



DEVELOPMENT APPLICATION

Development Permit – Material Change of Use & Environmental Authority

Bioresource Recovery Facility

10 Focus Lane, Yandina

PLANNING REPORT

May 2026

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	10 Focus Lane, Yandina
Real Property Description	Lot 828 CG4277
Area of Site	5.526ha
Road Frontage(s)	Focus Lane
Easements	Nil
Registered Owners	Queensland Government (Northern SEQ Distributor-Retailer Authority (As Trustee) refer to Appendix G)

PLANNING INSTRUMENTS

Regional Plan	South-East Queensland Regional Plan
Regional Plan Designation	Urban Footprint SEQ Major Enterprise and Industrial Area
Planning Scheme	<i>Sunshine Coast Planning Scheme 2014</i>
Local Area Plan	Yandina Local Plan Area
Zone	Community Facilities Zone
Zone Precinct	N/A
Overlays	<ul style="list-style-type: none"> • Acid Sulfate Soils Overlay • Airport Environs Overlay • Biodiversity, Waterways and Wetlands Overlay • Flood Hazard Overlay • Height of Buildings and Structures Overlay • Landslide Hazard and Steep Land Overlay • Regional Infrastructure Overlay
Vegetation	<ul style="list-style-type: none"> • Category B Endangered Regional Ecosystem • Essential Habitat
Existing Use	Transport Depot, Extractive Industry and Warehouse / Pump Station

Current Approvals	<ul style="list-style-type: none"> MCU15/0145 – Material Change of Use – Transport Depot, Extractive Industry and Warehouse. ERA Permit No. EPSX00635613 - Environmental Authority for ERA 57 - Regulated Waste Transport under the <i>Environmental Protection Act 1994</i>
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APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Material Change of Use and Environmental Authority
Land Use Definition	Utility Installation (Major Utility)
Level of Assessment	Impact Assessable
Relevant Referral/Technical Agencies	Department of the Environment, Tourism, Science and Innovation

PROPOSED DEVELOPMENT

Material Change of Use	
Development Summary	Bioresource Recovery Facility
Building Footprint	3,409m ²
Building Site Cover	6.2%
Maximum Structure Height	Approximately 13m
Impervious Area	16,728m ² (30.3%)
Landscaping/Undisturbed Area (including existing lagoon)	38,504m ² (69.7%)
Vehicular Access	Focus Lane
Carparking	5 carparking spaces
Operational Parameters	Staff Numbers: max. 5 per shift (2 shifts) Plant Operating Hours: 24 hours, 7 days per week. Staffed Hours: Monday – Friday between 6:00am – 5:00pm

Environmental Authority	
Summary	Environmentally Relevant Activities: <ul style="list-style-type: none"> • ERA No. 54(3)(c) – Mechanical Waste Reprocessing • ERA No. 61(2)(c) – Thermal Waste Reprocessing and Treatment • ERA No. 62(1)(c)– Resource Recovery and Transfer Facility Operation

APPLICANT DETAILS

Applicant	Northern SEQ Distributor-Retailer Authority (Unitywater) PO Box 953 CABOOLTURE QLD 4510
Contact Person	Hilary Gregg (Unitywater) Mobile: 0402 991 816 Email: Hilary.Gregg@unitywater.com
Our Reference	2026-030

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Material Change of Use for Utility Installation (Major Utility) and Environmental Authority for Environmentally Relevant Activities on land at 10 Focus Lane, Yandina, described as Lot 828 CG4277 (**the site**). The proposed development involves the start of a new use of the premises and accordingly comprises a Material Change of Use under Schedule 2 of the *Planning Act 2016* (**the Act**).

This town planning report addresses the merits of the development having regard to the provisions of the *Planning Act 2016* and the *Sunshine Coast Planning Scheme 2014*. This planning report has been prepared on behalf of the applicant, Northern SEQ Distributor-Retailer Authority (Unitywater).

This Development Application for a Development Permit for Material Change of Use and Environmental Authority for Environmentally Relevant Activities is Impact Assessable development under the *Sunshine Coast Planning Scheme 2014*. The following report demonstrates the suitability of the proposal within the locality and its compliance with the relevant provisions of the *Sunshine Coast Planning Scheme 2014*.

2.0 SITE AND LOCALITY

2.1 SITE

The site is located at 10 Focus Lane, Yandina, described as Lot 828 CG4277 (**the site**). The site is located within the township of Yandina and is approximately 1.3km north-east of the Yandina Town Centre and to the northern side of the Bruce Highway. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of irregular configuration comprising a single title with a total site area of 5.526ha. The site has sole frontage to Focus Lane. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN

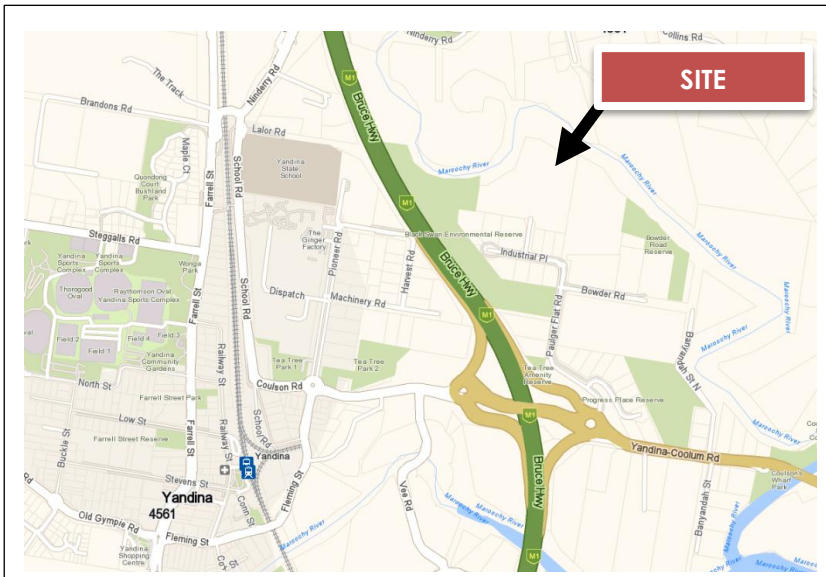


FIGURE 2 - CADASTRAL PLAN



Improvements on the site include sheds and structures associated with the existing use of premises. The features of the site and surrounding land uses are illustrated in **Figure 3**.

FIGURE 3 - AERIAL IMAGERY



2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has sole frontage to Focus Lane. Focus Lane comprises a 6m wide sealed laneway with street lighting. Focus Lane provides access to the subject site only, with no other properties taking access from this laneway.
- Lands in the locality drain in a northern direction towards North Maroochy River. North Maroochy River is located adjacent to the site's northern boundary and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the southern and northern boundaries of the site; refer to **Figure 4**. The highest natural point of the site is located adjacent to the south-eastern corner at approximately 9m AHD, with the lowest point of the site located adjacent to the North Maroochy River at approximately 3m AHD. This translates to a fall in natural ground level of approximately 6m across the site.
- The site is predominately clear of mature vegetation however does contain limited areas of mapped areas of regulated vegetation, comprising Category B Endangered Regional Ecosystem and Essential Habitat along the northern boundaries of the site adjacent to the North Maroochy River.
- The site is not burdened by, nor does it benefit from any existing easements.

- The site is serviced by Unitywater's reticulated water supply and sewerage and infrastructure; refer to **Figure 5**. The site is also serviced by reticulated electricity and telecommunications supply networks.

FIGURE 4 - CONTOUR MAPPING

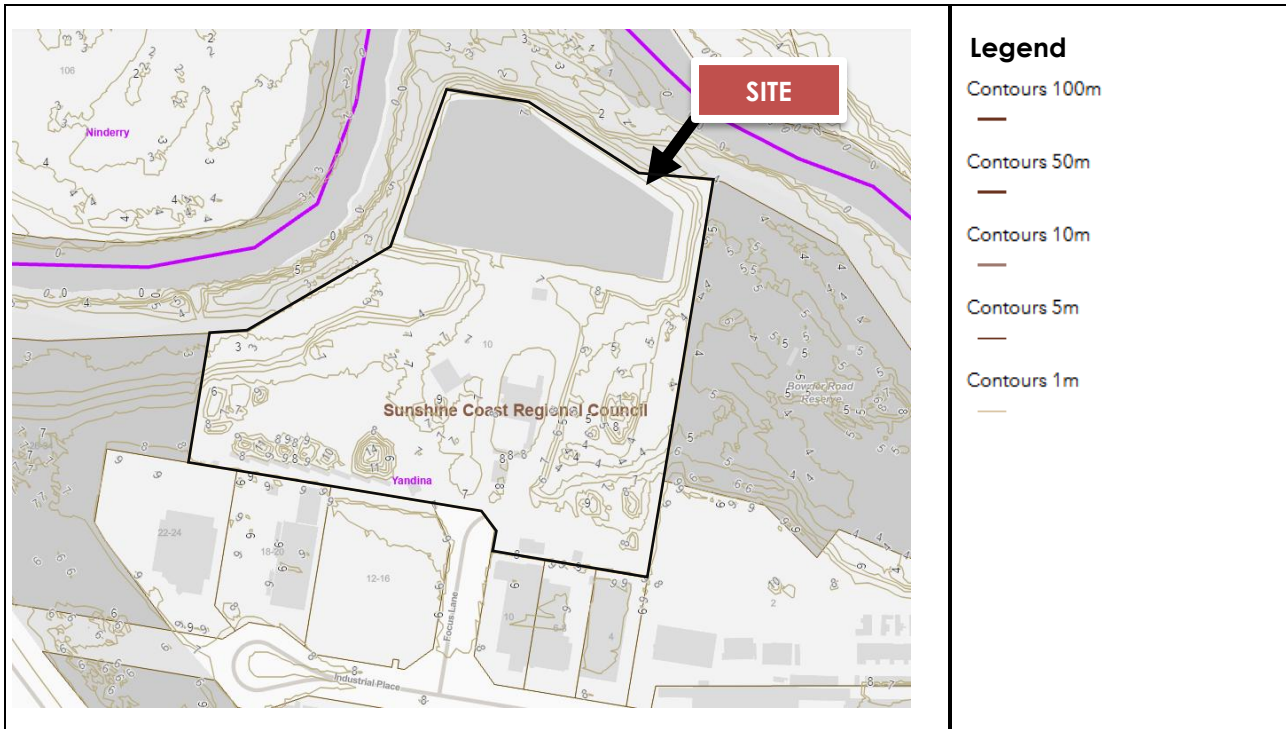


Figure 4 confirms that the site experiences a decline in land elevation between the south-eastern corner and northern boundary of the site.

