

# PUBLIC NOTIFICATION



**Approval Sought:** Material Change of Use and Building Works Assessable Against the Planning Scheme

**Proposed Development:** Medium Impact Industry (extensions to an existing building)

**Where:** 150 Port Curtis Road, Port Curtis

**Lot Description:** Lot 3 on LN1187

**Application Reference:** D/187-2025

**Make a submission from:**

**5 February 2026 to 26 February 2026**

**You may make a submission to Rockhampton Regional Council**

PO BOX 1860, Rockhampton QLD 4700

Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)



# DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Hastings Deering (Australia) Limited
Contact name (only applicable for companies)	C/- DTS Group QLD Pty Ltd (Scott Entwistle)
Postal address (PO Box or street address)	Po Box 3128
Suburb	West End
State	QLD
Postcode	4101
Country	Australia
Contact number	0731180600
Email address (non-mandatory)	planning@dtsqld.com.au
Mobile number (non-mandatory)	-
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	BNE250063

## PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>	
<input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	150	Port Curtis Road	Port Curtis
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4700	3	LN1187	Rockhampton Regional Council

## 2.2) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

## 3) Are there any existing easements over the premises?

**Note:** Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

# PART 3 – FURTHER DETAILS

## 4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

## 5) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

## 6) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## 7) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

## 8) Are there any associated development applications or current approvals?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

## PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

## PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	



Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details	
<input checked="" type="checkbox"/> Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.	
Name(s) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work	
What type of approval is being sought?	
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	
b) What is the level of assessment?	
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>	
c) Nature of the proposed building work (tick all applicable boxes)	
<input checked="" type="checkbox"/> New building or structure <input type="checkbox"/> Change of building classification <i>(involving building work)</i> <input type="checkbox"/> Demolition	
<input type="checkbox"/> Repairs, alterations or additions <input type="checkbox"/> Swimming pool and/or pool fence <input checked="" type="checkbox"/> Relocation or removal	
d) Provide a description of the work below or in an attached schedule.	
Extensions to existing Medium Impact Industry use.	
e) Proposed construction materials	
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete
Frame	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement
Floor	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Timber
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium
<input checked="" type="checkbox"/> Curtain glass <input checked="" type="checkbox"/> Aluminium <input checked="" type="checkbox"/> Other	
<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Aluminium <input checked="" type="checkbox"/> Other	
f) Existing building use/classification? <i>(if applicable)</i>	
Medium Impact Industry	

g) New building use/classification? (if applicable)
Medium Impact Industry
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$TBC

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

## PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government				
Confirm proposed construction materials:				
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other	
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	
	<input type="checkbox"/> Other			
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other	
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m <sup>2</sup> )		Floor area (m <sup>2</sup> )	

Our Ref: BNE250063

22 November 2025

The Chief Executive Officer  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700

Attention: Development Assessment Team

Dear Sir / Madam,

<b>Property Location:</b>	150 Port Curtis Road, Port Curtis QLD 4700
<b>Property Description:</b>	Lot 3 on LN1187
<b>Development:</b>	Development Permit for a Material Change of Use and Building Work for Extensions to Medium Impact Industry
<b>Client:</b>	Hastings Deering (Australia) Limited

In accordance with section 51 of the *Planning Act 2016* please find attached on behalf of our client in support of the above development application:

- Duly Executed DA Forms 1 & 2;
- A copy of the Planning Report prepared by DTS Group QLD;
- A copy of the Code Assessment prepared by DTS Group QLD, attached under **Appendix A**;
- A copy of the Proposal Plans prepared by DTS Group QLD, attached under **Appendix B**.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



**Scott Entwistle – Planning Manager**  
DTS Group QLD Pty Ltd  
Email: [planning@dtsqld.com.au](mailto:planning@dtsqld.com.au)

The Chief Executive Officer  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700

Dear Sir/Madam,

**RE: Landowner's Consent to lodgment of a Development Application as prescribed under section 51 (2) (b) (i) of the *Planning Act 2016***

I/We as the registered owner(s) of the below stated properties, hereby consent to a Development Application (as detailed below) being made over the subject premises. We grant this permission as a requirement under section 51 (2) (b) (i) of the *Planning Act 2016* and is provided in association with the *DA Form 1* included with the Development Application.

We trust that this application will be given the utmost attention and consideration.

**Details of Application:**



Development Permit – Material Change of Use & Building Work for Extensions to Medium Impact Industry

**Details of subject premises:**

Street Address: 150 Port Curtis Road, Port Curtis QLD 4700

Real Property Description: Lot 3 on LN1187

Yours faithfully,

HASTINGS DEERING (AUSTRALIA) LIMITED A.C.N. 054 094 647			
Name	Title*	Signature	Date
Daniella Vecchio	Company Secretary	 <small>Daniella Angela Vecchio (Nov 4, 2025 15:52:19 GMT+10)</small>	Nov 4, 2025
Mark Scott	Director		Nov 6, 2025

*\*Where the owner is a company or corporation, the names, titles and signatures of the following must be included on the form: a) two directors of the company, or b) director and the company secretary or c) the sole director. Please ensure the title of the signatory is included under the relevant column in the table above.*

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Hastings Deering (Australia) Limited
Contact name (only applicable for companies)	C/- DTS Group QLD Pty Ltd (Scott Entwistle)
Postal address (P.O. Box or street address)	Po Box 3128
Suburb	West End
State	QLD
Postcode	4101
Country	Australia
Contact number	0731180600
Email address (non-mandatory)	planning@dtsqld.com.au
Mobile number (non-mandatory)	-
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	BNE250063

### 1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

☐ Yes – the written consent of the owner(s) is attached to this development application

☒ No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

#### 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		150	Port Curtis Road	Port Curtis
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4700	3	LN1187	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
☒ Not required

### 4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

#### 5) Are there any existing easements over the premises?

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use    ☐ Reconfiguring a lot    ☐ Operational work    ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment    ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Extensions to an existing Medium Impact Industry

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Operational work    ☒ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit    ☐ Preliminary approval    ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment    ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Extensions to an existing Medium Impact Industry

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application



**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Medium Impact Industry	Medium Impact Industry	N/A	233

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

☒ Yes

☐ No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?**

--

**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

**Matters requiring referral to the local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- ☒ Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- ☐ Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- ☐ Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
- ☒ No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
-----------------------------	-----------

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



**Queensland  
Government**



## 25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



DTS Group Qld Pty Ltd – Urban Planning

**150 Port Curtis Road, Port Curtis QLD 4700**

**Development Permit for a Material Change of Use & Building Work –  
Extensions to Medium Impact Industry**

On behalf of  
**Hastings Deering (Australia) Limited**

November 2025

develop with **confidence**, develop with **DTS**

## Code Assessable Development Application

150 Port Curtis Road, Port Curtis QLD 4700

Being described as Lot 3 on LN1187

On behalf of

**Hastings Deering (Australia) Limited**

November 2025

Document History				
Revision No.	Description	Company	Author/Reviewer	Date
1	Initial Draft	DTS Group QLD	Siena Monnier	29/10/2025
2	Application Review	DTS Group QLD	Scott Entwistle	31/10/2025
3	Quality & Technical Review	DTS Group QLD	Nicholas Bailey	10/11/2025
4	Final Report for Lodgement	DTS Group QLD		

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ABN 27 010 000 843

### Limitations

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## Executive Summary

### Site Details

<b>Address:</b>	150 Port Curtis Road, Port Curtis QLD 4700
<b>Lot Description:</b>	Lot 3 on LN1187
<b>Zone Classification:</b>	Rural Zone
<b>Site Area:</b>	202,994.8m <sup>2</sup>
<b>Registered Landowner:</b>	Hastings Deering (Australia) Limited

### Application Details

<b>Application:</b>	Development Permit for Material Change of Use & Building Work for Extensions to Medium Impact Industry
<b>Preliminary Approval:</b>	Nil
<b>Defined Use:</b>	Medium Impact Industry
<b>Applicant:</b>	<b>Hastings Deering (Australia) Limited</b> C/- DTS Group Qld Pty Ltd PO Box 3128 West End QLD 4101
<b>DTS Reference:</b>	BNE250063

### Synopsis

This application is for a Development Permit for Material Change of Use and Building Work for Extensions to Medium Impact Industry located at 150 Port Curtis Road, Port Curtis QLD 4700. The proposal seeks approval for a new bead blasting booth, which will include a shade sail and comprises a GFA of 114m<sup>2</sup>. The development also involves the relocation of an existing first aid building (GFA of 18m<sup>2</sup>) and the construction of a new office building (GFA of 99m<sup>2</sup>). Both the first aid building and office building will include a new awning / walkway structure.

The proposal achieves a high level of compliance with the Rural Zone Code and all of the prescribed secondary and overlay codes, aligning with the overall outcomes of the *Rockhampton Region Planning Scheme 2015*.

## 1 Introduction

This planning assessment report accompanies a development application for a Development Permit for Material Change of Use and Building Work for Extensions to Medium Impact Industry located at 150 Port Curtis Road, Port Curtis, being described as Lot 3 on LN1187. The locational context of the subject site is illustrated in **Figure 1 – Locational Context** and **Figure 2 – Aerial Photography** of this report.

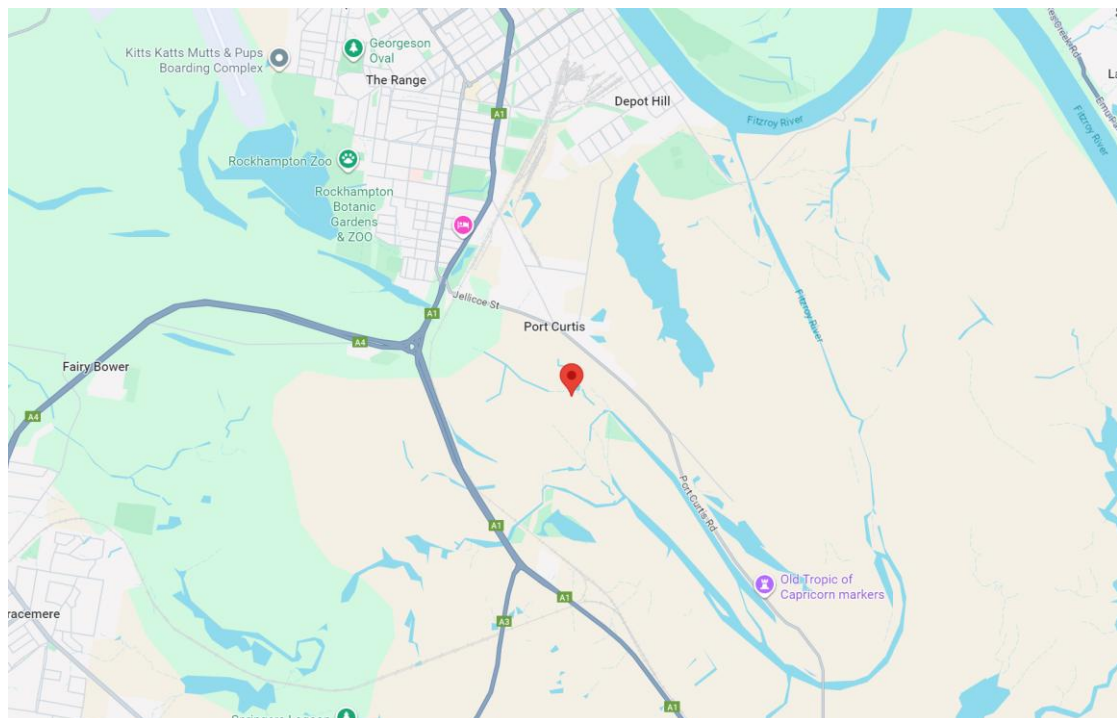
The site is mapped within the Rural Zone under the *Rockhampton Region Planning Scheme 2015*. The development has been assessed against the overall outcomes, intents and acceptable solutions of the relevant planning scheme codes as well as relevant state and regional provisions. The below reporting has been prepared to logically address the urban planning considerations relevant to the application for Material Change of Use and Building Work for Extensions to Medium Impact Industry and based on assessment illustrates sufficient urban planning grounds to warrant approval.

Having regard to the definition of “development” at Division 2 of the *Planning Act 2016*, the proposal is considered to constitute:

- **Material Change of Use;** and
- **Building Work.**

Accompanying this report are the:

- **Code Assessment** prepared by DTS Group QLD Pty Ltd, attached under **Appendix A;**
- **Proposal Plans** prepared by DTS Group QLD Pty Ltd, attached under **Appendix B.**



**Figure 1 Locational Context**

Source: Google, 2025

## 1.1 Level of Assessment

**Table 1** provides an assessment against Part 5 of the *Rockhampton Region Planning Scheme 2015* and has determined that the applicable level of assessment for Medium Impact Industry is **Impact Assessment**.

**Table 1 Level of Assessment & Applicable Assessment Benchmarks**

City Plan 2015	Level of Assessment	Assessment Benchmarks
<b>Zoning</b>		
Rural Zone	Impact Assessment	<p>The Planning Scheme, including:</p> <ul style="list-style-type: none"> <li>• Rural Zone Code</li> <li>• Access, Parking and Transport Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> <li>• Waste Management Code</li> <li>• Water and Sewer Code</li> </ul>
<b>Overlays</b>		
Acid Sulfate Soils Overlay (Land above 5m AHD and below 20m AHD)	Not Applicable	Not Applicable
Airports Environs Overlay (OLS – Up to 30m above ground level; Wildlife Hazard Buffer Area – 8km; Light Restriction Zone – Light Area Buffer 6km)	Not Applicable	Not Applicable
Biodiversity Overlay (Biodiversity Areas – MSES; Wetlands)	No Change	Biodiversity Overlay Code
Bushfire Hazard Overlay (Bushfire Hazard Classification – Buffer)	No Change	Bushfire Hazard Overlay Code
Coastal Protection Overlay (Erosion Prone Area; Coastal Hazard – Medium & High)	No Change	Coastal Protection Overlay Code
Flood Hazard Overlay (Fitzroy River Flood – H2 (Medium), H3 (High), H4 (High), H5 (Extreme), H6 (Extreme); Local Catchment Defined Flood Event (DFE); Planning Area 1; Planning Area 2)	No Change	Flood Hazard Overlay Code
Road Hierarchy Overlay (Industrial Access; Rural Access)	Not Applicable	Not Applicable
Steep Land Overlay (Steep Land 15-20%)	No Change	Steep Land Overlay Code



## 2 Site Characteristics

### 2.1 Site Details

The subject site is located at 150 Port Curtis Road, Port Curtis, being described as Lot 3 on LN1187 (**Figure 2**). The lot maintains an area of 202,994.8m<sup>2</sup> (20.29ha) with a primary frontage of approximately 683m to Port Curtis Road along the north-eastern property boundary and a secondary frontage of approximately 520m to Old Bruce Highway South along the western boundary.

The subject site is located within Port Curtis and is situated east of the Bruce Highway, south-west of the Lakes Creek Road, west of the Fitzroy River, and is approximately 4km from the Rockhampton Town Centre. The site is located within proximity to a number of educational establishments, health services, and retail and commercial establishments. The site is currently improved by the 'Hastings Deering Rockhampton & The Chat Rental Store', which is defined as a Medium Impact Industry land use.

The subject site is identified within the Rural Zone of the *Rockhampton Region Planning Scheme 2015*. The surrounding allotments are located within the Rural Zone and Community Facilities Zone. Accordingly, the surrounding land uses generally comprise a mixture of commercial / industrial uses, detached dwelling houses on large lots, undeveloped rural land, and supporting community infrastructure.

Hastings Deering has historically been located on the subject site for over 54 years. They are an established large scale mining, construction and heavy transport operator, which can be considered ancillary to mining which is a consistent use that can coexist within the Rural Zone if impacts can be mitigated, and it is considered that the likely impacts of the development have been satisfactorily addressed as part of the application.

The site is currently developed with a non-rural use, despite the Rural Zoning. Furthermore, the development site is not located on land identified on the agricultural land classification mapping and given the site's existing approvals and land use requirements it is considered not viable in a productive rural capacity.




**Figure 2 Aerial Photograph**

Source: Near Map, July 2025

## 2.2 Planning Scheme Zoning

Rockhampton Region Planning Scheme 2015 Interactive Mapping outlines the below zoning that applies to the subject site.

**Table 2 Planning Scheme 2015 – Zone**

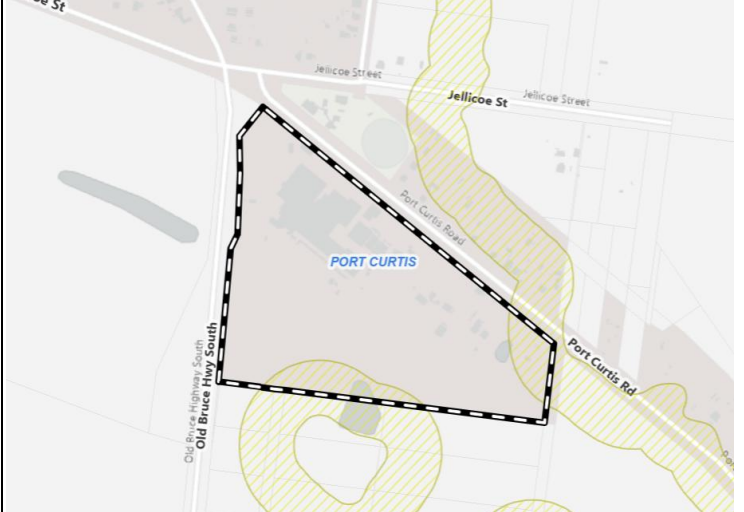


Zone Description	Mapped Location
<b>Rural Zone</b>	

## 2.3 Planning Scheme Overlays

Rockhampton Region Planning Scheme 2015 Interactive Mapping outlines the below Overlays apply to the subject site.

**Table 3 Planning Scheme 2015 – Overlays**

Overlay Description	Mapped Location
<b>Biodiversity Overlay</b> (Biodiversity Areas – MSES; Wetlands)	

Overlay Description	Mapped Location
<p><b>Bushfire Hazard Overlay</b></p> <p><i>(Bushfire Hazard Classification – Buffer)</i></p>	
<p><b>Coastal Protection Overlay</b></p> <p><i>(Erosion Prone Area; Coastal Hazard – Medium &amp; High)</i></p>	
<p><b>Flood Hazard Overlay</b></p> <p><i>(Fitzroy River Flood – H2 (Medium), H3 (High), H4 (High), H5 (Extreme), H6 (Extreme); Local Catchment Defined Flood Event (DFE); Planning Area 1; Planning Area 2)</i></p>	



Overlay Description	Mapped Location
<b>Road Hierarchy Overlay</b> <i>(Industrial Access; Rural Access)</i>	
<b>Steep Land Overlay</b> <i>(Steep Land 15-20%)</i>	

Source: Rockhampton Regional Council Interactive Mapping 2025

## 2.4 Topography

The subject site is generally flat with level of approximately 7.6m AHD.

## 2.5 Frontage and Access

The subject site has a primary frontage of approximately 683m to Port Curtis Road along the north-eastern property boundary and a secondary frontage of approximately 520m to Old Bruce Highway South along the western boundary. Port Curtis Road is classified as an Industrial Access Road and Old Bruce Highway South is classified as a Rural Access Road.

The subject site currently achieves access to the surrounding road network via one existing crossover to Old Bruce Highway South and six crossovers to Port Curtis Road. No changes to the existing vehicle access arrangements are proposed as part of this application.

## 2.6 Urban Services

The subject site is connected to all relevant urban services. No changes to the existing infrastructure connections are proposed as part of this application.

## 2.7 Development Approval History

On 25 May 2023, Council granted approval for a Development Permit for Material Change of Use for Medium Impact Industry (Industrial Spray Painting Facility) and Preliminary Approval for Building Works located at 150 Port Curtis Road, Port Curtis (Council Reference: D/23-2023). The industrial spray painting facility involved a GFA of 442m<sup>2</sup>. The development application

was subject to Impact Assessment; however, no properly made submissions were received during the public notification period.

On 13 July 2023, Council granted approval for a Development Permit for Building Works for minor alterations to the existing wastewater treatment facility and addition of a roof structure over washbay located at 150 Port Curtis Road, Port Curtis (Council Reference: D/25-2023).

There are also previous approvals over the site. Council granted approval for General Industry use, involving permitted operational hours of Monday to Sunday, 24 hours per day (Council Reference: D-R/1815-2004). In 2006, an approval was granted for a Warehouse use, which involved references to the relocation of a sandblasting shed (Council Reference: D-R/2101-2006/A). From this, it is our interpretation that the sandblasting shed was approved under an original historical approval (before and including the 2004 approvals). The approved relocation of the sandblasting shed under application D/2101-2006A is consistent with this assessment. Therefore, the operating hours conditioned in D-R1815-2004 for a General Industry use also applied to the sandblasting shed. Any changes to the operating hours have not been identified on subsequent approvals.



The development is able to comply with the relevant acceptable outcomes and / or performance outcomes of the required development codes under the *Rockhampton Region Planning Scheme 2015*. Refer to **Appendix A** for assessment against the relevant codes.

### 3.2 Built Form

The proposal seeks approval for a new bead blasting booth, which will include a shade sail. The structure is to be located adjacent to the existing building at the northern portion of the site, near the frontage to Port Curtis Road. The bead blasting booth is considered to constitute 'Gross Floor Area' (GFA) under the *Rockhampton Region Planning Scheme 2015* and will therefore result in an additional GFA of 114m<sup>2</sup>.

The development also involves the relocation of an existing first aid building (GFA of 18m<sup>2</sup>) and the construction of a new office building (GFA of 99m<sup>2</sup>). Both the first aid building and office building will include a new awning / walkway structure. Therefore, the proposed development increases the overall GFA of the site by 233m<sup>2</sup> (including shade awnings / walkways).

The proposed structures are not considered to introduce any additional adverse impacts to the surrounding area or the continued operation, viability and maintenance of existing on-site infrastructure. The proposal maintains a built form sympathetic to the existing scale and industrial character of the immediate surrounding area.

The proposed addition of the new structures generally complies with the requirements of the Rural Zone Code and all prescribed Secondary Codes and Overlay Codes and will not impede the achievement of overall outcomes of the *Rockhampton Region Planning Scheme 2015*. Refer to **Appendix A** for detailed assessment against the relevant development codes.

### 3.3 Flooding

As indicated on Council's interactive mapping, the subject site is located within the Flood Hazard Overlay area, specifically the Fitzroy River Flood – H2 (Medium), H3 (High), H4 (High), H5 (Extreme), H6 (Extreme); Local Catchment Defined Flood Event (DFE); Planning Area 1; and Planning Area 2 sub-categories.

The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m<sup>2</sup>. The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site.

Refer to **Appendix A** for assessment against the Flood Hazard Overlay Code, however a Flood Impact Report is currently being prepared by STP Consultants and will be submitted to Council under separate cover to the initial lodgement of this application.



## 4 Urban Planning Framework

### 4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the *Planning Regulation 2017* and the *Development Assessment Rules*.

### 4.2 Categories of Development and Benchmarks

The development proposed by this application requires a Development Permit for a Material Change of Use and Building Work that is made Impact Assessable under the *Rockhampton Region Planning Scheme 2015*, in accordance with section 45 (2) of the *Planning Act 2016*. In this regard, the benchmarks for a categorising instrument as set out in section 45(5) (a) and (b) of the Act have been considered by this report.

*“An impact assessment is an assessment that*

*(a) must be carried out only—*

- (i) against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) having regard to any matters prescribed by regulation for this paragraph; and*

*(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.”*

The relevant assessment benchmarks are described in section 30 of the *Planning Regulation 2017*, and state:

*“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10*

*(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*

*(a) the assessment benchmarks stated in—*

- (i) the regional plan for a region; and*
- (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
- (iii) any temporary State planning policy applying to the premises;*

*(b) if the development is not in a local government area— any local planning instrument for a local government area that may be materially affected by the development;*

*(c) if the local government is an infrastructure provider— the local government’s LGIP.*

*(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

The category of development and the relevant assessment benchmarks are identified in **Section 1.1** of this report. Furthermore, the application is made Impact Assessable and the relevant benchmarks are addressed in **Section 6** of this report.

The proposal is not made assessable under Schedule 10 of the *Planning Regulation 2017*.

### 4.3 Public Notification

Section 53 of the *Planning Act 2016* identifies the circumstances when the notification stage of the development assessment process applies as follows:

*“(a) any part of the application requires impact assessment; or*



(b) the application includes a variation request.”

As identified in **Section 1.1** of this report, the application is Impact Assessable, and therefore public notification is required to be carried out in accordance with the *Planning Act 2016*.

#### 4.4 Referral Agencies

The Referral Agencies triggered by this proposal and their jurisdictions have been established with reference to section 55(2) of the *Planning Act 2016* and Schedules 9 and 10 of the *Planning Regulation (PR) 2017*.

