



ORDINARY COUNCIL MEETING

LATE ITEM AGENDA

16 SEPTEMBER 2025

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 16 September 2025 commencing at 11:00 AM for transaction of the enclosed business.

Alastair Dawson
INTERIM CHIEF EXECUTIVE OFFICER
12 September 2025

Next Meeting Date: 27 October 2025

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.

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L REPORTS

L.1 DEVELOPMENT APPLICATION - MCU FOR HIGH IMPACT INDUSTRY - 3-5 PINEAPPLE DRIVE, HIDDEN VALLEY

File No: D-137-2025

Attachments:

1. Locality Plan and Existing Building
2. Overlays
3. Proposal Plans

Responsible Officer: Alastair Dawson - Interim Chief Executive Officer

Author: Greg Abbotts - Manager Development and Environment

SUMMARY

Applicant: Keppel Brand c/- Engineering Applications

Consultant: c/- Bartley Burns

Real Property Address: L 23 SP 321551

Area of Site: 1.5 ha

Planning Scheme: *Livingstone Planning Scheme 2018*

Planning Scheme Zone: Emerging Communities

Planning Scheme Overlays: OM02 Agricultural Land Classification

OM12 Bushfire Hazard Overlay

OM15 Drainage Problem Area

OM22 Transport Infrastructure

OM27 Height Limits

Existing Development: Medium Impact Industry

Level of Assessment: Impact Assessable

Submissions: 11 Submissions received

Referral matters: Environmentally relevant activities

Infrastructure related referrals - electricity infrastructure

Infrastructure Charge Area: Charge Area 1/2

Application progress:

Application received:	28 April 2025
Application properly made:	28 April 2025
Confirmation notice issued:	26 May 2025
Information request issued:	27 March 2025
Information request response received:	29 July 2025
Public notification period:	7 August - 28 August
Notice of compliance received:	28 August 2025
Submission consideration period:	N/A
Ergon response:	29 May 2025

Decision period commenced:	(35 days) less any IR time
Additional information from applicant received:	Bushfire Hazard Assessment Landscape Concept Plan
Council workshop date:	9 September 2025
Council meeting date:	16 September 2025
Statutory determination date:	20 October 2025

BACKGROUND

Development approval D-79-2014 was granted on 29 September 2014 for the reconfiguration of a lot (one into eleven lots), comprising nine industrial lots, one balance lot, and one lot for public use. This approval also included operational works for road, drainage, stormwater, water and sewerage infrastructure, erosion control, and conduits—collectively known as The Gateway Estate Stage 1. Despite some non-compliance with the then-applicable *Livingstone Shire Planning Scheme 2005*, the proposal was supported as it did not compromise any Desired Environmental Outcomes and was considered strategically appropriate for future general industry. The location offered suitable access to major arterial roads and key infrastructure, and a location for much-needed industrial land for the Capricorn Coast.

Subsequent approvals include D-34-2017, approved on 16 February 2017, for the reconfiguration of two lots into two lots. Approval D-262-2018 was granted on 29 March 2019 for a Medium Impact Industry use for a juice processing plant. Although the approval remains current and resulted in the construction of a building, carpark, and hardstand areas, the use never commenced. At that time, the site remained as Lot 1 and Lot 2 on SP285453, it is unclear when the lots were amalgamated. Approval D-293-2019, granted on 24 December 2019, covered operational works related to roadworks, stormwater, infrastructure, drainage, earthworks, and sewerage for the previously approved MCU (D-262-2018) for juice production. Most of these works have been completed, though the application remains formally under construction as final inspections and approvals have not been completed.

The proposed development was subject of a prelodgement meeting between the applicant and Council representatives dated 4 December 2024. Council suggested the following in the meeting and provided the following recommendations regarding the proposed Material Change of Use for a High Impact Industry (food production of 6,000 tonnes per annum) within the Gateway Business and Industry Park:

- New Development Application Required:
- Due to the significant change in land use from what is intended for the estate (Low to Medium Impact Industry), Council requires a new application demonstrating how the proposal will manage environmental impacts, particularly noise, odour, and air emissions near residential areas.
- Early Community Engagement Encouraged - Proactive consultation with adjoining residential neighbours is strongly recommended to identify and address concerns during the development assessment process.
- Supporting Technical Reports Needed - Council expects submission of key reports including a Town Planning Report, Traffic Impact Assessment, Stormwater Management Plan, Noise and Odour Impact Reports, Landscaping Concept Plan, and Air Quality Report.
- Site and Operational Requirements - The development must incorporate adequate landscaping buffers, comply with operating hours (7:00am to 6:00pm), and ensure safe traffic and vehicle access. Environmental Health requirements include managing noise, odour, lighting, dust, and waste impacts.

- Licensing and Compliance Obligations - A food business licence and trade waste approval will be required. Although Council may consider the proposal, it is not a preferred land use, and approval will depend on strong justification and robust impact mitigation.

PROPOSAL

The proposal is for the establishment of high impact industry use located at 3-5 Pineapple Drive, Hidden Valley, formally known as Lot 23 on SP321551. The proposed development involves the establishment of a meat processing facility within an existing building. It also involves the extension of the building to facilitate the use and additional supporting facilities and infrastructure. The extensions will result in an additional Gross Floor Area (GFA) of 1,711 m² resulting in a total GFA of 3,521 m² and an additional impervious area of approximately 4,990 m².

The internal building layout will encompass a reception, meeting room, lunchroom, offices, amenities, process rooms, packaging rooms, freezer/chiller rooms, hygiene rooms, palletising room, decanting room and loading dock, while the extensions will encompass additional offices at the front of the building, an extended loading dock at the side of the building and a service corridor, de-palletiser room, chiller, workshop, lunchroom, freezer, coldroom and drystore at the rear of the building.

Externally, an existing outdoor area will be retained at the front of the building, a new AC plant area will be provided at the front of the building, and a new covered outdoor staff area, open air condenser area, plant room and covered refuse area will be provided at the rear of the building.

Access to the site is from the front boundary on Pineapple Drive. There are three separate access points already located on the site, each of these crossovers will be retained. One is 9.5 meters wide which will facilitate 'entry only' movements from the southwestern side of the front boundary. From the northeastern side a 6.6 meter wide crossover will facilitate 'exit only' movements and a 6.7 meter wide crossover at the centre of the site's frontage will facilitate two-way 'car-only' movements. There is no access proposed from Golden Circuit at the rear of the property.

All current internal driveways will be retained for the development. A new, extended driveway will connect to the existing driveway and wrap around the proposed building extension. Similarly, current servicing arrangements will remain, with the addition of an extended loading dock on the northern side of the existing building and a new loading bay on the proposed extension at the rear side of the lot.

The proposal includes provision for 40 on-site parking spaces. The existing 21 carpark spaces will be located near the 'exit only' crossover. 13 new spaces have been proposed adjacent to the existing carparking area towards the front of the building and 6 spaces will be located at the rear of the proposed extension on the southern portion of the site.

SITE AND LOCALITY

The subject site is located within an urban area and has a total area of approximately 15,350 square metres. It is situated on an irregularly shaped lot with frontage to Pineapple Drive and is also bounded by Golden Circuit to the southeast, the Youngs Bus Depot to the southwest, and a vacant, sparsely vegetated lot to the northeast. The site benefits from three separate vehicle access crossovers along Pineapple Drive, providing flexibility in site access and circulation. The topography of the land is relatively flat, with a gentle fall from approximately 66 metres to 64 metres Australian Height Datum (AHD) from east to west, supporting efficient stormwater management.

The site currently contains a large industrial building constructed in 2023 in accordance with Development Approvals D-262-2018 (Material Change of Use for Medium Impact Industry – juice processing plant) and D-293-2019 (Operational Works). While the building, carpark, and hardstand areas were constructed as per the approvals, the use has not commenced,

and the building remains unoccupied since completion. Essential infrastructure including water, sewer, stormwater, electricity, and telecommunications is already connected to the site, consistent with works completed under D-293-2019. This ensures the site is well-serviced and capable of supporting industrial development without the need for significant additional infrastructure upgrades.

Zoned as Emerging Community, the site is part of an area originally subdivided to support light and medium industry land uses. The Gateway Estate was established in advance of surrounding residential development, although the broader planning intent always envisioned residential growth to the south of the estate. The surrounding locality is mixed in character. To the north and west of the site are established light and medium impact industrial uses, consistent with the intent of the Gateway Business and Industry Park. To the southwest lies a recently developed low-density residential area, which includes detached dwellings and community infrastructure.

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	
Subject Site Lot 2 and Lot 3 on SP285453	MCU Development Permit D-262-2018 for Medium Impact Industry (Juice Processing Plant) – approved with conditions 29 March 2019 (use not commenced).
	OPW Development Permit D-293-2019 for Operational Works including road, stormwater, infrastructure, drainage, earthworks, and sewerage infrastructure – approved with conditions 24 December 2019 (under construction).
	RAL Development Permit D-34-2017 for Reconfiguring a Lot (2 lots into 2 lots) – approved with conditions 16 February 2017.
Gateway Estate Stage 1 (subject site and adjoining lots)	RAL Development Permit D-79-2014 for Reconfiguring a Lot (1 into 11 lots - nine industrial lots, balance lot and public use land) and Operational Works for road, drainage, stormwater, water and sewer infrastructure, erosion control and conduits – approved with conditions 29 September 2014.
Applications/development permits on adjoining properties	
Lot 8 on SP 285453 12 Pineapple Drive (to the north)	MCU Development Permit D-61-2018 for a Material Change of Use for a Medium Impact Industry for a Building Materials Store – approved with conditions 2 October 2018.

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 *Central Queensland Regional Plan*, 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
Gateway Business & Industry Park Code	<i>Gateway Business & Industry Park Code</i> , March 2018
Strategic Framework – Settlement pattern theme Strategic Framework – Natural environment and hazards theme Emerging Communities Zone Code Bushfire hazard overlay code General development code Development works code	<i>Livingstone Planning Scheme 2018</i> , in force 1 May 2018
Chapter 4 – Regional outcomes and policies	<i>Central Queensland Regional Plan</i> , October 2013
Part E: State interest policies and assessment benchmarks	<i>State Planning Policy</i> , 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 – 18 August 2025**

Support, subject to conditions.

Existing water infrastructure and sewer infrastructure is available to service the property. The proposed use of High Impact Industrial is not expected to compromise the network capacity as per the original designed for The Gateway Industry area. A trade waste permit is required at building stage if any non-domestic is proposed to discharge into the sewerage network. Pineapple Drive was designed and built as industrial collector standard, the proposed use of High Impact Industry is not expected to compromise the capacity of the road. Information

Request (IR) was done for Stormwater Management to articulate the catchment boundaries. Response from IR sufficient to approve the submitted Stormwater Management Plan.

Natural Resource Management – 19 May 2025

Support, no conditions, no comments.

Public and Environmental Health – 28 April 2025

Support the approval with condition and notes to be included.

External referral

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning as a concurrence agency/advice agency given the site is identified as being within 100 m of a substation site or subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network in accordance with Part 9 Division 2 Table 2 Item 1 of Schedule 10 of the *Planning Regulation 2017*. Ergon Energy assessed the application and provided conditions on 29 May 2025.

The use was originally identified the applicant as involving an Environmentally Relevant Activity (ERA), and was therefore referred to the State for assessment for this purpose. The State confirmed that referral (and the ERA) was not applicable due to the nature of the activities proposed did not constitute an ERA.

Information request

An information request was issued by council on 27 May 2025 which included (but was not limited to) the following;

- Justification for High Impact Industry Use
- Bushfire Hazard Overlay response
- Site-based Stormwater Management Plan
- Concept Landscaping Plan

The applicant provided a response (in full) on 18 July 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 as the development will be covered by legislation that mandates fire hydrants, additionally it will not be access by common private title.

Environment and Heritage - Water quality: Not applicable as the development is not within a water supply buffer area.

Natural hazards, risk and resilience: Applicable as the development site is within a mapped bushfire buffer area.

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 Development primarily avoids the hazard area and there will be no increased development in the hazard area.
All natural hazard areas:	
Development supports and does not hinder disaster management response or recovery capacity and capabilities.	Complies The resulting development would likely have a negligible impact on disaster management and recovery capabilities.
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 development would unlikely increase the severity of the flood hazard. Given the surrounding infrastructure it is unlikely damage to the site or other property would occur.
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 Risks from hazardous materials and the release of materials due to natural hazard is avoided.
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 natural functions of the land for are unlikely to be affected by the development and risks associated with bushfire will not increase.

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.

Other State or Commonwealth Legislation

Environmental Protection Act 1994.

The object of the Environmental Protection Act 1994 is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends ("ecologically sustainable development" - ESD).

The proposal is able comply with the *Environmental Protection Act 1994*.

The Environmental Protection (Air) Policy 2008.

The objective of the Environmental Protection (Air) Policy 2008 is to identify the environmental values of the air environment to be enhanced or protected and to achieve the object of the Environmental Protection Act 1994. An Air Quality Assessment was required. The Assessment did not identify any unacceptable amenity impacts expected from the development, and development conditions are recommended to ensure compliance.

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:

- (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.

Settlement Pattern

3.3.6 Industrial Places

- (1) The planning scheme area provides opportunities for the development of a mixture of industrial activities which contribute to projected employment growth.
- (2) Industrial activities predominantly locate within the 'industrial places' identified on the strategic framework maps (SFM-01 to SFM-04) prior to the year 2026.
- (3) The 'new industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2026 and up to the year 2031.
- (4) The 'future industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2031.
- (5) The 'future industrial places' identified on strategic framework maps are protected from development which results in the fragmentation of land or the establishment of land uses which could potentially limit or compromise industrial development over the longer term.

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- (6) The development of 'new industrial' and 'future industrial' places is undertaken in accordance with an approved structure plan.
 - (7) All industrial places are developed in a manner which achieves the following:
 - (a) good access to major transport networks to enhance connectivity with markets;
 - (b) timely delivery of necessary urban infrastructure;
 - (c) minimisation of land use conflicts, particularly with sensitive land use;
 - (d) avoidance and protection of matters of environmental significance, or where adverse impacts are unavoidable, impacts are minimised and mitigated;
 - (e) avoidance of impacts from natural hazards or where adverse impacts are unavoidable, impacts are minimised and mitigated; and
 - (f) a variety of lot sizes to accommodate a range of different industrial development options.
 - (8) Medium impact industry predominantly occurs in medium impact industry zones allocated in the localities of Barmaryee and Hidden Valley.
 - (9) Low impact industry and service industry predominantly occurs in identified industrial places at Barmaryee, Hidden Valley and Yeppoon.
 - (10) Industrial zoned land along Tanby Road continues to develop as a mixture of low impact industry and service industry.
 - (11) High impact industry and special industry do not develop in the planning scheme area.
 - (12) The integrity of all industrial places is maintained and is not compromised by the establishment of sensitive land uses within or adjoining industrial places.
 - (13) The built form and site layout of development within all industrial places allows for the safe and functional operation of industrial activities, while minimising potential scenic amenity impacts on any adjoining sensitive land use or on important scenic transport routes.
 - (14) Development in industrial places provides landscaping treatments to minimise visual impacts from matters including but not limited to building bulk, advertising clutter, siting of plant and equipment, vehicles, and other materials:
 - (a) where located adjacent to scenic transport routes and the entrances to the Capricorn Coast communities; or
 - (b) where adjacent to residential zones and recreation corridors.

The proposed meat processing facility is projected to contribute to employment growth in the region, aligning with the intent to support economic development through industrial activity. The development is not located in an area designated for industrial development prior to 2026, but rather within a 'new industrial place', which aligns with later development timeframes. The development is located in a 'new industrial place' under SFM-02 and is intended to become operational around 2028, however this industrial precinct has already been developed. The project is being undertaken in accordance with the Gateway Business and Industry Park development document, which is the approved structure plan for this area. While separation to existing sensitive land uses is limited (<100m), the application proposes landscaping and operational controls to ensure any impact upon sensitive receptors is acceptable. It is considered that, on the basis of the technical reporting and assessments provided as a part of the application, amenity impacts can be appropriately managed for the development and surrounding uses.

No natural hazard concerns have been identified. Not directly assessed as part of this application, but the structure plan is expected to support a range of industrial lot sizes.

The proposed meat processing facility qualifies as high impact industry due to processing more than 200 tonnes of food annually. This directly conflicts with Outcome (11), which seeks that high impact industry does not occur within the Shire. Reporting submitted with the application demonstrates that the proposed operations are unlikely to create adverse impacts typically associated with high impact industry. The scale and nature of operations are expected to function more in line with a medium impact industry, particularly when considering the proposed management measures and mitigation strategies.

Relevant conditions have been included in the approval to ensure that potential amenity impacts are appropriately managed and reduced. These include landscaping buffers, operational restrictions, and design considerations aimed at minimising off-site impacts, especially given the limited separation to existing sensitive land uses. Accordingly, it is considered that, with these controls in place, the development can operate in a manner that does not compromise the intent of the planning scheme. To this end, the conflict with this outcome (11) is considered to have been appropriately considered and managed.

