



**FOUNDATION PLANNING
& DEVELOPMENT SERVICES**

DEVELOPMENT ASSESSMENT REPORT

Material Change of Use (STAGED) – Peanut Roasting Plant (High Impact Industry)

Site Description: Lot 10 on SP318213

Address: 24 Murphys Road, Crawford

Applicant: Crumpton SMSF No 1 Co Pty Ltd as Trustee for the
Crumpton Family Superannuation Fund

Ref: 1001

April 2026



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1. Introduction

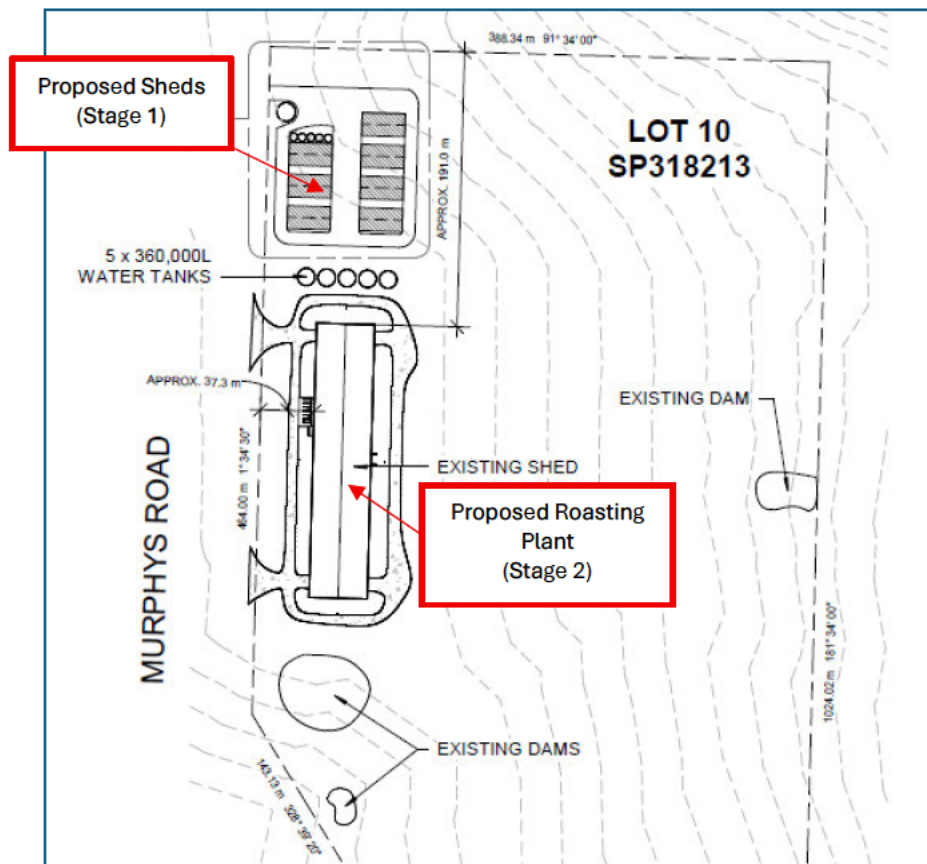
This application seeks a Development Permit for a Staged Material Change of Use for a Peanut Roasting Plant on the subject site. The proposed use falls under the Planning definition of “*High Impact Industry*” for the purpose of assessment against the South Burnett Regional Council Planning Scheme.

The subject site is located at 24 Murphys Road, Crawford, adjacent the applicant’s existing peanut processing facility at 35 Murphys Road. A new Peanut Roasting Plant is proposed within an existing shed as detailed on submitted plans titled Commercial Shed Fit Out, Issue 1G and prepared by Newman Design and Drafting. Seven (7) new sheds are proposed north of the existing shed on the premises, predominantly for storage of raw and processed product. Of these sheds, one (1) is to be designated for nut and shelling processing, one (1) is intended as a workshop for general maintenance of processing equipment and the remaining five (5) are proposed for storage purposes associated with the use of the site.