As indicated in **Figure 4** below, the subject site is impacted by an existing Ergon easement located at the northern boundary to Port Curtis Road. In accordance with Schedule 10, Part 9, Division 2, Table 2, Item 1 of the *Planning Regulation 2017*, the development application requires referral to the Chief Executive of the distribution entity or transmission entity.



**Figure 4 State Mapping – Ergon Easement**

Source: DA Mapping System, Queensland Government 2025

#### 4.5 State Planning Policy

The State Planning Policy has been reviewed relative to the subject site and the applicant considers that the SPP is not applicable due to the location of the site and the nature of the works being proposed. Furthermore, the subject site is situated within the Rockhampton Regional Council administrative area, and the application is made assessable under the *Rockhampton Region Planning Scheme 2015*. Part 2, section 2.1 of the planning scheme identifies that the SPP has been integrated into the planning scheme and no further conflict has been identified.

#### 4.6 Local Government Infrastructure Plan

The proposal is not subject to a Local Government Infrastructure Plan.

#### 4.7 Temporary State Planning Policy

The proposal is not subject to a Temporary State Planning Policy.

## 5 Rockhampton Region Planning Scheme 2015

### 5.1 Strategic Framework

The proposed development triggers Impact Assessable and is therefore made assessable against all relevant parts of the *Rockhampton Region Planning Scheme 2015*.

According to the Strategic Framework Map SFM-2 Rockhampton – Settlement Pattern, the subject site is located within the Rural Area designation. Therefore, the relevant aspect of the Strategic Framework to this development application is Strategic Theme 3.3, and more specifically, Element 3.3.6 – Rural.

The following section provides an assessment against the relevant Specific Outcomes of Element 3.3.6 of the Strategic Framework.

1. *Rural land has important economic, environmental and scenic values and provides for uses including primary production, mining and tourism.*
2. *Rural land is not used for urban development and is to be protected for its productive, landscape and natural resource values.*
3. *Sensitive land uses in rural areas will not occur when in proximity to incompatible development (for example industrial uses). The special management area overlay provides a separation distance between industry (such as the Lakes Creek meatworks, Bajool explosives reserve, Marmor limeworks, landfill sites and the Gracemere industrial area) and new sensitive land uses. Within this overlay no further subdivision or the establishment of new sensitive land uses is supported.*
4. *Development will not alienate or impact on the productive agricultural capacity of rural areas.*
5. *Separation areas from existing and future planned residential land uses are provided to maximise, preserve and protect agricultural production capacity and amenity values.*
6. *Subdivision of rural land will be regulated by minimum lot sizes established to maintain the productive potential of the land. The amalgamation of existing smaller lots into larger proportions is encouraged.*
7. *Subdivision of rural land into rural residential lots will not occur, including areas adjoining land designated for rural residential development.*
8. *Dwellings are not established and further subdivision does not occur in historic subdivisions.*  
*Editor's note—Historic subdivisions throughout the region have been zoned limited development.*
9. *Intensive rural uses that will have a negative impact on the water quality in mapped wetlands and waterways, in particular the Fitzroy River and Dam 7 at Mount Morgan will not occur.*
10. *The cropping and intensive horticulture precinct identifies areas where the productive capacity of the land is maximised and land use and development is primarily associated with cropping and intensive horticulture.*
11. *Intensive animal industry (particularly feedlots), is a potential growth industry but will be required to be located away from sensitive land uses, existing and future planned urban areas, townships, areas subject to natural hazards and areas of environmental significance. These uses will also need to consider the impact and location with respect to the local transport network.*
12. *The establishment of farm-stays and ecotourism will be supported to capitalise on the natural and scenic attractiveness of the area.*
13. *Value-adding cottage industries in proximity to horticultural areas that could lead to strengthening of the local economy and promotion of co-located like uses will be supported. However, they should not detract from the productive capacity of the land and environmental and scenic values.*

14. *Other uses that are required to coexist with rural uses will be accommodated where they do not:*
  - a. *diminish the productivity of agricultural land;*
  - b. *impact on adjoining or nearby uses;*
  - c. *impact on the capacity and safety of state controlled roads; and*
  - d. *result in fragmentation of rural land.*
15. *Transport and freight uses (which do not fall within the definition of a home based business) must be located within designated industrial areas or areas specifically identified elsewhere within this strategic framework rather than in rural areas.*
16. *Renewable energy technology uses will be supported where there are no adverse impacts on adjoining and nearby uses, including impacts associated with noise, light, emissions, infrastructure requirements or transport movements on transport networks.*
17. *Sustainable forestry and processing of forestry products will be encouraged, however are not located within the cropping and intensive horticulture precinct.*
18. *The ongoing use of the Benedict Road, Peak Hill and Pink Lily key resource areas will be protected from the encroachment of incompatible uses by appropriate separation distances. Expansion of extractive operations in key resource areas and new extractive operations is supported, but will be required to minimise potential conflicts with nearby land uses, the natural environment and naturally occurring hazards. They must maintain a suitable standard of infrastructure services.*

*Editor's note—The extractive resources overlay identifies key resource areas and separation distances where incompatible land uses must not be located.*

**Response:** The proposed development is for extensions to an existing Medium Impact Industry use on the site. While located in the Rural Zone, the subject site is not identified as containing agricultural land.

The proposed extensions do not involve any changes to the existing industrial building on site and achieve sufficient setbacks to the street frontage and side boundaries. The proposed development is limited to the addition of new structures for a bead blasting booth and office building, including the relocation of the existing first aid building. The proposal retains the existing number of staff on-site, approved hours of operation, and the existing vehicle access arrangements and carparking.

Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural uses. The site is appropriately separated from the existing sensitive land uses to the north. Potential impacts will be suitably managed in accordance with the requirements. The proposed structures are not considered to introduce any additional adverse impacts to the surrounding area or the continued operation, viability and maintenance of existing on-site infrastructure. The proposal maintains a built form sympathetic to the existing scale and industrial character of the immediate surrounding area. Therefore, the proposal aligns with the intent and relevant aspects of the Strategic Framework.

## 5.2 Rural Zone Code

Section 6.7.4.2 of the *Rockhampton Region Planning Scheme 2015* outlines the overall outcomes for the Rural Zone Code. The following section provides an assessment of the proposal against the relevant overall outcomes of the Rural Zone Code, demonstrating the proposal's compliance with both the overall outcomes and purpose of the Code.

2. *The purpose of the zone will be achieved through the following outcomes:*
  - a. *development in the zone accommodates predominantly rural uses;*
  - b. *development:*
    - i. *does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline;*

- ii. *is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation;*
    - iii. *has legal and practical access to the road hierarchy;*
    - iv. *is serviced by infrastructure that is commensurate with the needs of the use; and*
    - v. *maximises energy efficiency and water conservation;*
  - c. *non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate:*
    - i. *a direct relationship with the rural use in the immediate locality; or*
    - ii. *the potential to make a contribution to primary production or the diversification of rural industries; or*
    - iii. *a need to be remote from urban uses as a result of their impacts; or*
    - iv. *they cannot be located in an urban area (for example, due to land area requirements);*
  - d. *transport and freight uses, which do not meet the definition of a home based business, are not established in the rural zone;*
  - e. *development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development;*
- Editor's note—Agricultural land classified as Class A or Class B is identified on the agricultural land classification overlay map OM-13.*
- f. *all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct;*

**Response:** The proposed development is for extensions to an existing Medium Impact Industry use on the site. While located in the Rural Zone, the subject site is not identified as containing agricultural land. Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural uses. The site is appropriately separated from the existing sensitive land uses to the north. Potential impacts will be suitably managed in accordance with the requirements.

Refer to **Appendix A** for assessment against the Rural Zone Code.

## 6 Assessment Benchmarks - Development Codes

The proposed development has been assessed against the relevant development codes under the *Rockhampton Region Planning Scheme 2015*.

### 6.1 Primary Code

- **Rural Zone Code** – addressed by DTS Group QLD, attached under **Appendix A**

### 6.2 Secondary Codes

- **Access, Parking and Transport Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Landscape Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Stormwater Management Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Waste Management Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Water and Sewer Code** – addressed by DTS Group QLD, attached under **Appendix A**

### 6.3 Overlay Codes

- **Biodiversity Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Bushfire Hazard Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Coastal Protection Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Flood Hazard Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**
- **Steep Land Overlay Code** – addressed by DTS Group QLD, attached under **Appendix A**

## 7 Conclusion

This assessment report has identified and analysed the relevant planning issues of the proposed development for a Material Change of Use and Building Work for Extensions to Medium Impact Industry located at 150 Port Curtis Road, Port Curtis. The conclusions, which can be drawn from this assessment report, are as follows:

- The development application has been made in accordance with the requirements for development under *Planning Act 2016* and DA Rules.
- The proposal generally complies with the outcomes sought by the Rural Zone Code and all applicable secondary and overlay codes of the *Rockhampton Region Planning Scheme 2015*.
- The proposed development is consistent with the existing Medium Impact Industry land use on the subject site and the surrounding land uses.
- The proposal complies with the requirements for Impact Assessable applications under the *Rockhampton Region Planning Scheme 2015*.

This Assessment Report supports the development application and is recommended to Council, as the Assessment Manager, for approval subject to reasonable and relevant conditions.



## **Appendix A**

### **Code Assessment**

## **Appendix B**

### **Proposal Plans**



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Institute  
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We are an accredited consultant for:

BRISBANE CITY COUNCIL  
**RiskSMART™**  
DEVELOPMENT ASSESSMENT

BRISBANE CITY COUNCIL  
**SealSMART™**  
DEVELOPMENT ASSESSMENT







DTS Group Qld Pty Ltd – Urban Planning

**150 Port Curtis Road, Port Curtis QLD 4700**

Appendix A – Code Assessment

On behalf of  
**Hastings Deering (Australia) Limited**

November 2025

develop with **confidence**, develop with **DTS**

## 6.7.4 Rural zone code

### 6.7.4.3 Specific benchmarks for assessment

**Table 6.7.4.3.1 — Development outcomes for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes	Comments
<b>Where involving a new building or expansion to an existing building</b>		
<b>Built form</b>		
<b>PO1</b> Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	<b>AO1.1</b> The height of buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses. Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.	<b>Complies</b> The proposed buildings do not exceed two storeys or 10 metres above ground level.
<b>Land use</b>		
<b>Aquaculture</b>		
<b>PO2</b> Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.	<b>AO2.1</b> Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture, Fisheries and Forestry Code for accepted development requirements for material change of use that is aquaculture as updated from time to time.	<b>Not Applicable</b> The proposed development does not involve aquaculture activities.
<b>Dwelling house or dwelling unit</b>		

<p><b>PO3</b></p> <p>Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.</p>	<p><b>AO3.1</b></p> <p>Development:</p> <ul style="list-style-type: none"><li>a. is set back a minimum of twenty (20) metres from all site boundaries; and</li><li>b. is separated from an existing or approved:<ul style="list-style-type: none"><li>i. intensive animal industry by a minimum of 1,000 metres; and</li><li>ii. extractive industry operation as follows:</li></ul></li></ul> <table><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extractive industry operation involving blasting</td><td>1,000 metres</td></tr><tr><td>A hard rock extractive industry</td><td>500 metres</td></tr><tr><td>A sand and gravel extractive industry</td><td>200 metres</td></tr><tr><td>A designated haul route</td><td>100 metres</td></tr></table> <p><b>AND</b></p> <p><b>AO3.2</b></p> <p>Where a secondary dwelling is proposed, that dwelling:</p> <ul style="list-style-type: none"><li>a. is contained within the same lot; and</li><li>b. is no more than eighty (80) square metres gross floor area.</li></ul>	Operation	Separation distance	Extractive industry operation involving blasting	1,000 metres	A hard rock extractive industry	500 metres	A sand and gravel extractive industry	200 metres	A designated haul route	100 metres	<p><b>Not Applicable</b></p> <p>The proposed development does not involve a dwelling house or dwelling unit.</p>
Operation	Separation distance											
Extractive industry operation involving blasting	1,000 metres											
A hard rock extractive industry	500 metres											
A sand and gravel extractive industry	200 metres											
A designated haul route	100 metres											
<p><b>PO4</b></p> <p>Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.</p>	<p><b>AO4.1</b></p> <p>A dwelling</p> <ul style="list-style-type: none"><li>a. has a legal access to a constructed road; and</li><li>b. where within a water supply area has a legal connection to Council's reticulated water supply.</li></ul> <p>Editor's note—A constructed road can be sealed, graded or gravel.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve a dwelling house or dwelling unit.</p>										

	Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	
<b>Caretaker's accommodation</b>		
<b>PO5</b> The development does not compromise the productivity of the use.	<b>AO5.1</b> No more than one (1) caretaker's accommodation is established on the site.	<b>Not Applicable</b> The proposed development does not involve caretaker's accommodation.
<b>PO6</b> A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	<b>AO6.1</b> A caretaker's accommodation: a. has a legal access to a constructed road; and b. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	<b>Not Applicable</b> The proposed development does not involve caretaker's accommodation.
<b>Home based business</b>		
<b>PO7</b> Development for a home based business is operated, designed and sited in a manner that: a. is an appropriate scale and intensity; b. is integrated with the primary use of the site for a dwelling house; c. does not adversely affect the safety and private recreation needs of adjoining premises; d. does not adversely affect the streetscape and street function; and e. does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	<b>AO7.1</b> The home based business has a maximum gross floor area of 100 square metres. <b>AND</b> <b>AO7.2</b> The home based business is carried out within an existing building or structure. Note—This does not include the parking of vehicles. <b>AND</b> <b>AO7.3</b> Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).	<b>Not Applicable</b> The proposed development does not involve a home based business.

	<p><b>AND</b>  <b>AO7.4</b>                      The home based business involves a minimum of one (1) resident of the dwelling.</p> <p><b>AND</b>  <b>AO7.5</b>                      A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p><b>AND</b>  <b>AO7.6</b>                      The home based business contains visitor parking within the site.</p> <p><b>AND</b>  <b>AO7.7</b>                      The home based business where for bed and breakfast accommodation:</p> <ul style="list-style-type: none"> <li>a. the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and</li> <li>b. guests stay a maximum of fourteen (14) consecutive nights.</li> </ul> <p><b>AND</b>  <b>AO7.8</b>                      Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p><b>AND</b>  <b>AO7.9</b>                      No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p>	
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	<p><b>AND</b> <b>AO7.10</b> The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight.</p> <p><b>AND</b> <b>AO7.11</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2019</i>, as updated from time to time.</p>	
<b>Additional outcomes for home based business involving heavy vehicles</b>		
<p><b>PO8</b> Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p>	<p><b>AO8.1</b> A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.</p> <p><b>AND</b> <b>AO8.2</b> Heavy vehicles and heavy trailers:</p> <ul style="list-style-type: none"> <li>a. are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes;</li> <li>b. if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and</li> <li>c. do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot.</li> </ul> <p><b>AND</b> <b>AO8.3</b> The business does not include the loading or unloading of vehicles or storage of goods.</p> <p><b>AND</b> <b>AO8.4</b></p>	<p><b>Not Applicable</b> The proposed development does not involve a home based business.</p>

	<p>The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road.</p> <p><b>AND</b></p> <p><b>AO8.5</b></p> <p>Heavy vehicles are stored onsite and located a minimum distance of:</p> <ol style="list-style-type: none"> <li>twenty (20) metres from the frontage; and</li> <li>fifteen (15) metres from side and rear boundaries.</li> </ol> <p><b>AND</b></p> <p><b>AO8.6</b></p> <p>Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.</p>	
<b>Roadside stall</b>		
<p><b>PO9</b></p> <p>A roadside stall:</p> <ol style="list-style-type: none"> <li>does not impact on the amenity of adjoining land uses and the surrounding area;</li> <li>does not adversely affect the safety and efficiency of the road network;</li> <li>is ancillary to the farming use conducted on the same site; and</li> <li>sells only fresh produce grown locally.</li> </ol>	<p><b>AO9.1</b></p> <p>Any structure used for a roadside stall:</p> <ol style="list-style-type: none"> <li>has a maximum floor area of twenty (20) square metres;</li> <li>is located entirely within the property and not on the road reserve; and</li> <li>is set back from any boundary adjoining residential premises a minimum of six (6) metres.</li> </ol> <p><b>AND</b></p> <p><b>AO9.2</b></p> <p>Site access, car parking and storage areas:</p> <ol style="list-style-type: none"> <li>are located entirely within the property and not on the road reserve; and</li> <li>use the same driveway as the primary property access.</li> </ol> <p><b>AND</b></p> <p><b>AO9.3</b></p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve a roadside stall.</p>

	The roadside stall is associated with a rural use conducted on the same site.	
<b>Rural workers' accommodation</b>		
<b>PO10</b> The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	<b>AO10.1</b> On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	<b>Not Applicable</b> The proposed development does not involve rural worker's accommodation.
<b>PO11</b> The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	<b>AO11.1</b> Rural workers' accommodation: a. has a legal access to a constructed road; and b. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	<b>Not Applicable</b> The proposed development does not involve rural workers' accommodation.
<b>Effects of development</b>		
<b>PO12</b> Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	<b>AO12.1</b> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	<b>Complies</b> Any outdoor lighting will be able to comply with Council's requirements.
<b>Where in the Alton Downs precinct</b> Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.		
<b>PO13</b> Residential uses are sufficiently separated from road frontages in order to protect the amenity of residents	<b>AO13.1</b> A dwelling house is setback a minimum of six (6) metres from front boundaries.	<b>Not Applicable</b> The subject site is not located in the Alton Downs Precinct.



and to ensure the character of the area is maintained.	Note—There is no specific setback to any other boundary.	
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**Table 6.7.4.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>General</b>		
<b>PO14</b> Development that does not involve rural uses: <ul style="list-style-type: none"> <li>a. is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps;</li> <li>b. does not restrict the ongoing safe and efficient use of nearby rural uses; and</li> <li>c. is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries.</li> </ul> Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13. Editor's note—Applicants should have regard to the State Planning Policy Guideline — State Interest — Agriculture.	No acceptable outcome is nominated.	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing Medium Impact Industry use. The subject site is not identified as containing agricultural land.</p> <p>Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural uses.</p>
<b>PO15</b> Uses that require isolation from urban areas are accommodated only where: <ul style="list-style-type: none"> <li>a. they cannot be more appropriately located in an industrial or other relevant zone;</li> <li>b. they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and</li> <li>c. potential impacts can be appropriately</li> </ul>	No acceptable outcome is nominated.	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing Medium Impact Industry use. While located in the Rural Zone, the subject site is not identified as containing agricultural land.</p> <p>Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural uses. The site is appropriate separated from the existing sensitive land uses to</p>

<p>managed.</p> <p>Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline — State Interest — Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.</p>		<p>the north. Potential impacts will be suitably managed in accordance with the requirements.</p>
<p><b>PO16</b></p> <p>Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> <li>a. maximisation of vegetation retention and protection of vegetation from the impacts of development;</li> <li>b. avoidance of potential for erosion and minimisation of earthworks;</li> <li>c. retention and protection of natural drainage lines and hydrological regimes; and</li> <li>d. avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing Medium Impact Industry use on the site. The proposed new buildings are minor in scale and form and have been sited to minimise building bulk.</p> <p>The existing infrastructure connections, stormwater management arrangements, vehicle access and parking, servicing arrangements, and existing landscaping are to be retained as part of the development. No significant earthworks are proposed as part of the development.</p>
<b>Land use</b>		
<b>Animal keeping — kennels or catteries</b>		
<p><b>PO17</b></p> <p>Animal keeping (being kennels or catteries) is sited, constructed and managed such that:</p> <ul style="list-style-type: none"> <li>a. animals are securely housed;</li> <li>b. the use does not create a nuisance beyond the site boundaries; and</li> <li>c. the use does not create adverse environmental impacts.</li> </ul>	<p><b>AO17.1</b></p> <p>Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares.</p> <p><b>AND</b></p> <p><b>AO17.2</b></p> <p>Animal enclosures are set back a minimum of 250 metres from any sensitive land use.</p> <p><b>AND</b></p> <p><b>AO17.3</b></p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve animal keeping.</p>

	<p>Buildings used for animal keeping are:</p> <ul style="list-style-type: none"><li>a. constructed with impervious reinforced concrete floors; and</li><li>b. gravity drained to the effluent collection/treatment point.</li></ul> <p><b>AND</b> <b>AO17.4</b> Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00.</p> <p><b>AND</b> <b>AO17.5</b> A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p> <p><b>AND</b> <b>AO17.6</b> Animal enclosures are set back to roads, streets and water resources as follows:</p> <table><tr><th>Location</th><th>Setback</th></tr><tr><td>Road frontages</td><td>50 metres</td></tr><tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100 metres</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30 metres</td></tr></table>	Location	Setback	Road frontages	50 metres	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres	Top bank of dry or perennial gully	30 metres	
Location	Setback									
Road frontages	50 metres									
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres									
Top bank of dry or perennial gully	30 metres									
<b>Aquaculture</b>										
<p><b>PO18</b> Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality, ecological</p>	<p><b>AO18.1</b> Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface area are carried out in accordance with State Planning</p>	<p><b>Not Applicable</b> The proposed development does not involve aquaculture activities.</p>								

values and existing fish habitats.	Policy Guideline — State Interest — Agriculture Part D 4. Model land use code provisions for aquaculture, as updated from time to time.	
<b>Bulk landscaping supplies, rural industry or wholesale nursery</b>		
<b>PO19</b> Development is located on sites: <ul style="list-style-type: none"> <li>a. of sufficient size, to minimise adverse impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions;</li> <li>b. where the operation is within the safe and effective design capacity of the road system; and</li> <li>c. where the operation does not impact upon water quality.</li> </ul>	<b>AO19.1</b> A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises. <b>AND</b> <b>AO19.2</b> Sales, storage, handling, packaging and production areas are set back a minimum of: <ul style="list-style-type: none"> <li>a. 100 metres from any dwelling on surrounding land;</li> <li>b. fifty (50) metres from state controlled roads and twenty (20) metres from all other roads; and</li> <li>c. thirty (30) metres from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water.</li> </ul> <b>AND</b> <b>AO19.3</b> Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding ten (10) per cent. <b>AND</b> <b>AO19.4</b> There is direct access to a minor urban collector or higher order road.	<b>Not Applicable</b> The proposed development is for extensions to an existing Medium Impact Industry use.
<b>Intensive animal industry</b>		
<b>PO20</b> Intensive animal industry uses are sited, constructed and managed such that:	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development does not involve intensive animal industry.

