 – Conditioned to be screened</td></tr>
</table>

Performance outcomes	Acceptable outcomes	Assessment Response
	AO5.2 The development of a use (other than an use within the accommodation activities group), is provided with a refuse container and container storage area that: (a) is screened from view from a public place by a solid screen fence, wall or dense vegetation having a minimum height of 1.8 metres; (b) has an imperviously sealed pad, on which to stand the bin(s), and which is drained to an approved waste disposal system; (c) is within proximity to a hose cock; (d) is large enough to accommodate at one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) is not located within three (3) metres of the common property boundary where adjoining a lot within a residential category zone or township zone	**AO5.2 – Not applicable**

Table 9.3.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Community safety		
PO6 Personal safety and property security are optimised through the design of buildings and spaces incorporating the following: (a) means of easily identifying the premises; (b) appropriate night lighting; (c) suitably designed and located building entry and exit points; (d) opportunities for surveillance; (e) appropriate plant species for landscaping; (f) clear definition of boundaries between private and public spaces; and (g) any best practice for crime prevention through environmental design.	**AO6.1** The development contains: (a) appropriately designed and sited numbering which clearly identifies the street address and any individual tenancies or dwelling units at the premises; and (b) appropriately designed and sited signage for way finding and premises identification.	**AO6.1 – Complies** All cabins will be clearly identified.
	AO6.2 The development contains lighting that is designed and installed in any public places and community	**AO6.2 - Conditioned**

Performance outcomes	Acceptable outcomes	Assessment Response
	places in accordance with Australian Standard AS1158: Public Lighting Code.	
	AO6.3 Other than for controlled and well lit emergency exits, the development has clearly identifiable and well lit entry and exit points which: (a) front a road, public place, or communal place; or (b) are in clear unobstructed view of a road, public place, or communal place; or (c) front a well-defined, unobstructed and appropriately lit pathway which connects to a road, public place, or communal place.	**AO6.3 – Complies** The existing access point to the Scenic Highway is suitable. All cabins will have access to internal sealed roads.
	AO6.4 Building entrances facing onto roads, public places or communal places: (a) do not incorporate recesses of sufficient size to conceal a person; or (b) where the recess is of sufficient size to conceal a person it: (i) is well lit; and (ii) is: (A) gated with restricted access; or (B) has strategically placed mirrors.	**AO6.4 – Complies** The cabin building entrances are suitable and open.
	AO6.5 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) within a site or between sites do not exceed two-hundred (200) metres in length	**AO6.5 – Not applicable**
	AO6.6 Any movement corridor (walkways, laneways, pathways, tunnels, stairways, cycleways and the like) having blind corners involving a change in direction of seventy-five (75) degrees of more are provided with design elements that maximise the ability to sense the presence of danger around the corner such as one of or a combination of the following: (a) a mirror to allow viewing around the blind corner; or (b) use of permeable material for the building or structure at the blind corner; or	**AO6.6 – Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
	(c) reduction of the height of the building or structure at the blind corner to a height allowing for an unobstructed view; or (d) inclusion of a barrier extending out from the blind corridor with the barrier being permeable or having a height allowing for an unobstructed view; or (e) use of night lighting fixed at locations which can cast shadow of persons or objects into view; or (f) other effective design elements.	
	AO6.7 For vehicle parking areas, the planting of vegetation involves species that have clear trunks up to a height of two (2) metres or that have low ground covers less than one (1) metre in height.	**AO6.7 – Not applicable** There are no communal/large parking areas proposed.
	AO6.8 The development has clearly defined boundaries between private and public space by use of one or more of the following elements: (a) fencing; or (b) changes in surface finishes; or (c) landscape treatments.	**AO6.8 – Complies** The site is already fenced and defined.
Location, design, siting, operation		
PO7 The safety, efficiency, effectiveness and operation of the transport network servicing the site and surrounding area or any identified future components of the transport network, are not compromised by the development.	**AO7.1** Non-residential development, which commonly generates greater than ten (10) vehicle trips per day, does not have direct access to a road that is classified in the road hierarchy as a local residential access street or a residential access place.	**AO7.1 – Not applicable**
	AO7.2 A traffic impact assessment report is prepared by an engineer who qualifies as a registered professional engineer of Queensland and the traffic impact assessment report satisfies Council that the safety, efficiency, effectiveness and operation of components of the transport network servicing the site and surrounding area or any identified strategic future components of the transport network, are not compromised by the development .	**PO7 - Complies** A traffic impact assessment was not required as the traffic generated by the proposed use is considered less than the existing use (39 sites all providing access for one vehicle, to proposed 30 cabins, allowing access for one vehicle per cabin).
PO8 Development that generates use by	No acceptable outcome is nominated.	**PO8 – Complies** The development is for the change

Performance outcomes	Acceptable outcomes	Assessment Response
a high quantity of people or frequent use by people is located at a highly accessible premises: (a) which is convenient for people needing to use the premises; and (b) which: (i) contains public transport facilities, or (ii) is in proximity to current or future public transport facilities; or (iii) is in proximity to current or future high order transport routes; and (c) which provides for the efficient travel of emergency vehicles; and (d) which can minimise adverse impacts on local amenity.		to the existing caravan park. There is no change to the location. There is public bus transport access along the Scenic Highway and emergency vehicles can efficiently travel along the Scenic Highway. There is no change to the level of local amenity as a result of the change.
PO9 Development that requires frequent use of heavy haulage vehicles, bulk freight of goods, or the transportation of dangerous or hazardous goods, liquids, materials and the like, is located at premises able to effectively utilise major transport facilities and routes, and other high order components of the transport network.	No acceptable outcome is nominated.	**PO9 – Not applicable**
PO10 Development occurs on sites that are safe from contaminants that may cause harm to people or property.	No acceptable outcome is nominated.	**PO10 – Complies** The site is not known to be contaminated. Preliminary acid sulfate soils testing will be conditioned.
PO11 The development does not significantly adversely affect valued natural environment and landscape features of the site and surrounds including but not limited to the following: (a) large tracts of established native vegetation; or (b) inland and coastal waterways and wetlands; or (c) riparian vegetation; or (d) biodiversity corridors; or (e) visually prominent mainland and island mountains, hills, ridges, headlands, dunes, beaches; or (f) important urban green break areas; or (g) cultural heritage features.	No acceptable outcome is nominated.	**PO11 – Complies** The proposed development is located within the existing footprint of the caravan park, with no impact to the natural environment.

As evident from the above assessment, the proposal complies with or has been conditioned to comply with, the various requirements of the general development Code.

Development Works Code

The following is an assessment of the proposal against the specific benchmarks of the development works code, which includes an assessment of the development against the applicable specific performance outcomes and acceptable outcomes of the code.

9.3.2.1 Specific benchmarks for assessment

Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Access and parking		
PO1 The development is provided with an on-site parking and movement system designed and constructed to: (a) be integrated with the site layout including: (i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use; (ii) having appropriately designed footpath crossovers; (iii) provision for safe pedestrian movement between public footpath and facility entry points; (b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development); (c) accommodate sufficient parking for the expected number and type of vehicles generated by the use; (d) facilitate non-discriminatory accessibility; (e) provide for safe and efficient loading and unloading of goods; (f) allow for vehicle queuing necessary for the use; (g) provide for passenger set down and pick up necessary for the use (including public transport needs); (h) facilitate public access to the foreshore and public open space networks; (i) provide a safe environment; (j) be compatible with the character and amenity of the area; and	**AO1.1** The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.	**AO1.1 – Complies** Each proposed cabin is provided with one (1) car parking space. There is no change to on-site visitor or staff car parking spaces. There is no change to the existing queuing at the entry of the site.

Performance outcomes	Acceptable outcomes	Assessment Response
(k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.		
	AO1.2 For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a forward gear, and that the on-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following: (a) *Australian Standard AS2890.1-1993: Parking Facilities –Off-street Car parking;* (b) *Australian Standard AS1428.1-20O1: Design for access and mobility – General requirements for access – New building work;* (c) *Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.* Accommodation activities Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Recreation activities Environment facility Park Rural activities Animal husbandry Cropping Permanent plantation Roadside stall Special activities Landing Major electricity infrastructure Substation Telecommunications facility	**AO1.2 – Not applicable** The change of use is for an equivalent, or lesser, traffic generation rate (change of 39 caravan/tent sites to 30 cabins) therefore a traffic report is not required.

Performance outcomes	Acceptable outcomes	Assessment Response
	AO1.3 A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone	**AO1.3 – Not applicable** There is no change to on-site car parking areas. All cabins are internal to the site and not adjacent to the boundaries. Further the site has an existing fence to the residential zoned properties.
PO2 Access driveways are designed and sited: (a) to minimise disruption to public infrastructure; (b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development; (c) to operate safely and efficiently taking into account the function of the adjoining road; and (d) to minimise impacts on the safety, efficiency, or function of the road network.	**AO2.1** The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.	**AO2.1 – Not applicable** There is no change to the existing access driveway.
	AO2.2 The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.	**AO2.2 - Not applicable** There is no change to the existing access driveway.
	AO2.3 The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.	**AO2.3 - Not applicable** There is no change to the existing access driveway.
	AO2.4 The access driveway of the development is not located within: (a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and (b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit	**AO2.4 - Not applicable** There is no change to the existing access driveway.

Performance outcomes	Acceptable outcomes	Assessment Response
	or other Council asset; (c) the closest half of the road frontage to a road intersection for any corner lot.	
	AO2.5 The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following: (a) *Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;* (b) *Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;* (c) *Standard Drawing CMDG-R-042 Commercial Driveway Slab (Type A) Two Way Access;* (d) *Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access.*	**AO2.5 - Not applicable** There is no change to the existing access driveway.
	AO2.6 Where adjoining a state-controlled road or Key Resource Area transport route, the development provides: (a) a single site access driveway; (b) the access driveway to the lowest order road to which the site has frontage; (c) an access driveway which enables vehicles to enter and exit the site in a forward direction.	**AO2.6 – Not applicable**
Advertising devices		
PO3 - PO5 – Not applicable – No advertising devices are proposed		
Clearing of native vegetation		
PO6 - PO7 – Not applicable – There is no clearing of native vegetation (only landscaped gardening purposes within the existing caravan park footprint)		
Earthwork and retaining walls		
PO8 Earthwork or the construction of any retaining wall occurs only if it results in the following: (a) minimal modification of the natural slope of the land; (b) minimal increase of the	**AO8.1** The volume of fill material added to the natural ground level on any lot does not exceed a net increase of two-hundred (200) cubic metres calculated cumulatively, with the only exception being the addition of	**AO8.1 – Not applicable** The development does not involve fill material. The proposed cabins will be on posts rather than on ground level.

Performance outcomes	Acceptable outcomes	Assessment Response
elevation of land due to the placement of fill material; (c) no unsightly scarring of the landscape; (d) retaining walls which are not prominent; and (e) no significant adverse impacts on the character or visual amenity of the streetscape or neighbourhood.	fill material for a lawfully undertaken use from within the rural activities group if located in the rural zone.	
	AO8.2 The development does not involve construction of a retaining wall having a height exceeding two (2) metres, or terraced retaining walls having a combined height exceeding two (2) metres unless the following: (a) the wall is part of a split level building design and it is concealed in its entirety; or (b) no more than forty (40) square metres of total wall face area is visible from a location at any boundary of the lot on which the wall is located.	**AO8.2 – Not applicable** The land is generally flat and not likely to result in any retaining walls.
	AO8.3 The bulk of a retaining wall or terraced retaining walls having a combined total wall face area greater than forty (40) square metres, is broken up by the following: (a) the planting of vegetation so that the vegetation screens at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located; or (b) buildings or other non-retaining wall structures so that they screen at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located.	**AO8.3 – Not applicable**
PO9 Earthwork or the construction of any retaining wall occurs only if it results in structurally stable and safe development sites.	**AO9.1** Earthwork does not involve the use of material for structural fill which includes: (a) organic soils, such as many topsoils, severely root affected subsoils and peat; or (b) materials contaminated through past site usage which may contain toxic substances or soluble compounds harmful to water supply or agriculture; or	**AO9.1 – Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
	(c) materials containing substances which can be dissolved or leached out in the presence of moisture (for example, gypsum), or which undergo volume change or loss of strength when disturbed and exposed to moisture (for example, some shales and sandstones), unless these matters are specifically addressed in the design; or (d) silts or materials that have the deleterious engineering properties of silt; or (e) other materials with properties that are unsuitable for the forming of structural fill; or (f) fill which contains wood, metal, plastic, boulders or other material that may decompose or cause the creation of voids.	
	AO9.2 If the development involves filling in of a dam or detention basin, sludge lining is removed and filling consists of clean fill material, which is compacted to a Level 2 standard in accordance with Australian Standard AS3798-2007.	**AO9.2 – Not applicable**
	AO9.3 The development does not require earthwork that results in batter slopes, which exceed twenty-five (25) per cent, unless the earthwork has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	**AO9.3 - Not applicable**
	AO9.4 If the development involves construction of a retaining wall having a height exceeding one (1) metre, the retaining wall has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	**AO9.4 - Not applicable**
PO10 Earthwork or the construction of any retaining wall occurs only if it results in the following:	**AO10.1** Earthwork or a retaining wall is designed to ensure that any stormwater drainage achieves lawful discharge of surface water	**AO10.1 - Not applicable** No earthworks or retaining walls are proposed.

Performance outcomes	Acceptable outcomes	Assessment Response
(a) lawful discharge of stormwater; (b) no substantial damage to buildings, structures, infrastructure, or land; (c) no adverse impacts on the natural environment; and (d) erosion and sediment control in accordance with best practice.	flows or ground water flows to or from adjoining land by: (a) not unreasonably interfering with or redirecting the site's natural stormwater drainage characteristics; or (b) ensuring that water is conveyed to kerb and channel in a road reserve; or (c) ensuring that water is conveyed to an approved inter-allotment drainage system; or (d) ensuring that water is conveyed to an approved drainage reserve; or (e) ensuring that water is conveyed to an approved and secured drainage easement.	
	AO10.2 The development does not involve earthwork or the construction of a retaining wall within a wetland or within ten (10) metres of the top of a bank of a waterway of any stream order.	**AO10.2 – Not applicable**
	AO10.3 Earthwork occurs in accordance with an erosion and sediment control plan and the plan ensures that the erosion and sediment control measures are in accordance with best practice. Editor's note: Queensland Development Code Mandatory Part MP1.4 – Building over or near relevant infrastructure contains mandatory requirements for particular buildings and structures in proximity to relevant infrastructure.	**AO10.3 – Conditioned** Works associated with the building works will be in accordance with an erosion and sediment control plan (conditioned).
Energy supply		
PO11 An energy supply is provided in a manner which: (a) is safe; and (b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and (c) does not compromise other infrastructure.	**AO11.1** The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.	**AO11.1 – Complies** Table 9.3.2.4.6 allows for on-site energy supply (as a minimum) in the rural zone. The development site is already connected to the reticulated network and will remain connected, therefore achieving the acceptable outcome.
	AO11.2 If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated grid electricity supply, the reticulated grid electricity supply	**AO11.2 – Complies** Whilst not required by the table, the site is already connected to the reticulated network and will be conditioned accordingly.

Performance outcomes	Acceptable outcomes	Assessment Response
	infrastructure is provided in accordance with the requirements of the relevant energy supply authority.	
	AO11.3 If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best practice.	**AO11.3 – Not applicable** The site is already connected to the reticulated network and the proposed development will also be required to be connected.
Sewage and waste water treatment and disposal		
PO12 The development is provided with sewage and wastewater treatment and disposal infrastructure which: (a) treats and disposes all generated sewage and waste water in a manner that protects public health and avoids environmental harm; (b) where practicable, is integrated with the existing public sewerage networks; (c) where practicable, facilitates the orderly provision of future public sewerage networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained.	**AO12.1** The development is provided with sewage and waste water treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.	**AO12.1 – Complies** The site has an on-site sewerage treatment plant, which due to the size of the site and system, must be regulated by the State Government under an Environmental Authority permit. There is no reticulated sewerage infrastructure close to the site to be able to connect to the site.
	AO12.2 If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.	**AO12.2 – Not applicable** The site is zoned rural.
	AO12.3 If the development requires on-site sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code.	**AO12.3 - Complies**
Roof and allotment drainage		
PO13 Roof and allotment drainage is able	**AO13.1** Roof and allotment drainage is	**PO13 - Conditioned**

Performance outcomes	Acceptable outcomes	Assessment Response
to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.	conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).	
Telecommunications		
PO14 The development is provided with telecommunications infrastructure or equipment which: (a) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; (b) where practicable, is integrated with the existing public telecommunication networks; and (c) is designed and constructed to be safe, operationally reliable and easily maintained.	**AO14.1** The development is provided with telecommunications infrastructure or equipment in accordance with the requirements of Table 9.3.2.4.6.	**AO14.1 – Complies** The site is already connected to telecommunications infrastructure and this will be conditioned for the proposed development (that the site be connected, it is not a requirement to connect each individual cabin). The minimum requirement is on-site telecommunications
	AO14.2 If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in accordance with the requirements of the relevant telecommunications supply authority.	**AO14.2 – Complies as per AO14.1**
	AO14.3 If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services: (a) ambulance station; (b) police station; (c) fire brigade; and (d) state emergency service facility.	**AO14.3 – Not applicable**
Water supply		
PO15 The development is provided with water supply infrastructure which: (a) is sufficient to support the consumption and emergency needs of the development and the reasonable expectations	**AO15.1** The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.	**AO15.1 – Complies** The site is connected to the reticulated water supply and all cabins will be provided with a water connection.

Performance outcomes	Acceptable outcomes	Assessment Response
for the development based on its location; (b) where practicable, is integrated with the existing public water supply networks; (c) where practicable, facilitates the orderly provision of future public water supply networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained.		
	AO15.2 If the development requires the provision of reticulated municipal water supply in accordance with Table 9.3.2.4.5 or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version of the *Capricorn Municipal Development Guidelines*.	**AO15.2 - Complies** There is no change to the existing water supply connection. There is no expected or anticipated increase in demand on the water supply therefore there is no change or upgrade required. Each cabin will be subject to a plumbing and drainage application to connect to water.
	AO15.3 If the development requires an on-site water supply in accordance with Table 9.3.2.4.5 (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water supply purposes, which have a minimum combined capacity of 50,000 litres.	**AO15.3 – Not applicable**

Table 9.3.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Non-tidal artificial waterways		
PO16-PO17 - Not applicable – Non-tidal artificial waterways are not proposed.		
Roadwork		
PO18 All roadwork is designed and constructed in an economically cost-effective manner and ensures that the pedestrian, cycle and vehicle movement network: (a) is safe; (b) is efficient; (c) is orderly; and (d) does not significantly adversely affect amenity.	**AO18.1** If the development involves roadwork, an engineer who qualifies as a registered professional engineer of Queensland certifies that all roadwork is designed and constructed in accordance with the Capricorn Municipal Development Guidelines.	**AO18.1 - Not applicable** No roadworks are required.
Stormwater management		
PO19	**AO19.1**	**AO19.1 – Not applicable**

Performance outcomes	Acceptable outcomes	Assessment Response
The development: (a) collects and discharges stormwater in a manner that does not adversely affect the stability of buildings, structures, infrastructure or land, located on the site or off the site; (b) has a stormwater management system that is designed and constructed to be safe, operationally reliable, and easily maintained; (c) ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are located up-slope, down-slope, or adjacent to the site; (d) ensures that the stormwater management system and site work does not result in ponding or retention of water in a manner that is likely to result in loss of amenity for sensitive land use, or result in adverse impacts on public health and safety; (e) where practicable, is integrated with existing public stormwater management networks and planned future stormwater management networks; and (f) does not compromise the ability of the stormwater management system for the catchment to ensure that stormwater causes minimal nuisance, danger, and damage to people, property, infrastructure and the environment due to the quantity of stormwater discharge.	An engineer who qualifies as a registered professional engineer of Queensland certifies that the development has a stormwater management system which: (a) collects and discharges stormwater to a lawful point of discharge; (b) is compatible with and does not compromise the stormwater management system for the catchment; and (c) is designed and constructed in accordance with the Capricorn Municipal Development Guidelines and any requirements of the stormwater management planning scheme policy contained in schedule 7.13 of the planning scheme.	A stormwater management plan was not required as the proposal is for infill cabins and roof and allotment drainage will be conditioned.
PO20 The development is planned, designed and constructed, and managed to avoid or minimise adverse impacts on environmental values associated with water quality in natural and developed catchments by achieving: (a) identified stormwater quality design objectives for the location; or (b) current best practice environmental management.	**AO20.1** A site stormwater quality management plan has been prepared by a suitably qualified person and the plan: (a) is consistent with any local area stormwater management planning; and (b) provides for achievable stormwater quality treatment measures which meet the construction phase design objectives identified in Table 9.3.2.4.7 and the post-construction phase design objectives identified in Table 9.3.2.4.8, or current best	**AO20.1 - Not applicable** A site stormwater quality management plan was not required as the proposal is for infill cabins and roof and allotment drainage will be conditioned.

Performance outcomes	Acceptable outcomes	Assessment Response
	practice environmental management, reflecting land use constraints, such as: (i) erosive, dispersive, sodic and/or saline soil types; (ii) landscape features (including landform); (iii) acid sulfate soil and management of nutrient of concern; (iv) rainfall erosivity. Editor's note: Local area stormwater management planning may include urban stormwater quality management plans, catchment management plans, waterway management plans, healthy waters management plans, water quality improvement plans, and natural resource management plans.	
	AO20.2 An erosion and sediment control plan is prepared by a suitably qualified person, and the plan ensures that the release of sediment-laden stormwater: (a) is avoided for the nominated design storm; and (b) is minimised when the nominated design storm is exceeded by addressing the construction phase design objectives for drainage control, erosion control, sediment control and water quality identified in Table 9.3.2.4.7.	**AO20.2 - Conditioned**
	AO20.3 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained in accordance with the erosion and sediment control plan required by AO20.2.	**AO20.3 - Conditioned**
	AO20.4 Development incorporates stormwater flow control measures to achieve the design objectives identified in Table 9.3.2.4.7 and identified in Table 9.3.2.4.8, or current best practice environmental management, including management of frequent flows and peak flows.	**AO20.4 – Not applicable** Stormwater flow control measures have not been identified as required.
Waste water treatment and disposal (where discharging to a waterway or off-site)		
PO21- Not applicable – The proposal does not involve treatment and discharge of wastewater to a waterway or off-site		

13.6 NORTHERN CORRIDOR STRUCTURE PLAN, LIVINGSTONE SHIRE INDUSTRY ASSESSMENT REPORT AND LIVINGSTONE SHIRE CENTRES ASSESSMENT REPORT.

File No: **ED8.05.32**

Attachments:
1. **Northern Corridor Structure Plan⇩**
2. **Livingstone Shire Industry Assessment Report⇩**
3. **Livingstone Shire Centres Assessment Report⇩**

Responsible Officer: **Sonia Tomkinson - Manager Economy and Places**
Katrina Paterson - General Manager Communities and Environment
Alastair Dawson - Interim Chief Executive Officer

Author: **Arna Hart - Economic Development Officer**

SUMMARY

This report presents the Northern Corridor Structure Plan (Attachment 1), the Livingstone Shire Industry Assessment Report (Attachment 2) and the Livingstone Shire Centres Assessment Report (Attachment 3), which together provide an evidence base to guide future growth, land use and infrastructure planning across the Shire.

Council is requested to receive the reports and endorse their publication as public information on Council's website, and their use in informing the 10-year Planning Scheme Review, infrastructure planning, and current and future development and investment considerations.

OFFICER'S RECOMMENDATION

THAT Council

a) Receive the following three reports:

1) *The Northern Corridor Structure Plan*
2) *Livingstone Shire Industry Assessment Report*
3) *Livingstone Shire Centres Assessment Report*

and

b) Resolve to endorse the sharing of the reports as public information, as well as their application in informing the 10-year Planning Scheme Review, Council's infrastructure planning, and current and future development and investment considerations.

BACKGROUND

In 2024, Council commissioned a preliminary economic feasibility study and market confidence report to identify emerging opportunities in the Northern Corridor. These studies found that the growth of the area was dependent on sufficient services being provided, with a focus on sewerage infrastructure. To build on this work, Council commissioned an advanced land use study in 2025 to deliver:

- A sequential pattern of residential, commercial, industrial and rural/agricultural development.
- A structure plan/s that accommodate these opportunities.
- Stakeholder engagement with local landowners, Rockhampton Regional Council and State Government regional planning and development stakeholders to inform the structure planning process.
- Network planning and capacity modelling to understand high level infrastructure requirements from the structure plans.
- An options report on potential sewerage treatment plant locations, timing, scale and size comparative to entering into long-term service level agreements with Fitzroy River Water and Rockhampton Regional Council.

While this work was underway, the need for related investigations associated with the planning for future industrial areas within Livingstone Shire was identified. Council therefore commissioned the Industry Assessment Report and the Centres Assessment Report (via a variation request to the consultant).

These reports will inform the 10-year Planning Scheme Review as well as assist in Council's infrastructure planning, current and future development and investment considerations.

PREVIOUS DECISIONS

No previous decisions have been made regarding the reports.

ENGAGEMENT AND CONSULTATION

The consultants were required to conduct extensive engagement and consultation as part of the report writing process, including and not limited to, engagement with landowners, developers, State Government regional planning and development stakeholders, and Livingstone Shire Council officers.

BUDGET IMPLICATIONS

There are no direct budget implications arising from the receipt and publication of the three reports, and the preparation of the reports was funded within existing budget allocations.

While the reports will inform future planning, infrastructure and investment considerations, any associated financial commitments would be subject to separate Council consideration and approval through the appropriate budget and planning processes.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

This matter is consistent with Council's functions and responsibilities under the Local Government Act 2009 (Qld), including Council's role in planning for the future of the local government area and supporting sustainable economic development.

The endorsement and publication of the reports as public information does not give rise to any statutory obligations or regulatory enforcement actions. Any future planning or development decisions informed by the reports will be subject to separate legislative and statutory assessment in accordance with relevant planning and infrastructure legislation.

There are no identified adverse legal implications associated with this decision.

RISK ASSESSMENT

The risks associated with this decision are considered to be low and manageable.

A reputational risk exists if the findings of the reports are misinterpreted when released publicly. This risk will be mitigated through clear communication and appropriate contextual information provided on Council's website.

A strategic risk may arise if the reports are not effectively utilised to inform the Planning Scheme Review, infrastructure planning and investment decision-making. This risk is mitigated as these reports provide various options for future development consideration. They are considered advisory only and allow flexibility for future planning and investment decisions.

An opportunity risk exists if Council does not leverage the evidence and insights contained within the reports to support coordinated growth, infrastructure planning and investor confidence.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability.

13.6 - NORTHERN CORRIDOR STRUCTURE PLAN, LIVINGSTONE SHIRE INDUSTRY ASSESSMENT REPORT AND LIVINGSTONE SHIRE CENTRES ASSESSMENT REPORT.

Northern Corridor Structure Plan

Meeting Date: 3 February 2026

Attachment No: 1

Northern Corridor Structure Plan Report

11-Dec-2025
Northern Corridor Structure Planning and Network Analysis

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Delivering a better world

Northern Corridor Structure Plan Report

Client: Livingstone Shire Council

ABN: 95 399 253 048

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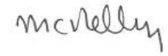
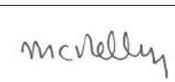
0	14-Aug-2025	Internal Draft	Matthew Rolley Practice Director - Urbanism + Planning, ANZ	
1	18-Aug-2025	Draft	Matthew Rolley Practice Director - Urbanism + Planning, ANZ	
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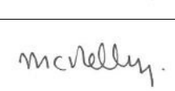
3	11-Dec-2025	Final	Matthew Rolley Practice Director - Urbanism + Planning, ANZ	

Table of Contents

Executive Summary i
1.0 Introduction 1
1.1 Background 1
1.2 Purpose of the Structure Plan 1
1.3 Study Area and Structure Plan Focus Area 1
2.0 Context and Strategic Drivers 2
2.1 Policy Framework 2
2.2 Relevant Studies and Initiatives 3
2.3 Major Projects 4
2.4 Population Growth 4
2.4.1 Historic Growth 4
2.4.2 Projected Growth 5
2.4.3 Household composition 5
2.5 Key Findings — Northern Corridor Strategic Drivers 5
3.0 Development Take-Up and Demand Scenarios 6
3.1 Development Activity 6
3.1.1 Lot Approvals 6
3.1.2 Lot Registrations 6
3.1.3 Building Approvals 6
3.1.4 Development Applications 6
3.1.5 Development Pipeline 7
3.2 Demand and Take-Up Scenarios 8
3.2.1 Dwelling Demand Scenarios 8
3.2.2 Dwelling Demand and Take-Up Scenarios 8
4.0 Focus Area Site Analysis 9
4.1 Land Use 9
4.1.1 Land Uses 9
4.1.2 Ownership 9
4.2 Environment and Hazards 10
4.2.1 Constrained Land 10
4.3 Movement 11
4.4 Water & Sewer Infrastructure 11
4.5 Site Analysis Summary 11
5.0 Structure Plan 12
5.1 Strategic Context Map 12
5.3 Structure Plan 13
5.3.1 Land Use and Development Yield 13
5.3.2 Environment and Hazards 13
5.3.3 Movement 13
5.3.4 Infrastructure 13
5.3.5 Sequencing Considerations 13
6.0 Network Analysis 15
6.1 Existing Water Supply 15
6.2 Existing Wastewater 15
6.3 Planning Considerations 16
6.4 Water Supply Options 16
6.5 Wastewater Options 17
6.5.1 Options Assessment 17
6.5.2 Option 1 – Conveyance to RRC 17
6.5.3 Option 2 – LSC STP 18
6.5.4 Early Works 18
7.0 Risks and Mitigations 22

Appendix A
Demand and Take Up Scenarios A

Appendix B
Structure Plan Maps B

Appendix C
Non-Residential Benchmarks C

Revision 3 – 11-Dec-2025
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Executive Summary

The Northern Corridor Structure Plan, commissioned by Livingstone Shire Council (LSC), is a strategic study aimed at understanding the implications of possible future growth and development within the Northern Corridor. This study considers key factors including land supply; development opportunities; infrastructure requirements and costs; needed to support projected population growth and economic activity. Its purpose is to ensure that growth occurs in an orderly and sequenced way that aligns with LSC's interests. Within this context, the study assesses the strategic need, development potential and feasibility of a 1,324 Ha rural area (focus area) to help guide future policy directions for the Northern Corridor.

The Northern Corridor includes the localities of Glenlee, Rockyview, Glendale, The Caves and Etna Creek, within the Livingstone Shire Local Government Area (LGA). The Northern Corridor is directly north of Ramsay Creek and borders the Rockhampton LGA. The southern extent of the Northern Corridor is approximately 12km north of Rockhampton City via the Bruce Highway and 38km south-west of Yeppoon via Rockhampton-Yeppoon Road. The corridor is predominately rural in character with small townships and a number of very low density rural residential developments such as Mildura Rise.

In terms of housing need, Livingstone Shire has witnessed significant population growth, with projections indicating an increase from 44,143 residents in 2026 to 62,990 by 2046 with an annual average growth rate of 1.5%. Analysis of the past development trends identified that it is reasonably expected that the Northern Corridor will accommodate approximately 12-13% of this growth while the balance will occur on the coastal areas. The report outlines three demand scenarios—low, medium, and high—for dwelling requirements, estimating a need for between 494 to 1,181 new dwellings from 2026 to 2046. Notably, an existing development pipeline of approximately 600 lots has been identified in the Northern Corridor, which includes existing vacant lots and approvals in developments such as Paramount Park and Mildura Rise that have a high likelihood of being delivered. Analysis of the housing need found that the existing development pipeline is expected to cater for the high demand scenario until roughly 2036, with demand for an additional 400 dwellings by 2046, or until 2051-2056 based on the low demand scenario. Additionally, the land supply and development pipeline in the northern suburbs of Rockhampton was assumed to cater for demand in those areas for the next 50 years and once exhausted increase the potential demand in the Northern Corridor. It is therefore considered that there is sufficient land supply in the Northern Corridor and development of the Focus Area could be identified for longer-term growth beyond 2046 (approx. 2046-2076+).

The Structure Plan provides a high-level ultimate development scenario to understand the opportunities and challenges of the Focus Area. The outcome aligns with both state and local policies that promote sustainable development, manage constraints and hazards, and enhance community well-being. The majority of land within the Focus Area is designated for low-density residential development, with opportunities for medium-density residential near future centres. Overall, the area can accommodate approximately 9,000 dwellings or 21,600 people at an average of 15 dwellings per hectare. Key infrastructure includes necessary upgrades to road connections, water supply, sewerage systems and community facilities to support the anticipated growth. While the region offers diverse economic opportunities, particularly in agriculture, advanced manufacturing, logistics, and defence; it was considered that industrial land is better suited to other areas in the region.

A key component of the study was the comparison of water and sewer servicing strategies to identify the optimum outcomes and financial and operational issues for LSC. The analysis considered provision of water supply and wastewater infrastructure to service the Focus Area at both the early stages and the full development (Ultimate). High level options, comprising standalone and connection to Rockhampton Regional Council (RRC), have been considered and a preferred servicing pathway identified for both network works.

Currently water infrastructure is located in the vicinity of Yaamba Road and Dawson Road and is connected to RRC. There is no existing sewer servicing the Northern Corridor and the closest wastewater infrastructure is located south of Ramsey Creek.

The preferred water supply servicing strategy proposed the continuation of the current supply from the RRC network rather than a new standalone water treatment plant (WTP) and network given approvals for new raw water offtakes and siting constraints for a new treatment plant.

A gravity sewer network connected to RRC is the preferred longer-term strategy but was not considered viable in the short-term as it presented significant risk with large diameter gravity trunk mains being delivered ahead of development. The bringing forward of infrastructure will require the creation and securing of alignments ahead of development and this can result in the limitation of finished development profiles or result in relocation to acquire larger assets at a later date with increased costs. A second long-term wastewater option includes the provision of a new sewage treatment plant (STP) to service the Northern Corridor. This option also presents risks in terms of identifying a suitable site, obtaining the necessary approvals and effluent management.

Notably, both long-term sewer strategies have multiple impediments to delivering the early stages of development. To deliver growth, early work and interim options will be expected. The two options that facilitate the early growth within the structure plan area include:

- Option 1 - Local Pump Station: provides a gravity main conveying flows to a new sewage pump station and a rising main conveying flow to the RRC network along Yaamba Road. This option services the first stages of development in the northern section and defers the construction of large diameter gravity trunk mains through greenfield development.
- Option 2 - Local STP: provides a containerised local STP to meet the demand from the early stages up to 2031 with smaller units and 2061 with larger units. The largest constraint identified was the need to provide land in the order of 50 ha by 2061 for effluent and wet weather management.

A preferred wastewater strategy was identified between early conveyance to RRC or a local STP option. It is noted that given the long development timeframes for the region, a preferred ultimate strategy would include the conveyance to RRC for the entire site. It is noted that this strategy from the early stages of growth may introduce feasibility issues with long-term infrastructure being required well ahead of endorsed land use planning. In this regard, the use of a local STP provides both operational flexibility and a lower capital investment when compared to conveyance strategies to RRC. The use of containerised STPs is not without risk that will require resolution including licencing, identification of suitable land for irrigation and wet weather storage. Additionally, if growth accelerates the initial capital cost advantage of the containerised STP is negated by the lower NPC associated with the pump station and rising main option. As such, at this stage of assessment, the use of a local STP is considered prudent when considering adjacent development with early growth.

The Northern Corridor Focus Area presents a logical long-term strategic extension of planned residential growth areas of RRC (Parkhurst, Norman Gardens) located immediately to the south. The structure plan and water supply and wastewater infrastructure analysis found interim and ultimate options to service the expansion area with development commencing in the north off Dawson Road or south off Belmont Road.

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1.0 Introduction

1.1 Background

Livingstone Shire Council (LSC) is investigating the future growth, development opportunities, land supply and infrastructure requirements in the Northern Corridor. LSC has commissioned previous studies to understand economic feasibility and market confidence to identify emerging opportunities in the area. Local landholders have also indicated interest in future urban development in the area.

In January 2025, LSC engaged AECOM to complete a scenario planning study to:

- Identify demand scenarios and a sequential pattern of development for residential, commercial, industrial and rural/agricultural development opportunities
- Create a Structure Plan that accommodates these opportunities
- Undertake network planning and capacity modelling to understand high-level infrastructure requirements based on the structure plan
- Compare options for water and sewer servicing (e.g. new facilities vs extending existing supply arrangements) and develop a Water & Sewer Servicing Strategy that considers the financial sustainability of servicing options.

The project is divided into two key stages as illustrated in Figure 1. This report represents the finding of Stage 1, summarising the technical analysis, study area context and strategic drivers, and presenting the proposed Structure Plan for the area.

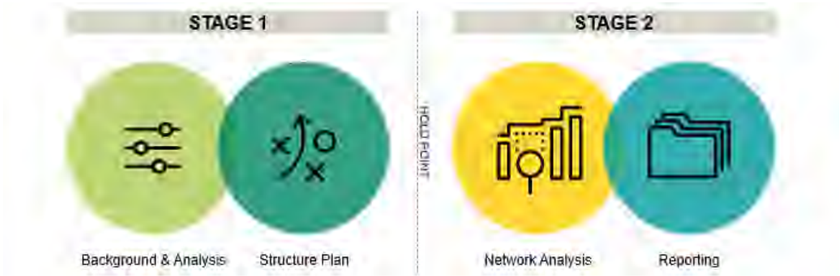


Figure 1: Project Approach

1.2 Purpose of the Structure Plan

The Structure Plan provides LSC with a plan to understand opportunities and constraints and inform future land use, development outcomes, and infrastructure provision in the Focus Area. The Structure Plan is not policy and does not override the Livingstone Planning Scheme 2018[1] (the planning scheme), though it may inform future policy decisions. The Structure Plan is based primarily on desktop investigations and targeted consultation activities, rather than detailed assessment of site-specific features. LSC may use the findings to inform a future review of the planning scheme, future housing strategy and settlement pattern decisions.

1.3 Study Area and Structure Plan Focus Area

For the purposes of this project, the Northern Corridor includes the localities of Glenlee, Rockyview, Glendale, The Caves and Etna Creek, within the Livingstone Shire Local Government Area (LGA). This area is generally consistent with the Glenlee-Rockyview Statistical Area (SA) 2. The Northern Corridor is directly north of Ramsay Creek and borders the Rockhampton LGA. The southern extent of the Northern Corridor is approximately 12km north of Rockhampton City via the Bruce Highway and 38km south-west of Yeppoon via Rockhampton-Yeppoon Road. The study area is located immediately adjacent the Rockhampton LGA.

[1] Current version 3, effective date 15 February 2021.

LSC has identified a focus area of approx 1,324 Ha for structure planning and network analysis, within the broader study area, as illustrated in Figure 2, based on the previous studies and background work. The Structure Plan Focus Area is defined by the boundary between Livingstone Shire and Rockhampton LGA along Ramsay Creek at the southern edge, Belmont Road to the western edge, Dawson Road at the northern edge and the railway line to the eastern edge. The Focus Area Site Analysis in Section 4.0 provides a description and assessment of various features of the Focus Area.

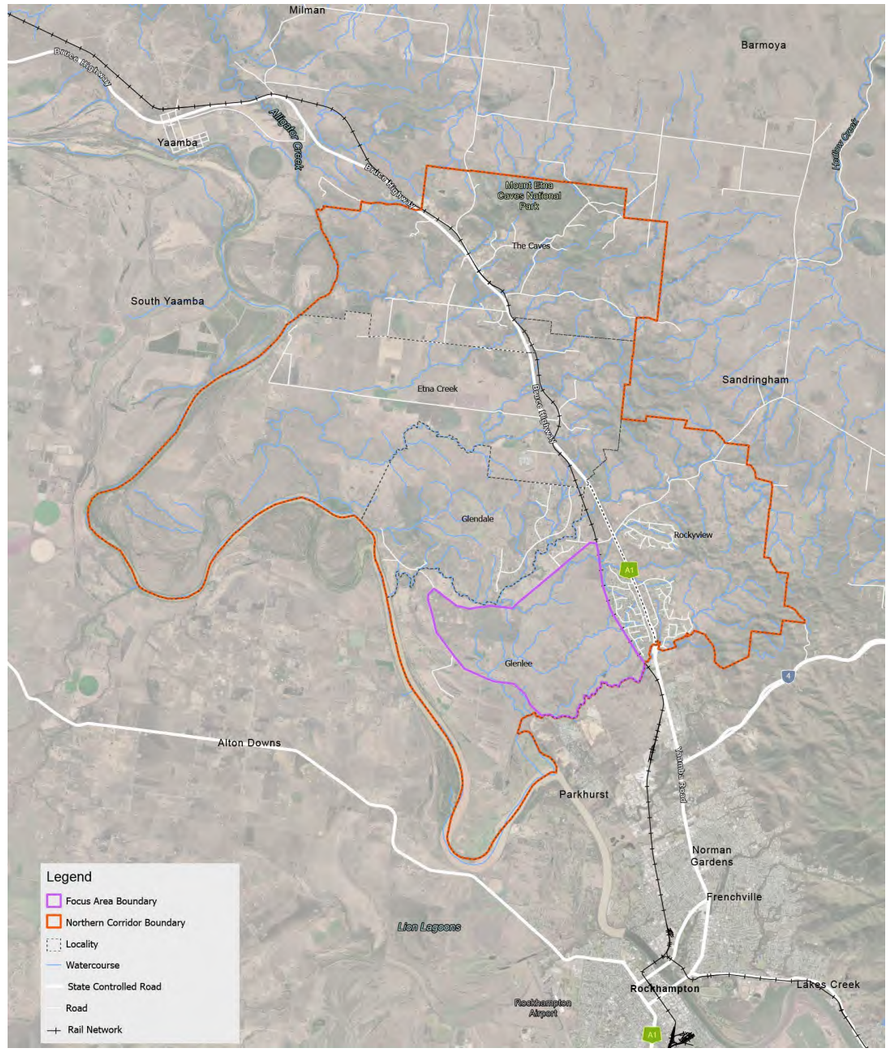


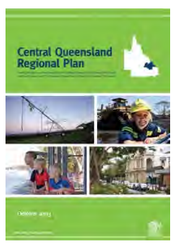
Figure 2: Northern Corridor and Focus Area boundaries

2.0 Context and Strategic Drivers

2.1 Policy Framework

Various policies guide future planning for Livingstone Shire and the Northern Corridor at State and Local levels. Key policies and instruments, and their relevance to the Northern Corridor, are summarised below.

Table 1: Northern Corridor policy framework summary

Document	Relevance to Northern Corridor
State Planning Policy (SPP) 2017 The SPP outlines the Queensland Government's interests in planning across Queensland and is a key document for local governments when preparing planning schemes or policy. The SPP includes 17 State interests under five broad themes.	Several SPP interests are relevant to the Northern Corridor, including: • *Housing supply and diversity* and *Liveable communities:* Seeks to facilitate diverse, accessible and well-serviced housing, support affordable housing options and promote well-designed, accessible communities that support wellbeing and quality of life. • *Agriculture:* Protects the viability of, and prevents fragmentation of, valuable agricultural land, including areas of the Northern Corridor which are mapped as Class A and B agricultural land. • *Mining and extractive resources:* Protects and supports productive use of extractive resources. Key Resource Area (KRA) KRA22 (Pink Lily – Sand) is located at the southern extent of the Northern Corridor along the Fitzroy River. KRA 98 (Peak Hill – Hardrock) is approximately 2km south in the Rockhampton LGA. • *Biodiversity* and *Water quality:* Protects ecological values and processes including Matters of State Environmental Significance (MSES) and quality of Queensland Waters, including waterways and Mount Etna Caves National Park. • *Natural hazards, risk and resilience:* Seeks to avoid or mitigate risks from flood, bushfire, storm tide and erosion hazards. • *Energy and water supply:* Supports efficient delivery of electricity and water services, with major electricity infrastructure located in the Northern Corridor. • *Transport infrastructure:* Supports efficient movement of people and goods, and land use patterns that encourage sustainable transport. The Northern Corridor includes the Bruce Highway State Controlled Road and a State Controlled Road Corridor. • *Strategic airports and aviation facilities:* Protects the function of strategic airports such as Rockhampton Airport.
Central Queensland Regional Plan (CQRP) 2013 	The CQRP highlights the competitive advantages of the region as including strong population and employment growth, a diverse mix of industries, local commodities with global demand and natural attributes favourable for facilitating growth and liveability. The CQRP recognises Yeppoon as a 'larger town' while Rockhampton and Gladstone are the two major regional centres for the Central Queensland region. Rockhampton provides a variety of specialist services as well as major infrastructure including Rockhampton Airport. Due to its location adjoining the LGA and its connectivity with Livingstone, Rockhampton acts as the Principal Centre for Livingstone Shire. This is recognised in the current Livingstone Planning Scheme. The CQRP identifies Priority Living Areas for the region that preserve areas for urban expansion to safeguard the growth potential of towns. Priority Living Areas are identified in the Northern Corridor at Glenlee, Rockyview and The Caves. While the CQRP is more than a decade old and currently under review, the strategic intent for parts of the Northern Corridor being an extension of the Priority Living Area for Rockhampton remains relevant.
Livingstone Planning Scheme 2018 The Livingstone Planning Scheme 2018 (version 4) (the Planning Scheme) establishes the overarching framework for guiding land use, development, and growth within the Livingstone Region.	• **Strategic Framework**: The Northern corridor is predominantly identified as Rural, with some Rural Residential areas and a Township at The Caves. Areas of Glenlee, Glendale, Rockyview and The Caves are identified as Rural Residential places, intended to provide opportunities for very low-density residential housing on large lots located generally in a rural setting. These areas are acknowledged as having a high interaction and connectivity with Rockhampton. Areas of environmental significance, including Mount Etna Caves National Park and biodiversity corridors, are identified for protection. No future urban areas are designated within the corridor. The corridor also accommodates major infrastructure, including the Etna Creek Correctional Centre and the Pandoin major substation at Glenlee. • **Zones**: The Focus Area lies primarily within the Rural zone, with adjacent areas in the Rural Residential zone. These zones support agriculture and low-density living, while limiting subdivision and incompatible land uses. • **Overlays**: Relevant overlays identifying development constraints and considerations in the Northern Corridor include: The planning scheme includes various overlays identifying development constraints and protections, including: - Airport environs - Biodiversity and ecological values - Bushfire hazard, flood hazard and landslide risk - Extractive resource areas • **Local Government Infrastructure Plan (LGIP):** The LGIP identifies existing and planned trunk infrastructure networks. The Northern Corridor is currently located outside the Priority Infrastructure Area (PIA), meaning it is not prioritised for urban infrastructure provision within the current planning horizon (2031).
Rockhampton Region Planning Scheme (RRPS) 2015 The RRPS (version 5) establishes the overarching framework for guiding land use, development, and growth within the Rockhampton Region.	While not applicable to the Northern Corridor, the RRPS is relevant to long-term strategic planning in the area, especially in consideration of future urban growth close to Rockhampton. The locality of Parkhurst, directly south of the Northern corridor, is identified as a "New Urban Area" and "Future Urban Area", intended to accommodate future growth up to 2031 and beyond 2031 respectively. This includes both residential and industrial zoning. The Rockhampton PIA extends to the boundary with Livingstone Shire, reinforcing the area's role for future urban expansion. Notably, the RRPS identifies a significant industrial growth corridor between Gracemere and Stanwell that is likely to fulfill long-term needs for the region. Consideration of additional industrial land supply in the Northern Corridor will need to take this area into account.

2.2 Relevant Studies and Initiatives

Recent studies, reports and other initiatives relevant to the Northern Corridor provide a wealth of insights into the region's development potential, existing resources, and challenges. These analyses highlight opportunities for growth, while also addressing housing demand and infrastructure needs. Key findings are summarised below.

Table 2: Northern Corridor relevant studies and initiatives summary

Document	Relevance to Northern Corridor / Key Findings
Bulk Water Supply Agreement	A Bulk Water Supply Agreement is in place between LSC and Rockhampton Regional Council (RRC) to facilitate the supply of water by RRC to LSC through the Rockhampton to Yeppoon Pipeline, the Nerimbera Water Supply Scheme and The Caves Water Supply Scheme. The agreement facilitates water servicing in the Northern Corridor. An updated agreement, or alternative servicing method, is a key consideration for infrastructure provision in the Northern Corridor.
Northern Corridor Preliminary Land Analysis AEC Group October 2023	• The Northern Corridor has a number of natural resources that can support development (e.g. good quality agricultural soils, tourism assets (the caves), non-coal mineral deposits (magnesia, nickel and cobalt), prospective shale oil deposits, a large military training area, and adjacency to renewable energy generation areas. • The region has high quality existing infrastructure that can support future development, including road, rail and electricity network. • The key identified opportunities include: - Irrigated agriculture (enabled by the Rookwood Weir) - Development of The Caves (both township and tourism offering) - Review and update of the Central Queensland Regional Plan 2013 - Defence related activity (specifically secure storage for armoured vehicles) - A range of medium and heavy industry opportunities. • The recommended next step to further exploring these opportunities is a comprehensive engagement campaign with key stakeholders to better understand their needs and preconditions for investment.
Northern Corridor Market Confidence Report AEC Group June 2024	• Consultation indicated market interest for approximately 375ha of industrial land over the next 20 years comprising 300ha for a biofuel precinct and a further 50ha for Defence storage facilities. • Consultation findings indicate current demand for industrial land in the Northern Corridor, and Central Queensland more broadly, include agribusiness investment, a consistent supply of industrial buyers (such as manufacturing, wholesale trade, logistics, and maintenance and repairs industries), and strategic development opportunities to support the local Defence operations. • Historic and projected land uptake, along with population projections, indicate traditional or incremental growth in industrial land required over the next 20 years will amount to 70ha of developed industrial land across the region. • Consultation and analysis suggest demand above the traditional land demand will rely on attracting a major tenant or operator to the region to act as a catalyst for additional service industries to drive this stepwise change from traditional uptake and will need sufficient areas identified and appropriately zoned land within the region to be realised.
Northern Corridor Structure Planning – Economic and Strategic Planning Review AECOM June 2024	• Based on the findings of the Northern Corridor Market Confidence Report, as well as observations and strategic planning considerations provided by AECOM, it was concluded the market appetite for land for commercial and industrial development, within the Northern Corridor is low and does not warrant the need for structure planning (specific to these land uses). • This conclusion is based on the following key points of rationale: - Predicted demand for industrial land is low (25ha over 20 years in Livingstone Shire) - There is value for money in locating future industrial land proximate to existing urban areas - There is a strong level of competition for industrial investment in Queensland - There is no specific demand for agribusiness in the Northern Corridor - Defence generally provides on-site infrastructure to service development - Despite a growing tourism industry, predicted demand for land to support tourism in the Northern Corridor is negligible.
Livingstone's 5 Year Housing Demand Analysis Matsuki Property Insights 2021	Matsuki Property Insights was commissioned by LSC to undertake a housing demand study. Key findings include: • A need to build 330 new dwellings each year (between 2021-2026) to cater for forecast population growth. • Most growth in Livingstone Shire will occur in Yeppoon and Emu Park. • There is demand for medium sized housing product (i.e. 'missing middle') to cater for downsizers, younger renters and retirees.
Rockhampton Regional Council Local Housing Action Plan RRC April 2024	The RRC Local Housing Action Plan was developed through a joint initiative involving the Queensland Government, Rockhampton Regional Council and the Local Government Association of Queensland (LGAQ) to respond to a range of immediate, emerging, and longer-term housing challenges in the Rockhampton region. Key findings of the study relevant to the Northern Corridor include: • Rockhampton's number one housing driver is the need to accommodate anticipated workforce requirements. • The northern suburbs (including Parkhurst) are Rockhampton's high-growth corridor. Planned estates have the capacity of adding 3500+ homes to the region. A current barrier is accelerating enabling infrastructure so that construction can proceed. • Future housing development may be considered in the Central Queensland University (CQU) campus in Norman Gardens, within the CQU Rockhampton Priority Development Area. • Barriers to RRC delivery of enabling trunk infrastructure (roads, water, wastewater) included: - a large capital works program - delivery costs being only partially recovered through infrastructure charges - reduced capacity to self-fund due to reduction in Council's Financial Assistance Grant - limited ratepayer base in a region with high levels of socio-economic disadvantage - few appropriately scaled funding programs to support major infrastructure projects in regional areas - wastewater infrastructure is not catered for in infrastructure strategies and funding programs.