The proposed staging is as follows:

Stage 1 – Construction of seven (7) Sheds

Stage 2 – Enclosing and fit out of existing Shed for Peanut Roasting Plant



Extract from Newman and Design Site Plan, Project No. 25-57-TN, Page A001

Peanut roasting operations currently occur at the existing processing facility at 35 Murphys Road. The roasting infrastructure alone at 35 Murphys Road is to be decommissioned following commissioning of the proposed new plant, to allow uninterrupted production during the changeover.

The subject site is in the Rural Zone of the South Burnett Regional Council Planning Scheme 2017 and the application will require Impact Assessment in accordance with Part 5 - Tables of Assessment, Section 5.5 Categories of Development and Assessment, Table 5.5.13 – Rural Zone. The relevant parts of the Planning Scheme are addressed as part of this report.



1.1 Applicant Details

Applicant	Crumpton SMSF No 1 Co Pty Ltd as Trustee for the Crumpton Family Superannuation Fund
Contact	C/- Foundation Planning & Development Services P O Box 440, Kingaroy, QLD 4610 Ph: 0419 781 267 Email: foundationplanning@outlook.com
Reference	1001

1.2 Site Details

Address	24 Murphys Road, Crawford
Property Description	Lot 10 on SP318213
Area	31.11 ha
Registered Owners	Crumpton SMSF No 1 Co Pty Ltd as Trustee for the Crumpton Family Superannuation Fund

1.3 Development Details

Development Type	Material Change of Use (Staged) – High Impact Industry
Approval Type	Development Permit
Level of Assessment	Impact Assessment

1.4 Planning Scheme Provisions

Zone	Rural Zone
Precinct	N/a
Overlays	• OM3 – Flood Hazard Overlay • OM8 – Agricultural Land Overlay – Class A & Important Agricultural Area
Assessment Benchmarks	The Planning Scheme Particularly: - Rural Zone – Section 1 - Services and Works Code

1.5 Referral Agencies

Agency	State Assessment Referral Agency (SARA)
Advice Concurrence	Concurrence
Trigger	Schedule 10, Part 9, Division 4, Sub 2, Table 4

The trigger for referral is pursuant to Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of the *Planning Regulation 2017* as the subject site of the application, is within 25m of a State Transport Corridor (Bunya Highway).

2. Proposal Details

The proposed Peanut Roasting Plant and associated sheds falls under the definition of a *High Impact Industry* for the purpose of assessment against South Burnett Regional Council's Planning Scheme.



Aerial Image (Source: Queensland Globe)

As provided above, the subject site is adjacent the applicant's existing peanut processing facility at 35 Murphys Road. The new Peanut Roasting Plant is proposed within an existing shed on the subject site to establish a new modern Peanut Roasting Plant to ensure continuity of supply, minimise operational risk and deliver improved efficiency and product

quality through an upgraded facility. The existing peanut roasting operations are undertaken at the existing plant at 35 Murphys Road. The roasting infrastructure alone is proposed to be decommissioned once the proposed new facility is operational on the subject site. The existing infrastructure is at least 30 years old and new equipment is proposed to update the roasting process with a gas-fired roaster to improve efficiency, product quality and minimise noise impacts. The transition strategy will ensure continuity of supply, minimise operational risk and deliver improved efficiency and product quality through the upgraded facility.

The recent sale of Bega's infrastructure in the centre of Kingaroy has prompted the need for an upgraded facility to ensure ongoing direct support to local peanut farmers providing an up-to-date local processing facility and ensuring that peanuts grown in the region can continue to be processed and prepared for market locally. The facility is proposed to maintain and enhance agricultural productivity by sustaining the long-term productivity of peanut farming in the region.