Natural environment and hazards

3.4.7 Emissions and Hazardous Materials.

- (1) The health, amenity and safety of communities, individuals and the natural environment are protected from the adverse impacts of air, noise and odour emissions, and from the impacts of hazardous materials.
- (2) Development which generates or has potential to generate significant air, noise and odour emissions:
 - (a) is appropriately separated and buffered from sensitive land use relative to the potential for adverse impacts on the sensitive land use; and
 - (b) is designed and operated in a manner which avoids adverse impacts on sensitive land use and the natural environment.
- (3) The interface between established industrial activities and land zoned for industry, and established sensitive land use and zones providing for sensitive land use, is planned and managed in a manner which:
 - (a) avoids or minimises adverse impacts on the health and safety of sensitive land use;
 - (b) mitigates impacts on amenity in a practicable manner; and
 - (c) avoids the intensification of sensitive land use or further encroachment of sensitive land use where it limits or compromises the operations of established industrial activities or the potential to develop industry category zones for appropriate land uses.
- (4) The risk of harm to the natural environment, people, property and future development is minimised by ensuring that former mining and extractive industry sites, former landfill and refuse sites, land with unexploded ordnances or land identified within the Queensland contaminated land register is appropriately rehabilitated and restored to a socially and environmentally acceptable standard.
- (5) Development involving the storage and handling of hazardous materials is appropriately located, designed, constructed and operated to minimise health and safety risks to communities and individuals and adverse impacts on the natural environment.

The proposed development has the potential to generate air, noise, and odour emissions. While technical reports submitted with the application (air quality, noise, and traffic) suggest that no significant land use conflict is expected, they do indicate that noticeable impacts on surrounding sensitive land uses are possible. Given the less than 100 m separation distance from existing dwellings to the south-west, there is a potential risk to amenity and public health if the development is not managed appropriately. While the submitted reports indicate the facility is designed to minimise impacts, the potential for noticeable emissions suggests that further mitigation (e.g. odour control, noise attenuation) will be necessary. The development is not located within an established industry zone, although it is identified within a future industrial area under Strategic Framework Map SFM-02.

Relevant conditions are recommended for the approval to ensure that the impact of any emissions (noise, odour, light) generated by the development are compliance with the relevant environmental policies and controls for the purpose of proximate sensitive receptors.

The performance assessment of the proposal demonstrates that the development will not compromise the Strategic Framework.

Emerging Community Zone Code

The Emerging Community Zone Code is a relevant assessment benchmark for development in the Emerging Community Zone.

Purpose

The purpose of the emerging community zone code is:

- (1) to provide for development on land that is considered to be generally suitable for urban activities;
- (2) to protect land in the zone from development which compromises or limits its ability to develop for urban activities when needed;
- (3) to provide for the timely, orderly and efficient conversion of non-urban land to land providing for urban activities;
- (4) to provide for the development of new well planned urban communities;
- (5) to provide for the development of small scale and low intensity uses until such time as the land is needed for urban activities; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

Overall outcomes

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

- (1) a demonstrated overriding community need is established prior to the land being developed for urban activities;
 - (2) structure planning of areas within the zone is undertaken in advance of development of the land (with the only exception being the interim uses identified in Overall Outcome (4), Overall Outcome (5), Overall Outcome (6), and Overall Outcome (7));
 - (3) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, development occurs only in the following circumstances:
 - (a) if it does not limit or compromise the ability to develop the land for urban activities at a time when needed; and
 - (b) if it is for the following:
 - (i) a small scale and low intensity use from within the rural activities group; or
 - (ii) a small scale and low intensity use from within the recreation activities group; or
 - (iii) a use from within the accommodation activities group which is compatible with and supports a use from within the rural activities group; or
 - (iv) a use from within the special activities group which is an essential component of infrastructure servicing the community; and
 - (c) if it involves reconfiguration of a lot, it does not result in fragmentation of the land into lots having inappropriate sizes and dimensions;
 - (4) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, the development of a use from within the rural activities group is a preferred use within the zone in the following circumstances:
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- (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 cropping; or
 - (iii) is a roadside stall; or
 - (iv) is a wholesale nursery;
- (5) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, the development of a use from within the recreation activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an environment facility; or
 - (b) it is a park;
- (6) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, the development of a use from within the accommodation activities group is a preferred use 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 dwelling house; or
 - (ii) is a home based business;
- (7) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, the development of a use from within the special activities group occurs within the zone only in the following circumstances:
 - (a) it has relatively low impacts and is an essential component of infrastructure servicing the community;
 - (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 designed and sited so as to limit significant adverse impacts on any established sensitive land use in the immediate area and any future sensitive land use in the emerging community; and
 - (a) the use:
 - (i) is a landing; or
 - (ii) is a utility installation (for example, water supply pump station, water supply reservoir, sewerage pump station, other essential urban infrastructure networks);

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- (8) until such time as there is a demonstrated overriding community need established for the land to be developed for urban activities, development is consistent with a built form that is characterised by low building heights and large boundary setbacks;
 - (9) when there is a demonstrated overriding community need established for the land to be developed for urban activities, development occurs only in the following circumstances:
 - (a) the development is undertaken in accordance with a structure plan that has been approved by Council for the site;
 - (b) the Council approved structure plan for development of the site provides a framework for the coordinated provision and layout of land use and infrastructure and it includes specific details in relation to the planned development yield for the site; and
 - (c) the Council approved structure plan for development of the site and surrounding area provides for the achievement of the following outcomes:
 - (i) land that is unsuitable for development because of constraints arising from significant heritage features, matters of environmental significance, scenic landscape features or other important features is avoided, protected and appropriately managed;
 - (ii) land that is unsuitable for development because of constraints arising from natural hazards is avoided and appropriately managed;
 - (iii) development is appropriately integrated with established urban communities;
 - (iv) developed occurs in an orderly and sequenced way;
 - (v) development ensures that the efficient extension of existing urban infrastructure occurs;
 - (vi) development does not limit or compromise the development of identified future trunk infrastructure;
 - (vii) the provision of a variety of lot sizes to suit the needs of different land use envisioned within the structure plan area occurs;
 - (viii) development is provided with necessary infrastructure and services to an appropriate urban standard in a coordinated, timely and efficient manner;
 - (ix) development is able to be supported by transport infrastructure that promotes public transport use, walking and cycling;
 - (x) sensitive land use is not located in proximity to any established incompatible uses without appropriate design and siting to minimise adverse impacts on amenity;
 - (xi) the development of uses from within the accommodation activities group contributes to housing diversity which predominantly caters for the long-term stay of residents;
 - (xii) the development of uses from within the accommodation activities group predominantly occurs at densities that are consistent with the low density residential zone code and the low-medium density residential density zone code of the planning scheme;
 - (xiii) opportunities for the development of uses from within the accommodation activities group at a medium density are provided where adjoining or in proximity to land identified for the development of a centre;
 - (xiv) uses from within the accommodation activities group have safe and convenient access to an appropriate range of uses from within the community activities group and recreation activities group;
 - (xv) the development of a limited range of uses from within the special activities
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- group occurs at appropriate locations where they are an essential component of infrastructure servicing the emerging community;
- (xvi) where involving a centre, the centre is provided in accordance with the hierarchy of centres and the investigation areas stated in the Strategic Framework;
 - (xvii) the development of other urban activities occurs at appropriate locations as identified in the Strategic Framework; and
 - (xviii) the built form of development in areas identified for specific land use, is generally consistent with the built form that is intended for other zones of the planning scheme where they have a similar purpose.

A structure plan for the site referred to as the Gateway Business & Industry Park Development Document has been undertaken and approved by Council. As such, in accordance with the Emerging Community Zone Code, Overall Outcomes (3) to (8) are not relevant to this assessment, as the proposed development is being carried out in accordance with an approved structure plan.

The proposed development is consistent with the purpose and overall outcomes of the Emerging Community Zone Code. The structure plan ensures that land unsuitable for development due to constraints such as heritage values, environmental significance, scenic landscapes, or natural hazards has been appropriately considered. No such constraints are present on the site, allowing the land to be efficiently utilised for urban development (Overall Outcome (9)(c)(i) and (ii)). The development integrates appropriately with the surrounding area, which is primarily industrial in character, although not formally designated as an industrial zone. The proposed use aligns with this emerging industrial precinct and provides adequate buffering to separate it from any nearby sensitive land uses, including residential areas to the southeast (Overall Outcome (9)(c)(iii), (x)).

The site benefits from existing transport infrastructure that is adequate to support the proposed use. The site is well connected to the broader transport network, including a state-controlled road that links to the Yeppoon urban area and surrounding localities, supporting efficient movement of goods and people (Overall Outcome (9)(c)(v), (ix)). The proposal does not compromise the delivery of future trunk infrastructure and will not limit the planned development of surrounding land in accordance with the structure plan (Overall Outcome (9)(c)(vi)).

The built form of the proposed development is compatible with the surrounding context. Nearby land uses along Pineapple Drive are characterised by low to medium intensity industrial uses, and the area is identified as a future industrial area. The proposed development is consistent with this emerging character and represents an appropriate use of the site given its location and surrounding uses (Overall Outcome (9)(c)(xviii)). While there is some residential use to the southeast, the development provides appropriate separation and is designed in a way that minimises any potential amenity impacts, thereby achieving the intent of compatibility with surrounding land uses.

As evident from the above assessment, the proposed development is consistent with the intent of the Emerging Community Zone Code and demonstrates compliance with the relevant Overall Outcomes applicable to land with an approved structure plan. The site is well positioned to accommodate this form of development, and the proposed use represents an efficient and appropriate utilisation of land identified for future urban activity.

Given the subject site is within an area with an approved structure plan and the proposed development supports the overall outcomes of the emerging community zone code, it is considered the proposal does not require an assessment against the specific outcomes of the emerging community zone code.

Gateway Business & Industry Park Development Code

The Gateway Business & Industry Park Development Code is a relevant assessment benchmark as it is a code that was created (in line with the requirements for development in the Emerging Communities Zone) when the land was subdivided to provide a framework for the regulation of future industrial development on the premises.

Purpose

The purpose of The Gateway Business & Industry Park Development Code is to provide predominately for a range of industrial activities and business uses that support industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Overall Outcomes

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

- (1) Development provides for land uses and activities appropriate within The Gateway Business & Industry Park, including a use listed as a consistent use in Table 5;
- (2) Development protects the viability of existing and future business and industry from the intrusion of incompatible uses;
- (3) Development involves land uses and activities that are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land;
- (4) Development avoids or minimises noise and air emissions to meet noise and air quality criteria;
- (5) Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including drainage problem, bushfire hazard and visual amenity, where applicable;
- (6) Reconfiguration of a Lot development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
- (7) Industrial activities, non-industrial activities and business activities established in The Gateway Industry Park make a positive contribution to the image of the estate by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (8) Industrial activities, non-industrial activities and business activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (9) Development is located and designed to maximise the efficient extension and safe operation of infrastructure; and,
- (10) Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

The use (high impact industry) is not listed in table 5. The proposed development is defined as a high impact industry by virtue of its production capacity exceeding 200 tonnes of meat product per annum. While classified as high impact, the operational characteristics of the development are expected to function at a level more consistent with medium impact industry in terms of emissions, amenity, and general environmental impact (1). The development is considered a compatible land use (subject to conditions dealing with amenity impacts and operational controls) within the context of the Livingstone Planning Scheme Strategic Framework, which identifies the subject site as part of a future industrial area. The proposal does not introduce any land use that is inconsistent or incompatible with the intent of the precinct (2).

Supporting technical documentation submitted with the development application demonstrates that the proposal will have negligible impacts on sensitive or incompatible land uses, particularly with respect to noise and air quality. The site's location and operational characteristics ensure that the natural functions of the surrounding landforms will not be

adversely affected. The reporting confirms the location of the site will not cause adverse amenity impacts during operation. Testing indicates that the facility will comply with all relevant environmental and amenity regulations.

As a response to the information request issued 27 May 2025, the applicant provided a landscaping concept plan which will provide a high level of visual amenity to help screen the development and ensure it is less obtrusive to the nearby sensitive receptors. The development has appropriate transport amenity. Pineapple drive is an industrial connector road and is deemed sufficient to accommodate anticipated traffic volumes without the need for upgrades. Additionally, the development is in close proximity to Yeppoon Road, a state-controlled road and a major connector to the Yeppoon area and surrounds. In terms of servicing and infrastructure, the development is well-supported by Council's existing reticulated infrastructure, which has been recently upgraded as part of prior infrastructure area planning. It is anticipated that the development will not place undue demand on existing infrastructure or compromise future infrastructure provision within the area.

Overall, the development complies with the overall outcomes of the Gateway Business & Industry Park Development Code and achieves the overall purpose. Further assessment has been completed against the specific outcomes of the code below.

Assessment Criteria

Table 6 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
All Development in The Gateway Business & Industry Park		
<p>PO1 All development in The Gateway Business & Industry Park contributes to the creation of high quality, attractive, environmentally responsible and sustainable business and industry park and provides for the following:</p> <p>(a) a range of low to medium intensity industrial activities that promotes economic investment and employment opportunities within the Capricorn Coast region;</p> <p>(b) non-industrial activities, including Food and drink outlets, Garden centres, Hardware and trade supplies, Service Stations and Veterinary services may also be established, where they directly support or are compatible with the ongoing industrial land uses within the estate;</p> <p>(c) development incorporates a site layout and building design that provides for the efficient and safe conduct of industrial and</p>	<p>No acceptable outcome provided.</p>	<p>PO1 - Complies The proposed development, while not classified strictly as a low or medium impact industry, is a significant contributor to the economic and employment objectives of the Gateway Business & Industry Park. It introduces a lucrative and sustainable meat processing facility into the Capricorn Coast region, bringing substantial economic investment and long-term employment benefits. The proposal is expected to generate over 400 jobs throughout both construction and operational phases, directly supporting local employment and contributing to regional growth.</p> <p>The site layout and built form have been designed to promote a high quality and efficient industrial operation while ensuring visual appeal from public viewpoints. The design integrates functional and attractive architectural elements, contributing</p>

Performance outcomes	Acceptable outcomes	Assessment Response
<p>non-industrial activities and contributes to a well organised development that is attractive when viewed from the street;</p> <p>(d) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises or sensitive land uses, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety;</p> <p>(e) development includes a use listed as a consistent uses in Table 5 Consistent uses – Balance Area.</p>		<p>positively to the aesthetic quality of the precinct and aligning with the Park's role as a prominent entry point to Yeppoon. Landscaping and appropriate buffering are proposed to enhance visual amenity and environmental outcomes, supporting the environmentally responsible and sustainable intent of the code.</p> <p>Furthermore, the development provides for safe and efficient movement within the site, accommodating both industrial traffic and non-industrial access needs. This ensures a safe and pleasant working environment for employees and visitors alike, supporting the overall functionality and appeal of the business and industry park.</p> <p>It contributes to a high-quality and sustainable industrial precinct, supports economic development, and aligns with the vision for the Gateway Business & Industry Park as an attractive and strategically important employment hub for the Capricorn Coast.</p>
Built Form		
<p>PO2 Development for a building:</p> <p>(a) Is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street;</p> <p>(b) Is easily accessible and legible;</p> <p>(c) Is constructed with materials and finishes, which contribute to a high quality, attractive, professional business</p>	<p>AO2.1 The site cover of all buildings and structures on the site does not exceed 75% of the total site area.</p> <p>AO2.2 Buildings and structures have a maximum building height of 12 metres.</p> <p>AO2.3 Development ensures that: a) The main pedestrian entry to the building is: (i) easily identifiable;</p>	<p>AO2.1 - Complies Total Gross Floor Area covers under 75% of the total site area.</p> <p>AO2.2 - Complies The highest building point shown on elevation plans will be approximately 10.65 metres.</p> <p>AO2.3 - Complies The development proposes building extensions on the site which will locate the office towards the frontage</p>

Performance outcomes	Acceptable outcomes	Assessment Response
<p>and industry park. Standard rural sheds and garages with no architectural variations are not supported. The use of rendered masonry, precast panels and variations in materials and finishes are encouraged (refer to example below);</p> <p>(d) Designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street;</p> <p>(e) Provides for infrastructure and service requirements of future users including:</p> <ul style="list-style-type: none"> a. Trade waste connections to sewer; b. Storage tanks; c. Refuse and recycling storage areas; d. Waste pre-treatment devices; e. Other ancillary equipment; f. Car parking and manoeuvring areas. 	<p>(ii) clearly visible;</p> <p>(iii) directly accessible from the street;</p> <p>b) The ground storey offices, display windows and entrance foyers are orientated towards the street frontage.</p> <p>AO2.4 Buildings and structures are setback a minimum of:</p> <ul style="list-style-type: none"> a) 6 metres to the primary street frontage; b) 3 metres to the secondary street frontage; c) 3 metres to any side boundary, except where built to boundary; or, d) 3 metres to any rear boundary, except where adjoining a residential land use or residential zone, where the setback is to be 10 metres. <p>AO2.5 Development provides street numbers and building and tenancy names, which are displayed at the ground storey and are clearly identifiable from the street.</p>	<p>of the site on Pineapple Drive and will be directly accessible from the car park. Plans show the current pedestrian access on the site will be retained and upgraded for safety with pedestrian line markings.</p> <p>AO2.4 - Complies All proposed buildings and structures are appropriately set back from site boundaries.</p> <p>AO2.5 - Complies Signage that will be provided on site.</p>
Landscaping		
<p>PO3 Development provides landscaping and buffer areas:</p> <p>a) In locations where planting will ameliorate the view of the development from major public vantage points, including, and importantly, from Yeppoon Road;</p> <p>b) To the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk</p>	<p>AO3.1 Development provides landscaping which:</p> <ul style="list-style-type: none"> a) Covers a minimum of 3% of the site; b) Includes a landscaped strip along the site frontage with a minimum width of 2 metres; c) Provides tree planting to site frontages, which will achieve a canopy spread over 50% of the site frontage within 5 years of planting; and, 	<p>AO3.1 - Complies A landscape concept plan was provided as part of the information request response which shows landscaping covering over 3% of the site. Additionally, it shows planting along the front boundary of the site, majority of this planting will be a mix of low height planting and turf. Given an easement runs along the front boundary of the site and the electricity</p>