FIGURE 5 - CONTOUR AND INFRASTRUCTURE MAPPING



Figure 5 illustrates the locations of Unitywater's reticulated water supply and sewerage networks in relation to the site, including the location of Unitywater's Sewer Pump Station on the site.

The features of the site are illustrated in Photographs 1.



PHOTOGRAPH 1 - View of the site from Focus Lane.

2.3 SURROUNDING LAND USE

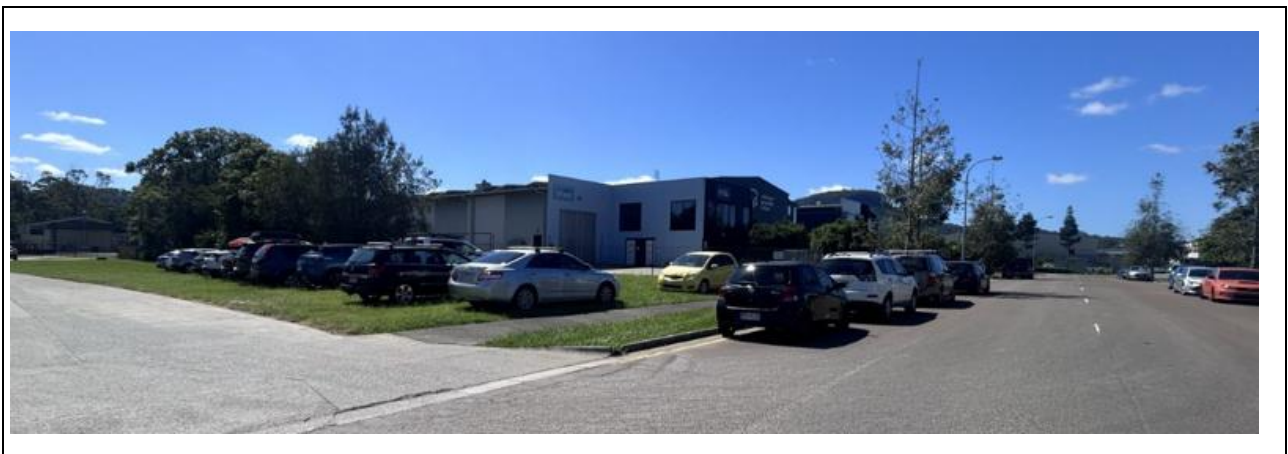
2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of industrial land uses. The scale and character of the built form in the locality is of a predominately industrial character.

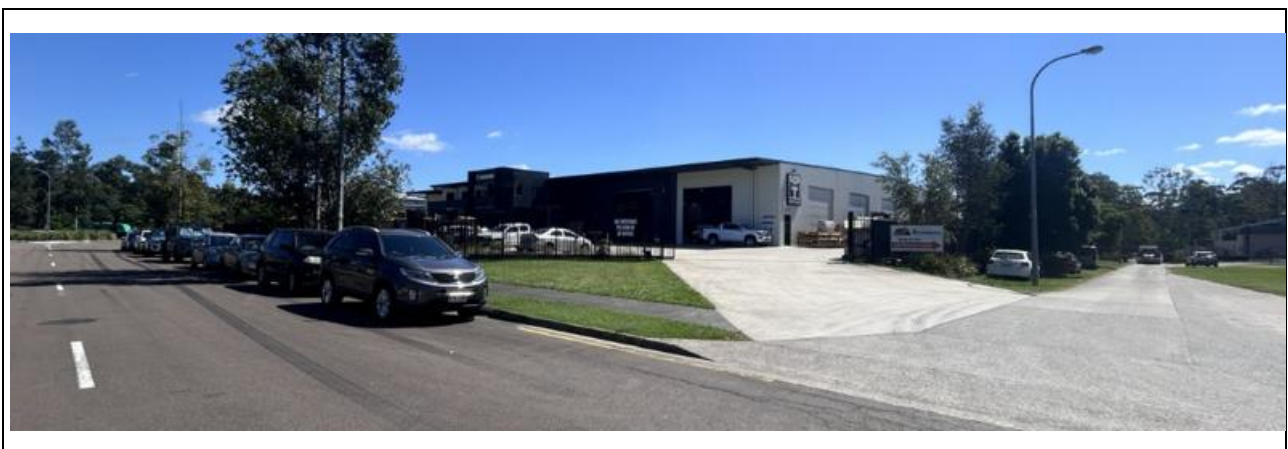
2.3.2 ADJOINING PROPERTIES

The nature and character of land use on surrounding properties may be summarised as follows:

- Land adjacent to the **northern** and **western** boundaries of the site comprises North Maroochy River; refer to the Aerial Imagery at **Figure 3**.
- Land to the **east** of the site, generally comprises land utilised for the purposes of Bowder Road Reserve, and partly adjoins land at 2 Industrial Place which is utilised for industrial purposes; refer to the Aerial Imagery at **Figure 3**.
- Land to the **south** of the site, located at 4 – 10 Industrial Place and 12 - 24 Industrial Place, comprises industrial buildings utilised for various industrial purposes.



PHOTOGRAPH 2 - View of the industrial premises to the south of the site at 4 – 10 Industrial Place, as viewed from Industrial Place.



PHOTOGRAPH 3 - View of the industrial premises to the south of the site at 12 – 24 Industrial Place, as viewed from Industrial Place.

2.4 CURRENT DEVELOPMENT APPROVALS

The site currently benefits from several Development Approvals, most notably, the following which relates to the current use of the site:

- On 15 September 2016, Sunshine Coast Regional Council issued a Decision Notice for Development Permit MCU15/0145 for Material Change of Use to establish Transport Depot, Extractive Industry and Warehouse.
- Effective 23 July 2015, Unitywater hold a current Environmental Authority for ERA 57 - Regulated Waste Transport under the *Environmental Protection Act 1994* (Permit No. EPSX00635613).

3.0 PROPOSAL

This combined Development Application seeks approval for a Development Permit for Material Change of Use for a Utility Installation (Major Utility) and Environmental Authority for Environmentally Relevant Activities. The development involves the reuse of the development site which was previously utilised as a sewage treatment plant and contains an operational sewage pumping station.

Details regarding the proposed design and operation of the development are provided below as follows:

- Section 3.1 – Material Change of Use
- Section 3.2 – Environmental Authority

3.1 MATERIAL CHANGE OF USE

3.1.1 OPERATIONS AND SITE COMPOSITION

The development involves a Material Change of Use to establish a "Utility Installation" (Major Utility) on the subject site, for the purposes of a Bioresource Recovery Facility operated by Unitywater.

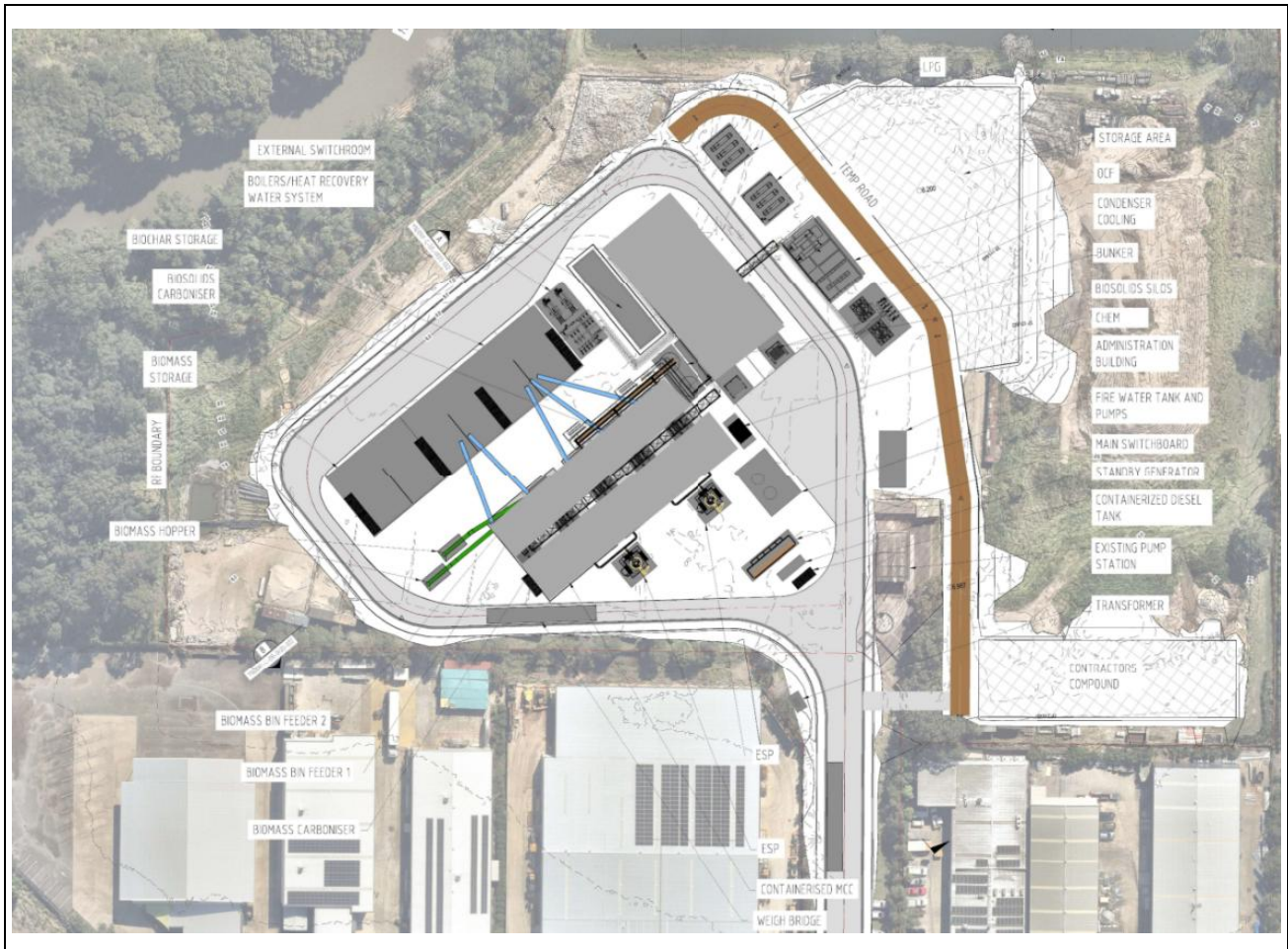
The Bioresource Recovery Facility will implement an integrated biosolids drying and advanced thermal treatment (carbonisation) process to produce marketable biochar and sustainably manage biosolids generated across Unitywater's sewage treatment network. The project will consolidate biosolids processing from up to twelve sewage treatment plants (STPs) and centralise treatment at a single, purpose-built facility. The proposed Bioresource Recovery Facility will improve regional biosolids management capacity, enhance operational resilience, and support resource recovery outcomes for the Sunshine Coast region.