<p>a. animals are securely housed;</p> <p>b. the use does not create a nuisance on adjoining sensitive land uses;</p> <p>c. buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection/treatment point;</p> <p>d. animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and</p> <p>e. a person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.</p> <p>Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline — State Interest — Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.</p>		
<p><b>PO21</b> Intensive animal industry does do not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve intensive animal industry.</p>
<p><b>PO22</b> Intensive animal industry is not located within:</p> <p>a. a declared catchment area; or</p> <p>b. a declared groundwater area.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve intensive animal industry.</p>
<p><b>PO23</b> Intensive animal industry has suitable access to road</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve intensive animal industry.</p>

or rail infrastructure via a sealed road to an access point with a state controlled road.		
<b>Intensive horticulture</b>		
<p><b>PO24</b> The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture:</p> <ul style="list-style-type: none"> <li>a. is contained and treated so that nutrients and sediments can be removed from the water;</li> <li>b. where possible, treated water is re-used; and</li> <li>c. waste water is only disposed of when acceptable nutrient levels are achieved.</li> </ul> <p>Editor's note—Applicants should have regard to the State Planning Policy Guideline — State Interest — Agriculture. Editor's note—The <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> applies to intensive horticultural uses.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve intensive horticulture.</p>
<p><b>PO25</b> Intensive horticulture activities are not located within:</p> <ul style="list-style-type: none"> <li>a. a declared catchment area; or</li> <li>b. a declared groundwater area.</li> </ul>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve intensive horticulture.</p>
<b>Outdoor sport and recreation or community use</b>		
<p><b>PO26</b> Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to:</p> <ul style="list-style-type: none"> <li>a. minimise adverse impacts on the agricultural productive capacity of the site and the locality;</li> <li>b. minimise impacts on the amenity of the locality, in particular noise (including limiting</li> </ul>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development does not involve outdoor sport or recreation or community uses.</p>

the hours of operation), odour, light and dust emissions; and c. operate within the safe and effective design capacity of the region's road system.		
<b>Renewable energy facility — wind farms</b>		
<b>PO27</b> Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development does not involve a renewable energy facility.
<b>Rural workers' accommodation, farm stay and tourism uses</b>		
<b>PO28</b> Tourism, short-term accommodation (farm stay) and rural workers' accommodation uses are: a. associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and b. not located in areas identified on the Agricultural Land Classification (ALC) overlay maps.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development does not involve rural workers' accommodation, farm stay or tourism uses.
<b>Transport and freight uses</b>		
<b>PO29</b> Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is for extensions to an existing Medium Impact Industry use.
<b>Effects of development</b>		
<b>PO30</b>	No acceptable outcome is nominated.	<b>Complies</b>

<p>Effective separation distances are provided to minimise conflicts with sensitive land use(s). Editor's note—Where potential conflicts between agricultural and residential land uses may occur, applicants should refer to State Planning Policy Guideline — State Interest — Agriculture. Applicants should consult with the relevant State government department prior to the lodgement of a development application.</p>		<p>The proposed development is for extensions to an existing Medium Impact Industry use.</p> <p>Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural uses. The site is appropriate separated from the existing sensitive land uses to the north. Potential impacts will be suitably managed in accordance with the requirements.</p>
<p><b>PO31</b> Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> <li>a. the scale, siting and design of buildings and structures;</li> <li>b. visibility of buildings and structures when viewed from roads and other public view points; and</li> <li>c. any heritage places.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing Medium Impact Industry use. The site is not located within close proximity to sensitive uses or heritage places. The proposed new buildings are minor in scale and form and have been sited to minimise building bulk.</p> <p>Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural or sensitive uses. Potential impacts will be suitably managed in accordance with the requirements.</p>
<p><b>PO32</b> Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> <li>a. any hazards to people or property are avoided;</li> <li>b. any earthworks are minimised;</li> <li>c. the retention of natural drainage lines is maximised;</li> <li>d. the retention of existing vegetation is maximised;</li> <li>e. leeching by nutrients, pesticides or other contaminants, or potential for salinity is</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing Medium Impact Industry use. The proposed new buildings are minor in scale and form and have been sited to minimise building bulk.</p> <p>The existing infrastructure connections, stormwater management arrangements, vehicle access and parking, servicing arrangements, and existing landscaping are to be retained as part of the development. No significant earthworks are proposed as part of the development.</p>



<p>minimised;</p> <p>f. damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>g. there is adequate buffering, screening or separation to adjoining development.</p>		
<p><b>PO33</b> Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposed development is for extensions to an existing Medium Impact Industry use. The site is not located within close proximity to sensitive uses or heritage places. The proposed new buildings are minor in scale and form and have been sited to minimise building bulk.</p> <p>Given the site involves an existing industrial use, the proposed extensions are not anticipated to adversely impact any nearby rural or sensitive uses. Potential impacts will be suitably managed in accordance with the requirements.</p>
<b>Reconfiguring a lot</b>		
<p><b>PO34</b> The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.</p>	<p><b>AO34.1</b> Unless otherwise stated in a precinct the minimum lot size is 100 hectares.</p>	<p><b>Not Applicable</b> The proposed development is not for reconfiguring a lot.</p>
<p><b>Where in the Alton Downs precinct</b> Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.</p>		
<p><b>PO35</b> Development:</p> <p>a. is compatible with the residential amenity of the area and avoids impacts on surrounding dwellings; and</p> <p>b. has adequate water supply and sewerage treatment and disposal.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The subject site is not located in the Alton Downs Precinct.</p>

<p><b>PO36</b> The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes.</p>	<p><b>AO36.1</b> The minimum lot size in the precinct is eight (8) hectares. <b>AND</b> <b>AO36.2</b> Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.</p>	<p><b>Not Applicable</b> The subject site is not located in the Alton Downs Precinct.</p>
<p><b>Where in the cropping and intensive horticulture precinct</b> Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.</p>		
<p><b>PO37</b> Rural industries are established only where associated with rural production in the immediate vicinity.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The subject site is not located in the Cropping and Intensive Horticulture Precinct.</p>
<p><b>PO38</b> The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.</p>	<p><b>AO38.1</b> The minimum lot size in the precinct is forty (40) hectares.</p>	<p><b>Not Applicable</b> The subject site is not located in the Cropping and Intensive Horticulture Precinct.</p>

## 8.2.3 Biodiversity overlay code

### 8.2.3.3 Specific benchmarks for assessment

**Table 8.2.3.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Matters of state and local (high) environmental significance</b> Editor's note—Refer to overlay map OM-3A		
<b>PO1</b> Development is located, designed and operated to retain and protect significant natural assets, habitat and values to the greatest extent possible. Where this is not possible, impacts are minimised by: <ul style="list-style-type: none"> <li>a. retaining native vegetation;</li> <li>b. allowing for the regeneration of native vegetation to the area, or rehabilitating with locally endemic plants in non-vegetated areas of the site;</li> <li>c. landscaping with locally native plants;</li> <li>d. locating and designing public access to avoid disturbance of ecological values;</li> <li>e. ensuring alterations to natural landforms, hydrology and drainage patterns do not significantly affect ecological values; and</li> <li>f. incorporating measures that avoid the disruption of threatened wildlife and their habitat by allowing for their safe movement through the site.</li> </ul> Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the development site does	No acceptable outcome is nominated.	<b>Complies</b> The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The proposed structures are located within the existing hardstand areas and no vegetation removal is proposed.

<p>not contain any matters of environmental significance will be required. Note—An environmental offset is provided for any permanent, irreversible loss or reduction in matters of local (high) environmental significance caused by the development. An environmental offset is carried out as per the requirements of the Queensland Government's Environmental Offsets Policy, as amended from time to time.</p>		
<p><b>PO2</b> Development ensures native vegetation is retained, regenerated and rehabilitated in such a way as to:</p> <ul style="list-style-type: none"> <li>a. ensure protection of areas of vegetation within biodiversity corridors and wildlife habitats;</li> <li>b. maintain vegetation that is in patches of greatest size and smallest possible edge-to-area ratio;</li> <li>c. maximise the linkages between vegetation located on the subject site;</li> <li>d. maximise linkages between vegetation located on adjacent properties within the biodiversity network;</li> <li>e. allow the dispersal or movement through biodiversity corridors; and</li> <li>f. protect riparian vegetation in and adjacent to watercourses.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any vegetation removal.</p>
<p><b>Matters of local (general) environmental significance</b> Editor's note—Refer to overlay map OM-3A</p>		
<p><b>PO3</b> Development minimises impacts on biodiversity values by ensuring they are retained to the greatest extent possible. Editor's note—Minimising the impacts on biodiversity values can be achieved by:</p> <ul style="list-style-type: none"> <li>a. retaining native vegetation;</li> <li>b. allowing for the regeneration of native vegetation;</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas located at the south of the site. The development does not involve any vegetation removal.</p>

<ul style="list-style-type: none"> <li>c. landscaping with native local plants;</li> <li>d. locating and designing public access (for example roads, bushfire separation areas etcetera) to avoid disturbance of ecological values;</li> <li>e. accommodating the safe movement of wildlife through the site; and</li> <li>f. limiting alterations to natural landforms and avoiding disturbance to natural waterways and drainage paths.</li> </ul>		
<b>Biodiversity corridors and wildlife habitats</b> Editor's note—Refer to overlay map OM-3B		
<p><b>PO4</b> Development maintains unimpeded movement of terrestrial and aquatic fauna that are associated with or are likely to use the biodiversity corridor as part of their normal life cycle by:</p> <ul style="list-style-type: none"> <li>a. ensuring development, including roads, pedestrian access and in-stream structures, do not create barriers to the movement of fauna (including fish passage) along or within biodiversity corridors;</li> <li>b. providing effective wildlife movement infrastructure in accordance with best practice and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and</li> <li>c. separating fauna from potential hazards through the use of appropriate fencing.</li> </ul> <p>Note—In areas where environmental values have been mapped but are no longer present a report certified by an appropriately qualified person that the development site does not contain any matters of environmental significance will be required. Editor's note—Biodiversity corridors have been mapped based on a minimum width of 500 metres.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any vegetation removal.</p>

<p><b>PO5</b> Development:</p> <ul style="list-style-type: none"> <li>a. retains and protects areas of wildlife habitat that support a critical life stage ecological process such as feeding, breeding or roosting for identified species; and</li> <li>b. incorporates measures as part of siting and design to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site.</li> </ul>	<p><b>AO5.1</b> Development retains and protects native fauna feeding areas, nesting, breeding and roosting sites within the identified wildlife habitats. Editor's note—Development applications lodged with Council must identify all species listed that are present within or adjacent to the premises and habitats that may be affected by the proposal. In particular applications are to identify and describe how the development protects or enhances wildlife habitat at any critical life stage ecological processes within or adjacent to the development area. This should be reflected in an ecological assessment report prepared in accordance with the SC6.8 — Ecological assessment planning scheme policy.</p>	<p style="text-align: center;"><b>Complies</b></p> <p>The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any vegetation removal.</p>
<p><b>Wetlands and waterways</b> Editor's note—Refer to overlay maps OM-3C and OM-3D</p>		
<p><b>PO6</b> Development has no adverse impacts on:</p> <ul style="list-style-type: none"> <li>a. native vegetation;</li> <li>b. habitat;</li> <li>c. ecological functions;</li> <li>d. water quality; and</li> <li>e. nature conservation values.</li> </ul> <p>Editor's note—Waterway buffers (aside from MSES-Waterways) have been mapped based on the following minimum widths:</p> <ul style="list-style-type: none"> <li>a. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) for stream orders 1 and 2;</li> <li>b. 100 metres (fifty (50) metres either side of the waterway) for stream orders 3 and 4;</li> <li>c. 200 metres for stream order 5 and above, except for the Fitzroy River; and</li> <li>d. for the Fitzroy River: 350 metres buffer (175 metres either side of the waterway) upstream of the Fitzroy River Barrage, and 450 metres (225 metres either</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p style="text-align: center;"><b>Complies</b></p> <p>The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any vegetation removal.</p>

<p>side of the waterway) downstream of the Fitzroy River Barrage.</p> <p>Editor's note—Wetland buffers have a minimum width of:</p> <ul style="list-style-type: none"> <li>e. fifty (50) metres buffer (twenty-five (25) metres either side of the waterway) in urban areas; and</li> <li>f. 200 metres buffer (100 metres either side of the waterway) in non-urban areas.</li> </ul> <p>Editor's note—Vegetation clearing undertaken as a consequence of development occurs in compliance with the <i>Vegetation Management Act 1999</i> and <i>Nature Conservation Act 1992</i>.</p>		
<b>Hydrology</b>		
<p><b>PO8</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. enhances or maintains the existing groundwater hydrological regime of all areas of environmental significance; and</li> <li>b. ensures that the water table and hydrostatic pressure in the area of environmental significance is returning to its natural state.</li> </ul>	No acceptable outcome is nominated.	<p><b>Complies</b></p> <p>The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas.</p>
<b>Non-native pest management</b>		
<p><b>PO9</b></p> <p>Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.</p>	<p><b>AO9.1</b></p> <p>Development does not introduce non-native pest species.</p>	<p><b>Complies</b></p> <p>The proposal is for extensions to an existing industrial use on the site and does not involve the introduction of non-native pest species.</p>
<b>Ongoing management, construction and operation</b>		
<p><b>PO10</b></p> <p>During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on environmentally significant areas, biodiversity values and ecological processes, including water quality and hydrology, are</p>	No acceptable outcome is nominated.	<p><b>Complies</b></p> <p>The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any vegetation removal. Construction and operation of the development will occur in accordance with the</p>



<p>avoided or minimised. Editor's note—Construction and operation related to a development are carried out in accordance with an operational management plan where appropriate. This plan can form an amendment to an existing approved management plan for the site.</p>		<p>requirements.</p>
<p><b>PO11</b> Development adjoining a national park or other land in a protected area estate:  <ul style="list-style-type: none"> <li>a. maintains and where appropriate, improves access to a protected area estate; and</li> <li>b. maintains a buffer to a protected area estate in accordance with minimum best practice standards and includes characteristics to avoid development impacts.</li> </ul> Editor's note—Protected area estates include the following classes, as defined in the <i>Nature Conservation Act 1992</i>:  <ul style="list-style-type: none"> <li>a. national park (scientific);</li> <li>b. national parks;</li> <li>c. national parks (Aboriginal land);</li> <li>d. national parks (Torres Strait Islander);</li> <li>e. national parks (Cape York Peninsula Aboriginal land);</li> <li>f. national parks (recovery);</li> <li>g. conservation parks;</li> <li>h. resource reserves;</li> <li>i. nature refuges;</li> <li>j. coordinated conservation area;</li> <li>k. wilderness areas;</li> <li>l. World Heritage management areas; and</li> <li>m. international agreement areas.</li> </ul> </p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The subject site does not adjoin a national park or other land in a protected area estate.</p>
<p><b>PO12</b> Management arrangements facilitate the effective conservation and protection of matters of national, state or local environmental significance, ecological</p>	<p><b>AO12.1</b> Areas supporting matters of national, state or local significance features, biodiversity values or ecological processes are:</p>	<p><b>Not Applicable</b> The proposal is for extensions to an existing industrial use on the site and does not involve impacts to the existing environmentally significant areas. The development does not involve any</p>

processes and biodiversity values.	<p>a. transferred into public ownership where the land is required for public access or for some other public purpose consistent with its ecological, open space or recreation functions, including:</p> <ul style="list-style-type: none"> <li>i. access for maintenance;</li> <li>ii. linking core and remnant habitat areas;</li> <li>iii. protecting water quality and ecological processes; and</li> <li>iv. other public benefit; or</li> </ul> <p>b. incorporated within private open space and included within a voluntary statutory covenant that is registered under the <i>Land Title Act 1994</i>.</p> <p>Editor's note—Matters of national, state or local environmental significance include all areas shown on all biodiversity overlay maps.</p>	vegetation removal.
<b>Rehabilitation</b>		
<p><b>PO13</b> Areas degraded as a result of development are rehabilitated by the proponent as near as is practical to the naturally occurring suite of native plant species and ecological communities. Editor's note—A rehabilitation plan supported by expert ecological advice prepared in accordance with SC6.8—Ecological assessment planning scheme policy as well as reference to SC6.12 — Landscape design and street trees planning scheme policy will assist in demonstrating achievement of this performance outcome.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposal does not involve degrading environmental land and does not require rehabilitation.</p>
<b>Reconfiguring a lot</b>		
<p><b>PO14</b> The ecological function and biodiversity values of existing habitat are maintained by ensuring that</p>	<p><b>AO14.1</b> Reconfiguring a lot does not result in any additional lots where the entire site is subject to:</p>	<p><b>Not Applicable</b> The proposal does not involve reconfiguring a lot.</p>

reconfiguring a lot does not result in the fragmentation of habitat.	<p>a. matters of state or local (high) environmental significance; or</p> <p>b. biodiversity corridors and wildlife habitats; or</p> <p>c. waterways and wetlands.</p> <p><b>AND</b></p> <p><b>AO14.2</b></p> <p>Roads created as the result of reconfiguring a lot are located between the riparian corridor and any additional lots created.</p>	
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## 8.2.4 Bushfire hazard overlay code

### 8.2.4.3 Specific benchmarks for assessment

**Table 8.2.4.3.1 — Development outcomes for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes	Comments
<b>Access</b>		
<b>PO1</b> Development ensures that the location, siting, and design of development and associated driveways and access routes: <ul style="list-style-type: none"> <li>a. avoid potential for entrapment during a bushfire;</li> <li>b. facilitate safe and efficient emergency services to access and egress the site during a bushfire; and</li> <li>c. enables safe evacuation of the site during a bushfire for site occupants.</li> </ul>	<b>AO1.1</b> <b>AO1.1.1</b> Where the development is located in an urban area, the development: <ul style="list-style-type: none"> <li>a. has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles;</li> <li>b. has a maximum single access driveway length of sixty (60) metres from the street to the development; and</li> <li>c. access driveways have a maximum gradient of 12.5 per cent.</li> </ul> OR <b>AO1.1.2</b> Where the development is located in a non-urban area, the development: <ul style="list-style-type: none"> <li>a. has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles;</li> <li>b. is separated from hazardous vegetation by a public road or fire trail with a minimum width of four (4) metres and at least six (6) metres clear of vegetation, with a minimum of 4.8 metres vertical clearance and a maximum gradient of</li> </ul>	<p style="text-align: center;"><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development on the site. The proposed structures are not located within the mapped bushfire hazard areas.</p>

	<p>12.5 per cent; and</p> <p>c. has:</p> <ul style="list-style-type: none"> <li>i. a maximum single access driveway length of sixty (60)metres from the street to the development; or</li> <li>ii. access driveways that are greater than sixty (60)metres from the street to the dwelling provide a turning circle with a minimum radius of eight (8) metres every (60) metres.</li> </ul>	
<b>Water supply for fire fighting purposes</b>		
<p><b>PO2</b></p> <p>Development provides adequate and accessible water supply for fire fighting purposes which is safely located and freely accessible for fire fighting.</p>	<p><b>AO2.1</b></p> <p>AO2.1.1</p> <p>In a reticulated water supply area fire hydrants in:</p> <ul style="list-style-type: none"> <li>a. residential areas are above ground single outlet fire hydrants and provided at not less than eighty (80) metre intervals and at each street intersection; and</li> </ul> <p>Editor's note—To remove any doubt, these intervals also apply to common access ways within a common private title</p> <ul style="list-style-type: none"> <li>b. commercial and industrial areas are above or below ground fire hydrants and provided at not less than ninety (90) metre intervals and at each street intersection. Above ground fire hydrants are to be fitted with dual valve outlets in these areas.</li> </ul> <p>Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations — system design, installation and commissioning, unless specified by the relevant water entity.</p> <p>OR</p> <p>AO2.1.2</p>	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing industrial development on the site. The proposed structures are not located within the mapped bushfire hazard areas.</p> <p>The subject site is connected to reticulated water supply suitable for firefighting purposes.</p>

	<p>Where a reticulated water supply is not available or the development is not within eighty (80) metres of a hydrant, a water tank is provided within ten (10) metres of the building or structure, and the water tank has:</p> <ul style="list-style-type: none"> <li>c. a take-off connection from the building to the tank which is at a level that provides on-site water storage of not less than the water requirement outlined in Table 8.2.4.3.3;</li> <li>d. a hardstand area allowing heavy rigid fire appliance access within six (6) metres of a tank; and</li> <li>e. fire brigade tank fittings consisting of: <ul style="list-style-type: none"> <li>i. for above ground tanks, <ul style="list-style-type: none"> <li>A. fifty (50) millimetre ball valve and male camlock coupling; and</li> <li>B. above ground water pipe fittings that are metal; or</li> </ul> </li> <li>ii. for underground tanks, an access hole of 200 millimetre diameter (minimum) to allow access for suction lines.</li> </ul> </li> </ul> <p>Note—Plastic tanks are not recommended; however, if they are fully submerged with above ground access points they are acceptable.</p> <p>Note—Where water tanks are 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>	
<b>Activities involving hazardous materials</b>		
<p><b>PO3</b> Public safety and the environment are not adversely affected by the impacts of bushfire on hazardous materials.</p>	<p><b>AO3.1</b> Development does not involve the manufacture or storage of hazardous materials within a bushfire hazard area. Editor's note—Refer to the <i>Work Health and Safety Act 2011</i> and associated regulation, the <i>Environmental Protection Act</i></p>	<p><b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed structures are not located within the mapped bushfire hazard areas.</p>

	1994 and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.	
<b>Development within the high and very high bushfire hazard areas</b>		
<b>Avoiding the hazard</b>		
<b>PO4</b> The development is compatible with the level of risk associated with the bushfire hazard.	<b>AO4.1</b> The development has a Bushfire Attack Level of less than 12.5. Editor's note—The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 — Construction of buildings in bushfire prone areas.	<b>Not Applicable</b> The site is not located in the high or very high bushfire hazard areas.

**Table 8.2.4.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Land use</b>		
<b>PO5</b> Essential community infrastructure and community facilities and highly vulnerable development are located, designed and sited to: a. protect the safety of people during a bushfire; b. not increase the exposure of people to the risk from a bushfire event; c. minimise the risk to vulnerable populations; and d. ensure essential community infrastructure can function effectively during and immediately after bushfire events.	<b>AO5.1</b> The following uses are not located in high or very high bushfire hazard areas: a. child-care centre; b. detention facility; c. educational establishment; d. emergency services; e. hospital; f. industrial use involving manufacture or storage of hazardous materials; g. multiple dwelling; h. outstation; i. relocatable home park; j. residential care facility;	<b>Complies</b> The site is not located in the high or very high bushfire hazard areas.

	<ul style="list-style-type: none"> <li>k. retirement facility;</li> <li>l. rooming accommodation;</li> <li>m. shopping centre;</li> <li>n. short-term accommodation;</li> <li>o. telecommunications facility;</li> <li>p. tourist park;</li> <li>q. tourist attraction;</li> <li>r. transport depot; and</li> <li>s. utility installation.</li> </ul>	
<b>Reconfiguring a lot</b>		
<b>General</b>		
<b>PO6</b> Where reconfiguration is undertaken a separation distance from hazardous vegetation is provided. Editor's note—The preparation of a bushfire management plan in accordance with SC6.5 — Bushfire management planning scheme policy can assist in demonstrating compliance with this performance outcome.	<b>AO6.1</b> In urban areas lots are separated from hazardous vegetation by a distance: <ul style="list-style-type: none"> <li>a. that achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries; and</li> <li>b. is contained wholly within the development site.</li> </ul> <b>OR</b> <b>AO6.2</b> In non-urban areas a building envelope of reasonable dimensions is provided on each lot which achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	<b>Not Applicable</b> The proposal does not involve reconfiguring a lot.
<b>PO7</b> In urban areas development includes a constructed	<b>AO7.1</b> In urban areas lot boundaries are separated from	<b>Not Applicable</b> The proposal does not involve reconfiguring a lot.



<p>perimeter road between the lots and hazardous vegetation with reticulated water supply. The access is available for both fire fighting and maintenance works.</p>	<p>hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>a. has a two lane sealed carriageway;</li> <li>b. contains a reticulated water supply;</li> <li>c. is connected to other public roads at both ends and at intervals of no more than 500 metres;</li> <li>d. accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>e. has a minimum of 4.8 metres vertical clearance above the road;</li> <li>f. is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>g. incorporates roll-over kerbing.</li> </ul>	
<p><b>PO8</b> In non-urban areas development includes a perimeter road or an all-weather fire access trail which is available for both fire fighting and maintenance/hazard reduction works.</p>	<p><b>AO8.1</b> In non-urban areas the development includes a perimeter road or an all-weather fire access trail which:</p> <ul style="list-style-type: none"> <li>a. separates the development from the hazardous vegetation with a width of at least twenty (20) metres;</li> <li>b. with a minimum formed width of four (4) metres;</li> <li>c. a minimum of 4.8 metres vertical clearance above the road;</li> <li>d. has a turning circle with a minimum radius of eight (8) metres every sixty (60) metres;</li> <li>e. has adequate drainage and erosion control devices;</li> <li>f. has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees;</li> <li>g. has access at each end of the perimeter road or the fire trail from a public road;</li> <li>h. has the access point signed and direction of</li> </ul>	<p><b>Not Applicable</b> The proposal does not involve reconfiguring a lot.</p>

	travel identified; and i. has a suitable arrangement in place to ensure maintenance in perpetuity.	
<b>PO9</b> Road widths and construction within the development are adequate for fire emergency vehicles.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposal does not involve reconfiguring a lot.
<b>Emergency services access</b>		
<b>PO10</b> Development facilitates the safe and efficient access and egress of emergency services during a bushfire event.	<b>AO10.1</b> The development includes a perimeter road or a fire access trail which: a. separates the development from the hazardous vegetation; b. is a minimum of ten (10) metres in width, with a minimum formed width of four (4) metres; c. is a minimum of six (6) metres clear of standing flammable vegetation; d. has passing bays twenty (20) metres long by three (3) metres (additional to the trail width), or turning facilities every 200 metres; e. has adequate drainage and erosion control devices; f. has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees; g. has access at each end of the perimeter road or the fire trail from a public road; h. has the access point signed and direction of travel identified; and i. has a suitable arrangement in place to ensure maintenance in perpetuity.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed structures are not located within the mapped bushfire hazard areas.  The existing access arrangements are to be retained.
<b>PO11</b> Road widths and construction within the development are adequate for fire emergency vehicles to gain	<b>AO11.1</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The

access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	emergency vehicles. Editor's note—For further information on how to address the above criteria please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	proposed structures are not located within the mapped bushfire hazard areas.  The existing access arrangements are to be retained.
<b>PO12</b> Hydrants are suitably identified so that fire services can locate them at all hours.	<b>AO12.1</b> Hydrants are identified as specified in Queensland Fire and Emergency Services: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots. Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations — system design, installation and commissioning, unless specified by the relevant water entity.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed structures are not located within the mapped bushfire hazard areas.  The existing access arrangements and fire hydrants are to be retained.