Performance outcomes	Acceptable outcomes	Assessment Response
of the industrial form.	d) Provides large trees and spreading ground covers in all landscape areas within the site.	infrastructure located within this easement, this is considered appropriate not to provide tree planting
	AO3.2 Where for an industrial or business activity, a minimum 20 metre vegetated buffer is provided to any adjoining or approved residential land use.	AO3.2 - Complies The site is separated from residential land use by Golden Circuit. Although the landscaping plan shows majority of the rear boundary has a 20 m vegetated buffer. The southern corner has not been provided with this buffer as the driveway extension intrudes on this area, however given the location of the road reserve there is still considered sufficient buffer distance from the approved residential use.
	AO3.3 All fencing has a maximum height of 2.4 metres and comprise of black plastic coated cyclone fencing or black steel tubing. Three (3) strands of barbed wire are permissible but razor wire is not. Solid fencing may be erected but must not be located on the front boundary. Solid side and rear boundary fencing is acceptable. Fences longer than 10 metres in length along the frontage have openings, gates, indentations or detailing to provide visual interests.	AO3.3 - Complies 3D perspectives show fencing around the boundary of the site. To ensure compliance with this outcome a condition can be included.
PO4 Development creates a socially, visually and physically amenable work environment.	AO4.1 An on-site recreation area is provided in a private location, removed from any noisy or odorous activities, that incorporates: a) seating, tables and rubbish bins; b) protection from the weather; and c) safe access for all staff.	AO4.1 - Complies The proposal will retain an existing onsite recreation area at the front of the building which is in a private location (removed from any noisy or odorous activities) that incorporates: seating, tables and rubbish bins; protection from the weather; and safe access for all staff. In addition to this, the proposal

Performance outcomes	Acceptable outcomes	Assessment Response
		will also include a new onsite recreation area at the rear of the building which will meet all the same requirements.
Environmental Performance		
PO5 Development ensure that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable impact on, adjoining or nearby premises. Note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will need to comply with relevant environmental legislation including the Environmental Protection Act 1994 and subordinate legislation.	AO5.1 Development achieves the environmental values and air quality objectives set out in the Environmental Protection (Air) Policy.	AO5.1 - Conditioned The proposal will achieve the environmental values and air quality objectives set out in the Environmental Protection (Air) Policy.
	AO5.2 Development achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environment Protection (Noise) Policy.	AO5.2 - Conditioned The proposal will achieve the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the Environment Protection (Noise) Policy
	AO5.3 The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.	AO5.3 - Conditioned As part of approval a condition can be included to ensure vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed specifications.
	AO5.4 Vibrations resulting from an industrial use do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz).	AO5.4 - Conditioned As part of approval a condition can be included to ensure vibrations resulting from the use does not exceed specifications.
PO6 The industrial use ensures that stormwater does not contaminate surface water.	AO6.1 Areas where potentially contaminating substances are stored or used are fully enclosed and roofed	AO6.1 - Complies Areas where potentially contaminating substances are stored or used are fully enclosed and roofed.
	AO6.2 Provision is made for spills to be bunded and retained on site for removal and	AO6.2 - Conditioned Can be conditioned to ensure compliance with this outcome.

Performance outcomes	Acceptable outcomes	Assessment Response
	disposal by an approved means.	
PO7 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause: <ul style="list-style-type: none"> a) A public health or safety hazard; or b) Environmental harm or nuisance. 	No acceptable outcome is nominated.	PO7 - Complies As part of this approval a condition can be included to ensure any use, storage or disposal of hazardous materials, hazardous chemicals, dangerous goods or flammable or combustible substances does not cause a public health/safety hazard or environmental harm or nuisance.
PO8 Development is designed and constructed to prevent ground contamination.	AO8.1 Development ensures: <ul style="list-style-type: none"> a) That there is no underground fuel storage on the site; or, b) Where involving storing and dispensing of petroleum, measures are implemented to provide for surface and groundwater protection. 	AO8.1 - Complies The proposal will not include or require underground fuel storage or the storage/dispensation of petroleum.
PO9 Development provides for the collection, treatment and disposal of all liquid waste such that: <ul style="list-style-type: none"> a) There is no off-site release of contaminants; b) All wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and, c) There are no adverse impacts on the quality of surface water or groundwater resources. 	No acceptable outcome is nominated.	PO9 - Conditioned General waste and recycling will be stored and collected from site in an undercover, Council-compliant enclosure. Any liquid waste will go to an onsite trade waste pit that will be pumped, collected and removed by a third party. While in relation to physical meat waste, the nature of their product being mainly prepared for processing means there will little meat waste and most of the time, it will already be cooked. For small amounts of cooked meat that may go to waste, they will go into general waste. Other meat waste products (if in larger quantities) would be stored frozen onsite and sold to a third party.
Infrastructure		
PO10 Development within the	AO10.1 Development is connected	AO10.1 - Complies The site has an existing

Performance outcomes	Acceptable outcomes	Assessment Response
Gateway Business & Industry Park is adequately connected to essential infrastructure and services.	to the following services: a) Reticulated water supply, which meets the stated standard of service for intended use and fire-fighting purposes; b) Reticulated sewerage; c) Electricity supply; and, d) Telecommunications.	connection to a reticulated water supply (which meets the stated standard of service for intended use and fire-fighting purposes), reticulated sewerage, electricity supply and telecommunications.
	AO10.2 Development design makes allowance for proposed and future infrastructure and servicing requirements, including where relevant: a) Refuse and recycling storage areas; b) Waste pre-treatment devices; c) Vehicle parking and manoeuvring areas; and d) Water recycling, retention and re-use infrastructure.	AO10.2 - Complies The development provides sufficient allowance for proposed infrastructure and servicing requirements including additional vehicle parking and manoeuvring areas and refuse areas.
	AO10.3 Refuse storage areas are located behind the front building line and are screened from view from the street and adjoining residential uses by a 1.8 metre high solid screen fence.	AO10.3 - Complies The refuse areas screened and covered, are not within the vicinity of any residential uses and located towards the rear of the building.
Stormwater Management		
PO11 Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater.	AO11.1 Development ensures that liquid or solid wastes, other than stormwater, are not discharged to land or waters.	AO11.1 - Complies General waste and recycling will be stored and collected from site in an undercover, Council-compliant enclosure. Any liquid waste will go to an onsite trade waste pit that will be pumped, collected and removed by a third party.
Drainage		
PO12 Development is designed to avoid and minimise the risk of	AO12.1 Development levels are set above the design flood level	AO12.1 - Not applicable The development site is not located within a flood risk

Performance outcomes	Acceptable outcomes	Assessment Response
flood to the natural or built environment or human health or safety.	to reduce property damage and, where applicable, ensure public safety.	area.
Access and Parking		
PO13 Development is provided with an on-site parking and movement system designed, which provides for the following: a) Is constructed to be integrated with the site layout including direct access to a road capable of providing a level of service required to accommodate traffic generated by the use; b) Appropriately designed footpath crossovers; c) Provision for safe pedestrian movement between public footpath and facility entry points; and d) Accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; e) Facilitate non-discriminatory accessibility; f) Provide for safe and efficient loading and unloading of goods; g) Allow for vehicle queuing necessary for the use.	AO13.1 Development provides for on-site vehicle and motorcycle parking spaces and service vehicles requirements outlined within Table 8 Vehicle and Motorcycle Parking and Servicing requirements.	AO13 - Complies The proposed parking and movement system has been integrated into the site layout, with a 6 m wide driveway wrapping around the proposed extension and utilising the existing crossovers with an entry only on the southern end of the front boundary and exit only on the northern end of the front boundary to create a logical flow of traffic on the site and allow for appropriate queuing of trucks on the site. The third crossover at the centre of the frontage will be utilised exclusively for smaller vehicles and will provide access to the front carpark on the site.
PO14 Development: a) Is provided with adequate vehicle access to service the uses proposed for the site, including a safe and easily accessible vehicle movement layout; and, b) Does not gain direct access to Yeppoon Road.	AO14.1 Development does not gain direct access to Yeppoon Road.	AO14.1 - Complies The development only gains access to Pineapple Drive.
	AO15.2 Development provides for all vehicles, including servicing and waste disposal vehicles, to enter and exit the site in forward gear.	AO14.2 - Complies The proposed driveway layout ensures all vehicles will enter and exit the site in forward gear.
	AO15.3 Access driveways, internal circulation and manoeuvring areas, and on-site car parking are designed and constructed in accordance with AS2890 Parking facilities – Off-street car parking.	AO14.3 - Conditioned A condition will be included to ensure all proposed carparking areas and new driveways are constructed to the required standards.

Performance outcomes	Acceptable outcomes	Assessment Response
Safety and Security		
PO15 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO15.1 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: <ul style="list-style-type: none"> a) Facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b) Defining different uses and public and private ownerships through design and restricting access from non-residential uses into private residential dwellings; c) Promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d) Ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e) Including way-finding cues; and, f) Minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas. 	AO15.1 - Conditioned The development will not be publicly accessible. Majority of carparking will be located at the frontage of the site and conditions can be included to ensure appropriate lighting is provided in these areas.
Bushfire Hazard		
PO16 Development is sited and managed to avoid and minimise the risk of bushfire to the natural or built environment or human health or safety.	AO16.1 Public safety, lives and property are not placed at unacceptable levels of risk as a result of bushfire hazard.	AO17.1 - Complies The subject site is located in a sparsely vegetated area, as a result the bushfire hazard is extremely low and there is no increase to this risk as a result of the development.
	AO16.2 Development is sited and designed to minimise bushfire risk having regard	AO17.2 - Not applicable The bushfire Hazard assessment confirms the site is within a low hazard

Performance outcomes	Acceptable outcomes	Assessment Response
	to: a) Aspect; b) Elevation; c) Slope; and, d) Vegetation.	area, The Bushfire Attack Level (BAL) assessment per AS 3959-2018 Construction of buildings in bushfire prone areas is BAL-LOW with no associated special construction provisions for the low level of risk (per Section 4).
	AO16.3 A sufficient supply of water is available for fire fighting purposes.	AO17.3 - Complies There is reticulated water supply available at the property and fire hydrants are located along Pineapple Drive.
	AO16.4 Road layouts facilitate easy and safe movement in the event of encroaching fire and provide for alternative safe access if one direction is blocked in the event of fire.	AO17.4 - Not applicable
All development adjoining Yeppoon Road		
PO17		PO17 - Not applicable The development does not adjoin Yeppoon Road.
Business Activities		
Car Wash and Service Station		
PO18-PO21		PO18-PO21 - Not applicable Proposal is not a for a carwash or service station
Food and Drink Outlet		
PO22		PO22 - Not applicable Proposal is not for a food and drink outlet.
Sales Office		
PO24-PO25		PO24-PO25 - Not applicable Proposal does not include a sales office.
All Industrial Activities		
PO26 Industrial activities operate at times that do not create nuisance to surrounding development.	AO26.1 Hours of operation for industrial land uses are restricted to between 7.00am and 6.00pm Mondays to Saturdays, with	AO26.1 - Does not meet, but can be conditioned to meet PO26 The proposal includes hours of operation running 24/7. However, technical

Performance outcomes	Acceptable outcomes	Assessment Response
	no operations on Sundays or public holidays.	assessment of the proposal has determined that the proposal is able to comply with relevant amenity standards so as not to cause unacceptable impacts on surrounding sensitive receptors.
PO27 Any office and administration functions and retail sales conducted on the site are ancillary to the industrial use.	AO27.1 The area used for office and administration functions is limited to 200m ² or 10% of the GFA of the premises, whichever is the lesser.	AO27.1 - Does not meet, but complies with PO27 The proposed office extension is 225 m ² . However, the office functions will directly support the use and will operate at a scale far less than the use, meaning it will remain both subordinate and dependent on the primary proposed use.
	AO27.2 On-site retail sales of goods on the premises, including display areas, are limited to a GFA of 200m ² or 10% of the GFA of the premises, whichever is the lesser.	AO27.2 - Complies The development does not include any on-site sales of goods.
Reconfiguring a Lot		
PO28-PO31		PO28-PO311 - Not applicable The proposed development is not for reconfiguring a Lot
All Operational Works		
PO32-PO37		PO32-PO37 - Not applicable and Conditioned The proposal does not involve any operational works and will be addressed in future stages. A condition will be included to this effect.
Advertising Devices		
PO38 Signs do not create visual clutter or visually dominate Yeppoon Road, any internal estate roads or the built form with the estate.	AO38.1 The total number of signs on a site is limited to: a) For a Business or Industrial Activity: (i) Directional signs; (ii) A single wall or fascia sign per tenancy or if a development comprising multiple tenancies, a single	AO38.1 - Not applicable The proposal does not include any advertising devices. Any future signage will require to comply with all requirements of the code, any devices that do not comply will require separate approval.

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>pylon sign per site; and,</p> <p>(iii) An awning sign per tenancy.</p> <p>b) For all other uses:</p> <p>(i) Directional signs;</p> <p>(ii) A single fascia, wall or over awning sign per tenancy.</p>	
<p>PO39 Advertising Devices:</p> <p>a) Are designed and constructed of materials, which complement the material used in the buildings on the site;</p> <p>b) Are consistent with the scale and integrated with the design of buildings and other works on the site and the locality and contribute to the character and amenity of the streetscape;</p> <p>c) Are sited on premises to:</p> <p>(i) Avoid confusion with traffic signs, or reduction in their visibility or conspicuous nature;</p> <p>(ii) Avoid hazards to vehicular or pedestrian traffic due to their location or illumination; and,</p> <p>(iii) Assist with identification purposes rather than advertising.</p>	<p>AO39.1 Advertising devices comply with the Acceptable Outcomes provided in Error! Reference source not found.</p>	<p>AO39.1 - Not applicable See above.</p>
	<p>AO39.2 Advertising devices are designed to comply with the following outcomes:</p> <p>a) Wording is limited to provide for the. :</p> <p>(i) Name of the business occupying the premises; and;</p> <p>(ii) Location of the premises; and</p> <p>(iii) Nature of the business; and</p> <p>(iv) Products manufactured or sold by the business premises; and,</p> <p>(v) Contact details for the business;</p> <p>b) Advertising Devices are located at the front façade or within the frontage setback of a building;</p> <p>c) No advertising devices are to exceed the height of the roof line of a building located on the subject land; and</p> <p>d) The maximum Total Sign Face Area for any premises is limited to the higher of the areas calculated using the Boundary Length Method (refer to Table 10).</p>	<p>AO39.2 - Not applicable See above.</p>

As evident from the above assessment, the proposal complies with the various requirements of the Gateway Business & Industry Park Development Code. The proposed development aligns with PO1 by contributing to a high-quality, attractive, and sustainable business and industry park through significant economic investment and the creation of over 400 jobs during construction and operation.

Although not a low or medium impact industry, the development facilitates a meat processing facility that supports regional growth. It features a logical site layout, attractive built form.

External impacts have been minimised through appropriate design and buffering, and can be adequately mitigated so as to achieve compliance with relevant standards for emissions.

The design also provides for the safe and efficient movement of vehicles and people, creating a safe and pleasant working environment consistent with the intent of the Gateway Business & Industry Park.

It is considered that the development meets the relevant assessment benchmarks or is able to be conditioned to do so.

Bushfire Hazard Overlay Code

Purpose

The purpose of the bushfire hazard overlay code is to ensure that development in bushfire prone areas does not increase risk to life, property, community, economic activity and the environment during bushfire events.

Overall outcomes

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

- (1) development is located where bushfire hazard risk to personal safety and property is avoided or minimised and mitigated to acceptable levels;
- (2) highly vulnerable and community uses are not located in bushfire hazard areas;
- (3) vegetation which is identified as matters of State or local environmental significance is not cleared to achieve bushfire hazard minimisation;
- (4) natural processes and the protective function of landforms and vegetation are maintained in bushfire hazard areas;
- (5) access is provided for safe entry and exit requirements for residents during bushfire events;
- (6) development provides for the efficient operational requirements of fire fighters during bushfire events;
- (7) development is provided with adequate water supply and fittings for fire-fighting vehicles, and access arrangements for fire fighters;
- (8) emergency services facilities are located and designed to function effectively during and after a bushfire;
- (9) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities; and
- (10) development avoids the storage of hazardous materials in a bushfire hazard area.

The development is located where bushfire hazard risk is avoided, the site has some mapped potential buffer areas on the norther portion of the site. Bushfire Hazard Overlay mapping for the site emanates from of a mapping error across unvegetated areas or low tree cover (north to northwest of site), that does not reflect the subdivision of the land for the Gateway Precinct. Vegetation around the site has now been cleared (as a part of the Gateway subdivision) where this medium impact hazard is, suggesting mapping has not been updated where there has been development in the Gateway Business & Industry Park area as it is unlikely the hazard extends over this area rather than following the vegetation in the road reserve which is where the hazard likely comes from. All parts of the subject Lot are Low Hazard areas with nil to low tree cover. Future landscaping falls in the definition of managed land areas or small patch vegetation. Areas surrounding the building have hard sealed trafficable surface and is provided with adequate water supply and fittings for fire-fighting vehicles, and access arrangements for fire fighters. Given this, the proposed development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities.