The proposed facility will receive raw biosolids from the sewage treatment network which is stored within an enclosed, double banded bunker before being processed through the biosolids drying system comprising two driers which are designed to increase biosolids content. Heating for the drier system will be delivered by a combined Heat Energy Recovery and Cooling system supplemented by LPG-fired boilers to ensure reliability. Following the drying process, dried biosolids will be stored within the biosolids silos, before being transported via enclosed conveyor to undertake the Advanced Thermal Treatment (Carbonisation) process. The carbonisers will process the dried biosolids and supplementary biomass to biochar, which will be transported via enclosed conveyor to a biochar storage. The biochar will then be transported off site to market, as required. The carbonisation process will be managed to target heat-energy neutrality and will include emissions treatment systems designed to meet relevant environmental requirements.

The facility will be supported by various ancillary buildings, including an administration building, control room and switchboard. The processing plant areas will also be suitably protected by enclosed or roofed sheds. Cumulatively, buildings and roofed areas will occupy a combined building footprint of 3,409m² resulting in a total site cover of approximately 6.2%.

The proposed site layout plant components will be generally in accordance with General Site Layout Plan, Drawing No. YNDBRF-Z-DR-0000-001, Revision A, dated 21 January 2026 and prepared by Abergeldie Complex Infrastructure. The Site Plan is attached as **Appendix D**, and an excerpt of the plan is reproduced in **Figure 6**.

FIGURE 6 - PROPOSED SITE PLAN



The proposed development will have impervious surfaces 16,728m² or 30.3% of the development area comprising vehicle parking, manoeuvring and queuing lanes.

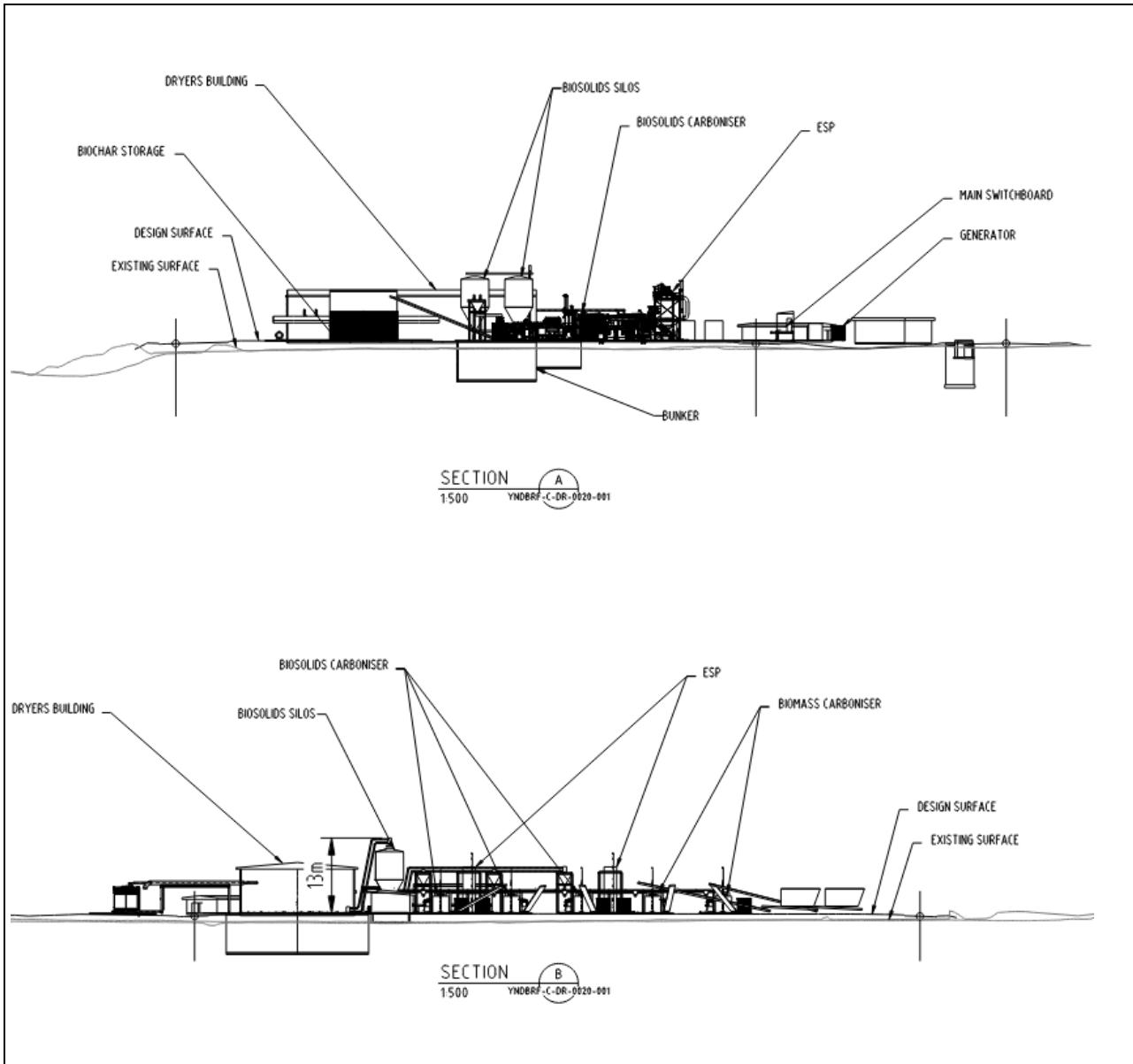
A temporary internal road, storage area and contractors compound will be established on the eastern side of the site for the duration of construction activities only. These areas will not be utilised following completion of construction works and that the access will be reinstated to a grassed/turfed condition upon completion.

The administration building will have dimensions of 15 x 7m (105m² GFA) and will be located on the eastern side of the site. The administration building will include an office/reception, lunchroom, laboratory control area and amenities. The internal layout of this building will be generally in accordance with Admin Building – Floor Plan, Drawing No. YNDBRF-Z-DR-0000-004, Revision A, dated 21 January 2026, prepared by Abergeldie Complex Infrastructure and attached at **Appendix E**.

The dried biosolids silos will be the highest structures within the facility with have a maximum height of approximately 13m above flood design level (8.9m AHD). The external appearance of the facility will be generally in accordance with Elevation and Section Plans prepared by Abergeldie Complex Infrastructure, dated 21 January 2026, attached at **Appendix F** and reproduced as **Figure 7**.

The extend of excavation required for the proposed biosolids bunker is also illustrated on Drawing No. YNDBRF-C-DR-0020-002 attached at **Appendix F**.

FIGURE 7 - SECTION PLANS



3.1.2 ACCESS & CARPARKING

Access to the site will be provided via the existing access to Focus Lane. A total of five (5) carparking spaces are proposed adjacent to the administration building to cater for staff.

The largest design vehicle expected to service the facility will be a 26m B-double service vehicle with the internal layout designed to consider suitable driveway geometry and clearance requirements; refer to the Typical Vehicle Movement Plans attached at **Appendix A**. On-site parking and manoeuvring areas will be treated with concrete on heavy vehicle turning zones and 25-50mm asphalt elsewhere. Appropriate provision for the access and manoeuvring of service vehicles has been made to ensure vehicle ingress and egress can occur in a forward gear.

A Traffic Impact Assessment prepared by Arup Australia Pty Ltd and attached at **Appendix H**, has been prepared to address potential traffic impacts from the development. The assessment has found that the development is expected to generate a maximum of 36 trips in the morning and evening peak periods, of which 30 are heavy vehicle movements. The overall impacts on the surrounding transport network are considered minimal and accordingly limited mitigation measures are required.

3.1.3 INFRASTRUCTURE AND SERVICING

All urban infrastructure networks are available to the land including Unitywater's reticulated water supply and sewerage network, and electricity and telecommunications services infrastructure.

The application is supported by a Conceptual Stormwater Management Plan prepared by Arup Australia Pty Ltd and attached at **Appendix I**. The Conceptual Stormwater Management Plan confirms the development has been designed to ensure non-worsening stormwater quality and quantity impacts.

Concept earthworks information is provided on the General Earthworks Layout Plan attached at **Appendix D**. Earthworks shall be designed to minimise cut and fill whilst considering other design requirements, particularly relating to flood immunity. A Flood Hazard Assessment Report has been prepared by Arup Australia Pty Ltd which considers flood hazard, makes recommendations to manage flood risk and demonstrates the development does will not result in a material change in flood extent or flood behaviour; refer to **Appendix L**. The Flood Hazard Assessment Report has found the minimum flood design level for the site is 8.9m AHD and this level will be applied to all finished surface levels and building floor levels across the development site area.

The construction and operation of the facility will also be managed in accordance with the Erosion and Sediment Control Plan prepared by Arup Australia, dated 8 April 2026 and attached at **Appendix K**.

3.1.4 OPERATIONAL PARAMETERS

The Bioresource Recovery Facility will operate 24 hours a day, seven days per week, however will only be staffed Monday – Friday between 6:00am – 5:00pm. Two staff shifts will occur per day, with a maximum of 5 staff expected to be on site at any one time.

The design and operation of the facility, and the application of acoustic impact mitigation measures are proposed to ensure the operational parameters of the premises maintain an appropriate standard of acoustic amenity. A detailed Noise Impact Assessment by Abergeldie Complex Infrastructure and is attached as **Appendix J**.

The nature of the development is such that it actively seeks to minimise waste generation by implementing an integrated biosolids drying and advanced thermal treatment (carbonisation) process to produce marketable biochar, and the processing of biosolids will result in minimal waste generation.

The development will not result in significant general waste generation from administrative and general operational activities on the site; refer to the Waste Management Advice attached at **Appendix P**. A rear-loading collection vehicle, operated by a private waste collection contractor, is expected to service the site for both general and recycling waste. Adequate clearances will be ensured to allow collection vehicles to enter and exit the site safely in a forward direction. Furthermore, the waste servicing point will be located at the central waste storage area or, alternatively, within a maximum distance of 40 meters from the central waste storage area in accordance with Council's standards.