2.3 Major Projects

Key region shaping infrastructure and projects relevant to the Northern Corridor are summarised below.

Table 3: Major projects in the Northern Corridor

Type	Project Description	Relevance
Transport	• Rockhampton Ring Road providing a western link off the Bruce Highway between the Capricorn Highway at Gracemere and the Bruce Highway just north of Kawana in Rockhampton LGA. • Bruce Highway intersection upgrades are planned at various locations between Rockhampton – St Lawrence that will improve safety and efficiency.	• The Rockhampton Ring Road improves transport efficiency and flood resilience, particularly between industrial areas in Rockhampton. • Better connections to and through the Northern Corridor from surrounding areas including Rockhampton.
Water	• Rookwood Weir was completed in November 2023 providing an additional 34,000 mega litres of water for agricultural, urban and industrial uses, with 6,500 mega litres allocated to LSC. • The raising of Eden Bann Weir has been touted as a potential project to increase water supply.	• The projects provide additional supply capacity and long-term water security for the region that benefit key sectors and industries. • Influence on water allocations and agreements.
Energy	• Clarke Creek Wind Farm will provide up to 450MW of power for Queensland. • Potential projects associated with the Queensland Renewable Energy Zone Roadmap including the Stanwell Clean Energy Hub • Rockhampton Glenmore Substation Refurbishment (66/11kV) supports development in the north Rockhampton area	• Secures long term energy supply in the region. • Economic productivity and jobs in the region.
Defence	• Shoalwater Bay Military Training Area Expansion. • Potential Army Barracks at Glenlee	• Economic productivity, jobs and expansion of defence industry in the region.

2.4 Population Growth

2.4.1 Historic Growth

Livingstone Shire has experienced significant population growth, ranking as the second-fastest growing region in Queensland over the past decade. Between 2012 and 2022, the Shire saw a growth rate of 1.8%, with an annual growth rate of 2.6% from 2021 to 2022. This growth is particularly notable within regional local government areas (LGAs) with a population of over 10,000 people as of 30 June, particularly in comparison to neighbouring Rockhampton. The increase in population highlights Livingstone's growing appeal and potential for further development.

Population growth in Livingstone Shire is predominantly driven by net internal migration, including both intra- and interstate migration. Net internal migration accounts for 80% of the total population change. This contrasts with Rockhampton, where population growth is primarily fuelled by net overseas migration (52%) and natural increase (32%), highlighting distinct demographic trends between the two regions.

Lifestyle and location amenity are likely drivers for net internal migration to Livingstone, particularly the coastal settlements of Yeppoon and Emu Park. However, given its location, the Northern Corridor is assumed to have similar population drivers to northern Rockhampton, including proximity to employment and affordability.

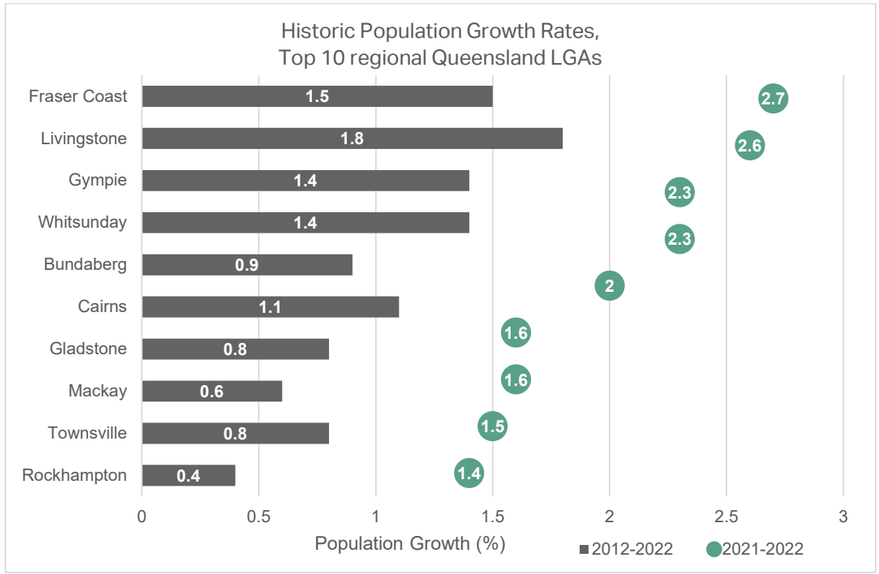


Figure 3: Regional Population Growth (Source: Australian Bureau of Statistics (2023-24), Regional population)

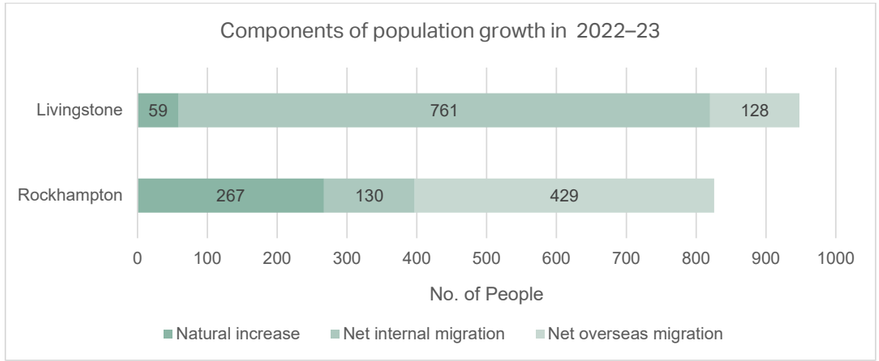


Figure 4: Components of Population Change, Livingstone LGA and Rockhampton LGA (Source: Australian Bureau of Statistics (2023-24), Regional population)

2.4.2 Projected Growth

Livingstone Shire's population is projected to grow significantly, increasing from 44,143 in 2026 to 62,990 by 2046 (medium series). The projected average annual growth rate of 1.5% for Livingstone LGA surpasses the regional growth rate for Central Queensland, which is expected to average 0.8% per annum over the same period. The Northern Corridor is Livingstone's third largest growth area, with 12-13% of the shire's population in 2046, behind Yeppoon (56%) and Emu Park (17%). The Northern Corridor is projected to grow from 5,761 in 2021 to 7,444 in 2046 (medium series). This highlights Livingstone's and the Northern Corridor's roles as key areas of population growth within the region.

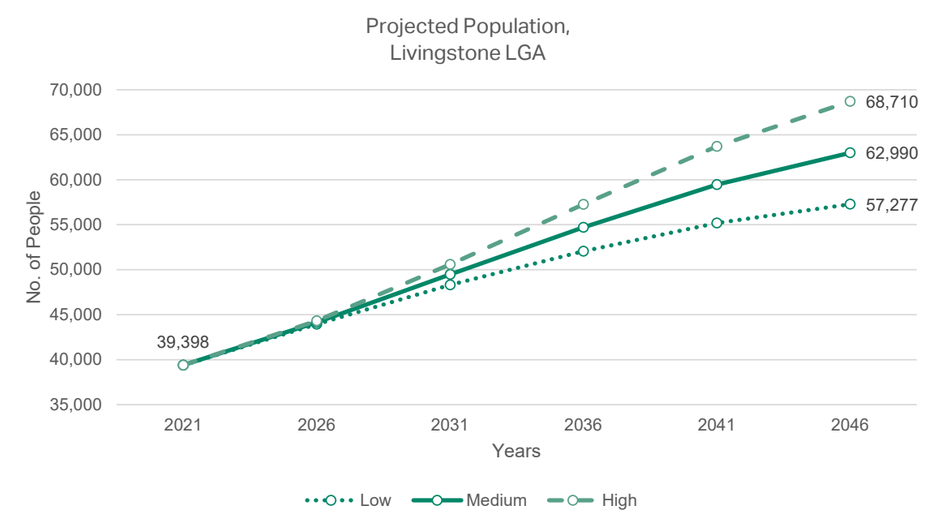


Figure 5: Population Projection, Livingstone LGA (Source: Queensland Government population projections, 2023 edition)

2.4.3 Household composition

Livingstone LGA displays a diverse mix of household types including approximately 20% lone-person households and 9% one-parent families. Glenlee-Rockyview SA2, by comparison, skews toward larger households, with only 8.9% lone-person households and 7.5% one-parent households. The average household size in the Northern Corridor has remained around 3 people compared to 2.5 people across the LGA in 2016 and 2021.

This pattern corresponds with Glenlee-Rockyview's almost entirely detached housing stock—98.5% separate houses, virtually no semi-detached dwellings or apartments and just 0.7% other dwellings—set on large, rural-residential lots. By contrast, Livingstone LGA includes 83.1% separate houses, 4.5% semi-detached homes and 5.6% apartments.

It is reasonable to assume that the upkeep of sizeable blocks, median house price, longer travel times to schools, childcare, shops, healthcare and community hubs, and sparse public transport combine to discourage single-income or single-occupant households. Together, these land-use, economic and infrastructure factors help explain why multi-person dwellings are dominant in Glenlee-Rockyview and why one-parent and lone-person households are less prevalent here than across the wider Livingstone region.

2.5 Key Findings — Northern Corridor Strategic Drivers

In consideration of these factors, it is concluded that the Northern Corridor is a potential location for future urban growth within Livingstone Shire. The Northern Corridor Focus Area presents a logical long-term strategic extension of planned residential growth areas of RRC (Parkhurst, Norman Gardens) located immediately to the south and can be serviced by Rockhampton as the Principal Centre. Notably, any future potential urban growth in the study area (focus area) will be supported by local and neighbourhood centres to meet convenience and weekly needs until such time as higher order centres are requried.

While there are some economic opportunities in the region for agriculture, biofuel, tourism and defence related activities, there are no specific locational advantages or other attributes that suggest these should be located in the Northern Corridor Focus Area. Similarly, demand for industrial land in Livingstone Shire over the next 20 years can be better accommodated in other areas of the LGA. Commercial demand in Livingstone Shire over 20 years can be accommodated within existing centres or new neighbourhood centres in urban growth areas (including the Northern Corridor). As such, the Northern Corridor Focus Area does not currently have strong strategic drivers to accommodate regionally significant industrial or commercial development and reinforces the conclusion that residential is the preferred role and function.

Nevertheless, the provision of infrastructure to service future urban development that is more intensive than rural residential will be a critical challenge for the Northern Corridor. Current and potential development demand, yield and servicing arrangements are considered further in subsequent sections of this report.

1.8%

Livingstone Average Annual Growth Rate
Livingstone Shire LGA 2012-2022.

0.4%

Rockhampton Average Annual Growth Rate
Rockhampton LGA 2012-2022.

62,990

LGA Projected Population at 2046
Livingstone Shire LGA.

7,444

SA2 Projected Population at 2046
Glenlee-Rockyview SA2 (medium series).

Revision 3 – 11-Dec-2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

3.0 Development Take-Up and Demand Scenarios

Key demographic and development data has been reviewed to develop dwelling demand and take up scenarios that seek to quantify demand and understand when current and planned land supply may be exhausted.

The following information has been analysed as part of this review:

- Livingstone Planning Scheme 2018
- Planning scheme submission and submission review documentation
- Livingstone Shire Council Planning Assumptions Model 2021 Version 5 (LSCPAM2021v5) and the associated Draft Planning Assumptions Report
- Economic Development Queensland PDA Guidelines
- Queensland Government population projections, 2023 edition; Australian Bureau of Statistics (ABS), Regional population, 2021 ('QGSO population projections')
- Queensland Government household and dwelling projections 2023 edition; 2021 dwelling figures sourced from Australian Bureau of Statistics, 2021 Census of Population and Housing; Australian Bureau of Statistics, Regional population, 2021.
- 2021 Census Time Series Profiles
- Australian Bureau of Statistics, Building Approvals by SA2 and above, from July 2021 onwards
- Residential Land Development Activity Profiles; Livingstone Shire 2021
- LSC Memorandum "Northern Corridor Urban Residential Investigation Area Analysis 2024" dated 25 March 2024
- Development Approvals information available.

3.1 Development Activity

Lot approvals, lot registrations and building approvals have been reviewed to provide an indication of development activity at the LGA level, supported by buildings approvals from 2021-2024 for Glenlee-Rockyview SA2 compared to the LGA.

3.1.1 Lot Approvals

In Livingstone, the five-year annual average number of lot approvals between 2020 to 2024 was 378, compared to 563 lots in the Central Queensland Regional Planning Area (CQRPA)[2]. This means that Livingstone accounted for approximately 67% of lot approvals in the region.

In the year ending December 2024, a total of 634 lots were approved in Livingstone compared to 950 lots in the CQRPA. This increase in lot approvals compared to the five year average may indicate that the development industry anticipates a housing shortfall due to an impending imbalance between the supply of developed lots and market demand in Livingstone and across the CQRPA.

Of the lots approved in Livingstone in the year ending December 2024, 588 were urban (i.e. in urban residential areas, fully serviced e.g. Yeppoon, Emu Park) and 46 were rural (i.e. rural residential, not serviced e.g. Northern Corridor, Barmaryee). In the same period, the largest supply of lots was from approvals that were in the range of over 50 lots (86% of all lots approved). This indicates that Livingstone has broadhectare land available for urban development.

3.1.2 Lot Registrations

In the year ending June 2025 a total of 181 lots were registered in Livingstone. This represents a 21% decrease from the previous year and less than the five-year annual average (2021-2025) of 223 lots. Lots approved in Livingstone consistently represent approximately 50% of the lots registered in the CQRPA. This shows a significant, drop between the number of approved lots and those progressed to registration, for both Livingstone and CQRPA generally. The reasons for the decrease are not clear, but may relate to reduced market demand and or construction cost esclation.

3.1.3 Building Approvals

In Livingstone, new house approvals dropped by 18.1%, from 287 in 2021-22 to 235 in 2023-24. However, in Glenlee-Rockyview, new house approvals have grown steadily, though they remain a small fraction of Livingstone's total approvals. In 2021-22, Glenlee-Rockyview accounted for 4.18% of Livingstone's total new house approvals, with 12 houses approved. By 2023-24, this had risen to 11.06% with 26 approvals. As of 28 February 2025, the area has seen 30 new houses approved, representing 15.63% of Livingstone's total new house approvals. This shows that dwelling approvals are steadily increasing to reflect the proportion of Livingstone's growth expected in the Northern Corridor (approx. 12-13%).

3.1.4 Development Applications

Key development applications and approvals in the Northern Corridor, based on LSC provided information, are summarised below and illustrated in Figure 6.

Table 4: Key recent development applications and approvals in the Northern Corridor

Map Ref.	App. No.	Description	Status
1	D-207-2022	**Mildura Rise, Rockyview** • Located outside the Focus Areas, east of Bruce Highway (4RP886589, 1RP608026, 2LN801023) • Development Permit for Reconfiguration of a Lot (RaL) 3 into 409 lots and Preliminary Approval to vary the effect of the planning scheme from Rural zone to Low density residential zone • 392 residential lots range in size from 1,000m² to 8,719m², along with parks, roads, and infrastructure • Conditioned to include the provision of a sewer pump station and the developer has been directed to work with RRC for an extension of the sewerage reticulation network. The proposed infrastructure solution is currently sized for this development alone. • Amended plans have been submitted to Council to reduce the number of residential lots to 390 and include a service station, future local centre (approx. 3,500sqm), tavern, child care centre and medical centre (approx. 2,000sqm).	• Approved 19 November 2024 • Submitter appeal lodged • Not implemented • Amended plans in discussion / under assessment
2	D-35-2016	**Dawson Road, Glenlee** • Within the Focus Area, south of Dawson Road (3,6,7 RP601965, 11,12 SP196244, 19RP600698) • Preliminary approval for rural residential activities and a neighbourhood centre • Facilitates a development comprising 575 residential lots (across two precincts), an 8,000sqm neighbourhood centre and open space areas • Precinct 1: 566 lots between 2,000sqm and 4,000sqm • Precinct 2: 9 lots with an average size of 20,000sqm • Infrastructure requirements of the original approval include:	• Approved 26 June 2023 (minor change) • Conditions appeal • Not implemented

[2] The CQRPA includes Livingstone, Rockhampton, Central Highlands, Banana and Gladstone LGAs.

Map Ref.	App. No.	Description	Status
		- A 30-metre wide road reserve for McLaughlin Street extension, including the intersection with Dawson Road (Trunk Infrastructure) - Upgrading Dawson Road (2.35 km from McLaughlin Street-Dawson Road intersection to the railway level crossing) to a Rural Major Collector road standard before the 100th allotment is endorsed (Non-Trunk Infrastructure)' - Upgrading the railway level crossing at Dawson Road upon the endorsement of the 300th lot. - On-site sewerage systems will be provided unless reticulated sewer becomes available.	
3	D-49-2022 & D-50-2022	**Lot 3 Dawson Road, Glenlee** • Within the Focus Area, south of Dawson Road abutting the railway corridor (3RP601938, 3RP601939) • Development permit for RaL 4 into 64 lots and associated Material Change of Use (MCU) for 64 dwelling houses. • On-site sewerage systems • Lot access from proposed internal road (not Dawson Road)	• Approved 7 August 2023 • Operational Works approval D-197-2024 approved Oct 2024 • Under construction
Paramount Park, Rockyview			
The Paramount Park development, east of the Bruce Highway, consists of a total approved yield of 200 lots across multiple stages. Approximately 67 lots have been completed within 133 lots approved but not implemented. The minimum lot size is 4,000sqm and sewage is treated on site. The individual applications are detailed below.			
4	D-246-2023	• 1752 LIV40542, 505 SP326477 • Development permit for RaL 2 into 48 lots + balance lot	• Approved 1 December 2023 • Not implemented
5	D-245-2023	• 1752 LIV40542, 505 SP326477 • Development permit for RaL 2 into 48 lots + balance lot	• Approved 7 December 2023 • Not implemented
6	D-143-2021	• 503 SP320071 • Development permit for RaL 1 into 37 lots + balance lot	• Approved 16 July 2021 • Not implemented
7	D-88-2018	• 503 SP320071, 143,147,144,146,145 on SP320071, 180 & 172 on SP320071, Lot 170 & 171 on SP320071 • Development permit for RaL 2 into 41 lots + balance lot	• Approved 30 October 2020 • Completed
8	D-272-2015	• 502 SP262543, 976 LIV40377 • Development permit for RaL 2 into 26 lots + balance lot	• Approved 24 January 2017 • Completed

3.1.5 Development Pipeline

Based on these development approvals, and a review of PAM land use assumptions and aerial photography to identify vacant residential land, a development pipeline of approximately 600 lots has been identified in the Northern Corridor. This includes 58 vacant residential lots, 133 lots approved in Paramount Park, and 392 lots approved in Mildura Rise. LSC has advised that Mildura Rise has a reasonable likelihood of implementation and as such has been considered in the development pipeline.

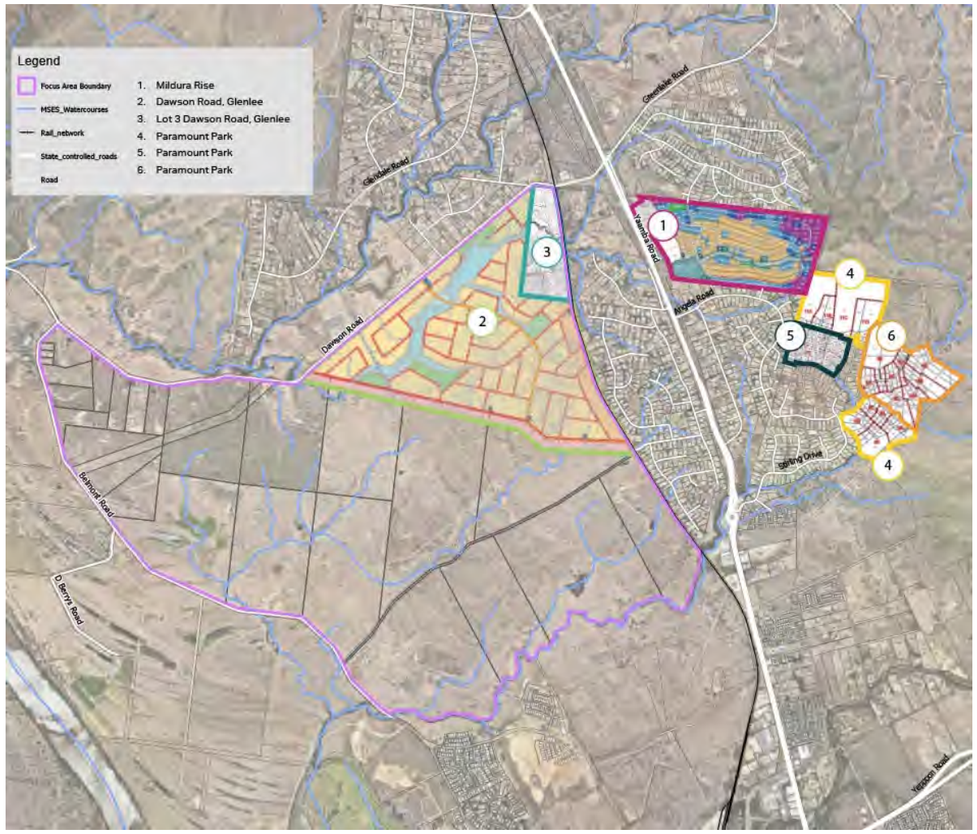


Figure 6: Development Applications / Approvals in or near the Focus Area

3.2 Demand and Take-Up Scenarios

Low, medium and high scenarios for housing demand have been developed and assumptions applied for likely uptake of the available land in the Northern Corridor to provide a high-level understanding of the potential timeframe required for development in the Focus Area.

The demand scenarios complement ultimate development yield calculations of the Structure Plan and seek to align land supply with demand (orderly development). A meeting was held on 19 May 2025 with LSC representatives Liam Saxby and Sonia Tomkinson to test and agree assumptions that inform the scenarios.

The Development Demand and Take Up Scenarios are summarised below. Refer to **Appendix A** for detailed data and a full list of assumptions and limitations.

3.2.1 Dwelling Demand Scenarios

The demand scenarios based on population growth show a dwelling demand ranging from **20-50 dwellings per year in the Northern Corridor**. It is noted this is roughly commensurate with the rate of recent building approvals in the area (20-30 dwellings per year in years 2023-25).

To assist in understanding potential dwelling demand more broadly, similar scenarios have been considered for the adjoining areas of Rockhampton (i.e. Parkurst-Kawana SA2 and Norman Gardens SA2). These scenarios show a demand of approximately 115-145 dwellings per year.

Table 5: Northern Corridor dwelling demand scenarios

Northern Corridor Demand Scenarios	Low	Medium	High
Glenlee-Rockyview SA2			
Population change 2026-2046 (additional people)	1,483	2,158	2,834
Dwelling demand 2026-2046	494	719	1,181
Dwelling demand (annual average)	20	29	47
Parkhurst-Kawana SA2, Norman Gardens SA2			
Population change 2026-2046 (additional people)	7,484	8,217	9,221
Dwelling demand 2026-2046	2,879	3,160	3,547
Dwelling demand (annual average)	115	126	142

3.2.2 Dwelling Demand and Take-Up Scenarios

The demand scenarios and the existing development pipeline have been considered to develop scenarios to indicate when demand for new lots and/or dwellings may exist in the Northern Corridor. Figure 7 illustrates each scenario and the point at which the existing development pipeline is exhausted.

Key findings of the demand and take-up scenarios are summarised in the points below.

- Overall, roughly 500-1,200 dwellings would be required between 2026 and 2046 to meet demand in the Northern Corridor.
- In a high demand scenario, the existing development pipeline is expected to cater for demand until roughly 2036, with demand for an additional 400 dwellings in 2046. In a low demand scenario, the existing development pipeline could cater for demand until 2051-2056.
- The identified land supply / development pipeline in the northern suburbs of Rockhampton is expected to cater for demand in those areas for the next 50 years. At this point, demand in the Northern Corridor would increase more rapidly.

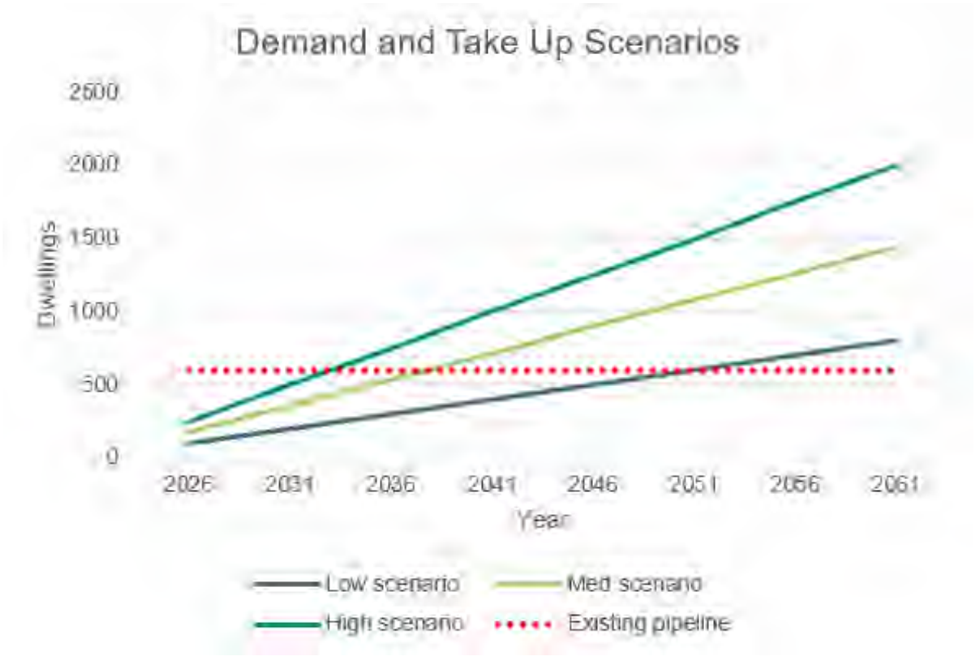


Figure 7: Demand and Take Up Scenarios with the existing development pipeline

4.0 Focus Area Site Analysis

4.1 Land Use

4.1.1 Land Uses

The Focus Area is currently freehold Rural land primarily used for agricultural purposes.

Immediately to the north of the Focus Area, opposite Dawson Road, is the Pandoin Power Station. Powerlink and Ergon Energy powerlines and associated easements run through the Focus Area.

In the surrounding area, key land uses include:

- North — Large lot (over 4000sqm) rural residential development, Carinity Education Rockhampton special education school (Dawson Road), Pandoin Power Station
- East — Rural residential, rural, approved rural residential development (east of Bruce Highway)
- South — In Rockhampton LGA, rural land, new large lot residential subdivisions including Edenbrook & Ellida
- West — Rural land, extractive industry (sand mining).

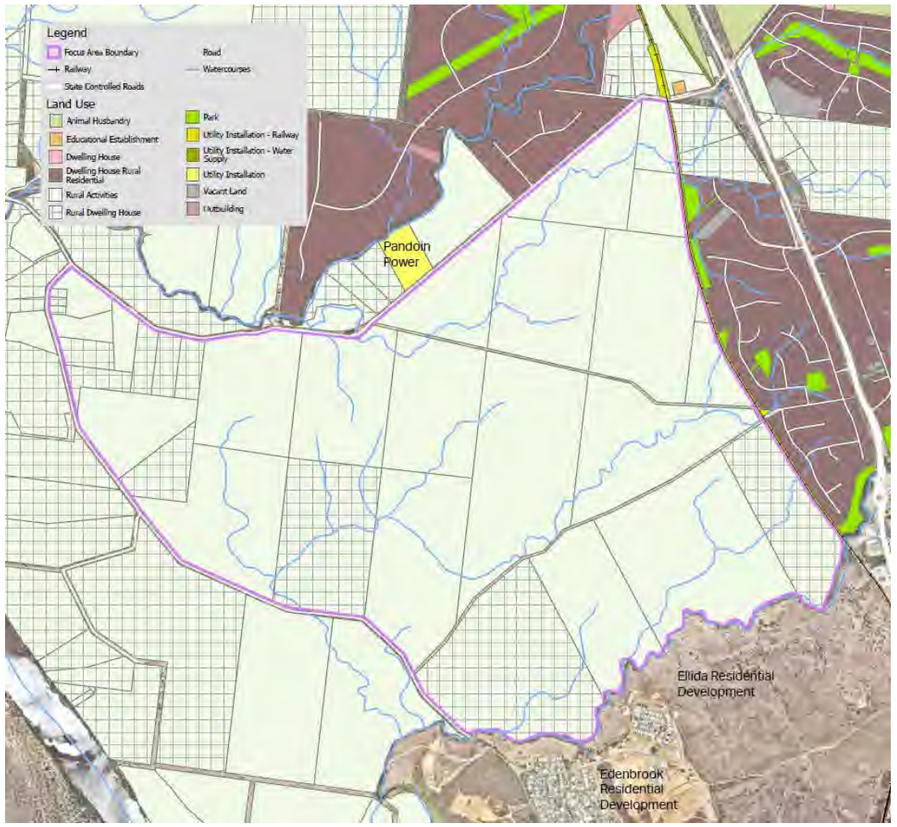


Figure 8: Land use in and around the Focus Area

4.1.2 Ownership

Approximately 75% of the Focus Area (1,324ha) is held by a single owner, as shown in Figure 9 in orange. Preliminary Approval (D35-2016) applies to approximately 338ha of this land, reflecting the owner's intent to develop. A meeting was held on 11 June 2025 with the landowner, Peter Dunbar, to understand future intent for this land, which included:

- rural residential and low density residential development (10-15,000 homes) intent including associated commercial and community uses
- preliminary approval over the north-eastern corner of the land is seen as the first development area with a timeframe within the next 30 years
- balance area seen as future development opportunities over a 30-60 year timeframe
- lots would be serviced by reticulated water and a planned on-site containerised sewage treatment system before being converted to being serviced by reticulated sewer.

The remaining land in the Focus Area generally comprises 10-20ha lots with potential for future development. The low fragmentation of land presents opportunities for coordinated planning with key landholders.

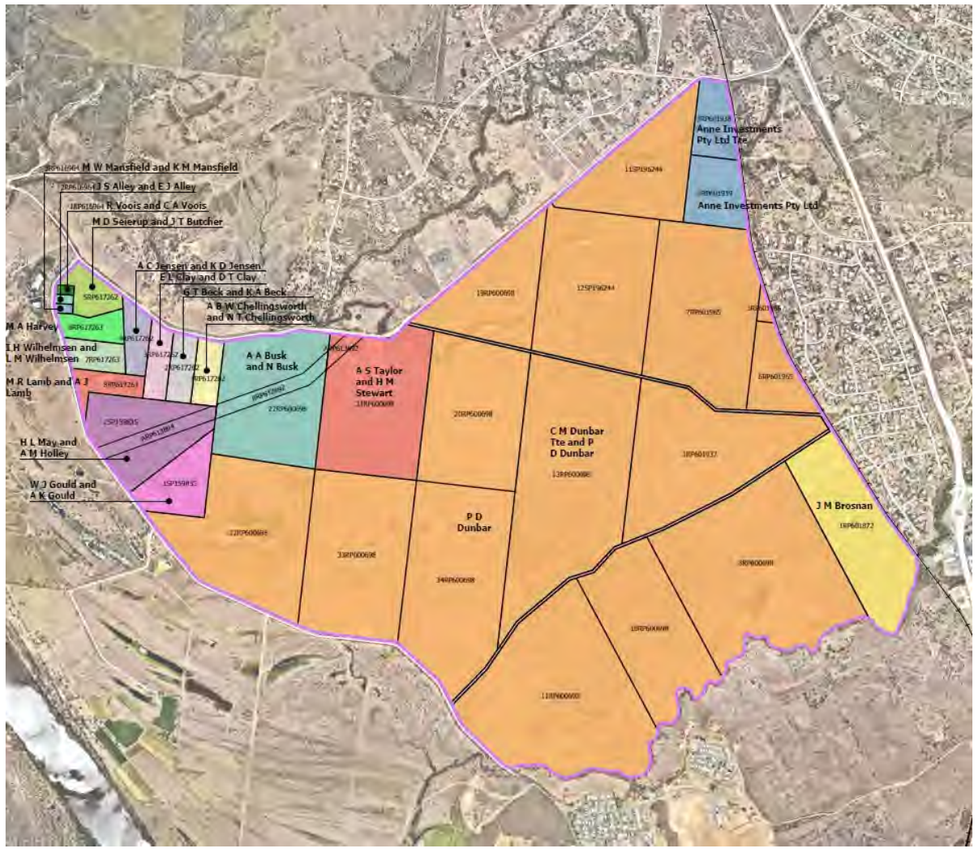


Figure 9: Land ownership in the Focus Area (individual colours represent a unique land owner

4.2 Environment and Hazards

The Fitzroy River lies to the west of the Focus Area, Ramsay Creek adjoins to the south, and Belmont Creek lies to the north of the Focus Area. Sutherland Creek and tributaries of Ramsay Creek intersect the Focus Area. These corridors provide valuable water movement, water quality and ecological functions.

Patches of vegetation along waterway corridors and in the north-west of the Focus Area are protected as Matters of State and Local Environmental Significance. Bushfire hazard is associated with this vegetation and areas of steep slope. Low lying land adjacent to the Fitzroy River is subject to flooding, prone to inundation during significant rainfall events or riverine flooding. Data has been extracted from the Planning Scheme Overlays.

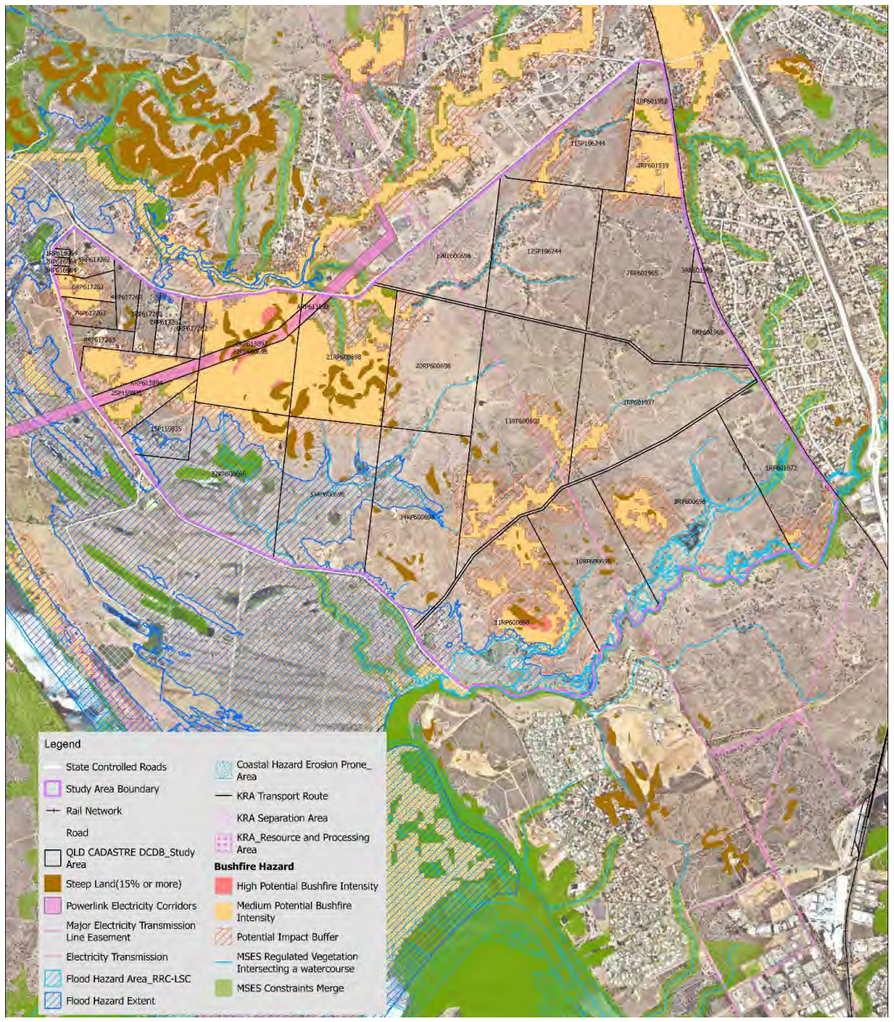


Figure 10: Environmental values and hazards in the Focus Area

4.2.1 Constrained Land

The earlier constraints (Figure 10) have been consolidated to quantify the amount of constrained and unconstrained land in the Focus Area. It is noted that this includes bushfire hazard, which can often be managed through development design, siting and vegetation clearing. This analysis shows that approximately 970ha of the site is unconstrained.

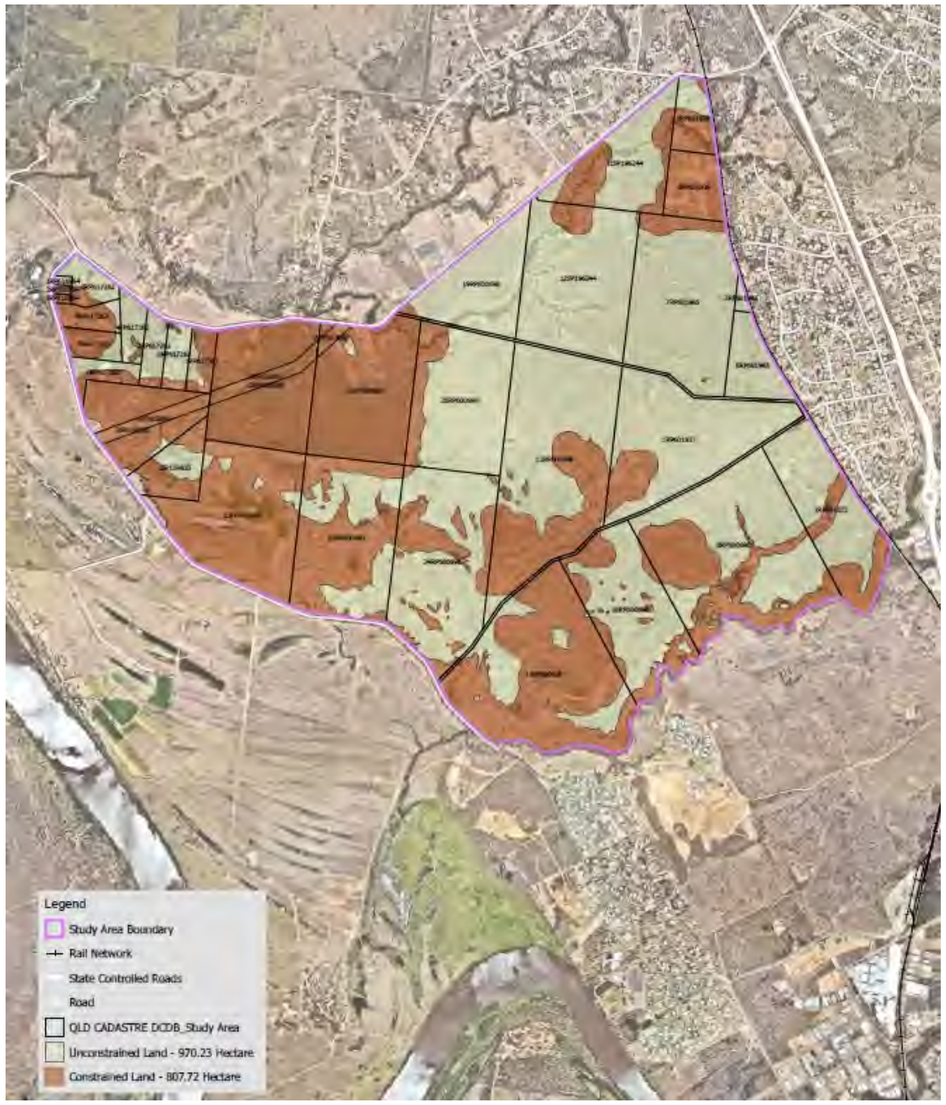


Figure 11: Constrained and unconstrained land in the Focus Area

4.3 Movement

The Bruce Highway, Rockhampton Ring Road (under construction) and the North Coast railway line are major regional connectors in the surrounding area. Dawson Road and Belmont Road are the key local routes for the Focus Area, connecting to the Bruce Highway and Alexandra Street in Rockhampton LGA. Given the location on the LGA boundary, connections to the south will impact the RRC road network. Unformed road reserves traverse south-east from Dawson Road to Hendy Drive and east-west through the southern portion of the Focus Area.

Crossing the railway corridor and flood hazards are key constraints in planning for future road access to the Focus Area. There is an existing open level crossing with signals at the railway along Dawson Road and relatively low-clearance underpass road across the railway at Hendy Drive. Flooding along Ramsay Creek will require significant mitigation works for future road access to the south via Belmont Road or new roads.

There is a north-south planned trunk road connection included in the planning scheme's LGIP, aligned with existing powerlines and McLaughlin Street within the Rockhampton LGA. However, recent development in Rockhampton has resulted in a diversion of McLaughlin Street and it is understood RRC is no longer pursuing an extension of McLaughlin Street north to Ramsay Creek. It is also noted that a connection to Rockhampton Ring Road is planned for Alexandra Street rather than McLaughlin Street. In addition, extensive flood mitigation works and long bridges would be required to provide access to the Focus Area at the McLaughlin Street alignment. For these reasons, Alexandra Street (via Belmont Road) is considered a preferable connection between the Focus Area and areas to the south.

4.4 Water & Sewer Infrastructure

Water is supplied via a DN600 main along the Bruce Highway from RRC, which supplies the Mount Charlton Reservoir (9ML). A trunk DN450 water main is planned to traverse the site with potential to connect to RRC water assets.

There is no existing sewer servicing in the Northern Corridor. The RRC LGIP identifies there is RRC sewer infrastructure to the south within the RRC LGA with plans for expansion. Recent development in the area has required on-site sewage treatment. The Mildura Rise development in the Northern Corridor was approved with conditions to provide a sewer pump station (sized for the development only) and to seek an extension of the sewer network from RRC.

The next stage of this project comprises a water and sewer servicing strategy to understand the costs and benefits of different servicing options (i.e. RRC supply vs LSC supply).

4.5 Site Analysis Summary

Key findings of the site analysis are summarised in the points below.

- Current land uses are predominantly rural or rural residential
- Areas along Belmont Road and Ramsay Creek are subject to flooding
- Areas in the north-west, centre and north-east corner of the site contain mature vegetation and are subject to bushfire hazard, and significant slope
- Approximately 970ha of the site is unconstrained by environmental values hazards or significant slope
- Flooding and crossing the railway are key constraints in planning for future road access to the Focus Area
- Alexandra Street (via Belmont Road) is considered a preferable transport connection (rather than McLaughlin Street) between the Focus Area and areas to the south.
- The Focus Area is in proximity to reticulated water (via RRC) but is not serviced by sewer.

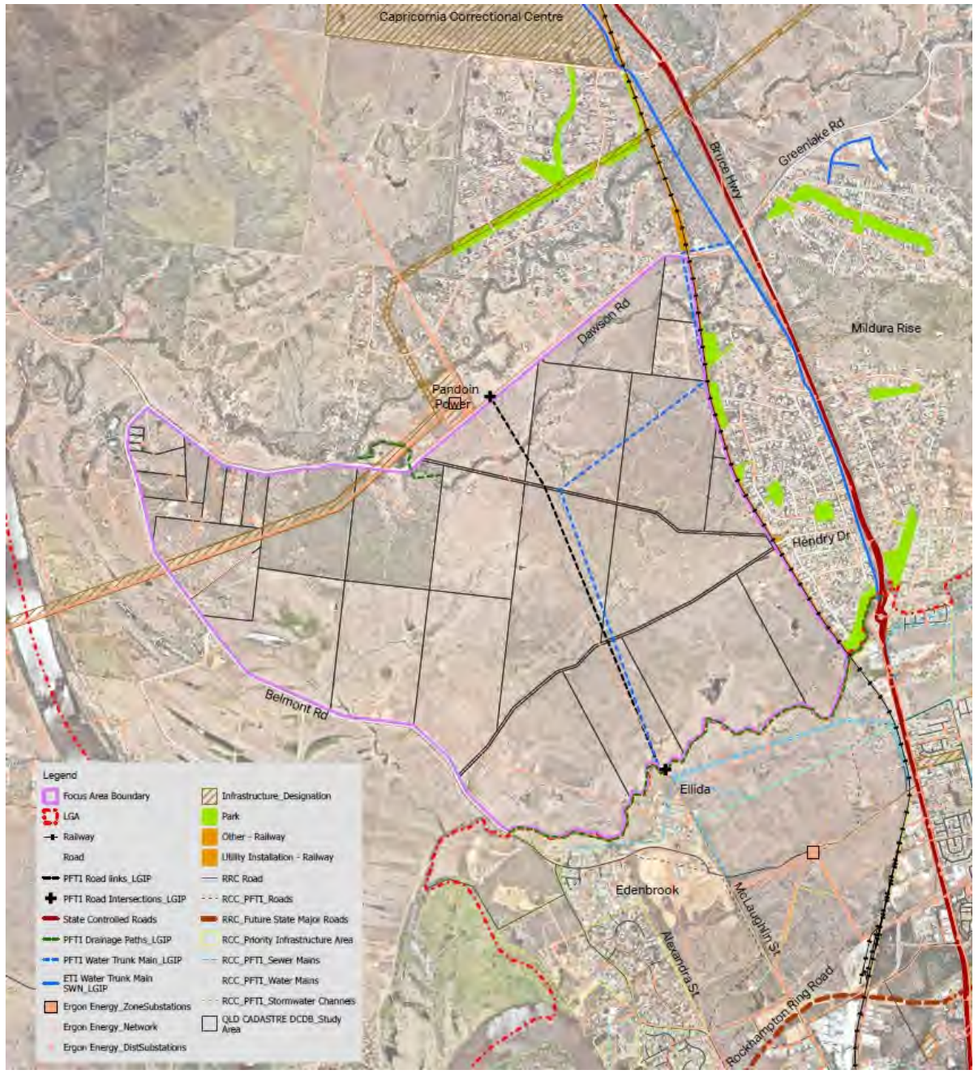


Figure 12: Movement and infrastructure in the Focus Area

5.0 Structure Plan

5.1 Strategic Context Map

The Focus Area has been considered within the context of the Northern Corridor and the broader region, as illustrated in Figure 13. Refer to **Appendix B** for full resolution maps.

The purpose of the planning scheme's strategic framework is to provide sufficient land supply to accommodate future growth that can be supported by infrastructure in an orderly sequenced and financially sustainable manner.

Based on the Structure Plan, the Focus Area could be recategorised as a "Future Urban" place type. In the planning scheme, these areas are intended for urban development beyond 2031. However, it is recommended that development of the Focus Area should be considered for longer-term growth beyond 2046 (approx. 2046-2076+).

Directly to the south of the Northern Corridor, Rockhampton Regional Council (RRC) has identified the suburbs of Parkhurst, Kawana and Norman Gardens as future growth areas for urban and industrial development. Rockhampton City functions as the Principal Centre for Livingstone Shire and is within a 30-minute drive of the Focus Area. There are also Major and planned Local Centres in RRC close to the focus area. A Local Centre and Neighbourhood Centre are identified within the focus area to cater for this growth and complement the proposed centre in the nearby Mildura Rise development.

No land has been identified specifically for industrial development based on the previous studies findings that demand for industrial land can be better accommodated elsewhere in Livingstone Shire as well as the existing and planned industrial areas of Rockhampton. However, more detailed investigations into the potential land use needs in the Northern Corridor may identify local employment, low impact industry and social infrastructure. These uses will be need to sited appropriately in the finer grained urban fabric.