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: <i>Schedule 6, Part 2 of the Planning Regulation, 2017</i> , 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 There is no existing Bushfire Management Plan for the site. The development site is located within a potential impact buffer area. The bushfire hazard assessment provided as part of the information request response confirms the site has a BAL-LOW, given this there is no building protection zone required for the development.
	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 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	AO1.2 - Not applicable See above.

Performance outcomes	Acceptable outcomes	Assessment response
	height in the hazard hazardous vegetation.	
	<p>AO1.3</p> <p>Buildings and structures are located within a building protection zone which achieves the following:</p> <p>(a) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and</p> <p>(b) the inner zone has the following characteristics:</p> <p>(i) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m²; and</p> <p>(ii) tree canopy cover in the zone is less than ten (10) per cent; and</p> <p>(iii) tree canopy is located greater than two (2) metres from any part of the roofline of a building; and</p> <p>(c) the outer zone has the following characteristics:</p> <p>(i) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and</p> <p>(ii) tree canopy cover in the zone is less than thirty (30) per cent.</p> <p>Note: The following figures illustrate the desired outcome.</p>	<p>AO1.3 - Not applicable</p> <p>See above</p>

Performance outcomes	Acceptable outcomes	Assessment response
	<p>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 defensible space. Regardless of the name, the above figures illustrate the key features of the zone.</p>	
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: <ul style="list-style-type: none"> (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 - Not applicable A bushfire hazard assessment finds the site to be a low hazard area, based on the risk restrictions are not applied to the proposal.
PO3 In areas determined to have bushfire hazard risk within tolerable levels, development occurs only if: <ul style="list-style-type: none"> (a) it adequately mitigates potential adverse impacts 	No acceptable outcome is nominated.	PO3 - Not applicable The site has a low hazard risk, no further mitigation measures are required in accordance with applicable policies and regulations.

Performance outcomes	Acceptable outcomes	Assessment response
<p>from bushfire hazard through siting, design, and other mitigation measures;</p> <p>(b) it supports safe and efficient evacuation and emergency services access to the site in the event of a bushfire; and</p> <p>(c) essential public infrastructure is not put at significant risk from destruction or failure during and immediately after bushfire events.</p>		
Vegetation protection		
<p>PO4</p> <p>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.</p> <p>Editor's note: For assessable development, building locations envelopes may be accepted in some cases, in place of buildings being illustrated on plans.</p> <p>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.</p>	<p>AO4.1</p> <p>Buildings, structures and their associated buffer areas, access routes and fire management trails, avoid causing significant adverse impacts on the following:</p> <p>(a) areas identified as containing matters of environmental significance; and</p> <p>(b) areas identified as:</p> <p>(i) Scenic amenity management area A; or</p> <p>(ii) Scenic amenity management area B; or</p> <p>(iii) Coastal green break; or</p> <p>(iv) Coastline foreshore.</p>	<p>AO4.1 - Complies</p> <p>The site does not contain any areas of environmental significance or scenic value,</p>
Internal access		
<p>PO5</p> <p>Development ensures that the location, siting, and design of development and associated internal access ways:</p>	<p>AO5.1</p> <p>Internal access ways have:</p> <p>(a) a minimum cleared width of six (6) metres;</p> <p>(b) a minimum cleared height of 4.8 metres;</p>	<p>AO5.1 - Not applicable</p> <p>Part of the subject site is mapped as potential impact buffer, however the BHA shows the site is low hazard. Given this, access areas at</p>

Performance outcomes	Acceptable outcomes	Assessment response
<p>(c) avoid potential for entrapment during a bushfire; and</p> <p>(d) enable safe evacuation of the site during a bushfire for site occupants.</p>	<p>(c) a minimum formed width of four (4) metres;</p> <p>(d) a maximum gradient of twenty-five (25) per cent if sealed, or eighteen (18) per cent if unsealed;</p> <p>(e) where the length of the access way is greater than thirty (30) metres, an average gradient no greater than 14.4 per cent;</p> <p>(f) a cross fall no greater than eighteen (18) per cent if sealed, or 12.5 per cent if unsealed;</p> <p>(g) where there are dips or peaks, entry and exit angles no greater than 12.5 per cent;</p> <p>(h) adequate drainage to prevent soil erosion;</p> <p>(i) where the site:</p> <p>(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</p> <p>(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.</p>	<p>the site facilitate heavy vehicles access, as required for the industrial Production Facility use. Drainage provisions and sealed trafficable areas are proposed for the building surrounds, suitable for heavy vehicles. Reticulated water supply is available in accordance with Livingstone Regional Council asset mapping. Public roadways are located at the front and rear boundary.</p>
Emergency access		
PO6	AO6.1	AO6.1 - Complies
Development has adequate access to external road networks which can be	Where located on a property greater than two-thousand (2000) square metres in area,	The development has direct access to Pineapple Drive which is capable of carrying

Performance outcomes	Acceptable outcomes	Assessment response
utilised by emergency vehicles, and provides safe evacuation in the event of a bushfire.	the development has direct access to a constructed all-weather public road which is capable of carrying emergency service vehicles.	emergency service vehicles.
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.	A07.1 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 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:	A07.1 - Complies Reticulated water supply is available at the property and fire hydrants are located at Pineapple Drive (per Livingstone Shire Council, Asset mapping). Pressure and flow rate is not ascertained. Specific measures are not required to be provided for firefighting in Low (Bushfire) Hazard Areas. Other provisions for non-bushfire related firefighting requirements continue to apply.

Performance outcomes	Acceptable outcomes	Assessment response
	<p>(A) for above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or</p> <p>(B) for underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and</p> <p>(vi) is identified by directional signage clearly provided at the street access point.</p> <p>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.</p>	
Activities involving hazardous material		
<p>P08</p> <p>The manufacture or storage of hazardous materials does not increase the risk of fire hazard.</p>	<p>AO8.1</p> <p>Development does not involve the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.</p>	<p>AO8.1 - Complies</p> <p>As the development is within a low hazard area it is considered not applicable, the buffer area is located on a small section of the lot and hazardous materials are not proposed to be stored within this area.</p>
Landscaping and fencing		
<p>P09</p> <p>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.</p>	<p>AO9.1</p> <p>Development complies with a landscaping plan which:</p> <p>(a) is prepared in compliance with an approved bushfire management plan;</p> <p>(b) preserves the requirements of any building protection zone; and</p> <p>(c) does not increase the</p>	<p>AO9.1 - Complies in part</p> <p>A landscaping plan was submitted in response to the information request; however, it was not prepared in conjunction with an approved Bushfire Management Plan (BMP), as no BMP is currently approved for the site. Given the site's low bushfire hazard rating, the preparation of a BMP is</p>

Performance outcomes	Acceptable outcomes	Assessment response
	exposure of a habitable building not located in a building protection zone to a bushfire hazard.	considered unnecessary, and the landscaping design remains appropriate for the identified risk.
PO10 Development utilises fencing that: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 development provides a 20-metre buffer to the western boundary, which is further separated from nearby residential areas by a road reserve. The site is located within a primary industrial area with limited vegetation, and as such, any fencing proposed is unlikely to hinder the movement of wildlife.

As evident from the above assessment, the proposal complies with the various requirements of the Bushfire hazard overlay code. Certain requirements of the code can be considered not applicable/unrequired due to Bushfire Hazard Overlay mapping errors across unvegetated areas or low tree cover (north to northwest of site). The proposed development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities. .

It is considered that the development meets the relevant assessment benchmarks or can be conditioned to do so.

General development code

Purpose

The purpose of the general development code is to:

- (1) to enable an assessment of the suitability of the location, design, siting, operation and other aspects of development that are not zone dependent;
- (2) to facilitate the achievement of the overall outcomes sought for development.

Overall outcomes

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

- (1) the development is located at a site which does not result in an unacceptable risk to health and safety of occupants of the premises or an unacceptable risk of property damage;
- (2) the development contributes to functional and safe private and public environments;
- (3) the development is located at a site which has a sufficient area and suitable dimensions relative to the characteristics of the use and the characteristics of surrounding land use;
- (4) the development does not compromise the safety, efficiency and effectiveness of the transport network;
- (5) the development appropriately integrates with adjoining land use;

- (6) the development protects the character and amenity of the surrounding area; and
- (7) the development does not significantly adversely affect valued natural environment and landscape features of the site and surrounds.

The development is located on a site with sufficient area and suitable dimensions to accommodate the proposed use, allowing for appropriate site coverage and adequate buffer distances to adjoining land uses. The existing transport network does not require any upgrade or modification to support the proposal, as the site is positioned on an industrial connector road and the anticipated traffic generation will not significantly impact the safety or efficiency of the external road network. The development appropriately integrates with surrounding land uses to the southwest, west, and north, and does not constrain the development potential of adjacent vacant lots, with the proposed operations aligning with the strategic framework and intended industrial use of the area. Supporting documentation demonstrates that the proposal will have negligible adverse impacts on the character of the surrounding area, and that emissions and external impacts of the development can be appropriately managed.

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 relevant performance outcomes of the code.

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 proposed development is not in a flood risk 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 Minimum separation distances for high impact industry to sensitive land use is stated to be 'as determined by Council'. The site is separated from residential land use by Golden Circuit and the landscaping plan shows majority of the rear boundary has a 20 m vegetated buffer. The southern corner has not been provided with this buffer as

Performance outcomes	Acceptable outcomes	Assessment Response								
<p>(b) adversely affecting the safety, health and wellbeing of occupants of sensitive land use;</p> <p>(c) adversely affecting the operations of adjoining land use;</p> <p>(d) reducing the potential to use adjoining land for its intended purpose; and</p> <p>(e) adversely affecting the safe and effective provision of services to the development.</p>		<p>the driveway extension intrudes on this area, however given the location of the road reserve there is still considered sufficient buffer distance from the approved residential use.</p>								
<p>PO3</p> <p>Development maintains a high level of amenity for adjoining sensitive land use with regard to the generation of unreasonable noise.</p>	<p>AO3.1</p> <p>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 <i>Environmental Protection (Noise) Policy</i> as unreasonable, or the following whichever is the lesser:</p> <table><tr><td>Period</td><td>Noise level at property boundary</td></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>	Period	Noise level at property boundary	0700 to 2000	Background noise level plus 5 dB(A)	2000 to 0700	Background noise level plus 3 dB(A)	Measured as the adjusted maximum sound pressure level Lmax adj T.		<p>AO3.1 - Complies</p> <p>The development is not listed in any of the applicable zones.</p>
Period	Noise level at property boundary									
0700 to 2000	Background noise level plus 5 dB(A)									
2000 to 0700	Background noise level plus 3 dB(A)									
Measured as the adjusted maximum sound pressure level Lmax adj T.										
<p>PO4</p> <p>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.</p>	<p>AO4.1</p> <p>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.</p>	<p>AO4.1 - Conditioned</p> <p>Conditions will be applied as part of this approval to ensure all outdoor lighting complies with the standards and requirements.</p>								

Performance outcomes	Acceptable outcomes	Assessment Response
PO5 A refuse container and container storage area is provided in a manner that: <ul style="list-style-type: none"> (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. 	AO5.1 The development of a use within the accommodation activities group is provided with a refuse container and container storage area that: <ul style="list-style-type: none"> (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. 	AO5.1 - Not applicable The development is not for a use within the accommodation activities group.
	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: <ul style="list-style-type: none"> (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 and Conditioned The proposal includes a new refuse storage area located at the rear of the existing building, it will be covered and screened and can be conditioned to ensure compliance.

Table 9.3.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
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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 Includes appropriately designed and sited numbering which clearly identifies the street address and appropriately designed and sited signage for way finding and premises identification.
	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 – Conditioned Will be conditioned to ensure compliance.
	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 proposal will include well lit entry and exit points which will front a road
	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:	AO6.4 – Complies The proposal will retain the existing building entrance which does not incorporate a recess of a sufficient size to conceal a person

Performance outcomes	Acceptable outcomes	Assessment Response
	(i) is well lit; and (ii) is: (A) gated with restricted access; or (B) has strategically placed mirrors.	
	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 The proposal will not include or require movement corridors (walkways, laneways, pathways, tunnels, stairways, cycleways or the like) exceeding 75 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 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	AO6.6 - Complies The proposal will not include or require movement corridors (walkways, laneways, pathways, tunnels, stairways, cycleways or the like) exceeding 75 metres in length.

Performance outcomes	Acceptable outcomes	Assessment Response
	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 - Complies Vegetation in parking areas either has clear trunks up to a height of two metres or constitutes a low ground cover less than one metre in height.
	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 proposal will include clearly defined boundaries between private and public space through fencing and landscape treatments.
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 Development connects to an industrial collector.
	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.	AO7.2 - Complies A traffic impact assessment was provided as part of the application and shows the development will have minimal impact of the external road network.
PO8	No acceptable outcome is	PO8 - Complies

Performance outcomes	Acceptable outcomes	Assessment Response
<p>Development that generates use by a high quantity of people or frequent use by people is located at a highly accessible premises:</p> <p>(a) which is convenient for people needing to use the premises; and</p> <p>(b) which:</p> <p>(i) contains public transport facilities, or</p> <p>(ii) is in proximity to current or future public transport facilities; or</p> <p>(iii) is in proximity to current or future high order transport routes; and</p> <p>(c) which provides for the efficient travel of emergency vehicles; and</p> <p>(d) which can minimise adverse impacts on local amenity.</p>	nominated.	Post construction the development will not generate use by a high quantity of people or frequent use by people.
<p>PO9</p> <p>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.</p>	No acceptable outcome is nominated.	<p>PO9 - Complies</p> <p>The proposal will be able to effectively utilise major transport facilities/routes and other high order components of the transport network.</p>
<p>PO10</p> <p>Development occurs on sites that are safe from contaminants that may cause harm to people or property.</p>	No acceptable outcome is nominated.	<p>PO10 - Complies</p> <p>The site has no evidence of contamination.</p>
<p>PO11</p> <p>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:</p>	No acceptable outcome is nominated.	<p>PO11 - Complies</p> <p>The site is located within an established industrial park, natural environment or landscape features are limited at best.</p>

Performance outcomes	Acceptable outcomes	Assessment Response
(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.		

As evident from the above assessment, the proposal complies with the various requirements of the General development code. The development is located on a site with sufficient area and suitable dimensions to accommodate the proposed use, allowing for appropriate site coverage and adequate buffer distances to adjoining land uses. The existing transport network does not require any upgrade or modification to support the proposal, as the site is positioned on an industrial connector road and the anticipated traffic generation will not significantly impact the safety or efficiency of the external road network. The development appropriately integrates with surrounding land uses to the southwest, west, and north, and does not constrain the development potential of adjacent vacant lots, with the proposed operations aligning with the strategic framework and intended industrial use of the area. Supporting documentation demonstrates that the proposal will have negligible adverse impacts on the character of the surrounding area.

It is considered that the development meets the relevant assessment benchmarks or can be conditioned to do so.

Development Works Code

Purpose

The purpose of the development works code is:

- (1) to ensure that development is provided with adequate infrastructure and services relative to its location and needs;
- (2) to ensure that development work is undertaken in a manner that accords with the endorsed standards for the planning scheme area;
- (3) to facilitate the achievement of the overall outcomes sought for development.

Overall outcomes

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

- (1) adequate infrastructure and services are provided to support the reasonable expectations for the needs of the development in relation to the following:
 - (a) access and parking;
 - (b) energy supply;
 - (c) transportation and the movement of people and goods between places;
 - (d) roof and allotment drainage;
 - (e) sewage and waste water treatment and disposal;

- (f) stormwater management;
 - (g) telecommunications;
 - (h) water supply; and
- (2) all development work is designed and undertaken:
- (a) in accordance with best environmental management practice;
 - (b) in a manner that does not detract from the character and amenity of the setting;
 - (c) in a manner that protects or does not significantly adversely affect the natural environmental values of the site and surrounds;
 - (d) to be safe, reliable and easily maintained;
 - (e) so that surroundings, are not adversely impacted by off-site effects;
 - (f) having proper regard to existing public infrastructure and planned future public infrastructure; and
 - (g) in a manner that can minimise risk to human life, health and safety, and property.

Services are adequately provided to the site, with both reticulated water and sewer connections available. While specific pipe sizes are not confirmed through Council mapping, it is reasonable to assume that existing infrastructure is suitable, given the site's designation within a future industrial area under the strategic planning framework. Infrastructure provision is expected to have been planned to accommodate such development.

Access and internal circulation have been designed to accommodate the safe and efficient movement of people and goods, with sufficient provision for on-site parking, loading, and manoeuvring. The development connects to an established industrial connector road, ensuring minimal impact on the wider transport network.

Stormwater will be managed on-site in accordance with best practice to prevent off-site impacts, and the development will include appropriate roof and allotment drainage. Energy supply and telecommunications services are available to the area and will be extended as required. Wastewater treatment and disposal will be managed through the existing sewer network, and solid waste will be handled in accordance with standard industrial waste management procedures.

The design of the development reflects best practice in environmental management and will not result in significant adverse impacts to the natural environmental values of the site or surrounds. Furthermore, the proposal does not detract from the character or amenity of the setting, noting the area's designation as an emerging industrial precinct with no clearly established character. All works are designed to be safe, reliable, and easily maintained, with no anticipated off-site impacts or conflict with existing or planned public infrastructure. The development appropriately minimises risk to health, safety, and property, aligning with the overall intent of the code.