Contaminants and chemicals will be suitably stored and managed to ensure no release to the environment. In this regard, raw biosolids will be contained in the proposed bunker which will be double bunded and subject to a spill management plan. The facility is also conveniently co-located with the existing sewer pump station which will pump any condensate/liquid resulting from the biosolids processing back to the Nambour Wastewater Treatment facility. This will meet relevant tradewaste discharge requirements. Furthermore, any chemicals on site will be appropriately stored within intermediate bulk containers (IBCs).

It is noted that the biochar product does not have any contaminants and will meet relevant end of waste codes for biochar.

Contaminants via particulates and air emissions are addressed under the Air Quality Impact Assessment Report prepared by Abergeldie Complex Infrastructure and attached at **Appendix M**. The Air Quality Impact Assessment Report has found that the facility is capable of achieving full compliance with relevant air quality requirements.

3.2 ENVIRONMENTAL AUTHORITY

The proposed operations will require an Environmental Authority for the following Environmentally Relevant Activities (ERA) under Schedule 2 of the *Environmental Protection Regulation 2019*:

- ERA 54 (3)(c) – Mechanical Waste Reprocessing: operating a facility for receiving and mechanically reprocessing, in a year, more than 10,000 tonnes of general waste.
- ERA 61 (2)(c) – Thermal Waste Reprocessing and Treatment: thermally reprocessing or treating, in a year, more than 10,000 tonnes of category 2 regulated waste.
- ERA 62 (1)(c) – Resource Recovery and Transfer Facility Operation: operating a facility for receiving and sorting, dismantling, baling or temporarily storing category 2 regulated waste.

These ERAs are not devolved under the Regulation and will require concurrence assessment by the Department of the Environment, Tourism, Science and Innovation via the State Assessment and Referral Agency (SARA), as confirmed in SARA's pre-lodgement advice dated 1 December 2025.

The application for an Environmental Authority is also accompanied by the following supporting assessments: Ecological Assessment Report at **Appendix Q**, Noise Impact Assessment at **Appendix J**; Air Quality Impact Assessment at **Appendix M**, Stormwater Management Plan at **Appendix I**, and Greenhouse Gas Assessment at **Appendix O**.

It is noted that Unitywater already hold a current Environmental Authority for ERA 57 - Regulated Waste Transport under the *Environmental Protection Act 1994* (Permit No. EPSX00635613).

An Environmental Authority for ERA 8 – Chemical Storage will not be required for the development as any chemical storage on-site will be under the thresholds triggering ERA 8.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

The purpose of the *Planning Act 2016* (PA) is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

The proposed development involves the start of a new use of the premises and accordingly comprises a Material Change of Use under Schedule 2 of the *Planning Act 2016 (the Act)*. The proposal also seeks approval for Environmentally Relevant Activities. A Development Permit for Material Change of Use and Environmental Authority must be obtained prior to the commencement of the use of premises and associated works. Assessment against the *Sunshine Coast Planning Scheme 2014* indicates that this combined development application is Impact Assessable in accordance with Section 45(5) of the Act.

4.2 STATE PLANNING POLICY

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, the Assessment Manager, in considering an Impact Assessable Development Application, must assess the application in respect of the State Planning Policy.

The *State Planning Policy July 2017 (SPP)* commenced on 3 July 2017 and replaces *State Planning Policy April 2016*. The SPP expresses the state's interests in land use planning and development and promotes these interests through plan making and development decisions of state and local government. The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;
- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

The SPP addresses seventeen (17) state interests categorised under the following themes:

- (i) Liveable communities and housing.
- (ii) Economic growth.
- (iii) Environment and heritage.
- (iv) Safety and Resilience to Hazards.
- (v) Infrastructure.

A state interest is defined under Schedule 2 of the *Planning Act 2016 (the Act)*:

- (a) an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or
- (b) an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.

The proposed development has been assessed against the state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP as follows:

4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

Part E of the SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. The assessment benchmarks for each relevant state interest are listed below. For each of these state interests, Part E of the SPP advises when the assessment benchmarks apply and if so, what matters the application must be assessed against, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.

Part 2 of the *Sunshine Coast Planning Scheme 2014* identifies the State interests under the State Planning Policy that have been integrated into the Planning Scheme. In this instance, the *Sunshine Coast Planning Scheme 2014* confirms that all State interests relevant to the Sunshine Coast Regional Council region have been appropriately incorporated into the Planning Scheme.

Accordingly, where the proposed development achieves compliance with the assessment benchmarks of the Planning Scheme, the development is considered to comply with the provisions of the State Planning Policy.

4.3 STATE REFERRAL AGENCIES

Section 54 of the *Planning Act 2016* and Section 22 and Schedule 10 of the *Planning Regulation 2017 (the Regulation)* are of relevance for the purposes of determining applicable referral agencies and their jurisdiction in terms of being advice or concurrence agencies as well as the relevant assessment benchmarks that are to be addressed.

The State Assessment and Referral Agency (**SARA**), established under the auspices of the Department of State Development, Infrastructure and Planning (**DSDIP**) is the assessment manager or referral agency for development applications where the State has a jurisdiction pursuant to Schedule 8 or 10 of the Regulation. Schedule 10 regulates when applications are referable. In accordance with Schedule 8, DSDIP will not be the assessment manager for this development application. The SDAP components of the overall development will be addressed by DSDIP as part of the application referral process.

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally relevant activities	Yes	The development requires an environmental authority for the following Environmentally Relevant Activities: <ul style="list-style-type: none"> • ERA No. 54(3)(c) – Mechanical Waste Reprocessing • ERA No. 61(2)(c) – Thermal Waste Reprocessing and Treatment • ERA No. 62(1)(c)– Resource Recovery and Transfer Facility Operation.
Part 6	Fisheries	No	The proposed development is not associated with:

Part	Application Involving	Applicable	Comment
			<ul style="list-style-type: none"> • aquaculture; or • the removal, destruction or damage of marine plants; or • the constructing or raising of waterway barrier works; and • is not within a declared fish habitat area.
Part 7	Hazardous chemical facilities	No	The proposed development is not for a hazardous chemical facility.
Part 8	Heritage places	No	The proposed development is not associated with a locally listed place. In addition, the site is not associated with, nor does it adjoin a property on the Queensland heritage register.
Part 9	Infrastructure-related	No	<p>The following relates to infrastructure-related referrals:</p> <ul style="list-style-type: none"> • The proposed development does not exceed the thresholds identified at Schedule 20. • The site is not associated with a designated premises. • The site is not located within 25m of a State transport corridor. • The site is not located adjacent to a local road that intersects with a State controlled road. • The site is not identified as a future State-controlled road. • The site is not located within 100m of an electricity substation. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act.
Part 15	SEQ Development area	No	The site is located within a SEQ Major Enterprise and Industrial Area, however, the development does not involve an accommodation activity.
Part 16	SEQ regional landscape and rural production area	No	The site is not located within the SEQ regional landscape and rural production area or the SEQ rural living area.

Part	Application Involving	Applicable	Comment
	and SEQ rural living area		
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m ² .
Part 19	Water-related development	No	The proposed development does not involve: <ul style="list-style-type: none"> the taking or interfering of water; or removing quarry material from a watercourse or lake; or relates to a dam; or the construction of a levee.
Part 20	Wetland protection area	No	The site is not identified as being within a wetland protection area.
Part 21	Wind farms	No	The proposed development does not involve a wind farm

The above assessment of the referral triggers under the *Planning Regulation 2017* confirms that the proposed development will trigger referral in this instance. Accordingly, the following referral triggers apply to this application.

Referral Trigger	Planning Regulation 2017	Agency Type	Technical Agency
A Material Change of Use of premises for a concurrence Environmentally Relevant Activity.	Schedule 10, Part 5, Division 4, Table 2, Item 1	Concurrence Agency	Department of Environment, Science and Innovation Tourism and Innovation

4.4 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (**SDAP**) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016 (the Act)* is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (**SARA**) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency.

The SDAP contains criteria for assessment within State Codes to clarify when the State is to be involved in the assessment of an application and the specific matters of State interest that apply. The SDAP is

a specific assessment benchmark that a development must be assessed against as prescribed under the Regulation. In this instance, the proposed development triggers assessment against the following State Codes:

- **State Code 22** – Environmentally Relevant Activities.

An assessment of the proposed development against the applicable State Code is provided at **Appendix C**.

4.5 REGIONAL PLAN(S)

The site is located within the Sunshine Coast Local Government Area and therefore the provisions of the South East Queensland Regional Plan apply in accordance with the provisions of the *Planning Regulation 2017*. An assessment of the development against the regional plan provisions is provided below.

4.5.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

The *South East Queensland Regional Plan 2023 (ShapingSEQ 2023)* provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. *ShapingSEQ 2023* informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

ShapingSEQ 2023 seeks to set a clear direction for the region through a series of Regional Priorities. These priorities are implemented through identified outcomes and strategies and sub-regional directions. These Regional Priorities are:

- A sustainable growth pattern;
- More homes, faster – supply, diversity and affordability;
- More social and affordable homes;
- Well-designed communities;
- Integrating land use and infrastructure;
- New economic opportunities and jobs;
- A sufficient pipeline of industrial land;
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations;
- Regional approach to natural hazards; and
- Better biodiversity outcomes for growth areas.

ShapingSEQ defines the desired future settlement pattern that aims to use land more efficiently, while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

- Urban Footprint;
- Rural Living Area; or
- Regional Landscape and Rural Production Area.

The SEQ regulatory provisions ensure that land use planning and development throughout the region support *ShapingSEQ 2023*'s desired regional growth pattern, goals, elements and strategies.

Under the settlement pattern identified in ShapingSEQ 2023, the site has been included within the **Urban Footprint**.

The Urban Footprint identifies land sufficient to provide for the region's urban development needs over the life of the plan. The area includes land intended to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open space.

The proposed development involves a Utility Installation (Major Utility) in an area suitable for such purposes. Accordingly, the application complies with the provisions of ShapingSEQ 2023.

Accordingly, the proposed development will not compromise the outcomes sought under the South East Queensland Regional Plan.

4.6 SUNSHINE COAST PLANNING SCHEME 2014

4.6.1 INTRODUCTION

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable Development Application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Sunshine Coast Planning Scheme 2014*. A summary of the assessment of the proposal against the provisions of this instrument is outlined below.