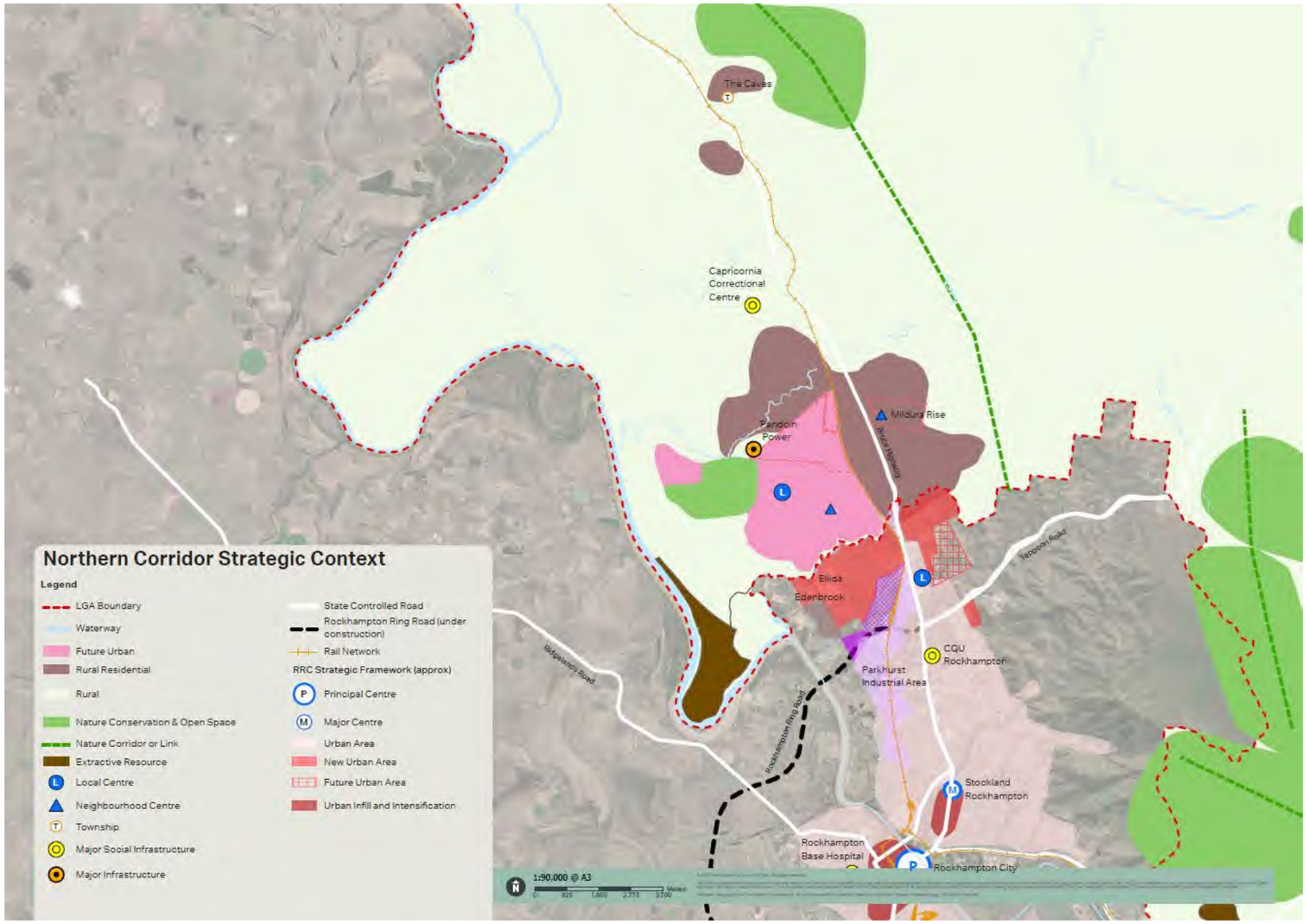


Figure 13: Northern Corridor Strategic Context Map (NOT COUNCIL POLICY)

5.3 Structure Plan

The Focus Area Structure Plan, illustrated in Figure 14, represents a high-level ultimate development scenario to understand the opportunities and constraints and inform future land use and infrastructure planning decisions. Refer to **Appendix B** for full resolution maps.

5.3.1 Land Use and Development Yield

The majority of land in the Focus Area is designated as low density residential in the Structure Plan. This is based on the established need (see Section 2.0) and character of surrounding areas and region. It is noted that medium density residential in some areas, particularly around future centres and community uses, may become more appropriate over time. We understand the that higher net residential density would result in a more efficient use of land but given the long timeframes and uncertainty for medium density product uptake we have taken a conservative position and relied on low density residential densities. Additionally, while existing development approvals in the Focus Area include very low density residential development, low density residential has been considered as the ultimate development outcome.

Excluding bushfire hazard, approximately 1,100ha of land in the Focus Area is generally suitable for urban purposes. In the Structure Plan, this land is designated as Low density residential with an estimated yield of approximately 9,000 dwellings at an average of 15 dwellings per hectare (based on planning scheme assumptions), noting areas with slope and constraints would yield lower densities. At an occupancy rate of 3, reflecting the current Northern Corridor average, this is equivalent to a population of approximately 27,000 people. At an occupancy rate of 2.4, reflecting the current LGA average, this is equivalent to a population of approximately 21,600 people.

This net density calculation allows for:

- 35% of the land (385ha) to be utilised for infrastructure including parks, roads and stormwater management
- 6% of the land (66ha) to be utilised for non-residential land uses that support the successful function of neighbourhoods such as centres and community facilities.

Non-Residential Uses

Benchmarks for the provision of non-residential land uses to support a new community have been considered to further understand indicative future requirements in the Focus Area (refer **Appendix C** for details) as summarised in Table 6. Note this does not include land for infrastructure other than parks and community facilities.

Table 6: Summary of non-residential land use requirements

Local Centre	1.0
Neighbourhood Centre	0.5
Recreation Parks	80.0
Sports Parks	50.0
Community Centres	3.0
Community health centre	1.6
Kindergartens x3	0.6
Primary school (state) x3	21.0
Secondary school (state) x 1	12.0
Emergency services	1.0
	TOTAL 170

Industrial Land

The Structure Plan does not include industrial development as it is considered that this can be better accommodated elsewhere in the region. This includes:

- areas close to Yeppoon (e.g. Barmaryee, Bondoola)
- Gracemere in Rockhampton
- areas in the Northern Corridor with better access to the Bruce Highway (e.g. north of the Capricornia Correctional Centre / Etna Creek Road).

If industrial development was to occur in the Focus Area, this may best be located on Dawson Road, close to Pandoin Power; or alongside the railway corridor on the Hendy Drive alignment.

The Dawson Road location would act as an entrance point to the Focus Area development, so gateway treatments and careful interfaces would be critical for success.

The Hendy Drive location may be appropriate for rail supported uses, however it is noted that vehicle access to this location is constrained by the railway crossing and either lower order roads through residential areas or a circuitous route to the Bruce Highway.

Both locations would be subject to separation distance considerations from surrounding residential development (250m minimum for medium impact industry) and would require significant road and sewer infrastructure upgrades to support industry.

5.3.2 Environment and Hazards

Land that is constrained due to flood and other hazards mapping has been categorised as Limited Development, where predominantly Rural activities can occur. It is noted that no detailed analysis of environmental values or hazards has been undertaken. Some of these areas may be suitable for large lot residential development or open space subject to more detailed analysis of constraints and mitigation of risks through design responses.

Ecological corridors have a minimum width of 50m (either side of waterways), connecting vegetation patches and waterway corridors with biodiversity values.

5.3.3 Movement

Dawson Road and Belmont Road will remain the key road connections in and out of the Focus Area at the north and south. Hendy Drive may provide secondary access to the Bruce Highway, subject to upgraded connections. A new urban sub-arterial road is planned to connect Dawson Road to Belmont Road through the Focus Area. This will require new bridges and mitigation measures to address flood hazards.

5.3.4 Infrastructure

Water supply and wastewater infrastructure is proposed to be provided for the site. Noting the existing water supply infrastructure adjacent to the site, it is expected that a connection and extension of that network will represent the most efficient servicing strategy.

Wastewater infrastructure is limited to the nearest pump stations in RRC. Options exist and are provided in further detail in Section 6.0. This includes the use of interim local treatment plants transitioning to a conveyance strategy connecting to the RRC network. Within the structure plan area, the site is suited to an internal gravity network, with the topography generally sloping westward towards the Fitzroy River. 0

5.3.5 Sequencing Considerations

As outlined in Section 3.0, the existing development pipeline is expected to cater for demand until at least 2036, with demand for an additional 400 dwellings by 2046 in a high demand scenario. The 9,000 dwelling indicative development yield presented in the Structure Plan would cater for demand well beyond a 50-year horizon based on demand scenarios.

Key Structure Plan sequencing considerations are summarised below.

- Broadly, there is expected to be a northern development front via Dawson Road and a southern development front via Belmont Road, with development extending from key arterial and collector roads as they are constructed.
- The northern development front has existing access via Dawson Road, limited constraints, and the highest interest from developers.
- The southern development front is closest to Rockhampton and is likely to be an extension of this growth front. This is dependent on upgrades to Belmont Road to improve access to the south.
- The Local Centre will require residential development to support its viability.

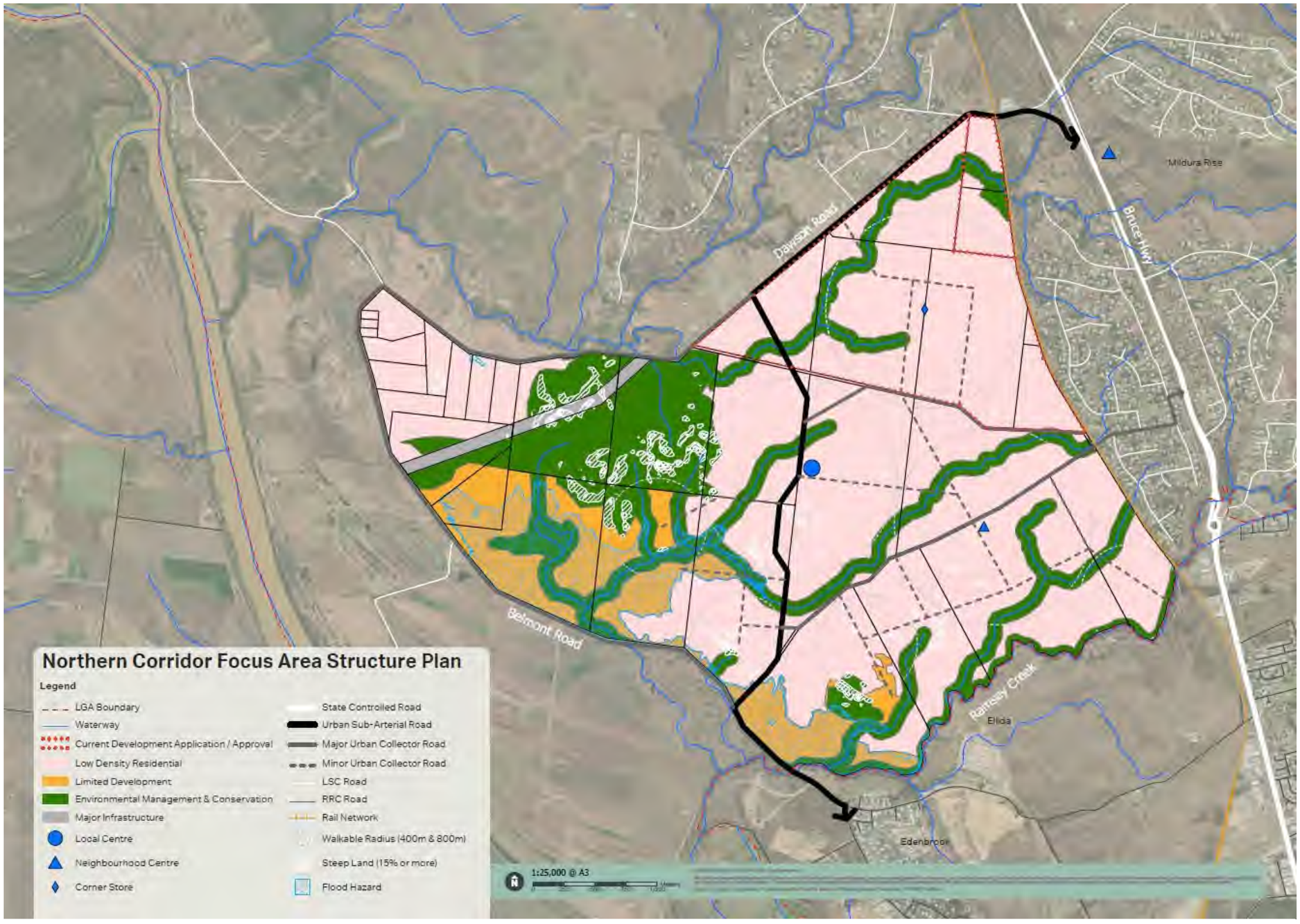


Figure 14: Northern Corridor Focus Area Structure Plan (NOT COUNCIL POLICY)

6.0 Network Analysis

The provision of water supply and wastewater infrastructure to service the focus area has considered both the early stages and the full development (Ultimate). High level options have been identified and a preferred servicing pathway identified for both network works.

6.1 Existing Water Supply

Livingstone Shire Council currently services properties in the vicinity of Yaamba Road and Dawson Road through a trunk DN600 main following an alignment along Yaamba Road and a DN150 along Dawson Road. This network is supplied via a connection to the DN750 Rockhampton Regional Council water supply network along Yeppoon Road.

Supply from RCC is governed by a supply service contract that includes a volumetric charge of $ 1.33/ kL

The existing LSC and RRC networks are provided in Figure 15 and Figure 16.

Figure 15 Existing Water Supply Network – Livingstone Shire Council (source: https://livingstone.maps.arcgis.com/)

Figure 16 Existing Water Supply Network – Rockhampton Regional Council (source: https://mapping.rockhamptonregion.qld.gov.au/)

6.2 Existing Wastewater

There is no existing sewer servicing in the Northern Corridor. There is RRC sewer infrastructure to the south with plans for expansion. Recent development in the area has required on-site sewage treatment. The Mildura Rise development in the Northern Corridor was approved with conditions to provide a sewer pump station (sized for the development only) and to seek an extension of the sewer network from RRC.

The nearest wastewater network is located in RRC, with multiple pump stations located immediately south of Ramsay Creek. This includes a pump station located on Yaamba Road discharging to a DN200 rising main, as illustrated in Figure 17, and a smaller pump station discharging to a DN100 rising main located near Treetops Way, illustrated in Figure 18.

Figure 17 Existing Wastewater Network Yaamba Road – Rockhampton Regional Council (source: https://mapping.rockhamptonregion.qld.gov.au/)

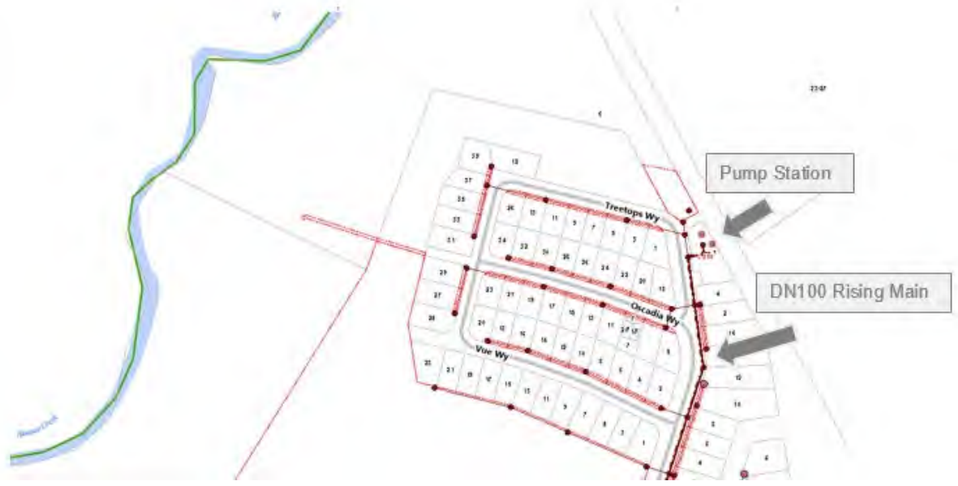


Figure 18 Existing Wastewater Network Treetops Way – Rockhampton Regional Council (source: https://mapping.rockhamptonregion.qld.gov.au/)

6.3 Planning Considerations

As identified in Section 3.2, the projected demand take-up is expected in 2031 or 2036 when considering either the Medium or High series projections. Given the long lead times for development and the growth forecasts, planning has only considered growth till 2061 on the medium series. However, consideration to the Ultimate configuration is provided for context. The medium series will see an estimated 1,440 dwellings by 2061. The basis of water supply and wastewater planning is an Equivalent Person (EP). In 2061, this is 3,456 EP.

Planning has been developed using the relevant CMDG design guidelines for water and sewer (CMDG D11 and CMDG D12) and considers Average Day Demand (ADD) and Peak Hour (PH) for water supply and Average Dry Weather Flow (ADWF) and Peak Wet Weather Flow (PWWF) for wastewater. The projected growth and water supply demands, and wastewater flows is provided in Table 7.

Table 7 Northern Corridor Equivalent Person and Water Supply and Wastewater Loading

Criteria	2026	2031	2036	2041	2046	2051	2056	2061
EP	432	864	1,296	1,728	2,160	2,592	3,024	3,456
ADD (kL/d)	216	432	648	864	1,080	1,296	1,512	1,728
PH (L/s)	9.5	18.9	28.4	37.8	47.3	56.7	66.2	75.6
ADWF (kL/d)	86.4	172.8	259.2	345.6	432	518.4	604.8	691.2
PWWF (L/s)	5.0	10.0	15.0	20.0	25.0	30.0	35.0	40.0

6.4 Water Supply Options

As noted above, water supply is currently provided via a connection to the Rockhampton Regional Council water supply network via a DN600 along Yeppon Road, with a DN150 along Dawson Road currently servicing those properties.

Two options have been considered for the provision of water supply to the identified area, and include:

- Continuation of the current supply arrangement, with additional connections and new trunk infrastructure as required, and
- A standalone water treatment plant (WTP) and network.

A standalone WTP was considered and presented to Council (Workshop #1 – date 11 June 2025). Consideration to a number of key decision factors in regard to a new WTP were raised and included:

- LSC's current supply contract with RRC, noting potential impacts to volumes and limits of supply through the Glenmore WTP.
- Current and future allocation allowances from the Fitzroy River and the approval pathways for new raw water offtakes.
- Siting constraints, noting any treatment plant within the structure plan area will reduce developable footprints, will need to be sited outside of constrained zones, (e.g. flood and slope) and generally be resilient to climate impacts.

It was noted that a standalone WTP servicing only LSC provides surety of supply and removes the need for future contractual negotiations with RRC. This option will require further consideration to LSC's wider strategic direction and infrastructure requirements. However, the expected early capital costs and siting concerns were identified as challenges to this option. Given the long development timeframe, this option was not considered viable and was agreed to be excluded from this assessment. A long-term permanent WTP may be considered viable at a later date, post-2061.

The preferred water supply servicing strategy considered for this strategy is the continuation of supply from the RRC network. The extension of the existing water supply network was considered against the proposed staging plan. The extension of the network along Dawson Road is proposed with an internal network providing supply to the first stage. An augmentation to the existing DN150 main along Dawson Road may be required with a DN315 main. This will ensure capacity can be maintained and allow integration with future stages of the network.

To service the 2061 demand, a network of at least DN450 is proposed, when considering a longer timeframe with a maximum ultimate yield in the order of 21,600 EP (refer Section 5.3.1), a DN800 would be required, if serviced

from a single connection. An allowance has been made for a future trunk main to traverse the site (in a general north-south alignment) following an alignment adjacent to the proposed road connecting Belmont Road and Dawson Road. Noting the distribution of demand within the site will be varied and without consideration of the external network capacity, the existing DN600 trunk main is considered to have sufficient capacity to accommodate up to 2061 demands.

The sequencing of the proposed internal trunk main would need to consider growth within the defined structure plan area and the capacity of the existing network. Noting the current trunk supply mains (DN600) along Yaamba Road, easement corridors to cater for trunk mains in the order of DN450 or DN355 (PE100 SDR 110) should be allowed for future expansion.

Within the site, additional trunk mains would distribute flow within each stage. An indicative plan is provided in Figure 19.

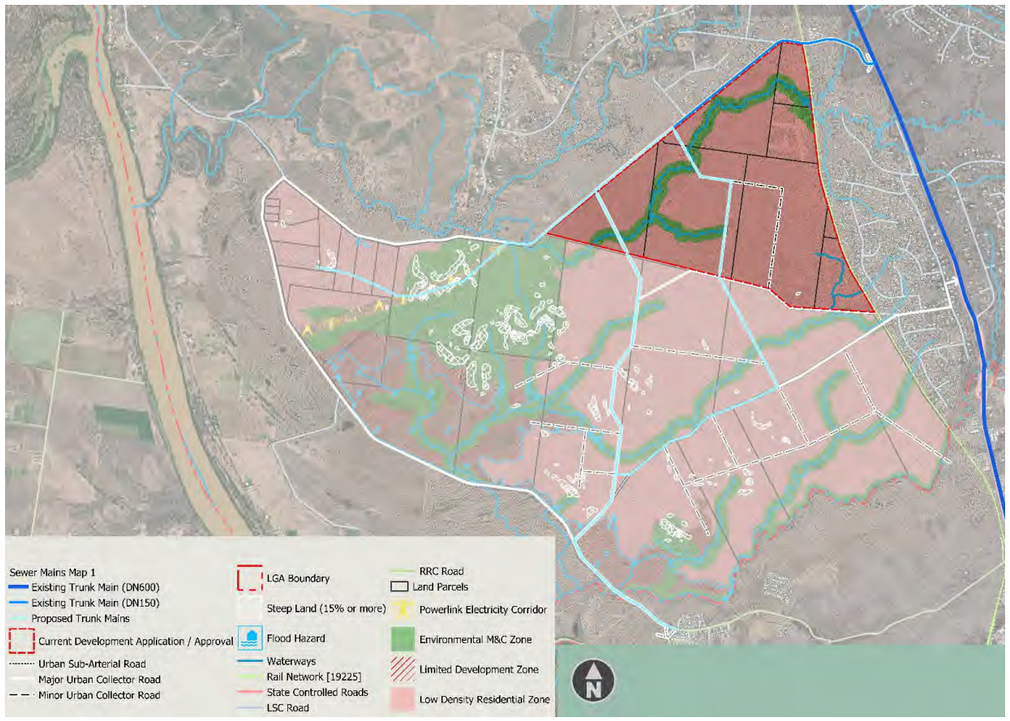


Figure 19 Proposed Water Supply Network

6.5 Wastewater Options

The conveyance of sewage from the site has been considered with two primary options identified, these are:

- Conveyance to the RRC network, and
- Local conveyance and treatment at a new larger regional STP.

6.5.1 Options Assessment

Similar to water supply, consideration to the ultimate network has been allowed with the integration of the early growth provided. The existing topography of the site allows for a trunk gravity network, with the site generally sloping towards the south-west to the Fitzroy River with existing contours ranging between 50m AHD and 10 m AHD. A network of trunk gravity mains has been identified with the termination point within the site preferred to the south-west, allowing, if feasible, a connection to the RRC network on the opposite side of Ramsay Creek. Alternatively, a termination point may be achievable to allow conveyance to a northern STP.

It is noted and highlighted for clarity that the early growth is forecast in the north-west of the site, which facilitates the consideration of servicing strategies before the ultimate is feasible. These options are detailed below.

An overview of the proposed trunk network is provided in Figure 20.

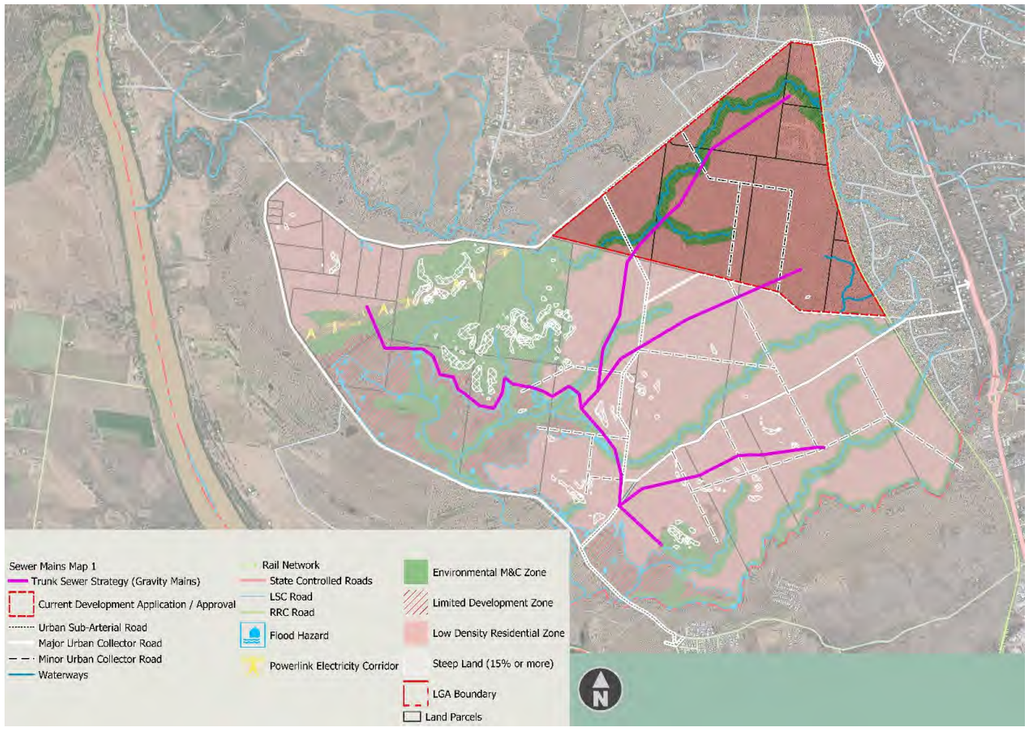


Figure 20 Proposed Wastewater Network

6.5.2 Option 1 – Conveyance to RRC

The conveyance of flows through to the RRC network from the outset would include the delivery of a number of large trunk gravity mains through greenfield sites within the structure plan. This presents a significant risk with infrastructure being delivered ahead of development. The bringing forward of infrastructure will require the creation and securing of alignments ahead of development, and this can result in the limitation of development profiles or result in relocation to acquire larger assets at a later date with increased costs. Whilst preferred at the strategy level, this option is not considered viable for growth to 2061.

It is noted that a connection to the RRC network would require the agreement and coordination with RRC before proceeding.

6.5.3 Option 2 – LSC STP

The second long-term wastewater option includes the provision of a long-term sewage treatment plant (STP) to service the Northern Corridor. The trunk gravity network identified in Figure 20 would be retained. However, the connection to RRC would instead be replaced with a new regional pump station and rising mains conveying flows north, refer Figure 22. The provision of a new permanent STP requires careful consideration of a number of key factors, including sizing, siting, and effluent management. Further, an extensive approvals pathway is expected in order for a new STP to come to fruition, limiting the timeliness for servicing growth in the early stages.

The siting of a new STP will be subject to a series of planning activities to identify and procure a preferred location. This location ideally would be a flat parcel, unconstrained with existing services, with minimal environmental and cultural heritage impacts that be preferrable be conveyed by gravity. Further, this site would need to be located at a sufficient distance, between 400m and 1,000 m, from sensitive receptors for operational noise (noise, light, and odour). In addition, this site should consider the mitigation of the impacts of climate change and consider resilience to floods and bushfires. It is acknowledged that the location of a long term STP within the identified structure plan would reduce the developable footprint of the site. As such, an alternative location would be required. Initial investigations have identified locations to the north in the vicinity of Etna Creek and its surroundings.

Further consideration of the siting will also be dependent on effluent management, especially consideration to contaminants of concern, including endocrine disrupters and PFAS. It is noted that approval to discharge will need to be sought from the Department of the Environment, Tourism, Science and Innovation (DETSI). It is understood that DESTI seek the identification and assessment of alternate effluent disposal mechanisms, such as disposal to land for irrigation for open spaces and/or cropping, ahead of disposal to a waterway. It is noted that disposal to waterways may be constrained, with the Fitzroy River being the primary source of Raw water for both LSC and RRC. Any discharge upstream of the Fitzroy Barrage is expected to be more heavily conditioned in regard to effluent quality than any other disposal pathway.

The sizing of long term STPs needs to consider the procurement of a site large enough to accommodate the ultimate footprint. However, whilst STPs can be staged, staging needs to consider optimal staging sequences. A typical design rule considers the minimal treatment capacity of an STP to be approximately 1/3rd of the nominal capacity with consideration also the technological advancement, e.g. a 1,200 EP plant can service as low as 400 EP, but no longer than 15 years for each stage. Given the project timeframes for development, the staging of a treatment plant would require up to four (4) stages for growth beyond 2061, as illustrated in Figure 21.

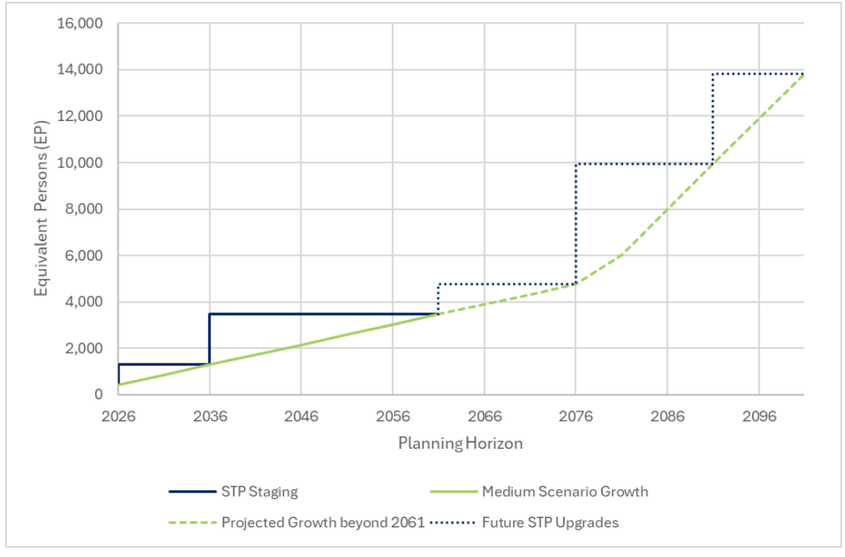


Figure 21 Indicative STP Sequencing

When considering a long term STP, it may be possible to provide a reticulated sewer network to the existing development outside of the identified structure plan. However, the inclusion of additional properties will incur additional cost. The additional cost for treatment would be minor, but the cost to provide a reticulated sewer network may be cost-prohibitive.

An overview of a site for a long term STP is provided in Figure 22.

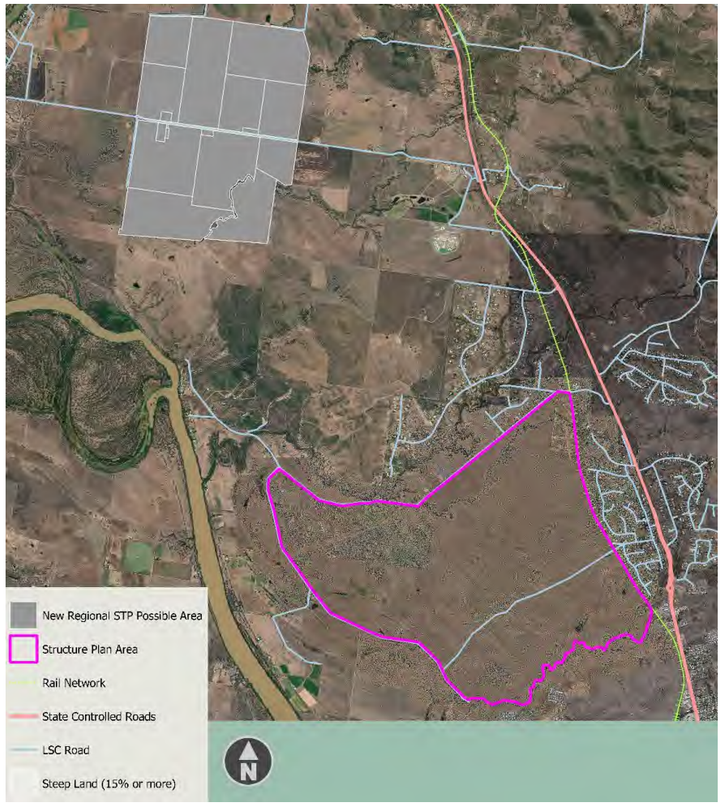


Figure 22 Long-term STP location

6.5.4 Early Works

As identified above, both long-term strategies have multiple impediments to delivering the early stages of development. To deliver growth, interim options are expected, two options to facilitate the early growth within the structure plan area have been identified and are detailed below.

6.5.4.1 Early Works Option 1 Local Pump Station

The focus of this option relates to the network required to service the earlier stages of development fronting Dawson Road. Servicing this area will require an alternate pathway to defer to the construction of large diameter gravity trunk mains through greenfield development. Whilst the provision of a gravity trunk main is a preferred longer term strategy, the current timing of growth will not be preferable and risk the re-location of assets and development proceeds.

To service the first stages of development, a traditional reticulated servicing solution has been identified. This would include a gravity main conveying flows to a new sewage pump station and a rising main conveying flow to the RRC network along Yaamba Road. It is expected that a DN250 rising main would be required to service growth to 2061. Given the long term growth range, a dual stage pump station strategy is expected, each with approximately 20 years of capacity. The rising main alignment will need to cross a regional railway line and Yaamba Road, whilst no preferred location has been identified, for ease of assessment, an alignment following the western boundary of the railway line is proposed before injection into the nearest RRC pump station. This infrastructure would most likely be retained for the ultimate strategy. Coordination and agreement with RRC for the connection to their assets would be required for this option to proceed, noting the impact to the RRC with the additional loads.

This option provides some additional flexibility for development adjacent to Yaamba Road, and it is also possible to provide capacity in this rising main, for other developments such as Mildura Rise. Impacts on the sizing of infrastructure will need to be considered, noting that the Mildura Rise development has been considered as part of the growth figures adopted for this strategy.

A summary of the pump station strategy is provided in Table 8 and illustrated in Figure 23.

Table 8 Northern Corridor Wastewater Strategy Option 1 – Early works

Infrastructure	Parameters
Pump Station – Stage 1	Duty Flow 20 L/s @ 30 m
Pump Station – Stage	Duty Flow 40 L/s @ 50 m
Rising Main	DN250 PE100, 5,000 m

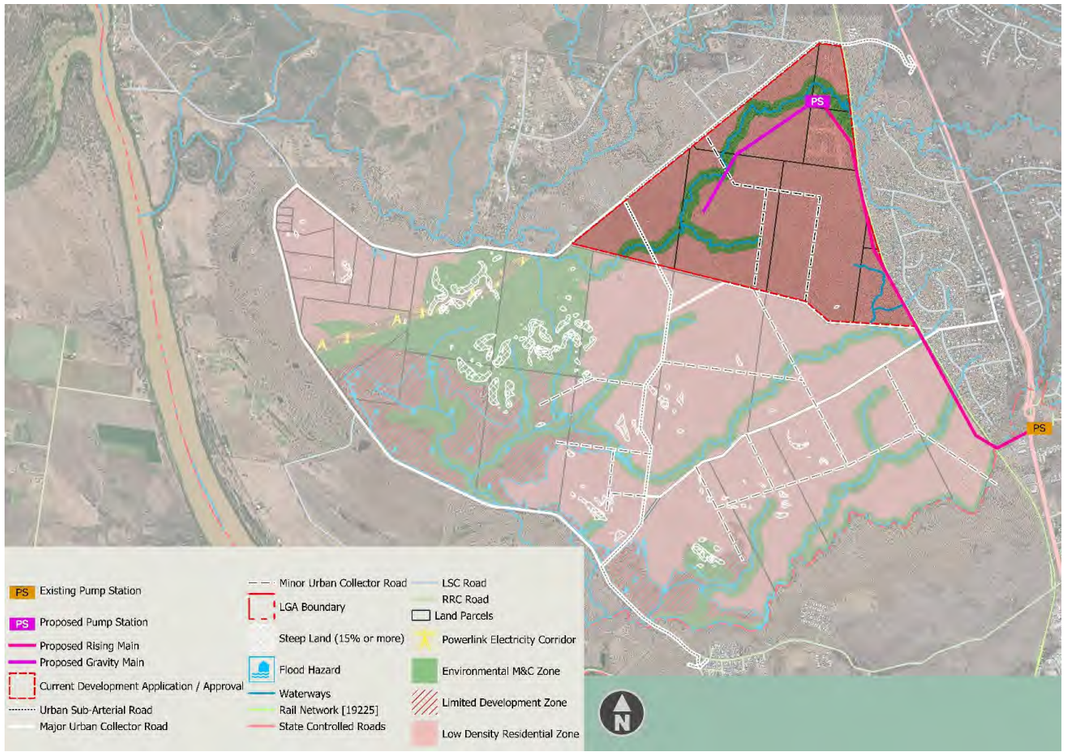


Figure 23 Early Works Pump Station Infrastructure Overview

6.5.4.2 Early Works Option 2 Local STP

A consideration for both long term options includes the use of a containerised local STP. Containerised STPs allow for a more flexible approach to the delivery of wastewater infrastructure. These systems range in size from 10 kL/d to over 1 ML/d, and offer lower costs than permanent treatment solutions for equivalent volumes and can also present lower initial capital costs compared to linear infrastructure over long distances. Their modular design also provides flexibility to accommodate future upgrades, as additional units can be added to increase capacity.

Adopting the same design principles as the permanent plant, a three-stage plant strategy has been proposed. This strategy considers the available operating capacities of plants in the market. This provides initial capacity to 2030 with a singular smaller unit, beyond that the addition of a medium sized plant operating in parallel with the first plant can provide capacity till 2048, with a second smaller plant added to provide capacity to 2061. The proposed staging plan is provided in Figure 24.

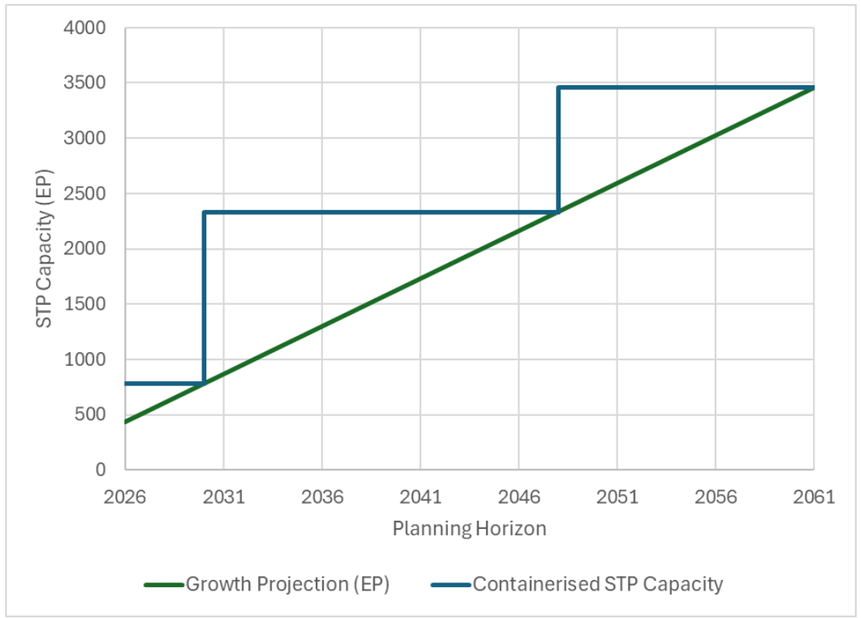


Figure 24 Local STP staging plan

Whilst the same considerations to permanent treatment plants apply to this solution, the footprints are typically smaller. As such, the location of these plants would be able to be accommodated within the defined structure plan area and continued to be used until development pressure becomes a constraint, at which point consideration for a permanent plant or conveyance to the RRC network will be needed. The largest constraint to this solution is effluent and wet weather management. The structure plan area is currently used as a livestock paddock and it is assumed that the disposal of effluent to land is a viable outcome. Assuming an irrigation rate of 5 mm/Ha/year (to be confirmed), a land area in the order of 50 hectares (Ha) would be required by 2061 based on ADWF. Further, the capture of flows during periods of wet weather should be allowed with storage equal to 30 days ADWF. It is noted that the use of irrigation will be subject to strict controls and effluent quality requirements, and the minimisation of run off and spray drift would be required, especially near waterways.

The local STP's siting within the structure plan area should prioritise a location adjacent to the first stage of development, which is generally flat and includes access to the irrigation area. Noting a preference to prioritise gravity networks, a location has been identified that includes an indicative allowance for irrigation and is illustrated in Figure 25.

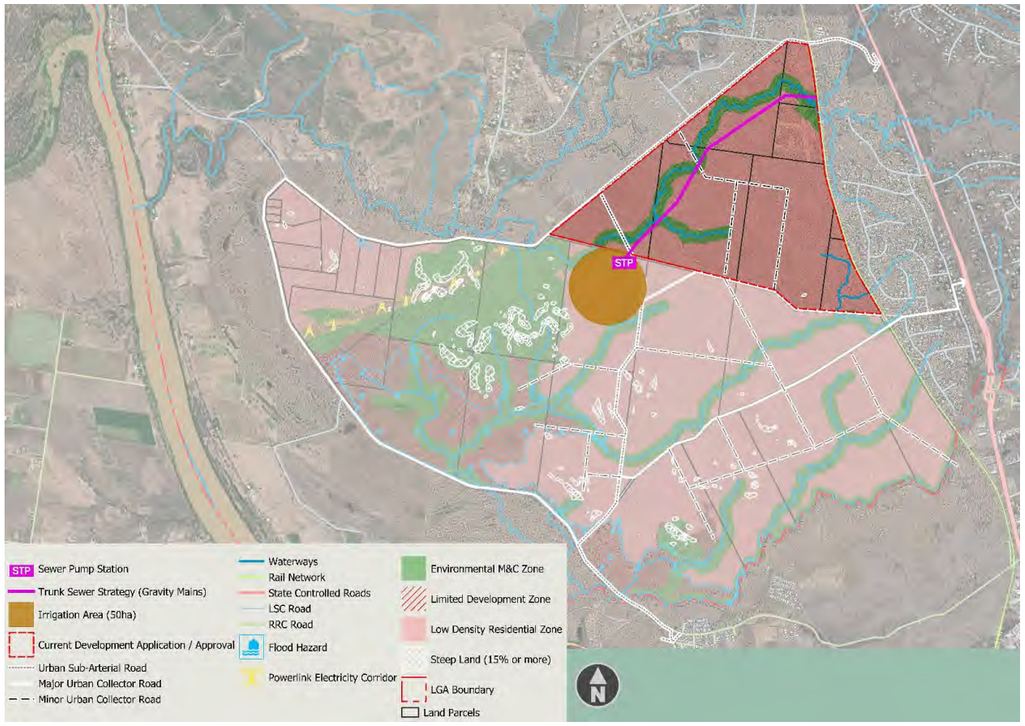


Figure 25 Local STP

6.5.4.3 Costs

Costs for both options have been developed with consideration only of the 2061 horizon. The assessment of the long-term STP option has been excluded, along with the long-term gravity options, noting their expected requirements beyond 2061. Further, costs have only been considered for this assessment against the differentiating elements; common infrastructure, such as gravity mains, have been excluded. A summary of each cost element for the considered options is provided in Table 9.

Table 9 Costed Infrastructure

Option	Infrastructure	Parameters	Year Required
Early Works – Option 1	Pump Station – Stage 1	20kW total installed capacity	2026
	Pump Station – Stage 2	60kW total installed capacity	2041
	Rising main	5,000 m of DN250 PE100	2026
Early Works – Option 2	Treatment plant	800 EP Capacity	2026
	Treatment plant	1,500 EP Capacity	2030
	Treatment plant	3,456 EP Capacity	2048

Costs have been referenced from suppliers and LSC's LGIP, with unit rates escalated from 2016 to 2025 costs. In addition, an allowance for contingency and on-costs in the order of 30% and 20% respectively has been included.

It is noted that these costs are presented for comparative purposes only and do not represent an estimate for tender or construction.

Additional allocations for the local STP, including site preparation and an irrigation system, have been included as a percentage of capital.

Operational and maintenance costs have been developed and included for both options and include the following assumptions:

- STP and Pump Station power costs: $0.25/kWh
- Pump Station O&M: 3% x capital + 35 x Total installed Power (kW)
- Rising mains O&M: 0.65% x total capital
- Containerised STP O&M: $5,000 per month
- Irrigation operations: $25/ML
- Irrigation maintenance: $120/Ha

6.5.4.4 CAPEX, OPEX and Net Present Costs

The projected total capital costs for the two assessed options are $12.5 M for the pump station strategy to RRC (Option 1) and $14.6 M for the local STP option (Option 2). However, the 2026 costs for both options are $10.5 M and $5.9 M respectively. The NPV for both options are within 10%, with the pump station and rising option estimated at $13.1 M and the local STP option $14.5 M. The analysis shows a demonstrable benefit in the use of the containerised (local) STP, where slow, long-term growth is forecast. The need for additional units, will eventually result in an increased cost after approximately 15 years for this scenario.

It is noted that the capital costs for the pump station and rising main strategy only include the costs for capital. It is noted that the connection to the RRC network may incur additional charges. Two potential charging mechanisms have been identified, the first being in line with the current volume charge for water, and the second being a 'per lot' charge, similar to that presented in RRC's costs for connection of properties outside of the PIA, currently $2,278 per lot. A nominal cost for the volumetric conveyance ($2/kL) has been referenced against the existing water charge and where similar agreements are in place, e.g. between City of Gold Coast and Logan City Council. It is noted that the charge between these two councils includes both a volumetric charge and an additional penalty based on effluent quality. Only a volumetric charge has been considered here.

The relative NPCs for all options are provided in Figure 26.

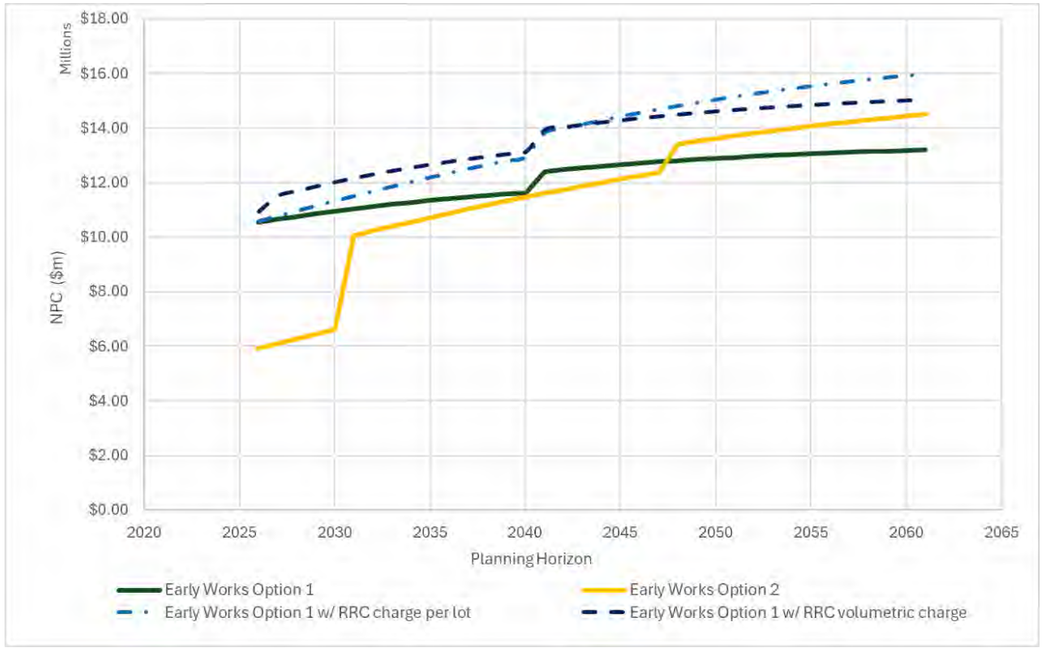


Figure 26 Summary of Net Present Costs per Option

6.5.4.5 Outcomes

The water supply and wastewater strategies for the Northern Corridor include the assumption of supply from RRC, with new and augmented trunk mains identified to service growth. It is expected that early growth will be facilitated by the existing water supply infrastructure with only minor upgrades to the existing network.

A preferred wastewater strategy was identified between early conveyance to RRC or a local STP option. It is noted that given the long development timeframes for the region, a preferred ultimate strategy would include the conveyance to RRC for the entire site. It is noted that this strategy from the early stages of growth may introduce feasibility issues with long-term infrastructure being required well ahead of endorsed land use planning. In this regard, the use of a local STP provides both operational flexibility and a lower capital investment when compared to conveyance strategies to RRC. The use of containerised STPs is not without risk that will require resolution, including licensing, identification of suitable land for irrigation and wet weather storage. Additionally, if growth is accelerated, the initial capital cost advantage of the containerised STP strategy would be negated by the lower NPC associated with the pump station and rising main conveyance option.

7.0 Risks and Mitigations

Given the existing policy settings, the Northern Corridor Focus Area presents a logical long-term strategic extension of planned residential growth areas of RRC (Parkhurst, Norman Gardens) located immediately to the south. The structure plan and water supply and wastewater infrastructure investigations found ultimate and interim options to service the expansion area with development commencing in the north off Dawson Road or south off Belmont Road. The report highlights land use planning, financial and operational risks and issues that need to be considered in more detail if out-of-sequence, urban development is considered. This section outlines the risks and mitigation actions in response to the key strategic planning and infrastructure issues.

Table 10: Mitigation Actions

Issues	Risks	Mitigation Actions
Strategic Land Use Planning	Inclusion of the land for urban expansion risks over supply of land for housing that impacts the sustainable settlement pattern and promotes sprawl.	1. Monitor population growth, housing need, land supply and development take up in the Livingstone and Rockhampton local government areas given the Focus Area adjoins the northern boundary of the Rockhampton Local Government Area. 2. Review residential land supply policy settings in the Livingstone Planning Scheme ensuring there is sufficient supply of developable land to meet demand. Notably, at this point in time, its considered premature to include it in the scheme. However, if it was required the Focus Area could be re-categorised as a “Future Urban” place type. In the planning scheme, these areas are intended for urban development beyond 2031. However, it is recommended that development of the Focus Area should be considered for longer-term growth beyond 2046 (approx. 2046-2076+). 3. Review the Local Government Infrastructure Plan planning assumptions to align with the strategic land use planning.
Local Planning	Cumulative impact of surrounding rural residential and other developments trigger ultimate infrastructure outcome leading to piecemeal development.	1. Undertake more detailed local area planning for the Northern Corridor (including Focus Area and Mildura Rise and other Rural Residential developments) to define the extent of the developable area based on technical studies, settlement pattern and mix of suitable zones; and progressive staging and sequencing aligned with infrastructure planning and delivery. 2. Review the Local Government Infrastructure Plan planning assumptions to align with the local planning and infrastructure strategy.
Catalyst Water and Wastewater Infrastructure Networks	Ultimate infrastructure option impediments and costs risk provision of additional rural residential lots limiting future growth options for the region.	1. Progress the identified water supply and wastewater strategies to service early growth, with consideration given to the growth and timing assumptions to ensure the strategy is feasible. Where the local STP option is considered, undertake investigations to secure a local STP, including wet weather management, effluent disposal and irrigation opportunities, and identify preferred siting locations. Engage with DETSI for licensing, and identify the relevant approval pathways for the siting of the STP. 2. Engage with RRC to ensure continuity of supply for water and begin negotiations with RRC for the planned new trunk main. 3. Negotiate with RRC regarding connections to the existing wastewater network for loads exceeding the capacity of local STPs.
Stakeholder Engagement	Misalignment of planning and market directions.	1. Engage with the key landowners, development industry and community regarding the housing need, land supply and policy settings.