## 8.2.6 Coastal protection overlay code

### 8.2.6.3 Specific benchmarks for assessment

**Table 8.2.6.3.1 — Development outcomes for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes	Comments
<b>Development in coastal hazard areas — medium or high hazard or coastal erosion prone areas</b> Editor's note—Refer to overlay maps OM-6A and OM-6B		
<b>PO1</b> Development within a coastal hazard area or erosion prone area: <ul style="list-style-type: none"> <li>a. is located, designed and constructed to avoid adverse coastal hazard impacts; and</li> <li>b. has siting and layout that responds to flooding potential and maintains personal safety at all times.</li> </ul>	<b>AO1.1</b> Floor levels of all habitable rooms are at least 500 millimetres above the defined storm tide event (DSTE) level. Editor's Note—The following defined storm tide event level applies: <ul style="list-style-type: none"> <li>• Rockhampton HAT Zone: 9.90 metres AHD</li> <li>• Port Alma HAT Zone: 10.75 metres AHD</li> </ul> To determine finished floor level, 500 millimetres is to be added to the DSTE level. Editor's Note— Refer to overlay map OM-16B and OM-16C for information regarding the defined storm tide event level. <b>AND</b> <b>AO1.2</b> All services and utilities connected to the property (including electrical outlets) are designed, located and installed at least 500 millimetres above the defined storm tide event level. <b>AND</b> <b>AO1.3</b> Ground floors are not enclosed underneath to allow for flow-through water movement. <b>AND</b>	<p style="text-align: center;"><b>Not Applicable</b></p> <p>The proposed extension works are not located within the mapped coastal hazard areas.</p> <p>Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>

	<b>AO1.4</b> A small lower level enclosure of no more than five (5) square metres accommodates a laundry or workshop use and is constructed from flood resilient materials. Note—Where a conflict exists between the flood hazard overlay code and the coastal protection overlay code, the highest defined event level prevails.	
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**Table 8.2.6.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Development in coastal erosion prone areas</b> Editor's note—Refer to overlay map OM-6A		
<b>PO2</b> Coastal-dependent development or redevelopment must: <ul style="list-style-type: none"> <li>a. locate built structures outside of the erosion prone area; or</li> <li>b. demonstrate that it is not reasonable to locate the development outside the erosion prone area; or</li> <li>c. locate built structures and services (water, power and sewerage) landward of the alignment of adjacent habitable buildings; or</li> <li>d. where a., b. or c. cannot be met, the following is achieved: <ul style="list-style-type: none"> <li>i. the development footprint within the erosion prone area is minimised and is located as far landward as practicable;</li> <li>ii. the development is designed to accommodate for future erosion events;</li> <li>iii. buildings or structures are able to be</li> </ul> </li> </ul>	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposal is not for coastal-dependent development.

decommissioned, disassembled or relocated either on the site or to another site; and iv. on-site protection works are installed and maintained.		
<b>PO3</b> Development that is not for a coastal-dependent land use: <ul style="list-style-type: none"> <li>a. is located outside of the erosion prone area; or</li> <li>b. where it only involves redevelopment that intensifies the use of a site, it mitigates any increase in risk to people and property from adverse coastal erosion impacts, having regard to: <ul style="list-style-type: none"> <li>i. ensuring the development footprint within the erosion prone area is minimised and is located as far landward as possible;</li> <li>ii. the practical design life of the development in the context of future erosion threat;</li> <li>iii. the ability for buildings or structures to be decommissioned, disassembled or relocated either on the site or to another site; and</li> <li>iv. installing and maintaining on-site protection works.</li> </ul> </li> </ul>	No acceptable outcome is nominated.	<p style="text-align: center;"><b>Complies</b></p> <p>The proposed extension works are not located within the mapped coastal hazard areas.</p> <p>Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>
<b>PO4</b> Development (not including coastal dependent development) is set back as far landward as possible to maintain the amenity and use of the coast	<b>AO4.1</b> For development within the urban area, development (including all buildings and other permanent structures such as swimming pools and retaining walls) are set back not less than six (6) metres from the seaward boundary of the lot.	<p style="text-align: center;"><b>Complies</b></p> <p>The proposed extension works are not located within the mapped coastal hazard areas. The proposed extensions are setback greater than 6m from the seaward boundary of the lot.</p>

<p><b>PO5</b> Coastal dependent development minimises the risk to people and property from adverse coastal erosion impacts by:</p> <ul style="list-style-type: none"> <li>a. installing and maintaining coastal protection works; or</li> <li>b. locating, designing and constructing relevant buildings or structures to withstand coastal erosion impacts; or</li> <li>c. allowing for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise, and avoids the need for additional coastal protection work.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposal is not for coastal-dependent development.</p>
<p><b>PO6</b> Development in an erosion prone area must demonstrate that it will:</p> <ul style="list-style-type: none"> <li>a. maintain, protect and enhance vegetation on coastal landforms outside a port, where its removal or damage may: <ul style="list-style-type: none"> <li>i. destabilise the area and increase the potential for erosion; or</li> <li>ii. interrupt natural sediment trapping processes; or</li> <li>iii. interrupt dune or land building processes;</li> </ul> </li> <li>b. maintain sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes can not be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards;</li> <li>c. maintain physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposed extension works are not located within the mapped coastal hazard areas.</p>

<p>d. prevent increasing the risk of shoreline erosion for areas adjacent to the development footprint unless the development is an erosion control structure; and</p> <p>e. allow for natural fluctuations of the coast to occur which minimises the need for additional coastal protection work.</p> <p>Editor's note—A report that is certified by a registered professional engineer with a development application is to be submitted.</p>		
<p><b>Development in coastal hazard areas — medium or high hazard area</b></p> <p>Editor's note—Refer to overlay map OM-6B</p>		
<p><b>PO7</b></p> <p>Development within an urban area (including residential, rural residential and emerging community zones) that is not for a coastal-dependent development, or temporary, readily relocatable or able to be abandoned structures or essential community infrastructure is:</p> <p>a. located outside the high hazard area; or</p> <p>b. it is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment (addressing its vulnerability to storm tide inundation and the proposed access to and protection of evacuation routes), that must be prepared to support the development proposal.</p> <p>Editor's note—Refer to SC6.7 — Coastal protection management planning scheme policy for further guidance.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>The proposed extension works are not located within the mapped coastal hazard areas.</p> <p>Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>
<p><b>PO8</b></p> <p>Development within an urban area (including residential and emerging community zones) and the</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>The proposed extension works are not located within the mapped coastal hazard areas.</p>



<p>rural residential zone, that is not for a coastal-dependent development, or temporary, readily relocatable or able to be abandoned structures or essential community infrastructure is located outside a medium coastal hazard area unless:</p> <ul style="list-style-type: none"> <li>a. it does not result in an increase in the intensity of development on the site; or</li> <li>b. the development is located, designed, constructed and operated to avoid adverse coastal hazard impacts (including impacts on the development's ongoing operation) as demonstrated by a risk assessment (addressing its vulnerability to sea-level rise and storm tide inundation and the proposed access to and protection of evacuation routes), that must be prepared to support the development proposal.</li> </ul> <p>Editor's note—Refer to SC6.7 — Coastal protection management planning scheme policy for further guidance.</p>		<p>Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>
<p><b>PO9</b> In non-urban areas, urban or rural residential development does not occur in a coastal hazard — medium or high hazard area.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposed extension works are not located within the mapped coastal hazard areas.  Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>
<p><b>PO10</b> Development avoids the release of hazardous materials during storm tide events.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposed extension works are not located within the mapped coastal hazard areas.  Refer to the Proposal Plans, attached under <b>Appendix B</b>, for further information.</p>
<p><b>Public access</b></p>		
<p><b>PO11</b> Development ensures public access to and along the</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposal does not involve public access along state coastal land or coastal waters.</p>

state coastal land and coastal waters is provided to a safe and serviceable standard and is not impeded by private use of the coastal resource.		
<b>Coastal-dependent development — minor public marine development</b>		
<b>PO12</b> New minor public marine development co-locates with existing public marine infrastructure.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposal is not for coastal-dependent development.
<b>PO13</b> New locations for minor public marine development are only supported where: a. there are no public landing facilities servicing the same part of the Fitzroy River or to and along state coastal land; or b. it is established that there is a demonstrated need for the facility in the proposed location. Editor's note—Minor public marine development refers to maritime facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposal is not for coastal-dependent development.
<b>Reconfiguring a lot</b>		
<b>PO14</b> Development does not result in the creation of additional lots in areas subject to coastal hazards.	<b>PO14.1</b> Reconfiguring a lot does not result in new lots within the coastal hazard — medium or high hazard.	<b>Not Applicable</b> The proposal is not for reconfiguring a lot.
<b>PO15</b> Where land containing an erosion prone area identified on map OM-6A is required to create additional lots, the erosion prone area is to be maintained as a development-free buffer zone.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposal is not for reconfiguring a lot.

## 8.2.8 Flood hazard overlay code

### 8.2.8.3 Specific benchmarks for assessment

**Table 8.2.8.3.1 — Development outcomes for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes	Comments
<b>Development in Fitzroy River flood area — H1 (low hazard area) or H2 (medium hazard area) or North Rockhampton Flood Management Area or local catchment flood — planning area 2</b> Editor's note—Refer to overlay maps OM-8A and OM-8C		
<b>PO1</b> Development (including extensions) for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation.	<b>AO1.1</b> For non-residential development, at least thirty (30) per cent of the gross floor area of all new buildings and structures is located a minimum of 500 millimetres above the defined flood level. Editor's note—Areas less than those nominated above may be supported where accompanied by a flood impact report in accordance with SC6.10 — Flood hazard planning scheme policy. <b>AND</b> <b>AO1.2</b> A report from a registered professional engineer Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.	<b>Complies</b> The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m <sup>2</sup> . The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are located within the lowest hazard areas and are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site. The structures are located outside of the Local Catchment Defined Flood Event. A flood report is also being prepared by an RPEQ Engineer, and will be submitted to Council under separate cover to the initial lodgement of this application.
<b>PO2</b> Development is located to minimise susceptibility to and potential impacts of flooding.	<b>AO2.1</b> For residential uses the finished floor levels of all habitable rooms shall be constructed a minimum of	<b>Not Applicable</b> The proposed development does not involve residential uses.

	<p>500 millimetres above the defined flood level.</p> <p><b>AND</b></p> <p><b>AO2.2</b></p> <p>A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.</p> <p>Editor's note—Report to be prepared in accordance with SC6.10—Flood hazard planning scheme policy.</p>	
<p><b>PO3</b></p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO3.1</b></p> <p>All hazardous materials and hazardous manufacturing equipment and hazardous containers are located and stored a minimum of 500 millimetres above the defined flood level.</p> <p>Editor's note—Refer to the <i>Work Health and Safety Act 2011 and associated regulation</i>, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>	<p><b>Complies</b></p> <p>The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m<sup>2</sup>. The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are located within the lowest hazard areas and are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site.</p> <p>The structures are located outside of the Local Catchment Defined Flood Event.</p>
<p><b>Development in Fitzroy River flood areas — H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Local catchment flood — planning area 1</b></p> <p>Editor's note—Refer to overlay maps OM-8A and OM-8C</p>		
<p><b>PO4</b></p> <p>Development does not involve the further intensification of land uses and does not increase the risk to people and property.</p> <p>Editor's note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 — Flood hazard planning scheme policy.</p>	<p><b>AO4.1</b></p> <p>AO4.1.1</p> <p>Development does not involve new buildings or structures.</p> <p>OR</p> <p>AO4.1.2</p> <p>Where involving the replacement or alteration to an</p>	<p><b>Performance Outcome</b></p> <p>The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m<sup>2</sup>. The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are located within the lowest</p>

	<p>existing non-residential building or structure:</p> <ul style="list-style-type: none"> <li>a. there is no increase in the existing or previous buildings' gross floor area; and</li> <li>b. the finished floor level of any replacement or alteration to an existing building is constructed a minimum of 500 millimetres above the defined flood level.</li> </ul> <p>OR</p> <p>AO4.1.3</p> <p>Where involving the replacement or alteration to an existing caretakers' accommodation, dwelling house or dwelling unit:</p> <ul style="list-style-type: none"> <li>a. there is no increase in the number of dwellings;</li> <li>b. there is no increase in the existing or previous buildings' gross floor area; and</li> <li>c. the finished floor level of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level.</li> </ul> <p>AND</p> <p>AO4.1.4</p> <p>Where located in the rural zone, the total floor area of class 10a buildings and structures on the site do not exceed a total of fifty (50) square metres, and are set back a minimum of twenty (20) metres from all site boundaries.</p>	<p>hazard areas and are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site.</p> <p>The structures are located outside of the Local Catchment Defined Flood Event.</p>
<p><b>PO5</b></p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO5.1</b></p> <p>Materials manufactured, used or stored on site are not hazardous in nature.</p>	<p><b>Complies</b></p> <p>The proposed development is for extensions to an existing industrial use.</p>
<p><b>Development in floodplain investigation area</b> Editor's note—Refer to overlay map OM-8B</p>		
<p><b>PO6</b></p> <p>Development is located to minimise susceptibility to</p>	<p><b>AO6.1</b></p> <p>Flood resilience is optimised by ensuring new</p>	<p><b>Not Applicable</b></p> <p>The subject site is not located in the floodplain</p>

and potential impacts of flooding. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	habitable rooms are located on the highest part of the site to minimise entrance of floodwaters.	investigation area.
<b>PO7</b> Development avoids the release of hazardous materials into floodwaters.	<b>A07.1</b> Materials manufactured, used or stored on site are not hazardous in nature.	<b>Not Applicable</b>  The subject site is not located in the floodplain investigation area.

**Table 8.2.8.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Development in Fitzroy River flood area — all hazard areas, North Rockhampton Flood Management Area or local catchment flood — all planning areas</b> Editor's note—Refer to overlay maps OM-8A and OM-8C		
<b>PO8</b> Development is located to minimise susceptibility to and potential impacts of flooding.	No acceptable outcome is nominated.	<b>Complies</b>  The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m <sup>2</sup> . The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are located within the lowest hazard areas and are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site.
<b>PO9</b> Underground car parks are designed to prevent the	<b>A09.1</b> Development with underground car parking is	<b>Not Applicable</b>  The proposed development is not for underground car parks.

intrusion of floodwaters.	designed to prevent the intrusion of floodwaters by the incorporation of a bund or similar barrier a minimum of 500 millimetres above the defined flood level.	
<b>PO10</b> Development: a. Does not result in any reduction of onsite flood storage capacity; or b. Does not result in any change to depth, duration or velocity of floodwaters within the premises; and c. does not change flood characteristics outside the premises, including but not limited to causing: i. loss of flood storage; or ii. loss of or changes to flow paths; or iii. acceleration or retardation of flows; or iv. any reduction in flood warning times elsewhere on the floodplain. Editor's note—Council may require the applicant to submit a site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcome.	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for the addition of two new structures on-site and results in a total increase in GFA of 233m <sup>2</sup> . The proposed structures are small in scale and are not considered to significantly increase GFA within the flood hazard areas. Further, the proposed works are located within the lowest hazard areas and are not anticipated to result in any adverse impacts to neighbouring properties and is not expected to worsen the flood hazard. It is noted that the proposed development does not increase the number of people on-site.
<b>PO11</b> Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.	<b>AO11.1</b> A use for a purpose listed in Table 8.2.8.3.3: a. is not located within the flood hazard area; and b. has at least one (1) flood free access road.	<b>Not Applicable</b> The proposed development is not for essential community infrastructure or community facilities.
<b>Development in Fitzroy River flood areas — H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Local catchment flood — planning area 1</b> Editor's note—Refer to overlay maps OM-8A and OM-8C		
<b>PO13</b> Development that involves temporary or moveable residential structures (for example caravan parks and	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is not for residential structures.

camping grounds) are not located within the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area or Local catchment planning area 1.		
<b>Reconfiguring a lot</b>		
<b>Development in Fitzroy River flood area — all hazard areas, North Rockhampton Flood Management Area or local catchment flood — all planning areas</b> Editor's note—Refer to overlay maps OM-8A and OM-8C		
<b>PO14</b> Development does not result in the creation of additional lots that will be at risk in times of flood. Editor's note— how to assess properties that could be 'at risk': <ol style="list-style-type: none"> <li>1. Risk assessment is conducted by appropriately qualified person; and</li> <li>2. The assessment considers, access, area of inundation on the lot and usability, any damage that maybe caused to property, freeboard etc.</li> </ol>	<b>AO14.1</b> Reconfiguring a lot does not result in: <ol style="list-style-type: none"> <li>a. additional lots being created below the Defined Flood Level (DFL); and</li> <li>b. lots created that do not have a safe trafficable access in the Defined Flood Event (DFE).</li> </ol>	<b>Not Applicable</b> The proposed development is not for reconfiguring a lot.
<b>PO15</b> Development does not result in the worsening of flooding to external properties. Editor's note— Refer to the Queensland Urban Drainage Manual (QUDM) regarding the lawful discharge to stormwater.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is not for reconfiguring a lot.
<b>Development in floodplain investigation area</b> Editor's note—Refer to overlay map OM-8B		
<b>PO16</b> Development provides vehicle access to a road network that is sufficient to enable safe access. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard risk planning scheme policy	No acceptable outcome is nominated.	<b>Not Applicable</b> The subject site is not located in the floodplain investigation area.



can be undertaken to verify the potential risk of a flood event occurring.		
<b>PO17</b> Onsite access is provided to a building envelope or fill area in which a building is to be constructed. The access is located on land classified as a low flood hazard in the defined flood event.	<b>AO17.1</b> Onsite access to a building envelope or fill area is provided over land that is designated as a low flood hazard. Editor's note—For the purposes of the above requirements in respect of an access area or a road which provides access to the development a low flood hazard means: <ul style="list-style-type: none"> <li>a. inundation is a maximum depth of 300 millimetres during events up to and including the defined flood event;</li> <li>b. inundation extends for a maximum distance of 200 metres during events up to and including the defined flood event; and</li> <li>c. The product of velocities and depth does not exceed <math>D*V=0.4m^2/s</math>.</li> </ul>	<b>Not Applicable</b> The subject site is not located in the floodplain investigation area.
<b>Operational work</b>		
<b>PO18</b> Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	<b>AO18.1</b> Development does not involve: <ul style="list-style-type: none"> <li>a. filling with a height greater than 100 millimetres; or</li> <li>b. block or solid walls or fences; or</li> <li>c. garden beds or other structures with a height more than 100 millimetres; or</li> <li>d. the planting of dense shrub hedges.</li> </ul>	<b>Not Applicable</b> The proposed development is not for operational work.

## 8.2.11 Steep land overlay code

### 8.2.11.3 Specific benchmarks for assessment

Editor's note—A site-specific geotechnical analysis may be required to be undertaken and certified by a qualified registered professional engineer appropriately experienced in slope stability investigations to be in accordance with Australian Geomechanics Society Volume 42 No 1 March 2007. Development must be certified by such an engineer as having been undertaken in accordance with all recommendations of these geotechnical investigations.

**Table 8.2.11.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>All development</b>		
<b>PO1</b> Development incorporates design measures for the development (including ancillary buildings, structures and swimming pools) to ensure: <ul style="list-style-type: none"> <li>a. the long-term stability of the site considering the full nature and end use of the development;</li> <li>b. site stability during all phases of construction and development;</li> <li>c. people and property are protected from a potential landslide event; and</li> <li>d. adjoining properties are not impacted by a potential landslide event.</li> </ul>	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed extensions do not occur within the steep land overlay area.
<b>PO2</b> Vegetation clearing on site does not increase the risk of a landslide event occurring.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	<b>Not Applicable</b> The proposed development does not involve any vegetation clearing.

<b>PO3</b> Development involving the manufacture or storage of hazardous materials in bulk is not at risk from a landslide event.	<b>AO3.1</b> The manufacture or storage of hazardous materials in bulk does not occur within the steep land overlay area.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed extensions do not occur within the steep land overlay area.
<b>PO4</b> Emergency services and community uses are able to function effectively during and immediately after landslide events.	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposed extensions do not impact the function of emergency services or community uses.
<b>Reconfiguring a lot</b>		
<b>PO5</b> Development ensures that on all new lots: <ul style="list-style-type: none"> <li>a. future building location is not located on part of the site subject to a potential landslide;</li> <li>b. the need for excessive work or changes to the finished landform to construct a building or vehicular access route within the development envelope nominated is avoided; and</li> <li>c. future building will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site.</li> </ul> Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this performance outcome.	<b>AO5.1</b> When a development footprint has a slope of, or greater than fifteen (15) per cent, each new lot has a minimum size and road frontage in accordance with Table 8.2.11.3.2. Note—The minimum lot size and road frontage stated in Table 8.2.11.3.2 prevails over the reconfiguring a lot code to the extent of any inconsistency. <b>AND</b> <b>AO5.2</b> The development has: <ul style="list-style-type: none"> <li>a. a frontage to a formed road; and</li> <li>b. any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.</li> </ul>	<b>Not Applicable</b> The proposed development does not involve reconfiguring a lot.
<b>Operational works</b>		
<b>PO6</b> Filling and excavation does not: <ul style="list-style-type: none"> <li>a. occur on land that has a slope greater than or equal to fifteen (15) percent; and</li> <li>b. alter the existing flow of surface water or</li> </ul>	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with	<b>Not Applicable</b> The proposed development does not involve operational works.



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groundwater on the site.	this acceptable outcome.	
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## 9.3.1 Access, parking and transport code

### 9.3.1.3 Specific benchmarks for assessment

**Table 9.3.1.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Access driveways</b>		
<b>PO1</b> Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: <ul style="list-style-type: none"> <li>a. the size of the parking area;</li> <li>b. the volume, frequency and type of vehicle traffic;</li> <li>c. the need for some land uses (for example hospitals) to accommodate emergency vehicle access;</li> <li>d. the type of use and the implications on parking and circulation, for example long-term or short-term car parking;</li> <li>e. frontage road function and conditions; and</li> <li>f. the capacity and function of the adjoining street system.</li> </ul>	<b>AO1.1</b> Access driveways are not located within: <ul style="list-style-type: none"> <li>a. twenty—five (25) metres of a signalised road intersection;</li> <li>b. twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and</li> <li>c. one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.</li> </ul>	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing vehicle access arrangements.
<b>PO2</b> Access driveways do not disrupt existing road or footpath infrastructure.	<b>AO2.1</b> Access driveways: <ul style="list-style-type: none"> <li>a. do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs;</li> <li>b. do not front a traffic island, speed control</li> </ul>	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing vehicle access arrangements.

	<p>device, car parking bay, bus stop or other infrastructure within the road carriageway;</p> <p>c. must be sealed and to a formed road;</p> <p>d. are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and</p> <p>e. are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.</p>	
<p><b>PO3</b></p> <p>Access driveways are designed and constructed so as to:</p> <ul style="list-style-type: none"> <li>a. enable safe and functional vehicular access from the street to the property; and</li> <li>b. not cause a change in the level of a footpath.</li> </ul>	<p><b>AO3.1</b></p> <p>Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing vehicle access arrangements.</p>
<p><b>PO4</b></p> <p>A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.</p>	<p><b>AO4.1</b></p> <p>A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing vehicle access arrangements.</p>
<b>Parking</b>		
<p><b>PO5</b></p> <p>Provision is made for on-site vehicle parking:</p> <ul style="list-style-type: none"> <li>a. to meet the demand likely to be generated by the development; and</li> <li>b. to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</li> </ul> <p>Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.</p>	<p><b>AO5.1</b></p> <p>AO5.1.1</p> <p>On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code.</p> <p>OR</p> <p>AO5.1.2</p> <p>Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is</p>	<p><b>Performance Outcome</b></p> <p>The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking arrangements.</p> <p>The proposed extensions result in an additional GFA of 233m<sup>2</sup>, which requires a minimum of 3 car parking spaces. Given the proposal does not involve any increases to staff on-site, additional parking spaces are not deemed necessary. The existing car parking</p>

	<p>retained or increased.</p> <p><b>AND</b></p> <p><b>AO5.2</b> All parking, loading and manoeuvring facilities for visitors and employees to be located on-site.</p> <p><b>AND</b></p> <p><b>AO5.3</b> Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.</p>	<p>provision within the site is considered suitable in meeting the demand of the development.</p>
<p><b>PO6</b> Parking and servicing facilities are designed to meet user requirements.</p>	<p><b>AO6.1</b> Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking or access arrangements.</p>
<p><b>PO7</b> Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non—residential use into a street that is in a residential zone.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing vehicle access arrangements.</p>
<p><b>PO8</b> Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.</p>	<p><b>AO8.1</b> Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158.</p> <p><b>AND</b></p> <p><b>AO8.2</b> Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking arrangements. Lighting will comply.</p>
<p><b>PO9</b> Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p>	<p>No acceptable outcome is nominated.                      Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking or access arrangements.</p>

<ul style="list-style-type: none"> <li>a. provision of opportunities for casual surveillance;</li> <li>b. the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines;</li> <li>c. minimising potential concealment points and assault locations;</li> <li>d. minimising opportunities for graffiti and other vandalism; and</li> <li>e. restricting unlawful access to buildings and between buildings.</li> </ul>		
<b>PO10</b> Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.
<b>Transport impact</b> Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.		
<b>PO11</b> Development contributes to the creation of a transport network which is designed to: <ul style="list-style-type: none"> <li>a. achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and</li> <li>b. encourage people to walk, cycle or use public transport to and from the site instead of using a car.</li> </ul>	No acceptable outcome is nominated. Editor's note—Refer to SC6.19 — Structure plan planning scheme policy for guidance.	<b>Complies</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.
<b>PO12</b> Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	<b>AO12.1</b> Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy. <b>AND</b>	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.