4.6.2 DEFINITIONS

Under the provisions of the *Sunshine Coast Planning Scheme 2014*, the proposed use is defined as Utility Installation. The relevant use definition is as follows:

“Utility Installation”

Premises used to provide the public with any of the following services:-

- *supply or treatment of water, hydraulic power or gas; □ sewerage, drainage or stormwater services;*
- *transport services including road, rail or water;*
- *waste management facilities; or*
- *network infrastructure.*

The use includes maintenance and storage depots and other facilities for the operation of the use.

The *Sunshine Coast Planning Scheme 2014* further identifies administrative definitions at Table SC1.2.2. Under the administrative definitions, the proposed use is categorised as a “Major Utility” as follows:

Major Utility:

The use of premises being utility installation for:-

- (a) the generation of power (including electricity or gas) from a power plant;*
- (b) the storage or treatment of water, sewage or refuse; or*
- (c) any other Local Government, State or Federal Government purpose which is not a defined use.*

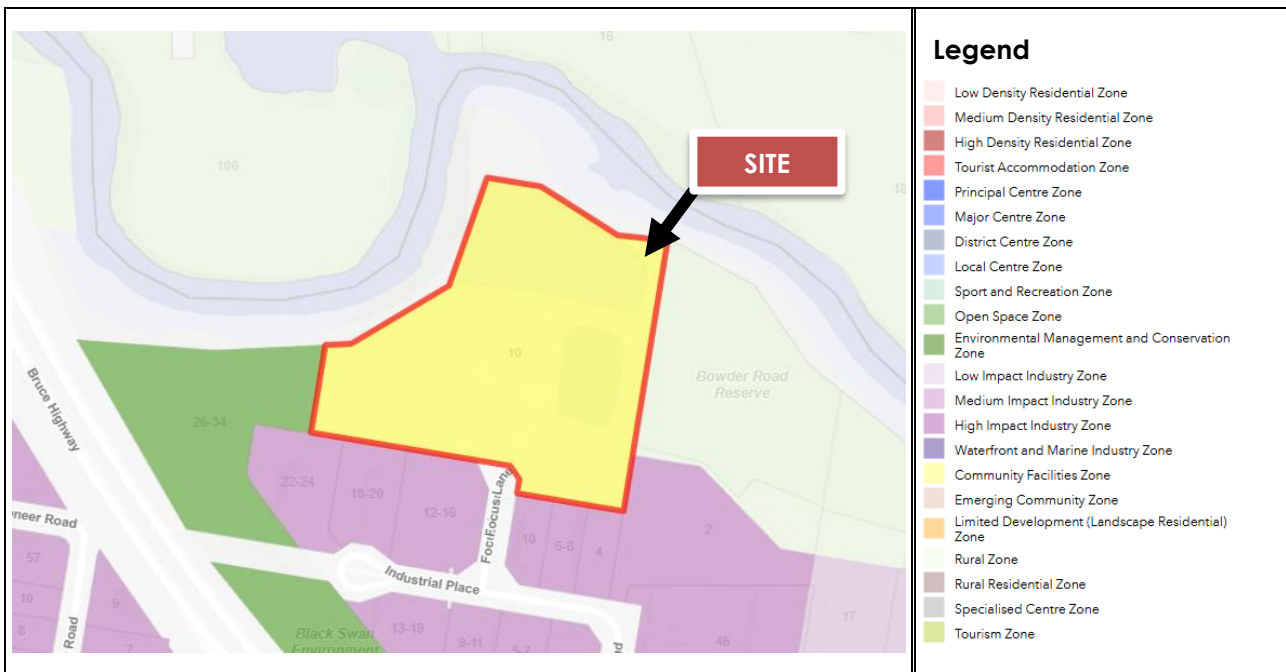
The term includes ancillary maintenance and storage depots and other facilities for the operation of the use.

4.6.3 ZONING

Under the *Sunshine Coast Planning Scheme 2014*, the region is divided into twenty-two (22) land use zones. Certain zones are further divided into precincts for the purposes of conveying preferred land use intent or in order to assign assessment status to individual uses.

The site is predominately located within the **Community Facilities Zone**. The zoning of the site and surrounding locality is illustrated in **Figure 8**.

FIGURE 8 - ZONING MAPPING



Under the assessment tables applicable to the Community Facilities Zone at section 5.5.16 of the Planning Scheme, a Material Change of Use for a Utility Installation is identified as **Impact Assessable** development.

4.6.4 YANDINA LOCAL PLAN AREA

In addition to land use zones and precincts, the *Sunshine Coast Planning Scheme 2014* also includes Local Area Plans to regulate development in specific sections of the planning scheme area. In this instance, the site is located in the Yandina Local Plan Area. The applicability of the local area plan on the site and surrounding locality is illustrated in **Figure 9**.

FIGURE 9 - LOCAL AREA PLAN/NEIGHBOURHOOD PLAN MAPPING



Under the assessment table for the Yandina Local Plan Area at section 5.9 of the *Sunshine Coast Planning Scheme 2014*, there is not specific Table of Assessment for development within the Yandina Local Plan Area. Accordingly, the level of assessment does not change.

4.6.5 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted the following seven (7) overlays:

- Acid Sulfate Soils Overlay
- Airport Environs Overlay
- Biodiversity, Waterways and Wetlands Overlay
- Flood Hazard Overlay
- Height of Buildings and Structures Overlay
- Landslide Hazard and Steep Land Overlay
- Regional Infrastructure Overlay;

The applicability of these overlays is illustrated in **Figures 10-16**.

FIGURE 10 - ACID SULFATE SOILS OVERLAY MAPPING



Figure 10 confirms that the site is impacted by the Acid Sulfate Soils Overlay. In particular, the site is located within Area 1 land at or below 5m AHD and Area 2 land above 5m AHD and below 20m AHD. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Airport Environs Overlay Code is triggered. An assessment of the proposed development against this code is provided at **Appendix B**.

FIGURE 11 - AIRPORT ENVIRONS OVERLAY MAPPING

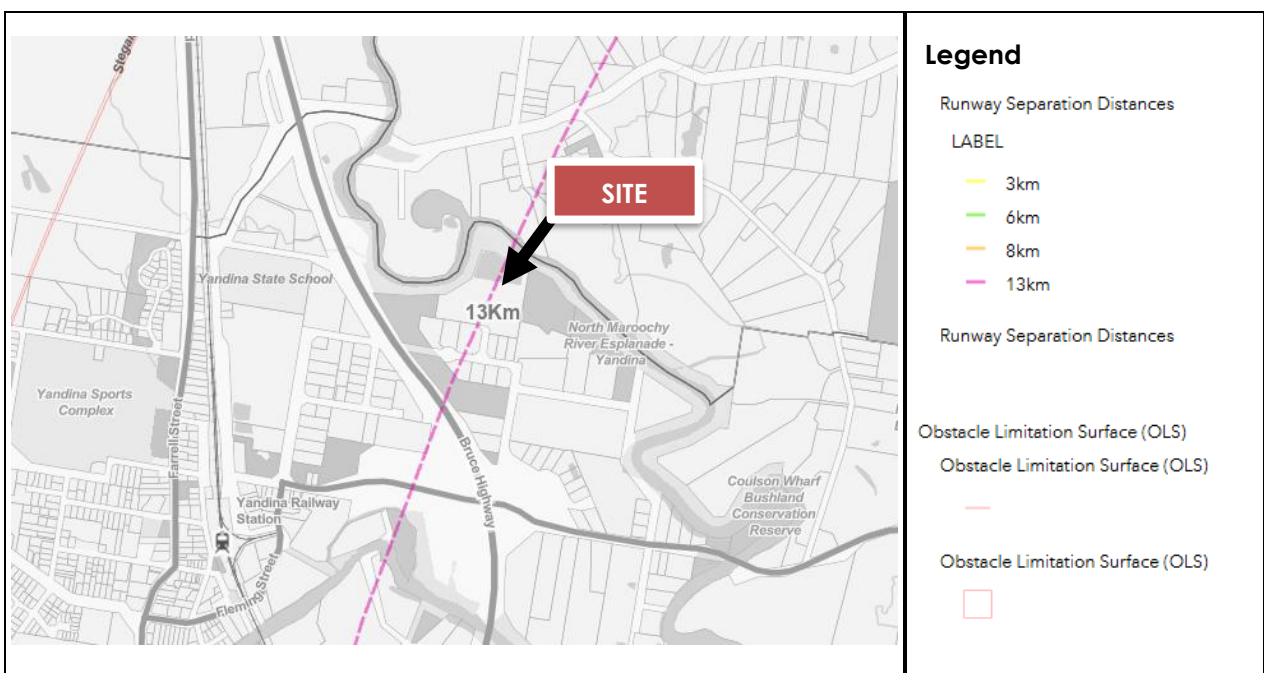


Figure 11 confirms that the site is impacted by the Airport Environs Overlay. In particular, the site is located within the Runway Separation Distances (13km) and Obstacle Limitation Surface (OLS) of the Sunshine Coast Airport. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Airport Environs Overlay Code is triggered. An assessment of the proposed development against this code is provided at **Appendix B**.

FIGURE 12 - BIODIVERSITY, WATERWAYS AND WETLANDS OVERLAY MAPPING



Figure 12 confirms that the site is impacted by the Biodiversity, Waterways and Wetlands Overlay. In particular, the site contains Wetlands, Native Vegetation Area and Constructed Waterbodies within the site. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Biodiversity, Waterways and Wetlands Overlay Code is triggered. An assessment of the proposed development against this code is provided within the Ecological Assessment Report prepared by Arup and attached as **Appendix Q**.