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: <ul style="list-style-type: none"> (a) be integrated with the site layout including: <ul style="list-style-type: none"> (i) direct access to a road providing an 	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 The proposal will include an onsite parking and movement system which will: be integrated with the site layout; accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated

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

Performance outcomes	Acceptable outcomes	Assessment Response							
<p>appropriate level of service required to accommodate traffic generated by the use;</p> <p>(ii) having appropriately designed footpath crossovers;</p> <p>(iii) provision for safe pedestrian movement between public footpath and facility entry points;</p> <p>(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);</p> <p>(c) accommodate sufficient parking for the expected number and type of vehicles generated by the use;</p> <p>(d) facilitate non-discriminatory accessibility;</p> <p>(e) provide for safe and efficient loading and unloading of goods;</p> <p>(f) allow for vehicle queuing necessary for the use;</p> <p>(g) provide for passenger set down and pick up necessary for the use (including public transport needs);</p> <p>(h) facilitate public access to the foreshore and public open space networks;</p> <p>(i) provide a safe environment;</p> <p>(j) be compatible with the character and amenity of the area; and</p> <p>(k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.</p>	<p>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:</p> <p>(a) <i>Australian Standard AS2890.1-1993: Parking Facilities –Off-street Car parking;</i></p> <p>(b) <i>Australian Standard AS1428.1-2001: Design for access and mobility – General requirements for access – New building work;</i></p> <p>(c) <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.</i></p> <table><tr><th>Accommodation activities</th></tr><tr><td>Caretaker's accommodation</td></tr><tr><td>Community residence</td></tr><tr><td>Dual occupancy</td></tr><tr><td>Dwelling house</td></tr><tr><td>Dwelling unit</td></tr><tr><td>Home based business</td></tr></table>	Accommodation activities	Caretaker's accommodation	Community residence	Dual occupancy	Dwelling house	Dwelling unit	Home based business	<p>by the use (including refuse collection vehicles, trucks and the like as relevant to the development); accommodate sufficient parking for the expected number and type of vehicles generated by the use.</p> <p>AO1.2 - Complies The Traffic Engineering Report from Modus Transport and Traffic Engineering confirms all vehicles will be able to enter and exit the site in forward gear and roads and manoeuvring areas are designed with relevant standards.</p>
Accommodation activities									
Caretaker's accommodation									
Community residence									
Dual occupancy									
Dwelling house									
Dwelling unit									
Home based business									

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

Performance outcomes	Acceptable outcomes	Assessment Response
	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 Development does not adjoin a sensitive land use.
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 - Complies The proposed development will not include or require new/altered access driveways. Current driveways do not enter the road carriageway at any existing infrastructure and complies with all requirements and guidelines.
	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 See above.
	AO2.3 The access driveway of the development does not enter the road carriageway at the	AO2.3 - Complies See above.

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

Performance outcomes	Acceptable outcomes	Assessment Response
	location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.	
	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 See above.
	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 - Complies See above.
	AO2.6 Where adjoining a state-controlled road or Key Resource Area transport route, the development	AO2.6 - Not applicable The development does not adjoin a State controlled road.

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

Performance outcomes	Acceptable outcomes	Assessment Response
	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.	
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, causing visual clutter.	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 proposal does not include any advertising devices. Any future signage will require to comply with all requirements of the code, any devices that do not comply will require separate approval.
	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 See above.
	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 See above.
PO4 The advertising device: (a) is located to ensure that members of the community have equitable	AO4.1 If the development involves an advertising device, the advertising device only advertises the following:	AO4.1 - Not applicable See above.

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

Performance outcomes	Acceptable outcomes	Assessment Response
<p>access to advertising space at appropriate locations;</p> <p>(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:</p> <p>(i) loss of views;</p> <p>(ii) overshadowing;</p> <p>(iii) loss of access to breezes;</p> <p>(iv) illumination effects;</p> <p>(v) impact on sight lines for vehicles; and</p> <p>(vi) loss of landscaping; and</p> <p>(c) does not proliferate advertising for third-parties which are not directly associated with a business operating on the premises.</p>	<p>(a) the name of the occupier of the building, or persons carrying on, conducting or practising therein any trade, business or calling; or</p> <p>(b) the trade, business or calling then being so carried on, conducted or practised; or</p> <p>(c) goods or commodities actually or ordinarily on sale or for hire in the normal course of business on the premises; or</p> <p>(d) services actually or ordinarily available in the normal course of business on the premises; or</p> <p>(e) third party advertising if:</p> <p>(i) it is located in a centre category zone, industrial category zone, or sport and recreation category zone; or</p> <p>(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</p> <p>(iii) it is a real estate sale or lease sign; or</p> <p>(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</p> <p>(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</p> <p>(vi) it is used to promote a political candidate or a political issue, only during a</p>	

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

Performance outcomes	Acceptable outcomes	Assessment Response
	period of four (4) weeks prior to a State, Federal or local government election. Editor's note: 'Third party advertising' is defined in Schedule 1 of the planning scheme.	
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.	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.	AO5.1 - Not applicable See above.
	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.	AO5.2 - Not applicable See above.
	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.	AO5.3 - Not applicable See above.
	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.	AO5.4 - Not applicable See above.
Clearing of native vegetation		
PO6-PO7		PO6-PO7 - Not applicable There is no native vegetation on the site, as such any Clearing of native vegetation will not be required.
Earthwork and retaining walls		
PO8-PO10		PO8-PO10 - Not applicable There will be no significant earthworks or new retaining walls proposed as part of this

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

Performance outcomes	Acceptable outcomes	Assessment Response
		proposal.
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 site is already connected to an energy supply in accordance with requirements.
	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
	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
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,	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 already been connected to Councils sewerage and wastewater infrastructure in accordance with requirements.
	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	AO12.2 - Not applicable

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

Performance outcomes	Acceptable outcomes	Assessment Response
facilitates the orderly provision of future public sewerage networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained.	accordance with the current version of the Capricorn Municipal Development Guidelines. 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 - Not applicable
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 ground and overland flow to the lawful point of discharge (road reserve on Pineapple Drive and the open drain within the road reserve of Golden Circuit) or be piped to the proposed swale before discharging at the lawful point of discharge.
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. AO14.2 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	AO14.1 - Complies Telecommunications have previously been provided when the existing building was erected. The infrastructure was provided in line with regulations and requirements. AO14.2 - Not applicable

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

Performance outcomes	Acceptable outcomes	Assessment Response
	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 - 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 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 The site has already been connected to a water supply in accordance with requirements.
	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 <i>Capricorn Municipal Development Guidelines</i> .	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 supply purposes, which have a	AO15.3 - Not applicable

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

Performance outcomes	Acceptable outcomes	Assessment Response
	minimum combined capacity of 50,000 litres.	
Non-tidal artificial waterways		
PO16-PO18		PO16-PO18 - Not applicable The proposal does not include or require a non-tidal artificial waterway.
Roadwork		
Stormwater management		
PO19 The development: <ul style="list-style-type: none"> (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 	AO19.1 An engineer who qualifies as a registered professional engineer of Queensland certifies that the development has a stormwater management system which: <ul style="list-style-type: none"> (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. 	AO19.1 - Complies The Stormwater Management Plan by Northern Consulting Engineers shows the open drains within the road reserves of Pineapple Drive and Golden Circuit and the revisor located at the southwest of the site are the lawful points of discharge for the site. the proposed stormwater system is compatible with the existing system while maintaining the lawful points of discharge. Mitigation will be required for a storage due to the increase surface run off, this can be conditioned.

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

Performance outcomes	Acceptable outcomes	Assessment Response
<p>and planned future stormwater management networks; and</p> <p>(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.</p>		
<p>PO20</p> <p>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:</p> <p>(a) identified stormwater quality design objectives for the location; or</p> <p>(b) current best practice environmental management.</p>	<p>AO20.1</p> <p>A site stormwater quality management plan has been prepared by a suitably qualified person and the plan:</p> <p>(a) is consistent with any local area stormwater management planning; and</p> <p>(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 practice environmental management, reflecting land use constraints, such as:</p> <p>(i) erosive, dispersive, sodic and/or saline soil types;</p> <p>(ii) landscape features (including landform);</p> <p>(iii) acid sulfate soil and management of nutrient of concern;</p> <p>(iv) rainfall erosivity.</p>	<p>AO20.1 - Complies</p> <p>MUSIC modelling in the SMP shows that water quality leaving the site meets quality objectives.</p>
	<p>AO20.2</p> <p>An erosion and sediment</p>	<p>AO20.2 - Conditioned</p> <p>Erosion and sediment control</p>

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

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>control plan is prepared by a suitably qualified person, and the plan ensures that the release of sediment-laden stormwater:</p> <p>(a) is avoided for the nominated design storm; and</p> <p>(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.</p>	<p>measures have not been addressed as part of this application. As such, a condition will be included as part of approval to ensure an erosion and sediment control plan is in place for operational works.</p>
	<p>AO20.3</p> <p>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.</p>	<p>AO20.3 - Conditioned</p> <p>See above.</p>
	<p>AO20.4</p> <p>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.</p>	<p>AO20.4 - Complies</p>
Waste water treatment and disposal (where discharging to a waterway or off-site)		
<p>PO21</p> <p>The development does not discharge wastewater to a waterway or off-site unless it is treated and discharged in a manner which:</p> <p>(a) is in accordance with current best practice environmental</p>		<p>PO21 - Not applicable</p> <p>The proposal will not include wastewater treatment/disposal to a waterway or external location.</p>

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

Performance outcomes	Acceptable outcomes	Assessment Response
management; (b) meets the water quality objectives for the receiving water; (c) maintains ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health; and (d) avoid causing adverse impacts on ecosystem health and waterway health.		

As evident from the above assessment, the proposal complies with the various requirements of the Development works code. The proposed development is adequately serviced with water, sewer, energy, and telecommunications infrastructure, consistent with its location within a future industrial area. Access and internal circulation support safe and efficient movement, with appropriate parking, loading, and manoeuvring areas. The site connects to an existing industrial road, minimising wider network impacts. Stormwater will be managed on-site, and waste handled per standard industrial practices. The design aligns with environmental best practices, with no significant adverse impacts on the site or surrounding area. It complements the area's emerging industrial character and ensures safety, reliability, and low maintenance.

It is considered that the development meets the relevant assessment benchmarks or can be conditioned to do so.

PUBLIC NOTIFICATION

The proposal was the subject of public notification between 7 August 2025 and 27 August 2025, as per the requirements of the *Planning Act 2016*, and eleven (11) submissions were received. Of these submissions, four (4) are considered to be properly made in accordance with the *Planning Act 2016*. The submissions that are not properly made did not include the address of the submitters, as is required by the *Planning Act 2016*. Nonetheless, the themes raised in those submissions did align with other submissions and have been considered in this assessment.

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

Issue	Officer Summary
Incompatibility with surrounding land use	Submitters raised concerns that residential fences are located less than 25m from the proposed site and that the introduction of a high-impact industry adjacent to residential areas is inappropriate. They noted that nearby housing development is already placing pressure on local infrastructure and consider that the proposal would exacerbate issues relating to congestion, safety, and liveability. Submitters also referenced the Livingstone Planning Scheme (2018), stating that no land is designated for High Impact Industry on the Capricorn Coast, which they believe reflects a deliberate policy decision to preserve residential amenity and coastal character.
Inadequate	Submitters raised concerns regarding potential amenity impacts

Issue	Officer Summary
separation from sensitive land uses	due to inadequate buffer distances from sensitive land uses. The applicant's documentation also refers to potential future expansion extending up to the fence line of the site, which would eliminate any opportunity for landscaped or acoustic buffers and further intensify impacts on nearby residents.
Precedent for high impact industry	Submitters expressed concern that the applicant's documentation suggests potential future expansion of operations, which they believe could increase amenity impacts over time. More broadly, they fear that approval of this development could set a precedent for other sites in the Gateway Business and Industry Park or Hidden Valley to seek similar approvals or rezoning for High Impact Industry uses. They argue this could alter the area's character, discourage residential development, and reduce confidence in the planning scheme.
Fragmentation of industrial use	Submitters raised concerns regarding locating a High Impact Industry within an Emerging Communities zone will fragment industrial land use planning, creating long-term conflict between residential and industrial growth. The Planning Scheme directs industrial growth to designated industrial precincts, such as the Gateway Business and Industry Park, where land has been properly zoned and serviced for such uses. Noise associated with plant operation, vehicles, and processing equipment was a key concern raised in submissions. Submitters consider these impacts to be inconsistent with the residential nature of the adjoining areas and believe they would negatively affect neighbourhood character, liveability, and property values.
Hours of operation	The proposed hours of operation have not been finalised but are expected to include early morning and evening activity. Conditions can be imposed to limit hours and reduce impact on nearby residents.
Noise pollution	Noise associated with plant operation, vehicles, and processing equipment was a key concern raised in submissions. Submitters consider these impacts to be inconsistent with the residential nature of the adjoining areas and believe they would negatively affect neighbourhood character, liveability, and property values.
Light spill and nighttime disruption	Lighting associated with extended operational hours could affect nearby residential properties. Light spill from 24/7 operations will disrupt amenity and cannot be adequately mitigated.
Odour and air quality impacts	Potential odour emissions from processing and cooking activities were raised. Even with best-practice management, odour events are inevitable and will directly affect nearby residential homes. Additionally, the application's assessment of air quality and odour is benchmarked against Gladstone. Submitters view this comparison as inappropriate for Livingstone Shire, where no high impact industry precincts exist and where the local community expects a higher standard of air quality and residential amenity.
Increase traffic/truck movements	Submitters indicated that the proposed development would increase truck movements, leading to heightened concerns about traffic congestion, noise, emissions, and safety. Specific concerns were raised about risks to children, limited existing parking, and the potential for increased conflict between industrial traffic and

Issue	Officer Summary
	residents.
Pedestrian Safety	Concerns were raised about pedestrian safety, particularly for children, due to increased truck movements and the proximity to community facilities and residential areas.
Detract from the character of the area	The introduction of high impact industry near residential areas is considered by some to detract from the semi-rural and residential character.
Parking	Submissions highlighted concerns regarding insufficient parking for staff and vehicles. The proposal includes on-site parking in accordance with the planning scheme requirements.
Property/estate values	Concerns were raised about potential impacts on surrounding property values. While this is not a planning consideration under the Planning Act 2016, it is acknowledged that perceived amenity impacts can influence property values.
Other	Submitters alleged inconsistency with the State Planning Policy and suggested the development could strain local infrastructure.

INFRASTRUCTURE CHARGES

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

Charge area:	The subject site is located within charge area 1
Calculation:	<p>(MCU within PIA) The charge is calculated in accordance with Table 4 - Adopted charge for development Uses within the Priority Infrastructure Area, as follows:</p> <p>MCU</p> <ol style="list-style-type: none"> 1. High Impact Industry at 3,655 square metres gross floor area at \$86.20 per square metre (\$325,061); and 2. impervious area of 4,990 square metres at \$12.30 per square metre (\$61,377). <ul style="list-style-type: none"> • The impervious area of 4,990 square metres comprises: 533 square metres for the unenclosed building; and • 4,457 square metres for the parking and manoeuvring area, footpaths, roofs, hardstand area and compacted areas. 3. less a credit of \$34,452.65.
Credit:	<p>The above calculation takes into account a credit of \$34,452.65 for the existing allotment pursuant to Part 4.0 of Council's <i>Adopted infrastructure Charges Resolution (No.7) LSC 2025</i>. The credit is calculated as follows:</p> <ol style="list-style-type: none"> 1. one existing lot at \$34,452.65 per lot. <p>A credit will only be applied in respect of an existing lawful land use or lots, in existence at the time the development application is made. This means an existing lawful use must be established (up and running) at the time the development application is made. Given this there will be no credit applied for the existing building on the site.</p>

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 \$351,985.35 is payable and will be reflected in an Infrastructure Charges Notice for the development.

STATEMENT OF REASONS

The development application for a **D-137-2025 for a Development Permit for a Material Change of Use for a High Impact Industry (meat processing facility), made by Engineering Applications**, approved as per this Decision Notice (approval) D-137-2025.

1. REASONS OF THE DECISION

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

- (i) The development is consistent with the Strategic Framework of the Planning Scheme.
- (ii) Whilst not meeting Strategic Framework – Industrial Places Theme – Overall Outcome 11, the development is considered appropriate in its context, noting:
 - application material and technical supporting information demonstrates that the impacts associated with the development can be appropriately managed to ensure that the proposed use will not have an unacceptable impact on proximate sensitive receptors; and
 - conditions can be included on the development permit to ensure that any environmental impact consequential to the development is acceptable and consistent with relevant standards.
- (iii) The development complies with all Overall Outcomes and Specific Outcomes within the Emerging Communities Zone Code, Gateway Business and Industry Precinct Code, Bushfire Hazard Overlay Code, the General Development Code and the Development Works Code.
- (iv) The development does not compromise the achievement of the state interest – natural hazards, risk and resilience outlined in the State Planning Policy.
- (v) The development does not compromise the achievement of regional outcomes outlined in the Central Queensland Regional Plan.
- (vi) There are relevant matters that support the approval of the proposed development.
- (vii) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with one aspect of the assessment benchmarks.

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 5 of this notice.