	<p><b>AO12.2</b>                      A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p><b>AND</b>  <b>AO12.3</b>                      The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p>	
<p><b>PO13</b>                      Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p> <ul style="list-style-type: none"> <li>a. are safe for pedestrians and vehicles;</li> <li>b. are conveniently connected to the main component of the development by pedestrian pathway; and</li> <li>c. provide for pedestrian priority and clear sightlines.</li> </ul>	No acceptable outcome is nominated.	<p><b>Not Applicable</b>                      The proposed development is for extensions to an existing industrial development currently operating on the site and does not create an increased demand for the site.</p>
<b>Site access</b>		
<p><b>PO14</b>                      Development does not impact on the safety, operation or function of the road network or system.</p>	<p><b>AO14.1</b>                      Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time.</p> <p><b>AND</b>  <b>AO14.2</b>                      No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites.</p> <p><b>AND</b></p>	<p><b>Not Applicable</b>                      The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.</p>

	<b>AO14.3</b> Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	
<b>PO15</b> Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	<b>Complies</b>  The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.  Transport network improvements will be made where necessary.
<b>PO16</b> On-site transport network infrastructure integrates safely and effectively with surrounding networks.	<b>AO16.1</b> Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	<b>Not Applicable</b>  The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing car parking, servicing, or access arrangements.
<b>Pedestrian and cyclist facilities</b>		
<b>PO17</b> Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	<b>AO17.1</b> Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	<b>Not Applicable</b>  The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing pedestrian and cyclist infrastructure or access points.
<b>PO18</b> Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 — Bicycle network planning scheme policy.	<b>Not Applicable</b>  The proposed development is for extensions to an existing industrial development currently operating on the site and does not alter the existing pedestrian and cyclist infrastructure or access points.
<b>Servicing</b>		
<b>PO19</b>	<b>AO19.1</b>	<b>Complies</b>

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Refuse collection vehicles are able to safely access on-site refuse collection facilities.	Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	The proposed development is for extensions to an existing industrial development currently operating on the site and maintains the existing refuse servicing arrangements.
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## 9.3.4 Landscape code

### 9.3.4.3 Specific benchmarks for assessment

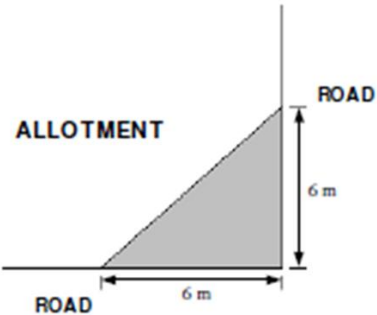
**Table 9.3.4.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Design</b>		
<b>PO1</b> Landscaping is professionally designed and provides a suitably sized area to: <ul style="list-style-type: none"> <li>a. create an attractive visual addition to a building or place;</li> <li>b. soften the built form;</li> <li>c. provide a space for on-site recreation; and</li> <li>d. enable landscaping to establish and thrive under the local conditions.</li> </ul> Editor's note—Landscaped areas may include natural bushland, planted garden beds, grassed areas, vegetated courtyards and pedestrian paths.	<b>AO1.1</b> Landscaping is provided in accordance with requirements in zone codes and SC6.12 — Landscape design and street trees planning scheme policy. Note—Where the outcomes vary, the zone code takes precedence. Editor's note—A landscaped plan, prepared by a competent landscape designer is required to meet this acceptable outcome.	<p style="text-align: center;"><b>Not Applicable</b></p> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.
<b>PO2</b> Shade trees are provided in the landscaped areas to provide shade onto buildings, recreation areas, seating, car parking areas and the road verge.	No acceptable outcome is nominated.	<p style="text-align: center;"><b>Not Applicable</b></p> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.
<b>PO3</b> On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	<b>AO3.1</b> Landscape design incorporates the flow of water along overland flow paths, but does not impede flow paths and watercourses. <b>AND</b>	<p style="text-align: center;"><b>Not Applicable</b></p> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.

	<p><b>AO3.2</b> Landscaping maximises opportunities for on-site infiltration by:</p> <ul style="list-style-type: none"> <li>a. minimising impervious surfaces and incorporating semi-permeable paving products;</li> <li>b. falling hard surfaces towards pervious surfaces such as turf or mulched areas;</li> <li>c. maximising the opportunity for turf and planting areas;</li> <li>d. aligning planting areas parallel to contours to slow the flow of surface water; and</li> <li>e. ensuring the planting palette comprises canopy tree species.</li> </ul> <p><b>AND</b> <b>AO3.3</b> Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds, infiltration cells.</p> <p><b>AND</b> <b>AO3.4</b> The landscape design incorporates sediment and erosion control measures.</p>	
<p><b>PO4</b> Design of pedestrian paths and places reinforces the desired character of the area and includes features to enhance their use and are of universal design to ensure non-discriminatory access and use.</p>	<p><b>AO4.1</b> The landscape design complies with Australian Standard AS 1428 parts 1, 2, 3 and 4 — Design for access and mobility.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
<p><b>PO5</b> Landscaping is designed and maintained to minimise the potential for risk to personal safety and property, through:</p> <ul style="list-style-type: none"> <li>a. maximising casual surveillance of public spaces;</li> <li>b. increasing opportunity for public interaction;</li> </ul>	<p><b>AO5.1</b> Planting is carried out in accordance with crime prevention through environmental design principles and incorporates:</p> <ul style="list-style-type: none"> <li>a. plants and trees that do not restrict casual surveillance of paths and landscaped spaces;</li> <li>b. clear sight lines from private to public space;</li> </ul>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>

<p>and</p> <p>c. minimising opportunity for concealment and criminal activity through environmental design principles.</p>	<p>c. visually permeable screens and fencing;</p> <p>d. lighting of landscaped areas;</p> <p>e. public facilities (toilets, shelters etcetera) located to promote use;</p> <p>f. dual access points to public spaces;</p> <p>g. clearly defined public and private spaces;</p> <p>h. measures to protect solid and blank walls from graffiti;</p> <p>i. legible universal signage;</p> <p>j. a selection of species that do not create nuisance and danger by way of thorns, toxins or a common source of allergies; and</p> <p>k. plant species that do not exacerbate impacts such as bushfire or flash flooding.</p>	
<b>Species selection</b>		
<p><b>PO6</b></p> <p>Landscaping design includes plant species that:</p> <ul style="list-style-type: none"> <li>a. suit the local climatic conditions;</li> <li>b. have low water usage needs or are provided with water harvested on-site;</li> <li>c. include locally native species;</li> <li>d. are of a suitable size and density to achieve the purposes of this code;</li> <li>e. complement the proposed development;</li> <li>f. are not classified as a pest species or a noxious or invasive weed;</li> <li>g. preserve existing vegetation where desirable and protect existing environmental values of the land; and</li> <li>h. do not exacerbate bushfire or flood hazards.</li> </ul>	<p><b>AO6.1</b></p> <p>Plant species are chosen from sources recommended by SC6.12 — Landscape design and street trees planning scheme policy.</p> <p><b>AND</b></p> <p><b>AO6.2</b></p> <p>Plant species do not include undesirable species as listed in SC6.12 — Landscape design and street trees planning scheme policy.</p> <p><b>AND</b></p> <p><b>AO6.3</b></p> <p>At least fifty (50) per cent of all new plantings are locally native species.</p> <p><b>AND</b></p> <p><b>AO6.4</b></p> <p>Plant species are compliant with any adopted planting or landscape design concept/theme for the local area.</p> <p><b>AND</b></p> <p><b>AO6.5</b></p>	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>

	<p>Unless forming part of a landscaping concept approved by Council, planting is carried out to create a 'three-tier' landscaping treatment at the following minimum density rates:</p> <ul style="list-style-type: none"> <li>a. trees at five (5) metre intervals;</li> <li>b. shrubs at two (2) metre intervals; and</li> <li>c. groundcovers at 0.5 metre to one (1) metre intervals.</li> </ul> <p><b>AND</b> <b>AO6.6</b> Existing vegetation is retained and integrated into landscaping.</p> <p><b>AND</b> <b>AO6.7</b> The use of palms is avoided in proximity to overland flow paths and watercourses.</p>	
<b>Character and streetscaping</b>		
<p><b>PO7</b> Where the development involves the creation of a new road, street-tree planting is undertaken which takes account of:</p> <ul style="list-style-type: none"> <li>a. the hierarchy and function of the street;</li> <li>b. the selection of appropriate species;</li> <li>c. avoidance of conflict between the street tree and utilities and services within the road reserve;</li> <li>d. soil conditions;</li> <li>e. existing street trees;</li> <li>f. solar access; and</li> <li>g. driveway access.</li> </ul>	<p><b>AO7.1</b> Street tree planting is carried out in accordance with the requirements of SC6.12 — Landscape design and street trees planning scheme policy.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
<p><b>PO8</b> Vehicle safety is not adversely affected by the location of landscaped areas and/or landscape buffers.</p>	<p><b>AO8.1</b> For any site on a corner bounded by two or more road frontages, landscaping and fences higher than 1.2 metres are not located within the corner truncation</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the</p>

	<p>illustrated in Figure 9.3.4.3.1a below: <b>Figure 9.3.4.3.1a — Height restriction for corner sites</b></p> 	removal of any existing vegetation or the provision of any formal landscaping.
<p><b>PO9</b> Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
<p><b>PO10</b> Fencing (including walls) and acoustic barriers are designed to:</p> <ol style="list-style-type: none"> <li>be compatible with the existing streetscape;</li> <li>minimise adverse effects on the amenity of an adjoining property; and</li> <li>complement, but not dominate, the development.</li> </ol>	<p><b>AO10.1</b> Combined fencing and retaining walls do not exceed three (3) metres in height and require vertical articulation if taller than two (2) metres in height. <b>AND</b> <b>AO10.2</b> Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum three (3) metre vegetated buffer (unless otherwise stated by the relevant zone code) with vegetation having a mature height equal to or above the height of the acoustic fencing.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
<b>Car parking and internal access</b>		



<p><b>PO11</b> Car parks and internal access (both on and off-street) are landscaped to:</p> <ul style="list-style-type: none"> <li>a. reduce their visual appearance;</li> <li>b. provide shade;</li> <li>c. reduce glare;</li> <li>d. reduce heat stored in hard surfaces;</li> <li>e. harvest storm water; and</li> <li>f. be of a design that protects damage from vehicles, minimises risk of crime and contaminated stormwater runoff.</li> </ul>	<p><b>AO11.1</b> Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate:</p> <ul style="list-style-type: none"> <li>a. in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and</li> <li>b. in double sided, angle or parallel bays — one (1) tree per six (6) car parks.</li> </ul> <p>Editor's note—SC6.12 — Landscape design and street trees planning scheme policy sets out guidance on tree species and planting standards.</p> <p><b>AND</b> <b>AO11.2</b> Each shade tree is provided with a minimum planting area of 1.2 square metres with a minimum topsoil depth of 0.8 metres.</p> <p><b>AND</b> <b>AO11.3</b> Each shade tree has a clean trunk with a minimum height of two (2) metres.</p> <p><b>AND</b> <b>AO11.4</b> Planting bays incorporate ground covers less than one (1) metre in height that allow unobstructed surveillance.</p> <p><b>AND</b> <b>AO11.5</b> Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by wheel stops or bollards as required.</p> <p><b>AND</b> <b>AO11.6</b> Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.</p>	<p style="text-align: center;"><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
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Utilities and other infrastructure		
<p><b>PO12</b> The function, safety and accessibility of utilities and other infrastructure is not compromised by the location and type of landscaping including:</p> <ul style="list-style-type: none"> <li>a. overhead wires and equipment;</li> <li>b. underground pipes and cables; and</li> <li>c. inspection chambers, transformers, poles and drainage infrastructure.</li> </ul>	<p><b>AO12.1</b> A minimum three (3) metre wide densely planted landscaped buffer is provided along the boundary adjoining the identified major electricity transmission corridor, including provision for advanced trees and shrubs that will grow to a minimum height of ten (10) metres.</p> <p><b>AND</b></p> <p><b>AO12.2</b> Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.</p> <p><b>AND</b></p> <p><b>AO12.3</b> The mature foliage of vegetation is not located within three (3) metres of an electrical substation boundary.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>
<p><b>PO13</b> Landscape site planning and design must accommodate for maintenance access points and clearances with the following considerations:</p> <ul style="list-style-type: none"> <li>a. access by appropriate maintenance or utility vehicles must be demonstrated with slope gradients and ground surface treatments that are stable and usable in all weather;</li> <li>b. provide an appropriate turn around area for vehicles and secure access entrance; and</li> <li>c. plant species mature height and habit must not interfere with or compromise underground or overhead utility assets, including storm inlet pits.</li> </ul>	<p><b>AO13.1</b> Maintenance access points and clearance must be provided in accordance with Capricorn Municipal Development Guidelines and Queensland Urban Drainage Manual.</p> <p><b>AND</b></p> <p><b>AO13.2</b> Landscape treatments to be constructed in accordance with SC6.12 — Landscape design and street tree planning policy.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development currently operating on the site. The proposal does not involve the removal of any existing vegetation or the provision of any formal landscaping.</p>

## 9.3.6 Stormwater management code

### 9.3.6.3 Specific benchmarks for assessment

**Table 9.3.6.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Stormwater management — General</b>		
<p><b>PO1</b> Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> <li>a. ensure that flooding impacts do not increase, including upstream or downstream of the development site;</li> <li>b. avoid net worsening of stormwater peak discharges and runoff volumes;</li> <li>c. utilises the use of water sensitive urban design principles; and</li> <li>d. ensure the site maximises opportunities for capture and reuse.</li> </ul> <p>Editor's note—A stormwater management plan may be required to demonstrate compliance with the performance outcome.</p>	<p><b>AO1.1</b> Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, SC6.10 — Flood hazard planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p> <p><b>AND</b> <b>AO1.2</b> Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.</p>
<p><b>PO2</b> Development provides a stormwater management system which:</p> <ul style="list-style-type: none"> <li>a. has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments;</li> </ul>	<p><b>AO2.1</b> Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff</p>	<p><b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.</p>

<p>b. maximises the use of natural waterway corridors and natural channel design principles; and</p> <p>c. efficiently integrates with existing stormwater treatments upstream and downstream.</p>		
<p><b>PO3</b>                  Development ensures that the location and design of stormwater detention and water quality treatment facilities:</p> <ul style="list-style-type: none"> <li>a. minimise risk to people and property;</li> <li>b. provide for safe access and maintenance; and</li> <li>c. provide for the safe recreational use of stormwater management features.</li> </ul>	<p><b>AO3.1</b>                  Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway.</p> <p><b>AND</b></p> <p><b>AO3.2</b>                  Development provides for stormwater detention in accordance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p> <p><b>AND</b></p> <p><b>AO3.3</b>                  Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy — Guideline — Water Quality.</p>	<p><b>Not Applicable</b>                  The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.</p>
<p><b>Environmental values</b></p>		
<p><b>PO4</b>                  Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement.                  Editor's note—Compliance with the performance outcomes and acceptable outcomes should be demonstrated by the submission of a site-based stormwater management plan for development.</p>	<p><b>AO4.1</b>                  Development ensures natural waterway corridors and drainage paths are retained.</p> <p><b>AND</b></p> <p><b>AO4.2</b>                  Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff</p> <p><b>AND</b></p>	<p><b>Not Applicable</b>                  The proposed development is for extensions to an existing industrial development on the site and does not involve works to stormwater channels, creek modifications, bridges, culverts or major drains.</p>

	<b>A04.3</b> Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	
<b>PO5</b> Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site. Editor's note—The State Planning Policy — Guideline — Water Quality and Section 9 of the <i>Environmental Protection Act 1994</i> define environmental values as 'a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety.'	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement or any existing environmental values within or adjacent to the site.
<b>Overland flow path tenure</b>		
<b>PO6</b> All overland flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability. Editor's note—As a guide, Council prefers that the location of Council owned assets are contained within a road reserve, drainage system is contained within a road reserve, drainage easement, drainage reserve, public reserve, public pathway, park or waterway corridor.	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposal is minor in nature and is not anticipated to adversely impact overland flow paths.
<b>Detention Systems</b>		
<b>PO7</b> Detention basins are designed, located and constructed on land solely dedicated for stormwater management.	<b>A07.1</b> Detention basins are designed in accordance with SC6.18 Stormwater management planning scheme policy.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not involve detention systems.
<b>PO8</b>	<b>A08.1</b>	<b>Not Applicable</b> The proposed development is for extensions to an

Development ensures that location and design of stormwater detention and water quality treatment: <ul style="list-style-type: none"> <li>a. minimises risk to people and property;</li> <li>b. provides for safe access and maintenance;</li> <li>c. minimises ecological impacts to creeks and waterways.</li> </ul>	Development provides a stormwater management system designed in accordance with SC6.10 Flood hazard planning scheme policy and SC6.18 Stormwater management planning scheme policy.	existing industrial development on the site. The proposal does not involve detention systems.
<b>PO9</b> Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that: <ul style="list-style-type: none"> <li>a. detention system design does not remove floodplain storage;</li> <li>b. detention systems continue to operate effectively during a major storm event.</li> </ul>	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not involve detention systems.
<b>PO10</b> Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin.	<b>AO10.1</b> The location of detention basins are in accordance with SC6.18 Stormwater management planning scheme policy.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not involve detention systems.
<b>Efficiency and whole of life cycle cost</b>		
<b>PO11</b> Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Editor's note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for development.	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.
<b>PO12</b> Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: <ul style="list-style-type: none"> <li>a. existing capacity of stormwater infrastructure within and external to the site, and any</li> </ul>	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.

<p>planned stormwater infrastructure upgrades;</p> <p>b. safe management of stormwater discharge from existing and future upslope development; and</p> <p>c. implications for adjacent and down-slope development.</p>		
<p><b>PO13</b> Development provides proposed stormwater infrastructure which:</p> <p>a. remains fit for purpose for the life of the development and maintains full functionality in the design storm event; and</p> <p>b. can be safely accessed and maintained in a cost effective way.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.</p>
<b>Erosion and sediment control</b>		
<p><b>PO14</b> Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect:</p> <p>a. the environmental values and water quality objectives of waters;</p> <p>b. waterway hydrology; and</p> <p>c. the maintenance and serviceability of stormwater infrastructure.</p>	<p><b>AO14.1</b> Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development on the site.</p> <p>An erosion and sediment control plan can be conditioned by Council, where necessary.</p>
<b>Water quality within catchment areas</b>		
<p><b>PO15</b> For development proposals within the Fitzroy River sub-basin, relevant environmental values are</p>	<p><b>AO15.1</b> Development complies with the provisions of the State Planning Policy — Guideline — Water Quality.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater</p>



<p>recognised and enhanced, and relevant water quality objectives are addressed.                      Editor's note—Section 3.2 of Queensland Water Quality Guidelines 2009 identifies values for water quality for waters in the Central Coast Queensland region.</p>	<p><b>AND</b>  <b>AO15.2</b>                      Development adjoining the full supply height above the Fitzroy River Barrage includes the provision of an effective buffer that assists in filtering runoff, including:</p> <ul style="list-style-type: none"> <li>a. a buffer distance of 100 metres to the water supply height of the barrage which excludes cropping or grazing of a low intensity nature; and</li> <li>b. fencing and water troughs installed on the land to prevent encroachment of animals within 100 metres of the full supply height above the barrage.</li> </ul>	<p>management arrangement.</p>
<p><b>Protecting water quality</b></p>		
<p><b>PO16</b>                      The development is compatible with the land use constraints of the site for:</p> <ul style="list-style-type: none"> <li>a. achieving stormwater design objectives; and</li> <li>b. avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.</li> </ul>	<p><b>AO16.1</b>                      Development is undertaken in accordance with a stormwater management plan that:</p> <ul style="list-style-type: none"> <li>a. incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy — Guideline — Water Quality;</li> <li>b. provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosion potential; and</li> <li>c. accounts for development type, construction phase, local landscape, climatic conditions and design objectives.</li> </ul> <p>Editor's note—A stormwater management plan includes the design, construction, operation, maintenance of the stormwater system.                      Editor's note—SC6.18 — Stormwater management planning scheme policy provides guidance on preparing a stormwater</p>	<p><b>Not Applicable</b>                      The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement.</p>



	quality management plan.	
<b>Protecting water quality in existing natural waterways</b>		
<b>PO17</b> The waterway is designed for stormwater flow management, stormwater quality management and the following end use purposes: <ul style="list-style-type: none"> <li>a. amenity including aesthetics,</li> <li>b. landscaping and recreation;</li> <li>c. flood management;</li> <li>d. stormwater harvesting as part of an integrated water cycle management plan;</li> <li>e. as a sustainable aquatic habitat; and</li> <li>f. the protection of water environmental values.</li> </ul>	No acceptable outcome is nominated.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement and does not involve a waterway.
<b>PO18</b> The waterway is located in a way that is compatible with existing tidal waterways.	<b>AO18.1</b> Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: <ul style="list-style-type: none"> <li>a. there is sufficient flushing or a tidal range of more than 0.3 metres; or</li> <li>b. any tidal flow alteration does not adversely impact on the tidal waterway; or</li> <li>c. there is no introduction of salt water into freshwater environments.</li> </ul>	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement and does not involve a waterway.
<b>PO19</b> The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.	<b>AO19.1</b> Erosion and sediment control measures are incorporated during construction to achieve design objectives set out in State Planning Policy — Guideline — Water Quality. Editor's note—Erosion and sediment control is to be designed and implemented in accordance with the International Erosion Control Association Best Practice Erosion and Sediment Control Guidelines.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement and does not involve a waterway.
		<b>Not Applicable</b>

<b>PO20</b> Stormwater overflows from the waterway do not result in lower water quality objectives in existing natural waterways.	<b>AO20.1</b> Stormwater run-off entering non-tidal waterways is pre-treated prior to release in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.	The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing stormwater management arrangement and does not involve a waterway.
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## 9.3.7 Waste management code

### 9.3.7.3 Specific benchmarks for assessment

**Table 9.3.7.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Design of waste storage areas</b>		
<b>PO1</b> For on-site waste collection, waste storage areas are located and designed so that: <ul style="list-style-type: none"> <li>a. they are easily accessed and convenient to use;</li> <li>b. sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling;</li> <li>c. sufficient height clearance is provided for the safe operation of both front and side bin lifting operations;</li> <li>d. they are clear of car parking bays, loading bays and similar areas; and</li> <li>e. they are clear of footpaths and pedestrian access.</li> </ul>	<b>AO1.1</b> Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	<b>Complies</b> The proposed development is for extensions to the existing industrial development operating on the site. The existing waste storage areas are to be retained as part of the proposal.
<b>Kerbside waste servicing</b>		
<b>PO2</b> Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	<b>AO2.1</b> Waste bins are located on the footpath so that: <ul style="list-style-type: none"> <li>a. bins are located one (1) metre apart from other bins and obstructions;</li> <li>b. all bins are accommodated within the street frontage of the site;</li> </ul>	<b>Complies</b> The proposed development is for extensions to the existing industrial development operating on the site. The existing waste storage areas are to be retained as part of the proposal.