FIGURE 13 - FLOOD HAZARD OVERLAY MAPPING

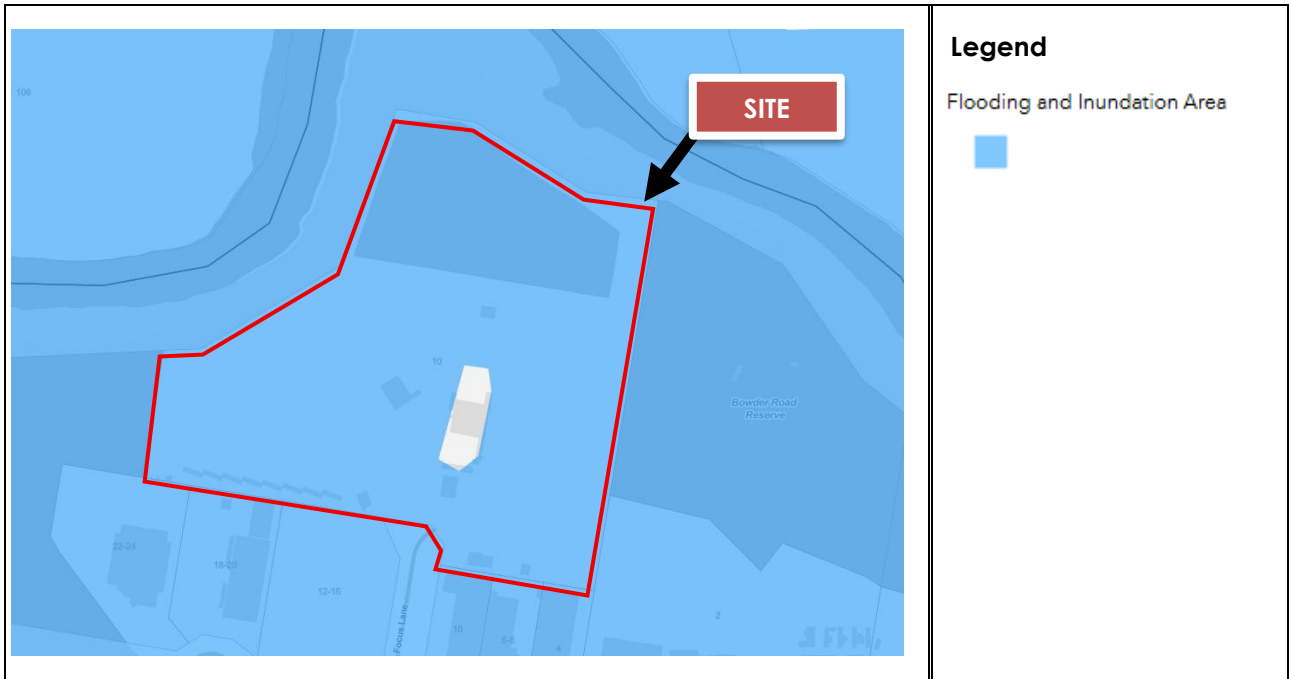


Figure 13 confirms that the site is impacted by the Flood Hazard Overlay. In particular, the site is located within a Flooding and Inundation Area. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Airport Environs Overlay Code is triggered. An assessment of the proposed development against this code is provided within the Flood Hazard Assessment Report prepared by Arup and attached as **Appendix L**.

FIGURE 14 - HEIGHT OF BUILDINGS AND STRUCTURES OVERLAY MAPPING

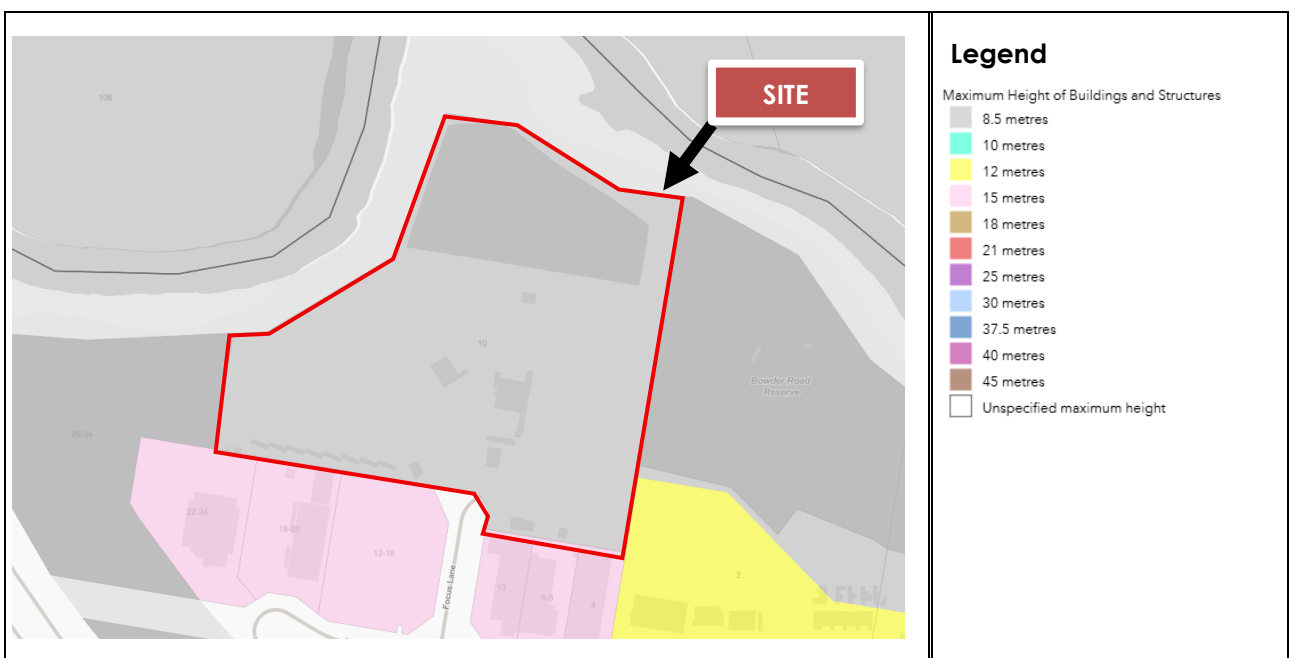


Figure 14 confirms that the site is impacted by the Height of Buildings and Structures Overlay. In particular, the site is located within the 8.5 metre maximum height area. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Height of Buildings and Structures Overlay Code is not triggered, noting the development involves erecting a building or structure for a utility installation where for a Distributor retailer.

FIGURE 15 - LANDSLIDE HAZARD AND STEEP LAND OVERLAY MAPPING

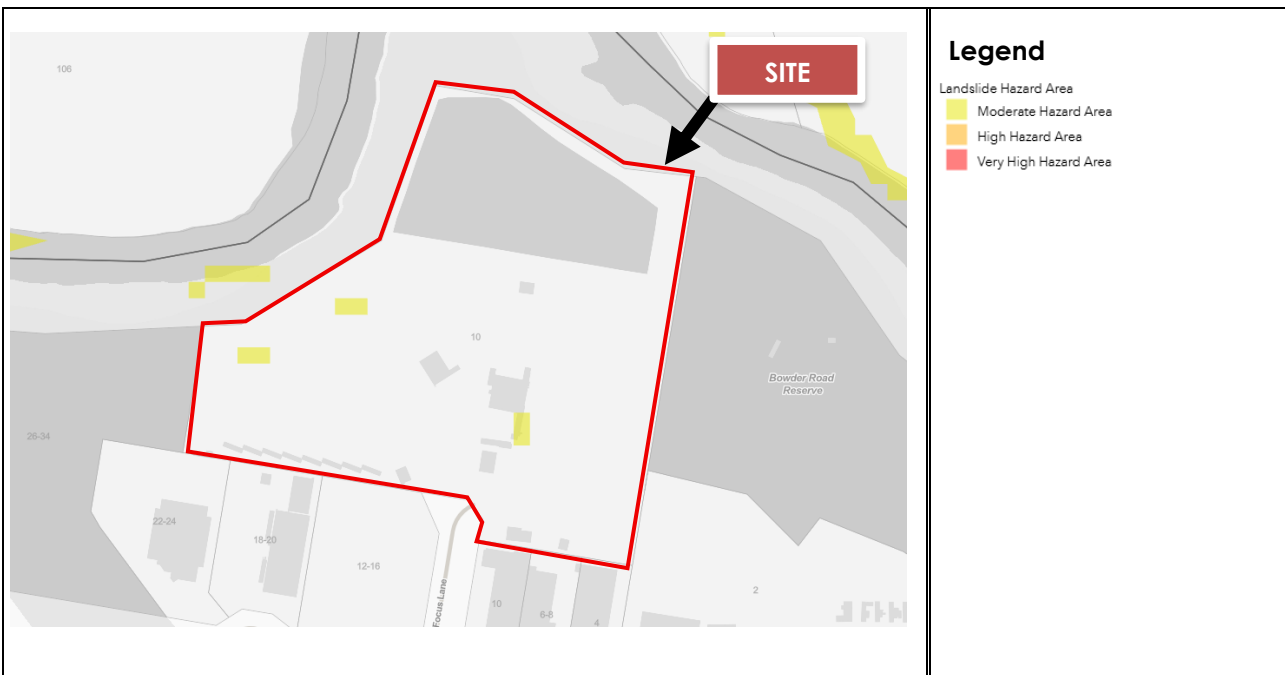


Figure 15 confirms that the site is impacted by the Landslide Hazard and Steep Land Overlay. In particular, the site contains limited areas of Moderate Hazard Area throughout the site. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment of this combined Development Application does not change and assessment against the Landslide Hazard and Steep Land Overlay Code is triggered. An assessment of the proposed development against this code is provided at **Appendix B**.