2. ASSESSMENT BENCHMARKS

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Gateway Business & Industry Park Code	<i>Gateway Business & Industry Park Code 2018</i>
Strategic Framework – Settlement pattern theme Strategic Framework – Natural environment and hazards theme Emerging Communities Zone Code Bushfire hazard overlay code General development code Development works code	<i>Livingstone Planning Scheme 2018</i>
Part E: State interest policies and assessment benchmarks (Planning for safety and resilience to hazards)	<i>State Planning Policy, July 2017</i>

3. COMPLIANCE WITH BENCHMARKS

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Strategic Framework – Industrial Places Theme – Overall Outcome 11	<p>The proposal conflicts with this provision as it involves a high impact industry use where such use is not intended within the Shire.</p> <p>The application material and technical supporting information demonstrates that the impacts associated with the development can be appropriately managed to ensure that the proposed use will not have an unacceptable impact on proximate sensitive receptors.</p> <p>It is therefore considered that the proposal does not compromise the Strategic Framework and is acceptable, with appropriate conditions of approval to ensure compliance.</p>

4. RELEVANT MATTERS

The following matters were given regard to, or assessment carried out against, in undertaking the assessment of this development application:

Other relevant matters pursuant to section 45 (5) (b) that the assessment was carried out against	Benchmark reference
<ul style="list-style-type: none"> The site is included in the Gateway Business and Industry Park, a clearly defined and transitioning area with an approved structure and vision for industrial use. The Gateway Business and Industry Park Code reflects the most current planning intent and provides the more relevant assessment framework under the changed circumstances. The development is consistent with the intent for the Gateway Business and Industry Park. 	Gateway Business and Industry Park Zone
<ul style="list-style-type: none"> The development will result in significant employment and economic benefit for the Shire and its residents, and enables the growth of a local business that would otherwise not be accommodated on the Capricorn Coast. 	N/A

<ul style="list-style-type: none"> ▪ The development will utilise an existing, incomplete industrial building that has been the subject of significant investment. There is benefit to the surrounding precinct, and Shire generally, to see this building completed and utilised for productive purposes. 	N/A
<ul style="list-style-type: none"> ▪ The proposed development is not better located elsewhere, particularly noting the proposal's ability to utilise an existing building and site. 	N/A

5. MATTERS RAISED IN SUBMISSIONS

Matters raised in submission	Description of how matters were dealt with in reaching the decision
Incompatibility with surrounding land use	The proposal was assessed against the Emerging Community Zone Code and the Gateway Business and Industry Park Zone Code. The assessment concluded that the development aligns with the intended transition of the area toward industrial uses, provides appropriate buffering to nearby residential areas, and is supported by existing transport infrastructure. The proposal does not compromise the delivery of future trunk infrastructure or planned development. Its built form and operational scale are consistent with the surrounding low to medium impact industrial context. The development is therefore considered an appropriate and efficient use of land identified for future urban activity and does not trigger assessment against specific zone code outcomes.
Inadequate separation from sensitive land uses	The site is located less than 100m from existing residential uses, which raises valid concerns regarding potential amenity impacts. While the separation is limited, landscaping, site design, and operational controls are proposed to mitigate adverse effects. Conditions will be imposed to manage these impacts to acceptable levels and ensure future expansion on the operations does not occur.
Precedent for high impact industry	The approval of this application does not establish a precedent. Any future proposals for high impact industry will be required to undergo individual assessment against the planning scheme and must demonstrate compliance with all relevant assessment benchmarks. Each application is considered on its own merits and subject to the same statutory process.
Fragmentation of industrial use	Submitters expressed concerns that introducing high impact uses without broader coordination could result in ad hoc development. The proposal is, however, consistent with the existing structure plan for the area, which identifies this site as suitable for industrial use.
Hours of operation	The proposed hours of operation are expected to include early morning and evening activity. Conditions can be imposed to limit hours for certain activities, and ensure compliance with relevant standards relating to emissions.
Noise pollution	Noise associated with plant operation, vehicles, and processing equipment was a key concern. An acoustic report has been provided and demonstrates that operations can comply with the

	<i>Environmental Protection (Noise) Policy.</i> Conditions will be imposed to manage noise levels through design, insulation, and restricted operating hours for certain aspects of the use.
Light spill and nighttime disruption	Lighting associated with extended operational hours could affect nearby residential properties. Conditions will require compliance with AS4282: Control of Obtrusive Effects of Outdoor Lighting to mitigate light spill.
Odour and air quality impacts	Potential odour emissions from processing and cooking activities were raised. While no specific odour outcomes are prescribed due to the absence of site-specific complaint data or modelling for the proposed use, provisions have been included to allow for further investigation and mitigation if future complaints are received. The applicant has committed to the installation of odour control systems, including filters and ventilation. Further conditions have been applied to monitor and manage emissions.
Increase traffic/truck movements	<p>The proposed extension and fit-out of the existing production facility is expected to result in a net increase of approximately 10 vehicle movements per hour during peak periods, equating to one vehicle every six minutes. Based on the submitted traffic assessment this increase is considered minor and is not expected to compromise the safety or efficiency of the external road network. Conditions have been imposed to ensure access, servicing and vehicle movements comply with Council requirements.</p> <p>It is also noted that the traffic/truck movements are not in excess of that which was ordinarily planned for the low/medium impact industrial use of the site.</p>
Pedestrian safety	Concerns were raised about pedestrian safety, particularly for children, due to increased truck movements. Conditions can require pedestrian pathways, signage, and traffic calming measures to improve safety outcomes.
Detract from the character of the area	The introduction of high impact industry near residential areas is considered by some to detract from the semi-rural and residential character. Landscaping, building design controls, and limited visibility of operational areas will assist in reducing visual impact and preserving local character.
Parking	Submissions highlighted concerns regarding insufficient parking for staff and vehicles. The proposal includes on-site parking in accordance with the planning scheme requirements. Conditions can be applied to ensure parking supply meets operational demands.
Property/real estate values	Concerns were raised about potential impacts on surrounding property values. While this is not a planning consideration under the Planning Act 2016, it is acknowledged that perceived amenity impacts can influence property values. The proposed mitigation measures are expected to minimise such effects.
Other	Submitters alleged inconsistency with the State Planning Policy and suggested the development could strain local infrastructure. The application has been assessed against relevant planning instruments and structure plans. Infrastructure charges will apply, and conditions will ensure connections are appropriately

	managed to avoid undue strain on existing networks.
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6. MATTERS PRESCRIBED BY REGULATION

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

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| <ul style="list-style-type: none"> (i) The State Planning Policy – Part E; (ii) The Central Queensland Regional Plan; (iii) The Strategic Framework in <i>Livingstone Planning Scheme 2018</i>; (iv) The Emerging Communities Zone Code, Bushfire Hazard Overlay Code, General Development Code and the Development Works Code in <i>Livingstone Planning Scheme 2018</i>; (i) The Development Permit for a Material Change of Use D-262-2018 for Medium Impact Industry (Juice Processing Plant) – approved with conditions 29 March 2019 (use not commenced) on the land, the subject of the application. The land, the subject of the application in terms of commensurate development; and (ii) The common material, being the material submitted with the application. |
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PREVIOUS DECISIONS

The following decision are relevant to the assessment of this matter, for reasons outlined in this report:

- Development Permit D-79-2014 for Reconfiguring a Lot (1 into 11 lots - nine industrial lots, balance lot and public use land) and Operational Works for road, drainage, stormwater, water and sewer infrastructure, erosion control and conduits – approved with conditions 29 September 2014.
- Development Permit D-262-2018 for Medium Impact Industry (Juice Processing Plant) – approved with conditions 29 March 2019 (use not commenced).

BUDGET IMPLICATIONS

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

LEGISLATIVE CONTEXT

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

LEGAL IMPLICATIONS

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.

STAFFING IMPLICATIONS

No staffing implications have been identified in the assessment.

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/OPERATIONAL PLAN

Strategy GO4 of the Corporate Plan is relevant to the assessment of this application and states: *'Provide transparent and accountable decision making reflecting positive leadership to the community.'*

RECOMMENDATION A

That in relation to the application for a Development Permit for a Material Change of Use for a High Impact Industry (meat processing facility), made by Engineering Applications, on Lot 23 on SP321551 and located at 3-5 Pineapple Drive, Hidden Valley Council resolves to Approve the application given pursuant to Section 45(5)(b) 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 where relevant matters have been established in support of the development as follows:

- (a) The site is included in the Gateway Business and Industry Park, a clearly defined and transitioning area with an approved structure and vision for industrial use. The Gateway Business and Industry Park Code reflects the most current planning intent and provides the more relevant assessment framework under the changed circumstances. The development is consistent with the intent for the Gateway Business and Industry Park.
- (b) The development will result in significant employment and economic benefit for the Shire and its residents, and enables the growth of a local business that would otherwise not be accommodated on the Capricorn Coast.
- (c) The development will utilise an existing, incomplete industrial building that has been the subject of significant investment. There is benefit to the surrounding precinct, and Shire generally, to see this building completed and utilised for productive purposes.
- (d) The proposed development is not better located elsewhere, particularly noting the proposal's ability to utilise an existing building and site.

RECOMMENDATION B

That in relation to the application for a Development Permit for a Material Change of Use for a High Impact Industry (meat processing facility), made by Engineering Applications, on Lot 23 on SP321551 and located at 3-5 Pineapple Drive, Hidden Valley 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 issue of the Compliance Certificate for the Survey Plan, 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 issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.
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- 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) Stormwater Works;
 - (ii) Access Works;
 - (iii) Site Works; and
 - (iv) Landscaping Works.
- 1.6.2 Building Works; and
- 1.6.3 Plumbing and Drainage Works.
- 1.7 All Development Permits for Operational Works must be obtained prior to the issue of a Development Permit for Plumbing and Drainage Works and 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:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Site Plan - Proposed - Overall	DD-S00428-A004-B	05/09/2024
Site Development Plan	DD-S00428-A005-E	05/09/2024
3d Perspectives	DD-S00428-A006-B	05/09/2024
Floor Plan - Overall	DD-S00428-A101-C	05/09/2024
Floor Plan - Proposed Extension	DD-S00428-A102-E	05/09/2024
Floor Plan -Proposed Process Fitout	DD-S00428-A103-F	05/09/2024
Floor Plan -Proposed Existing Office Fitout	DD-S00428-A104-C	05/09/2024
Elevations	DD-S00428-A201-E	05/09/2024
Sections	DD-S00428-A301-E	05/09/2024
Traffic Engineering Report	Modus Traffic Engineer	31/01/2025
Site Based Stormwater Management Plan	ENAP0222-SBSMP	03/02/2025
Noise Impact Assessment	16433-R1	27/03/2025
Air Quality Impact Assessment	16433-R0	25/03/2025

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Bushfire Hazard Assessment Report	-	07/2025
Landscape Concept Plan	-	-

- 2.2 The 'Future Expansion' and '6m Wide Future Driveway' depicted on the site plan are not approved under this development permit.
- 2.3 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.
- 2.4 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 Operational Works.
- 3.0 ACCESS WORKS
- 3.1 All vehicular access to and from the site must be via Pineapple Drive only. Direct vehicular access to Golden Circuit is prohibited.
- 3.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Off Street Car Parking"*.
- 3.3 Any proposed new vehicle access must be designed and constructed to the development in accordance with the *Capricorn Municipal Development Guidelines*, must be:
- 3.3.1 In accordance with the drawing CMDG-R-042 revision G, "*Type A – Two Way Access Commercial Driveway Slab*"; and
- 3.3.2 Located a minimum of one (1) meter away from any sewer connections, access chambers, valves, fire hydrant, water meter boxes, and any other utility services.
- 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.
- 3.4 A minimum of forty (40) off-street parking spaces (including universal access spaces) must be provided.
- 3.5 Access, parking, and associated manoeuvring areas must be sealed using bitumen, concrete, or another surface approved by Council as part of a Development Permit for Operational works (access and parking works).
- 3.6 All vehicle operations associated with the proposed use must be directed by suitable directional, informative, regulatory or warning signs and pavement markings in accordance with Manual of Uniform Traffic Control Devices (Queensland).
- 3.7 Traffic control signs and pavement line markings must be installed in accordance with the Manual of Uniform Traffic Control Devices – Queensland, to direct internal traffic within the facility to maintain traffic and pedestrian safety.
- 3.8 All ingress and egress traffic movements to and from the development must be in a forward direction (forward gear).
- 3.9 All stormwater runoff from car parks and vehicular manoeuvring areas must be discharged lawfully in accordance with State Planning Policy.
- 4.0 PLUMBING AND DRAINAGE WORKS

- 4.1 The development must be connected to Council's reticulated water and sewer infrastructure services.
- 4.2 The existing sewerage and water connection point must be retained, and upgraded if necessary, to service the development.
- 4.3 Sewerage trade waste permits must be obtained for the discharge of any non-domestic waste into Council's sewerage reticulation. Arrester traps must be provided where commercial or non-domestic waste water is proposed to be discharged into the system.
- 4.4 Hoses must be provided at the refuse container area, and washdown must be drained to the sewer in accordance with a Plumbing and Drainage Permit and Sewerage Trade Waste Permit.
- 4.5 Water meter boxes and sewer connections located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with trafficable lids.

5.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 5.1 A Development Permit for Operational Works (roof and allotment drainage works) must be obtained prior to the commencement of any roof and allotment drainage works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), Capricorn Municipal Development Guidelines, relevant Australian Standards, the approved Stormwater Management Plan and the provisions of a Development Permit for Operational Works (roof and allotment drainage works).
- 5.3 All stormwater including roof water and allotment runoff must achieve demonstrated lawful discharge in accordance with State Planning Policy and must not adversely affect the upstream or downstream land or damage infrastructure when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns.

6.0 STORMWATER WORKS

- 6.1 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, and sound engineering practice.
- 6.2 All stormwater must drain to a demonstrated lawful point of discharge and must not adversely affect adjoining land or infrastructure by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.
- 6.3 The proposed development must not increase peak stormwater runoff for a selected range of storm events up to and including the one in one hundred year storm event (100 year Average Recurrence Interval) for the post development condition.

7.0 SITE WORKS

- 7.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 7.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
 - 7.2.1 the location of cut and/or fill;
 - 7.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 7.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 7.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and

- 7.2.5 the maintenance of access roads to and from the site so that they are free of all cut and/or fill material and cleaned as necessary.
- 7.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 7.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 7.5 The structural design of all retaining walls above one (1) metre in height must be separately and specifically certified by a Registered Professional Engineer of Queensland as part of the Operational Works submission. A Registered Professional Engineer of Queensland must on completion certify that all works are compliant with the approved design.
- 7.6 A detailed inspection and as constructed record must be provided to Council by the consultant Registered Professional Engineer of Queensland prior to acceptance of the works. The consultant must include in the certification confirmation that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction.
- 7.7 The detailed inspection and As Constructed record must demonstrate to Council that the wall construction work was closely monitored throughout construction by the Registered Professional Engineer of Queensland including the achieved foundation ground conditions.
- 7.8 The approved design and/or the construction of the retaining walls must not be modified or altered without Council's prior written approval.
- 7.9 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes, in accordance with the landscaping plan approved by Council; or
 - (ii) removed for disposal at a location approved by Council;
- within sixty (60) days of clearing. Any vegetation removed must not be burnt.
- 7.10 All site works must be undertaken to ensure that there is:
- 7.10.1 no increase in upstream or downstream flood levels for all levels of immunity up to Q100;
 - 7.10.2 no increase in velocity profiles, for which no remedy exists to prevent erosion and/or scouring. In the event that modelling shows non-compliance with the above, works must be undertaken within the system to satisfy the above criteria for development; and
 - 7.10.3 a lawful point of discharge to which the developed flows from the land drain. Easements will be required over any other land to accommodate the flows.
- 8.0 **BUILDING WORKS**
- 8.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 9.0 **LANDSCAPING WORKS**
- 9.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any site works.
- 9.2 The application for a Development Permit for Operational Works (landscaping works) must be accompanied by for construction landscaping plans that:
- (i) are generally consistent with the approved Landscape Concept Plan (refer to condition 2.1).
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- (ii) provide a minimum 20m wide landscaped buffer to the eastern boundary of the site adjoining Golden Circuit. The vegetation buffer must assist with visually screening the development from Golden Circuit and must be established with fast growing or mature screening species that are endemic to the location.
 - (iii) identify tree planting to site frontages, which will achieve a canopy spread over 50% of the site frontage within 5 years of planting.
- 9.3 Landscaping, or any part thereof, upon reaching full maturity, must not:
 - (i) obstruct sight visibility zones as defined in the *Austroads 'Guide to Traffic Engineering Practice'* series of publications;
 - (ii) adversely affect any road lighting or public space lighting; or
 - (iii) adversely affect any Council infrastructure, or public utility plant.
- 9.4 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 9.5 Root barriers must be provided between proposed trees and relevant infrastructure.
- 9.6 All landscaping must be constructed and or established, prior to the commencement of the use.
- 9.7 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).
- 10.0 ELECTRICITY AND TELECOMMUNICATIONS
- 10.1 Electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 11.0 ASSET MANAGEMENT
- 11.1 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.
- 11.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 11.3 'As constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the issue of the Compliance Certificate for the Survey Plan. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 12.0 ENVIRONMENTAL
- 12.1 Submit, as part of a Development Application for Operational Works, a detailed Environmental Management Plan, which addresses, but is not limited to, the following matters:
 - (i) water quality and drainage;
 - (ii) interim drainage plan during construction;
 - (iii) construction programme including operating times;
 - (iv) emergency vehicle access;
 - (v) noise and dust suppression; and
 - (vi) waste management.

