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**GO TO**  
TOWN PLANNING

# **PLANNING** **REPORT**

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Prepared by

**Planning Insights &  
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## 1 INTRODUCTION

This town planning assessment report has been prepared by Go To Town Planning & Planning Insights Pty Ltd on behalf of the applicant, BYV Organics Pty Ltd as Operator of the BYVQ Joint Venture. The BYVQ Joint venture is an unincorporated JV between BYV Organics and QV-XA Pty Ltd. as part of a development application which seeks a Development Permit for Material Change of Use for a High Impact Industry (bio-fertiliser facility), at Burnett Highway, Glan Devon 4610 and described as Lot 4 on RP217082. The structure for this report comprises the following sections:

- Section 2 – provides a summary of application details;
- Section 3 – outlines site characteristics and surrounding land uses;
- Section 4 – provides details on the proposed development;
- Section 5 – reviews and assesses applicable State planning framework;
- Section 6 – provides a summary assessment against *South Burnett Regional Council's Planning Scheme*; and
- Section 7 – provides concluding comments.

## 2 DEVELOPMENT APPLICATION SUMMARY

### 2.1 Development Application Details

Details for the application are outlined in Table 1.

Table 1: Development Application Details

<b>Site Address</b>	Burnett Highway, Glan Devon 4610
	Lot 4 on RP217082
<b>Aspect of Development</b>	High Impact Industry (biofertilizer facility)
<b>Type of Approval Sought</b>	Development Permit
<b>Level of Assessment</b>	Impact Assessable
<b>Assessment Manager</b>	South Burnett Regional Council
<b>Owner Details</b>	BYV Organics Pty Ltd
<b>Applicant Details</b>	C/- SMB Business Holding Pty Ltd Email: info@gototownplanning.com.au Phone: 07 3112 8900

### 2.2 Planning Instrument Details

Relevant planning instrument details are outlined in Table 2.

Table 2: Planning Instrument Details

<b>State Planning Policy</b>	State Planning Policy (please see below response to the State Planning Policy)
<b>Regional Plan Designation</b>	Wide Bay Burnett Regional Plan (please see below response to the State Planning Policy)
<b>Referral</b>	<ul style="list-style-type: none"> <li>- Environmentally Relevant Activities as per Schedule 10 section 5 Division 2 part 8 of the Planning Regulations 2017</li> <li>- State transport corridors and future State transport corridors as per Schedule 10, Section 9 Sub Division 2 of the Planning Regulations 2017</li> </ul>
<b>Planning Scheme</b>	South Burnett Regional Council Planning Scheme 2017 version 2
<b>Strategic Framework</b>	Applicable to this development application and attached within the code assessment appendix.
<b>Zone</b>	Rural Zone

<b>Neighbourhood / Local Plan</b>	N/A
<b>Applicable Overlays</b>	<ul style="list-style-type: none"> <li>• Bushfire Hazard Overlay <ul style="list-style-type: none"> <li>○ Medium Potential Bushfire Hazard</li> <li>○ Potential Impact Buffer</li> </ul> </li> <li>• Agricultural Land Classification <ul style="list-style-type: none"> <li>○ Class A</li> </ul> </li> <li>• Biodiversity Overlay <ul style="list-style-type: none"> <li>○ Regulated Vegetation (category C)</li> </ul> </li> </ul>
<b>Applicable Codes</b>	<ul style="list-style-type: none"> <li>• Rural Zone Code</li> <li>• Medium Impact Industry Zone Code (Relative Matter)</li> <li>• Bushfire Hazard Overlay Code; and</li> <li>• Service and Works Code.</li> </ul>

### 2.3 Site Development History

There is no recent development history on this proposed site.

## 3 SITE CHARACTERISTICS AND SURROUNDING LAND USES

### 3.1 Site Description

The site is located approximately 12km north of the township of Nanango. The site is adjacent to the Burnett Highway and is not located in close proximity to any sensitive receptors as shown in Figure 1 below:

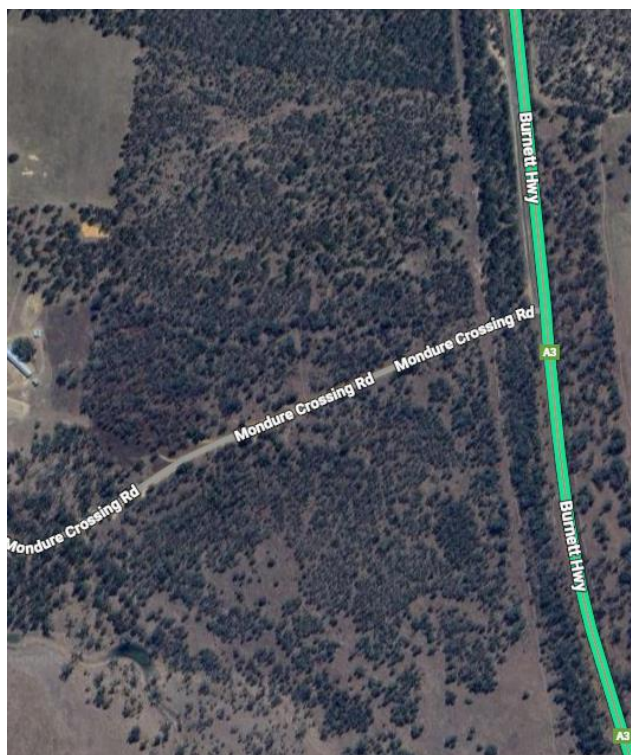


Figure 1: Site Location (Source: Google Maps)

Relevant site characteristics are identified in Table 3.

Table 3: Site Characteristics

<b>Site Area</b>	99.528ha
<b>Site Dimensions (approx.)</b>	40 m x 17m
<b>Existing Land Use</b>	Vacant
<b>Proposed Development</b>	High Impact Industry (bio-fertiliser facility)
<b>Access / Driveway Crossover</b>	Proposed new crossover onto Mondure Crossing Road to the east.
<b>Easements</b>	There are no applicable easements on the site.

### 3.2 Site Infrastructure

The proposed site has no existing council infrastructure on site. There is a power line row located the whole of the eastern site of the site, but this service will not be impacted by this new proposal.

### 3.3 Site Topography

The site is mapped as having a downward grade to the east/northwest-southwest.

### 3.4 Site Vegetation

The site is in within the mapped Category C regulated vegetation. The habitat condition assessment indicated that the site has low biodiversity condition functionality (BC score of 3). Suggesting that the ecological significance of the site may be considered to be low to moderate. The field survey confirmed that the site supports high-value regrowth, but no threatened species were found during the assessment. Please see attached Ecological Report for further analysis of the ecology on the site.

### 3.5 Surrounding Land Uses

The proposed development is located within the rural zone, with the majority of uses within these sites are of rural use or to be vacant.

## 4 PROPOSED DEVELOPMENT DETAILS

This development application seeks a Development Permit for Material Change of Use for a High Impact Industry (bio-fertiliser facility) as shown on the Proposed Plan appended to this application package.

## 4.1 Pre-lodgement Advice

A pre-lodgement meeting was held on 15 January 2026 to discuss a proposed development involving the thermal treatment of biosolids to produce a high-value agricultural fertiliser at the intersection of Mondoor Crossing Road and the Burnett Highway, Glan Devon. The proposal involves processing approximately 40,000 tonnes of wet biosolids per annum to generate an estimated 8,000 to 16,000 tonnes of fertiliser, using non-recyclable waste as a heat source to minimise landfill disposal while ensuring compatibility with standard agricultural equipment. A staged development approach was outlined, with an initial phase focused on assessing feedstock viability while producing a commercial product. High-level assessment matters discussed included traffic management, civil engineering requirements, and environmental considerations, with the facility proposed to operate entirely within an enclosed structure designed to prevent emissions and liquid discharges.

## 4.2 Proposal Details

BYV Organics, a joint venture between Verterra Ecological Engineering, B&Y Services Group and QADO Ventures, is proposing a covered biosolids processing facility in the South Burnett region. The facility will convert treated wastewater solids (biosolids) into a dry, odour-free agricultural fertiliser using thermal processing technology powered by heat recovered from non-recyclable waste. The process uses Xetrov vortex technology, which is already operating successfully in the United Kingdom.

The facility will be developed in two stages. Stage 1 will process up to 40 tonnes per annum of biosolids and will operate as an initial commissioning and trial phase to confirm performance, environmental controls, and product quality. Following the successful completion of this trial period and subject to regulatory approvals, Stage 2 will increase processing capacity to up to 100 tonnes per annum of biosolids.

The South Burnett region already receives approximately 37,000 tonnes of biosolids annually for land applications. This proposal improves how those biosolids are treated and reused by producing a stable, nutrient-balanced fertiliser that can be applied using standard farm equipment, with reduced odour and lower contaminant levels. The project supports regional agriculture, advances circular economy objectives, and represents resource recovery rather than waste disposal, with the final fertiliser product retained for use within the region.