AECOM

Northern Corridor Structure Planning and Network Analysis
Northern Corridor Structure Plan Report

Appendix A

Demand and Take Up Scenarios

Revision 3 – 11-Dec-2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

Appendix A — Demand and Take Up Scenarios

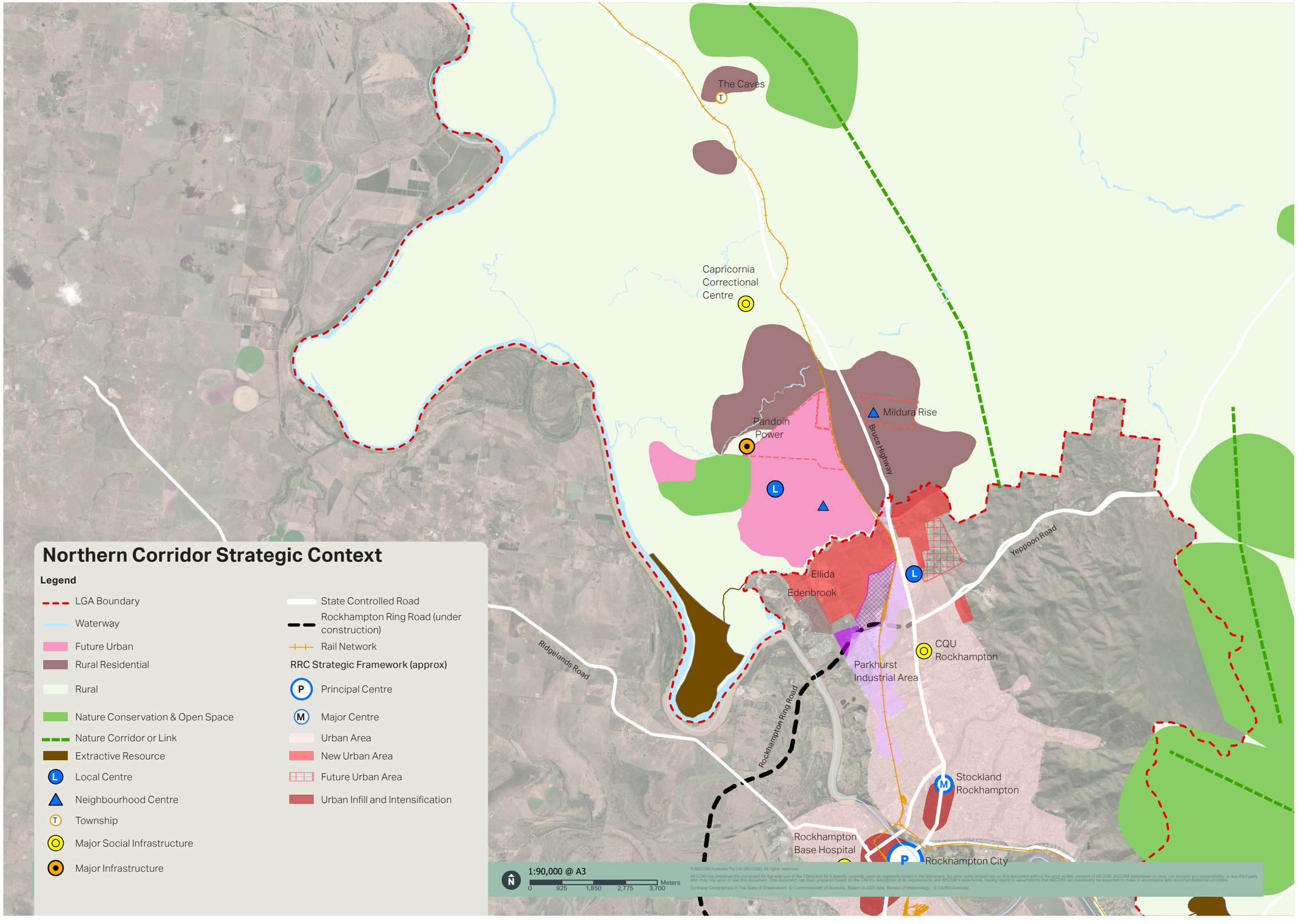
See excel file for data.

Assumptions — Development Demand and Take Up Scenarios

- No economic analysis has been undertaken to support the demand scenarios.
- QGSO Population and Dwelling projections are available at the SA2 level for the medium series only. LGA level population and dwelling projections have been reviewed for the low and high series. The proportion of projected population occurring in relevant SA2s has been reviewed for the medium series and applied to the low and high series to understand potential population projections at the SA2 level.
- The QGSO population projection methodology states that the medium series assumes an annual growth rate of 1.5% and the high series assumes an annual growth rate of 1.78%. The high series is closest to historic growth in the Livingstone LGA over the period 2012-2022 with a 1.8% annual growth rate.
- The Glenlee-Rockyview SA2 has a higher occupancy rate (3 persons per household) than the Livingstone LGA (2.4 persons per household). It is assumed that the occupancy rate in the SA2 may change over time if development typologies change from rural residential to urban development. The lower occupancy rate of 2.4 (i.e. requiring more dwellings to accommodate the same population) has been considered for medium and high scenarios.
- The Northern Corridor and the Capricorn Coast regions of Livingstone are considered as separate markets with different drivers of demand (i.e. affordable / large land lots and high amenity coastal lifestyle respectively). As such, demand from Yeppoon, Emu Park and other SA2s within the Livingstone LGA have not been factored into demand in the Northern Corridor.
- Development demand and take up within the Rockhampton LGA and the Norman Gardens and Parkhurst-Kawana SA2s are based on a review of the LSC memo dated 25 March 2024 and QGSO population projections.
- Demand from Rockhampton LGA will only be absorbed in the Northern Corridor at a point in time when land supply within the northern suburbs of Rockhampton has been exhausted. This has been factored into the scenarios where relevant.
- The estimated development pipeline includes vacant residential lots and residential development approvals with a moderate to high degree of confidence in implementation. For the Glenlee-Rockyview SA2, this includes Paramount Park and Mildura Rise developments.
- Approvals over the focus area have not been included in the development pipeline as they are not considered likely to be implemented in the near term and the structure plan will present an alternative scenario of development for this land.
- Demand has been projected beyond 2046 to understand tipping points in supply and demand. Demand projections become less reliable over time, and particularly beyond 2046 as this exceeds current published QGSO population projections for the area. Demand is indicative only and should be reviewed through ongoing monitoring as part of LGIP and Planning Scheme updates.

Appendix B

Structure Plan Maps


The Caves
Capricornia Correctional Centre
Pandoin Power
Mildura Rise
Bruce Highway
Yeppoon Road
Ellida
Edenbrook
Parkhurst Industrial Area
CQU Rockhampton
Ridgelands Road
Rockhampton Ring Road
Stockland Rockhampton
Rockhampton Base Hospital
Rockhampton City
Northern Corridor Strategic Context
Legend
LGA Boundary
Waterway
Future Urban
Rural Residential
Rural
Nature Conservation & Open Space
Nature Corridor or Link
Extractive Resource
Local Centre
Neighbourhood Centre
Township
Major Social Infrastructure
Major Infrastructure
State Controlled Road
Rockhampton Ring Road (under construction)
Rail Network
RRC Strategic Framework (approx)
Principal Centre
Major Centre
Urban Area
New Urban Area
Future Urban Area
Urban Infill and Intensification
1:90,000 @ A3
Meters
0 925 1,850 2,775 3,700
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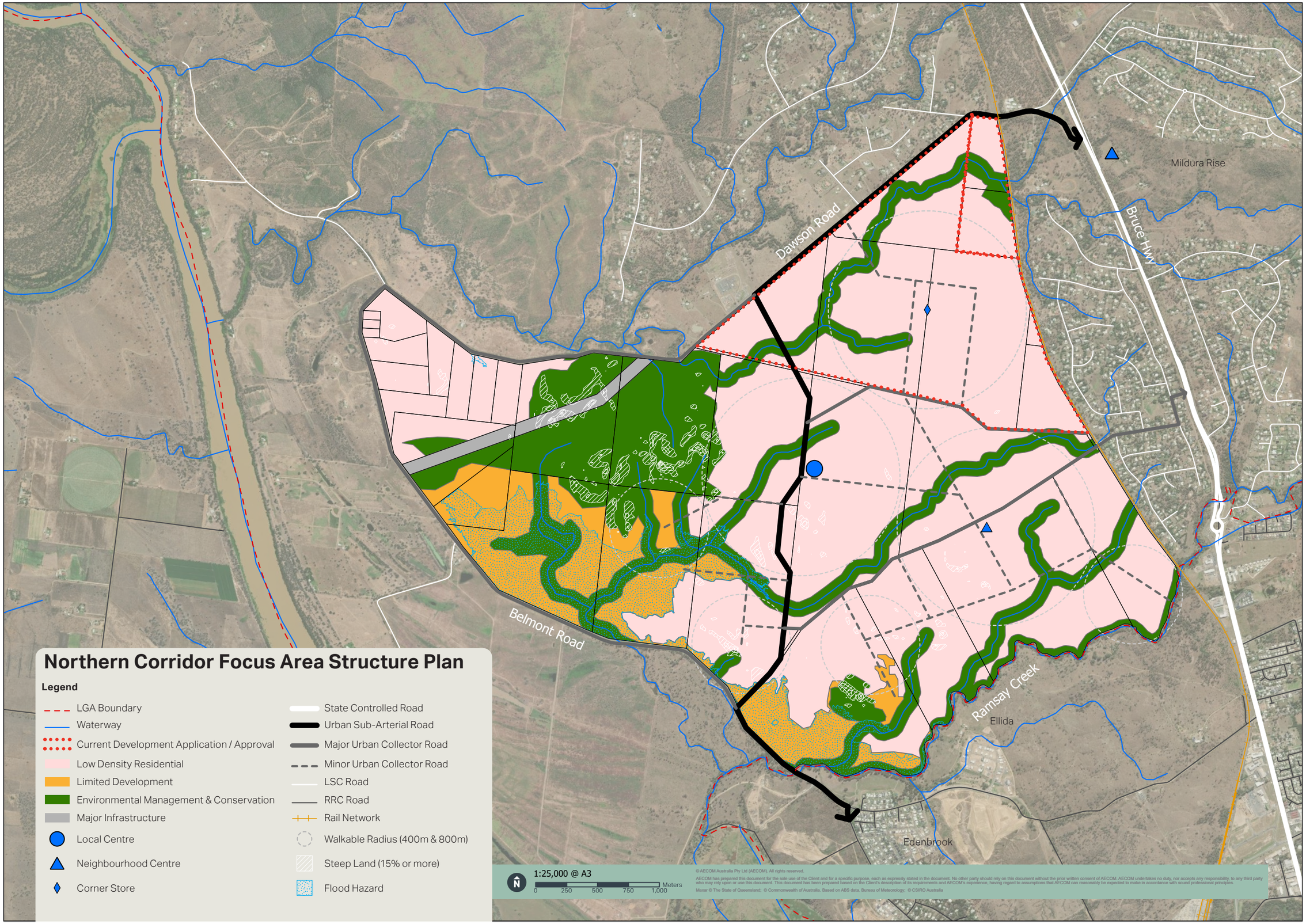
Dawson Road
Bruce Hwy
Mildura Rise
Belmont Road
Ramsay Creek
Ellida
Edenbrook
Northern Corridor Focus Area Structure Plan
Legend
LGA Boundary
Waterway
Current Development Application / Approval
Low Density Residential
Limited Development
Environmental Management & Conservation
Major Infrastructure
Local Centre
Neighbourhood Centre
Corner Store
State Controlled Road
Urban Sub-Arterial Road
Major Urban Collector Road
Minor Urban Collector Road
LSC Road
RRC Road
Rail Network
Walkable Radius (400m & 800m)
Steep Land (15% or more)
Flood Hazard
N
1:25,000 @ A3
Meters
0 250 500 750 1,000
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Appendix C

Non-Residential Benchmarks

Appendix C Non-Residential Benchmarks

Type	Benchmark	Source	Land Area Requirement (per facility)	Structure Plan Requirement	Notes
Centres					
District Centre	5000-8000 households	Livingstone Planning Scheme 2018	37.5ha	N/A	While the number of households may justify a district centre based on the planning scheme benchmark, Rockhampton Principal Centre is approx. 12-18km from the focus area (within a 30 min drive). A new centre is also proposed at the nearby Mildura Rise within the Northern Corridor. As such, a local centre and neighbourhood centre are considered more appropriate.
Local Centre	3000-5000 households		1ha	1	
Neighbourhood Centre	1000-3000 households		0.5ha	1	
Parks					
Major Recreation Park	1 per 20,000 persons	Park Planning and Design PDA Guideline No. 12 2015	10ha	1	
District Recreation Park	1 per 10,000-15,000 persons		5ha	2	
Neighbourhood Recreation Park	1 per 1,000 to 1,500 persons		0.5ha	18	
Local Recreation Park	N/A		0.05ha		
Total Recreation Parks	2.8ha of per 1000 popn		75.6ha		
Major sports park	1 per 25,000 persons		15ha	1	
District sports park	1 per 10,000-20,000 persons		7.5ha	2	
Total Sports Parks	1.8ha of per 1000 popn		48ha		
Total Parks	4.8ha of per 1000 popn		129.6ha		
Community Facilities					
Major community centre	1 per 30,000	Community Facilities PDA Guideline No. 11 May 2015	1.5ha	0	
District community centre	1 per 20,000		1ha	1	
Local community centre	1 per 6,000		0.5ha	4	
Community health centre	1 per 20,000-30,000		1.6ha	1	
Kindergartens	1 per 7,500-10,000		0.2ha	3	
Primary school - state	1 per 3,000 dwellings		7ha	3	
Secondary school - state	1 per 8,000 dwellings		12ha	1	
Sporting facilities	1 per 30,000		1.8ha	0	
Fire and rescue	Over 25,000 people		0.5ha	1	
Police	1 per 20,000-30,000		0.3ha	1	

13.6 - NORTHERN CORRIDOR STRUCTURE PLAN, LIVINGSTONE SHIRE INDUSTRY ASSESSMENT REPORT AND LIVINGSTONE SHIRE CENTRES ASSESSMENT REPORT.

Livingstone Shire Industry Assessment Report

Meeting Date: 3 February 2026

Attachment No: 2

Prepared for
Livingstone Shire Council
ABN: 95 399 253 048
AECOM
HENDRIE
CONSTRUCTIONS
Civil Constructions
Excavation & Earthmoving
Plant Equipment Hire
Residential Subdivisions
Concrete Works
Livingstone Shire
Industry Assessment
17 April 2025
Livingstone Industry and Centres Assessment
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Livingstone Industry and Centres Assessment
Livingstone Shire Industry Assessment

Livingstone Shire Industry Assessment

Client: Livingstone Shire Council

ABN: 95 399 253 048

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17 April 2025

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Quality Information

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Date	17 April 2025
Originator	Lisa Murphy
Checker/s	Matthew Rolley
Verifier/s	Matthew Rolley

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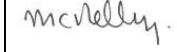
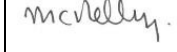
			Name/Position	Signature
1	10-Feb-25	Draft	Matthew Rolley ANZ Practice Director, Urbanism + Planning	
2	17-Apr-2025	Final	Matthew Rolley Practice Director - Urbanism + Planning ANZ	

Table of Contents

Executive Summary i
1.0 Introduction 1
1.1 Background and Purpose 1
1.2 Approach 2
2.0 Context 3
2.1 Regional Context 3
2.2 Local Context 4
2.2.1 Planning Scheme Strategic Framework 4
2.3 Demand Estimate 6
2.3.1 Application to the Northern Corridor 6
3.0 Identifying Land for Industry 7
3.1 Approach 7
3.2 Long-list of Land for Industry 8
3.3 Short-Listed Land for Industry 12
3.4 Sequencing 15
3.5 Northern Corridor 18
3.5.1 Northern Corridor Conclusions and Recommendations 19
4.0 Implementation 20
4.1 Infrastructure Requirements 20
4.2 Planning Scheme Recommendations 21

Appendix A
AEC Market Confidence Report A

Appendix B
AECOM Planning Letter B

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

Executive Summary

The Livingstone Shire local government area (LGA) is projected to experience continued residential and employment growth over the next 20 years. To support this growth and inform future reviews of the Livingstone Shire Planning Scheme 2018 (the planning scheme), Livingstone Shire Council (Council) is planning for future industrial land in the region.

Previous studies have identified demand for approximately 25 hectares of industrial land in Livingstone Shire to 2043. Council engaged AECOM to undertake an industrial land supply assessment to identify land within the Livingstone LGA that is suitable for industrial development to accommodate estimated demand.

Approach

A two-stage process was undertaken to identify land suitable for industrial development, comprising the following:

1. **Long-list** — Up to 100 ha of land suitable for industrial land was identified across the Livingstone Shire LGA. This included a review of vacant land within existing industrial areas in the LGA as well as identifying additional undeveloped land.
2. **Short-list** — A short-list of the land that best met the preferred location principles and provided an orderly sequence of development for accommodating the estimated demand was agreed through workshops with Council.

Separately, up to 50 ha of land suitable for industrial development was identified in the Northern Corridor. This does not contribute to the long-list as it is understood development in this location is unlikely based on the findings of the previous AEC Market Confidence Report (refer **Appendix A**) and AECOM Planning Letter (refer **Appendix B**) as described in Section 2.3.

Preferred Location Principles

The preferred location principles for industrial land described below guided the identification of land suitable for industrial development.

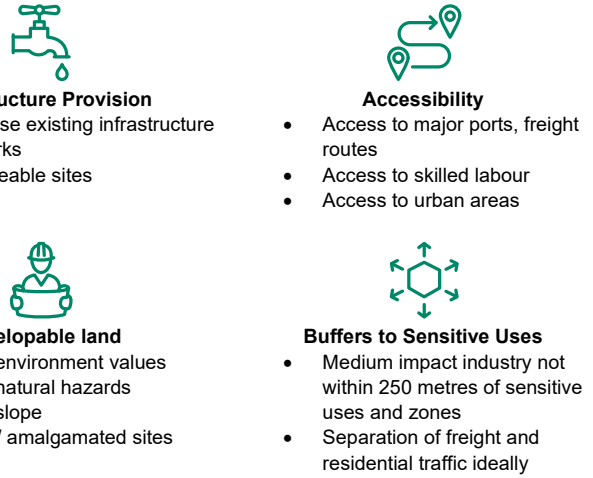


Figure 1: Preferred location principles to guide identification of industrial land

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

Short Listed Land for Industrial Development

The short-list prioritisation of land for industrial development was based on the following additional key considerations:

- Orderly progression of development
- Land that may be attractive to developers
- Co-location / clustering and focusing growth in existing corridors rather than establishing new industrial development fronts.

This resulted in a prioritised short-list of sites identified in Hidden Valley, Barmaryee and Bondoola.

Table 1: Prioritised short list of Industrial List

Suburb	Available Land	Priority
Hidden Valley (Gateway)	17.5 ha	1
Barmaryee (Pony Club site)	13 ha	2
Bondoola	21.7 ha	3

Sequencing

Two scenarios were considered for the take up of the identified land to ensure industrial land supply was sufficient to meet anticipated demand, as described below and illustrated in Figure 2 (see section 3.4 for larger figures).

- Base Growth Scenario: 1.25 hectares per year, leading to up to 25 hectares of industrial land over a 20-year period.
- Higher Growth Scenario: 2.5 hectares per year, leading to up to 50 hectares of industrial land over a 20-year period.

These scenarios consider up to 46ha of land that could become industrial land.

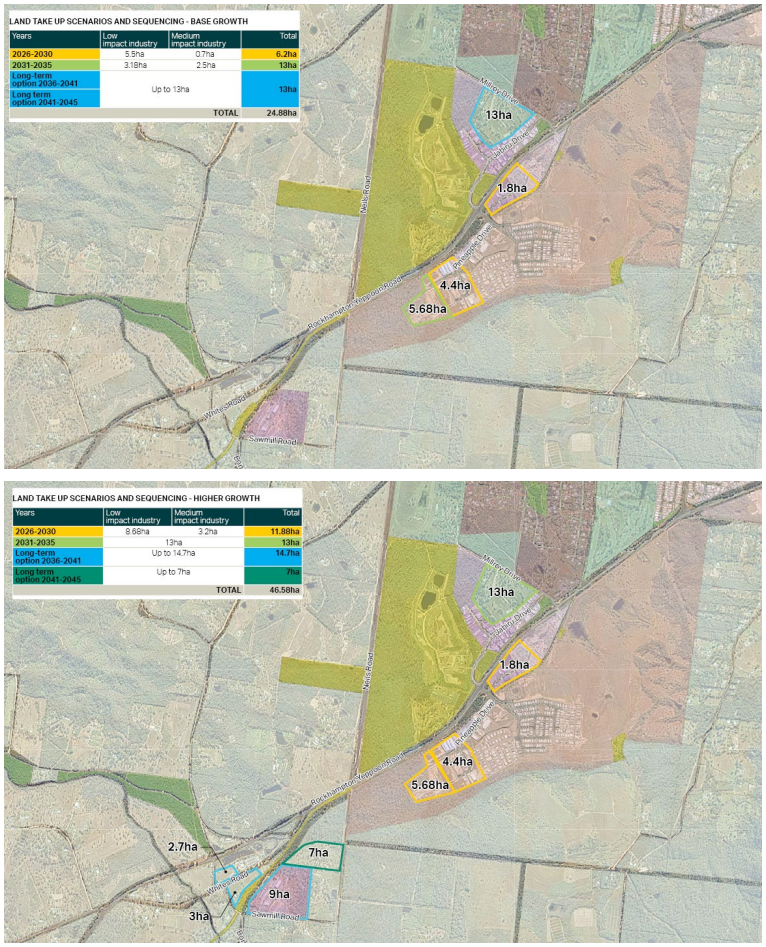


Figure 2: Industrial land sequencing scenarios

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

Planning Scheme Recommendations

The planning scheme has been reviewed to identify changes required to introduce the proposed industrial zoned land including any gaps in existing assessment benchmarks that limit the development potential of industrial land.

Recommended changes to the planning scheme to facilitate the additional industrial zoned land are outlined below.

Strategic Framework

- Where Industrial Places are defined, update the timing or remove timing to state that industrial land should be developed in sequence when demand is demonstrated to warrant additional development. If timing is required, the following is recommended:
  - Industrial places – prior to the year 2031
  - New industrial – beyond the year 2031
  - Future industrial – beyond the year 2036
- Add Bondoola as a Future Industrial area
- Investigation area 1 – this could be covered by “new industrial” to clarify that this is an immediate opportunity and referred to as New Industrial at Barmaryee
- Investigation area 2 (Emu Park) – remove OR include wording to state this is an opportunity beyond 2046
- Consider some flexibility to allow High impact or Special industry on a case by case basis where certain criteria are met
- No changes recommended in Northern Corridor.

Zoning

- Change Gateway area zoning to Medium impact industry *where meeting performance solutions (Low impact where not) to allow flexibility in the establishment of industrial activities
- Potential change to Pony club zoning – Medium impact industry – dependent on:
  - Progress of discussions with stakeholders
  - Council support
  - Timing of new planning scheme / amendments
- No change to Bondoola zoning – reflected in strategic framework as future land
- Demand and supply should be monitored through future planning scheme reviews before changing zoning of other land.

Tables of Assessment

- Medium impact industry - make code in Low impact industry zone if meeting separation distances or specific criteria
- Research and technology industry - make code or accepted in Low impact industry zone
- Renewable energy facility - consider making code in Low and Medium impact industry zones
- Indoor sport and recreation - consider GFA limit or impact in Low impact industry zone
- Food and drink outlet - consider GFA limit.

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

1.0 Introduction

1.1 Background and Purpose

The Livingstone Shire local government area (LGA) is projected to experience continued residential and employment growth over the next 20 years. To support this growth and inform future reviews of the Livingstone Shire Planning Scheme 2018 (the planning scheme), Livingstone Shire Council (Council) is planning for future industrial land in the region.

In January 2024, Livingstone Shire Council (Council) engaged AECOM Australia Pty Ltd (AECOM) and AEC Group Pty Ltd (AEC) to provide economic and planning advice regarding the Northern Corridor[1], including a Market Confidence Report by AEC which assessed demand for industrial land across the region (refer **Appendix A**). This study estimated that there is demand for approximately 25 hectares (ha) of developed industrial land in Livingstone Shire to 2043, averaging approximately 1.25ha per year. AECOM prepared a Planning Letter (refer **Appendix B**) based on this study, dated 12 June 2024, that found the Northern Corridor is not the most appropriate location to meet this demand.

In August 2024, Council engaged AECOM to undertake an industrial land supply assessment – this project. This project seeks to identify land within the Livingstone LGA that is suitable for industrial development to accommodate the estimated demand, as well as assessing the related timing and infrastructure requirements to support this.

[1] The Northern Corridor is a locally used term for the area north of Rockhampton including the suburbs of Glenlee, Glendale, Rockyview, Etna Creek and The Caves.

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

1.2 Approach

The project was undertaken across five key stages as illustrated in Figure 3 and described in this section.

2. **Long-list** — Up to 100 ha of suitable industrial land was identified across the Livingstone LGA. This included a review of vacant land within existing developed industrial areas in the LGA as well as identifying additional undeveloped land. The suitability of additional undeveloped land was based on a series of high-level preferred location principles being Infrastructure provision, Accessibility, Developable land, and Buffers to sensitive uses.

   Separately, up to 50 ha of land suitable for industrial development was identified in the Northern Corridor. This does not contribute to the long-list as it is understood development in this location is unlikely based on the findings of the AEC Market Confidence Report (refer Appendix A).

3. **Short-list** — A short-list of the land that best met the preferred location principles and provide an orderly sequence of development for accommodating the estimated demand was agreed through workshops with Council.

4. **Timing** — Based on the industrial land demand and take up estimate in the AEC Market Confidence Report, the timing for supply of additional industrial land was assessed in five-year intervals aligned with the planning scheme's Local Government Infrastructure Plan (LGIP) timing.

5. **Infrastructure Requirements** — AECOM provided a theoretical yield for industrial development to Council staff who used this to identify likely infrastructure requirements to support the new industrial land identified.

6. **Planning Scheme Recommendations** — Based on the findings of the previous tasks, the planning scheme was reviewed and analysed to make recommendations relating to potential planning scheme changes required to support the introduction of the proposed industrial land.

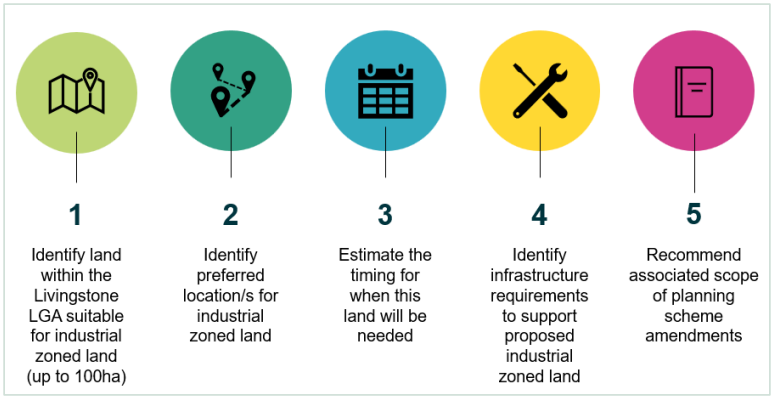


Figure 3: Industrial Land Assessment Approach

2.0 Context

2.1 Regional Context

Livingstone Shire is located on the coast of Central Queensland, adjoining Rockhampton, Gladstone and Isaac LGAs. Yeppoon, the major population and economic centre for Livingstone, is approximately 40 kilometres (km) north-east of Rockhampton City.

There are several established or emerging industrial areas within the Central Queensland Region that are significant at a regional or LGA level including:

- **Gladstone State Development Area (SDA)** – almost 27,000 ha of land dedicated for industrial development suited to large-scale, large-footprint industrial development and materials transportation infrastructure. The Gladstone SDA adjoins the Port of Gladstone and is strategically located for road, rail and air transportation[2].
- **Stanwell-Gladstone Infrastructure Corridor SDA** – supports the establishment of multiple underground pipelines between the Stanwell Energy Plant in Rockhampton and the Gladstone LGA[3].
- **Stanwell-Gracemere Industrial Area** – located 10 km west of Rockhampton with approximately 7,000 ha of land positioned to facilitate Low, Medium and High impact industry.
- **Shoalwater Bay Training Area and Port Alma** – used by Australia's defence forces for joint training exercises with delivery of dangerous goods through Port Alma and heavy equipment and defence ordnance through Rockhampton Airport.

The Central Queensland Regional Plan 2013 recognises the role these areas play in the region and specifies that it does not constrain local government planning for industrial land supply. It is noted that the regional plan is currently under review.

In terms of economic activity, the industrial land within Livingstone Shire generally serves the local market, rather than regional or export markets.

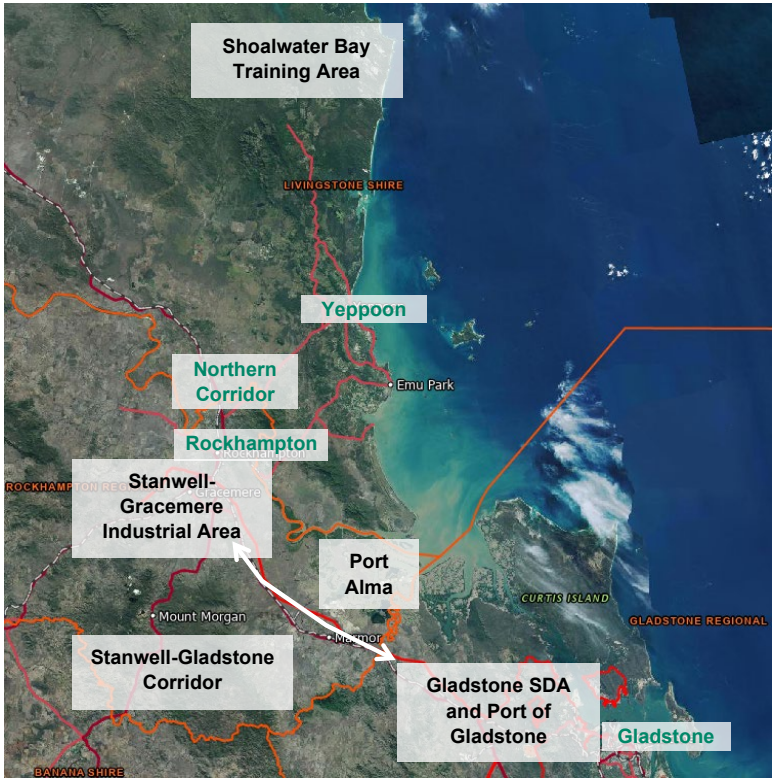


Figure 4: Major industrial areas in the surrounding region

[2] Source: https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/current/gladstone-state-development-area

[3] Source: https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/current/stanwell-to-gladstone-infrastructure-corridor-state-development-area

2.2 Local Context

Livingstone Shire's population projection shows a 51% increase in residents between 2023 and 2046 – an increase of nearly 21,500 people over 23 years[4]. The majority of this growth is expected to occur along the coast in the key Livingstone population centres of Yeppoon and Emu Park.

As stated in the AEC Market Confidence Report, the long-term growth rate for industrial employment across Livingstone and Rockhampton is estimated to be 0.6%. Industrial activity accounts for 13.5% of employment with manufacturing being the largest component of Industrial activity in Livingstone Shire (refer **Appendix A**).

Livingstone Shire currently has approximately 106 ha of land zoned as low impact industry (46 ha) or Medium impact industry (60 ha). Existing industrial areas are generally located close to the population centres of Yeppoon, Emu Park and Rockhampton. The majority of developed industrial land is located along Yeppoon Road in the suburbs of Yeppoon, Barmaryee, Bondoola and a recent Council driven development referred to as "The Gateway" in the suburb of Hidden Valley. Other areas include a small industrial area at Emu Park, a standalone meatworks in the suburb of Nerimbera close to the Rockhampton border and minor marine industry activities at Rosslyn Bay.

The Bruce Highway, Yeppoon Road and Emu Park Road are the key road connections for Livingstone Shire providing access to Rockhampton and other destinations north and south. Tanby Road acts as a heavy vehicle route between Yeppoon and Emu Park. Neils Road, Preston Road and Woodbury Road connect to Shoalwater Bay Training Area from Yeppoon Road.

2.2.1 Planning Scheme Strategic Framework

The planning scheme's Strategic Framework sets out the long-term strategic plan for Livingstone Shire. The planning scheme recognises the regional relationship with Rockhampton and does not contemplate High impact industry and Special industry activities as these are provided for in the Stanwell-Gracemere industrial area.

The industrial place types planned for in the strategic framework are described in Table 2 and mapped in Figure 5: Planned Industrial Places

Table 2: Industrial Place types of the planning scheme Strategic Framework

Place Type	Definition	Existing Locations	Investigation Areas (IA)
Industrial	Industrial places provide opportunities for a range of Low to Medium impact industrial activities up to the year 2026.	Barmaryee	
New industrial	New industrial places comprise land intended to provide for projected employment growth by accommodating the development of industrial activities beyond the year 2026 and up to the year 2031, subject to further investigations.	Barmaryee Hidden Valley Emu Park	Barmaryee (IA 1) Emu Park (IA 2)
Future industrial	Future industrial places may provide opportunities for projected employment growth by accommodating the development of industrial activities beyond the year 2031. These places require further investigation to determine their suitability for industrial development and are to be protected from development resulting in fragmentation.	Bondoola Hidden Valley	Bondoola (IA 11)

It is noted that Specialised Centre place types also cater for some low impact industry activities (service industry) along with large format retail and specialty businesses. Existing Specialised Centre land is located in Yeppoon close to Yeppoon Road and Tanby Road. While these areas can accommodate industrial activities, they have not been included in detail in the assessment of industrial land as they may be taken up by non-industrial uses.

[4] Queensland Government Statisticians Office (QGSO) (2023). *Projected population by local government area, Queensland, 2021 to 2041.*

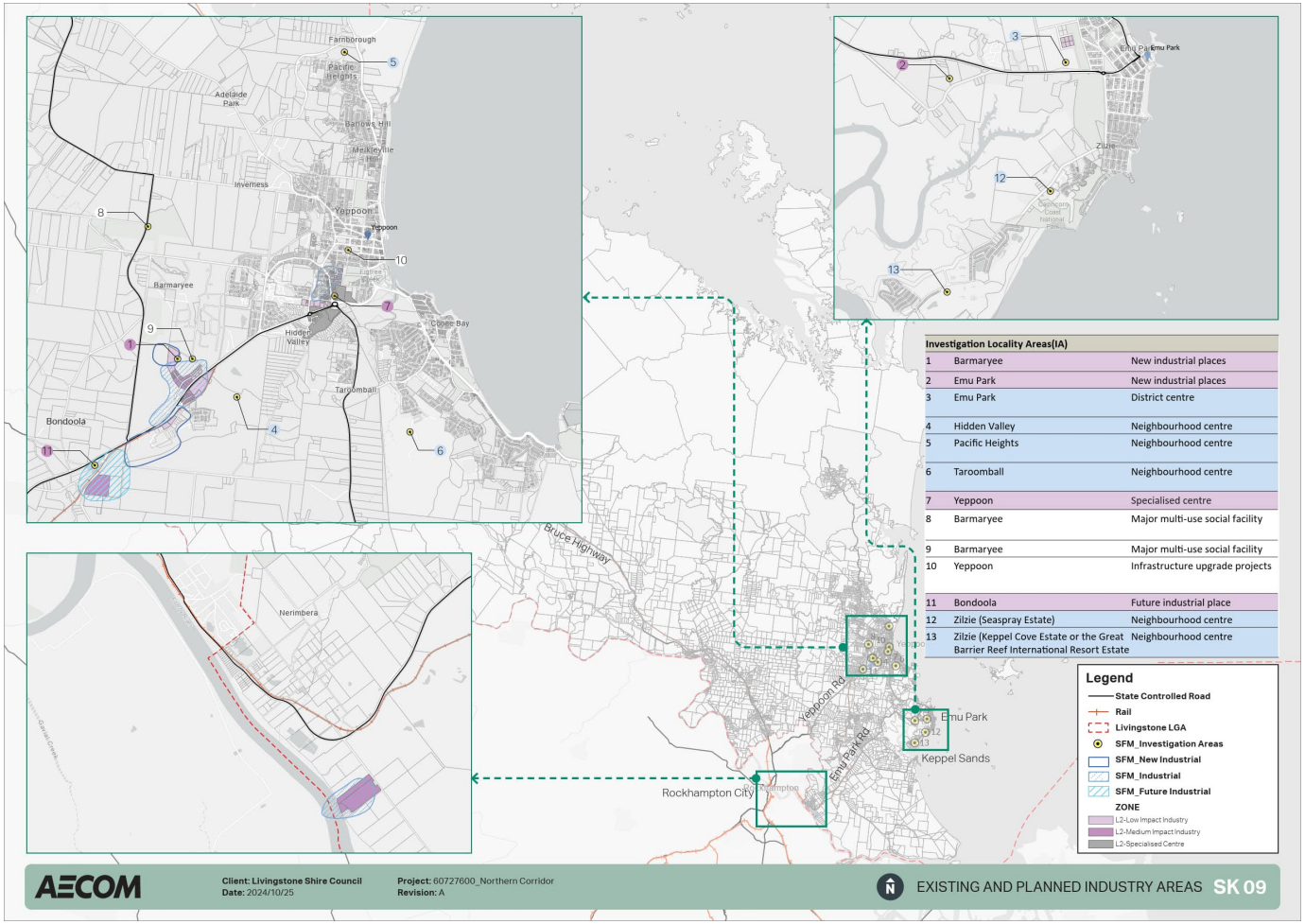


Figure 5: Planned Industrial Places

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

2.3 Demand Estimate

The AEC Market Confidence Report reviewed industrial demand across Rockhampton and Livingstone Shire LGAs in the following key sectors:

- Agribusiness
- Defence
- Tourism
- Industrial (manufacturing, wholesale trade, transport and logistics and maintenance and repairs industries).

The study found that approximately 70 ha of developed industrial land is likely required over the 20 years to 2043 for Livingstone and Rockhampton based on population, employment and industrial land uptake. Approximately 25 ha of this demand is expected to be required throughout Livingstone Shire. At an average, this equates to 1.25 ha of land per year over 20 years.

2.3.1 Application to the Northern Corridor

Based on the findings of the AEC Market Confidence Report (refer **Appendix A**), AECOM prepared a Planning Letter (refer **Appendix B**) assessing the need for structure planning to support industrial land planning in the Northern Corridor. Key findings of this letter are summarised below.

- Predicted demand for industrial land is low and a major tenant or operator is needed to increase traditional demand in the Northern Corridor.
- There is value for money in locating future industrial land proximate to existing urban areas and it is unlikely that constructing infrastructure in a greenfield location would result in a positive return on investment for Council.
- The Northern Corridor does not have unique locational attributes to warrant the need for further investment (e.g. access to port, airport etc) and there is a strong level of competition for industrial investment in Central Queensland. Notably, access to the Bruce Highway is not considered a unique advantage in the region.

As such, while this report considers potential land in the Northern Corridor for industrial development, this land does not form part of the main assessment in identifying land to meet the identified demand for developed industrial land.

3.0 Identifying Land for Industry

3.1 Approach

The review focuses on land for Low and Medium impact industry as indicated by types of activities with demand in the AEC Market Confidence Report and as supported in the planning scheme strategic framework.

Preferred location principles for industrial land (refer Figure 6) were developed based on previous studies into industrial development requirements, previous project experience, professional reasoning, and Council input.

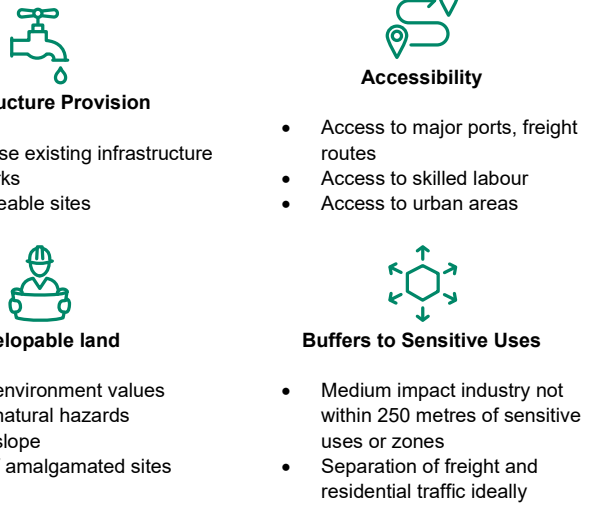


Figure 6: Preferred location principles to guide identification of industrial land

These principles guided the land identification process which was undertaken in two stages:

3. **Long-list** — Up to 100 ha of land suitable for industrial land was identified across the Livingstone Shire LGA. This included a review of vacant land within existing industrial areas in the LGA as well as identifying additional undeveloped land.
4. **Short-list** — A short-list of the land that best met the preferred location principles and provided an orderly sequence of development for accommodating the estimated demand was agreed through workshops with Council.

Separately, up to 50 ha of land suitable for industrial development was identified in the Northern Corridor. This does not contribute to the long-list as it is understood development in this location is unlikely based on the findings of the previous AEC Market Confidence Report (refer **Appendix A**) and AECOM Planning Letter (refer **Appendix B**) as described in Section 2.3.

3.2 Long-list of Land for Industry

The long-list has considered:

- existing industry zoned land where it may be vacant
- areas surrounding existing industry zoned land
- industrial places and investigation areas identified in the strategic framework
- other land that is strategically located (e.g. access to key routes, serviceable etc).
- other areas put forward by Council.

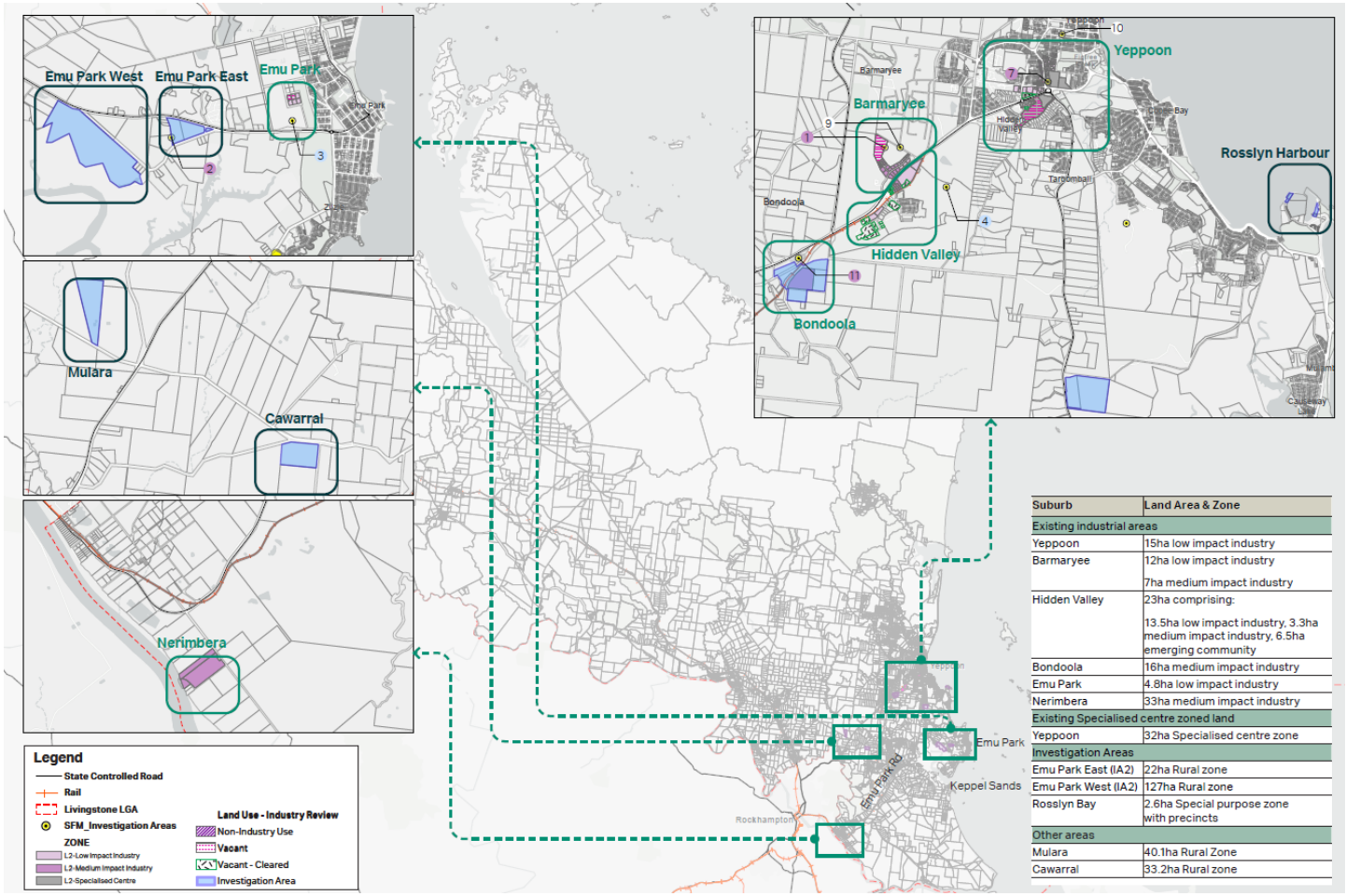
The long-list of land is shown in Figure 7 and detailed in Table 3 with a high-level assessment of each area against the preferred location principles. A traffic light assessment of the overall suitability is represented with green being the highest and red being the lowest suitability.

Table 3: Long list of Industrial Land

Suburb	Land Area & Zone	Description	Available Land Area	Assessment against preferred location principles		
				Pro	Con	Suitability
Existing industrial areas						
Yeppoon	15 ha Low Impact Industry Zone	• Well-established industrial area • Population serving industries • Non-industrial uses on Tanby Road	• 900 m^2 vacant land (single site)	• Within the Priority Infrastructure Area (PIA) and serviceable • Heavy Vehicle (HV) Route access via Yeppoon Road • Proximity to Yeppoon population and economic centre	• Available land is a single, small site • Directly adjoins residential areas	High
Barmaryee	12 ha Low Impact Industry Zone 7 ha Medium Impact Industry Zone	• Well-established industrial area • Mix of Low and Medium impacts, generally population serving industries	• Approximately 9 ha vacant (single site) in the low impact industry zone • Adjoining pony club site (13ha) may be appropriate for rezoning	• Within PIA and serviceable • HV Route access via Yeppoon Road • Proximity to Yeppoon population and economic centre • Distance from sensitive urban areas	• Vacant site is heavily vegetated and sloping • Significant development constraints	Medium
Hidden Valley	Approx. 23ha total comprising: 13.5 ha Low Impact Industry Zone 3.3 ha Medium impact industry zone 6.5ha Emerging Community Zone	• Emerging industrial area • Mix of Low and Medium impact industries • Population serving with some food distribution activities	• Approximately 17.5 ha remaining vacant and ready (2 ha already zoned industry + 15.5 ha in EC zone)	• Within PIA and serviceable • HV Route access via Yeppoon Road • Proximity to Yeppoon population and economic centre • Development ready land	• Close to residential area – some sites adjoin	High

Suburb	Land Area & Zone	Description	Available Land Area	Assessment against preferred location principles		
				Pro	Con	Suitability
Bondoola	16 ha Medium Impact Industry Zone	• Single site with sawmill operation • Previous proposals for industrial subdivision	• Surrounding area around Whites Road / Bondoola Road – more than 20 ha of land with limited development • Potential future relocation / removal of sawmill	• Within PIA and serviceable • HV Route access via Yeppoon Road • Proximity to Yeppoon population and economic centre • Distant from sensitive urban areas	• Significant slope in some areas • Road access upgrades may be required • Some biodiversity and bushfire constraints • Some rural residential uses in the area	Medium
Emu Park	4.8 ha Low Impact Industry Zone	• Legacy industrial uses • Population serving (car repair)	• Surrounding area has limited development • Close to an Emu Park district centre investigation area	• Within or close to PIA • Planned new road link • Close to Emu Park resident population • Existing zoned sites are relatively unconstrained	• Not currently serviced (approximately 500 metres from trunk infrastructure) • Significant slope • Distant from major population centres and key routes	Medium
Nerimbera	33 ha Medium Impact Industry Zone	• Single site with meatworks operation	• Surrounding area has limited development.	• HV Route access via Emu Park Road • Proximity to Rockhampton & Bruce Hwy • Limited nearby sensitive development	• Not within PIA and distant from any existing or planned infrastructure • Flooding constraints in surrounding area	Low
Existing Specialised centre zoned land						
Yeppoon and Hidden Valley	32 ha Specialised Centre Zone	• Emerging large format retail area • Some warehouse / service industry uses	• 25 ha vacant • 2 ha of this is vacant and development ready • Plans to relocate the Cordingley Street. Relocation site unknown.	• Development ready sites available • Within PIA and serviceable • HV Route access via Yeppoon Road • Proximity to Yeppoon population and economic centre	• Significant development constraints through waterway area	Medium
Investigation Areas						
Emu Park East (IA2)	22 ha Rural Zone	• Minimal development – largely vacant land • Historic proposal for industrial subdivision	• 22 ha	• Within PIA • Nearby water and sewer infrastructure • Access to Emu Park Road	• Distant from major population centres • Some biodiversity and bushfire constraints	Medium

Suburb	Land Area & Zone	Description	Available Land Area	Assessment against preferred location principles		
				Pro	Con	Suitability
				• Close to Emu Park resident population	• Proximate to future residential growth areas	
Emu Park West (IA2)	127 ha Rural Zone	• Minimal rural development – largely vacant land	• 127 ha	• Close to Emu Park resident population • Access to Emu Park Road • Limited nearby sensitive development	• No existing planned trunk infrastructure • Not in PIA (though in close proximity) • Distant from major population centres • Flooding constraints • Coastal protection area constraints	Medium
Rosslyn Bay	2.6 ha Special Purpose Zone with precincts	• Marina and harbour that has a tourism / visitor focus • Limited existing marine industry	• Limited vacant land in precincts designated for marine industry	• Within PIA • Nearby sewer infrastructure	• Distant from major population centres and key routes • Specialised role and function of the area limits development potential for general industry • Coastal protection area constraints • Adjacent to Capricorn Coast National Park & high ecological value water area	Low
Other areas						
Mulara	40.1 ha Rural Zone	• Existing septic and waste management plant • Vacant land	• Vacant land surrounding plant	• Adjacent electricity transmission • Nearby water infrastructure • In proximity to Yeppoon Road • Limited nearby sensitive development	• Not within or close to PIA • Distant from major population centres • Slope and bushfire constraints	Low
Cawarral	33.2 ha Rural Zone	• Transport depot on rural land	• Transport depot footprint is limited, site largely vacant, though redevelopment may mean removal of transport depot.	• Limited nearby sensitive development	• Not within or close to PIA • Distant from major population centres • Slope, bushfire and biodiversity constraints	Low



Suburb	Land Area & Zone
Existing industrial areas	
Yeppoon	15ha low impact industry
Barmaryee	12ha low impact industry 7ha medium impact industry
Hidden Valley	23ha comprising: 13.5ha low impact industry, 3.3ha medium impact industry, 6.5ha emerging community
Bondoola	16ha medium impact industry
Emu Park	4.8ha low impact industry
Nerimbera	33ha medium impact industry
Existing Specialised centre zoned land	
Yeppoon	32ha Specialised centre zone
Investigation Areas	
Emu Park East (IA2)	22ha Rural zone
Emu Park West (IA2)	127ha Rural zone
Rosslyn Bay	2.6ha Special purpose zone with precincts
Other areas	
Mulara	40.1ha Rural Zone
Cawarral	33.2ha Rural zone

Figure 7: Long-list of land for industry location map

3.3 Short-Listed Land for Industry

The long-list was discussed in a Council workshop to identify the most appropriate land for industry based on the preferred location principles. The short-list prioritisation was based on the following additional key considerations:

- Orderly progression of development
- Land that may be attractive to developers
- Co-location / clustering and focusing growth in existing corridors rather than establishing new industrial development fronts.