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- 12.2 Submit, as part of a Development Application for Operational Works, a site-specific Erosion and Sediment Control Plan, which is certified by Certified Professional in Erosion and Sediment Control (CPESC) or suitably qualified Registered Professional Engineer of Queensland (RPEQ).
- 12.3 The Erosion and Sediment Control Plan must:
- 12.3.1 Be prepared in accordance with the local best practice engineering reference standards and guidelines identified in SC7.13.3.1. of the *Livingstone Planning Scheme 2018*.
 - 12.3.2 Demonstrate how the design objectives identified in Table 9.3.2.4.7. of the Development Works Code of the *Livingstone Planning Scheme 2018* in effect at the time of making a Development Application for Operational Work will be achieved.

***Advice Note:** High efficiency sediment basins are the most effective way to achieve this outcome. Regular sampling must be undertaken in accordance with a sampling program specified in the site specific EMP and evidence of water quality leaving the site must be provided to an authorised officer upon request.*
 - 12.3.3 Identify sampling locations and sampling frequency. The water quality of discharge flows must be measured at each concentrated discharge point from the site and achieve < 50mg/L total suspended solids (or 60ntu) and maintain pH in the range 6.5 to 8.5 at the point of discharge from the site.
 - 12.3.4 Identify suitable stages of works in order to minimise the area of soil exposed at any one time. Soil disturbances must be staged into manageable sized areas to ensure adequate erosion and sediment control management and progressive stabilisation of disturbed surfaces.
 - 12.3.5 Set suitable hold points throughout the construction phase.
 - 12.3.6 Identify short (temporary) and long-term (permanent) stabilisation measures for all exposed soils.
 - 12.3.7 For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site
- 12.4 The Environmental Management Plan approved as part of a Development Permit for Operational Works must be part of the contract documentation for the development works.
- 12.5 The Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.
- 12.6 Any lighting 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 'Australians Standard AS4282 – Control of the obtrusive effects of outdoor lighting'.
- 12.7 Undertake the activity in a manner that does not allow environmental nuisance or water contamination 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 earthworks, construction and operation as stated in the *Environmental Protection Act 1994* and subordinate legislation.
- 13.0 OPERATING PROCEDURES
- 13.1 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
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of construction machinery or contractors' vehicles will be permitted in Pineapple Drive or Golden Circuit.

- 13.2 The operation of the development is permitted to operate 6am to 7pm, Monday to Saturday, unless otherwise approved by Council.

13.2.1 Cooking and processing operations are limited only to occur between 6am to 6pm, Monday to Saturday;

13.2.2 Deliveries, dispatch, loading and unloading of vehicles is limited to only occur between 6:30am to 6pm.

- 13.3 Record all complaints received relating to the development in a register that includes, as a minimum:

- (i) date and time when complaint was received;
- (ii) complainants details including name and contact information;
- (iii) reasons for the complaint;
- (iv) investigations undertaken and conclusions formed;
- (v) actions taken to resolve this complaint, including the time taken to implement these actions;
- (vi) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.
- (vii) Prepare and provide a response to the complainant with 48 hours of receipt of the complaint.
- (viii) Provide an up to date copy of the register if requested by Council.

- 13.4 All waste storage areas must be:

13.4.1 kept in a clean and tidy condition;

13.4.2 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;

13.4.3 has an imperviously sealed pad, on which to stand the bin(s), and which is drained to an approved waste disposal system;

13.4.4 is within proximity to a hose cock;

13.4.5 is not located within three (3) metres of the common property boundary where adjoining a lot within a residential category zone;

13.4.6 is large enough to accommodate at one (1) or more industrial bins of a size appropriate to the nature and scale of use; and

13.4.7 maintained in accordance with *Environmental Protection Regulation 2019*.

14.0 AIR QUALITY

- 14.1 The development is to be undertaken in a manner that:

14.1.1 complies with the assumptions of the Air Quality Assessment report by Assured Environmental (refer to condition 2.1);

14.1.2 involves the installation and operation of extraction stacks a minimum height of 3m above roof level;

14.1.3 does not cause unacceptable air quality impacts on sensitive receptors;

- 14.1.4 ensures emissions comply with the Environmental Protection (Air) Policy 2019.

15.0 ACOUSTIC MITIGATION

- 15.1 Noise mitigation measures must be constructed and implemented in accordance with the recommendations in the Noise Impact Assessment by Assured Environmental (refer to condition 2.1).
- 15.2 The two roller shutter doors servicing the plant room must be acoustically rated to achieve a minimum weighted sound reduction index (Rw) of 22.
- 15.3 The roof of the plant room must be constructed to achieve a minimum weighted sound reduction index of (Rw) 30. Acceptable construction methods include either:
- (i) A 150 mm thick insulated panel with Colourbond cladding on both sides; or
 - (ii) A 6 mm fibre cement board installed beneath an insulated frame with a Colourbond roof.

Alternative construction methods may be permitted if it can be demonstrated to the satisfaction of the relevant authority that they achieve the same or better acoustic performance.

- 15.4 All on-site vehicles must switch off engines while stationary, including during loading and unloading activities, to minimise noise emissions.
- 15.5 A 2.5 meter noise barrier must be installed around the boiler in accordance with the indicative location shown in red on figure 6. Of the Noise Impact Assessment (refer to condition 2.1). The barrier must:
- 15.5.1 be located as close as practicable to the boiler, having regard for necessary ventilation and maintenance access;
 - 15.5.2 be constructed without gaps; and
 - 15.5.3 be made from materials with a minimum surface density of 12 kg/m².

Details of the final barrier design and material must be submitted to and approved by Council.

- 15.6 The developer must submit to Council post construction acoustic certification demonstrating compliance with the relevant Queensland *Environmental Protection Act 1994* provisions. The acoustic certification must be prepared by a suitably qualified acoustic consultant. The acoustic certification must be submitted to Council within one (1) month of the commencement of the use.
- 16.0 LICENCING
- 17.0 The applicant must apply for and obtain approval for a food business licence prior to the commencement of use.

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 Aboriginal and Torres Strait Islander and Multicultural Affairs website www.datsima.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. Property Notes

All vehicular access to and from the development must be via the Pineapple Drive only. Direct vehicular access to Golden Circuit is prohibited.

NOTE 6. Application to Undertake Alterations or Improvements to Council Controlled Areas and Roads

An Application to Undertake Alterations or Improvements to Council Controlled Areas and Roads (including a fee for the vehicle crossover and compliant with Standard *Capricorn Municipal Development Guideline* Drawings) may be accepted in place of the Development Permit for Operational Works (access works).

NOTE 7. 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 High Impact Industry (meat processing facility), made by Engineering Applications, on Lot 23 on SP321551 and located at 3-5 Pineapple Drive, Hidden Valley, Council resolves to issue an Infrastructure Charges Notice for the amount of \$351,985.35.

L.1 - DEVELOPMENT APPLICATION - MCU FOR HIGH IMPACT INDUSTRY - 3- 5 PINEAPPLE DRIVE, HIDDEN VALLEY

Locality Plan and Existing Building

Meeting Date: 16 September 2025

Attachment No: 1

Locality Plan – Keppel Eats



Existing Building – Keppel Eats



L.1 - DEVELOPMENT APPLICATION - MCU FOR HIGH IMPACT INDUSTRY - 3-5 PINEAPPLE DRIVE, HIDDEN VALLEY

Overlays

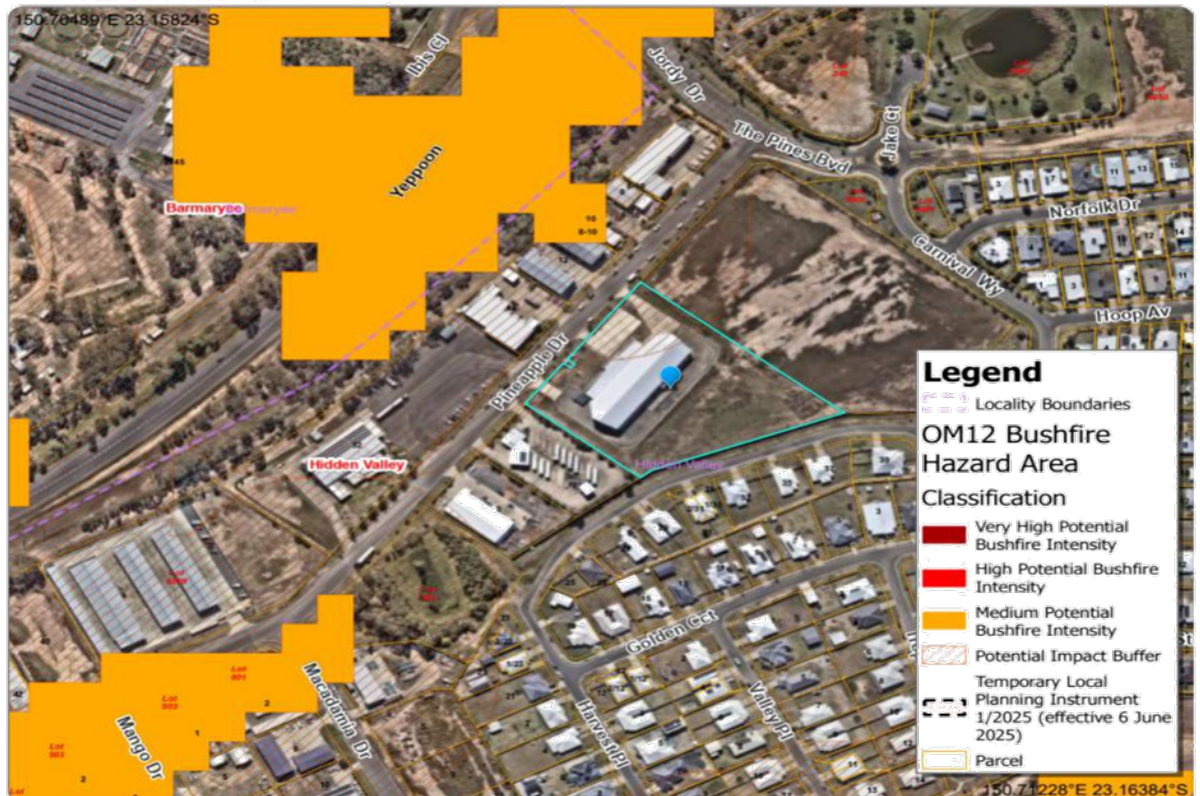
Meeting Date: 16 September 2025

Attachment No: 2

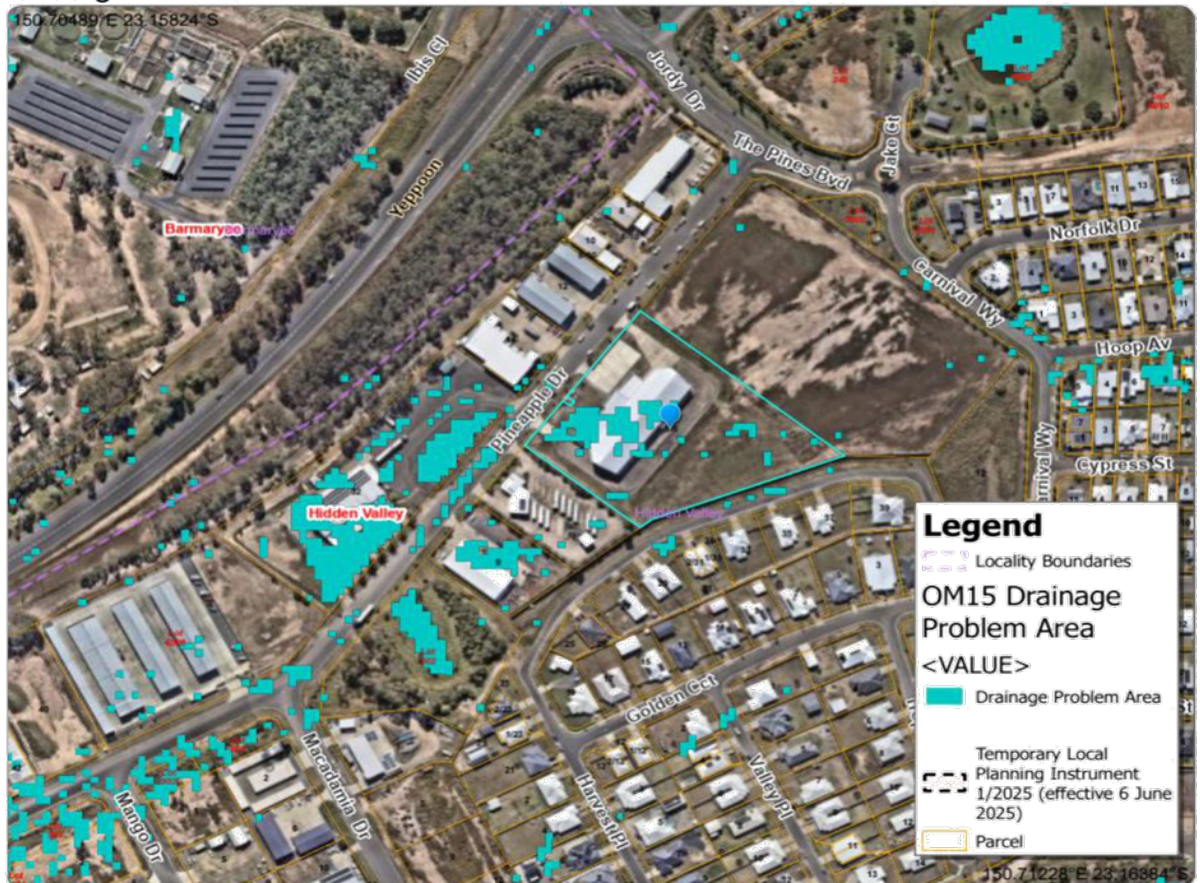
Agricultural Land Classification



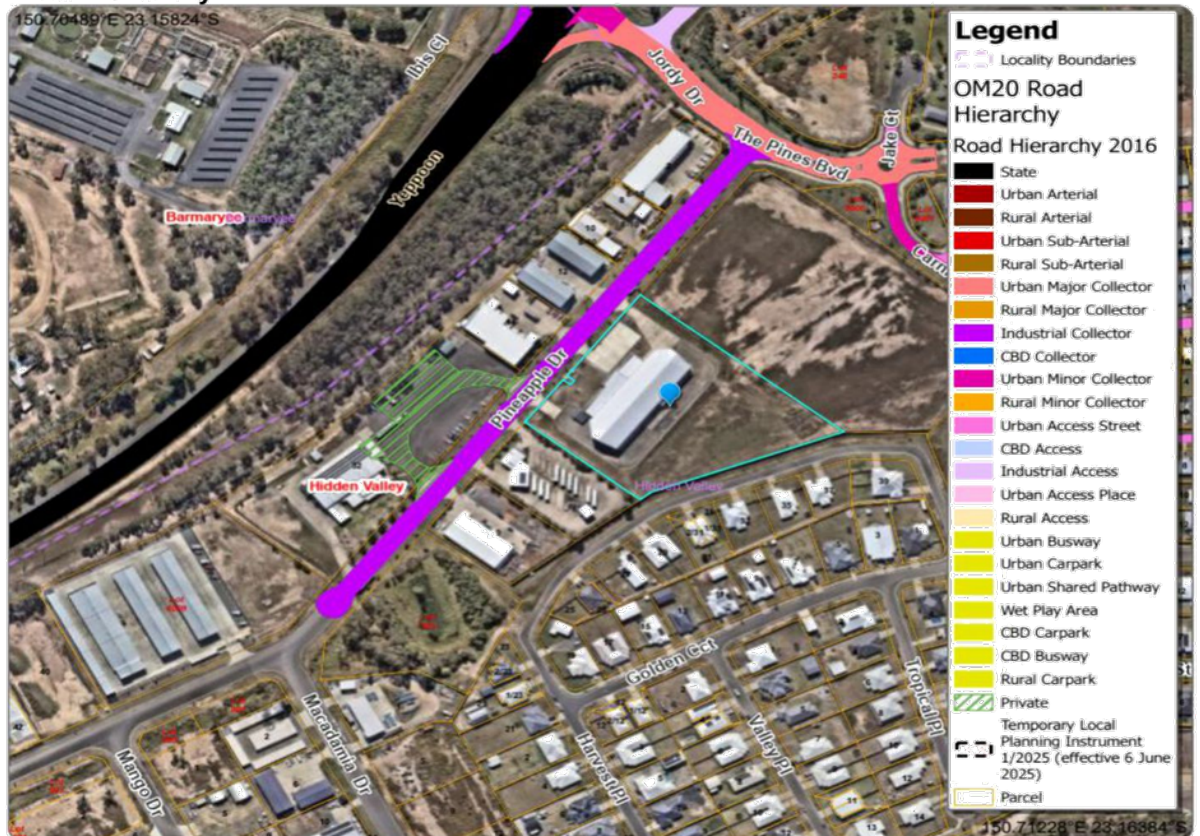
Bushfire Hazard Area



Drainage Problem Area



Road Hierarchy



Height Limits



L.1 - DEVELOPMENT APPLICATION - MCU FOR HIGH IMPACT INDUSTRY - 3- 5 PINEAPPLE DRIVE, HIDDEN VALLEY

Proposal Plans

Meeting Date: 16 September 2025

Attachment No: 3

KEPPEL BRAND EXTENSION AND FITOUT OF PRODUCTION FACILITY

3-5 PINEAPPLE DRIVE, HIDDEN VALLEY, QLD 4703



3D PERSPECTIVE



LOCATION MAP



SHEET LIST					
SHEET NO.	REV	REV DATE	SHEET NAME	REV BY	CHECKED
A001	B	05/09/24	COVER SHEET	JA	PS, DB
A003	B	05/09/24	SITE PLAN - EXISTING - OVERALL	JA	PS, DB
A004	B	05/09/24	SITE PLAN - PROPOSED - OVERALL	JA	PS, DB
A005	E	05/09/24	SITE DEVELOPMENT PLAN	JA	PS, DB
A006	B	05/09/24	3D PERSPECTIVES	JA	PS, DB
A101	C	05/09/24	FLOOR PLAN - OVERALL	JA	PS, DB
A102	E	05/09/24	FLOOR PLAN - PROPOSED EXTENSION	JA	PS, DB
A103	F	05/09/24	FLOOR PLAN - PROPOSED PROCESS FITOUT	JA	PS, DB
A104	C	05/09/24	FLOOR PLAN - PROPOSED EXISTING OFFICE FITOUT	JA	PS, DB
A201	E	05/09/24	ELEVATIONS	JA	PS, DB
A301	E	05/09/24	SECTIONS	JA	PS, DB