The proposed Peanut Roasting Plant is designed to accommodate seasonal fluctuations in production, with the current ten-year average being approximately 7,000 tonnes per annum. In recent years, production has increased to around 11,000 tonnes per annum, reflecting seasonal variability and market demand. The upgraded facility has been designed with sufficient capacity and operational efficiency to manage these variations, supporting annual production of up to 15,000 tonnes, while maintaining continuity of supply and ensuring compliance with operational requirements.

The proposed roasting plant will require only three (3) staff members per shift to operate the plant. The required staff will transfer from the existing facility at 35 Murphys Road. The plant will operate with three rotating, 5 days a week as follows:

- 6am – 2pm
- 2pm – 10pm
- 10pm – 6am

The intake of raw product is generally between February and July and truck movements for deliveries of product occur between 6am and 5pm, Mondays to Saturdays. Outgoing product is year-round and traffic movements associated with this are between 7am and 1pm, Mondays to Fridays. Processing and packaging will occur between 4am and midnight.

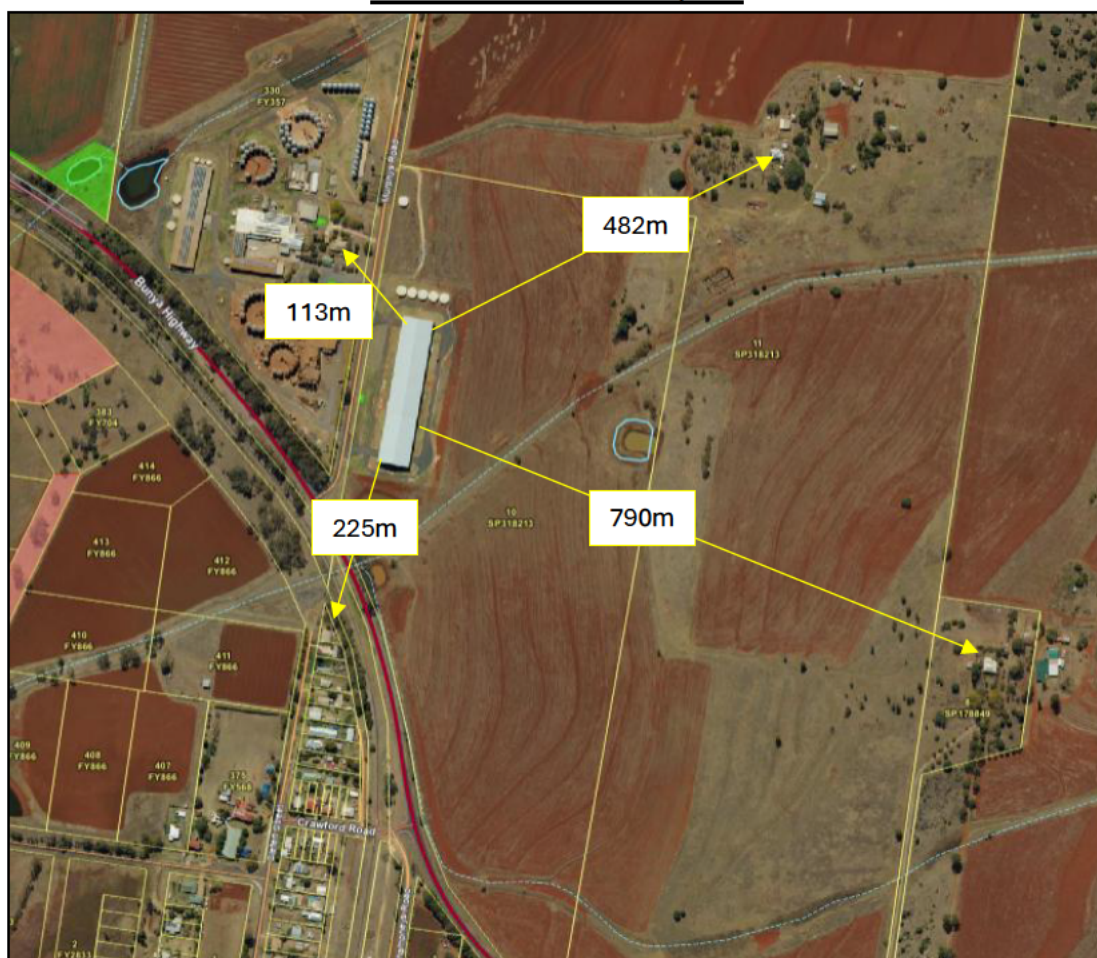
A Traffic Impact Assessment Report prepared by ATC Consulting Engineers & Project Managers is submitted as part of the development application outlining existing and anticipated traffic movements. Considering the site adjoins the Bunya Highway which is nominated as a state-controlled road, the report demonstrates how the development can comply with Department of Transport and Main Roads (DTMR) requirements and compliance with the relevant standards.