This resulted in a prioritised short-list of sites as identified in Hidden Valley, Barmaryee and Boondoola.

Table 4: Prioritised short list of Industrial List

Suburb	Available Land	Priority
Hidden Valley (Gateway)	17.5 ha	1
Barmaryee (Pony Club site)	13 ha	2
Bondoola	21.7 ha	3

Hidden Valley

Hidden Valley offers a prime location for industrial development within the Livingstone Shire, with approximately 17.5 hectares of vacant and serviceable land available. This includes 2 hectares already zoned for industry and an additional 15.5 hectares within the Emerging Community (EC) zone, providing substantial potential for expansion and tailored industrial uses.

Strategically located, Hidden Valley benefits from direct access via the HV Route and Yeppoon Road, ensuring seamless transport and connectivity. Its proximity to Yeppoon, the region's primary economic and population centre, further enhances its attractiveness for industrial investment.

The site is located very close to new residential areas. A best practice benchmark for separation of High impact industry areas from sensitive land uses is a distance of 500m. As such, this area is suitable for Low and Medium impact industry only. A 250m separation distance from sensitive zones for Medium impact industry. Land within 250m of sensitive uses and zones is recommended to be included in the Low impact industry zone.

Hidden Valley is home to the Gateway Business and Industry Park, a six-stage master-planned industrial precinct developed by Livingstone Shire Council (see Figure 8). The park offers a range of lot sizes, from 2,000 square meters to 2.3 hectares, which are progressively delivered to the market based on demand. The park has already attracted a diverse range of businesses, including Young's Bus Services, Hodge Drilling, Tropical Pines, and JJ Richards, highlighting the area's ability to support a variety of industrial uses. Currently, Stage 5 of the Estate, is under Council assessment (D-393-2024) (see Figure 9: Stage 4 and 5 Plan - Gateway Business and Industry Park Figure 9 for Staging Plan).

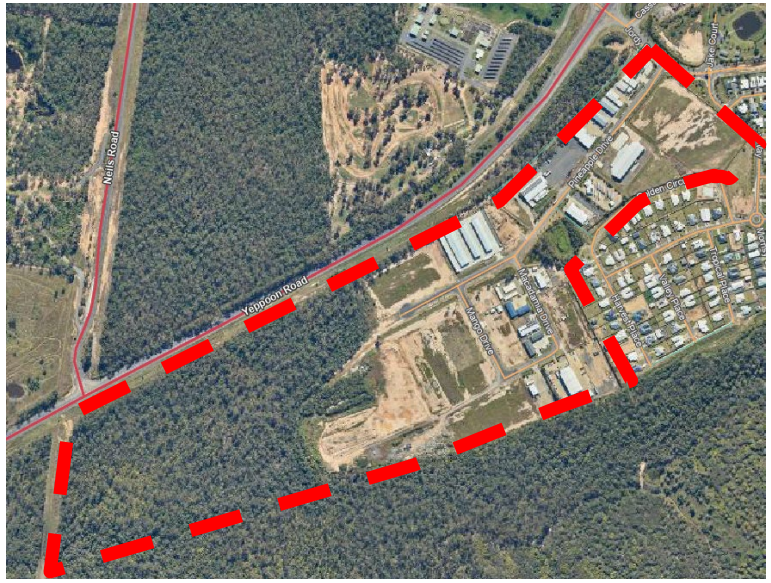


Figure 8: Aerial Photograph of the Gateway Business and Industry Park

Figure 9: Stage 4 and 5 Plan - Gateway Business and Industry Park

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

Barmaryee

The site at 2745 Yeppoon Road, Barmaryee QLD 4703, is owned by the Livingstone Shire Council. The site is approximately 13 hectares and is currently occupied by the Yeppoon Pony Club. This site is part of a larger parcel (L270SP281980) of approximately 142.5 ha which also includes the Yeppoon West Sewage Treatment Plant, and the Yeppoon Landfill. This site presents significant potential for industrial development, given its strategic location within a growing industrial precinct. Surrounded to the east, south, and west by existing industrial land, it is well-positioned to cater to the region's expanding industrial needs.

Figure 10: Aerial Photograph – The Pony Club

Informal access to the site is provided via Milroy Drive. Given the site's proximity to key transport routes, including the HV Route and Yeppoon Road, it offers excellent connectivity for businesses. The proximity of the site to the Gateway Business and Industry Park, as well as the adjoining suburb of Barmaryee and Hidden Valley, further enhances its attractiveness for industrial investment.

The site also adjoins rural residential uses to the north, where there may not be sufficient buffer to meet the required separation distances for Medium and High impact industry from sensitive uses. Additionally, to facilitate the transformation of this land for industrial use, the Yeppoon Pony Club will need to be relocated to another site.

Bondoola

The land under investigation includes three main sites, Bondoola Sawmill, located at 24 Kensington Road (L1 MPH3737), 49 Bondoola Road, and 56 Whites Road, Bondoola. All of the sites are privately owned[5]. The investigation area spans approximately 16 hectares.

One key consideration is the presence of biodiversity and bushfire constraints, which will require careful management during any future development. Additionally, the site has a slope that could pose challenges for certain types of development, necessitating detailed planning and potentially earthworks to ensure the land is benched and suitable for industrial use.

Given the site's proximity to key transport routes, including the HV Route and Yeppoon Road, it offers excellent connectivity for businesses to the local area and region.

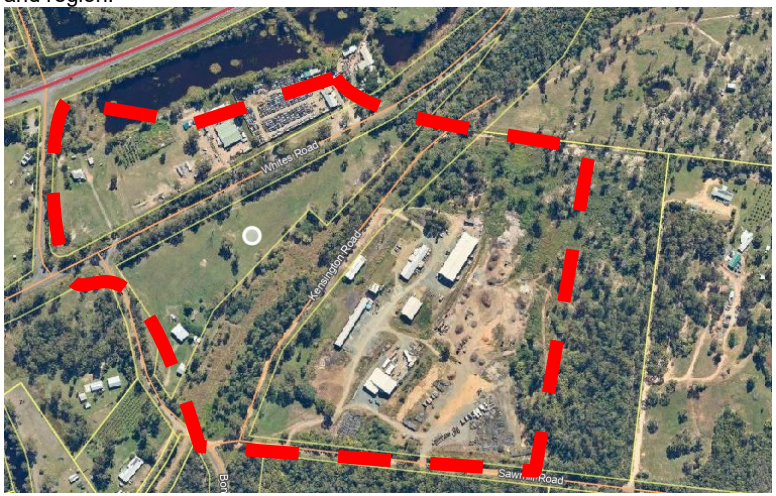


Figure 11: Aerial Photograph of Bondoola Investigation Area

[5] Land owner details sourced from PriceFinder as at 07 February 2025

3.4 Sequencing

Planning for future industrial land requires a strategic approach to sequencing development, ensuring that sites are brought online in a way that best meets key location principles and supports orderly progression.

This strategy is designed to provide a balanced mix of both Low and Medium-impact industrial land along the Yeppoon Road corridor, ensuring that the region can accommodate a diverse range of industries.

Two primary scenarios for sequencing industrial development have been outlined below:

Base Growth Scenario:

- 1.25 hectares per year, leading to up to 25 hectares of industrial land over a 20-year period.

Higher Growth Scenario:

- 2.5 hectares per year, leading to up to 50 hectares of industrial land over a 20-year period.

These scenarios are illustrated in

Figure 12 and **Error! Reference source not found.** to show how demand may be accommodated over time in each scenario, detailing the hectares of land developed in each 5 year interval, along with the cumulative total.

It is recommended that Council monitor the take up of industrial land over time to ensure sufficient zoned land is identified in the planning scheme.

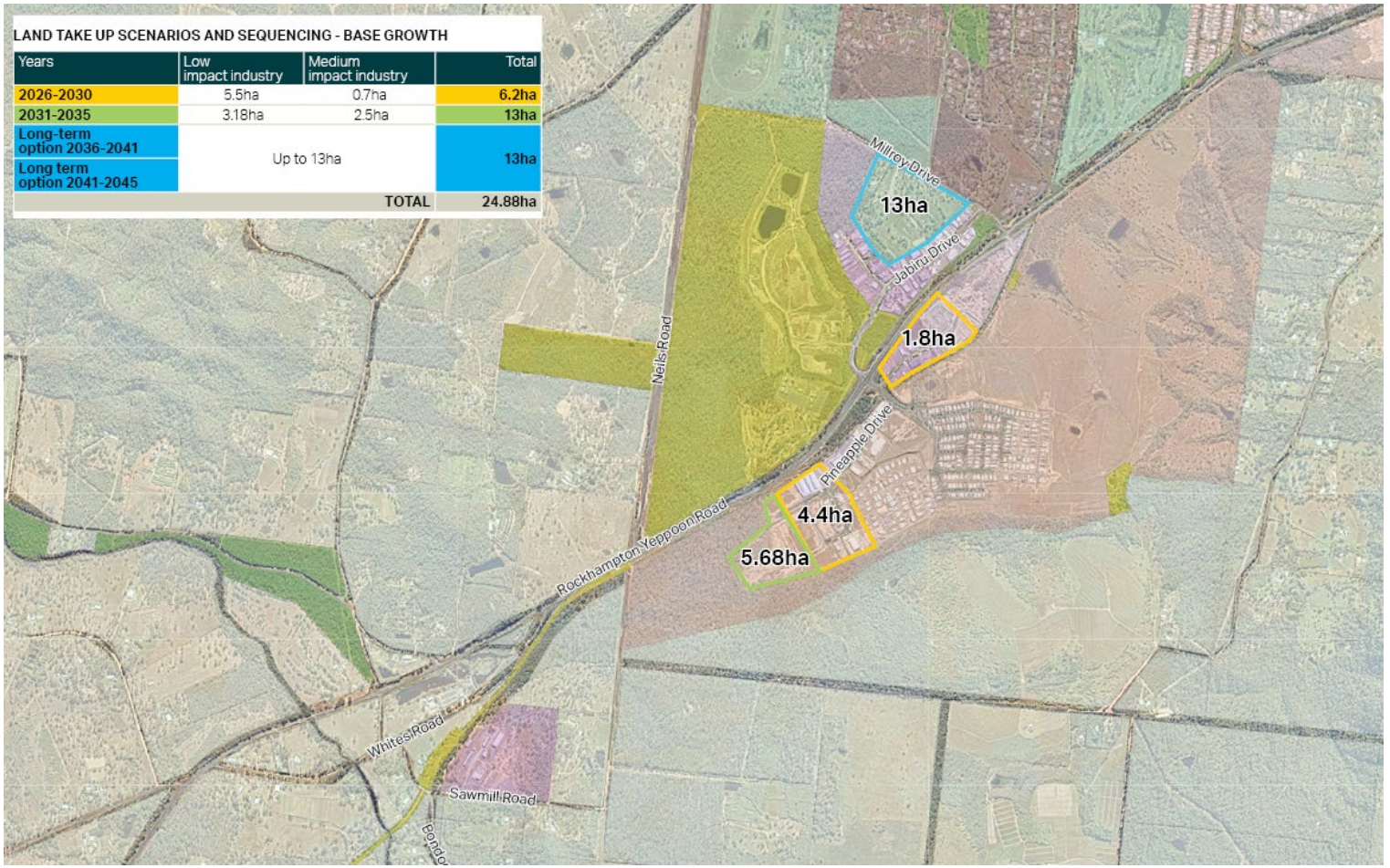


Figure 12: Base Growth Scenario – Plan

Revision 2 – 14 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

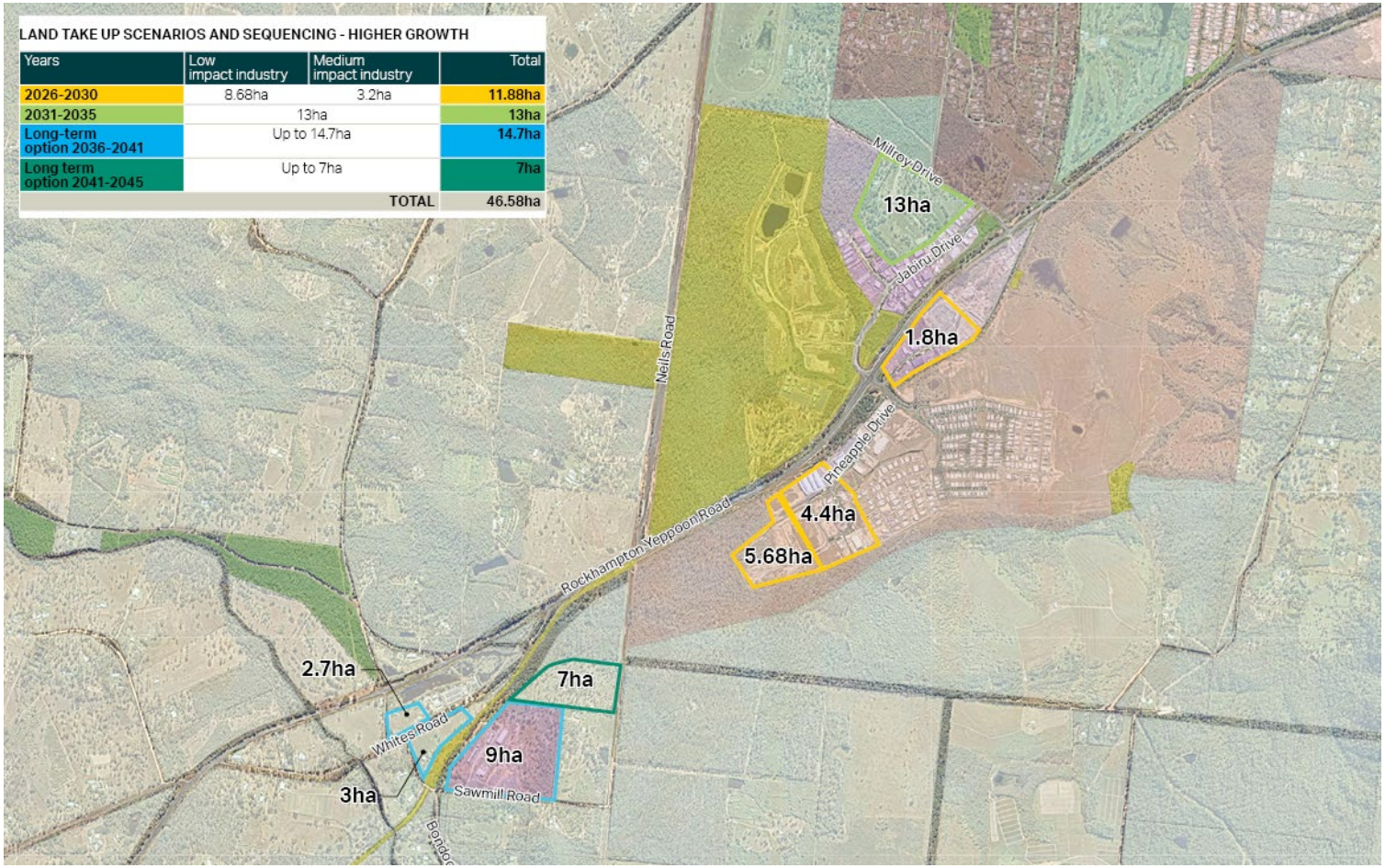


Figure 13: Higher Growth Scenario – Plan

3.5 Northern Corridor

The same preferred location principles were used to identify potential land for industrial development in the Northern Corridor. The area has been assessed at a corridor level against the preferred location principles as detailed below.

Infrastructure Provision	• Limited existing infrastructure • Relies on Rockhampton Regional Council services • Trunk water infrastructure along the Bruce Highway up to The Caves • No trunk sewer • Future trunk water and road infrastructure planned in Rockyview and Glenlee
Accessibility	• Good access to Bruce Hwy • Rail corridor, noting there are no existing sidings or stations in the area • Access to Rockhampton population and business hubs
Developable land	• Area impacted by flooding from the Fitzroy River to the west • Ecological corridor and mountain ranges east of Rockyview • Least constrained through the middle of the corridor
Buffers to Sensitive Uses	• Rural residential development in Rockyview and Glendale

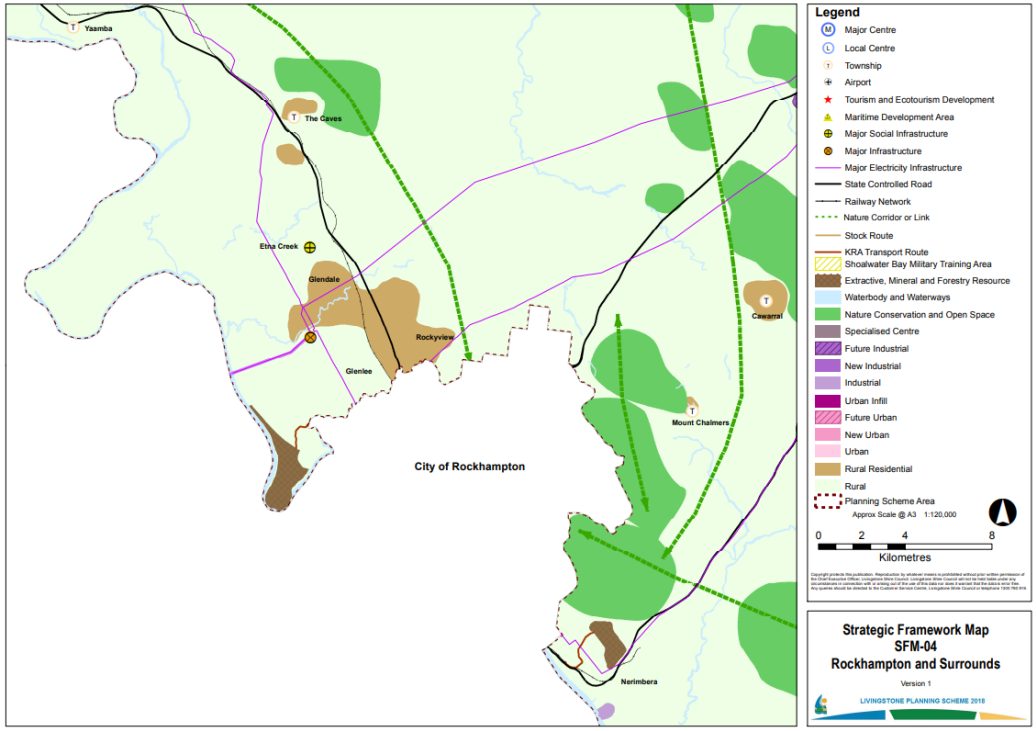


Figure 14: The Northern Corridor on the planning scheme Strategic Framework Map

3.5.1 Northern Corridor Conclusions and Recommendations

While the Northern Corridor is not recommended as a preferred location to accommodate the estimated demand for developed industrial land, the assessment has identified potential locations for future industrial land. Key findings are summarised below.

- Access to the Bruce Highway and separation from high concentrations of sensitive receptors are positive attributes for development of the Northern Corridor.
- The lack of infrastructure in the corridor and lack of opportunities for colocation with existing precincts are negative attributes for development of the Northern Corridor.
- There is no clear proposition for developed industrial land based on the unique competitive and/or locational advantages of the Northern Corridor.
- Estimated demand over the next 20 years can be accommodated in the Yeppoon Road corridor.
- The Dawson Road opportunity area may present a logical future extension to the settlement pattern from a location perspective. However, infrastructure will be critical, and the provision of infrastructure is unlikely to present a positive return on investment.
- No changes are recommended to the planning scheme to support development of industrial land in the Northern Corridor. It must be demonstrated that industrial development/land cannot be accommodated in existing local and regional industrial development areas before any changes are made to the planning scheme. Proposals or development applications for industrial activities in the Northern Corridor can be assessed on a case-by-case basis in line with the current planning scheme.

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4.0 Implementation

4.1 Infrastructure Requirements

Infrastructure requirements have been considered by Livingstone Shire Council. This section presents Council's assessment of infrastructure requirements for the identified industrial land.

Hidden Valley / Gateway

The servicing for this area is being delivered as part of the current development.

Pony Club land

The site is located in Milroy Drive with access also available off Plover Drive. Frontage works and access works are required. Site is in proximity to a state-controlled road and may require DTMR approval.

Milroy Drive will require an upgrade to a 13-metre-wide carriageway in accordance with the Capricorn Municipal Development Guidelines (CMDG). It is the Department of Transport and Main Roads (TMR) preference that the intersection of Milroy Drive and Yeppoon Road is upgraded to a Left-In-Left-Out access in the future. Consequently, all traffic traveling towards Rockhampton will be required to use the Jabiru Drive signalised intersection for access. The proposed industrialisation of the Pony Club area could necessitate this upgrade, depending on timing of surrounding developments.

The site is in proximity to reticulated water and sewer networks. The site is located within the PIA boundary however no industrial infrastructure demand has been assumed for the site to date. To confirm infrastructure requirements, an infrastructure demand analysis should be undertaken based on an industrial development scenario.

In the short term, it is anticipated that an additional watermain needs to be constructed to spilt zones here as it sits at the very end of Yeppoon West high zone (pumped), similar to conditions of approval for development at the showgrounds. In the long term, an additional reservoir is required to service this area as well as Bondoola. Currently, master planning is underway reviewing this. The Rockhampton-Yeppoon pipeline cannot be relied upon in the long-term to supply reticulation services for these areas.

The site could be serviced via Millroy Drive Sewer Pump Station which most likely requires some upgrade for Millroy in the form of pumps, storage etc.

Bondoola

The Bondoola Road intersection is the only full-access connection from Rockhampton to this area. Any increase in development activity may trigger the need for an intersection upgrade, which would require a Traffic Impact Assessment (TIA) to determine appropriate improvements. Both Bondoola Road and Whites Road will require widening to a 13-metre carriageway in accordance with CMDG. These roads are situated in low-lying areas, posing potential challenges in achieving the required flood immunity.

There was potential for access from the future East-West Trunk Road; however, Council's strategic housing growth agenda has influenced its alignment further North. The southernmost location at which the Department of Transport and Main Roads (TMR) has indicated they would consider a signalised intersection is Neils Road, where the East-West trunk road is proposed to join Yeppoon Road.

The area is located outside of the Priority Infrastructure Area.

The site is in proximity to reticulated water. An analysis for connection and likely demand is required. An additional reservoir is likely required to service this area.

The site is not in proximity to reticulated sewer. Confirmation of ability to provide sewer and likely demand is required. The site likely requires all new network (Sewer Pump Station, rising mains, reticulation) to support development.

4.2 Delivery Roles

Council owns both the Hidden Valley (Gateway) land and the Pony Club land. For these sites, Council would be responsible for development planning and delivery of relevant infrastructure.

The Bondoola land is owned by private landholders and development would likely be led by the market. Infrastructure delivery could occur through an Infrastructure Agreement given that the area is outside the Priority Infrastructure Area.

4.3 Planning Scheme Recommendations

The planning scheme has been reviewed to identify changes required to introduce the proposed industrial zoned land including any gaps in existing assessment benchmarks that limit the development potential of industrial land.

Recommended changes to the planning scheme are outlined below.

Strategic Framework

- Where Industrial Places are defined, update the timing or remove timing to state that industrial land should be developed in sequence when demand is demonstrated to warrant additional development. If timing is required, the following is recommended:
  - Industrial places – prior to the year 2031
  - New industrial – beyond the year 2031
  - Future industrial – beyond the year 2036
- Add Bondoola as a Future Industrial area
- Investigation area 1 – this could be covered by “new industrial” to clarify that this is an immediate opportunity and referred to as New Industrial at Barmaryee
- Investigation area 2 (Emu Park) – remove OR include wording to state this is an opportunity beyond 2046
- Consider some flexibility to allow High impact or Special industry on a case by case basis where specific criteria are met
- No changes recommended in Northern Corridor

Zoning

- Change Gateway area zoning to Medium impact industry where meeting separation distances (Low impact where not) to allow flexibility in the establishment of industrial activities
- Potential change to Pony club zoning – Medium impact industry – dependent on:
  - Progress of discussions with stakeholders
  - Council support
  - Timing of new planning scheme / amendments
- No change to Bondoola zoning – reflected in strategic framework as future land
- Demand and supply should be monitored through future planning scheme reviews before changing zoning of other land.

Tables of Assessment

- Medium impact industry - make code in Low impact industry zone if meeting separation distances or specific criteria
- Research and technology industry - make code or accepted in Low impact industry zone
- Renewable energy facility - consider making code in Low and Medium impact industry zones
- Indoor sport and recreation - consider GFA limit or impact in Low impact industry zone
- Food and drink outlet - consider GFA limit.

Appendix A

AEC Market Confidence Report

Livingstone Shire Northern Corridor Market Confidence Report

Livingstone Shire Council | June 2024

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one team – many experts

EXECUTIVE SUMMARY

This report presents an understanding of the economic opportunity, potential land use, and market appetite for developed land in the Northern Corridor. To estimate market appetite and forward demand for land AEC:

- Undertook one-on-one consultations with industry leaders in the region
- Benchmarked similar investments throughout Queensland
- Developed headline projections to support and interpret consultation findings.

Consultation indicates market interest for approximately 375ha of industrial land of over the next 20 years. Consultation findings indicate current demand for industrial land in the Northern Corridor, and Central Queensland more broadly, include agribusiness investment, a consistent supply of industrial buyers (such as manufacturing, wholesale trade, logistics, and maintenance and repairs industries), and strategic development opportunities to support the local Defence operations.

Of the 375ha land identified through consultation, 300ha is for a biofuel precinct and a further 50ha for Defence storage facilities to improve capability across Central Queensland.

Historic and projected land uptake, along with population projections, indicate traditional or incremental growth in industrial land required over the next 20 years will amount to 70ha of developed industrial land across the region.

Consultation and analysis suggests demand above the traditional land demand will rely on attracting a major tenant or operator to the region to act as a catalyst for additional service industries to drive this stepwise change from traditional uptake and will need sufficient areas identified and appropriately zoned land within the region to be realised.

CONTENTS

Executive Summary 2

Consultation Findings 4

Growth Driving Demand for Land 5

Livingstone Shire Economic Landscape 6

Opportunities & Land Demand

- Agribusiness Development 8
- Industrial Development 9
- Defence Development 10
- Tourism Development 11

Bibliography & Appendices

- Bibliography 13
- Appendix A: Case Study Review 16

Disclaimer:

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CONSULTATION FINDINGS

Consultations found industrial land to be the predominant land use desired in the Northern Corridor with developed land required across three of the four sectors

Agribusiness

- Consultation indicates **up to 300ha of land** is required for a comprehensive investment, including development of a nursery and a biofuel plant.
- Anecdotal advice suggests there is extensive investment potential throughout the region if the proposed significant growth to agricultural research facilities in Livingstone and Rockhampton goes ahead.

Industrial[1]

- Consultation indicates there could be demand for **approximately 25ha** of developed industrial land over the next 20 years.
- Total demand for industrial land has ranged from 7,500sqm to 15,000sqm per annum, with a consistent market size of 10 to 15 buyers over the last few years. The average size of land required by buyers ranges from 500sqm to 1,500 sqm.

[1] 'Industrial' as a sector of interest includes manufacturing, wholesale trade, transport and logistics, and maintenance and repairs industries.

Defence

- The Northern Corridor is strategically located to service Defence supply chain requirements.
- Council indicated **up to 50ha** of land would be required to develop appropriately scaled storage facilities.

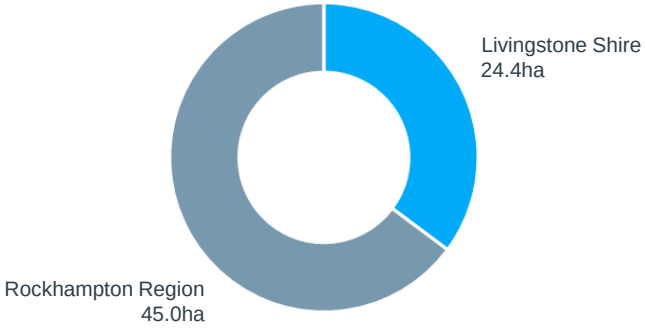
Tourism

- Stakeholders indicated the land requirements from the proposed Northern Corridor development is negligible.
- Tourism has been an increasingly important industry for Livingstone Shire Council, with significant growth evident over the last 10 years. Partnered with the increasing trend for farm-stay tourism, The Caves, as a part of the Northern Corridor, is well situated to grow and cater to this market.

GROWTH DRIVING DEMAND FOR LAND

Approximately 70ha of developed industrial land is likely required over the next 20 years for Livingstone and Rockhampton, based on population, employment, and industrial land uptake

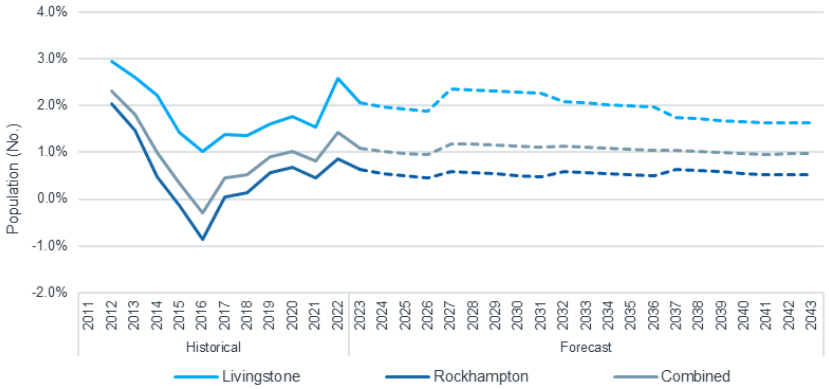
20 Year Industrial Land Projection



Note: Numbers may not add up due to rounding
Source: AEC

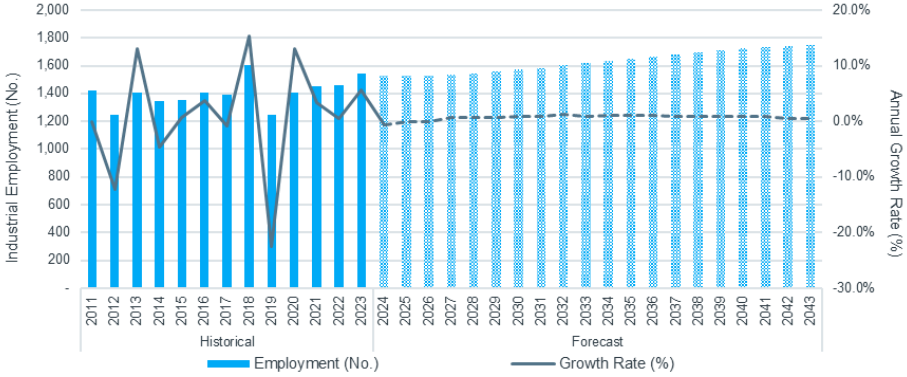
- Industrial land uptake in the Livingstone and Rockhampton region is estimated to be 69.4ha over the 20-year period from 2024 to 2043 with 24.4ha (35.2%) expected to be required throughout Livingstone Shire. The region's growth in demand for industrial land is expected to average 3.5ha each year over the 20-year forecast.
- Population projections for Livingstone Shire estimate average growth of 2.1% per annum over the 20-year forecast. This growth averages nearly 1,000 additional residents every year, more than double the projections for the Rockhampton region (485 new residents each year on average).
- Although the long-term growth rate for industrial employment is estimated to be 0.6%, total population growth indicates the potential for Livingstone Shire to increase the share of industrial land take up.

Regional Population Growth



Source: QGSO (2023)

Total Livingstone Industrial Employment



Note: Industrial employment includes industries such as manufacturing, wholesale, transport and logistics, and maintenance and repairs.
Source: AEC

LIVINGSTONE SHIRE ECONOMIC LANDSCAPE

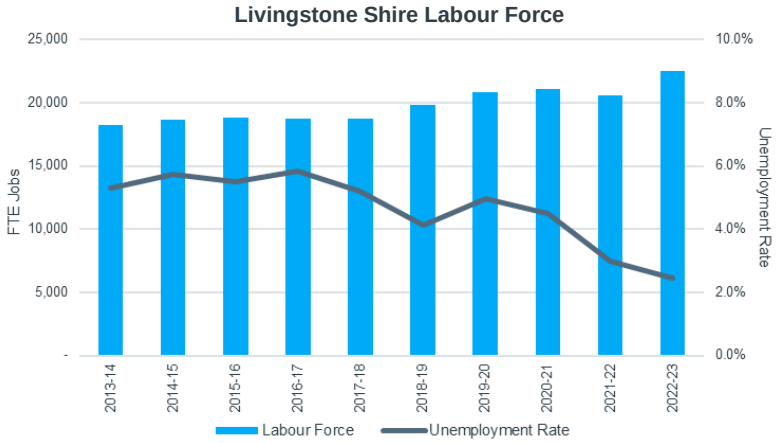
Livingstone Shire has a growing and strengthening economy to support land uptake in the Northern Corridor

Over the last 10 years **Livingstone Shire's economy has been growing and strengthening with increasing employment, a growing labour force and a falling unemployment rate**. The total labour force has grown from approximately 18,200 persons in 2013-14 to nearly 22,500 in 2022-23, which is a compound annual growth rate (CAGR) of 2.1%. Simultaneously, the total unemployment rate has fallen from approximately 960 persons in 2013-14 to approximately 550 persons in 2022-23.

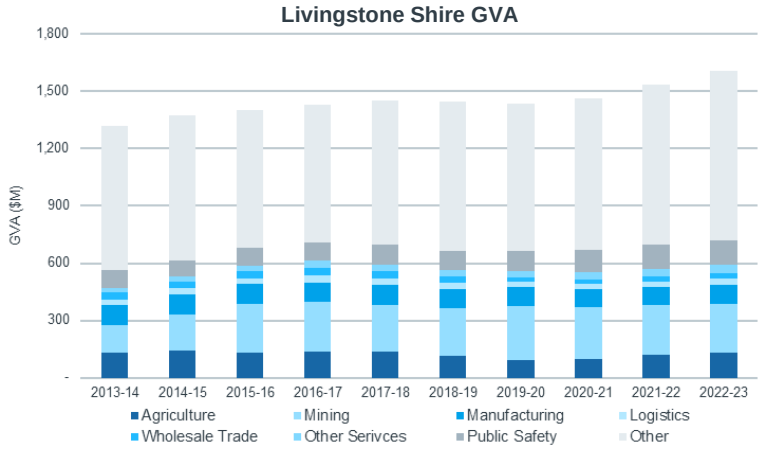
Over the 10 years to 2022-23, Livingstone's Gross Value Add (GVA) rose by 21.8% ($287.0 million) to reach $1.6 billion in 2022-23, which is equivalent to a CAGR of 2.0%. The seven industries of interest (agriculture, mining, manufacturing, logistics, wholesale trade, other services and public safety)[1] accounted for 55.0% of this growth, with manufacturing and wholesale trade negatively contributing to the growth. Of particular interest:

- Agriculture is a key employer in the Livingstone region and has contributed a relatively consistent GVA to the region's economy. In 2022-23 agriculture employed 4.3% of all employees in Livingstone and accounted for 8.2% of the region's GVA.
- Industrial activity accounts for 12.7% of GVA and 13.5% of employment (nearly double that of agriculture). Manufacturing is the largest component of the Industrial activity in Livingstone, accounting for 47.4% of Industrial GVA. Employment has grown marginally for Industrial activity over the last 10 years, driven by growth in the transport and logistics and other services industries.
- Public administration and safety (which includes Defence) has grown almost consistently since 2013-14 with a 3.4% CAGR. Similarly, employment in the sector has recorded a 3.1% CAGR to reach nearly 1,100 people (9.6%) of the labour force in 2022-23.

[1] Noting manufacturing, logistics, wholesale trade, other services are collectively considered Industrial for the purpose of analysis



Source: Jobs and Skills Australia (2024), ABS (2024)



Source: AEC

OPPORTUNITIES & LAND DEMAND

AGRIBUSINESS DEVELOPMENT

Consultation indicates market interest in up to 300 hectares for agricultural supply chain facilities over the next 20 years

Potential Opportunities

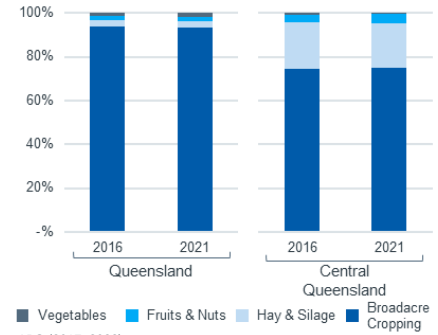
- **300 hectares of developed land is required in Central Queensland** for a known investment of a nursery, biofuel, and waste reproduction plant. However, consultation with the investor indicated this land is required imminently with establishment of the nursey anticipated before the end of 2024.
- Expansion of research and development facility throughout Central Queensland will **act as a catalyst for the industry** in the region (timeline 5+ years).
- Consultation has indicated desire for a local **produce distribution centre** to predominantly service Central and Northern Queensland, however consultation also suggested this development would only be commercially viable for high value commodities and located with close proximity to air transport.
- Consultation indicated development in the Northern Corridor could include a **small-scale abattoir** which is already being investigated by local councils throughout the region.

Development Requirements

- Consultation has indicated accessing the following infrastructure and services as critical to success for development across the agricultural supply chain:
  - Sewerage
  - Town water
  - Electricity
  - Local service station.

- Key agricultural production for Livingstone and Central Queensland are livestock, broadacre cropping, hay & silage, fruits & nuts, and vegetables.
- Excluding livestock, the production across Central Queensland has increased by 1.2% CAGR from 2016 to 2021 (the two latest Agriculture Census years).

Agricultural Commodity Proportion of Production



Source: ABS (2017, 2022)

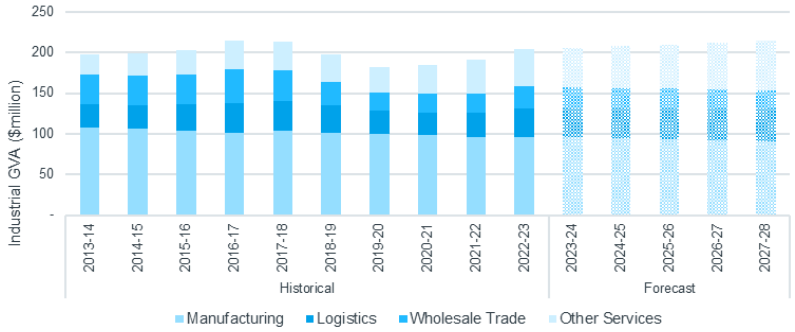
- Nearly 95% of agriculture production (excl. livestock) across Queensland is broadacre cropping, while it only accounts for 75% of production in Central Queensland.
- Unsurprisingly, given the significance of livestock to the region, hay & silage accounts for approximately 20% of agricultural commodities in Central Queensland (compared to roughly 3% at the State level). Similarly, production of fruits & nuts is proportionately more significant in Central Queensland (4%) than across the State (2%).
- The two key constraints for production growth in Central Queensland is available land and available water. The Rookwood Weir water allocations is expected to increase irrigated farming which is expected significantly increase overall production of non-livestock agricultural commodities across Central Queensland.
- Over the past five years between 2016 and 2021, vegetable production in Central Queensland increased by 25.2% while overall production across the State decreased.

INDUSTRIAL DEVELOPMENT

Current stakeholder expectations is for demand to average 12,500sqm per year

- There are three key indicators of the potential future growth and current strength of Industrial activity within Livingstone:
  - Livingstone experienced slightly stronger growth in employment in the Transport and Logistics sector (CAGR of 3.3%) than the boarder Central Queensland region (CAGR of 3.0%) over the past decade.
  - Similarly, over the past decade, Livingstone experienced a stronger employment growth in Other Services, which is predominantly maintenance and repair services in the Central Queensland region. The CAGR of employment in Livingstone was 2.6% as opposed to 1.6% across Central Queensland more broadly.
  - Industrial employment has outpaced the growth in Industrial GVA across Livingstone over the last decade, with employment increasing 1.4% per annum. The drop to 0.6% projected employment growth rated reflects recent decreases in employment for wholesale trade.
- Given the consistent industrial land demand for manufacturing purposes across the Livingstone and Rockhampton regions, there is an opportunity for wholesale sector recovery and expansion throughout the region in the future.

Livingstone Industrial GVA by Sector



Source: AEC

Potential Opportunities

- Consultation indicates **consistent annual demand for developed industrial land** across both the Livingstone and Rockhampton. Total demand ranges **from 7,500 to 15,000sqm per annum**, with a market size of 10-15 buyers. Typical plot sizes demanded range from 500-1,500sqm.
- Specifically, buyers are seeking land with either developed sheds, or suitable for developing sheds, for the purpose of manufacturing (servicing plant and equipment) and construction wholesale.
- Consultations have alluded to the need to attract a major tenant to the region to successfully develop the Northern Corridor. Success of other industrial developments have been founded on a central or anchor tenant whereby support services/ suppliers follow suit and develop along side a major industrial tenant.

Development Requirements:

- Consultation indicated accessing the following infrastructure and services as critical to success for development across various industrial assets:
  - Sewerage
  - Town water
  - Electricity (three-phase power)
  - Local service station
  - Curbing and channelling
  - Telecommunications.
- Further, stakeholders have indicated various local government requirements throughout Central Queensland (e.g. detention basins for water run-off) to be onerous and a disincentive for investment in the region.

DEFENCE DEVELOPMENT

Shoalwater Bay Training Area is a key development opportunity to improve Defence capability across Central Queensland, needing approximately 50 hectares

Primary Opportunity

- Council indicated **up to 50ha of land** would be required to develop appropriately scaled storage facilities. The Northern Corridor is strategically located to service Defence supply chain and logistics requirements.
- In particular, the CQROC Defence Strategy (2022) sets out the possibly of, and intention for, establishing a School of Armour to house the Land 400 invest in Army's new armoured vehicles. These vehicles cannot use civilian roads which suggests the within Norther Corridor and adjacent to the Shoalwater Bay Training Area as a strategically ideal location for the development of a storage facility.

Economic Potential

- The public administration and safety GVA has an average annual growth rate of 3.4% since 2013-14 to 2022-23, mirroring employment which has had an average annual growth rate of 3.1%. The proposed School of Armour is estimated to directly create $294 million GRP and support 849 FTE jobs directly (CQROC, 2022). The School of Armour would grow the public administration and safety jobs by approximately 12.3% across Central Queensland.

Development Requirements

- Defence requires resilient logistics and supply chains so the key requirements of this sector are:
  - Land that is not flood affected
  - Direct access to the Bruce Highway
  - Adjacent to the Shoalwater Bay Defence Training Area.
- Consideration of security and safety should be taken into account when planning neighbouring land use.

TOURISM DEVELOPMENT

Livingstone's growing tourism sector and the increasing demand for farm-stay tourism presents a unique opportunity for the region, but needs little land set aside

Livingstone Shire tourism has experienced strong growth. **Total overnight visitors to Livingstone Shire has almost doubled over the past decade**, increasing from 161,700 visitors in 2013-14 to 307,500 in 2022-23 (CAGR of 6.0%). Overnight visitors stayed for an average of 3.9 nights over the 10 years to 2022-23, which, in line with the growth in visitors, has increased by 9.7% each year on average from 502,740 nights in 2013-14 to approximately 1.4 million nights in 2022-23.

Recent visitation growth (post-pandemic) to Livingstone and the growth in farm-stay tourism presents a compelling opportunity to build tourism activity throughout the region. Forecasting the next ten years based on the visitor and visitor night CAGR for the 2013-14 to 2022-23 period indicates **the region could attract nearly 500,000 visitors by 2032-33** with visitor nights exceeding 2.2 million.

Current estimates show total visitor spend to have been approximately $325,700 in 2022-23. Based on current spend patterns, this expenditure could exceed $583,000 by 2032-33.

Source: TRA (2023a, b)

Primary Opportunity

- Based on feedback from stakeholders, **development for tourism opportunities should be led by private land holders.** Stakeholders recognise the growing trend for farm-stay preferences and consider The Caves are well positioned to build this niche tourism market.
- The Caves boasts proximity to a township, necessary transport infrastructure, remote ambiance, and tourism offerings in the Capricorn Caves.

Benchmark Example

- Mount Tamborine in the Scenic Rim is a tourist hub with similar contextual structures as The Caves (that is, located with relative proximity to major townships and providing natural attraction). Its emergence as a tourist hub involved minimal input from Local Government. Traditional B&B's and guest houses built by the private landowners in Mount Tamborine initially ignited tourism in the region.
- Mount Tamborine reportedly welcomes over a million visitors each year and is the most visited region within the Scenic Rim. Over the past decade, total overnight visitor expenditure in the Scenic Rim has increased by $270.6 million reaching $402.8 million in 2023 (year ending September).

Development Requirements

- Consideration of tourism accommodation potential throughout the region to be taken into account when zoning and developing land for industrial use.

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APPENDIX A: CASE STUDY REVIEW
Agricultural Supply Chain Development Opportunities

Regional Trade Distribution Centres in Cairns and Toowoomba

There are three identified major distribution centres in Queensland that are of significance to the State's agriculture supply chains, including, Brisbane Produce Market (which grades, packs and distribute fresh fruits and vegetables to registered buyers), Toowoomba Regional Trade Distribution Centre (RTDC) and Cairns RTDC (which exports fresh produce to international markets). The Toowoomba and Cairns RTDCs have been recently established to bolster Queensland's agricultural distribution and supply chain network and support agricultural growth in the long term.

The Brisbane Produce Market at Rocklea is Queensland's only Central Market playing a critical role in the State's fresh produce supply chains. The Central Market has more than 50 wholesalers that collect fresh products from more than 7,000 growers across Queensland and has more than 800 registered buyers. Over 700 million kilograms of produce valuing at more than $2.0 billion is traded at the Brisbane Produce Market annually, which was approximately 53.5% of Queensland's total fruit and vegetable production in 2021.

The Toowoomba RTDC, the State's largest fresh produce exporting facility with a gross floor area of 4,000 square meters, was officially opened in July 2021, specialising in exporting chilled meat, milk, eggs, brassicas, apples, apricots, strawberries, and avocados. The facility was setup to streamline the the distribution of agricultural commodities for graziers and growers across the Toowoomba and Downs regions.

The construction of the facility supported 170 workers and operations have supported jobs throughout the supply chains. Since the centre opened employment in the transport, postal and warehousing sector increased by 13.3% over the year to 2022-23 in the Toowoomba LGA while GVA of the sector increased 19.8%. Across the broader Darling Downs and Maranoa region the sector's GVA increased 15.5%. Simultaneously, agricultural output in the Toowoomba LGA and the broader Darling Downs and Maranoa region recorded a 10% increase over the years 2021-22 to 2022-2023.

The Cairns RTDC (2,400 square meters) was officially open in March 2023, currently specialising in fresh export produce comprising of fish and crustaceans, avocadoes, mangoes, melons, citrus, and blueberries. The facility was built to assist fresh produce exporters in Far North Queensland in delivering their products to national and international markets (Queensland Treasury, 2023; RTDC Cairns, 2023). The construction of the facility supported more than 200 workers and is expected to be promote

The Cairns Centre is located at the Cairns Airport, the Toowoomba Centre is established adjacent to the Wellcamp Airport and Business Park.

Given the already established RTDCs in both the north and south of Queensland, with the north facility having further capacity through expansion, the excess demand would need to be sufficiently significant to push for a new RTDC in Livingstone Shire or Central Queensland. Similarly, the establishment of a new distribution centre in Livingstone Shire would need to be supported by sufficient increase in agriculture production for it to be profitable. As agriculture GVA is growing with increased volume in the production of fruits and vegetables in the Livingstone Shire, this could be potential for future development.