## 5 STATE PLANNING FRAMEWORK AND ASSESSMENT

Relevant State planning instruments and assessment provisions as designated in the *Planning Act 2016* are addressed within this section of the report.

## 5.1 Wide Bay Burnett Regional Plan 2023

The site is included within the **Wide Bay Burnett Regional Plan 2023** which identifies the **High Impact Industry to be** is consistent with **2.2.2 & 2.4.4 of the Regional Plan**.

*2.2.2 - Non-agricultural uses (uses not directly allied to agricultural functions) are not supported in PAAs, unless the proposed use demonstrates net benefits for regional agricultural production or is for public infrastructure.*

*2.4.4 - Support the development of future waste recovery and recycling industries, primarily in industrial areas, or co-located with complementary industrial activities to facilitate on-site small-scale energy-from-waste or product creation.*

The proposed high impact industry is considered to comply with 2.2.2 as the high impact industry use is being constructed on a site that is determined to be not considered to be high value agricultural land (see attached agronomy report) and will provide bio-fertiliser in which can benefit the regional agricultural production of the Wide Bay Burnett Region.

In response to Section 2.4.4, the proposed development directly supports the establishment of future waste recovery and recycling industries within the region. The pilot-scale facility is intended to alleviate pressure on existing South Burnett Regional Council landfill sites by diverting significant volumes of non-regulated wastes, including up to 40,000 tonnes per annum of biosolids and 8,000 tonnes per annum of NRW. Through on-site processing, the facility converts waste streams into a beneficial agricultural product, consistent with the intent of supporting product creation and resource recovery. The proposal represents a transitional step toward modernising regional waste management, providing a practical evidence base for future circular-economy infrastructure and positioning the South Burnett as an early adopter of innovative waste-to-product technologies aligned with long-term regional development objectives.

## 5.2 State Planning Policy

In the South Burnett Regional Council Planning Scheme v2.0, the State Planning Policy 2017 (SPP) is not integrated. Please see below table for the responses to the SPP State interest policies and assessment benchmarks;

Table 6: State Planning Policy 2017 - State interest policies and assessment benchmarks.

State interest policies and assessment benchmarks	Response
<b>Planning for liveable communities and housing</b> <ul style="list-style-type: none"> <li>Housing supply and diversity</li> <li>Liveable communities</li> </ul>	<b>No applicable assessable benchmarks</b>
<b>Planning for economic growth</b> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Development and construction</li> <li>Mining and extractive resources</li> </ul>	<b>Agriculture</b> <i>(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:</i> <i>(b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land</i>

<ul style="list-style-type: none"> <li>• Tourism</li> </ul>	<p><i>(c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.</i></p> <p><b>Complies</b> Based on the ground truthing undertaken at the property, the proposed facility site is not considered to be high value agricultural land.</p> <p>Therefore, with land suitability identified for grazing native pastures only and based on a maximum footprint area of 6.46ha, the proposed facility results in minimal impact to agricultural productivity of the block.</p> <p>Please see attached Agronomy Report prepared by Verterra Ecological Engineering.</p>
<p><b>Planning for the environment and heritage</b></p> <ul style="list-style-type: none"> <li>• Biodiversity</li> <li>• Coastal environment</li> <li>• Cultural heritage</li> <li>• Water quality</li> </ul>	<p><b>Biodiversity</b> <i>(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.</i> <i>(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</i> <i>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</i> <i>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</i></p> <p><b>Complies</b> The site is in within the mapped Category C regulated vegetation. The habitat condition assessment indicated that the site has low biodiversity condition functionality (BC score of 3). Suggesting that the ecological significance of the site may be considered to be low to moderate. The field survey confirmed that the site supports high-value regrowth, but no threatened species were found during the assessment. Please see attached Ecological Report for further analysis of the ecology on the site.</p>

<p><b>Planning for safety and resilience to hazards</b></p> <ul style="list-style-type: none"> <li>• Emissions and hazardous activities</li> <li>• Natural hazards, risk and resilience</li> </ul>	<p><b>Natural hazards, risk and resilience</b>  <i>(4) Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:</i>  <i>(b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</i></p> <p><b>Complies</b>  The proposed development is located within the mapped medium impact hazard and potential impact buffer of the bushfire hazard overlay. A bushfire Management Report has been undertaken (and is attached) with the results stating that implementation of the controls outlined in Section 5 (of the bushfire hazard report) and compliance with AS 3959:2018 will minimise the likelihood of structural damage to the facility from a bushfire event.</p>
<p><b>Planning for infrastructure</b></p> <ul style="list-style-type: none"> <li>• Energy and water supply</li> <li>• Infrastructure integration</li> <li>• Transport infrastructure</li> <li>• Strategic airports and aviation facilities</li> <li>• Strategic ports</li> </ul>	<p><b>Complies</b>  The proposal is only for a Boundary Realignment and can comply with Councils Service and Works Code and subsequent ERA approval.</p>

### 5.3 Priority Development Areas (PDA)

Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth. The site is not identified as being located within a PDA and therefore, no provisions in this regard are applicable.