Staff carparking is notated on the Parking Plan prepared by Newman Design & Drafting, submitted as part of the application. Council's Planning Scheme nominates minimum parking rates for an "Industry" Use as 1 space/50sqm GFA for the first 500m², then 1 space

per 100sqm GFA thereafter + and AV (Articulated Vehicle) space. Based on the gross floor area (GFA) of both the existing shed (6,033m²) and seven (7) additional sheds (3,360m²) a total of ninety-nine (99) parking spaces would be required. Given the low numbers of staff required for the proposed roasting plant use (three (3) per shift) and the predominant storage use of the proposed sheds, six (6) parking spaces have been nominated to meet the needs of anticipated users.

The nearest sensitive receptors are located off-site, with substantial separation distances maintained between the proposal and any residential uses. The proposed roaster is gas-fired and does not generate high noise levels during operation and the operation will be fully enclosed within the existing shed which will incorporate insulated panelling, providing additional acoustic attenuation. As the roasting function is being transferred from the existing processing facility to the new plant, no increase in noise emissions is anticipated. Overall, the proposal represents a continuation of an existing activity rather than the introduction of a new noise source.

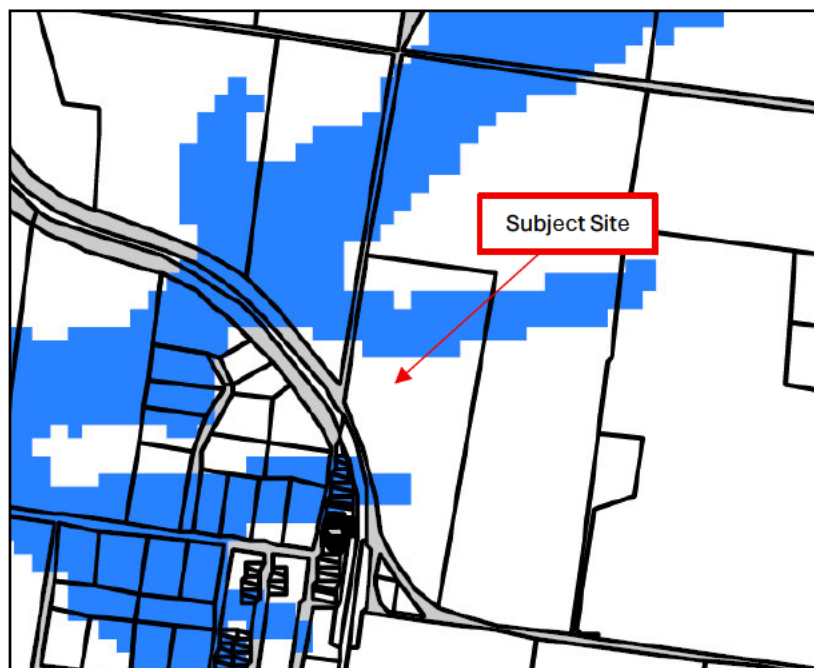
Nearest Sensitive Receptors



2.1 Site Characteristics

The subject site is located at the corner of Murphys Road and the Bunya Highway at Crawford. The subject site is currently 31 hectares and contains an existing shed with direct access from Murphys Road.