APPENDIX A: CASE STUDY REVIEW
Agricultural Supply Chain Development Opportunities

Marquis Macadamias Processing Plant Bundaberg

The processing plant was built in 2011 with approved State funded expansion in 2021 to reach a processing capacity of 15,000 tonnes. The expansion was estimated to generate 40 new jobs in the Bundaberg region. The two main drivers of success of this facility are the dominated production in Bundaberg relative the overall State and the significant appetite globally for Australian macadamias. Bundaberg is Queensland's largest macadamia producer, producing 76% of the State's macadamias and 40% of the national production.

Following the completion of the Rookwood Weir project, Rural Management Fund are aiming to plant 800,000 macadamia trees over 2,500 hectares of orchards within the Fitzroy region to the west of Rockhampton. This increase is approximately 96.7% of total macadamia trees in Central Queensland in 2020-21 and translate to an expected increase in macadamia production of 7,500 tonnes per year. Given no macadamia processing plant is currently in the Rockhampton LGA or within the 300-kilometre radius of the Rookwood Weir Catchment Area, this presents a significant opportunity for a processing plant in Livingstone LGA should the newly expanded Marquis Macadamia facility not be able to fulfil the new level of production across Central Queensland.

Northern Oil Advanced Biofuels Pilot Plant Yarwun, Gladstone

The $16 million Northern Oil Advanced Biofuels Pilot Plant was Queensland's first commercial-scale advanced biofuels pilot plant was built in 2017, with an anticipated production of one million litres per annum over the first three years post operational commencement. The advanced biofuels production converts agricultural waste (such as green waste and bagasse) to be used to support the Australian Defence Force, US navy's field trials, Australian heavy road transport operators and potentially the aviation sector.

Following the success of this project, Gladstone was selected in 2022 for a new $500 million renewable diesel and sustainable aviation fuel biorefinery, expecting the generation of 60 direct jobs and 500 indirect regional jobs during the facility's development and operations. Renewable resources such as natural fats, vegetable oils and greases are used to produce renewable diesel, which provides 100% compatibility with the existing fuel infrastructure. The facility has a capacity to produce 350 million litres of biofuels per annum.

Southern Oil (the refinery who operates the biofuel and renewable diesel) has sited the Rockhampton regional as an ideal site for green-waste biofuel production field given the ingrained agriculture sector across Livingstone and Rockhampton. This presents an opportunity for a biofuel plant to be established in the Livingstone Shire.

APPENDIX A: CASE STUDY REVIEW
Industrial Development Opportunities

Sunshine Coast Industrial Park

The Sunshine Coast Industrial Park was a greenfield industrial land developed by Economic Development Queensland. The first stage of development provided 73 lots across 78 hectares of industrial land and is estimated to provide 2,700 FTE (or 270 sqm per FTE) and contribute $544 million GRP per annum to the local economy once fully occupied (Queensland Government, 2019). The second stage, which currently under construction, will provide an additional 25.5 hectares of development, employing up to 943 FTE (assuming 270 sqm per FTE) to cater to the demand for new industrial land in Caloundra identified in late 2022.

The estate is built to suit a wide range of industries as well as to provide lands for large-scale industrial activities comprising of manufacturing, warehousing to more intensive uses industries. It is 3 kilometers away from Bruce Highway and 7 kilometers away from Caloundra CBD, with access to Sunshine Coast Airport (32 kilometers away) and the Port of Brisbane (within 100 kilometers). This provides great location access for businesses, specifically transport and logistic companies. The lots provided in the business park are also serviced with critical infrastructure such as water mains and sewer mains.

Factors such as availability of critical infrastructure (i.e., water mains and sewer mains) and proximity to freight infrastructure (i.e., sealed roads, port or airport) are key to success of an industrial development. Similar industrial estates across Queensland, such as the Warwick Industrial Estate, have been successful due to their provision of critical infrastructure and proximity to key trunk infrastructure.

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Appendix B

AECOM Planning Letter

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12 June 2024

Our Reference
60727600

NORTHERN CORRIDOR STRUCTURE PLANNING – ECONOMIC AND STRATEGIC PLANNING REVIEW

Dear Sonia,

Thank you for engaging AECOM Australia Pty Ltd (AECOM) and AEC Group Pty Ltd (AEC) to provide economic and planning advice regarding the Northern Corridor i.e. land within the suburbs of Glenlee, Rockyview, Glendale, The Caves and Etna Creek.

To date AECOM and AEC have undertaken the following key tasks as part of our agreed scope[1]:

1. Task 1.1 – Inception
2. Task 1.2 – Background review (commenced but not completed)
3. Task 1.3 – Development Demand and Take Up Review

Upon the completion of the Draft Livingstone Shire Northern Corridor Market Confidence Report[2] (referred herein as the 'Draft Market Confidence Report'), the key deliverable of Task 1.3, AEC and AECOM concluded market appetite for land for commercial and industrial development, within the Northern Corridor is low and does not warrant the need for structure planning.

Based on the above, as well as follow-on discussions with Council, we acknowledge there is no need to progress structure planning within the Northern Corridor. However, we understand there may be the need for related investigations associated with the planning for future industrial areas within the Livingstone Council local government area (LGA) to meet predicted demand i.e. 25 hectares over a 20 year period[3].

The letter herein contains our key findings regarding market appetite for land for commercial and industrial development, and strategic planning considerations which support the conclusion to undertake no further structure planning within the Northern Corridor.

[1] Refer to Northern Corridor Structure Planning Proposal (28 February 2024 – Version 3)
[2] AEC is in the process of finalising the Market Confidence Report based on an outstanding stakeholder interview with Queensland Government Regional State Development representative Kristy Gear. It is not anticipated this interview will alter the advice provided.
[3] as per Draft Market Confidence Report prepared by AEC.

1. Development Demand and Take Up Review

At the inception of the project AEC undertook a development demand and take up review, targeting potential economic and land use opportunities within the Northern Corridor. To estimate market appetite and forward demand for land within the Northern Corridor AEC undertook the following tasks:

1. one-on-one consultations with industry leaders in the region;
2. benchmarked similar investments throughout Queensland; and
3. developed headline projections to support and interpret consultation findings.

The above findings from the above tasks were documented in AEC's Draft Market Confidence Report.

Based on the findings of the report, as well as observations and strategic planning considerations provided by AECOM, it was concluded the market appetite for land for commercial and industrial development, within the Northern Corridor is low and does not warrant the need for structure planning.

The following points provide the rationale for this conclusion:

INDUSTRIAL DEVELOPMENT

- **Predicted demand for industrial land is low –** Approximately 25 hectares of industrial land is required over the next 20 years within the Livingstone Shire Council LGA i.e. approximately 7,500m² - 15,000m² per annum.

  Consultation and analysis suggests a major tenant or operator is needed to increase traditional land demand within the Livingstone Shire Council LGA, inclusive of the Northern Corridor. Without non-planning interventions such as Council advocacy and investment attraction it is unlikely demands will change from historical levels.

- **Value for money in locating future industrial land proximate to existing urban areas –** The predicted land demand for industrial development is of a scale which would be best located proximate to existing urban areas, leveraging Council's existing infrastructure networks.

  It is highly unlikely constructing new infrastructure, to service the predicted demand within a greenfield location, would result in a positive return on investment for Council.

  Further, the Northern Corridor does not include any unique locational attributes to warrant the need for investment within this location e.g. access to port, airport, supply chain etc.

- **Strong level of competition for industrial investment –** Based on recent market sounding activities for other industrial planning projects, large scale investors are not tied to specific locations and will assess a range of opportunities across the nation, state and region.

  There are case studies where nearby industrial markets have secured investment through government partnerships and investments. For example, the Queensland Government were able to secure the establishment of the Townsville Vanadium Battery Manufacturing Facility as part of the Industry Partnership Program.

  There are number of nearby Councils such as Rockhampton Regional Council, Townsville City Council and Gladstone Regional Council which have active and dedicated economic development teams which are tasked with advocating for their respective LGA's and attracting investment.

AGRIBUSINESS

- **No targeted demand for agribusiness within the Northern Corridor** – Anecdotal advice from consultations suggests there is investment potential across the Central Queensland region upon the expansion of research and development facilities throughout the region, coupled with the construction of the Rookwood Weir. However, consultations did not identify any specific opportunities within the Northern Corridor itself.

DEFENCE

- **Defence generally provides on-site infrastructure to service development** – Council have indicated up to 50 hectares of land would be required to develop appropriately scaled storage facilities to support the Shoalwater Bay Training Area. Despite this opportunity, The Department of Defence generally provide all on-site infrastructure for security reasons. Therefore, Council's role in infrastructure planning to support this outcome would likely be minimal.

TOURISM

- **Predicted demand for land to support tourism industry in Northern Corridor is negligible –** Whilst tourism has been a growing industry within the LGA e.g. visitors have increased by 9.7% each year on average between 2013-14 to 2022-23, consultations have indicated the land requirements for tourism associated development, within the Northern Corridor is negligible.

2. Conclusion

We trust our findings and conclusions support the change in direction for the project. We will be in contact shortly to discuss follow-on investigations related to the future planning of commercial and/or industrial growth across the Livingstone Council LGA.

For any further questions or clarifications regarding the above please contact me via the contact details below.

Kind regards,

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Attachment A – Draft Market Confidence Report

13.6 - NORTHERN CORRIDOR STRUCTURE PLAN, LIVINGSTONE SHIRE INDUSTRY ASSESSMENT REPORT AND LIVINGSTONE SHIRE CENTRES ASSESSMENT REPORT.

Livingstone Shire Centres Assessment Report

Meeting Date: 3 February 2026

Attachment No: 3

Prepared for
Livingstone Shire Council
ABN: 95 399 253 048
AECOM
PUMPED JUICE BAR
Newsagency
nextra
PHARMACY
Livingstone Shire
Centres Assessment
17 April 2025
Livingstone Industry and Centres Assessment
Delivering a better world

Livingstone Shire Centres Assessment

Client: Livingstone Shire Council

ABN: 95 399 253 048

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17 April 2025

Job No.: 60727600

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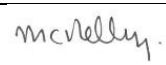
0	5-Mar-25	Internal Draft	Matthew Rolley ANZ Practice Director, Urbanism + Planning	
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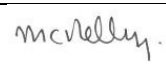
2	17-Apr-2025	Final	Matthew Rolley Practice Director - Urbanism + Planning ANZ	

Table of Contents

1.0	Introduction		4
	1.1	Background and Purpose	4
	1.2	Approach	4
		Assumptions and	5
	1.3	Limitations	5
2.0	Context and Drivers		6
	2.1	Location Context	6
	2.2	Population and Demographics	7
	2.3	Tourism	7
	2.4	Employment and Income	8
	2.5	Catchment Area Expenditure	8
3.0	Existing Centres		9
	3.1	Planning Scheme Centres Hierarchy	9
	3.2	Yeppoon	13
	3.3	Emu Park	17
	3.4	Taranganba	20
	3.5	Rosslyn Bay	22
4.0	Forecast Demand and Supply		22
	4.1	Expenditure Distribution	22
	4.2	Revenue by Gross Floor Area	24
	4.3	Future Retail Floorspace Demand Analysis	24
	4.4	Supply Scenarios	25
5.0	Preferred Centres Hierarchy 2046		28
	5.1	Centres Hierarchy Recommendations	28
	5.2	Planning Scheme Recommendations	30
	5.3	Non-Planning Scheme Recommendations	32

Appendix A
Livingstone Shire Centres Hierarchy Assessment: Background Report B

Revision 2 – 17 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

1.0 Introduction

1.1 Background and Purpose

The Livingstone Shire local government area (LGA) is projected to experience continued residential and employment growth over the next 20 years. To support this growth and inform future reviews of the Livingstone Shire Planning Scheme 2018 (the planning scheme), Livingstone Shire Council (Council) is planning for future centres in the region.

In August 2024, Council engaged AECOM Australia Pty Ltd (AECOM) and AEC Group Pty Ltd (AEC) to undertake a centres assessment – this project. This project seeks to estimate the demand for retail / commercial uses up to 2046, assess the existing Centres Hierarchy of the planning scheme and make recommendations to update the centres hierarchy based on the findings of the assessment. In addition, an Industry Assessment was also undertaken simultaneously. The outcomes of that work form a separate report.

1.2 Approach

The project was undertaken across five key stages as illustrated in Figure 1 and described in this section.

1. **Identify and categorise existing centres** — Existing and planned centres were identified in collaboration with Council and analysed to understand the role and function of each. This was informed by a site visit in October 2024 and background information provided by Council.
    - **Profile key socio-economic characteristics of each centre** — Key demographic and growth data was reviewed, alongside limited spend data from the Spendmapp platform, to understand the estimated growth in the area to 2046 and the way spending is distributed to different centres across the region.
    - **Forecast demand and supply** — AEC modelled expenditure distribution across the region to determine revenue by gross floor area (GFA) and future retail floorspace demand in each centre. This was compared with an assessment of the indicative capacity of each existing centre to accommodate this demand to understand the balance / shortfall of floorspace across the region at 2046.
    - **Preferred Centres Hierarchy 2046** — A preferred centres hierarchy for development up to 2046 was recommended based on the identified balance / shortfall in supply and demand in each centre and across the region, as well as planning principles for centres hierarchies.
    - **Planning scheme recommendations** — Based on the findings of the previous tasks, the planning scheme was reviewed and analysed to make recommendations relating to potential planning scheme changes required to support the introduction of the preferred centres hierarchy.

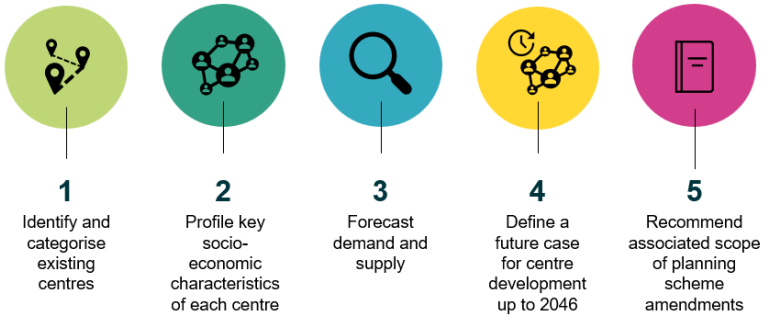


Figure 1: Centres Assessment Approach

1.3 Assumptions and Limitations

General assumptions and limitations are outlined below. See Appendix A for a full list of assumptions that informed modelling.

- Community use floorspace in centres is excluded from this assessment.
- Data limitations did not allow for employment projections to be broken down into ANZSIC codes per centre.
- Spendmapp data is limited to bank transactions and provides local spend, online spend and 'escape' spend data. Transaction data is divided into 14 expenditure categories being Food & Beverages, Housing, Utilities, Transport, Health, Education, Recreation, Clothing, Personal Care, Financial Services, Communications, Tobacco, Alcohol, and Other Goods & Services. However, the data provided did not include a full breakdown of spending per category, so analysis of this data is limited to local, online and escape spend.

2.0 Context and Drivers

AEC has undertaken detailed analysis of the situation and underlying drivers that influence centres in Livingstone Shire. This section provides a summary of the key contextual elements and drivers that have informed this report. Refer to **Appendix A** – Livingstone Shire Centres Hierarchy Assessment: Background Report prepared by AEC for full detail.

2.1 Location Context

Livingstone Shire is located on the coast of Central Queensland, adjoining Rockhampton, Gladstone and Isaac LGAs. Yeppoon, the major population and economic centre for Livingstone, is approximately 40 kilometres (km) north-east of Rockhampton City.

The Central Queensland Regional Plan 2013 recognises Yeppoon as a 'larger town' while Rockhampton and Gladstone are the two major regional centres for the Central Queensland region[1].

Rockhampton provides a variety of specialist services as well as major infrastructure including Rockhampton Airport. Due to its location adjoining the LGA and its connectivity with Livingstone, Rockhampton acts as the Principal Centre for Livingstone Shire. This is recognised in the current 2018 Livingstone Planning Scheme.

Settlement in Livingstone is mostly concentrated along the Capricorn Coast around and between the key centres of Yeppoon to the north and Emu Park to the south, as well as areas such as Glenlee, Glendale and Rockyview immediately north of Rockhampton. There are also several townships in rural areas, mostly along the Bruce Highway.

The Bruce Highway, Yeppoon Road and Emu Park Road are the key road connections for Livingstone Shire providing access to Rockhampton and other destinations north and south. Tanby Road is the key connector between Yeppoon and Emu Park, while the Scenic Highway provides a local and scenic route along the coast. There is an approximately 20-minute drive between Yeppoon and Emu Park.

Figure 2: Livingstone Shire and surrounding region

[1] It is noted that the Central Queensland Regional Plan (CQRP) was under review at the time of this report, including the industrial portion of the CQRP. No outcomes of the technical analysis informing the CQRP were available at the time of this report.

2.2 Population and Demographics

In 2023, the total population of the LGA was 41,906 people (ABS, 2024). The majority of the population, 21,688 or 51.8%, resided in the Yeppoon SA2.

Population projections for Livingstone Shire show a 51% increase in residents between 2023 and 2046 (QGSO, 2023) (see Figure 3). This translates to nearly 21,500 additional residents, equivalent to around 8,580 new homes, assuming an average household size of 2.5 persons.

Yeppoon (SA2)[2] is projected to account for most of the population growth in Livingstone (63.5%), increasing by 13,631 people to a total population of 35,319 people in 2046. Emu Park (SA2)[3] is projected to account for another 21.6% of the Livingstone population growth, increasing by 4,633 people to a total population of 10,750 people in 2046.

Compared to Queensland, Livingstone has:

- a higher proportion of detached dwellings (83.5% compared to 72.1%);
- relatively high home ownership, with roughly two-thirds of all homes being owner-occupied;
- more couples without children and less families with children;
- a higher proportion of residents who are 65 years of older (21% compared to 17%), particularly in Emu Park (28.2%); and
- a smaller proportion of 15 to 34 year olds (21% compared to 26%).

2.3 Tourism

Livingstone has experienced inconsistent visitation in recent years with spikes in 2017, 2019 and 2021 and significant impacts from the COVID-19 pandemic between 2020 and 2022. Despite this volatility, visitor numbers rebounded to approximately 700,000 annual visitors, consisting of mostly daytrip or domestic overnight trips. Steady growth in total tourists in anticipated, with a projected 63.4% increase, reaching a total of 1.2 million visitors by 2046.

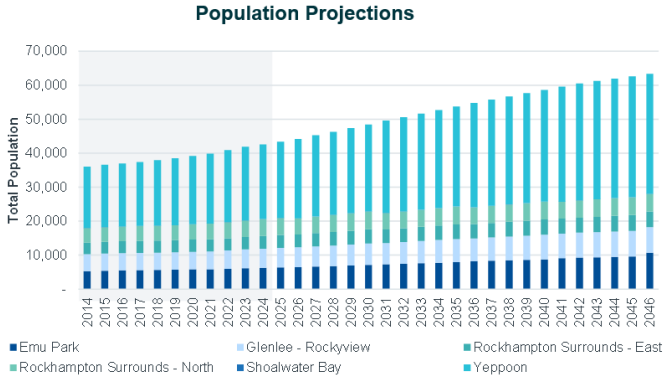


Figure 3: Population Projections (AEC, 2025)

Figure 4: Livingstone Shire Visitors by Reason for Visit, 2014 to 2046 (AEC, 2025)

[2] The Yeppoon SA2 includes the localities of Pacific Heights, Barlows Hill, Meikleville Hill, Inverness, Barmaryee, Yeppoon, Cooee Bay, Taranganba, Lammermoor, Hidden Valley, Taroomball, Rosslyn, Mulambin and Causeway Lake.

[3] Emu Park (SA2) includes the localities of Kinka Beach, Emu Park and Zilzie.

2.4 Employment and Income

In 2023, there were 11,413 full-time equivalent (FTE) jobs across the Livingstone Shire (by place of work).

The top six industries of employment were Education and training (1,553 FTE), Health care and social assistance (1,425 FTE), Construction (1,324 FTE), Accommodation and food services (1,297 FTE), Retail trade (1,171 FTE), and Public administration and safety (1,094 FTE).

Yeppoon is estimated to have the highest employment in the LGA with 7,177 FTE jobs, most of which are in the accommodation and food services and retail trade industries.

Livingstone is also home to many who work outside the region, with residents commonly commuting to Rockhampton or working on a fly-in fly-out or drive-in drive-out basis. Data indicates that for every FTE position employed and living within Livingstone Shire, an additional 0.66 reside in Livingstone and are employed outside the region.

Employment projections indicate that the number of people employed and living in Livingstone will increase to 25,732 by 2046. This represents an average annual employment growth rate (by Place of Usual Residence (POUR)) of around 1.3% over the forecast period. The sectors with the greatest growth rates from 2023 to 2046 are Education and Training (2.5% CAGR), Mining (2.1% CAGR), and Public Administration and Safety (2.0% CAGR).

Total income of employed residents is forecast to grow around 1.4% per annum over the forecast horizon, reaching $2.1 billion (in real 2024 terms) by 2046. Yeppoon residents are expected to remain the primary source of income, accounting for 54.9% of total income. The primary driver of income growth is anticipated to come from the mining industry, which is one of the fastest-growing industries by employment and has the highest average weekly earnings (ABS, 2022).

2.5 Catchment Area Expenditure

AEC sourced two independent data series that provide information on aggregate spending capacity of Livingstone residents – Spendmapp data and ABS data relating to aggregate retail spending.

It is estimated that the total spending capacity of Livingstone residents surged from 2021 to 2023, before declining to $1.2 billion in 2024. Total spending capacity is forecast, based on projections of total income of employed Livingstone residents, to return to growth in 2025, rising to $1.6 billion by 2046 – a 35.6% increase over the forecast period.

Expenditure by Livingstone residents is broken down into three spending categories: local spend, non-local spend, and online spending. The share of local spending is expected to see a marginal decline to approximately 41% as the share of online spending increases to approximately 26% by 2046.

Livingstone residents' local spend is estimated to have increased from $422 million in 2021 to $490 million in 2024, a cumulative increase of 16.2%. Based on total spending capacity growth and the relative share of local expenditure, local spend is expected to rise strongly to $658 million by 2046 – a 34.1% rise over this period. Yeppoon residents account for the majority of expenditure, with 54.9% of total Livingstone resident expenditure, followed by Emu Park with 11.9%.

Total visitor expenditure with merchants inside Livingstone, as reported by Spendmapp, was estimated at $186 million in 2024. This is expected to grow substantially to $345 million by 2046, representing an 85% cumulative increase over this period.

In 2024, total expenditure with merchants within Livingstone was estimated to have reached $677 million, with 72.5% attributed to local residents. Growth, supported by both local and visitor expenditure, is forecast to just break the $1 billion barrier by 2046, representing a 48.2% increase over this period. This growth is a key driver of retail floorspace demand and highlights the need to assess the retail supply capacity within Livingstone to accommodate such demand.

3.0 Existing Centres

This section profiles the existing centres in Livingstone Shire being:

- Yeppoon Major Centre (area depicted in Figure 12)
- Emu Park Local Centre (area depicted in Figure 19)
- Taranganba Neighbourhood Centres (area depicted in Figure 24)
- Rosslyn Bay Tourism Centre. (area depicted in Figure 29)

Each centre has been assessed in terms of its current role and function compared to its planned role and function including strengths, challenges and opportunities. An indicative capacity assessment has also been undertaken based on the current planning scheme and assumed plot ratios. This assessment is high level only and is not representative of actual capacity of each individual site available for development, as no allowance for specific site constraints has been considered.

This section also considers the existing planning scheme hierarchy which includes existing and planned future centres.

3.1 Planning Scheme Centres Hierarchy

The planning scheme's Strategic Framework sets out the long-term strategic plan for Livingstone Shire, including the intended settlement pattern and Centres Hierarchy. The Centres Hierarchy includes both existing centres and investigation areas (IAs), defining their respective roles, intended mix of uses and contributions to the network of centres in the region.

Centre Place Types

The Strategic Framework defines the Centre Place Types as detailed in Table 1 including: Major Centre, District Centre, Local Centre, Neighbourhood Centre and Specialised Centre. Other relevant Place Types include Tourism and Townships.

It is noted that Specialised Centre place types provide for large format retail development along with low impact industry activities (service industry) and specialty businesses. Existing Specialised Centre land is located in Yeppoon close to Yeppoon Road and Tanby Road. While these areas can accommodate centre activities, they have not been included in detail in the assessment of centres land as they may be taken up by non-centre activities, due to their specialised function, and they do not strictly align with the economic data available. This approach provides a conservative estimate of centre land supply so as not to include land that may not be used for centre activities. Specialised Centre land has also been considered as part of the concurrent Industry Assessment.

Similarly, Township zones provide a specific function for rural communities and have been excluded in the assessment of centres land.

Centres Hierarchy

The planning scheme recognises the regional relationship with Rockhampton and acknowledges Rockhampton as the Principal Centre for the Region. No Principal Centre is located or planned in Livingstone Shire.

Yeppoon is the Major Centre for Livingstone Shire being the highest order centre with the most diverse mix of uses.

Currently, Emu Park Local Centre is the next most diverse centre, servicing the southern portion of the Shire. However, the Strategic Framework identifies an Investigation Area for a potential future District Centre in Emu Park (IA2) to the west of the existing centre. This future District Centre is intended to be in addition to the existing centre and cater for larger floorplate uses such as discount department stores and full-line supermarkets.

Taranganba Neighbourhood Centre is the only lower order centre in Livingstone, providing local convenience retail to the surrounding neighbourhoods.

Rosslyn Bay is a specialised tourism centre acting as a destination and gateway to the Keppel Group of Islands. The planning scheme states that Rosslyn Bay is for uses aligned with the marine, dining, tourist and convenience sectors.

The Strategic Framework also identifies a series of Neighbourhood Centre Investigation Areas (IAs), aligned with future residential growth corridors or previous development proposals.

Neighbourhood Centre Investigation Areas

Neighbourhood centre Investigation Areas generally align with the following current and lapsed Development Approvals (DA):

- Hidden Valley IA4: The Pineapple Patch Area 1 – Preliminary Approval including a 1,500 m^2 neighbourhood centre (development permit D318-2006).
- Pacific Heights IA5: DA for 2,000 m^2 neighbourhood centre (development permit D119-2016) – lapses May 2025.
- Taroomball IA6:
  - Nautica Breeze Estate / Tanby Road Local Plan – Preliminary Approval (development permit D63-2015) with a maximum 2,500 m^2 neighbourhood centre incorporated into the Local Plan. Related to the Preliminary Approval are Reconfiguring a Lot development permits D324-2021 and D11-2024. The centre has not been pursued at this stage.
  - DA for 2,762 m^2 neighbourhood centre at Keppel Bay Estate, Lakeside Drive (development permit D590-2012) – lapsed.
- Zilzie IA12: DA for ~1,500 m^2 neighbourhood centre at Seaspray Estate - Svendsen Road (development permit D119-2009 by court order) – lapsed.
- Zilzie IA13 Great Barrier Reef International Resort Master Plan included a centre. Additional stages of this development have not advanced, with some lands zoned for residential development.

Other Relevant DAs

Other notable development approvals and applications are summarised below.

- Dawson Road Local Plan – Preliminary approval for neighbourhood centre (Glenlee in the Northern Corridor) (development permit D63-2015)
- Cooee Bay DA for ~1,000 m^2 neighbourhood centre (development permit D202-2014) – lapsed. Figure 24 shows the location of this site.
- Taranganba Road, (cnr Tanby Road), Taroomball DA for ~5,000 m^2 centre currently under assessment (development permit D246-2024).

Table 1: Centre place types of the planning scheme (Source: Livingstone Planning Scheme 2018 Strategic Framework)

Place Type	Definition	Existing Locations	Investigation Areas (IA)
Major Centre	The Major Centre accommodates the highest mixture and concentration of centre activities which cater for shopping, business, entertainment and community needs. Short-term and long-term residential dwelling options developed at medium densities are located within this centre where it is located above ground level or where it supports or enhances the strength and vibrancy of the centre. The scale and intensity of development, the mixture and concentration of land uses and the role and function of the centre, attracts visitors in larger numbers and from a wider trade catchment area compared to that of other centres in the planning scheme area.	Yeppoon	
District Centre	A district centre will accommodate a mixture of centre activities which cater for shopping, business, entertainment and community needs. The mixture and concentration of land uses is capable of servicing a trade catchment area of 5,000 to 8,000 households. Short-term and long-term residential dwelling options developed at medium densities are located within these centres where they support or enhance the strength and vibrancy of the centre.	N/A	Emu Park (IA 2)
Local Centre	Local centres accommodate a mixture of centre activities primarily focussed on providing convenience goods and services for 'week to week' needs and community focussed activities. The size and scale of local centres and the mixture of land uses is capable of servicing a trade catchment area of between 3,000 to 5,000 households. Short-term and long-term residential dwelling options developed at medium densities are located within local centres.	Emu Park	
Neighbour-hood Centre	Neighbourhood centres accommodate a limited mixture of centre activities primarily focussed on providing convenience goods and services for 'day to day' needs. The size and scale of neighbourhood centres and the mixture of land uses is capable of servicing a trade catchment area of approximately 1,500 households. Note — neighbourhood centres are not shown on the strategic framework maps. They may be identified by zoning, however, their small-scale nature, limited number and mixture of uses, and convenience function means that they may potentially be accommodated at specific sites within urban places, new urban places, or future urban places.	Taranganba[4]	Hidden Valley (IA 4) Pacific Heights (IA 5) Taroomball (IA 6) Zilzie (Seaspray Estate – IA 12) Zilzie (Great Barrier Reef International Resort Estate – IA 13)
Specialised Centre	A specialised centre accommodates a limited range of business activities including showrooms, large format shops, service industry, and other specialty businesses.	Hidden Valley Yeppoon	

[4] Note: The Strategic Framework also references Taroomball (Keppel Bay Estate) as an existing neighbourhood centre. This centre was approved as part of a development application but has not been constructed. A subsequent residential subdivision approval was granted over the site and the site is zoned Low Density Residential.

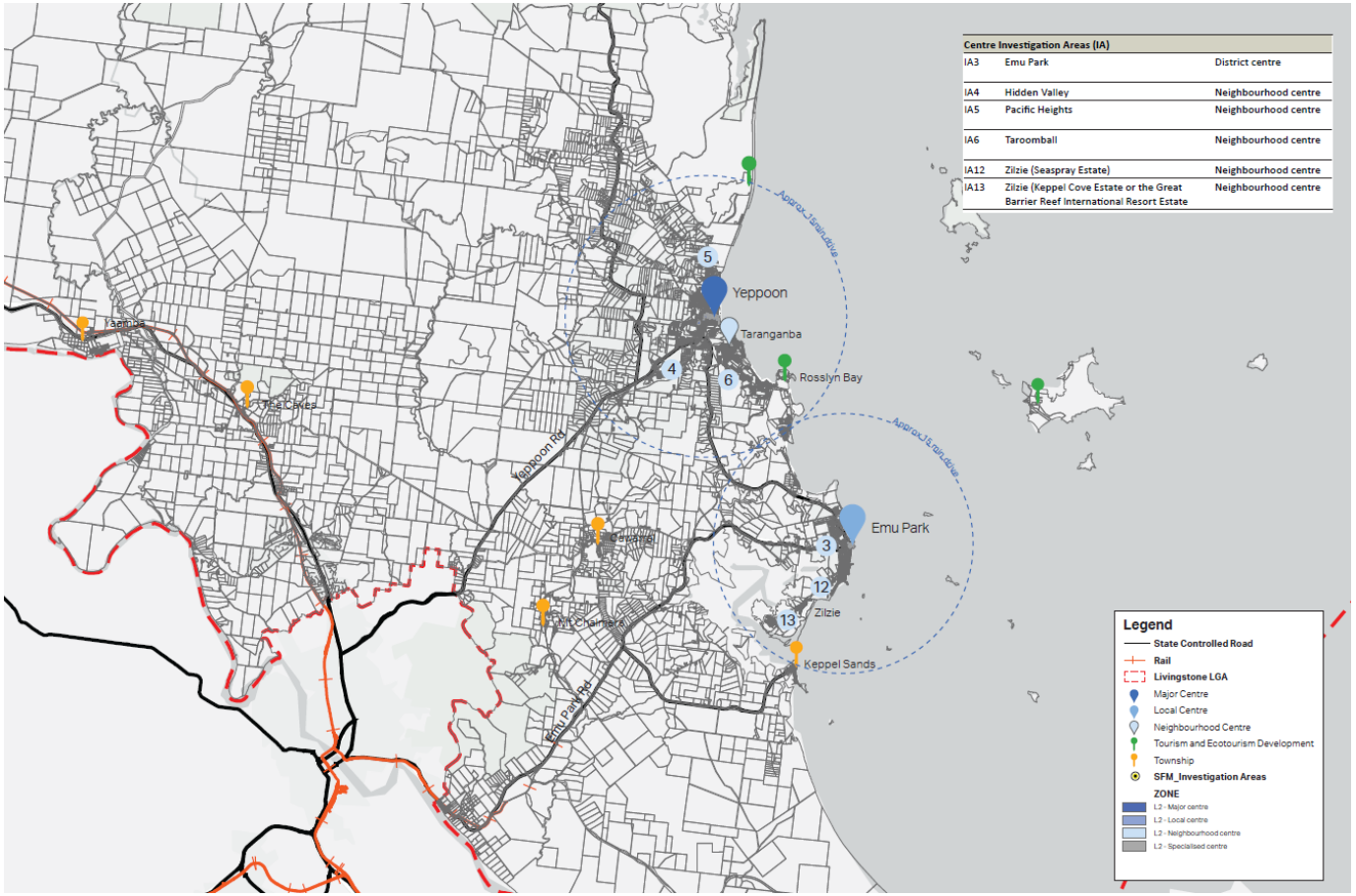


Figure 5: Existing and Planned Centre Places (Livingstone Shire Planning Scheme 2018)

3.2 Yeppoon

Yeppoon is the largest centre in the region with the most diverse mix of uses including retail, food and beverage, services, commercial and tourist activities, and functioning as the major centre for the region.

It has two distinct areas being the retail and commercial tenancies centred along James Street, including Bay Plaza at the western end of James Street, and Yeppoon Central Shopping Centre to the southwest along Park Street.

The Major Centre Commercial Transition Precinct in the Medium density residential zone around the centre (see Figure 12) allows for commercial uses within existing buildings.

Table 2: Yeppoon centre details

Planning Scheme type / zone	Major Centre
Observed role and function	Major Centre
Approx. zoned land area	38 hectares (ha)
Approx. existing GFA	60,000m^2 comprising approx. 39,000m^2 retail, 11,000m^2 commercial and 10,000m^2 community GFA. Approx. 6,000m^2 is vacant.
Types of businesses	Two supermarket anchored shopping centres, retail, food and beverage, office, services, community centres.
Hours of activity	• Day trade includes all uses • Evening trade for hospitality uses, shopping centres (weekdays)
Connectivity	• Bus services along Park Street, James Street and Queen Street connecting to nearby suburbs, Rosslyn Bay, Emu Park and Rockhampton • Significant car parking available on street, in shopping centres and in the public multi-deck Yeppoon Town Centre Carpark
Urban character	• Fine-grain main street retail tenancy character along James Street and Anzac Parade • Separation between Yeppoon Central Shopping Centre and the primary area around James Street • Is walkable between centres with some shade afforded • Distance not ideal for trolleys or carting large items or goods

Figure 6: Bay Plaza Shopping Centre

Figure 7: James Street

Figure 8: James Street

Figure 9: Yeppoon Town Hall

Figure 10: Yeppoon Central Shopping Centre

Figure 11: Anzac Parade & James Street

Strengths

- Performs its role as a Major Centre for the region
- Provides a variety of business and services, community facilities, commercial, residential accommodation
- Walkable centre along James Street, Normanby Street and Anzac Parade
- Public realm and green space along coast and Beaman Park
- Capacity to accommodate growth and reinforce its role / realise potential as a Major Centre
- Large vacant sites with development opportunity
- Large multi-deck carpark and on-street parking

Challenges

- Two distinct areas – James Street/Normanby Street activities and Yeppoon Central shopping centre
- Large portion of area occupied by dwelling houses with ancillary improvements
- Car dominated streets and development proposals

Opportunities

- Maintain and reinforce the Major Centre role of Yeppoon (i.e. do not introduce new higher order centres that could undermine Yeppoon)
- Continue to allow for re-use of residential buildings and confirm edge of centre development policies
- Ensure development outcomes contribute to the character of James Street as the key retail street in the centre
- Encourage redevelopment of dwelling houses on centre zoned land

Indicative Capacity

The findings of a high-level assessment of development capacity in Yeppoon are summarised in Table 3. This takes into account vacant sites as well as potential redevelopment sites where the lot size, current use, age of building and ownership present a possible incentive for redevelopment.

Note this does not include any sites included in the Major Centre Commercial Transition Precinct or existing commercial uses outside the Major Centre zoned land. Nearby Specialised Centre land has also been excluded.

In order to understand the potential GFA capacity, an assumed plot ratio has been identified. The planning scheme currently identifies a maximum site coverage of 80% for the Major Centre zone. Typically, larger sites have lower plot ratios than smaller sites related to the types of development that occur. Given the number of larger sites in Yeppoon, a plot ratio of 50% has been assumed, allowing for spaces that do not contribute to GFA including parking, circulation, services and landscaping.

Table 3: Yeppoon Capacity Assessment

Type	Indicative Capacity (m^2)
Existing	
Developed GFA - Occupied	56,493
Developed GFA - Vacant	5,986
Total Developed GFA	62,479
Future Potential	
Vacant Land	12,177
Sites with redevelopment potential	5,391
Sites with redevelopment potential where amalgamated	1,996
Total Existing and Potential	**82,043**

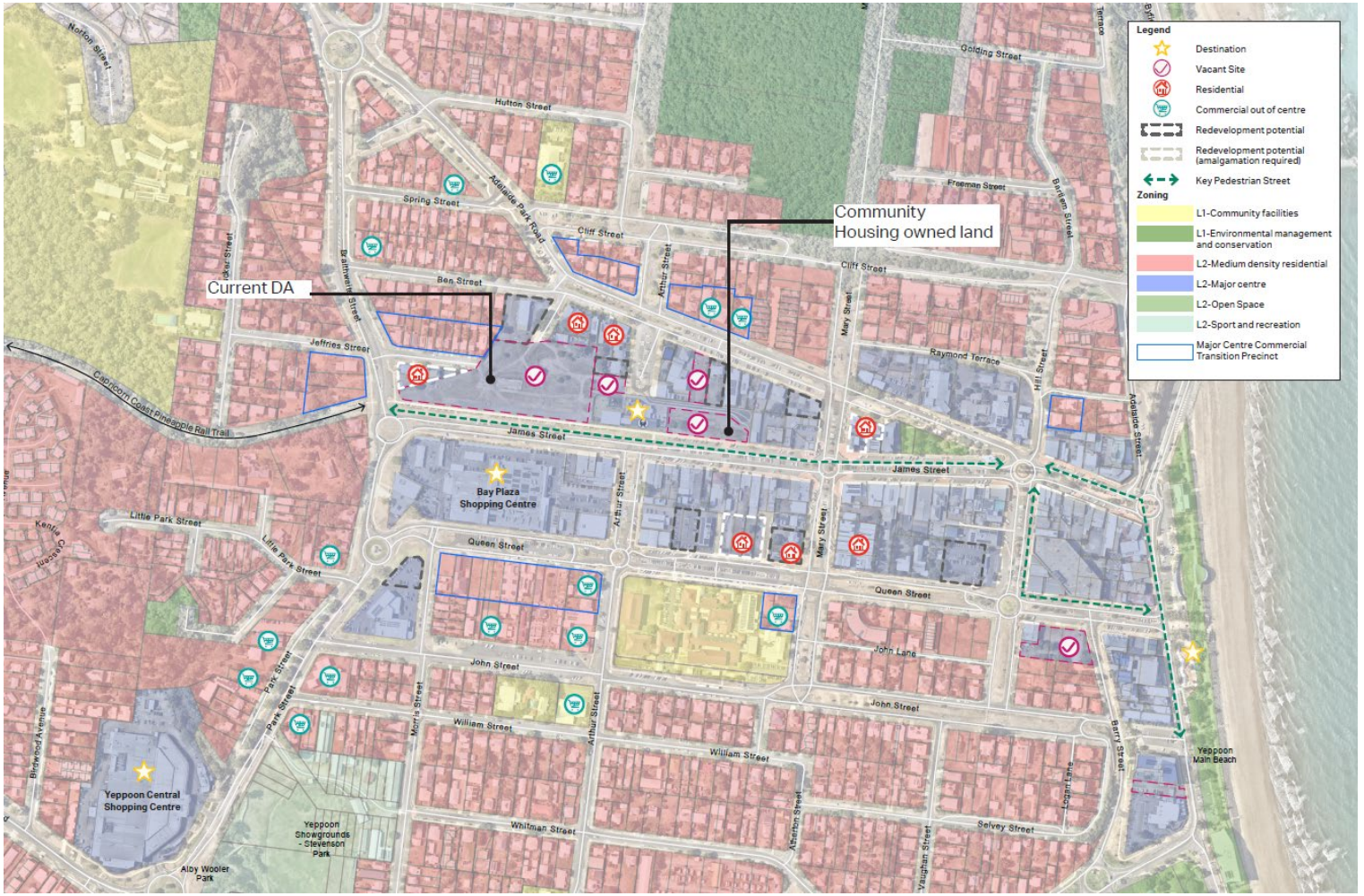


Figure 12: Yeppoon Major Centre Analysis Map

3.3 Emu Park

Emu Park is the key centre for coastal suburbs to the south of Livingstone Shire. The centre has a small, coastal centre feel and serves both locals and visitors. Hill Street is the main retail street in the centre while the remainder of the centre includes a relatively high proportion of residential development.

Table 4: Emu Park centre details

Planning Scheme type / zone	Local Centre
Observed role and function	Small local centre with a walkable village feel. Significant proportion of residential development.
Approx. zoned land area	6 ha
Approx. existing GFA	10,250 m^2 including approx. 6,516 m^2 of retail GFA.
Types of businesses	Supermarket (Drakes), specialist stores, cafes, hotel, small-scale commercial, and community uses.
Hours of activity	• Day trade includes all uses • Evening trade for hospitality uses, supermarket
Connectivity	• Bus services at Pattison Street connecting suburbs between Keppel Cove to the south and Yeppoon to the north, as well as to Rockhampton • Significant car parking available on street
Urban character	• Local village feel with curated streetscape design along Hill Street • Residential nature on Archer Street • Mixed nature on Pattison Street and Emu Street

Figure 13: Drakes Supermarket, Emu Street

Figure 14: Streetscapes on Hill Street

Figure 15: Pine Beach Hotel Motel

Figure 16: Speciality Stores

Figure 17: Residential uses in the centre

Figure 18: Centre car parking

Strengths

- Currently provides local convenience needs - supermarket, specialist stores, cafes and small-scale commercial
- Capacity to accommodate growth and opportunity to realise potential as a Local Centre
- Streetscape improvements on Hill Street and Emu Street
- Walkable neighbourhood with good connections to local community facilities and parks
- Some adjoining lots with consolidated ownership – may increase development potential
- Proximity to Bell Park, parkland, community facilities and proximity to the beach provide a unique feel and amenity

Challenges

- Fragmented ownership
- Dispersed area
- Large portion of area occupied by dwelling houses with ancillary improvements (see Figure 19)
- Ability to extend to dwelling houses may undermine centre zoning
- Low/no uptake of adjoining medium density land to support centre

Opportunities

- Consolidate existing centre uses
- Encourage additional residential diversity and density to support the centre
- Maintain the character of the existing centre while allowing it to meet its Local Centre potential

Indicative Capacity

The findings of a high-level assessment of development capacity in Emu Park are summarised in Table 3. This takes into account vacant sites as well as potential redevelopment sites where the lot size, current use, age of building and ownership present a possible incentive for redevelopment.

In order to understand the potential GFA capacity, an assumed plot ratio has been identified. The planning scheme currently identifies a maximum site coverage of 80% for the Local Centre zone. Considering the smaller sites in Emu Park, a plot ratio of 65% has been assumed, allowing for spaces that do not contribute to GFA including parking, circulation, services and landscaping.

Table 5: Emu Park Capacity Assessment

Type	Indicative Capacity (m^2)
Existing	
Developed GFA	6,516 (6,321 occupied)
Future Potential	
Vacant Land	3,554
Sites with redevelopment potential	892
Sites with redevelopment potential where amalgamated	3,528
Total	**14,490**

Figure 19: Emu Park Local Centre Analysis Map

3.4 Taranganba

Cedar Park Shopping Centre at Taranganba provides for convenience needs for the local neighbourhood. The nearby Cooee Bay Accommodation precinct also allows for small scale centre activities.

Table 6: Taranganba centre details

Planning Scheme type/ zone	Neighbourhood Centre
Observed role and function	Neighbourhood Centre
Approx. zoned land area	0.9 ha
Approx. existing GFA	2,107 m^2
Types of businesses	Small-scale local businesses, convenience grocery, retail, take away and café.
Hours of activity	• Day trade includes all uses • Evening trade for takeaway uses
Connectivity	• Bus services at Swordfish Avenue connecting local suburbs to Yeppoon • Car Parking on site
Urban character	• Vehicle focused convenience centre

Strengths

- Successful and well-utilised Neighbourhood Centre
- Provides convenience needs – convenience supermarket, specialist stores and take-away

Challenges

- No tenancy vacancies observed on site
- Limited opportunity for further development

Opportunities

- Maintain existing role and function of the centre
- Meet any additional Neighbourhood Centre demand through new appropriately located Neighbourhood Centre(s) – see following sections for further analysis.

Figure 20: Cedar Park Shopping Centre

Figure 21: Rear Carpark

Figure 22: Cedar Park Shopping Centre

Figure 23: Cedar Park Shopping Centre

Indicative Capacity

The Taranganba neighbourhood centre is a single site operating successfully. While the existing development does not maximise the GFA on the site (a significant portion of the site is carparking), given the age of the building(s) and successful operation, it is not likely to be redeveloped before 2046.

Figure 24: Taranganba Neighbourhood Centre Analysis Map

3.5 Rosslyn Bay

Rosslyn Bay is a tourism and marine focused centre and mixed use precinct including a marina, restaurants, residential and marine related uses situated in the locality of Rosslyn. There is a mix of tenures in this location including private freehold, lands lease, reserve, and state-owned land.

The identified areas for centre activities are located within the Harbour Business and Tourism Sub-precinct, the Marina Accommodation and Marine Retail Sub-precinct (shop only), the Marina Business and Tourism Sub-precinct and the Marina Tourist Accommodation and Business Sub-precinct in the Rosslyn Bay Precinct.

Table 7: Rosslyn Bay centre details

Planning Scheme type/ zone	Tourism
Observed role and function	Tourism and marine specialised centre
Approx. zoned land area	29 ha (in precincts where centre activities can occur)
Approx. existing GFA	1,509 m^2
Types of businesses	Marine related businesses, restaurants, convenience
Hours of activity	• Day trade includes all uses • Evening trade for restaurants
Connectivity	• Bus service connecting to Yeppoon and Emu Park • Car Parking on site
Urban character	• Harbour and marine activities

•

Figure 25: Restaurant at Rosslyn Bay

Figure 26: Marina

Figure 27: Coast Guard

Figure 28: Vacant, planned residential land

Strengths

- Capacity to accommodate growth on vacant land to meet marine and tourism needs
- Unique location and function

Challenges

- Isolated from adjoining residential development and low uptake of residential uses within existing marina/harbour
- Specialised role - centre uses limited to shop or food and drink outlet

Opportunities

- Revisit the masterplan and planning scheme to consider a wider range of uses to support the marine industry and reinforce tourism

Indicative Capacity

Planning for Rosslyn Bay has been informed by a State Government masterplan, reflected in the planning scheme zone precincts and sub-precincts, that present a narrow range of potential uses and development outcomes. While there is capacity in Rosslyn Bay, this is not considered able to cater for demand from other centres due to the specialised function and isolated location of Rosslyn Bay.

Based on an assumed plot ratio of 40%, the indicative capacity of Rosslyn Bay for centre activities is summarised in Table 8.

Table 8: Rosslyn Bay Capacity Assessment

Type	Indicative Capacity (m²)
Developed GFA	1,509 (1,464 occupied)
Sites with redevelopment potential	7,660
Total	**9,169**

Figure 29: Rosslyn Bay Analysis Map

4.0 Forecast Demand and Supply

AEC has undertaken detailed analysis of the economic capture and estimated future demand for commercial and retail GFA. This section provides a summary of the key outcomes of this analysis. Refer to **Appendix A** – Livingstone Shire Centres Hierarchy Assessment: Background Report prepared by AEC for full detail.

It is acknowledged that Rockhampton acts as the Principal Centre for the region and Livingstone Shire residents will spend a proportion of their income in Rockhampton, particularly for specialist goods not available within the Livingstone LGA. However, this analysis is limited to expenditure within the Livingstone LGA.

Broadly, the analysis distributed expenditure in the region to the existing centres and then forecasted future retail floorspace demand. The analysis treated Yeppoon Major Centre as three distinct areas being Yeppoon Shopping Centres, Yeppoon James Street and Bay Plaza Yeppoon.

4.1 Expenditure Distribution

The provided Spendmapp data was compared with an analysis process that mapped expenditure to existing centres to ensure the validity of assumptions and outcomes. Expenditure was distributed to different centres based on the inherent locational advantages of each centre and their ability to serve each SA2 region, as well as the current condition and retail experience offered by each centre. The process involved analysis of the following factors:

- Convenience factor / “attractiveness” including:
  - Location of the centre;
  - Proximity to other centres;
  - Range of retail / commercial offerings;
  - Retail expenditure breakdown by category;
  - Scale of retail / commercial offerings;
  - Relative competition.
- Locality condition rating, including:
  - Built form and character;
  - Building age and condition;
  - Availability of car parking and other amenities.

The analysis found that the majority of retail spending by residents and visitors from every region is directed towards the Yeppoon Major Centre, which is expected given its breadth of retail offerings. Some centres have limited spending categories, thereby directing residents to the Yeppoon Major Centre.

Emu Park residents and visitors are estimated to spend a sizeable 29% of their retail expenditure at the Emu Park local centre, while other residents in the region spend less than 5% of their expenditure there. This highlights the convenience, location and proximity of the Emu Park Local Centre for Emu Park residents, especially for main weekly shopping for groceries and household essentials, which is typically done at a nearby centre with a supermarket. This trip is considered a necessity and preferred to be done conveniently, cheaply and efficiently. Overall, this distribution of geographic

and inherent locality preference is assumed to remain fixed over the evaluation period.