	<ul style="list-style-type: none"> <li>c. a clear pedestrian access way two (2) metres wide is retained; and</li> <li>d. bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.</li> </ul>	
<b>PO3</b> Waste storage minimises adverse impacts on adjoining properties.	<b>AO3.1</b> Waste storage areas are: <ul style="list-style-type: none"> <li>a. integrated with the building design; or</li> <li>b. set back a minimum of two (2) metres from any boundary; and</li> <li>c. screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and</li> <li>d. not located directly adjoining dwelling units on the site and on neighbouring properties.</li> </ul> <b>AND</b> <b>AO3.2</b> Waste bins are fitted with lids.	<b>Complies</b> The proposed development is for extensions to the existing industrial development operating on the site. The existing waste storage areas are to be retained as part of the proposal.
<b>PO4</b> Waste storage areas: <ul style="list-style-type: none"> <li>a. have a level area on impermeable, durable materials so that they are easily cleaned; and</li> <li>b. have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.</li> </ul>	No acceptable outcome is nominated.	<b>Complies</b> The proposed development is for extensions to the existing industrial development operating on the site. The existing waste storage areas are to be retained as part of the proposal.
<b>Water management</b>		
<b>PO5</b> Waste storage areas are designed to separate stormwater and wash-down water.	<b>AO5.1</b> Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. <b>AND</b> <b>AO5.2</b> Wash-down areas are:	<b>Complies</b> The proposed development is for extensions to the existing industrial development operating on the site. The existing waste storage areas are to be retained as part of the proposal.

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	a. provided with a tap and water supply; and b. provided with a stormwater diversion valve and arrestor trap.	
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## 9.3.8 Water and sewer code

### 9.3.8.3 Specific benchmarks for assessment

**Table 9.3.8.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>Water</b>		
<b>PO1</b> A water supply is provided that is adequate for the current and future needs of the intended development.	<b>AO1.1</b> Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing connections to urban infrastructure.
<b>PO2</b> Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	<b>AO2.1</b> Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. <b>AND</b> <b>AO2.2</b> Where within a water supply planning area, staged developments are connected to the water supply	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing connections to urban infrastructure.

	network and operational prior to the commencement of the use or endorsement of the survey plan.	
<b>Sewer</b>		
<b>PO3</b> Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	<b>AO3.1</b> Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing connections to urban infrastructure.
<b>PO4</b> Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	<b>AO4.1</b> Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. <b>AND</b> <b>AO4.2</b> Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing connections to urban infrastructure.
<b>Point source waste water management</b>		
<b>PO5</b> The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:	<b>AO5.1</b> A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for:	<b>Not Applicable</b> The proposed development is for extensions to an existing industrial development on the site. The proposal does not alter the existing connections to urban infrastructure.

<p>a. avoids waste water discharge to waterways; or b. minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.</p>	<p>a. waste water type; b. climatic conditions; c. water quality objectives; and d. best practice environmental management.</p>	<p>urban infrastructure.</p> <p>Given the scale of the proposed extensions and existing use on the site, a waste water management plan is not deemed necessary as part of this development application.</p>
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## Brisbane

Level 1, SW1, 32 Cordelia Street  
South Brisbane Qld 4101

PO Box 3128  
West End Qld 4101

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Planning  
Institute  
Australia

### Accredited Consultants:

LOGAN CITY COUNCIL DEVELOPMENT ASSESSMENT

**ExpressSeal**  
✓ PLAN SEALING

LOGAN CITY COUNCIL DEVELOPMENT ASSESSMENT

**RiskSmart**  
✓ PLANNING

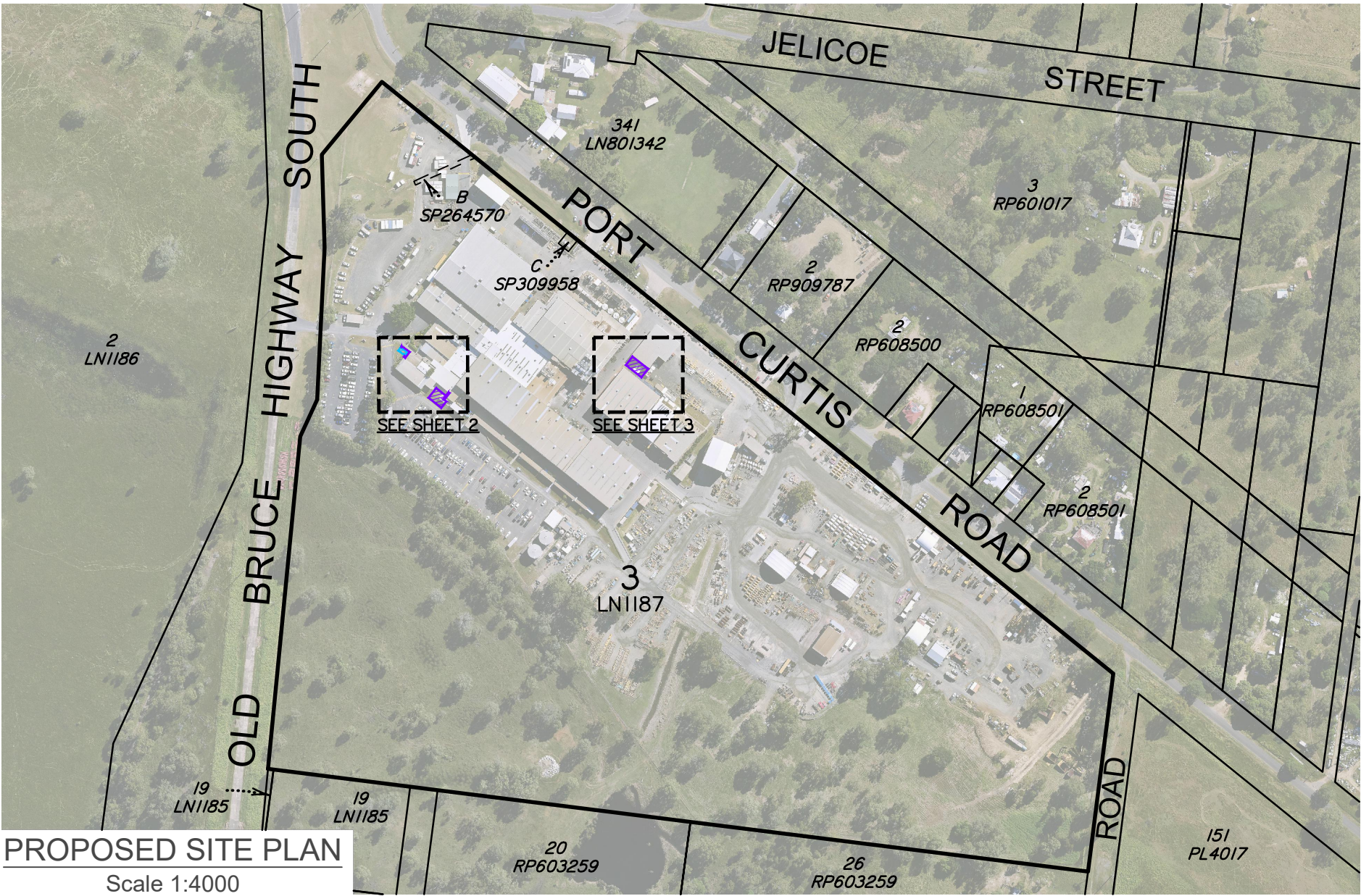
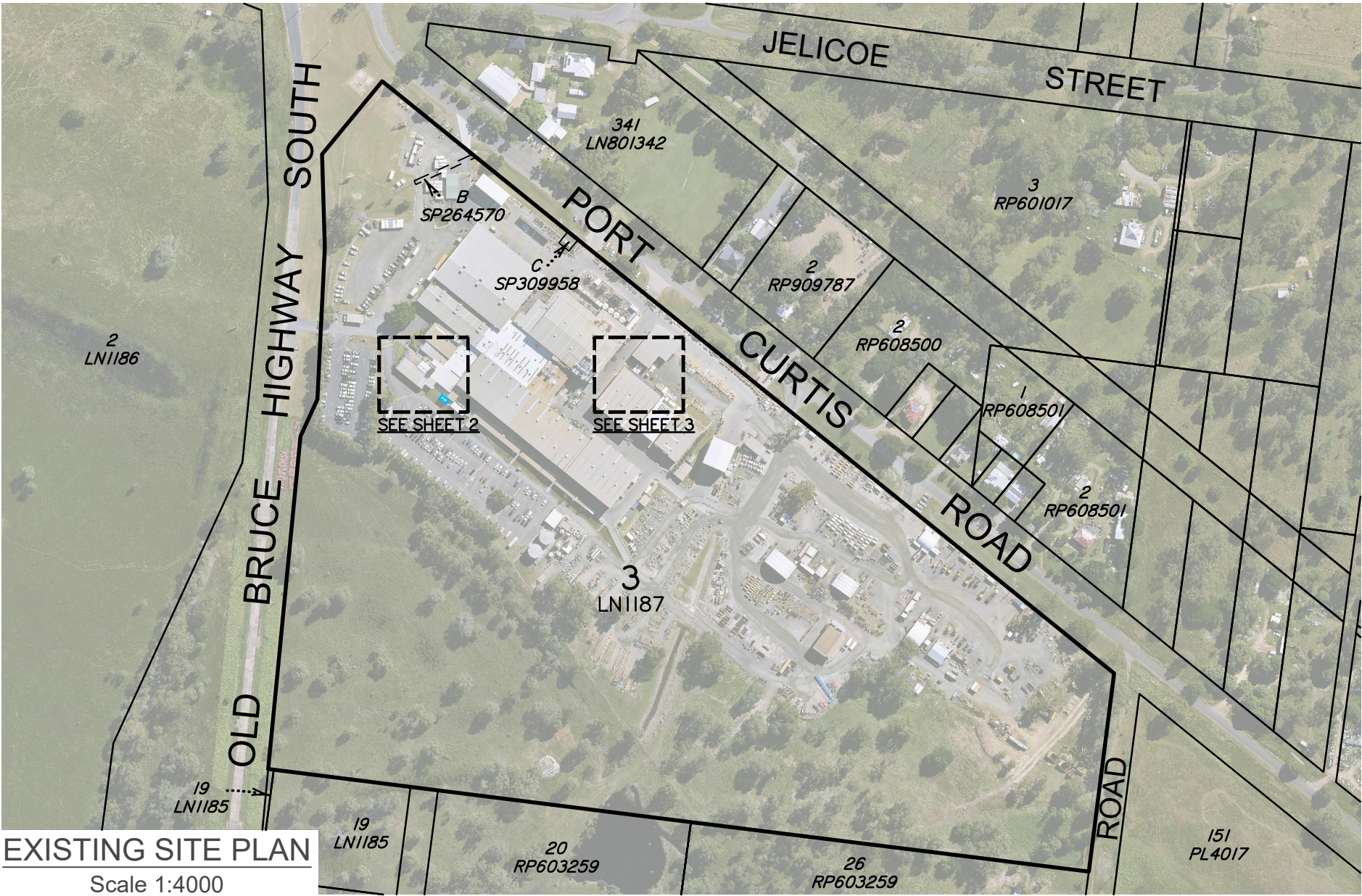
ACCREDITED CONSULTANT

**Moreton Bay**  
Plan Sealing  
**mb+**

### Certifications:







Issue	Revision	Int	Date
A	Original issue	AV	3/10/25

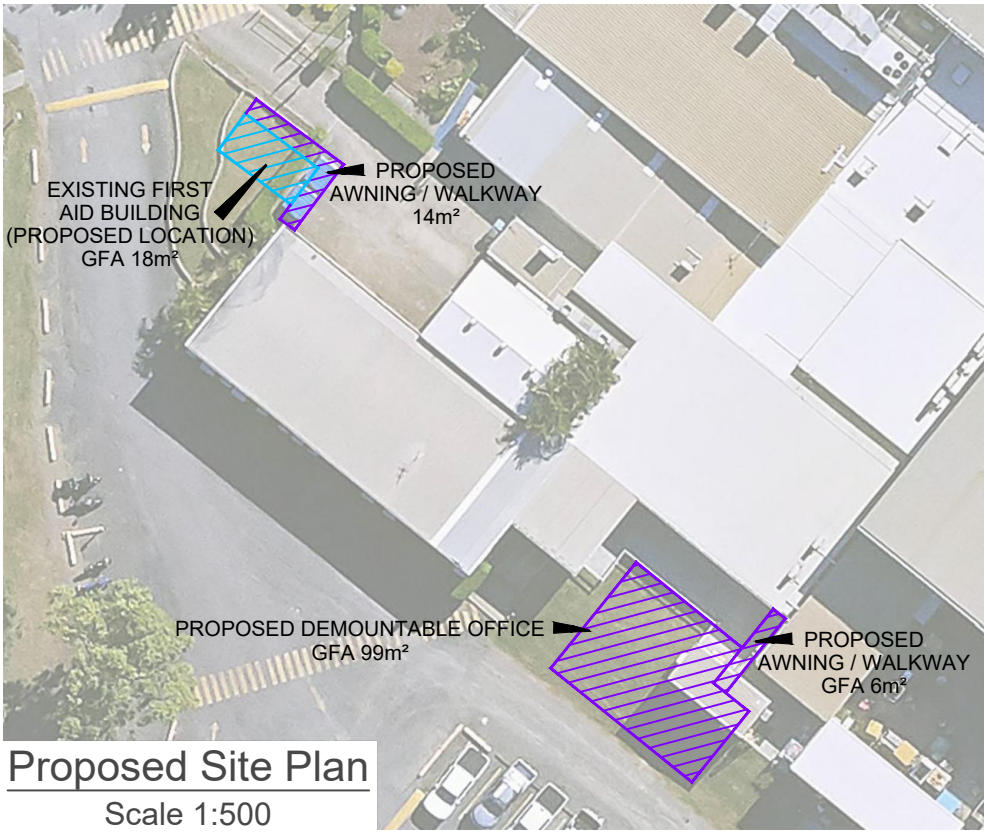
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- LEGEND
- Subject Site
  - Structure for Approval  
Total Proposed GFA = 233m<sup>2</sup>
  - Existing Structure to be Relocated  
GFA = 18m<sup>2</sup>



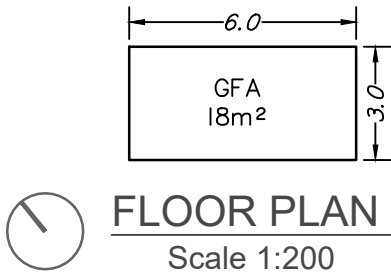


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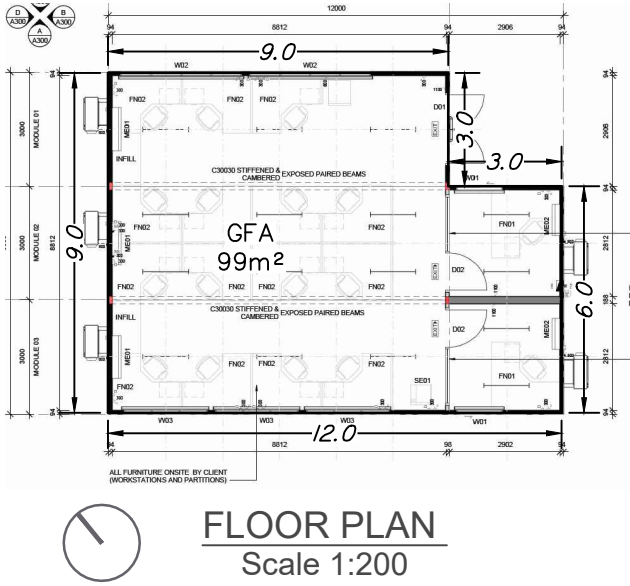
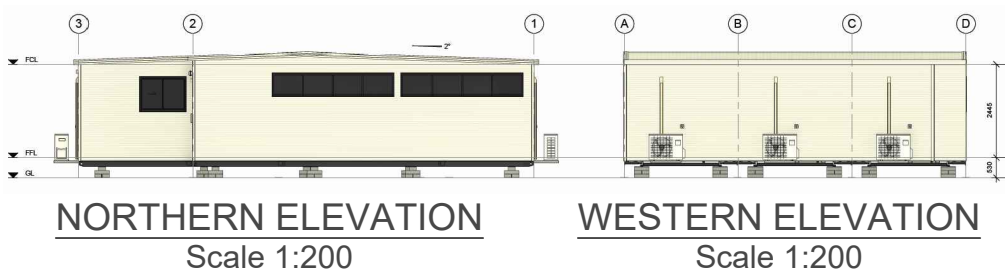
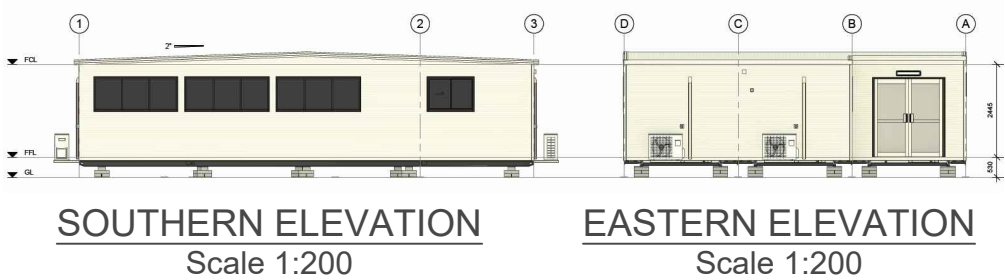
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EXISTING FIRST AID BUILDING

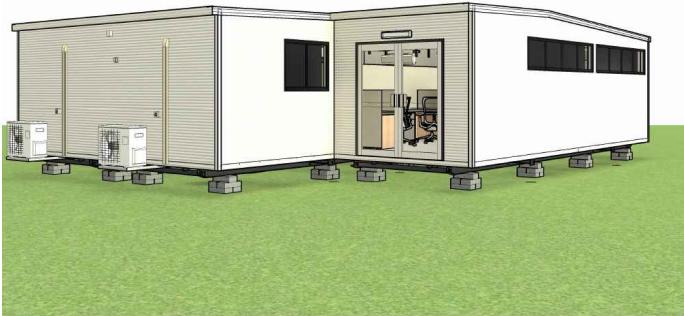


PHOTOS (EXISTING POSITION)

PROPOSED DEMOUNTABLE OFFICE



FLOOR PLAN  
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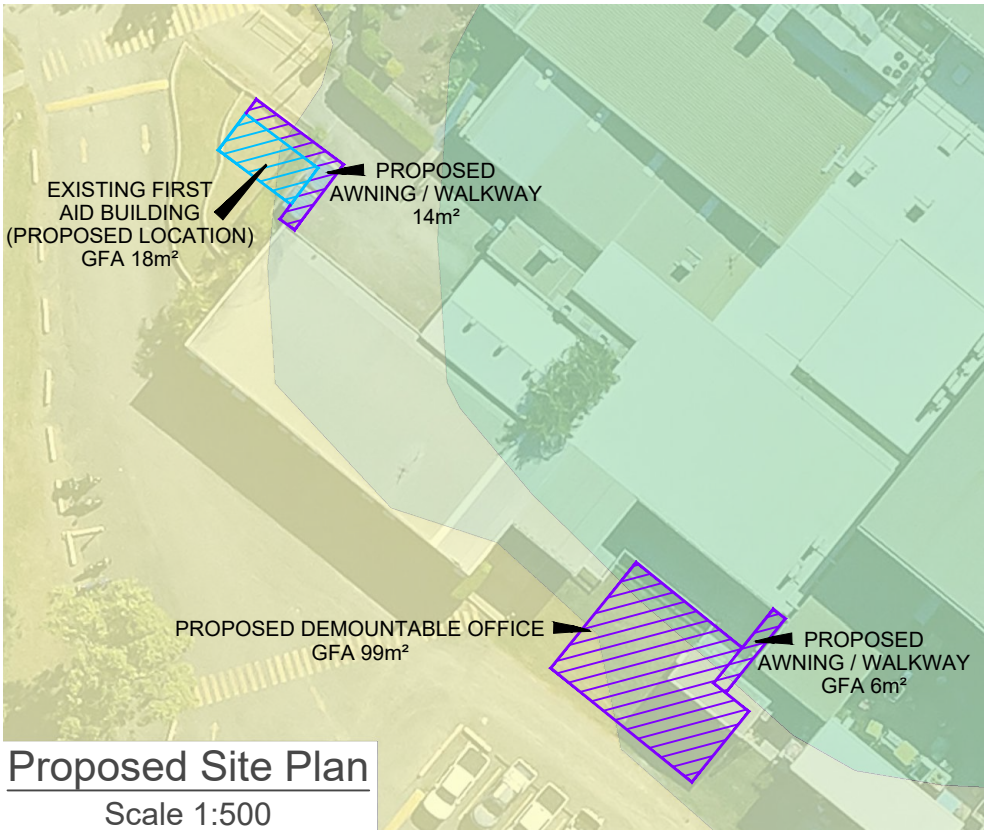
3D PERSPECTIVE

Issue	Revision	Int	Date
A	Original issue	AV	3/10/25

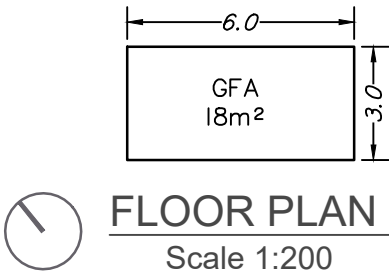
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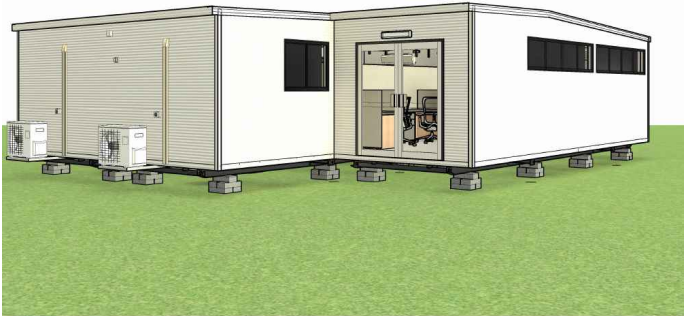
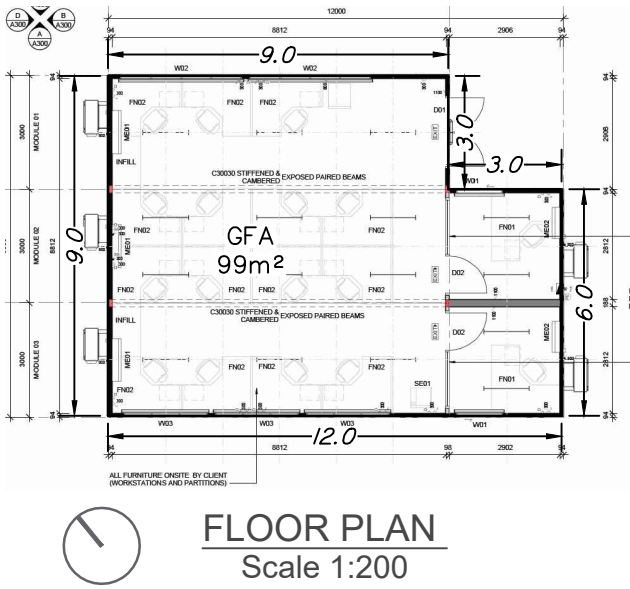
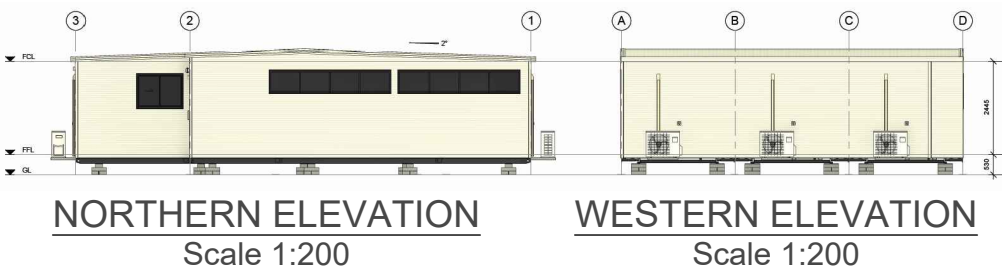
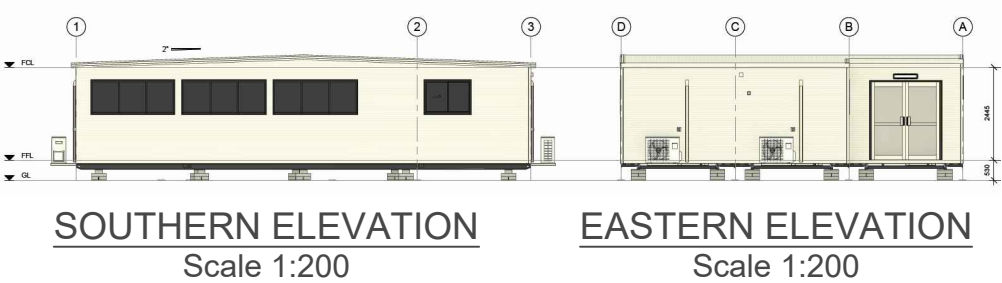