FIGURE 16 - REGIONAL INFRASTRUCTURE OVERLAY MAPPING

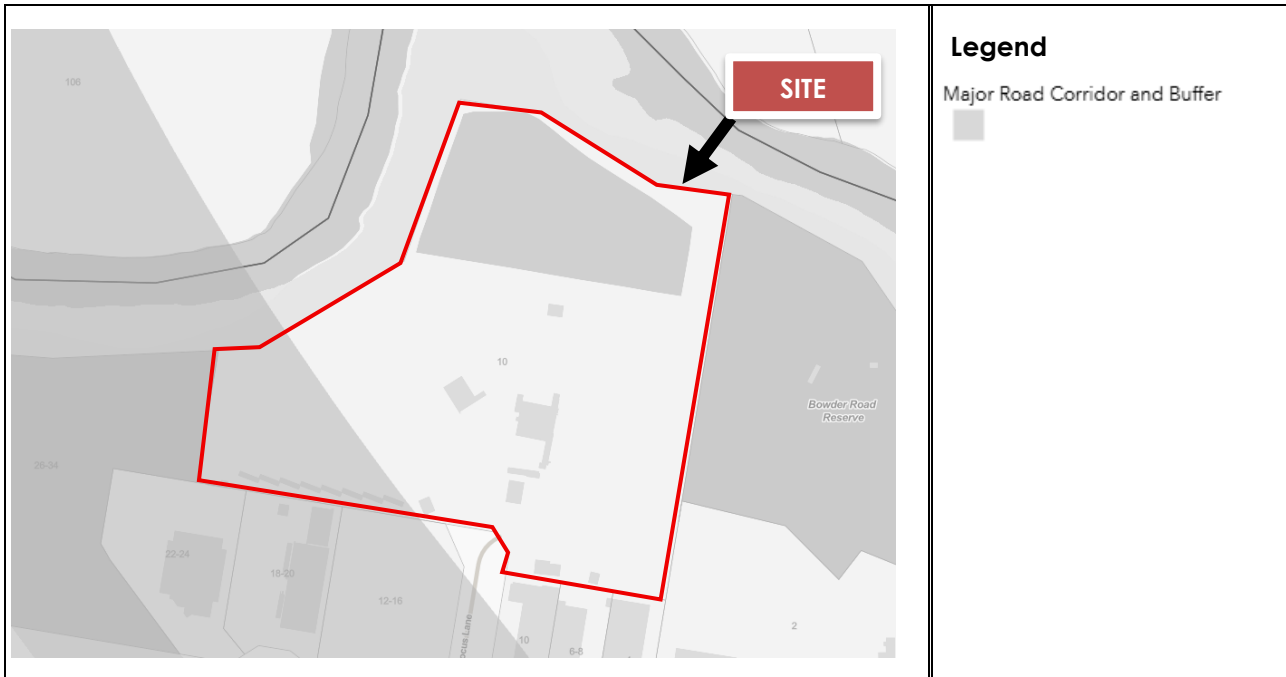


Figure 16 confirms that the site is impacted by the Regional Infrastructure Overlay. In particular, the site is located within the Major Road Corridor and Buffer Area. Under the overlay assessment tables at section 5.10 of the *Sunshine Coast Planning Scheme 2014*, the level of assessment for this combined Development Application does not change and assessment is not triggered against the Regional Infrastructure Overlay Code noting the development does not involve a sensitive land use.

4.7 ASSESSMENT BENCHMARKS

As identified in section 4.7, this Development Application is subject to Impact Assessable and therefore requires assessment against the following provisions of the *Sunshine Coast Planning Scheme 2014*.

- Strategic Framework; refer to section 4.7.1
- Overall Outcomes – Community Facilities Zone; refer to section 4.7.2
- Yandina Local Plan Area; refer to section 4.7.3
- Applicable Codes; refer to section 4.7.4

4.7.1 STRATEGIC FRAMEWORK

Part 3 of the *Sunshine Coast Planning Scheme 2014* provides the Strategic Framework that sets the policy direction for the planning scheme and forms the basis for ensuring development occurs at appropriate locations within the planning scheme area. The structure of the Strategic Framework comprises:

- seven (7) themes supported by strategic outcomes;
- elements that further refine the strategic outcomes sought; and
- specific outcomes and land use strategies for each of the elements.

The development has been assessed against the applicable provisions of the Strategic Framework and a summary of this assessment is provided in the table attached at **Appendix A**. An assessment of the proposal against the provisions of the Strategic Framework indicates the proposal complies with the integrated policy direction sought for the planning scheme area and will not compromise the relevant strategic outcomes/elements sought for the individual themes.

4.7.2 OVERALL OUTCOMES – COMMUNITY FACILITIES ZONE

Section 6.2.16.2 of the *Sunshine Coast Planning Scheme 2014* outlines the general intent for development within the Community Facilities Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Community Facilities Zone as detailed in **Table 2**.

TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) development caters predominantly for specified uses, facilities and works which include:- <ul style="list-style-type: none"> (i) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, hospitals, utility installations and transport networks; (ii) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or (iii) private community services and facilities including educational establishments, places of worship, private hospitals and tourist parks; 	Complies: The proposed development involves a Material Change of Use to establish a "Utility Installation" (Major Utility) on the subject site, for the purposes of a Bioresource Recovery Facility operated by Unitywater which is a statutory body.
(b) a limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities to function effectively;	N/A
(c) community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public;	Complies: The proposed development involves a Utility Installation suitably located within the Community Facilities Zone on an accessible site suitable for the proposed operations of the development. The site was formerly utilised for the purposes of a sewerage treatment plant and contains an operational sewerage pump station. The site is suitably located in an area surrounding by industrial uses that is appropriately separated from sensitive land uses.
(d) development accommodates the specific operational, functional and locational needs of the particular use, whilst being of a scale, appearance and intensity that is compatible with existing and intended development in adjacent zones;	Complies: The proposed development involves a Utility Installation suitably located within the Community Facilities Zone on a site that can accommodate the specific operational, functional and locational needs of the use. The site was formerly utilised for the purposes of a sewerage treatment plant and contains an operational sewerage pump station. The site is suitably located in an area surrounded by industrial uses that is

Overall Outcome	Response
	appropriately separated and screened from sensitive land uses and public spaces.
(e) development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development;	Complies: The facility is located and will be designed and operated to ensure it maintains a high level of amenity, safety to people, and to avoid potential land use conflicts. The site is suitably located in an area surrounded by industrial uses that is appropriately separated and screened from sensitive land uses and public spaces.
(f) existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new community facilities;	N/A: The development does not involve a use incompatible with the ongoing operation of community facilities or new community facilities.
(g) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;	Complies: The site is located in an area surrounded by industrial uses that is appropriately separated and screened from sensitive land uses and public spaces.
(h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;	Complies: The Bioresource Recovery Facility will implement an integrated biosolids drying and advanced thermal treatment (carbonisation) process to produce biochar and sustainably manage biosolids generated across Unitywater's sewage treatment network. The project will consolidate biosolids processing from up to twelve sewage treatment plants (STPs) and centralise treatment at a single, purpose-built facility. The proposed Bioresource Recovery Facility will improve regional biosolids management capacity, enhance operational resilience, and support resource recovery outcomes for the Sunshine Coast region. The carbonisation process will be managed to target heat-energy neutrality to minimise the consumption of energy.
(i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;	Complies: The development has been designed and will be managed to mitigate adverse impacts on ecologically important areas; refer to the Ecological Assessment Report attached at Appendix Q .
(j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;	Complies: The development is designed and sited to respond to the physical characteristics of the land, particularly those relating to flood hazard; refer to the Flood Hazard Assessment Report attached at Appendix L .
(k) development is provided with a level of infrastructure and essential services that is commensurate with the location, nature, scale and intensity of the use; and	Complies: The development will be provided with all necessary infrastructure.

Overall Outcome	Response
(l) development is located and designed to maximise the efficient extension and safe operation of infrastructure.	Complies: The development site is provided with all necessary infrastructure, extensions to infrastructure networks are not expected to be required.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Community Facilities Zone.

4.7.3 YANDINA LOCAL PLAN AREA

Section 7.2.27.3 of the *Sunshine Coast Planning Scheme 2014* outlines the intent for development within the Yandina Local Plan Area through the collective identification of a series of overall outcomes. The proposed development generally complies with the intent of the Local Area Plan as detailed in **Table 3**.

TABLE 3 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) Yandina continues to develop as a small rural town, with a distinct heritage character, primarily servicing the local community and tourist industry and providing industrial employment opportunities. Some expansion of local business, industry and residential areas is provided for.	Complies: The development involves a Utility Installation suitably located within the Community Facilities Zone within Yandina. The proposed development will contribute to the township of Yandina through provision of community infrastructure which will provide employment opportunities.
(b) Urban development within the Yandina local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the character and identity of Yandina, provide for the efficient provision of infrastructure and services, avoid constrained land and protect the character and productivity of surrounding rural land.	Complies: The development is located within the urban growth management boundary and provides for the efficient provision of infrastructure and services.
(c) Development retains the key built form, landscape character and natural environment elements that contribute to the setting, character and identity of the Yandina local plan area as a rural town with a strong sense of place and associations with the past.	Complies: The development involves a Utility Installation on land formerly utilised as a sewerage treatment plant and currently utilised for industrial purposes and a sewerage pump station. The development is suitably separated and screened from sensitive uses and public areas and will not adversely impacts the landscape character or identify of the Yandina area.
(d) Development is designed and sited to protect significant environmental areas and significant views either to or from important landscape features, and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes, flood prone areas, native vegetation areas and views of the western foothills, South Maroochy River, North Maroochy River and Mount Ninderry, particularly from the Yandina Town Centre.	Complies: The development is suitably separated and screened from sensitive uses and public areas and will not has been designed and will operated to ensure it avoids and mitigates impacts on the environmental values of the area; refer to the Ecological Assessment Report attached at Appendix Q . Furthermore, the development has been appropriated designed to consider flood impacts; refer to the Flood Hazard Assessment Report at Appendix L .

Overall Outcome	Response
(e) Development in the local plan area protects and retains the character area in Yandina and buildings identified as having cultural heritage or streetscape significance as important elements of local character and identity.	N/A: The development is not located within the character area of Yandina.
(f) The Yandina Town Centre functions as a local (full service) activity centre, meeting the needs of the local community and surrounding rural and rural residential areas and visitors to the area, and provides a focus for small scale retail, commercial and community activity.	N/A: The development is not located within the Yandina Town Centre.
(g) Whilst the retail and commercial functions of Yandina Town Centre may expand and be enhanced, the centre remains compact, with any expansion limited to land included within the Local centre zone. Residents of Yandina and surrounding areas continue to rely upon larger centres such as Nambour or Maroochydore to fulfil higher order business and industry needs.	N/A: The development is not located within the Yandina Town Centre.
(h) The "country town" feel, traditional built form, heritage and streetscape character of the Yandina Town Centre is retained and reinforced, with Stevens Street enhanced as an attractive and pedestrian friendly main street. Development within the Local centre zone addresses the street and complements the traditional streetscape and building form.	N/A: The development is not located within the Yandina Town Centre.
(i) Development in the Medium impact industry zone and High impact industry zone provides for the continued development of the three main industrial estates in Yandina in complementary rather than competing roles, so as to provide Yandina with a stronger and more-diversified industrial base.	N/A: The development is not located in the Medium impact industry zone or High impact industry zone.
(j) Development in the Yandina Industrial Estate (Central) provides for a range of industry uses, particularly those that promote linkages and synergies with, and are compatible with, the food processing industry and the creation of a manufacturing tourism node.	N/A: The development is not located within Yandina Industrial Estate (Central).
(k) Development in the Yandina Industrial Estate (East) accommodates a broad range of low to medium impact industrial uses, while protecting the environmental values of the North Maroochy River and views to Mount Ninderry.	Complies: The development is located adjacent to Yandina Industrial Estate (East) and will not compromise nearby low to medium impact industrial uses. The development has been designed to ensure the environmental values of the adjacent North Maroochy River are protected; refer to the Ecological Assessment Report attached at Appendix Q .
(l) Development in the Yandina Industrial Estate (South) accommodates a range of medium to high impact industrial uses, while avoiding impacts	N/A: The development is not located within Yandina Industrial Estate (South).