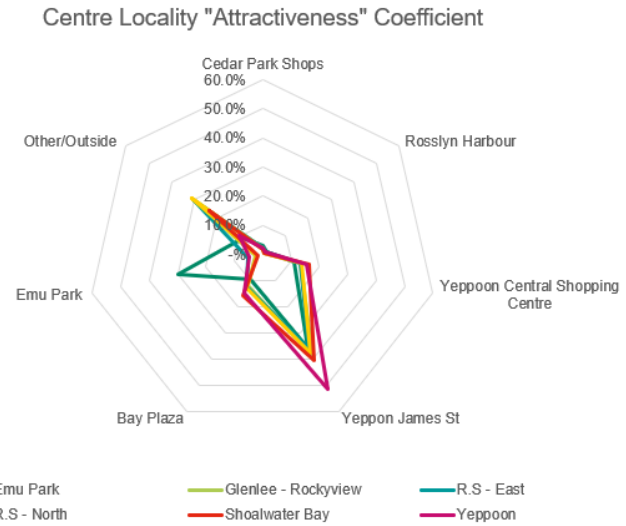


Figure 30: Centre locality "attractiveness" coefficient by SA2 (Source: AEC)

In terms of '*locality condition rating*', each centre was assigned a rating out of 10. The average score was 6.8, with Bay Plaza Shopping Centre scoring the highest rating of 10 due to recent upgrades and Cedar Park Shopping Centre scoring a low of 5.

These factors were used to conclude the final distribution of expenditure by locality for 2024 as follows:

- **Yeppoon Major Centre:** Captures approximately 72.6% of the region's spend, equating to $491 million. This centre attracts the largest share of expenditure across all regions due to its extensive and diverse range of retail services, making it the key centre for activity. Of the three sections at Yeppoon, James Street dominates retail activity, capturing 43.1% of the total expenditure in Livingstone alone.
- **Emu Park Local Centre:** Captures approximately 8.2% of the region's spend, equating to $55 million. A significant portion of this expenditure comes from its own residents, given the relative distance from other centres, making it a convenient option for local shopping needs.
- **Taranganba Neighbourhood Centre:** Captures approximately 2.3% of the region's spend, equating to $16 million. This centre has limited retail offerings and is very close to the Yeppoon Major Centre, which reduces its share of the overall expenditure.
- **Rosslyn Bay:** Captures approximately 1.5% of the region's spend, equating to $10 million. This centre focuses on niche activities and does not have a supermarket, which limits its share of the overall expenditure.
- **Other/Outside Areas:** Approximately 15.5% of the total spend within the LGA is assumed to be captured outside these centres. This accounts for the majority of spending on bulky items and transport, as well as some spending on professional services, as categorised by Spendmapp.

4.2 Revenue by Gross Floor Area

In terms of aggregate revenue per retail floorspace, the average across the centres is indicated to be $8,359 per GFA. Bay Plaza Yeppoon is estimated to show the largest revenue per GFA, which is to be expected given its prime location, diverse retail offerings, and relatively new building condition.

AEC researched benchmark data (including both published data and confidentially commercial data available to AEC) to establish a reasonable benchmark gross revenue per GFA for regionally-based retail in regional Queensland. This research indicates an expected level of $6,600 gross revenue per sqm GFA in 2024 provides an expected level of turnover.

The analysis indicates that all existing centres in Livingstone LGA are performing at or above this benchmark level of revenue expected to support viability.

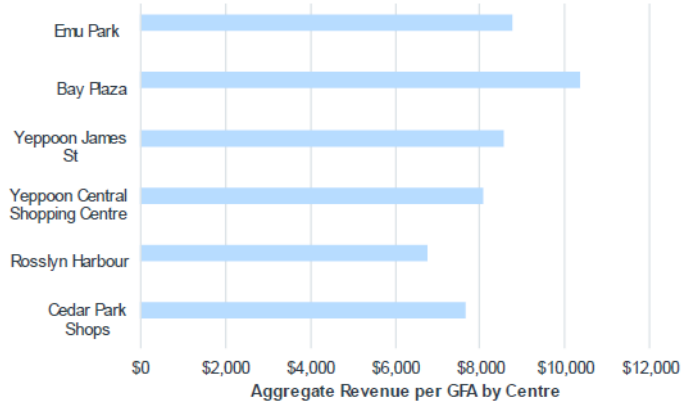


Figure 31: Aggregate revenue per GFA by Centre, 2024 (Source: AEC)

4.3 Future Retail Floorspace Demand Analysis

AEC forecasted demand for retail floorspace at each designated centre. This forecast is based on current trading patterns and anticipates that demand will increase in proportion to the aggregate expenditure received at each centre. Understanding these dynamics is essential for ensuring that retail infrastructure can meet future needs and support regional growth.

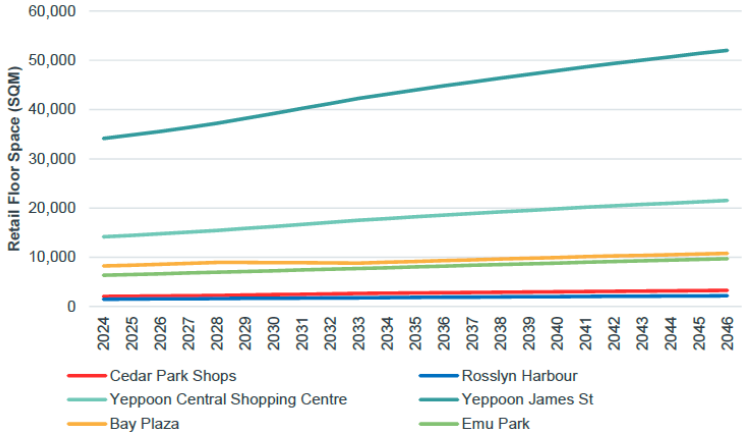


Figure 32: Forecast retail demand GFA (Source: AEC)

Demand for retail floorspace at the six designated centres is projected to rise from an estimated 66,321 m^2 in 2024 (currently occupied GFA) to **99,489 m^2** in 2046. This represents a significant increase of 33,168 m^2 or 50% over the forecast period. The primary drivers of this demand will be the three centres in Yeppoon, followed by Emu Park, reflecting their roles as key retail hubs in the region.

4.4 Supply Scenarios

A series of supply scenarios have been explored to understand the relationship between the estimated demand at 2046 (**99,489 m²**) and potential supply based on the existing centres hierarchy.

The indicative capacity of each centre (presented in Section 3.0) has been analysed against forecast demand to identify the year at which the centre's GFA reaches capacity and the demand / supply balance at the end of the forecast period, considering the below scenarios.

1	2	3
Existing GFA (no additional development)	**Development of Vacant Land in Centres**	**Development of all Indicative Capacity**
Assumes: • Fixed developed GFA • No expansion • 3% vacancy rate • Spillover effect • Fixed external supply and demand	Scenario 1 plus indicative capacity of vacant land in existing centres.	Scenario 2 plus indicative capacity of redeveloped land in existing centres.

These scenarios are also compared to the Ultimate Scenario based on the current planning scheme strategic framework.

The model prepared by AEC includes a series of assumptions which are detailed in **Appendix A** — Livingstone Shire Centres Hierarchy Assessment: Background Report. Of particular note, this includes a 'spillover effect' assumption, which means that once a given centre reaches maximum occupancy (3% churn), it is assumed that customers will begin to prefer the next nearest centre that is equal or higher on the centre hierarchy. This includes absorption of demand from Bay Plaza and Yeppoon Central Shopping Centres into James Street at Yeppoon. It is important to note that spending at Emu Park, Rosslyn Bay, and 'Other/Outside' have not been assumed to "spill over" to the Yeppoon Major Centre.

The results of the analysis are summarised in this section.

Scenario 1 — No additional development

The results of the analysis are presented in Table 9 and found:

- **Capacity Constraints:** All centres are expected to reach capacity by 2025, with the exception of James Street and Bay Plaza in Yeppoon. These centres are anticipated to reach capacity in 2028 and 2027, respectively, as they have vacant developed GFA available to absorb additional demand.
- **GFA Deficit:** By 2046, all centres are forecast to experience a deficit in available (existing) built form capable of meeting demand. This indicates that demand for retail floorspace will incentivise development of additional retail / commercial facilities in all centres during the forecast horizon, provided suitable appropriately zoned land exists within the planning scheme.

Table 9: Retail GFA demand & supply forecasts by centre – Scenario 1 (Source: AEC)

Centre	Developed GFA (m²)	Currently Occupied GFA (m²)	GFA Demand at 2046 (m²)	Balance at 2046 (m²)	Demand reaches capacity
Yeppoon — Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon — James Street	37,917	34,125	52,055	-14,138	2028
Yeppoon — Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	6,516	6,321	9,698	-3,182	2024
Taranganba (Cedar Park)	2,107	2,044	3,251	-1,144	2024
Rosslyn Bay	1,509	1,464	2,164	-655	2024

Scenario 2 — Development of vacant land

This scenario allows for future development on vacant land (if available) to absorb excess demand for retail floorspace. By considering development on vacant land already zoned for retail and/or commercial, the total retail floorspace capacity is projected to increase to 88,870m^2, a total increase of 15,731m^2 from the currently developed GFA.

The results of the analysis are presented in Table 10 and found:

- At the Yeppoon Major Centre, James Street contains all identified vacant land and is expected to be capable of absorbing the spillover demand from all three sections of Yeppoon and Cedar Park shops through to 2036. However, the overall deficit will reach 10,863m^2 (including Cedar Park) by 2046.
- Emu Park has a substantial area of vacant allotments, amounting to approximately 54.5% of its currently developed GFA. This is expected to adequately accommodate the additional demand over the forecast horizon, resulting in a surplus of 372m^2 by 2046.
- With no vacant land at Taranganba (Cedar Park), demand will have reached capacity in 2024 in line with the base case.
- Vacant lots at Rosslyn Bay are not reflective of available capacity due to mixed use nature of land within Rosslyn Bay, so have not been considered in this scenario, but are considered in Scenario 3.

Table 10: Retail GFA demand & supply forecasts by centre - Scenario 2 (Source: AEC)

Centre	Developed GFA & Vacant Land	Currently Occupied GFA (m^2)	GFA Demand at 2046 (m^2)	Balance at 2046 (m^2)	Demand reaches capacity
Yeppoon — Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon — James Street	50,094	34,125	52,055	-1,961	2036
Yeppoon — Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	10,070	6,321	9,698	372	-
Taranganba (Cedar Park)	2,107	2,044	3,251	-1,144	2024
Rosslyn Bay	1,509	1,464	2,164	-655	2024

Scenario 3 — Redevelopment of existing centres

This scenario allows for future redevelopment on both vacant land and sites with redevelopment potential for retail and commercial development under the current planning regulations, to assess the ability of the current planning scheme to provide for projected demand for retail floorspace.

By considering development on these sites, the total retail floorspace capacity in the centres considered is projected to increase to 107,810m^2, a total increase of 35,199m^2 from the currently developed GFA. While this exceeds the total floorspace demand expected in Livingstone, estimated at just under 100,000m^2, the surplus capacity that exists at Rosslyn Bay and Emu Park will not necessarily adequately service excess demand from other centres due to their specialised nature and isolated location from other centres and residents respectively.

The results of the analysis are presented in Table 11 and found:

- At the Yeppoon Major Centre, James Street also contains all identified redevelopment sites, amounting to approximately 7,387m^2 of estimated GFA. It is expected to be capable of absorbing the spillover demand from all three sections of Yeppoon and Cedar Park shops to 2041.
- The allowance for sites with further development potential further increases the surplus at Emu Park compared to Scenario 1, with the surplus expected to reach 4,793m^2 by 2046.
- Rosslyn Bay has significant redevelopment potential, amounting to an estimated 7,660m^2 of potential GFA. This far exceeds the current developed GFA and can easily accommodate the expected demand at the centre, resulting in a surplus of more than 7,000m^2 by 2046.

Overall, this analysis suggests that approximately 3,500m^2 of additional land is required to accommodate the expected additional demand from Yeppoon Major Centre (shortfall of 2,332m^2) and Taranganba (Cedar Park – shortfall of 1,144m^2) at 2046, while Emu Park and Rosslyn Bay are capable of accommodating demand within the existing zoned centre land.

Table 11: Retail GFA demand & supply forecasts by centre - Scenario 3 (Source: AEC)

Centre	Developed GFA & Vacant Land	Currently Occupied GFA (m^2)	GFA Demand at 2046 (m^2)	Balance at 2046 (m^2)	Demand reaches capacity
Yeppoon — Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon — James Street	57,481	34,125	52,055	5,426	2041
Yeppoon — Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	14,491	6,321	9,698	4,793	-
Taranganba (Cedar Park)	2,107	2,044	3,251	-1,144	2024
Rosslyn Bay	9,169	1,464	2,164	7,005	-

Existing Scheme Centres Hierarchy — Ultimate Scenario

The planning scheme Strategic Framework includes centres investigation areas and associated underlying planning assumptions for estimated Gross Floor Area as summarised in Table 12.

Table 12: Centre Investigation Areas – Indicative Capacity

Investigation Area	Centre Type	Estimated Ultimate GFA
Emu Park (IA3)	District centre	15,000m^2
Hidden Valley (IA4)	Neighbourhood centre	2,500m^2
Pacific Heights (IA5)	Neighbourhood centre	2,500m^2
Taroomball (IA6)	Neighbourhood centre	2,500m^2
Zilzie (IA12)	Neighbourhood centre	2,500m^2
Zilzie (IA13)	Neighbourhood centre	2,500m^2
	Total potential GFA	**27,500m^2**

It is noted that two additional neighbourhood centres would satisfy the estimated shortfall at 2046. If all Centre Investigation Areas were to be developed, there would be a surplus of centres land of approximately 24,000m^2 which is similar in size to the combined GFA of Yeppoon Central Shopping Centre and Bay Plaza Shopping Centres. This indicates that there is not sufficient demand at 2046 to make the Emu Park District Centre IA and three of the neighbourhood centre IAs viable.

5.0 Preferred Centres Hierarchy 2046

5.1 Centres Hierarchy Recommendations

In defining a Centres Hierarchy, we recommend closely aligning the land supply with demand, alongside other important elements including:

- Establishing an efficient and effective settlement pattern
- Providing for the right mix of services in the right location at the right time
- Protecting the economic viability of centres without preventing competition
- Aligning development sequencing with infrastructure planning
- Fostering social cohesion and place identity.

Based on the analysis presented in Section 3.0 and Section 4.0, and in consideration of the elements above, it is recommended that the preferred Centres Hierarchy at 2046 is based on the following:

- **Clear roles and functions within a network of centres —** Maintain the primacy of Yeppoon Major Centre, while allowing Emu Park to meet its potential as a Local Centre. Any additional centres must have a complementary role and function to these centres. As such, it is recommended that no higher order centres are introduced to the Centres Hierarchy for a 2046 planning horizon. Any areas identified for future centres beyond 2046 should be protected from piecemeal development that may jeopardise its future use.
- **Consolidate demand into existing centres** — In support of the role and function of each centre, excess demand should first be accommodated within existing centres where possible. This is particularly the case for Yeppoon, Emu Park and Rosslyn Bay where there is significant indicative capacity.
- **Provide for neighbourhood convenience needs** — Taranganba is the only neighbourhood centre in Livingstone and demand forecasts show an imminent shortfall in GFA compared to demand.
- **Align new centre land with growth and transport** — Significant residential development has occurred, commenced or been approved in and around Hidden Valley and Taroomball. These suburbs are strategically located between the Yeppoon Rockhampton Road and eastwards towards Lammermoor and Taranganba respectively. Additional neighbourhood centre land in these areas would provide convenience needs aligned with growth areas and key transport corridors.
- **Clarify timing for future centres** — There are several Investigation Areas (IAs) identified in the strategic framework for new centres. The demand and supply analysis presented in this study estimates that the majority of these centres are not required at 2046. This includes the District Centre IA at Emu Park, which may conflict with the existing Local Centre, as well as Local Centre IAs at Zilzie and Pacific Heights.
- **Create a monitoring program** — Analysis shows that the planning scheme has an abundance of land supply allocated to existing and planned centres. This overprovision undermines the intent of the policy and we have observed that development applications are made in a variety of ad hoc locations across the shire. As part of future planning scheme updates, monitor demand and supply for centres land and update the Centres Hierarchy.

As such, the centres are recommended for the 2046 future case are illustrated in Figure 33 and described below:

- Major Centre at Yeppoon
- Local Centre at Emu Park
- Neighbourhood Centres at Taranganba (existing), Hidden Valley (IA), and Taroomball (IA).

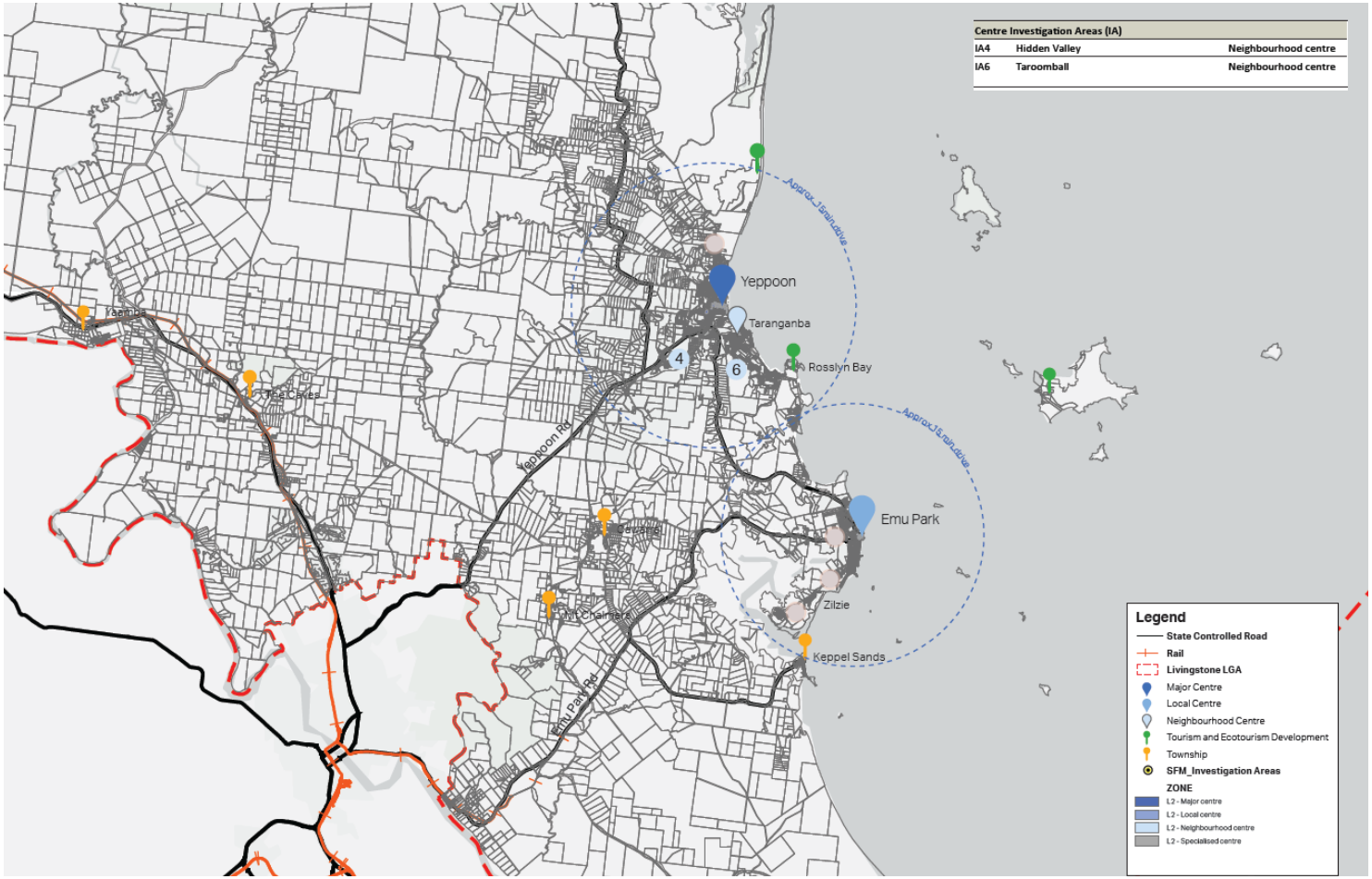


Figure 33: Recommended centres hierarchy for 2046

5.2 Planning Scheme Recommendations

The planning scheme has been reviewed to identify changes required to introduce the proposed centres hierarchy including any gaps in existing assessment benchmarks that limit the development potential of centre land. The centres hierarchy has been compared against other Queensland and Australian planning schemes to refine definitions and approaches. The recent Queensland Government Consultation Paper "Opportunities to generate further competition in the grocery sector through Queensland's planning framework" has also been considered.

Recommended changes to the planning scheme are outlined below. Recommendations are on a 'by exception' basis, meaning that they are only made where a change is recommended.

Strategic Framework

- Centre Place Type definitions are generally considered appropriate, though the following recommendations are made to clarify the expected GFA or catchment of certain centres:
  - Major Centre — add that a Major Centre includes multiple full-line supermarkets and more than 40,000m^2 retail GFA.
  - District Centre — include GFA thresholds of 15,000-25,000m^2 retail GFA and more than 5,000m^2 commercial GFA, which speak to the economic function of the centre. Clarify that a District Centre may include one or more full line supermarkets.
  - Local Centre — include GFA thresholds of 5,000-7,000m^2 retail GFA and 2,000-5,000m^2 commercial GFA. Clarify that a Local Centre may include one supermarket.
  - Neighbourhood Centre — include GFA thresholds of 2,500m^2 retail and commercial GFA. Clarify that Neighbourhood Centres may include convenience grocery activities. Remove the Taroomball centre from the definition as this is not existing.
- Remove redundant Investigation Areas or clarify the timing of the IAs to be provided:
  - Hidden Valley and Taroomball Neighbourhood Centres – prior to the year 2041
  - Emu Park District Centre, both Zizlie Neighbourhood Centres, Pacific Heights Neighbourhood Centre — beyond the year 2046.
- As noted in the strategic intent Centre Place Type definition, Neighbourhood Centres are not shown on strategic framework maps. However, Neighbourhood Centre IAs are shown. It is recommended that these are removed from maps or shown consistently.
- Add a statement to the Centres specific outcomes and land use strategies to clarify that centre activities should occur only in centre places. Note that the Queensland Government is exploring new 'tests' for out-of-centre development that may include a 'competition test' rather than demonstrating need and preventing impacts to existing centres. Council should seek further guidance from the State Government in preparing out-of-centre planning amendments.
- Maintain statements about the centres at IAs only occurring once the population of the catchment area is sufficient to support a centre of that scale without compromising the viability of the other centres. Consider adding to these statements that new supermarkets may be supported where evidence is demonstrated through a 'competition test'. Nevertheless, its noted that any amendment should align with proposed policy reforms coming from the Queensland Government review of the planning framework relating to the grocery sector

Zoning

- Emu Park Local Centre — consider rezoning land fronting Archer Street between Hill Street and Granville Street (excluding 24 Hill Street and 15–19 Granville Street) to reflect its predominant use as remnant housing. Consider options such as Mixed-Use or Medium-Density Residential zoning to better align with current land use and growth objectives. This approach would signal to landowners, prospective purchasers, and developers that Council supports increasing the supply of housing in and around the centre zone, particularly in mixed-use settings that promote vibrant and sustainable urban environments.
- Rosslyn Bay — consider rezoning land within Rosslyn Bay Marina to waterfront and marine industry and tourist accommodation zones to be clear about the intent for use of the land. Overall, zoning and categories of assessment for land in Rosslyn Bay could be simplified to allow greater flexibility in the types and scale of uses that can occur in this area.
- Neighbourhood Centre IAs do not require rezoning to allow the market to determine the most appropriate site for a future centre. Rezoning can occur once a Neighbourhood Centre has been constructed.
- Existing zone precincts that allow for centre activities in existing buildings outside the zoned centre land allow for flexible use, support existing centres and provide opportunities for small business tenancies. These precincts can be retained but no expansion is recommended.
- Demand and supply should be monitored annually from relevant data sources and development assessment activities and considered through future planning scheme reviews before changing zoning of other land.

Tables of Assessment

- Retain Impact Assessment for Dwelling houses and lots smaller than 1,000m² in centre zones.
- Continue to support Centre Activities, Entertainment Activities, and Community Activities as Accepted Development when located within existing buildings.
- In Emu Park, allow Home-based businesses as Accepted Development when located within existing buildings to support small-scale commercial uses.
- Encourage a variety of housing types, including mixed use, shop-top housing within centres, and gentle density such as apartments, townhouses, and duplexes adjoining the Centre.

Development Provisions

- Review built form outcomes including building height, setbacks, and site cover to ensure development feasibility, in conjunction with community consultation to align built form outcomes with community expectations and future growth needs.
- Review design requirements in assessment benchmarks and invest in centres/streetscape improvement plans to attract development and support a climate responsive, high-quality urban form. This should have a particular focus on providing adequate shade through trees and awnings, on site deep planting and green building responses and tropical built form providing for outdoor living, and place-based character responses.

Car Parking

- Investigate reducing car parking requirements in centres that are intended to serve higher-density, walkable catchments and have sufficient on-street parking or the potential to facilitate on-street parking (e.g., wide road reserves or grassed landscape medians). Potential locations for consideration could include Hill and Emu Streets in Emu Park.

5.3 Non-Planning Scheme Recommendations

- Ensure urban design in centres and residential neighbourhoods facilitates walkability and other modes of active transport, through permeability and convenience, design of paths and streets, safety and comfort and user facilities.
- Investigate a reduction in infrastructure charges and development fees to incentivise new commercial development on vacant and underutilised land.
- Where feasible, integrate landscaped median parking into streetscape designs to offset reduced on-site car parking rates. Potential locations for consideration could include Pattison Street in Emu Park.
- Work with the State to update the Master Planning of Rosslyn Bay Marina to better support its role in providing land for Marine Services and tourism aligned uses.
- Communicate expected changes / increase awareness of centre outcomes within centres, including acceptable development provisions.
- Develop a program to enhance tree canopy in centres by identifying suitable planting locations and selecting appropriate species to improve shading and aesthetics.
- Create community focal points in centres that underpin social cohesion, resilience, and identity by enhancing accessibility, convenience, amenity and a sense of place
- Provide a free prelodgement service for centre activities or supporting uses within centres to encourage landowners to work with Council to facilitate appropriate development.

Appendix A

Livingstone Shire Centres Hierarchy Assessment: Background Report

Revision 2 – 17 Apr 2025
Prepared for – Livingstone Shire Council – ABN: 95 399 253 048

LIVINGSTONE SHIRE CENTRES HIERARCHY ASSESSMENT: BACKGROUND REPORT

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EXECUTIVE SUMMARY

BACKGROUND

Livingstone Shire Council (LSC) aims to evaluate the current and forecast demand for retail and commercial space within the Livingstone region. This involves assessing whether the existing retail and commercial premises, along with the maximum permissible yield under current planning regulations, can meet the forecast demand within the forecast horizon. Given that several retail and commercial centres are already experiencing low vacancy rates, and with the population in the trade catchment expected to grow steadily over the long term, this study is essential.

The insights gained from this assessment will inform LSC's future planning and development strategies for the retail sector. By leveraging these insights, LSC aims to foster a vibrant and sustainable retail environment that not only supports the anticipated growth but also adapts to the evolving needs of the Livingstone community.

PURPOSE AND APPROACH

This report provides a comprehensive analysis of the economic factors driving the future demand for retail and commercial floor space in Livingstone through to 2046. It compares these forecasts against the current and maximum allowable floor space within the region.

The report focuses on four key centres: Yeppoon Major Centre, Emu Park Local Centre, Cedar Park Neighbourhood Centre, and Rosslyn Bay Special Purpose Centre.

The report maps current and projected retail expenditure at each centre and provides floor space projections based on spending patterns and future outlooks. These projections will be compared with the existing and maximum permissible retail infrastructure supply.

The findings from this analysis will contribute to a broader report prepared by AECOM - "Livingstone Shire Centres Assessment." This report will outline the strategic actions necessary to guide LSC's future decision-making processes regarding the development and planning of retail centres within the region.

KEY FINDINGS

Demand for retail floorspace at the six designated centres is forecast to rise from an estimated 66,321 sqm in 2024 to 99,489 sqm in 2046, a 50% increase driven by population growth and increased spending capacity. The analysis indicates that existing retail infrastructure will face capacity constraints soon, with all centres expected to reach capacity by 2025, except for James Street and Bay Plaza (both part of Yeppoon Major Centre), which are anticipated to reach capacity in 2028 and 2027, respectively.

Given these projections, it is necessary to explore scenarios to meet the additional retail and commercial floor space demand within the existing development controls as defined in the Livingstone Planning Scheme 2018. Two scenarios were investigated:

- **Scenario 1 - Development on Vacant Land:** This scenario projects an increase in total retail floorspace capacity to 88,870 sqm, with Emu Park adequately accommodating additional demand due to its substantial vacant allotments. However, other centres, particularly Yeppoon Major Centre, will still face significant capacity constraints by 2046.
- **Scenario 2 - Redevelopment of Vacant and Potential Sites:** This scenario assesses the ability of the current planning scheme to provide for projected demand by considering development on both vacant land and sites with redevelopment potential. The total retail floorspace capacity is projected to increase to 107,810 sqm, exceeding the total floorspace demand expected at the six designated centres.

  However, the surplus capacity is not necessarily aligned with the demand, which results in some areas experiencing shortfalls of supply, even while the aggregate supply exceeds aggregate demand. Rosslyn and Emu Park are areas where our model forecasts excess supply, but due to geographical constraints, this excess supply will not meet the excess demand experienced in other centres.

Overall, future development potential at each designated centre indicates that Rosslyn Harbour and Emu Park can accommodate the additional projected demand, with surplus capacity of appropriately zoned land available through to 2046. Even with redevelopment of all currently zoned land, Yeppoon Major Centre and Cedar Park are expected to face capacity pressures before the end of the forecast period, suggesting that additional land zoned for retail and commercial will be required. Cedar Park has already reached this limit, while Yeppoon Major Centre is forecast to reach capacity by 2041.

Table ES.1: Current & Forecast Retail Floorspace Demand and Supply

Centre	Developed GFA (sqm)	Scenario 1 - GFA (sqm)	Scenario 2 - GFA (sqm)	Currently Occupied GFA (sqm)	GFA Demand at 2046 (sqm)	Capacity Reached - Central Case (Year)	Capacity Reached - Scenario 1 (year)	Capacity Reached - Scenario 2 (year)
Cedar Park Shops	2,107	2,107	2,107	2,044	3,251	2024	2024	2024
Rosslyn Harbour	1,509	1,509	9,169	1,464	2,164	2024	2024	-
Yeppoon Central Shopping Centre	14,900	14,900	14,900	14,155	21,530	2025	2025	2025
Yeppoon James St	37,917	50,094	57,481	34,125	52,055	2028	2036	2041
Bay Plaza	9,662	9,662	9,662	8,213	10,790	2027	2027	2027
Emu Park	6,516	10,070	14,491	6,321	9,698	2024	-	-

Source: AEC.

TABLE OF CONTENTS

DOCUMENT CONTROL ..... **I**
EXECUTIVE SUMMARY ..... **II**
Background II
Purpose and Approach II
Key Findings II
TABLE OF CONTENTS ..... **IV**
1. INTRODUCTION **1**
1.1 Background 1
1.2 Study Area 1
1.3 Purpose & Approach 2
2. SITUATION ANALYSIS AND UNDERLYING DRIVERS **3**
2.1 Population Overview and projections 3
2.1.1 Community Residential Profiles *4*
2.2 Livingstone Tourism Forecast 5
2.3 Catchment Area Employment Assessment 6
2.3.1 Community Employment Profiles *9*
2.4 Catchment Area Expenditure Assessment 9
3. CENTRES NETWORK **12**
3.1 Existing Centres Overview 12
3.2 Economic Capture by Existing Centres 15
3.3 Comparative Analysis of Expenduitre Distrbution 18
4. FUTURE RETAIL FLOORSPACE DEMAND ANALYSIS **20**
4.1 Forecast of Retail Floorspace demand 20
4.2 Scenarios 21
REFERENCES **24**
APPENDIX A TECHNICAL ASSUMPTIONS **25**

1. INTRODUCTION

1.1 BACKGROUND

LSC has engaged AECOM and AEC Group to prepare the Livingstone Shire Centres Hierarchy Assessment and Strategy (the Centres Assessment). This strategy provides the strategic foundation for future planning and development of the region's retail sector and activity centres.

Livingstone Shire's population is projected to grow steadily over the long term, with several new residential developments expected to be delivered in the region during the analysis period of this report. This growth is anticipated to increase demand for retail and commercial floor space. Several retail centres already experience low vacancy rates. Consequently, LSC has identified the need to evaluate this potential future demand for retail and commercial floorspace and the capacity of the identified and planned centres in the region to accommodate such demand.

Throughout this report, we have considered the aggregate of retail and commercial floor area for two reasons:

1 Planning regulations rarely (if ever) permit commercial development whilst precluding retail services, or vice versa

2 Building facilities that are capable of accommodating retail uses are often capable of conversion for commercial uses, and vice versa.

Although this is not true for all possible types of commercial and retail, the overlap in permissible development and facility application is sufficient to make separation of retail and commercial uses moot.

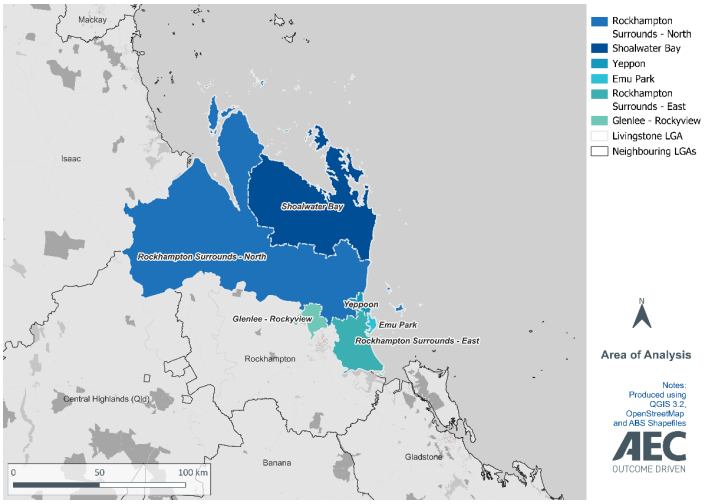
LSC aims to ensure that future planning and development decisions for the region's retail sector are evidence-based, proactive, and promote economic and regional development. By doing so, LSC seeks to create a vibrant and sustainable retail environment that meets the needs of its growing population and supports local businesses.

1.2 STUDY AREA

The Livingstone Shire Local Government Area (LGA) is 11,776 square kilometres, located in Central Queensland and is neighboured by Rockhampton LGA and Gladstone LGA. The Livingstone LGA comprises six Australian Bureau of Statistics (ABS) Statistical Area 2 zones (SA2s):

- Yeppoon
- Emu Park
- Glenlee – Rockyview
- Rockhampton Surrounds – North
- Rockhampton Surrounds – East
- Shoalwater Bay.

Figure 1.1: Livingstone Shire Local Government Area



Source: AEC.

1.3 PURPOSE & APPROACH

This report aims to provide a detailed and data-driven foundation for strategic planning by presenting the economic analysis and background research necessary to understand Livingstone Shire's future demand for retail floorspace. It compares this demand to the current developed floorspace supply in the region, along with potential increases through new development on identified vacant allotments and sites with increased development potential. This report will support and inform a report prepared by AECOM - "Centres Assessment and Strategy Report," which will outline the vision, objectives, and actions to guide LSC's future decision-making regarding retail centre development and planning in Livingstone Shire.

This report provides:

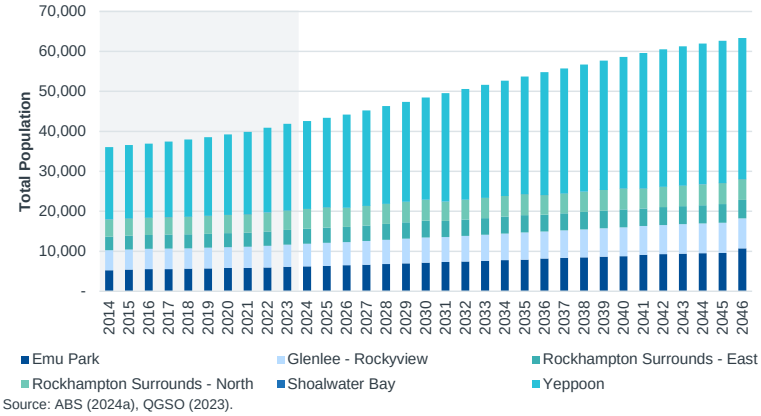
- **Section 2:** Situation Analysis & Underlying Drivers: Analyses the key underlying drivers of retail demand in Livingstone, such as population and employment growth, tourism growth, and projected spending within the region.
- **Section 3:** Centres Network: Identifies and describes the six retail centres in Livingstone, and maps the current and forecast retail expenditure at each designated centre.
- **Section 4:** Future Retail Floorspace Demand Analysis: Provides retail floorspace projections for each designated centre based on spending patterns and outlook, and compares them against current capacity. Two scenarios will be investigated to determine whether vacant allotments and new development potential at each site can absorb future retail demand.

2. SITUATION ANALYSIS AND UNDERLYING DRIVERS

2.1 POPULATION OVERVIEW AND PROJECTIONS

In 2023, the total population of the Livingstone Shire Local Government Area (LGA) (refer to as either Livingstone or the Livingstone LGA) was 41,906 people (ABS, 2024a). The majority of the population, 21,688 (or 51.8%), resided in the Yeppoon SA2. Emu Park, Glenlee - Rockyview, and Rockhampton Surrounds – North are similarly sized, accounting for 6,117, 5,571, and 4,867 people respectively. Collectively, these three SA2s represented 39.5% of the Livingstone population.

Figure 2.1: Livingstone Shire Population by SA2, 2014 to 2046



Source: ABS (2024a), QGSO (2023).

The average historical growth rate across Livingstone was 1.9% per annum from 2011 to 2023, with strong growth of 2.6% and 2.5% in 2022 and 2023. This recent population growth, much like the population growth seen across Queensland, has been largely driven by interstate migration to Queensland during the COVID-19 pandemic. The 2022 migration to Central Queensland (SA4) saw strong net increases in population from both New South Wales (15.2% of total migration) and Victoria (7.8% of total migration) (Queensland Treasury, 2023).

Based on Queensland government population projections in the medium growth scenario, Livingstone's population is expected to continue its solid growth over the forecast period, with a projected 51% increase by 2046. This translates to nearly 21,500 additional residents, equivalent to around 8,580 new homes, assuming an average household size of 2.5 persons. The following sections outline the key growth areas of Yeppoon and Emu Park, which are estimated to account for 85.1% of the total population growth (18,265 new residents).

YEPPOON SA2

Historically, the Yeppoon population increased by 21.6% over the 10 years to 2023 (an increase of 3,858 people). Population growth in Yeppoon is expected to accelerate over the next 10 years, with population increasing in aggregate by 30.4% by 2033 (6,586 additional residents). By 2046, Yeppoon is projected to increase by a total of 13,631 people, representing a 62.9% increase on the current (2023) estimated resident population of 21,688 people. Yeppoon is projected to account for the majority of the population growth in Livingstone (63.5%) as this is the location of the majority of planned growth in urban footprint, together with providing the greatest opportunities for densification.

EMU PARK SA2

Emu Park is projected to experience a similar acceleration in population growth. Having increased by 19.9% over the 10 years to 2023 (an increase of 1,015 people), the next 10 years (2024 to 2033) are estimated to see a 24.7% increase. This equates to an increase in population of 1,508 additional residents by 2033. By 2046, Emu Park is

estimated to be home to 10,750 people, which is a projected increase of 4,633 people over the 23-year forecast period and 75.7% greater than the current population.

2.1.1 COMMUNITY RESIDENTIAL PROFILES

DWELLING TYPES

- The majority of dwellings in Livingstone (83.5%) are detached dwellings. By comparison, of all homes across Queensland, 72.1% are detached dwellings.
- Within Livingstone, detached dwellings account for 77.2% of households in Yeppoon and approximately 82.1% of homes in Emu Park. Detached dwellings account for 95.6% of homes within the other four SA2s in Livingstone.
- Attached dwellings (units, apartments, or townhouses) account for only 10.1% of homes in Emu Park, while 17.7% of homes in Yeppoon are attached dwellings. Over a quarter of all homes in Queensland (26.0%) are attached dwellings.

TENURE TYPE

- Livingstone home ownership is high relative to Queensland, with roughly two-thirds (65.9%) of all homes being owner-occupied (either with or without a mortgage) in the region compared to 58.5% of all homes across Queensland. Similarly, the rate of home ownership without a mortgage is higher in Livingstone (34.1%) than across Queensland more broadly (27.3%).
- Approximately 61.0% of residences are either owned outright or with a mortgage in Yeppoon. Similarly, 61.6% of homes in Emu Park are owner occupied. Across the other four SA2s, owner-occupied tenures account for 77.6% of all homes.
- Nearly a quarter of homes (24.5%) are rented in Yeppoon and 22.7% in Emu Park, while rented homes only account for 7.6% of homes tenures across the remaining SA2s in Livingstone.

HOUSEHOLD COMPOSITION

- Families with children (including single parent families) in Livingstone account for 34.0% of all families. Approximately 33.9% of families in Yeppoon and 27.5% of families in Emu Park are families with children.
- Couples without children account for 28.6% and 29.5% of households in Yeppoon and Emu Park, respectively.
- Non-family households in Livingstone make up 19.4% of all households. Emu Park (21.8%) and Yeppoon (21.7%) trend above the region's average proportion of households comprised as 'non-family' households.
- Livingstone trends below the Queensland average in terms of families with children (38.0% in Queensland), and above the Queensland average in terms of couples without children (25.7% in Queensland). Nearly a quarter of households in Queensland are 'non-family' (24.7%).

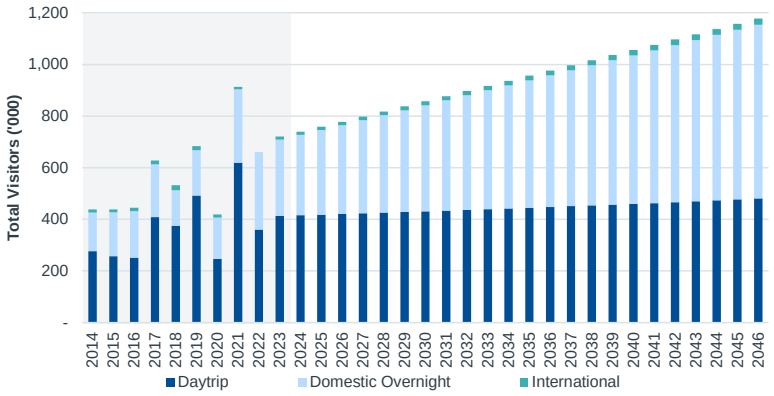
AVERAGE AGE

- The population in Livingstone has a higher proportion of residents who are 65 years or older (21.0%) when compared to Queensland (17.0%). Emu Park, in particular, has a proportionally older population than both Livingstone and Queensland with over a quarter of the population (28.2%) who are 65 years or older. This age demographic accounts for 21.0% of Yeppoon's population.
- The age groups 'under 15' and '15 to 34' in Livingstone are both smaller in size than the Queensland average. In particular, those aged 15 to 34 account for 21.0% of the population in Livingstone, compared to 26.0% of the population in Queensland. Those under 15 years of age account for a similar proportion of the population in both Livingstone (18.2%) and Queensland (18.7%).

2.2 LIVINGSTONE TOURISM FORECAST

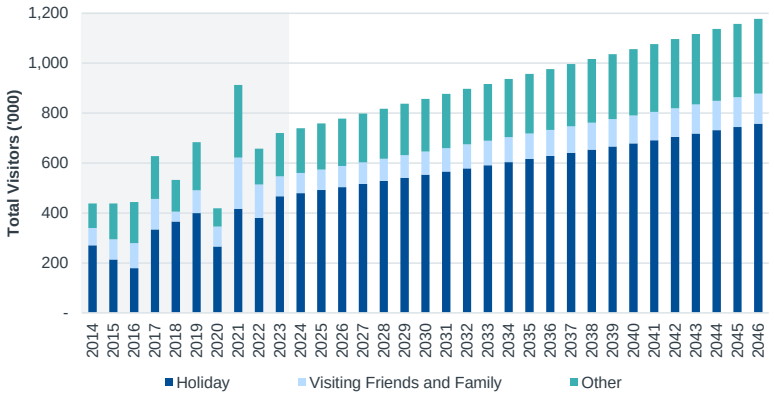
In recent years, visitation to Livingstone has been relatively inconsistent, with notable spikes in 2017, 2019, and 2021. The COVID-19 pandemic significantly impacted visitation between 2020 and 2022, causing a sharp decline due to border closures and travel restrictions. Despite this recent volatility, visitor numbers rebounded to a relatively high 721 thousand in 2023 (TRA, 2023a; 2023b; 2023c). Looking ahead, steady growth in total tourists is anticipated over the forecast period, with a projected 63.4% increase, reaching a total of 1.2 million visitors by 2046.

Figure 2.2: Livingstone Shire Visitors by Type of Visitor, 2014 to 2046



Source: TRA (2023a, 2023b, 2023c), AEC.

Figure 2.3: Livingstone Shire Visitors by Reason for Visit, 2014 to 2046



Source: TRA (2023a, 2023b, 2023c). AEC.

Daytrip visitors are expected to grow at an annual rate of 0.7% over the forecast period. Among these visitors, those visiting family and friends are projected to increase in line with Livingstone's population growth. This is based on the rationale that a rise in residents will lead to more visitors in this category. Growth in the 'Holiday' and 'Other' visitor categories is expected to align with the softer average population growth in the neighbouring local government areas of Rockhampton and Gladstone, as these short trips are primarily anticipated to be undertaken by visitors from surrounding regions. Overall, daytrip visitors are forecasted to grow from 413 thousand in 2023 to 481 thousand by 2046.

Domestic overnight visitors are projected to experience the highest growth rate among visitor types over the forecast period, with a cumulative annual growth rate (CAGR) of 3.6%. By 2046, the number of domestic overnight visitors is expected to more than double, increasing from 296 thousand in 2023 to 673 thousand. Growth in international visitors is estimated at approximately 531 additional visitors each year, reaching 24 thousand by 2046. Both domestic overnight and international visitor growth is expected to be strongest among holiday visitors, with CAGRs of 3.9% and 4.3%, respectively. Similar to daytrip visitors, the number of domestic overnight and international visitors coming to visit family and friends is expected to increase in proportion to Livingstone's population growth. Growth in the 'Holiday' and 'Other' visitor categories is based on historical and pre-COVID visitation patterns.

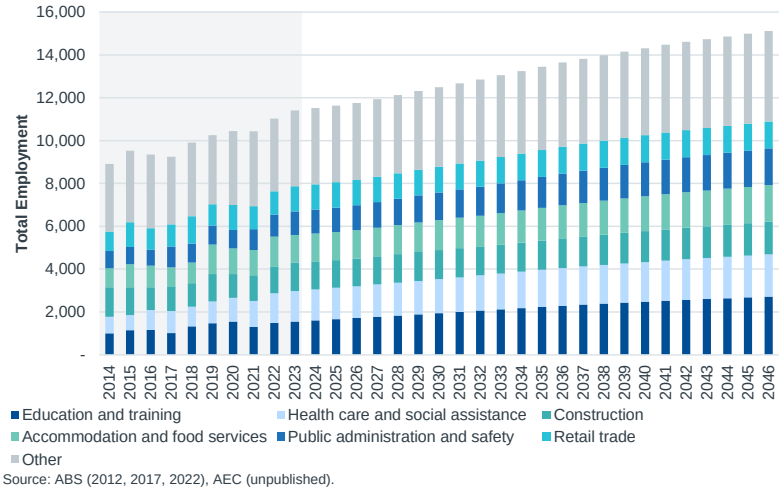
2.3 CATCHMENT AREA EMPLOYMENT ASSESSMENT

In 2023, there were 11,413 full-time equivalent (FTE) jobs across the Livingstone Shire (by place of work (POW)). The top six industries of employment were:

- Education and training (1,553 FTE)
- Health care and social assistance (1,425 FTE)
- Construction (1,324 FTE)
- Accommodation and food services (1,297 FTE)
- Retail trade (1,171 FTE)
- Public administration and safety (1,094 FTE).

Collectively, these six industries accounted for 68.9% of the total employment across the region. In the 10 years to 2023, health and social care assistance saw the largest increase in employment with a CAGR of 7.8% and increasing by 112.5% (754 FTE) over the 10 years. This growth rate was followed by education and training which increased by a CAGR of 4.7%, increasing by 576 FTE over the 10 years. Construction was the only top six industry to have a reduction between 2013 and 2023, with a marginal contraction of 0.2% (or 27 jobs).

Figure 2.4: Livingstone Shire Total Employment by POW, 2014 to 2046



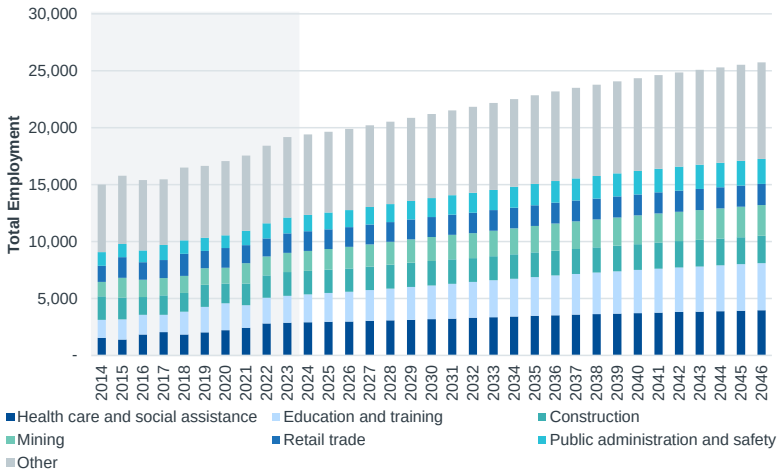
Source: ABS (2012, 2017, 2022), AEC (unpublished).