EXISTING FIRST AID BUILDING



PHOTOS (EXISTING POSITION)

PROPOSED DEMOUNTABLE OFFICE



3D PERSPECTIVE

Issue	Revision	Int	Date
A	Original issue	AV	3/10/25

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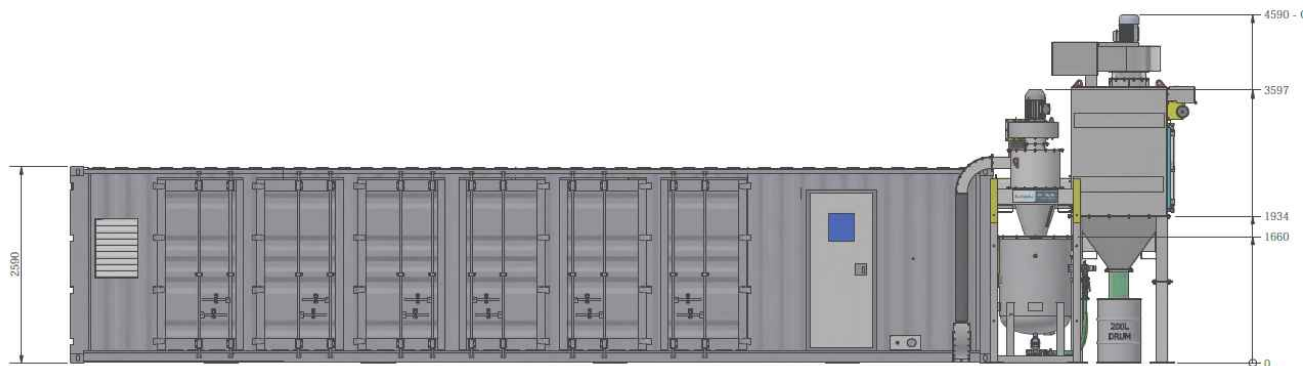
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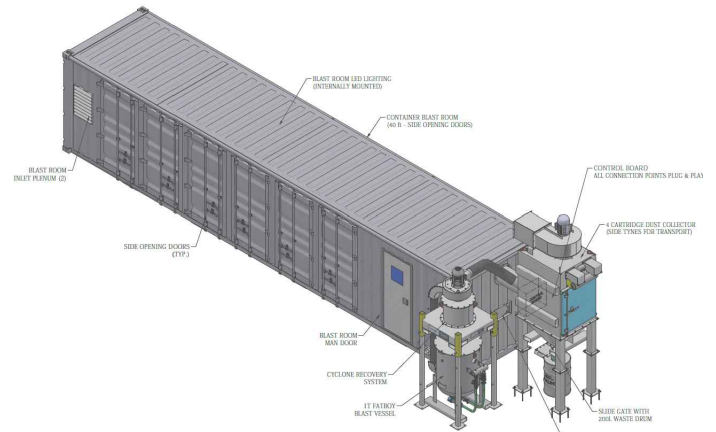
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FLOOR PLAN  
Scale 1:100



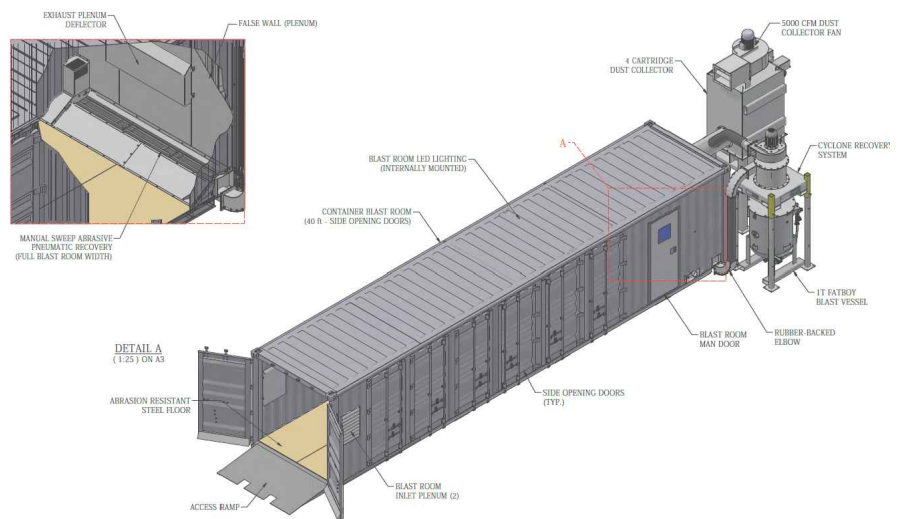
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3D PERSPECTIVE



3D PERSPECTIVE



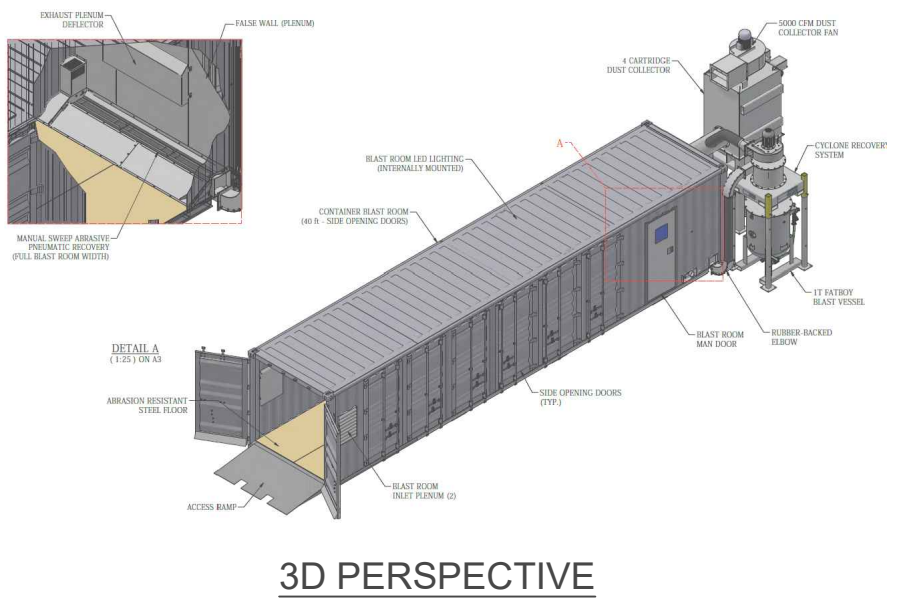
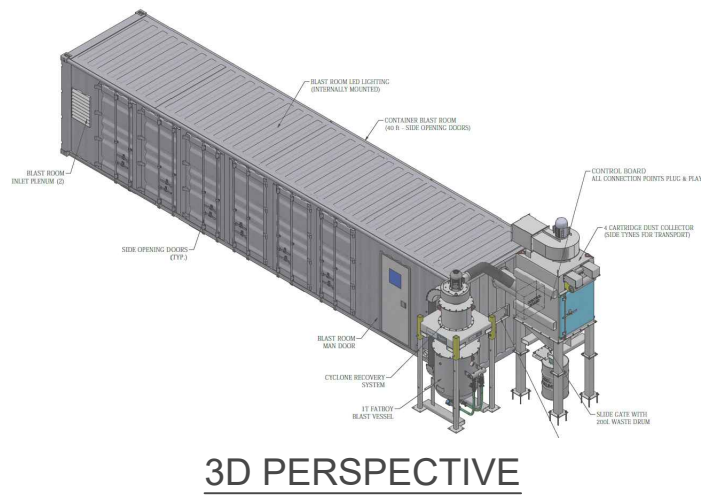
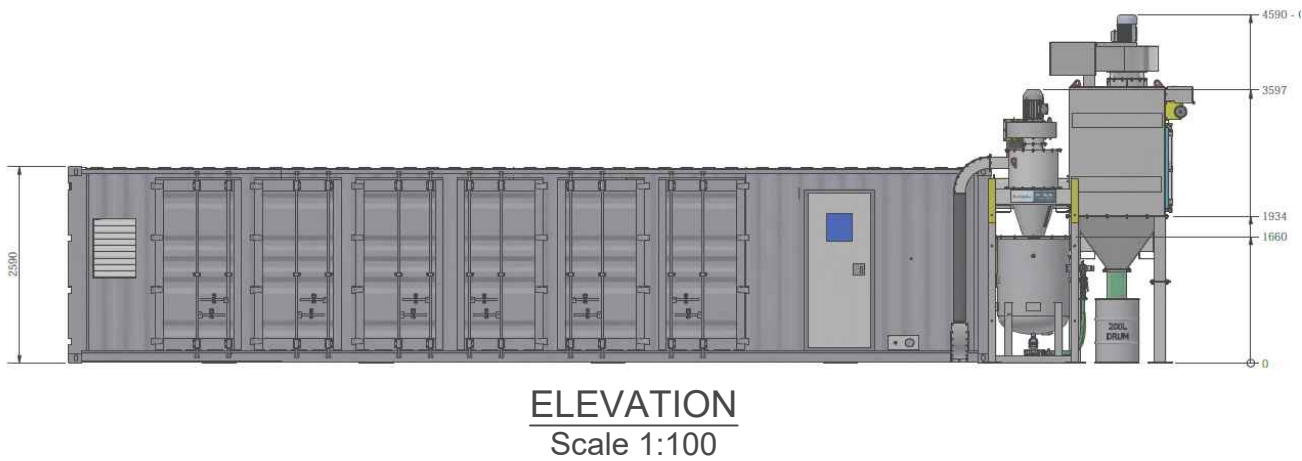
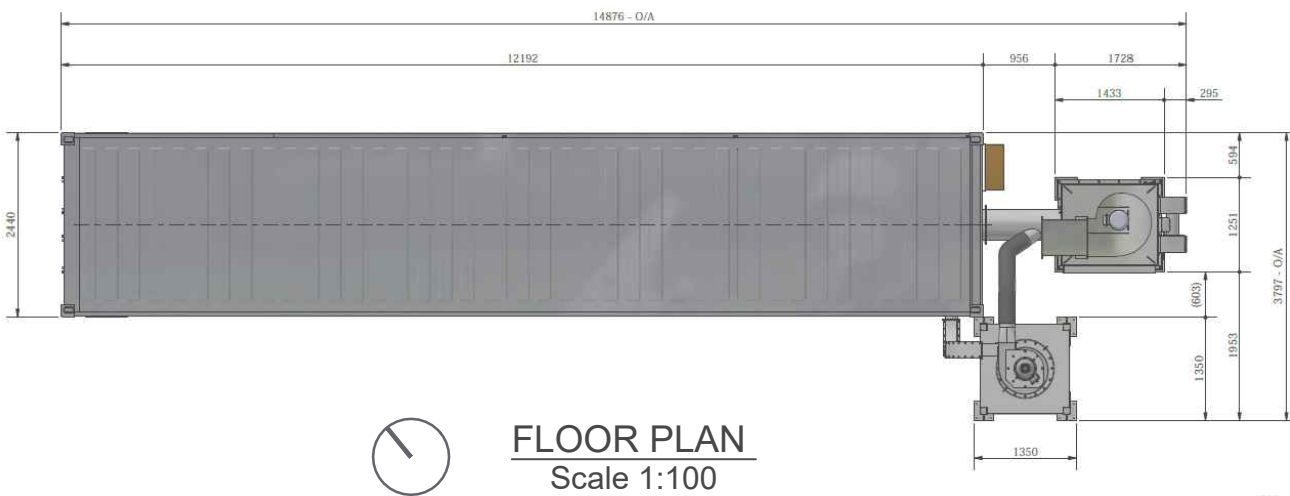
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**Rockhampton Office**  
232 Bolsover St, Rockhampton

**Gracemere Office**  
1 Ranger St, Gracemere

**Mount Morgan Office**  
32 Hall St, Mount Morgan

5 December 2025

Our Reference: D/187-2025  
Enquiries: Elaine Bayles  
Telephone: 07 4936 8099

Hastings Deering (Australia) Ltd  
C/- DTS Group Qld Pty Ltd (Scott Entwistle)  
PO BOX 3128  
WEST END QLD 4101

Dear Sir/Madam

**ACTION NOTICE – NOT PROPERLY MADE APPLICATION**  
(Given under section 3.1 of the Development Assessment Rules)

Council refers to your Development Application received by Council on 24 November 2025.

**Location Details**

---

Street address: 150 Port Curtis Road, Port Curtis  
Real property description: Lot 3 on LN1187

**Application Details**

---

Application number: D/187-2025  
Application description: Material Change of Use and Building Work Assessable Against the Planning Scheme (BWAP) for a Medium Impact Industry (extensions to an existing building)

Council does not consider the application to be a properly made application in accordance with section 51(5) of the *Planning Act 2016* for the following reasons:

1) The requisite fee of \$4,627.54 has not been paid.

The action/s listed must be completed and a notice given to Council advising that the action notice has been complied with, within 20 business days starting the day after receiving this notice, or a further period agreed with Council, otherwise the application will be taken to have not been made in accordance with section 3.7 of the Development Assessment Rules.

Should you have any queries regarding this letter please contact me on 07 4936 8099 or email [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be "EB", written over a light blue horizontal line.

Elaine Bayles  
Planning Officer  
Planning and Regulatory Services

STRUCTURAL  
CIVIL  
ELECTRICAL  
MECHANICAL  
HYDRAULIC  
FIRE  
VERTICAL  
TRANSPORT  
SEISMIC



## **New Office Building**

150 PORT CURTIS ROAD, PORT CURTIS QLD 4700

FLOOD IMPACT ASSESSMENT



HASTINGS DEERING

STP25-2002



DOCUMENT STATUS

Rev.	Issue	Author	Approved for Issue		
			Approved by	Signature	Date
A	For Approval	Matt Whittering	M. Whittering RPEQ 30796	<i>M Whittering</i>	3 December 2025

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This Flood Impact Assessment has been compiled based on the proposal plans supplied by the developer and information derived from Rockhampton Regional Council Planning Scheme. This report addresses the relevant provisions of the Rockhampton Regional Council Planning Scheme with regards to the Fitzroy River Flood Overlay. The following items have been included in the report:

- ## 1.2 Limitations

- Site Plan provided by DTS Urban planning, surveying & development.
- LiDAR data obtained from Department of Natural Resources and Mines (via ELVIS – Elevation Foundation Spatial Data).
- Rockhampton Regional Council Infrastructure Mapping Information.
- Rockhampton Regional Council Flood Map Overlays.

The site is currently over one lot known as Lot 3 on LN1187, located at 150 Port Curtis Road, Port Curtis Qld 4700, in the Rockhampton Regional Council Rural zone. The site area is 20.3ha and the land contains a combination of many workshop style structures. There are two easements on the site, a drainage easement identified as EMT B on SP264570, and an electrical easement identified as EMT C on SP309958.





## 2. Stormwater Management

### 2.1 Rockhampton Regional Council Flood Studies

In accordance with the Rockhampton Regional Council Planning Scheme's Fitzroy River Flood Overlay, the site is subject to inundation at the AEP 1% level for Riverine Flooding (Figure 2.1) and very minimally affected by local catchment flooding Figure 2.2).

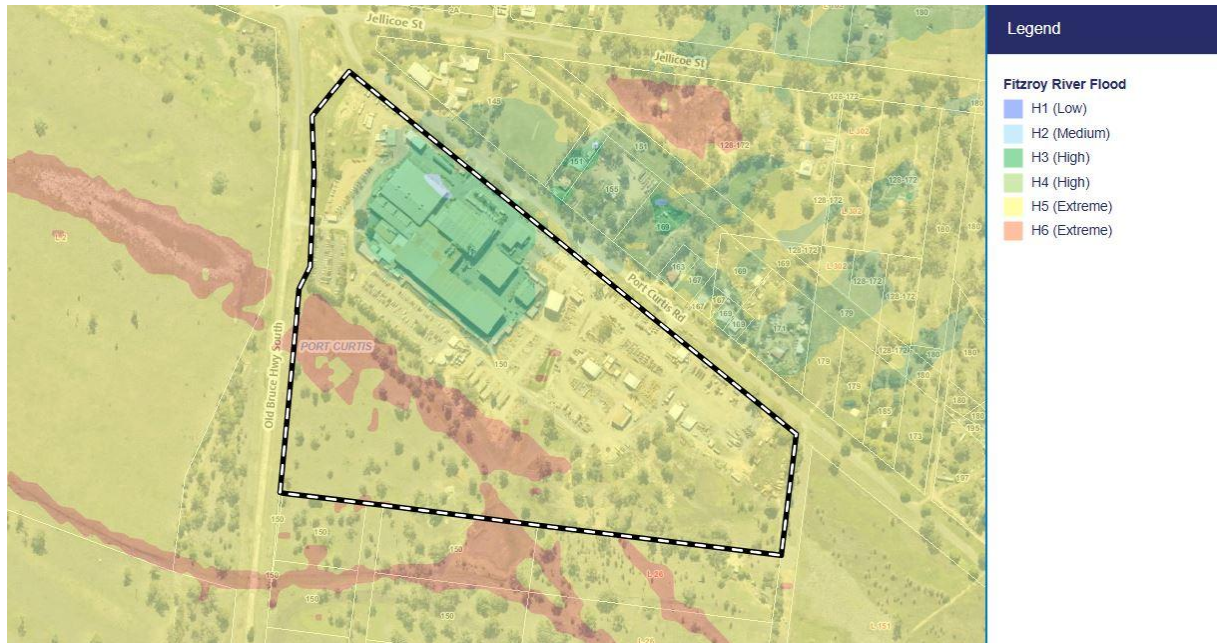


Figure 2.1 - Fitzroy River Flood Overlay Extract (RRC)

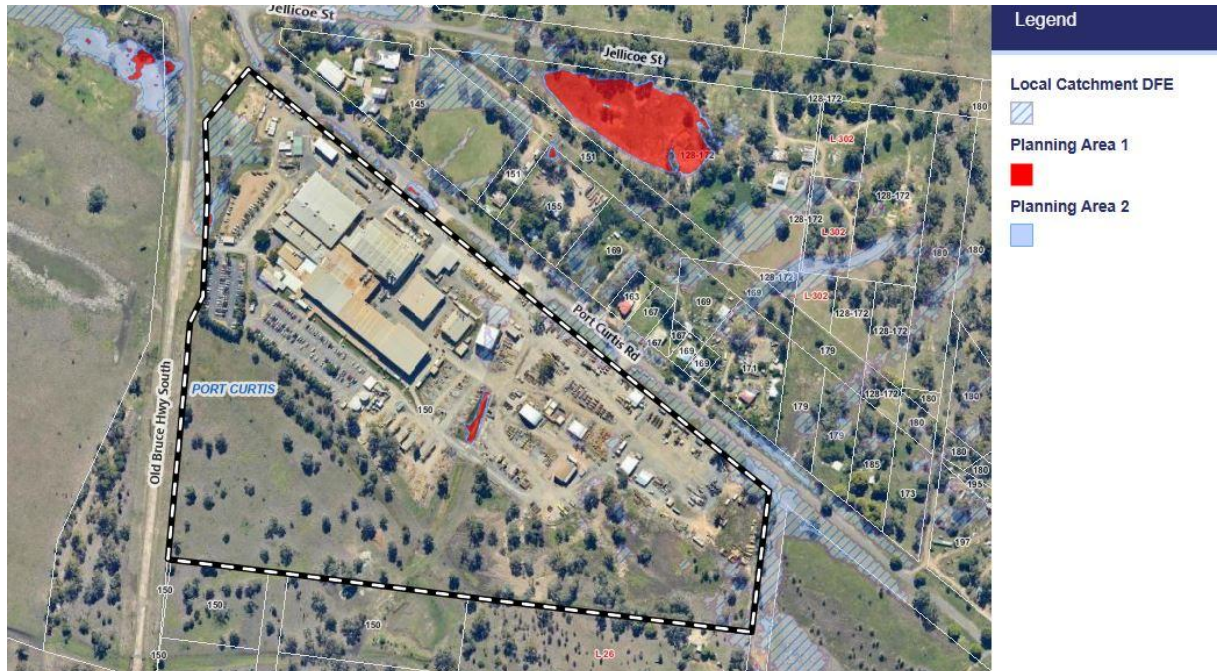


Figure 2.2 - Local Catchment Flood Extract (RRC)

Hasting Deering have advised that during previous flood events, the site can be effectively managed with regards to achieving the acceptable outcomes set out in Appendix A.

Measures such as those nominated in Section 3 of this report can be undertaken prior to the flood event and will mitigate any potential impacts due to the flood.

The proposed additional structures will create an insignificant change to the flood storage area and therefore the post-development scenario for the site will have very minimal impact on the peak discharge and stormwater quality for the flood event.

## 2.2 Proposed Site Plan

The proposed works consist of relocating the existing first aid demountable building and adjacent walkway, to the northern side of the existing concrete carpark area.

A new demountable office building is then proposed to be installed at the existing first aid building location.

A new blasting booth is also proposed on the site and during rain events the doors of the blasting booth will remain open to ensure flows are not inhibited.

Neither the first aid building, the office building or the blasting booth are habitable, and the existing adjacent buildings will remain unchanged. As such, the impact of the proposed new buildings on any potential flood event is extremely minor and the demountable structures will not obstruct the flow of the flood waters in and around the site or cause nuisance, turbulence or redirection of flows outside the site.



### 3. Discussion / Conclusion

As demonstrated, the proposed development can be constructed in accordance with Rockhampton Regional Council Planning Scheme requirements.

- The ground level at the site is approximately 7.6m AHD, the Defined Flood Level (DFL) for the site is 8.64m AHD resulting in inundation to the property site wide. The proposed additional structures are non-habitable, and the amount of displaced floodwater is negligible.
- Resilience to the effects of the defined flood events will be provided in accordance with Rockhampton Regional Council Planning Scheme outcomes. Resilience will be achieved by the proposed structures being constructed using structural steel and designed accordingly for flood loadings.
- Local catchment and riverine flood heights will not increase as a result of the proposed development as there is no material change to existing hydraulic parameters and no loss of flood storage.
- There will be no change to flood depth or velocity on or off the subject site, there will be no increase to the subject sites Flood Hazard Category and consequently there is no additional risk to persons, infrastructure or property as a result of the proposed development.
- The riverine flooding experienced at the subject site has historically received about 2 weeks' prior notice of an upcoming flood event occurring and it is expected that similar notice timeframes will apply in the future. Given these proposed structures are not habitable or commercial, the management of the site required prior to the flooding event occurring include:
  - Monitoring flood warnings to allow for site preparations.
  - Removal of loose material and potential debris from site.
  - Relocation of all equipment off site to higher ground.
- The proposed building works do not change the flood effects on the adjacent upstream or downstream properties.



## Appendix A: Rockhampton Regional Council- Development Assessment Table

## Fitzroy River – H1 or H2 or North Rockhampton flood management area or Creek catchment planning area 2

Table 8.2.8.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes
<b>Development in Fitzroy River flood areas – H1 (low hazard area) or H2 (medium hazard area) or North Rockhampton flood management area or Creek catchment flood - planning area 2</b> Editor's note—Refer to overlay maps <a href="#">OM-8A</a> and <a href="#">OM-8C</a>	
<b>PO1</b> Development (including extensions) for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation.	<b>AO1.1</b> For non-residential development, at least thirty (30) per cent of the <u>gross floor area</u> of all new buildings and structures is located a minimum of 500 millimetres above the defined flood level.  Editor's note—Areas less than those nominated above may be supported where accompanied by a flood impact report in accordance with <a href="#">SC6.10—Flood hazard planning scheme policy</a> .  <b>AND</b>  <b>AO1.2</b> A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.
<b>PO2</b> Development is located to minimise susceptibility to and potential impacts of flooding.	<b>AO2.1</b> For residential uses the finished floor levels of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level.  <b>AND</b>  <b>AO2.2</b> A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Editor's note—Report to be prepared in accordance with <a href="#">SC6.10—Flood hazard planning scheme policy</a> .
<b>PO3</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO3.1</b> All hazardous materials and hazardous manufacturing equipment and hazardous containers are located and stored a minimum of 500 millimetres above the defined flood level.  Editor's note—Refer to the <a href="#">Work Health and Safety Act 2011</a> and associated regulation, the <a href="#">Environmental Protection Act 1994</a> and the relevant building assessment provisions under the <a href="#">Building Act 1975</a> for requirements related to the manufacture and storage of hazardous substances.