ABBREVIATIONS

AHU	AIR HANDLING UNIT	PA	PERSONAL ACCESS DOOR
ALUM	ALUMINIUM	PAF	FACE FIT PERSONAL ACCESS DOOR
AP	ACCESS PANEL	PB	PLASTERBOARD
B	BOLLARD	PFC	PARALLEL FLANGE CHANNEL
BF CONC	BROOM FINISHED CONCRETE	PRTY	PANTRY
BLDG	BUILDING	RC	REINFORCED CONCRETE
BT	BUCKET TRAP	REINF	REINFORCED
CB	COLORBOND	RHS	RECTANGULAR HOLLOW SECTION
CG	CORNER GUARD	RL	RELATIVE/REDUCED LEVEL
CH	CEILING HEIGHT	S	SINK
CHS	CIRCULAR HOLLOW SECTION	SHS	SQUARE HOLLOW SECTION
CJ	CONSTRUCTION JOINT	SJ	SAWCUT JOINT
CK	CONCRETE KICKER	SK	KITCHEN SINK
CT	COOK TOP	SL	STRUCTURAL LEVEL
CLG	CEILING	SS	STAINLESS STEEL
COL	COLUMN	ST CONC	STEEL TROWELLED CONCRETE
CONC	CONCRETE	SWG	STORM WATER GULLY
C.O.S.	CHECK/CONFIRM ON SITE	TBA	TO BE ADVISED
DB	DISTRIBUTION BOARD	TBC	TO BE CONFIRMED
DIA	DIAMETER	TGSI	TACTILE GROUND SURFACE INDICATOR
DJ	DOWELL JOINT	TJ	TOOLED JOINT
DP	DOWNPIPE	TOK	TOP OF KERB
DW	DISHWASHER	TOW	TOP OF WALL
EA	EQUAL ANGLE	TP	TANGENT POINT
EX	EXISTING	TYP	TYPICAL
EXT	EXTERNAL	UA	UNEQUAL ANGLE
FB	FIRE BLANKET	UB	UNIVERSAL BEAM
FC	FIBRE CEMENT	UC	UNIVERSAL COLUMN
FE	FIRE EXTINGUISHER	U/S	UNDERSIDE
FH	FIRE HYDRANT	UR	URINAL
FHR	FIRE HOSE REEL	VAN	VANITY
FFL	FINISHED FLOOR LEVEL	VERT	VERTICAL
FRL	FIRE RESISTANCE LEVEL	VB	VILLA BOARD
FW	FLOOR WASTE	W, WDW	WINDOW
GD	GRATE DRAIN	WB	WELDED BEAM
HB	HAND BASIN	WC	WATER CLOSET
HD	HAND DRYER	WM	WASHING MACHINE
HOR	HORIZONTAL	WDR	WASHDOWN HOSE REEL
HR	HANDRAIL	WP	WALL PANEL
HWU	HOT WATER UNIT	WS	WHEEL STOP
HG	HOT DIP GALVANISED	Z/AL	ZINCALUME
INT	INTERNAL		
MW	MICROWAVE	STR ENG	STRUCTURAL ENGINEER
M.M.D.D	MAX. MODIFIED DRY DENSITY	CIV ENG	CIVIL ENGINEER
N.I.C.	NOT INCLUDED IN CONTRACT	MECH ENG	MECHANICAL ENGINEER
OA	OVERALL	FIRE ENG	FIRE ENGINEER
		HYD ENG	HYDRAULIC ENGINEER



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B	PRELIMINARY	JA	05/09/24
A	PRELIMINARY	JA	29/05/24
REV	DESCRIPTION	INITIAL	DATE

TITLE:
COVER SHEET

PROJECT:
EXTENSION AND FITOUT OF
PRODUCTION FACILITY

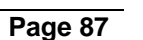
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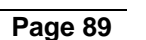
CLIENT:
KEPPEL BRAND

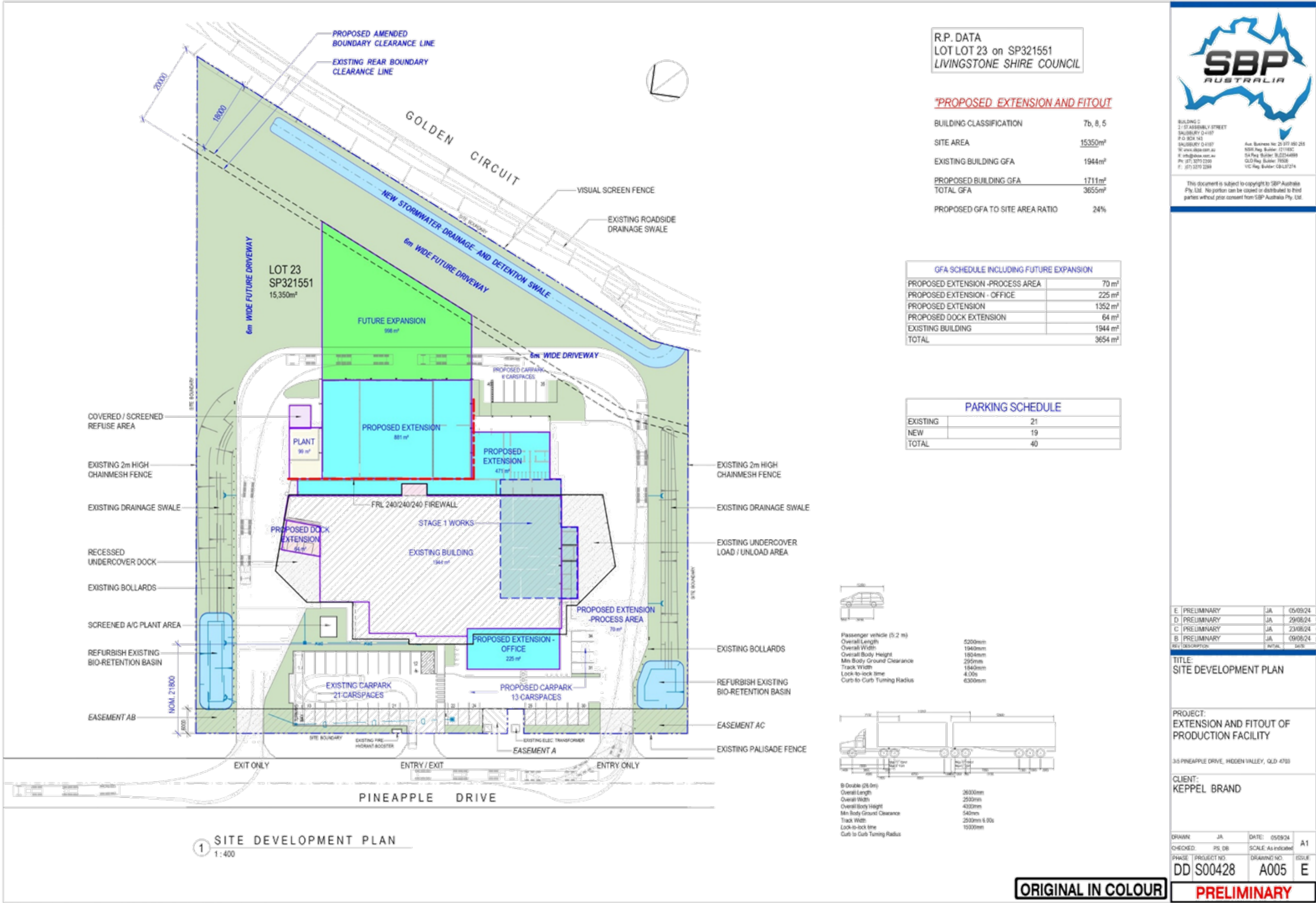
DRAWN	JA	DATE	05/09/24	A1
CHECKED	PS, DB	SCALE	1:1	
PHASE	PROJECT NO.	DRAWING NO.	ISSUE	
DD	S00428	A001	B	





ORIGINAL IN COLOUR


PRELIMINARY











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Aus. Business No: 20 277 860 258
NSW Reg. Number: 121169C
SA Reg. Number: B22244889
QLD Reg. Number: 19558
VIC Reg. Number: CB137214

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B	PRELIMINARY	JA	05/09/24
A	PRELIMINARY	JA	29/05/24
REV	DESCRIPTION	INITIAL	DATE

TITLE:
3D PERSPECTIVES

PROJECT:
EXTENSION AND FITOUT OF
PRODUCTION FACILITY

3/5 PINEAPPLE DRIVE, HIDDEN VALLEY, QLD 4703

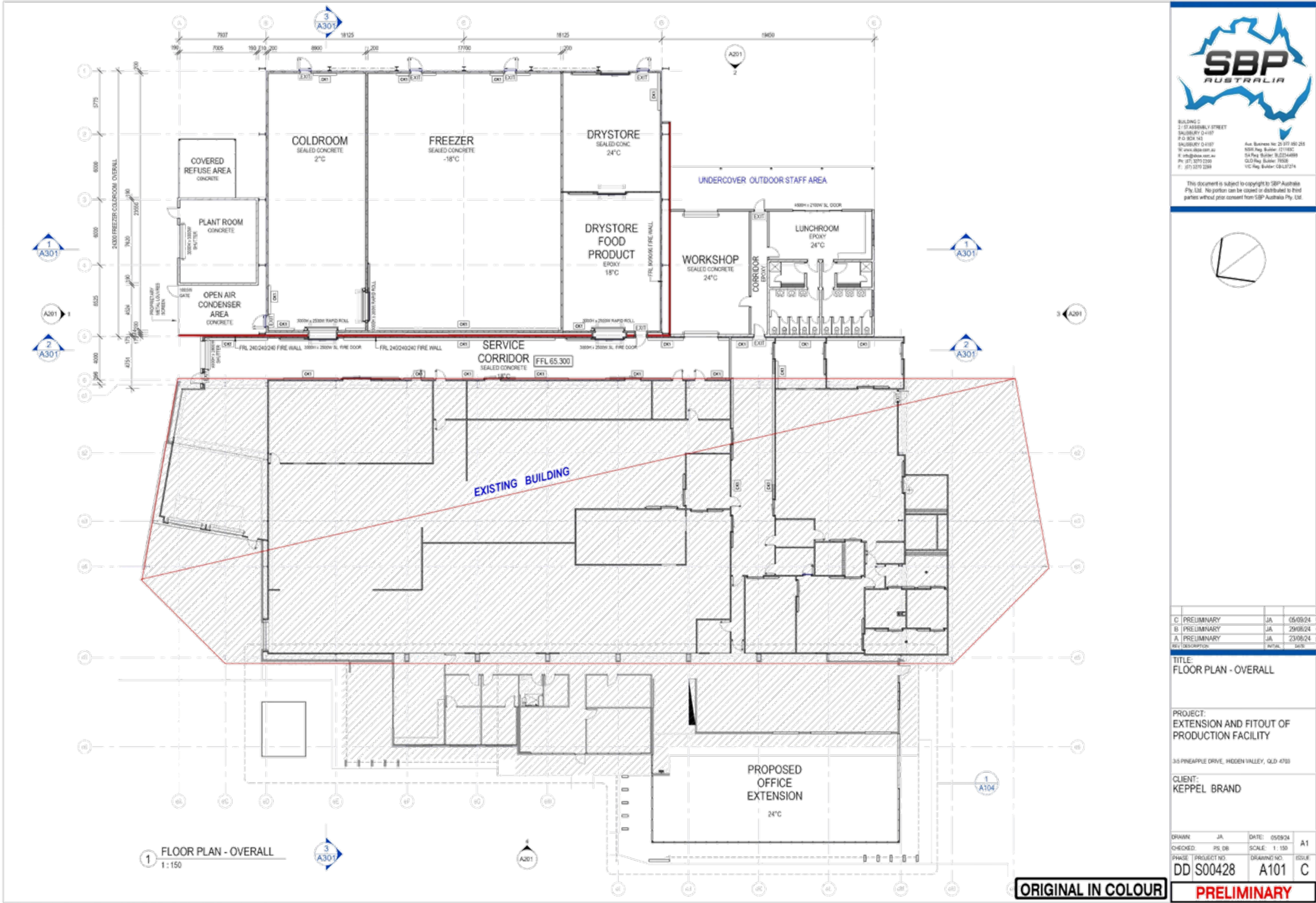
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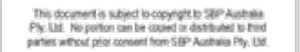
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DD	S00428	A006	B	

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TITLE:
FLOOR PLAN - PROPOSED
EXTENSION

PROJECT:
EXTENSION AND FITOUT OF
PRODUCTION FACILITY

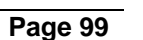
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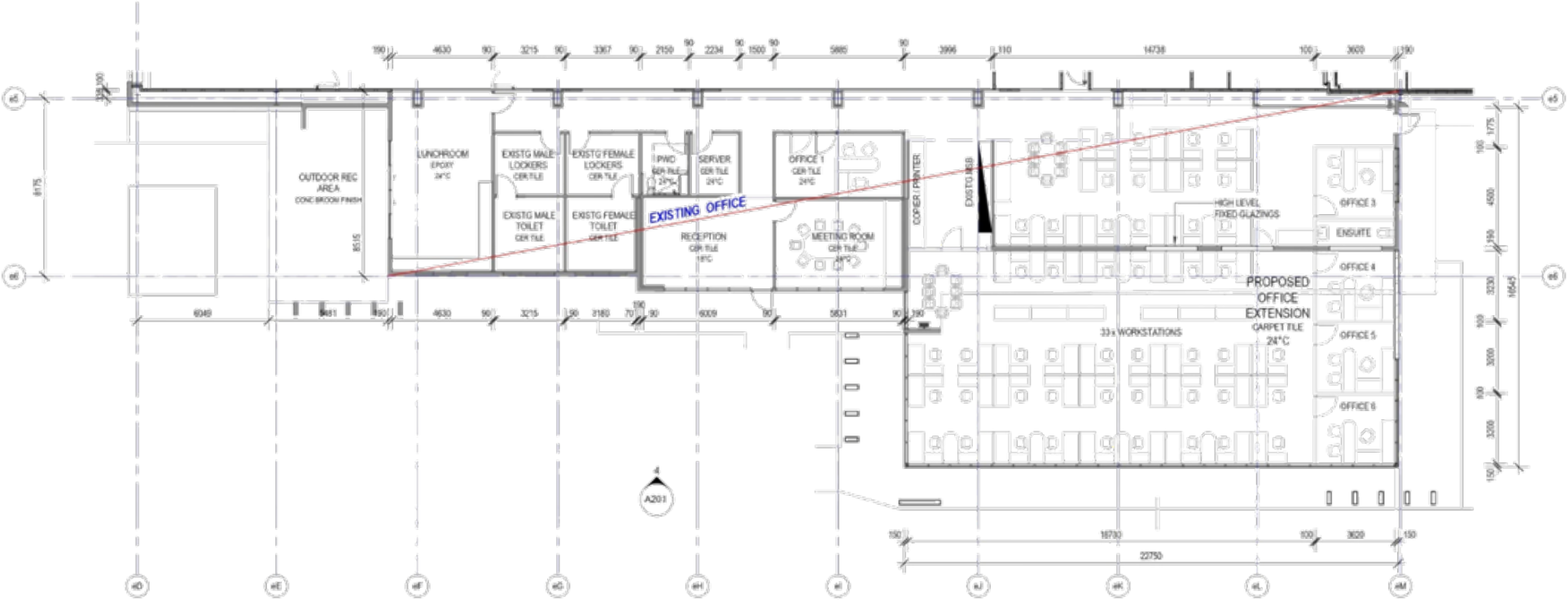
CLIENT:
KEPPEL BRAND

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CHECKED: PS_DB		SCALE: 1:125		
PHASE:	PROJECT NO.	DRAWING NO.		ISSUE:
DD	S00428	A102		E

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PRELIMINARY





1 FLOOR PLAN - EXISTING OFFICE FITOUT
1:125



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NSW Reg. Builder: 1211893
QLD Reg. Builder: 19558
VIC Reg. Builder: CB137214

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C	PRELIMINARY	JA	05/09/24
B	PRELIMINARY	JA	29/08/24
A	PRELIMINARY	JA	22/05/24
REV	DESCRIPTION	INITIAL	DATE

TITLE:
FLOOR PLAN - PROPOSED
EXISTING OFFICE FITOUT

PROJECT:
EXTENSION AND FITOUT OF
PRODUCTION FACILITY

3/5 PINEAPPLE DRIVE, HIDDEN VALLEY, QLD 4703

CLIENT:
KEPPEL BRAND

DRAWN	JA	DATE	05/09/24	A1
CHECKED	PS DB	SCALE	1:125	
PHASE	PROJECT NO.	DRAWING NO.	ISSUE	
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