### 5.4 State Assessment and Referral Agency (SARA)

Through SARA, the Director-General of the *Department of State Development, Manufacturing, Infrastructure and Planning* is a referral agency for the assessment of development applications where a matter of State interest is involved.

SARA mapping and State referral triggers contained in Schedule 10, *Planning Regulation 2017* have been reviewed for this application as set out in Table 4.

Table 4: Schedule 10 – Referral Triggers

State Interest	Applicable	State Interest	Applicable
Clearing native vegetation	No	State Controlled Transport Tunnels and Future State Controlled Tunnels	No
Contaminated land	No	Koala Habitat in SEQ Region	No
Environmentally Relevant Activity (if not devolved to a local government)	Yes	Land within Port of Brisbane's port limits	No
Fisheries	No	SEQ Development Area	No
Hazardous Chemical Facilities	No	SEQ Regional Landscape and Rural Production Area or SEQ Rural Living Area	No
Queensland Heritage Place	No	Tidal works or works in a Coastal Management District	No
Infrastructure – designated premises	No	Urban Design	No
State Transport Infrastructure - Generally	No	Water Related Development	No
State Transport Corridors and Future State Transport Corridors	Yes	Wetland Protection Area	No

## 5.5 Other Referral Agencies

Schedule 10, *Planning Regulation 2017* does not necessitate referral of the application to other agencies (ie. port authority, local government or utilities providers) that act outside the SARA framework, as outlined in Table 5.

Table 5: Non-SARA Referral Triggers

State Interest	Applicable	State Interest	Applicable
Airport Land	No	Brisbane Core Port Land	No
Environmentally Relevant Activity (if devolved to a local government)	No	Strategic Port Land	No
Local Heritage Place	No	Land within limits of another Port	No
Electricity Infrastructure	No	Tidal works or Land in Coastal Management District in Gold Coast Waters	No

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<b>State Interest</b>	<b>Applicable</b>	<b>State Interest</b>	<b>Applicable</b>
Oil and Gas Infrastructure	No	Tidal Works or Land in a Coastal Management District	No

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## 6 PLANNING SCHEME PROVISIONS AND ASSESSMENT

The *South Burnett Regional Council Planning Scheme 2017, version 2* is the local categorising instrument against which the proposed development will be assessed. The following sections discuss the relevant provisions of the planning scheme.

### 6.1 Assessment Category

Per table 5.5.13, *South Burnett Regional Council Planning Scheme 2017, version 2* “Any other use not listed in this table requires an impact assessment subject to relevant assessment benchmarks (outlined in section 2.2 of this report).

As part of this Development Application, a Stakeholder and Community Communications and Engagement Plan will be implemented in recognition of the proposal’s departure from the rural zoning provisions. This plan will ensure that the community and adjoining landowners are appropriately informed and meaningfully engaged throughout the entire DA process.

### IMPACT ASSESSMENT

As a code assessable application and pursuant to section 45(5), *Planning Act 2016*, “An impact assessment is an assessment that—

(a) must be carried out—

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

Examples of another relevant matter—

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

Notes—

1 See section 275ZI in relation to restrictions on impact assessment for particular applications.

2 See section 275ZJ for the matters the chief executive must have regard to when deciding an application involving a State heritage place”

Additionally, and as per section 30(2), *Planning Regulation 2017*, “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) a 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.*

## 6.2 Assessment Benchmarks

As a code assessable application, the proposed development is to be assessed against the following *South Burnett Regional Council Planning Scheme 2017, version 2* assessment benchmarks:

- Strategic Outcomes
- Rural Zone Code
- Medium Impact Industry Zone Code (Relative Matter)
- Bushfire Hazard Overlay Code
- Service and Works Code

Response to the abovementioned codes are annexed to this application package.

Furthermore, as a relative matter, a separate assessment against the Circular Economy Report has been undertaken and is attached to this report.

### 6.2.2 Local Plan Code

The proposed lot does not fall within a local plan code.