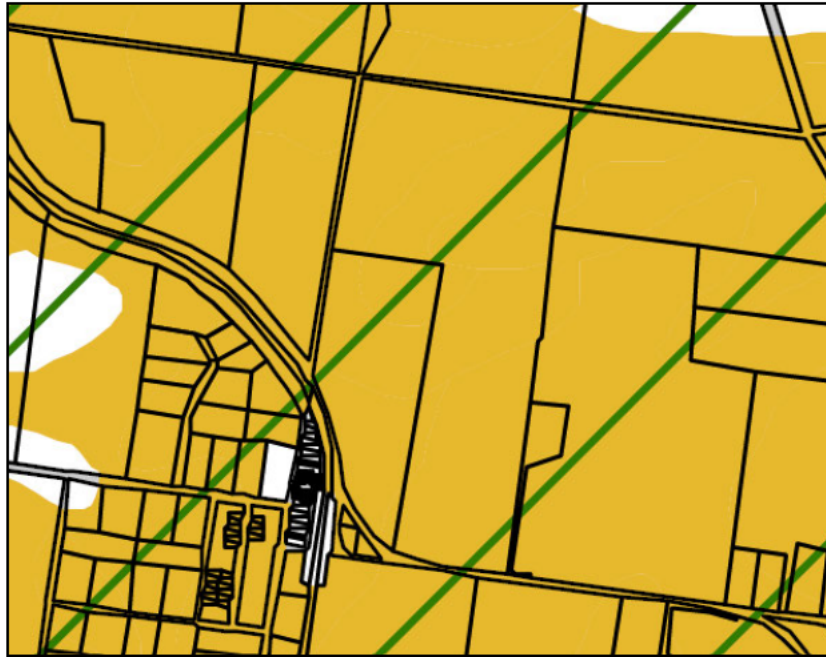
Vehicle Manoeuvring and stormwater management associated with the existing shed has been established on site. A Preliminary Stormwater Management Report, Version 1.0, dated 1 December 2025 has been prepared by ATC Consulting Engineers and Project Managers addressing pre and post development stormwater flows and on-site detention. The report concluded that the development will not result in any significant increase in stormwater runoff and no additional on-site detention is required. The existing table drain on Murphys Road is to be used as the point of discharge for runoffs generated by the proposed new impervious areas associated with the seven (7) new storage sheds. This table drain drains northward. A 1m deep swale drain is recommended to be constructed along the eastern edge of the new development to intercept and redirect upstream stormwater flows around the development area to connect into the existing swale drain on the eastern side of the existing shed, draining to the larger on-site retention basin in the south-western corner of the site. The report also considers the Flood Hazard Overlay mapped over the site as shown below in an extract from Council's Overlay Map 03.



Source – SBRC OM3 - Flood Hazard Overlay Map

Council's Overlay Map OM8 site as Class A Agricultural Land and the site is also mapped within the Important Agricultural Area. The proposed Peanut Roasting Plant and associated sheds are consistent with the agricultural nature of the site. The development will provide direct support to local peanut farmers by providing an up-to-date, local processing facility,

ensuring that peanuts grown in the region and can be roasted and prepared for market without needing to go outside the region. The facility is considered to maintain and enhance agricultural productivity by sustaining the long-term productivity of peanut farming in the region. Accordingly, the proposed development is regarded as complementary to the agricultural classification of the site, aligning with the intent of the SPP to protect and support agricultural land and rural industries.



Source – SBRC OM8 – Agricultural Land Overlay Map

There are no other overlays impacting on the subject site.