## Fitzroy River – H3-H4 or H5-H6 or Creek catchment flood planning area 1

Table 8.2.8.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes
<b>Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Creek catchment flood - planning area 1</b> Editor's note—Refer to overlay maps <a href="#">OM-8A</a> and <a href="#">OM-8C</a>	
<b>PO4</b> Development does not involve the further intensification of land uses and does not increase the risk to people and property.  Editor's Note—Flood hazard risk assessment can be undertaken in accordance with <a href="#">SC6.10 — Flood hazard planning scheme policy</a> .	<b>AO4.1</b> <b>AO4.1.1</b> Development does not involve new buildings or structures.  OR  <b>AO4.1.2</b> Where involving the replacement or alteration to an existing non-residential building or structure: <ol style="list-style-type: none"> <li>there is no increase in the existing or previous buildings' <u>gross floor area</u>; and</li> <li>the finished floor level of any replacement or alteration to an existing building is constructed a minimum of 500 millimetres above the defined flood level.</li> </ol> OR  <b>AO4.1.3</b> Where involving the replacement or alteration to an existing caretaker's accommodation, <u>dwelling house</u> or <u>dwelling unit</u> : <ol style="list-style-type: none"> <li>there is no increase in the number of dwellings;</li> <li>there is no increase in the existing or previous buildings' <u>gross floor area</u>; and</li> <li>the finished floor level of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level.</li> </ol> AND  <b>AO4.1.4</b> Where located in the rural zone, the <u>total floor area</u> of class 10a buildings and structures on the <u>site</u> do not exceed a total of fifty (50) square metres, and are set back a minimum of twenty (20) metres from all <u>site</u> boundaries.
<b>PO5</b> Development avoids the release of hazardous materials into floodwaters.	<b>AO5.1</b> Materials manufactured, used or stored on <u>site</u> are not hazardous in nature.  <b>No hazardous materials to be manufactured, used or stored on site.</b>

**Fitzroy River – all hazard areas, North Rockhampton flood management area or Creek catchment  
– all planning areas**

Table 8.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
Development in Fitzroy River flood area – all hazard areas, North Rockhampton flood management area or Creek catchment flood – all planning areas Editor's note—Refer to overlay maps <a href="#">OM-8A</a> and <a href="#">OM-8C</a>	
<b>PO8</b> Development is located to minimise susceptibility to and potential impacts of flooding.	No acceptable outcome is nominated.  <b>The financial investment in this facility would deem it inappropriate to suggest another location given the number of local workforce etc.</b>
<b>PO9</b> Underground car parks are designed to prevent the intrusion of floodwaters.	<b>AO9.1</b> Development with underground car parking is designed to prevent the intrusion of floodwaters by the incorporation of a bund or similar barrier a minimum of 500 millimetres above the defined flood level.  <b>No underground car parks.</b>
<b>PO10</b> Development: <ol style="list-style-type: none"> <li>1. does not result in any reduction of onsite flood storage capacity; or</li> <li>2. does not result in any change to depth, duration or velocity of floodwaters within the premises; and</li> <li>3. does not change flood characteristics outside the premises, including but not limited to causing: <ol style="list-style-type: none"> <li>1. loss of flood storage; or</li> <li>2. loss of or changes to flow paths; or</li> <li>3. acceleration or retardation of flows; or</li> <li>4. any reduction in flood warning times elsewhere on the <u>floodplain</u>.</li> </ol> </li> </ol> Editor's note— <u>Council</u> may require the applicant to submit a <u>site</u> -based flood study that investigates the impact of the development on the <u>floodplain</u> and demonstrates compliance with the relevant performance outcome.	No acceptable outcome is nominated.  <ol style="list-style-type: none"> <li>1. Development does not result in a reduction of onsite flood storage;</li> <li>2. Development does not result in a change to depth, duration or velocity of floodwater within the premises, and;</li> <li>3. Does not change flood characteristics outside the premises, including but not limited to causing: <ol style="list-style-type: none"> <li>1. Loss of flood storage,</li> <li>2. Loss of or changes to flow paths,</li> <li>3. Acceleration or retardation of flows, and;</li> <li>4. Any reduction of flood warning times.</li> </ol> </li> </ol>
<b>PO11</b> Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.	<b>AO11.1</b> A use for a purpose listed in <a href="#">Table 8.2.8.3.3</a> : <ol style="list-style-type: none"> <li>1. is not located within the flood hazard area; and has at least one (1) flood free access road.</li> </ol> <b>Development is not essential community infrastructure, community facilities or public asset.</b>
<b>PO12</b> Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to: <ol style="list-style-type: none"> <li>1. evacuation time;</li> <li>2. number of persons affected;</li> <li>3. types of vehicles necessary for evacuation purposes;</li> <li>4. the distance to flood free land; and the evacuation route.</li> </ol>	<b>AO12.1</b> Trafficable access to and from the development complies with the Capricorn Municipal Guidelines.  <b>Trafficable access will be provided with regards to the requirements of the Capricorn Municipal Development Guidelines. AND</b> <b>AO12.2</b> Trafficable access to and from the development within the creek catchment planning areas are in accordance with the Queensland

	<p>Urban Drainage Manual.</p> <p>Trafficable access will be provided with regards to the requirements of the Queensland Urban Drainage Manual..</p> <p>Note—Trafficable access for <u>emergency services</u> or community related uses is obtained from at least one (1) route (minor collector or higher) for <u>emergency services</u> purposes. The development is to ensure that safe access, to the road network between the development <u>site</u> and the closest centre zone, is provided.</p> <p>Editor's note—Trafficable access requirements for creek catchment planning areas has not been identified and reference has been made to the provisions under the Queensland Urban Drainage Manual. This is due to the short period that property may be isolated.</p>
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### Fitzroy River – H3-H4 or H5-H6, North Rockhampton flood management area or Creek catchment – planning area 1

Table 8.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
<b>Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Creek catchment flood – planning area 1</b> Editor's note—Refer to overlay maps <a href="#">OM-8A</a> and <a href="#">OM-8C</a>	
<b>PO13</b> Development that involves temporary or moveable residential structures (for example caravan parks and camping grounds) are not located with the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area and Creek catchment planning area 1.	No acceptable outcome is nominated.  <p>The development is not temporary or moveable.</p>

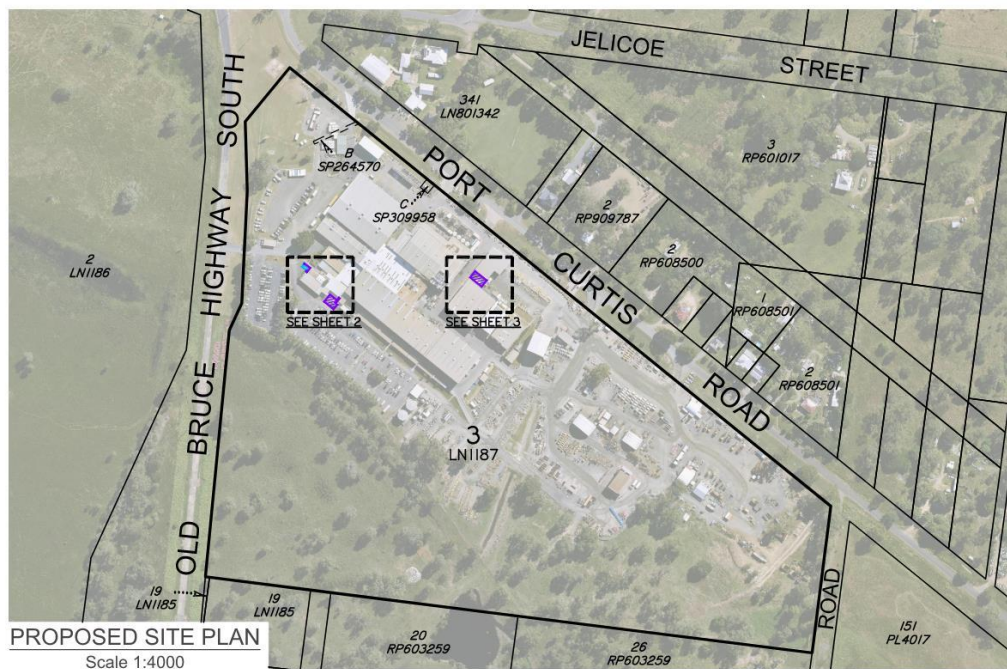
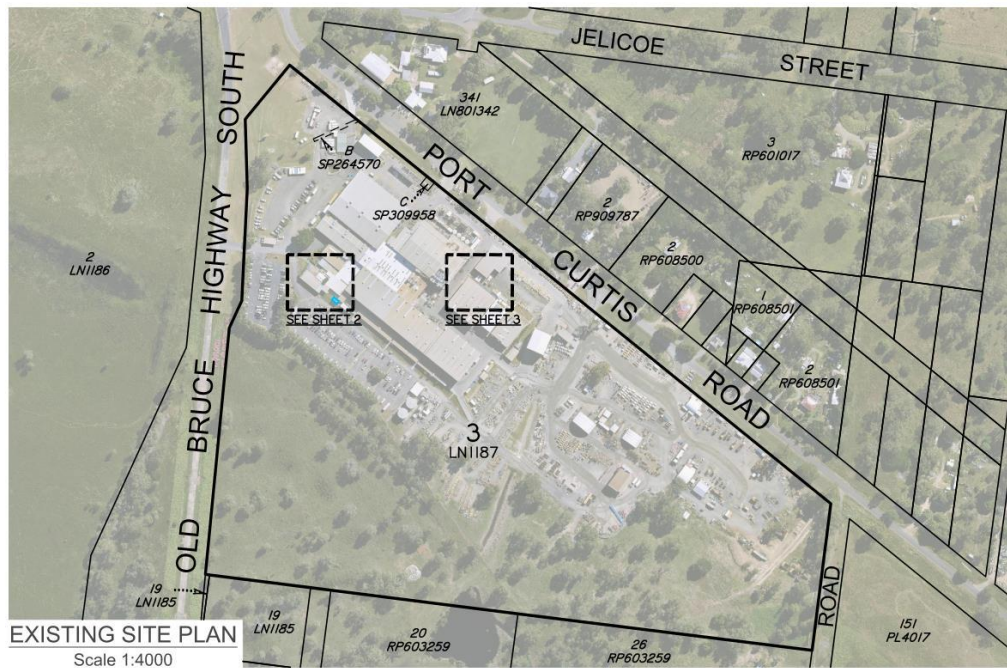
### Operational work

Table 8.2.8.3.2 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes
<b>Operational work</b>	
<b>PO17</b> Development does not materially impede the flow of floodwaters through the <u>site</u> or worsen flood flows external to the <u>site</u> .	<b>AO17.1</b> Development does not involve: <ul style="list-style-type: none"> <li>a) filling with a height greater than 100 millimetres; or</li> <li>b) block or solid walls or fences; or</li> <li>c) garden beds or other structures with a height more than 100 millimetres; or</li> <li>d) the planting of dense shrub hedges.</li> </ul> <p>Development does not impede the flow of floodwaters through the site or worsen flood flows external to the site as described in this report.</p>

## Appendix B: Site Plan





Issue	Revision	Int	Date
A	Original issue	AV	3/10/25

This plan has been prepared by DTS as a proposal plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The boundaries shown on this plan have been derived from DCDB data.

**LEGEND**

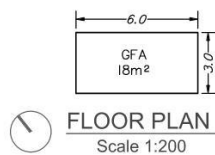
- Subject Site
- ▨ Structure for Approval  
Total Proposed GFA = 233m<sup>2</sup>
- ▨ Existing Structure to be Relocated  
GFA = 18m<sup>2</sup>



## Appendix C: Building Drawings



### EXISTING FIRST AID BUILDING

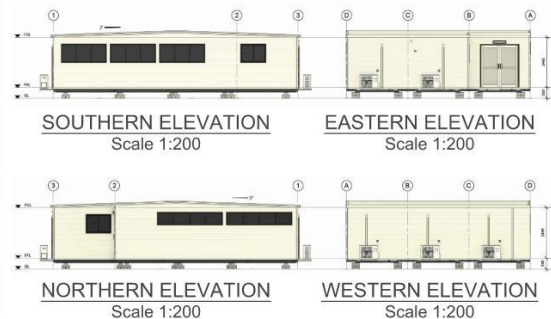


PHOTOS (EXISTING POSITION)

Issue	Revision	Int	Date
A	Original issue	AV	3/10/25

This plan has been prepared by DTS as a proposal plan and should not be used for any other purposes. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The boundaries shown on this plan have been derived from DCDB data.

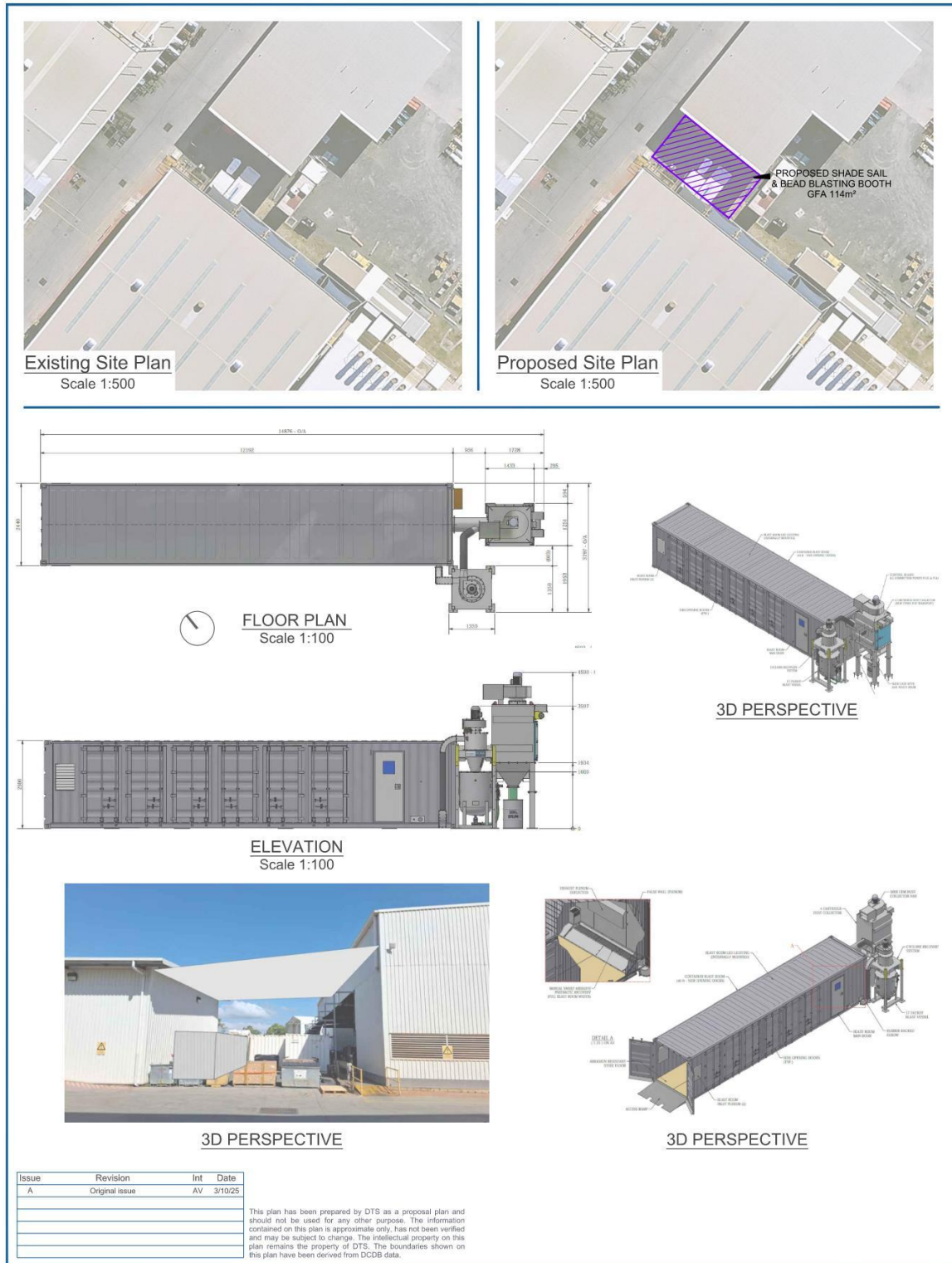
### PROPOSED DEMOUNTABLE OFFICE



3D PERSPECTIVE









## BRISBANE

Level 3, 451 St Pauls Terrace  
Fortitude Valley QLD 4006  
P. 07 3539 8300  
E. [trevor@stpconsultants.com.au](mailto:trevor@stpconsultants.com.au)

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Townsville QLD 4810  
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P. 07 3539 8344  
E. [cameron@stpconsultants.com.au](mailto:cameron@stpconsultants.com.au)

## WHITSUNDAYS

230 Shute Harbour Road  
Cannonvale QLD 4802  
P. 07 3539 8399  
E. [brian@stpconsultants.com.au](mailto:brian@stpconsultants.com.au)



# Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT  
ASSESSMENT RULES

Application number:	<b>D/187-2025</b>	<i>For further information regarding this notice, please contact:</i>	Elaine Bayles
Date application properly made:	<b>15 December 2025</b>	Phone:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	<b>Hastings Deering (Australia) Limited</b>		
Postal address:	<b>C/- DTS Group Qld Pty Ltd (Scott Entwistle) PO BOX 3128 WEST END QLD 4101</b>		
Contact number:	(07) 3118 0600	Email:	<a href="mailto:planning@dtsgld.com.au">planning@dtsgld.com.au</a>

## 2. PROPERTY DESCRIPTION

Street address:	150 Port Curtis Road, Port Curtis
Real property description:	Lot 3 on LN1187

## 3. OWNER DETAILS

Name:	Hastings Deering (Australia) Ltd
Postal address:	PO BOX 46 ARCHERFIELD QLD 4108

## 4. DEVELOPMENT APPROVAL SOUGHT

**Development Permit for a Material Change of Use for a Medium Impact Industry (extensions to an existing building) and Preliminary Approval for Building Works Assessable against the Planning Scheme for a Medium Impact Industry (extensions to an existing building).**

## 5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## 6. REFERRAL AGENCIES

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

For an application involving	Name of agency	Role of Agency	Contact Details
<b>INFRASTRUCTURE-RELATED REFERRALS (Electricity Infrastructure)</b>			
<i>Schedule 10, Part 9, Division 2, Table 2 – Material change of use of premises near a substation site or subject to an easement</i>			
Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) all or part of the premises are within 100m of a substation site; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network	The chief executive of the distribution entity or transmission entity:  Ergon Energy	Advice	<u>Postal:</u> Ergon Energy (Town Planning) PO Box 1090 Townsville Qld <u>Email:</u> <a href="mailto:townplanning@ergon.com.au">townplanning@ergon.com.au</a>

It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

**The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.**

## 7. IMPACT ASSESSMENT

Will Impact Assessment be required?	<b>YES</b>
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none"> <li>- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and</li> <li>- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and</li> <li>- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.</li> </ul>	

## 8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

## 9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

## 10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	<b>NO</b>
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**You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.**

#### **11. ASSESSMENT MANAGER**

Name: <b>Elaine Bayles</b> <b><u>PLANNING OFFICER</u></b>	Signature: 	Date: 19 December 2025
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Our Ref: BNE250063

8<sup>th</sup> January, 2026

The Chief Executive Officer  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700

Attention: Elaine Bayles

Dear Elaine,

<b>Application Reference:</b>	D/187-2025
<b>Property Location:</b>	150 Port Curtis Road, Port Curtis QLD 4700
<b>Property Description:</b>	Lot 3 on LN1187
<b>Development:</b>	Development Permit for a Material Change of Use and Building Work for Extensions to Medium Impact Industry
<b>Client:</b>	Hastings Deering (Australia) Limited

As prescribed in Section 5.3 of the Development Assessment Rules (DAR), we hereby confirm that a copy of the Development Application and Confirmation Notice has been forwarded to Ergon Energy as indicated on Council's Confirmation Notice dated 19<sup>th</sup> December, 2025.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



**Scott Entwistle – Planning Manager**  
DTS Group QLD Pty Ltd  
Email: [planning@dtsqld.com.au](mailto:planning@dtsqld.com.au)



420 Flinders Street, Townsville QLD 4810  
PO Box 1090, Townsville QLD 4810  
[ergon.com.au](http://ergon.com.au)

13 January 2026

Chief Executive Officer  
Rockhampton Regional Council

Attention: Elaine Bayles  
Via email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

cc Hastings Deering (Australia) Limited  
c/- DTS Group QLD Pty Ltd  
Attention: Scott Entwistle  
Via email: [planning@dtsgld.com.au](mailto:planning@dtsgld.com.au)

Dear Sir/Madam,

**Ergon Advice Agency Response**  
**Council Ref: D/187-2025**  
**Applicant Ref: BNE250063**  
**Our Ref: ECM 36904371-36898349**

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response	
Outcome	Approved in full - subject to conditions
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the <i>Electricity Act 1994</i> and <i>Electricity Safety Act 2002</i>
Reasons for decision (S56(7)(b))	The works do not conflict with: <ul style="list-style-type: none"><li>▪ the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i></li><li>▪ the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 &amp; 5.</li></ul>

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website  
[www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)

The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

<b>Development Details</b>	
Applicant	Hastings Deering (Australia) Limited
Assessment Manager	Rockhampton Regional Council
Council Application No.	D/187-2025
Street Address	150 Port Curtis Road, Port Curtis
RPD	Lot 3 on LN1187
Development Type	Development Permit for a Material Change of Use for a Medium Impact Industry (extensions to an existing building) and Preliminary Approval for Building Works Assessable against the Planning Scheme for a Medium Impact Industry (extensions to an existing building)
Referral Trigger	<input type="checkbox"/> Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises within 100m 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
Impacted Electrical Infrastructure	Easement C on SP309958 – U/G 11kV Cable (Fdr RS101) & 11kV Padmount S/stn 1000kVA

Ergon provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016*:

Component of Development	Advice Agency direction
MCU	<input type="checkbox"/> S56(1)(b)(i) – approval subject to stated development conditions

In accordance with Section 56(1) should the Assessment Manager decide to approve the proposed Development Application, as an Advice Agency, Ergon requires that the assessment manager impose the below conditions. These conditions have been imposed in response to the matters prescribed under Section 55 (2) of the *Planning Act 2016*.

<b>Table 1</b>			
<b>Plans forming part of this Approval</b>			
<i>Title</i>	<i>Plan No.</i>	<i>Issue</i>	<i>Date</i>
<i>Site Plan</i>	<i>A3 7057</i>	<i>A</i>	<i>3/10/2025</i>

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website [www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)

<i>(Sheet 1 of 3)</i>			
<i>Plan – Office &amp; First Aid Buildings (Sheet 2 of 3)</i>	<i>A3 7057</i>	<i>A</i>	<i>3/10/2025</i>
<i>Plan – Bead Blast Booth (Sheet 3 of 3)</i>	<i>A3 7057</i>	<i>A</i>	<i>3/10/2025</i>

<b>Table 2</b>			
Condition		Timing	Purpose/Reason
1	<p>Carry out the approved development generally in accordance with the approved plans and documents outlined within Table 1 and 2 of this approval and the following:</p> <ul style="list-style-type: none"> <li>▪ The specifications, facts and circumstances as set out in the development application submitted to Ergon; and</li> <li>▪ Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written conditions prevail</li> </ul>	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
2	Any alterations to the plans and document(s) identified within Table 1 and 2 of this response are to be resubmitted to Ergon for comment	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application

**Have you seen our fact sheets?**

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[www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)



General Advice:

- Compliance with the Electrical Safety Act 2002, including any Code of Practice under the Act and the Electrical safety Regulation 2013 including any safety exclusion zones defined in the Regulation is mandatory

Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Ergon.

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
- This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergon's Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Ergon's document library ([Document library | Ergon](#)).

Should you require any further information on the above matter, please contact Harriet Veal on 0427 293 604 or via email at [townplanning@ergon.com.au](mailto:townplanning@ergon.com.au).

Yours faithfully,

*Harriet Veal*

Harriet Veal  
Town Planner

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## Notice of intention to commence public notification

*Section 17.2 of the Development Assessment Rules*

**D/187-2025**

**Hastings Deering (Australia) Limited**

**C/- Development Signs Australia Pty Ltd**  
**admin@developmentsigns.com.au**

**07 33 555 030**

**03 February 2026**

**Rockhampton Regional Council**

**PO Box 1860, Rockhampton Q 4700**

**RE:** Development application for:

**Medium Impact Industry (extensions to an existing building-  
Additional GFA: 233m<sup>2</sup>)**

**Where:** 150 Port Curtis Road, Port Curtis

**On:** Lot 3 on LN1187

**Dear Sir/Madam**

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

**05 February 2026**

# DEVELOPMENT SIGNS

At this time, I can advise that I intend to:

☒ Publish a notice in:

CQ Today
on
04 February 2026

and

☒ Place notice on the premises in the way prescribed under the Development Assessment Rules

04 February 2026
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and

☒ Notify the owners of all lots adjoining the premises the subject of the application

03 February 2026
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If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

Ben Dale



03 February 2026