### 6.2.3 Overlay Codes

Responses to overlay Codes are annexed to this application package and are listed as follows:

- Bushfire Hazard Overlay Code

### 6.2.3 Rural Zone Code

The proposal for a biofertiliser production facility has been assessed against the intent of the Rural Zone and demonstrates compliance with the key performance outcomes.

Although mapped as Strategic Cropping Land and Agricultural Land Classification A/B, detailed agronomic investigations confirm the subject land does not exhibit the characteristics of high value agricultural land. Field based assessment identified severe to extreme limitations to cropping and significant constraints to grazing, with low long term carrying capacity. The 6.46 hectare development footprint is confined to land suitable only for low intensity grazing and will not materially impact the agricultural productivity or viability of the broader holding.

The development supports primary production by supplying A grade fertiliser to cropping and horticultural enterprises, representing a compatible rural industry and value adding activity. The selected site provides appropriate separation from sensitive receptors, including an 800 metre buffer, thereby avoiding land use conflict typically associated with high impact industry.

Environmental and hazard risks are appropriately managed. Clearing is minimised and avoids higher order regulated vegetation. Bushfire risk is mitigated through compliance with AS 3959 and implementation of the Bushfire Hazard Assessment

recommendations. Development is located outside mapped flood hazard areas, on stable land with a gentle slope, and will incorporate appropriate servicing and stormwater controls. No contamination constraints apply.

The proposal protects surrounding agricultural operations, stock routes and environmental values, and will not fragment or compromise productive rural land. Accordingly, the development is consistent with the intent and outcomes of the Rural Zone.

#### **6.2.4 Service and Works Code**

Stormwater management achieves a no worsening outcome in both quantity and quality. Although post development peak flows increase by approximately 9 percent, this is offset by a detention basin designed to the 1 percent AEP standard with 150 millimetres freeboard. Water quality will be managed through first flush capture, treatment and monitoring, with contaminated runoff directed to a dedicated leachate system. The site is not affected by flooding or overland flow.

Wastewater management will be regulated through referral to the Environmental Referral Agency, with compliance required for all relevant ERA conditions. The development will avoid discharge to waterways unless appropriately authorised.

Access is provided via Mondure Crossing Road, near the Burnett Highway intersection. As the site adjoins a state controlled road, the application will be referred to SARA and will comply with any required access or upgrade conditions. Adequate on site parking, service vehicle manoeuvring and internal circulation areas are provided, with sufficient space to comply with PSP1 standards.

Earthworks are minor and do not involve significant filling, excavation or impacts on utilities. The site has a gentle slope and will remain self draining, directing stormwater away from adjoining properties.

Impacts within the Biodiversity Overlay are addressed through avoidance of higher value vegetation and compliance with applicable clearing requirements.

Overall, the development is appropriately serviced, safely accessed, and hydraulically managed, and is consistent with the intent of the Services and Works Code.

### **6.3 Temporary Local Planning Instruments**

There are no applicable TLPI's within the South Burnett Regional Council.

## **7 SUMMARY**

This Town Planning Assessment Report has been prepared in support of an Impact Assessable Development Application seeking a Development Permit for a Material Change of Use for a High Impact Industry, specifically a bio-fertiliser facility, on Lot 4 RP217082, Burnett Highway, Glan Devon.

The 99.5 hectare rural site is located approximately 12 kilometres north of Nanango and is currently vacant. While mapped as Agricultural Land Classification Class A and Category C regulated vegetation, detailed agronomic investigations confirm the proposed 6.46 hectare development footprint is not high value agricultural land and is suitable only for low intensity grazing. The development will not materially compromise agricultural productivity. The site is not flood affected and is appropriately separated from sensitive receptors.

The proposal involves a staged, enclosed biosolids processing facility that converts treated wastewater solids into a dry, odour free agricultural fertiliser using thermal technology. The project will process existing regional biosolids streams, reduce reliance on landfill, and produce a value-added product for use within the Wide Bay Burnett region. The development supports regional agriculture and aligns with circular economy objectives.

Assessment against the Wide Bay Burnett Regional Plan 2023, State Planning Policy and the South Burnett Regional Council Planning Scheme 2017 (v2) in which the proposal demonstrates compliance with the Rural Zone Code, Bushfire Hazard Overlay Code and Services and Works Code. Environmental, bushfire and stormwater risks are appropriately mitigated, and infrastructure and access arrangements will be subject to relevant Council, SARA and ERA conditions.

The application is therefore respectfully submitted to Council for approval, on the basis that the proposal is consistent with the planning framework, protects rural land values, and delivers economic and environmental benefits to the region.

Kind Regards

*Planning Insights Pty Ltd & Go To Town Planning*