Across the SA2s, Yeppoon is estimated to be the region with the highest employment with 7,177 FTE jobs (or 62.9%) located within the Yeppoon SA2. Accommodation and food services and retail trade are the largest employers within Yeppoon and collectively account for 28.3% of all jobs in Yeppoon.

Livingstone shire is home to many who work outside the region, with residents commonly commuting to Rockhampton or working on a fly-in fly-out basis (or drive-in drive-out). Historically, employment by place of usual residence (POUR) has averaged a ratio of 1.66 to employment by POW which indicates that for every FTE position employed and living within Livingstone Shire, an additional 0.66 FTE reside in Livingstone and are employed outside the region.

The largest industries which employ residents of Livingstone are largely the same as those who work in the region. Mining is one of the largest industries for Livingstone in terms of employment by place of usual residence and has very little employment within the region itself. Manufacturing is the only industry in Livingstone which employs more people than has residents who work in the industry, indicating an influx of employment from surrounding regions.

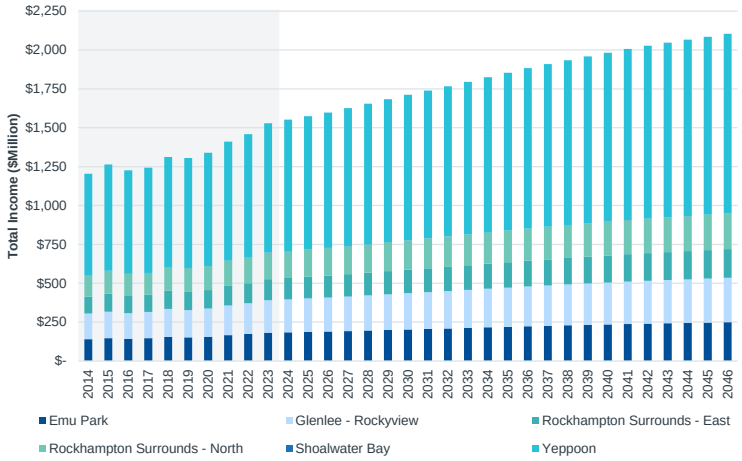
Figure 2.5: Livingstone Shire Total Employment by POUR, 2014 to 2046



Source: ABS (2012, 2017, 2022), AEC (unpublished).

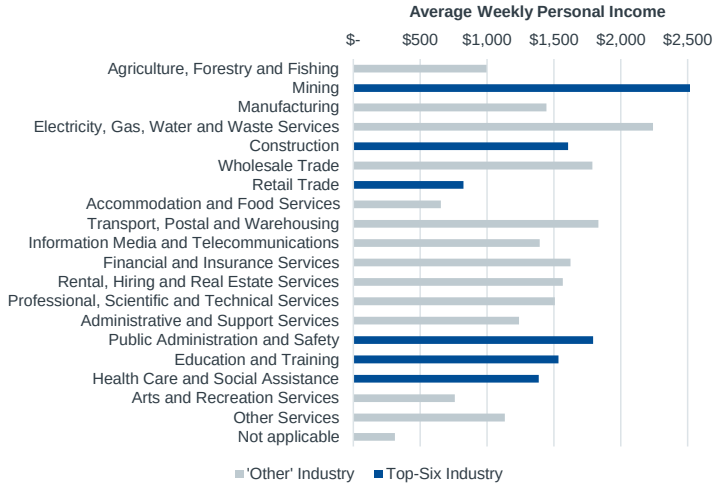
Employment projections indicate that the ratio of employed residents to those who work within the region will increase to 1.70, reaching 25,732 people employed and living in Livingstone by 2046. This represents an average annual employment growth rate (POUR) of around 1.3% over the forecast period. The sectors with the greatest growth rates from 2023 to 2046 are Education and Training (2.5% CAGR), Mining (2.1% CAGR), and Public Administration and Safety (2.0% CAGR).

Figure 2.6: Total Income of Employed Residents by SA2, 2014 to 2046. $ (Real, 2024)



Source: ABS (2012, 2017, 2022, 2024b), AEC (unpublished).

Figure 2.7: Livingstone Shire Average Weekly Earnings by Industry of Employment, $ (Real, 2024)



Source: ABS (2022, 2024b).

Total income of employed Livingstone residents is based on employment by POUR projections and average weekly income data, adjusted to annual terms.[1] The POUR measure is preferred for estimating the spending capacity of Livingstone residents, as the POW measure does not capture residents' significant income earned outside the catchment.

Total income of employed residents is forecast to grow around 1.4% per annum over the forecast horizon, reaching $2.1 billion (in real 2024 terms) by 2046. Yeppoon residents are expected to remain the primary source of income, accounting for 54.9% of total income. The primary driver of income growth is anticipated to come from the mining

[1] FTE data is sourced from Employment by POUR, excluding the "Not Applicable" category.

industry, which is one of the fastest-growing industries by employment and has the highest average weekly earnings (ABS, 2022).

2.3.1 COMMUNITY EMPLOYMENT PROFILES

LABOUR FORCE PARTICIPATION

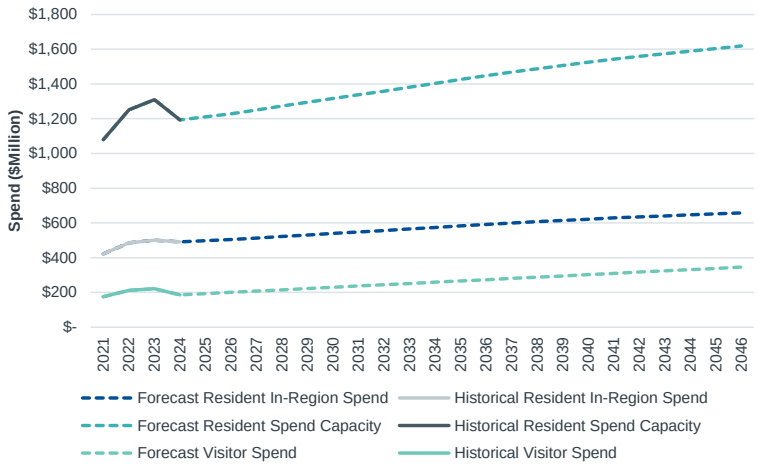
- The labour force participation rate[2] for Livingstone is 51.0%, which is lower than Queensland's labour force participation rate of 53.5%.
- Within Livingstone, Emu Park's labour force participation rate is 43.3% and Yeppoon's labour force participation rate is 52.4%.

LABOUR FORCE STATUS

- In September 2024, 97.6% of Livingstone's labour force were employed (2.4% of the labour force are unemployed). Emu Park and Yeppoon had the lowest rates of employment in the region, with 95.9% and 97.6% of the labour force employed, respectively.
- Yeppoon has one of the highest rates of full-time employment in the region, with 60.4% of those employed working full-time. 57.0% of Emu Park's employed workforce are full-time employees. Across Livingstone, 60.4% of all employment is on a full-time basis.
- Livingstone has a lower unemployment rate than Queensland, and of those employed, have a marginally higher rate of full-time employment when compared to Queensland more broadly. In September 2024, the unemployment rate in Queensland was 3.8% (compared to 2.4% in Livingstone), and of those employed, 59.0% in Queensland are employed full-time.

2.4 CATCHMENT AREA EXPENDITURE ASSESSMENT

Figure 2.8: Forecast Resident Spend and Visitor Spend in Livingstone, 2021 to 2046, $ (Real, 2024)



Source: Spendmapp (2024), AEC.

[2] The labour force participation rate is a measure of an economy's workforce, and includes persons who are over 15 years of age and are looking for work (either employed or unemployed). People unemployed but not looking for work are not considered part of the labour force (such as retirees or persons unable to work).

We have sourced two independent data series that provide information on aggregate spending capacity of Livingstone residents – Spendmapp data (Spendmapp, 2024) and ABS data relating to resident income. We have generally used Spendmapp data when referring to aggregate retail spending, but have used ABS and other data and projections to calculate forecasts. The decision to use Spendmapp data to report aggregate retail spending does not impact our forecasts for future retail GFA demand, but is the more conservative data set when drawing conclusions regarding the current retail revenue for existing businesses.

The total spending capacity of Livingstone residents, as sourced from Spendmapp, is the estimated total expenditure by Livingstone residents with merchants (irrespective of region) based on bank transaction data. It is estimated that the total spending capacity of Livingstone residents surged from 2021 to 2023, before declining to $1.2 billion in 2024. Total spending capacity is forecast, based on projections of total income of employed Livingstone residents, to return to growth in 2025, rising to $1.6 billion by 2046 – a 35.6% increase over the forecast period.[3]

Expenditure by Livingstone residents is broken down into three spending categories: local spend, non-local spend, and online spending. The share of local spending has remained relatively stable in recent years, while the share of online expenditure increased from 22.3% in 2021 to 24.0% by 2024. Conversely, expenditure spent elsewhere (non-locally), with a significant portion spent in the adjacent Rockhampton region, declined from 38.6% to 34.9% over the same period. The share of online retail is expected to grow incrementally to 26.2% by 2046. We have assumed only marginal growth, due to Livingstone's online share already being significantly higher than the national average. Much of this increase will come at the expense of the share spent elsewhere, while the share of local spending will see a marginal decline, hovering to approximately 41%.

Livingstone residents' expenditure with merchants within Livingstone (local spend) is estimated to have increased from $422 million in 2021 to $490 million in 2024, a cumulative increase of 16.2%. Based on total spending capacity growth and the relative share of local expenditure, local spend is expected to rise strongly to $658 million by 2046 – a 34.1% rise over this period.

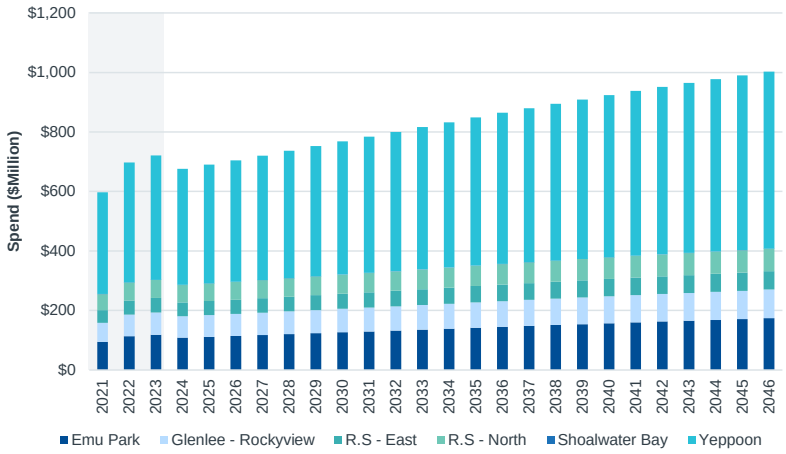
The source of the local spend in Livingstone is distributed across the six SA2 regions based on the region's share of total income of employed residents, as higher spending capacity is assumed to lead to higher expenditure. This distribution reflects the spending capacity of residents in each SA2 region, rather than the expenditure occurring within the SA2 region itself. Yeppoon residents account for the majority of expenditure, with 54.9% of total Livingstone resident expenditure, followed by Emu Park with 11.9%.

Total visitor expenditure with merchants inside Livingstone, as reported by Spendmapp, was estimated at $186 million in 2024. This is expected to grow substantially to $345 million by 2046, representing an 85% cumulative increase over this period. The growth projections are based on the duration of visitors' stays rather than the number of trips, as overnight and international visitors typically spend multiple days in the region, leading to higher expenditure. For the forecast period, it is assumed that the average number of days/nights spent by visitors will remain stable for each visitor type.

Visitor expenditure is also allocated across the SA2 regions, effectively representing the source of expenditure rather than its destination. The spending patterns of visitors are assumed to mirror those of residents staying in the same locations. For visitors who are family and friends, spending is distributed according to the population share of each SA2 region, assuming these visitors stay with or near family and friends. Meanwhile, holiday and other nights are assumed to be split 70% at Yeppoon and 30% at Emu Park, based on the assumption that these are (and will remain) the primary short-stay accommodation areas.

3 It is assumed that income growth for individuals classified as "Not Applicable" will align with the aggregate income growth of currently employed persons. It is important to note that the income (and therefore expenditure) of this group contributes only a small fraction of the overall retail and commercial demand. Consequently, any changes in the growth rate assumption for this group are unlikely to significantly impact the forecasted aggregate expenditure.

Figure 2.9: Source of Total Spend in Livingstone by SA2, 2021 to 2046, $ (Real, 2024)



Source: Spendmapp (2024), AEC.

In 2024, total expenditure with merchants within Livingstone was estimated to have reached $677 million, with 72.5% attributed to local residents. Growth, supported by both local and visitor expenditure, is forecast to just break the $1 billion barrier by 2046, representing a 48.2% increase over this period. This growth is a key driver of retail floorspace demand and highlights the need to assess the retail supply capacity within Livingstone to accommodate such demand.

Yeppoon residents are forecast to remain the primary contributors to expenditure within the region throughout the forecast period. It is important to note that this represents the expenditure of Livingstone residents (and visitors assigned to SA2 regions based on likely location of their temporary accommodation), not the location of expenditure, which will be covered in the next section.

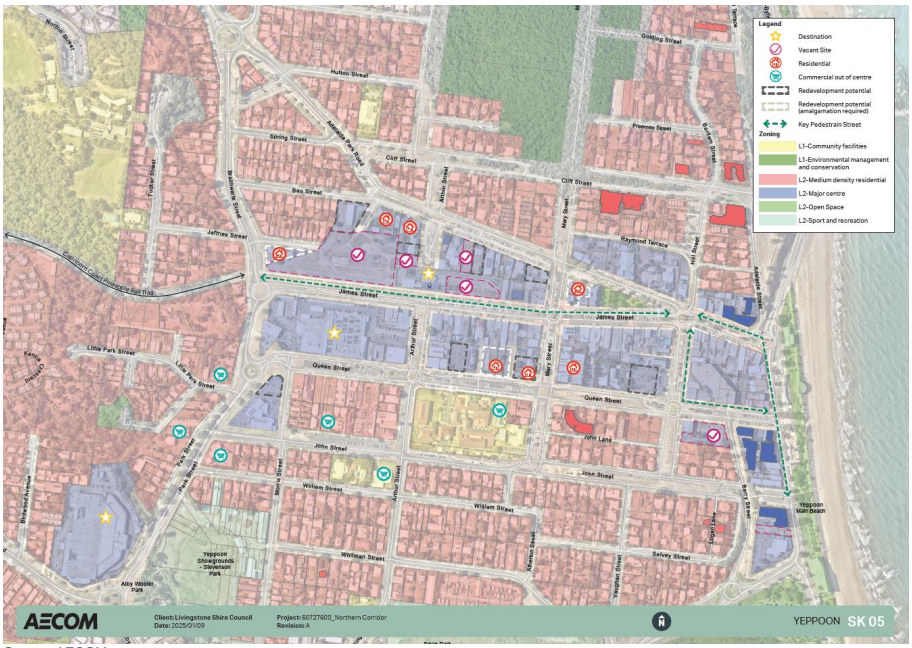
3. CENTRES NETWORK

3.1 EXISTING CENTRES OVERVIEW

Livingstone Shire features four existing key retail centres - Yeppoon Centre, which serves as the Major Centre for the region; Emu Park as a Local Centre; and two Neighbourhood Centres – Cedar Park (Taranganba) and a special purpose centre in Rosslyn Bay.

YEPPOON MAJOR CENTRE

Figure 3.1: Yeppoon Major Centre



Source: AECOM.

The Yeppoon major centre is the central focus of retail activity for the Livingstone trade area, boasting 62,479 sqm of developed retail Gross Floor Area (GFA), far exceeding the next largest centre, Emu Park, which has 6,516 sqm. This centre is divided into three primary sections: James Street, Bay Plaza, and Yeppoon Central Shopping Centre. The shopping centres alone exceed the developed GFA in other centres analysed in this report, and therefore these sections will be assessed separately, although it is arguable that functionally they operate as a single major centre. We have therefore assessed individual capacity, as well as the effects of 'spillover demand'.

James Street: One of the main streets in Yeppoon, James Street features a walkable environment and provides a diverse range of businesses and services, including a full-line supermarket (IGA), community facilities, commercial spaces, residential areas, and accommodation. James Street is estimated to host 37,917 sqm of developed retail GFA, with a vacancy rate of 10% based on a site visit. This means 34,125 sqm of developed GFA is currently occupied by tenants, making it the largest retail area in Livingstone. James Street has significant

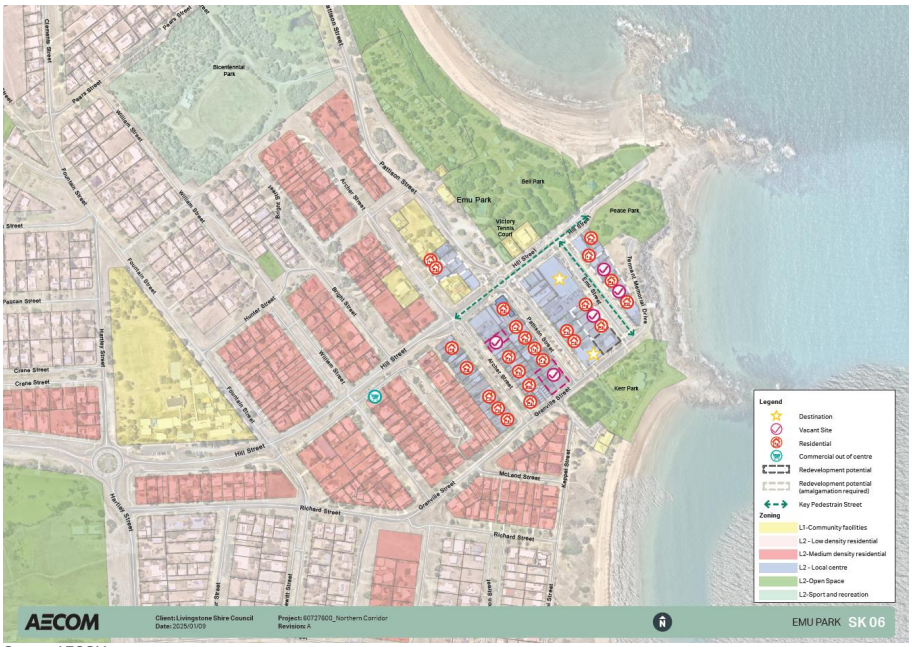
capacity for growth, with large vacant sites available for development, estimated at 12,177 sqm, and 7,387 sqm of sites with development potential.[4]

Bay Plaza: The Bay Plaza is a one-storey shopping centre on James Street that underwent a significant upgrade in recent years. This shopping centre offers a variety of retail and commercial services, anchored by Coles supermarket, and includes a cinema, gym, and many specialty stores. Bay Plaza has 9,662 sqm of developed GFA, and based on a site visit and desktop research, it is estimated to have a 15% vacancy rate, meaning 8,213 sqm of GFA is occupied by tenants. There are no vacant allotments and no development potential, with any additional demand assumed to spill over to James Street.

Yeppoon Central Shopping Centre: The largest shopping centre in the region, Yeppoon Central Shopping Centre is a two-storey building with most of the shops on the second floor, and the car park, Reject Shop, and Australia Post on the ground floor. This shopping centre offers a wider range of retail and commercial services than Bay Plaza and hosts several major stores, including Woolworths and Big W. Yeppoon Central Shopping Centre has 14,900 sqm of developed GFA, and based on a site visit, it is estimated to have a 5% vacancy rate, meaning 14,155 sqm of GFA is occupied by tenants. There are no vacant allotments and no development potential, with any additional demand also assumed to spill over to James Street.

EMU PARK LOCAL CENTRE

Figure 3.2: Emu Park Local Centre



Source: AECOM.

Emu Park is a small coastal centre catering to both locals and visitors. It is a walkable neighbourhood, with recent streetscape improvements on Hill and Emu Streets. The centre currently meets local convenience needs with a full-line supermarket (Drakes), specialist stores, cafes, and small-scale commercial establishments. It is the furthest

[4] As advised by AECOM. Assumed plot ratio of 50% applied in Yeppoon, based on observed development application proposals and existing development outcomes.

designated centre from Yeppoon, roughly a 20-minute drive away, and the only centre outside the Yeppoon SA2 region.

Emu Park centre is estimated to host 6,516 sqm of developed retail GFA, with a low vacancy rate of 3% observed during a site visit. This means 6,321 sqm of developed GFA is currently occupied by tenants. The centre has the capacity to grow and realise its potential as a local centre, with an estimated 3,554 sqm of vacant allotments identified and 4,421 sqm of sites with new development potential.[5]

CEDAR PARK (TARANGANBA) NEIGHBOURHOOD CENTRE

Figure 3.3: Cedar Park (Taranganba) Neighbourhood Centre

Source: AECOM.

Cedar Park (Taranganba) is a neighbourhood centre providing convenience needs through a small variety of small-scale stores. It is the closest centre to Yeppoon and falls under the Yeppoon SA2 region. Cedar Park has 2,107 sqm of developed GFA. No vacancies were observed during a site visit, but a minimal churn rate[6] of 3% has been assumed based on benchmark data. This results in a calculated annual mean of 2,044 sqm of developed GFA currently occupied by tenants (adjusted for churn). While the surrounding areas are slated for residential expansion, opportunities for further retail and commercial development are limited, with no vacant allotments identified. Any additional retail demand is assumed to spill over to the Yeppoon Major centre given its proximity.

[5] As advised by AECOM. Assumed plot ratio of 65% applied in Emu Park, based on observed development application proposals and existing development outcomes.

[6] Churn rate reflects the annualized loss of retail occupancy in a retailed centre that is nominally fully occupied, which is attributable to occasional change-over of occupants.

ROSSLYN BAY SPECIAL PURPOSE CENTRE

Figure 3.4: Rosslyn Bay Special Purpose Centre

Source: AECOM.

Rosslyn Bay is a visitor-focused centre geared towards marine-related activities, with uses limited to shops or food and drink outlets, and no supermarket. Although it is part of the Yeppoon SA2 region, it is uniquely located and somewhat isolated from adjoining residential developments. It is assumed that any additional retail demand exceeding Rosslyn Bay's capacity will not spill over to the Yeppoon Major centre. Rosslyn Bay has 1,509 sqm of developed GFA, with a minimal allowance for vacancy and churn of 3% based on a site visit. This means 1,464 sqm of developed GFA is currently occupied by tenants. Rosslyn Bay has significant capacity for growth, with 7,660 sqm of sites with new development potential.[7]

3.2 ECONOMIC CAPTURE BY EXISTING CENTRES

The next step involves mapping the expenditure of Livingstone SA2 residents (including visitors assigned to the SA2 regions) onto the six designated centres, as well as the 'other/outside' category. The 'other/outside' category reflects retail expenditure that occurs outside of the designated centres, often in isolated specialised retailers such as petrol stations, licensed venues, etc.

The retail centre that captures retail expenditure demand from residents (and temporarily residing visitors) is influenced by both the inherent locational advantages of each centre and their ability to serve each SA2 region, as well as the current condition and retail experience offered by each centre. The process to determine locality spending patterns is as follows:

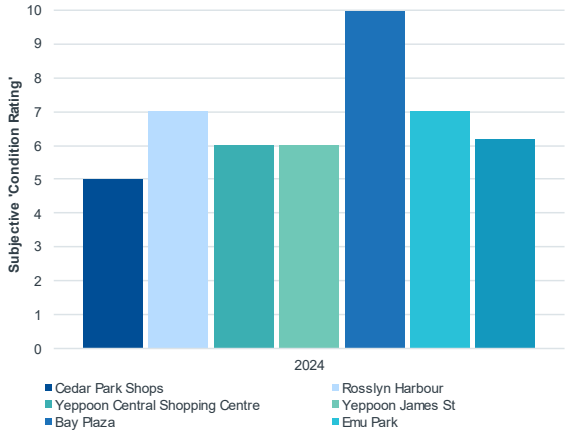
[7] As advised by AECOM. Assumed plot ratio of 40% applied in Rosslyn Bay, based on observed development application proposals and existing development outcomes.

- **Convenience Factor:** The inherent features of each centre were analysed to ascertain the likely distribution of expenditure within Livingstone by expenditure category (sourced from Spendmapp and assumed to be the same distribution for each resident and visitor) to each designated centre. The key features considered include:
    - **Location of the Centre:** Proximity to the SA2 region plays a crucial role in determining where residents and visitors choose to spend their money. Centres that are more conveniently located relative to the population they serve tend to capture a larger share of expenditure.
    - **Proximity to Other Centres:** The distance between centres influences spending patterns, with closer centres often competing for the same customer base.
    - **Range of Retail/Commercial Offerings**: Centres with a diverse range of retail and commercial services are more likely to attract a broader customer base, thereby capturing a larger share of expenditure.
    - **Retail expenditure breakdown by category**: The breakdown between 'local convenience shopping' versus shopping in the main centre was influenced by Spendmapp data related to retail expenditure breakdown by category (food and grocery, clothing, travel, etc).
    - **Scale of Retail/Commercial Offerings**: Larger centres with more extensive facilities and services tend to draw more customers, increasing their share of the overall expenditure.
    - **Relative Competition:** The presence of competing centres can impact the distribution of expenditure.

  The majority of retail spending by residents and visitors from every region is directed towards the Yeppoon major centre, which is expected given its breadth of retail offerings. Some centres offer very little to none in certain spending categories, thereby directing residents to the Yeppoon major centre. There are varying extents of this majority; for instance, Emu Park residents and visitors are estimated to spend a sizeable 29% of their retail expenditure at the Emu Park local centre, while other residents spend less than 5% of their expenditure there. This highlights the convenience, location, and proximity of the Emu Park local centre for Emu Park residents, especially for main weekly shopping for groceries and household essentials, which is typically done at a nearby centre with a supermarket. This trip is considered a chore to be done conveniently, cheaply, and efficiently. Overall, this distribution of geographic and inherent locality preference is assumed to remain fixed over the evaluation period.
- **Locality Condition Rating:** A portion of the aggregate expenditure currently received in each centre is assumed to be impacted by the relative 'attractiveness' of each centre, assessed in terms of a Locality Condition Rating. This subjective assessment of each development's 'attractiveness' was developed based on visual inspections of the centres during a site visit. This involved observing the following characteristics:
    - **Built Form and Character:** The architectural style and overall aesthetic appeal of the centre.
    - **Building Age and Condition:** Including recent upgrades and cleanliness, which can significantly influence consumer perceptions and shopping preferences.
    - **Availability of Car Parking and Other Amenities:** The convenience and accessibility of parking and other facilities such as restrooms, seating areas, and customer service

  These elements formed the basis for a rating out of 10 for each centre, as shown in Figure 3.5.

Figure 3.5: Subjective Condition Rating of Each Centre, 2024



Source: AEC.

The average rating across all centres was 6.8, with Bay Plaza scoring the highest rating of 10 due to recent upgrades, while Cedar Park Shops scored a low 5. It is expected that consumers will be more attracted to and opt to shop at Bay Plaza, holding all other factors constant, than other centres.

The distribution of aggregate spend by locality was therefore adjusted to reflect this influence, and the resulting adjusted aggregate expenditure was verified by comparing the resulting data with Spendmapp data (see Section 3.3). These temporary 'drivers' are gradually removed from the model as the influence of current renovations diminishes and other centres may benefit from future improvements.

Table 3.1: Adjusted Convenience Factor & Total Spend at Centre, 2024

Centres - Adjusted Convenience Factor	Emu Park	Glenlee - Rockyview	R.S - East	R.S - North	Shoalwater Bay	Yeppoon	Total Spend ($Million)
Cedar Park Shops	2.7%	2.0%	2.3%	1.8%	1.6%	2.4%	$16
Rosslyn Harbour	1.7%	1.1%	1.5%	0.9%	0.8%	1.6%	$10
Yeppoon Central Shopping Centre	13.0%	15.0%	14.5%	16.0%	18.0%	18.7%	$114
Yeppoon James St	34.5%	36.9%	34.5%	35.4%	39.1%	48.9%	$292
Bay Plaza	10.0%	12.1%	12.5%	12.8%	15.0%	13.3%	$85
Emu Park	29.3%	2.5%	4.9%	2.2%	1.9%	4.7%	$55
Other/Outside	8.9%	30.4%	29.9%	31.0%	23.7%	10.5%	$105
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**$677**

Source: AEC.

Overall, the final distribution of expenditure by locality for 2024 is as follows:

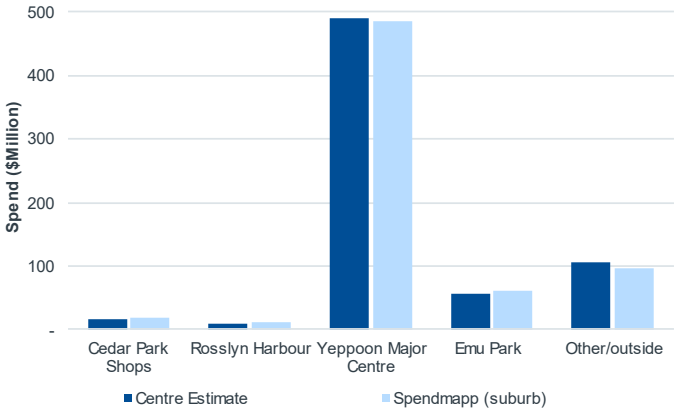
- **Yeppoon Major Centre:** Captures approximately 72.6% of the region's spend, equating to $491 million. This centre attracts the largest share of expenditure across all regions due to its extensive and diverse range of retail services, making it the key centre for activity. Of the three sections at Yeppoon, James Street dominates retail activity, capturing 43.1% of the total expenditure in Livingstone alone.
- **Emu Park Local Centre:** Captures approximately 8.2% of the region's spend, equating to $55 million. A significant portion of this expenditure comes from its own residents, given the relative distance from other centres, making it a convenient option for local shopping needs.

- **Taranganba Neighbourhood Centre:** Captures approximately 2.3% of the region's spend, equating to $16 million. This centre has limited retail offerings and is very close to the Yeppoon Major Centre, which reduces its share of the overall expenditure.
- **Rosslyn Bay Special Centre:** Captures approximately 1.5% of the region's spend, equating to $10 million. This centre focuses on niche activities and does not have a supermarket, which limits its share of the overall expenditure.
- **Other/Outside Areas:** Approximately 15.5% of the total spend within the LGA is assumed to be captured outside these centres. This accounts for the majority of spending on bulky items and transport, as well as some spending on professional services, as categorised by Spendmapp.

3.3 COMPARATIVE ANALYSIS OF EXPENDUITRE DISTRBUTION

The model's aggregated expenditure by centre was compared to Spendmapp's aggregate expenditure by suburb in Livingstone, as illustrated in Figure 3.6. This comparison helps validate the model's accuracy and provides insights into the distribution of retail spending across different areas.

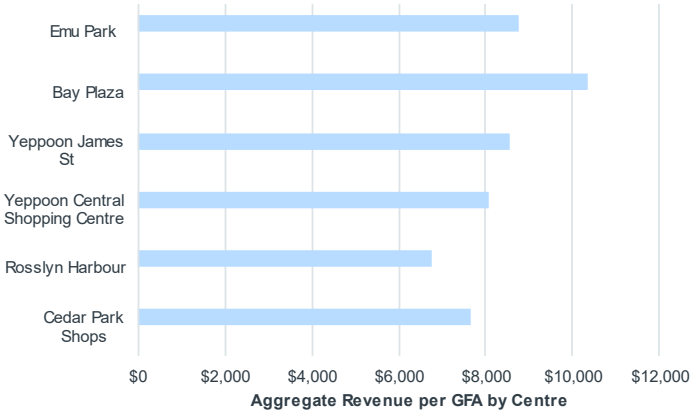
Figure 3.6: Modelled Expenditure at Each Centre vs Spendmapp Data, 2024



Source: Spendmapp (2024), AEC.

The model's output is fairly consistent with Spendmapp data, with differences largely explained by the fact that the trade catchments are not an exact match. As noted earlier, Spendmapp data reflects expenditure at the suburb level, not specifically at designated 'centres'. Therefore, spending recorded for a suburb will not represent spending exclusively at the centre within that suburb. A small portion of expenditure is assumed to occur outside the centre but within the suburb, representing leakage. The 'Other/outside' category in our modelling reflects this expenditure at retail establishments outside of the suburbs with designated centres and the leakage within the suburbs.

Figure 3.7: Aggregate Revenue Per GFA by Centre, 2024



Source: AEC.

In terms of aggregate revenue per retail floorspace, the average across the centres is indicated to be $8,359 per GFA. Bay Plaza is estimated to show the largest revenue per GFA, which is to be expected given its prime location, diverse retail offerings, and relatively new building condition.

We have researched benchmark data (including both published data and confidentially commercial data available to AEC) to establish a reasonable benchmark gross revenue per GFA for regionally-based retail in regional Queensland. Our research indicates an expected level of $6,600 gross revenue per sqm GFA in 2024 provides an expected level of turnover.

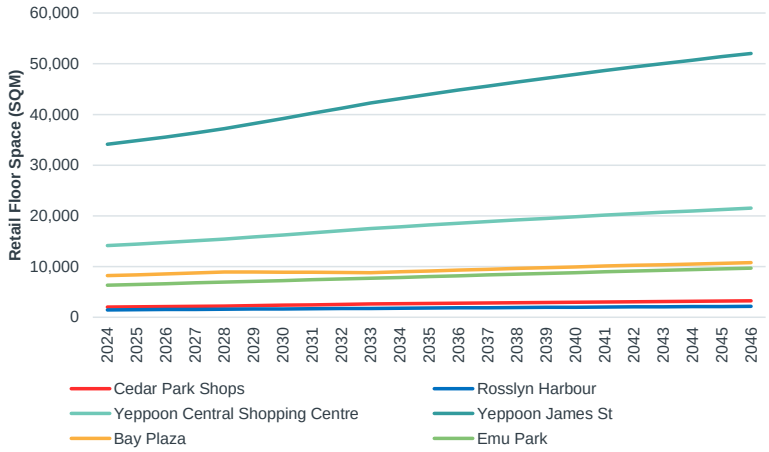
The analysis indicates that all existing centres in Livingstone LGA are performing at or above this benchmark level of revenue expected to support viability.

4. FUTURE RETAIL FLOORSPACE DEMAND ANALYSIS

4.1 FORECAST OF RETAIL FLOORSPACE DEMAND

The demand for retail floorspace at each designated centre is a critical aspect of planning and economic development. This forecast is based on current trading patterns and anticipates that demand will increase in proportion to the aggregate expenditure received at each centre. Understanding these dynamics is essential for ensuring that retail infrastructure can meet future needs and support regional growth.

Figure 4.1: Retail Floorspace Demand Forecasts by Centre, 2024 to 2046



Source: AEC.

Demand for retail floorspace at the six designated centres is projected to rise from an estimated 66,321 sqm in 2024 (currently occupied Gross Floor Area, GFA) to 99,489 sqm in 2046. This represents a significant increase of 33,168 sqm or 50% over the forecast period. The primary drivers of this demand will be the three centres in Yeppoon, followed by Emu Park, reflecting their roles as key retail hubs in the region.

To determine the demand and supply balance at each centre, we have initially examined a scenario where we assess the ability of currently existing retail and commercial premises to meet the needs of projected demand. The following assumptions have therefore been used:

- **Fixed Developed GFA:** The developed GFA at each designated centre is assumed to remain fixed over the forecast period.
- **Exclusion of Expansion:** The potential for expanding retail floorspace through vacant allotments or utilising development potential is excluded from this analysis. This aspect will be investigated in the following section.
- **Vacancy Rate:** A 3% vacancy rate is assumed to be the average churn rate, representing the rate at which floorspace capacity is effectively full. This allows for a small buffer of available space to accommodate normal business turnover.
- **Spillover Effect:** Once a given centre reaches maximum occupancy (3% churn), it is assumed that customers will begin to prefer the next nearest centre that is equal or higher on the centre hierarchy. It is important to note that spending at Emu Park, Rosslyn, and 'Other/Outside' have not been assumed to "spill over" to the Yeppoon major centre.
- **Other/Outside Retail Floorspace Supply:** The supply of retail floorspace outside the designated centres is assumed to grow in line with its own demand, focusing the analysis on the designated centres.

- **Potential of major investment projects not yet committed:** We have modelled future tourism visitation based on continuation of established trend growth. We have not included major changes in visitation, employment or expenditure capacity that may occur in the event of major investment in tourism facilities, such as a major redevelopment of Great Keppel Island. Forecasts may require review in the event that any such projects are committed.

Table 4.1: Retail Floorspace Demand & Supply Forecasts by Centre

Centre	Developed GFA (sqm)	Currently Occupied GFA (sqm)	GFA Demand at 2046 (sqm)	Balance at 2046 (sqm)	Demand Reaches Capacity (Year)
Cedar Park Shops	2,107	2,044	3,251	-1,144	2024
Rosslyn Harbour	1,509	1,464	2,164	-655	2024
Yeppoon Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon James St	37,917	34,125	52,055	-14,138	2028
Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	6,516	6,321	9,698	-3,182	2024

Source: AEC.

The results of this analysis are shown in Table 4.1, which includes the year at which retail floorspace demand reaches capacity and the demand/supply balance at the end of the forecast period:

- **Capacity Constraints:** All centres are expected to reach capacity by 2025, with the exception of James Street and Bay Plaza. These centres are anticipated to reach capacity in 2028 and 2027, respectively, as they have vacant developed GFA available to absorb additional demand.
- **GFA Deficit**: By 2046, all centres are forecast to experience a deficit in available (existing) built form capable of meeting demand. This indicates that demand for retail floorspace will incentivise development of additional retail / commercial facilities in all centres during the forecast horizon, provided suitable appropriately zoned land exists within the planning scheme.

Given these projections, it is evident that there will be a need to explore several scenarios to investigate the capacity to meet demand for additional retail and commercial floor space within the existing development controls in the Livingstone Planning Scheme 2018. This will ensure that the retail infrastructure can be developed to support the anticipated growth and continue to meet the needs of the Livingstone community.

4.2 SCENARIOS

To address the increasing retail demand pressure, two scenarios were investigated to effectively increase the retail floorspace capacity. This involved considering development on identified vacant allotments and on sites with where potential exists under the current planning scheme for retail and/or commercial redevelopment. Both scenarios assume that the new development potential on James Street will absorb the spillover demand from the two shopping centres in Yeppoon and Cedar Parks, which have already maximised permissible developed area under current planning regulations.

SCENARIO 1: INCREASE RETAIL FLOORSPACE CAPACITY VIA VACANT ALLOTMENTS

This scenario allows for future development on vacant land (if available) to absorb excess demand for retail floorspace. By considering development on vacant land already zoned for retail and/or commercial, the total retail floorspace capacity is projected to increase to 88,870 sqm, a total increase of 15,731 sqm from the currently developed GFA.

Table 4.2: Retail Floorspace Demand & Supply Forecasts by Centre, Scenario 1

Centre	Developed GFA & Vacant Land (sqm)	Currently Occupied GFA (sqm)	GFA Demand at 2046 (sqm)	Balance at 2046 (sqm)	Demand Reaches Capacity (Year)
Cedar Park Shops	2,107	2,044	3,251	-1,144	2024
Rosslyn Harbour	1,509	1,464	2,164	-655	2024
Yeppoon Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon James St	50,094	34,125	52,055	-1,961	2036
Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	10,070	6,321	9,698	372	-

Source: AEC.

This scenario reveals the following insights:

- With no vacant allotments identified at Cedar Park and Rosslyn Harbour, demand will reach capacity in 2024, similar to the base case.
- Emu Park has a substantial area of vacant allotments, amounting to approximately 54.5% of its currently developed GFA. This is expected to adequately accommodate the additional demand over the forecast horizon, resulting in a surplus of 372 sqm by 2046.
- At the Yeppoon major centre, James Street contains all of the vacant allotments and is expected to be capable of absorbing the spillover demand from all three sections of Yeppoon and Cedar Park shops through to 2036. However, the overall deficit will reach 10,863 sqm (including Cedar Parks) by 2046.
- Retail floorspace capacity constraints will emerge across all centres, except for the Emu Park local centre, over the forecast horizon.

SCENARIO 2: INCREASE RETAIL FLOORSPACE CAPACITY VIA REDEVELOPMENT OF SITES WITH DEVELOPMENT POTENTIAL

This scenario allows for future redevelopment on both vacant land and sites with redevelopment potential for retail and commercial development under the current planning regulations, to assess the ability of the current planning scheme and zonings to provide for projected demand for retail floorspace. By considering development on these sites, the total retail floorspace capacity is projected to increase to 107,810 sqm, a total increase of 35,199 sqm from the currently developed GFA. While this exceeds the total floorspace demand expected in Livingstone, estimated at just under 100,000 sqm, the surplus capacity that exists will not necessarily adequately service excess demand in Rosslyn and Emu Park, which may be located too far to offer a suitable substitute location.

Table 4.3: Retail Floorspace Demand & Supply Forecasts by Centre, Scenario 2

Centre	Developed GFA & Total Development Potential (sqm)	Currently Occupied GFA (sqm)	GFA Demand at 2046 (sqm)	Balance at 2046 (sqm)	Demand Reaches Capacity (Year)
Cedar Park Shops	2,107	2,044	3,251	-1,144	2024
Rosslyn Harbour	9,169	1,464	2,164	7,005	-
Yeppoon Central Shopping Centre	14,900	14,155	21,530	-6,630	2025
Yeppoon James St	57,481	34,125	52,055	5,426	2041
Bay Plaza	9,662	8,213	10,790	-1,128	2027
Emu Park	14,491	6,321	9,698	4,793	-

Source: AEC.

This scenario reveals the following insights:

- With no future new development potential identified at Cedar Park, demand will reach capacity in 2024.
- Rosslyn Harbour has significant new site development potential, amounting to 7,660 sqm. This far exceeds the current developed GFA and can easily accommodate the expected demand at the centre, resulting in a surplus of 7,005 sqm by 2046.
- The allowance for sites with further development potential further increases the surplus at Emu Park compared to Scenario 1, with the surplus expected to reach 4,793 sqm by 2046.
- At the Yeppoon major centre, James Street also contains all the sites with new development potential, amounting to approximately 7,387 sqm. It is expected to absorb the spillover demand from all three sections of Yeppoon and Cedar Park shops by 2042.

Overall, considering future development potential at each designated centre indicates that Rosslyn Harbour and Emu Park are able to accommodate the additional projected demand, with a sizeable surplus capacity of already appropriately zoned land remaining available through to 2046. Even when redevelopment of all currently zoned land under the planning scheme is considered, demand at the Yeppoon major centre and Cedar Parks is expected to face capacity pressures before the end of the forecast period, suggesting that additional land zoned for retail and commercial will be required to accommodate the expected additional demand. Whilst Cedar park has already reached this limit, Yeppoon major centre is forecast to reach the limit of existing zoned land by 2041.

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APPENDIX A TECHNICAL ASSUMPTIONS

The AEC Livingstone Shire Centres Hierarchy Assessment Report has been prepared on the basis of a number of technical assumptions, which are summarised in this Appendix.

SOURCE OF SPENDING

- Historical Local and Visitor Expenditure at Livingstone LGA
  - Based on Spendmapp data, historical expenditure figures have been adjusted to 2024 prices using the Australian Consumer Price Index (CPI).
  - For 2024, only data from January to May is available. The average monthly expenditure for these months has been used to estimate spending for the remainder of the year, and has been compared to independent ABS data for annual spending capacity at the SA2 statistical area level.
- Spendmapp Data Representation
  - Spendmapp data reflects expenditure at the suburb level, not specifically at designated 'centres'.
    - Therefore, spending recorded for a suburb will not represent spending at the centre within that suburb. We have estimated the portion of expenditure assumed to occur outside the centre but within the suburb, representing leakage.
    - The 'Other/outside' category in our modelling reflects this expenditure at retail establishments outside of the suburbs with a designated centre(s) and the leakage within the suburbs.
    - Monthly data is only provided by Spendmapp for the top three suburbs in Livingstone in any given month. Reliable spending data is available for Yeppoon and Emu Park, as these suburbs consistently rank in the top two for expenditure. However, data for Taranganba and Rosslyn is partial, with these suburbs alternating in the third position. Consequently, Spendmapp data for these centres may understate actual expenditure. The difference between actual expenditure and the 2024 'nowcast' at the designated centre is assumed to reflect spillover to other retail establishments within the suburb.

LOCAL SPEND IN LIVINGSTONE

- Forecasting Total Spend Capacity
  - The total spend capacity of Livingstone residents, sourced from Spendmapp, is forecast based on income growth projections for Livingstone LGA residents using a range of ABS data for forecasting purposes.
  - Under the ABS's "Industry of Employment" classification, the "Not Applicable" category includes individuals who are:
    - Unemployed
    - Not in the labour force (including pensioners and self-funded retirees)
    - Under 15 years of age

    It is assumed that income growth for "Not Applicable" individuals will match the aggregate income growth of currently employed persons.

    Note that the income (and therefore expenditure) of this group contributes only a small fraction of the overall retail and commercial demand, and therefore a change in the growth rate assumption here is unlikely to impact the forecast aggregate expenditure.
- Local Expenditure Distribution

- Local expenditure by Livingstone residents is distributed across the six SA2 regions based on the total income share of residents. This is derived from the FTE by industry and SA2 region, multiplied by the average weekly income for the industry, adjusted to annual terms.

VISITOR SPEND IN LIVINGSTONE

- Visitor Expenditure Forecasts are based on the projected total visitor nights in the region, which are forecast to remain constant for each respective visitor type:
  - Total Visitor Trips and Nights
    - We have adopted TRA estimate of the aggregate number of nights stay, rather than the number of trips, as this is a more accurate forecast for the expenditure share by overnight and international visitors, as many of these visitors spend multiple days in Livingstone.
  - Day Trip Forecasts
    - Family & Friends: We have indexed growth in this category of visitors to Livingstone resident population growth projections. The rationale is that an increase in residents will lead to more visitors from this category.
    - Holiday and Other: We have forecast growth in this component of visitor spend based on central Queensland population projections. These short trips are assumed to be primarily undertaken by visitors from surrounding regions of Livingstone.
  - Overnight and International Trip Forecasts
    - Family & Friends: Have also been indexed to Livingstone population growth projections, similar to day trips.
    - Holiday and Other: Based on historical activity data.
- Distribution of Visitor Spend
  - Visitor spend and its forecasts are distributed by SA2 region. Visitors' spending patterns with respect to geographic distribution are assumed to exhibit similar patterns to those that would be expected for a resident staying in the same location. Expenditure forecasts are informed by separate research of visitor spend per day as noted above.
    - Family and Friends Nights: Distributed according to the population share of each SA2 region, assuming these visitors stay with or near family and friends.
    - Holiday and Other Nights: Split assumed to be 70% at Yeppoon and 30% at Emu Park, based on the assumption that these are (and will remain) the primary short-stay accommodation areas.

MAP SPENDING TO DESIGNATED CENTRES

- We have assumed that the distribution of expenditure between alternative 'Centres' is influenced by both the inherent locational (and other) advantages of each Centre with respect to their ability to serve each SA2 region, as well as the current condition and retail experience offered by each Centre.
- Distribution of Expenditure by Convenience Factor
  - The expenditure of SA2 residents (including visitors assumed to be residing in the SA2 regions) is distributed to the six designated centres and the 'other/outside' category. This distribution considers the inherent features of each centre, such as location, proximity, range of retail offerings, relative competition from other centres, and other factors.
    - In terms of aggregate expenditure (used to check average revenue per m2 GFA for retail) we have assumed that the Spendmapp data is comprehensive, rather than using the ABS data. This creates a

conservative assumption of current retail revenue per m2 GFA, but does not impact forecast growth rates for retail GFA demand, which has been based on ABS population and industry growth forecasts.

- Each SA2 resident's spend in each category (Spendmapp, 2024) has been allocated by AEC across the six designated centres and the 'other' category based on these features. This distribution (of geographic and inherent locality preference) is assumed to remain fixed over the evaluation period.
- Spendmapp data provides expenditure by category only for the top five categories each month. Therefore, annual figures may not capture the full expenditure in each category due to changing rankings throughout the year. We have averaged the available monthly data. Categories that do not consistently rank in the top five throughout the year are grouped under 'other,' representing approximately 25% of total expenditure.

- Subjective Locality Condition Ratings
  - Locality 'current condition' ratings were developed based on visual inspections during our site visit, considering factors such as new vs. run-down conditions, suitability to current needs vs. outdated designs, cleanliness, occupancy, and availability of parking.
    - The locality spending patterns were first determined using the inherent Convenience Factor noted above.
    - We then assumed that a portion of the aggregate expenditure currently received in each Centre has been impacted by the relative 'attractiveness' of each Centre, assessed in terms of this Locality Condition Rating. The distribution of aggregate spend by locality was therefore adjusted to reflect this influence.
    - The adjustment due to the current locality condition rating has been gradually reduced (over a five year period) to 0% (no impact). This reflects the expectation that the attractiveness of current renovations will diminish over time, and other centres may benefit from future renovations and improvements. As such, for longer term forecasting we have adjusted the distribution to be influenced by the underlying inherent locational advantages, rather than temporary current facility conditions.

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14 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and cannot be delayed until the next scheduled Council or Committee Meeting.

15 CLOSED SESSION

In accordance with the provisions of section 254J of the *Local Government Regulation 2012,* a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J of the *Local Government Regulation 2012,* for the reasons indicated.

16.1 Land acquisition Part Lot 508 on SP 166188

This report is considered confidential in accordance with section 254J(3)(h), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to the taking of land by the local government under Acquisition of Land Act 1967.

16 CONFIDENTIAL REPORTS

16.1 LAND ACQUISITION PART LOT 508 ON SP 166188

File No: **qA19531**

Attachments: **1. Valuation**

Responsible Officer: **Katrina Paterson - General Manager Communities and Environment**
Alastair Dawson - Interim Chief Executive Officer

Author: **Greg Abbotts - Manager Planning and Development**

This report is considered confidential in accordance with section 254J(3)(h), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to the taking of land by the local government under Acquisition of Land Act 1967.

SUMMARY

This report is presented for Council's consideration regarding proposal for Council to initiate enquiry into acquisition and acquire a portion of freehold parcel for community benefit.

17 CLOSURE OF MEETING