Overall Outcome	Response
<p>on nearby residential areas. Development in the High impact industry zone protects the visual amenity of scenic routes through the local plan area.</p>	
<p>(m) Development in the Low impact industry zone accommodates a broad range of small scale industry and service industry uses, while avoiding impacts on nearby residential areas and protecting the visual amenity of scenic routes through the local plan area.</p>	<p>N/A: The development is not located in the Low impact industry zone.</p>
<p>(n) Development in the Low density residential zone, including road and lot layouts and streetscape, reflects traditional rural town residential qualities such as low rise detached housing on large lots, open streetscape and mature street trees.</p>	<p>N/A: The development is not located in the Low density residential zone.</p>
<p>(o) Development in the Medium density residential zone:-</p> <ul style="list-style-type: none"> (i) provides for a range of housing choices located with close and convenient access to the Yandina Town Centre, employment nodes, public transport and community facilities; (ii) provides good pedestrian and cycle connectivity to the town centre; and (iii) contributes to a high level of residential amenity and design quality consistent with the traditional rural character of Yandina, the scale and character of the streetscape and surrounding development. 	<p>N/A: The development is not located in the Medium impact industry zone.</p>
<p>(p) Development in the local plan area provides road network improvements required to service development, improve local connectivity and permeability and ensure safe and efficient access to development sites.</p>	<p>Complies: The development involves the use of the existing road network which is suitable to service the development; refer to the Traffic Impact Assessment attached at Appendix H.</p>
<p>(q) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.</p>	<p>N/A: The development does not involve, nor generate the need for new open space area.</p>
<p>(r) A Development provides appropriate landscape buffering to the Bruce Highway and the North Coast Rail Line in order to effectively visually screen built form elements and maintain the visual amenity of these scenic routes.</p>	<p>Complies: The development is suitably screened from the Bruce Highway by the Black Swan Environment Reserve to the west of the site.</p>

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Yandina Local Plan Area.

4.7.4 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 5** followed by a summary of the assessment outcomes.

TABLE 4 - APPLICABLE CODES

Zone Code(s)

- Community Facilities Zone Code
An assessment of the proposed development against the Community Facilities Zone Code is provided at section 4.7.2 and confirms that the development complies with the overall outcomes sought for the zone.
-

Local Area Plan Codes

- Yandina Local Area Plan Code
An assessment of the proposed development against the Local Area Plan Code is provided at **Appendix B** and confirms that the development complies with the outcomes sought within this code.
-

Overlay Codes

- Acid Sulfate Soils Overlay Code
An assessment of the proposed development against the Overlay Code is provided at **Appendix B** and confirms that the development complies with the outcomes sought within this code.
 - Airport Environs Overlay Code
An assessment of the proposed development against the Zone Code is provided at **Appendix B** and confirms that the development complies with the outcomes sought within this code.
 - Biodiversity, Waterways and Wetlands Overlay
An assessment of the proposed development against the Zone Code is provided within the Ecological Assessment Report at **Appendix Q** and confirms that the development complies with the outcomes sought within this code.
 - Flood Hazard Overlay
An assessment of the proposed development against the Zone Code is provided within the Flood Assessment Report at **Appendix L** and confirms that the development complies with the outcomes sought within this code.
 - Landslide Hazard and Steep Land Overlay
An assessment of the proposed development against the Zone Code is provided at **Appendix B** and confirms that the development complies with the outcomes sought within this code.
-

Development Codes

- Utility Code
 - Landscape Code
 - Nuisance Code
 - Safety and Security Code
 - Stormwater Management Code
 - Sustainable Design Code
 - Transport and Parking Code
 - Waste Management Code
 - Works, Services and Infrastructure Code
An assessment of the proposed development against the applicable development codes is provided at **Appendix B**. This assessment confirms that the proposal is generally consistent with the intent and outcomes sought within these development codes.
-

5.0 TECHNICAL ASSESSMENTS

The following technical assessments and documentation have been completed to respond to and/or demonstrate the compliance of the proposal with the applicable standards:

- Traffic Impact Assessment by Arup Australia Pty Ltd. Refer to **Appendix H**.
Assessment has confirmed that there are no traffic impacts on the surrounding locality.
- Stormwater Management Plan by Arup Australia Pty Ltd. Refer to **Appendix I**.
Assessment has confirmed that there are no stormwater impacts on the surrounding locality.
- Noise Impact Assessment by Abergeldie Complex Infrastructure. Refer to **Appendix J**.
Assessment addresses noise impacts of the proposed development and makes a series of recommendations to ensure compliance with the operational noise criteria at the nearest noise sensitive places.
- Erosion and Sediment Control Plan by Arup. Refer to **Appendix K**.
Assessment reviews erosion and sediment risks and documents control strategy for the construction of the facility at a conceptual level.
- Flood Hazard Assessment Report by Arup Australia Pty Ltd. Refer to **Appendix L**.
Assessment reviews flood hazard makes recommendations to manage flood risk and demonstrates the development does not result in a material change in flood extent or flood behaviour from the site.
- Air Quality Impact Assessment Report by Abergeldie Complex Infrastructure. Refer to **Appendix M**.
Assessment has confirmed that the proposed development can achieve full compliance with odour and air quality recommendations.
- Acid Sulfate Soil Management Plan by Arup Australia Pty Ltd. Refer to **Appendix N**.
Assessment demonstrates that potential and actual acid sulfate soils can be appropriately identified and managed during construction of the project.
- Greenhouse Gas Assessment by Katestone. Refer to **Appendix O**.
Assessment has confirmed that the project is unlikely to have significant climate change impacts on Queensland's environmental values and may achieve net emissions reduction over the life of the project.
- Waste Management Advice by Arup Australia Pty Ltd. Refer to **Appendix P**.
Assessment identifies operational waste generation, storage and servicing for the proposed development.
- Ecological Assessment Report by Arup Australia Pty Ltd. Refer to **Appendix Q**.
Assessment identifies ecological attributes of site, identifies potential impacts of project on identified ecological attributes and makes a series of recommendations to mitigate potential impacts and enhance biodiversity outcomes.

The above assessments confirm that the proposed development can achieve compliance with the applicable standards and benchmarks.

6.0 CONSULTATION

6.1 STATUTORY NOTIFICATION

This Development Application is Impact Assessable and accordingly is required to be publicly notified under the provisions of the *Planning Act 2016* and its associated regulations. Public notification will be undertaken at the appropriate stage of the assessment process, as set out in the Development Assessment Rules prescribed under the *Planning Regulation 2017*.

6.2 PRE-LODGEMENT MEETINGS

The proposed development was the subject of formal pre-lodgement discussions the following assessing authorities.

Sunshine Coast Regional Council

The proposed development was the subject of a pre-lodgement meeting with Council on 20 January 2026. The outcomes of this meeting have been taken into consideration in the design of the development and preparation of this development application. A copy of Council's Pre-lodgement Meeting Minutes are attached at **Appendix R**.

State Assessment and Referral Agency

The proposed development was the subject of a pre-lodgement meeting with the State Assessment and Referral Agency (SARA) on 1 December 2025. The outcomes of this meeting has been taken into consideration in the design of the development and preparation of this development application. A copy of SARA's Pre-lodgement Meeting Minutes are attached at **Appendix S**.

7.0 CONCLUSION

This combined Development Application seeks approval for Material Change of Use for a Utility Installation (Major Utility) and Environmental Authority for Environmentally Relevant Activities on land at 10 Focus Lane, Yandina. The assessment that has been undertaken has demonstrated the following:

- The development involves a Utility Installation (Major Utility) on a site formerly utilised for a sewerage treatment plant and within the Community Facilities Zone. The site is surrounded by industrial land uses, and accordingly is both compliant with the intent of Community Facilities Zone and nature of the surrounding area.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).
- The technical assessments supporting the application (as detailed in section 5.0) demonstrate that the proposed development will not have an adverse impact on the surrounding locality.
- The proposed Bioresource Recovery Facility represents an innovative and sustainable project that will improve regional biosolids management capacity, enhance operational resilience, and support resource recovery outcomes for the Sunshine Coast region.

Having regard to the matters and issues raised in this report it is recommended that Council support this combined Development Application for a Development Permit for Material Change of Use and Environmental Authority.

The proposal warrants approval subject to the imposition of reasonable and relevant conditions.

APPENDIX A - STRATEGIC FRAMEWORK
Sunshine Coast Planning Scheme 2014

APPENDIX B - ASSESSMENT BENCHMARKS

Sunshine Coast Planning Scheme 2014

APPENDIX C - STATE CODE 22

APPENDIX D - SITE PLANS

Abergeldie Complex Infrastructure

APPENDIX E - ADMINISTRATION BUILDING FLOOR PLAN
Abergeldie Complex Infrastructure

APPENDIX F - ELEVATIONS & SECTIONS
Abergeldie Complex Infrastructure

APPENDIX G - TITLE SEARCH

APPENDIX H - TRAFFIC IMPACT ASSESSMENT

Arup Australia Pty Ltd

APPENDIX I - STORMWATER MANAGEMENT PLAN
Arup Australia Pty Ltd

APPENDIX J - NOISE IMPACT ASSESSMENT
Abergeldie Complex Infrastructure

APPENDIX K - EROSION & SEDIMENT CONTROL PLAN

Arup Australia Pty Ltd

APPENDIX L - FLOOD IMPACT ASSESSMENT

Arup Australia Pty Ltd

APPENDIX M - AIR QUALITY IMPACT ASSESSMENT
Abergeldie Complex Infrastructure

APPENDIX N - ACID SULFATE SOILS MANAGEMENT PLAN
Arup Australia Pty Ltd

APPENDIX O - GREENHOUSE GAS ASSESSMENT

Katestone

APPENDIX P - WASTE MANAGEMENT PLAN

Arup Australia Pty Ltd

APPENDIX Q - ECOLOGICAL ASSESSMENT REPORT
Arup Australia Pty Ltd

APPENDIX R - SCRC PRE-LODGE MENT MEETING MINUTES
Sunshine Coast Regional Council

APPENDIX S - SARA PRE-LODGEMENT MEETING MINUTES
State Assessment and Referral Agency