2.2 Surrounding Land Uses

- North – Rural – Cultivation/Cropping
- South – Bunya Highway & Rural Zoned Dwellings
- East – Rural – Cultivation/Cropping
- West – Rural & Existing Peanut Processing Facility

3. State Planning

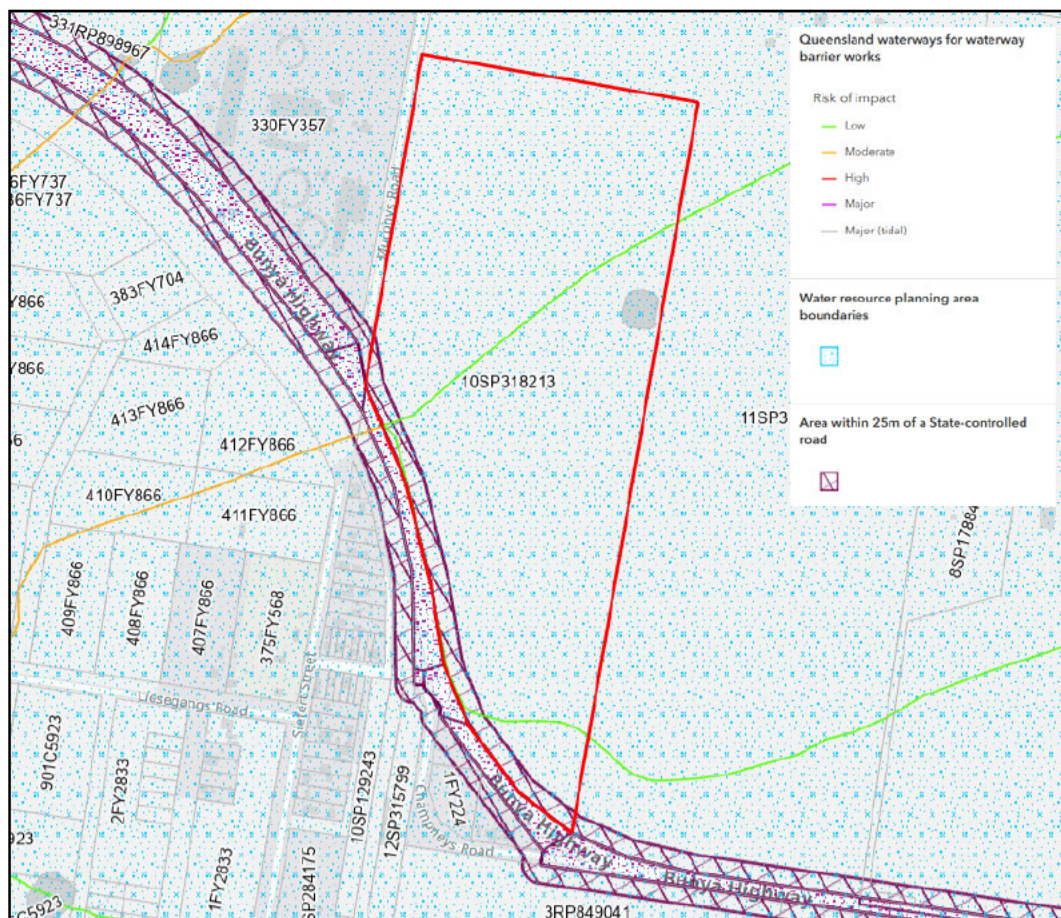
3.1 Referral for Matters of State Interest

The *Planning Act 2016* and the *Planning Regulation 2017* provide the legislative framework within Queensland for authorities (Local and State Government) to assess development applications. Matters that require assessment may be delegated to the Department of State

Development, Infrastructure and Planning for assessment by the State Assessment and Referral Agency (SARA).

Following a review of the SARA DA Mapping System, it is confirmed that the subject lot is subject to the following Matters of State Interest:

- Fish Habitat Areas
 - Queensland Waterways for Waterway Barrier Works
- Water Resource
 - Water Resource Planning Area boundaries
- State Transport Corridor
 - State-controlled Road
- Areas within 25m of a State-controlled Road
 - Area within 25m of a State-controlled Road



SARA DA Mapping System Extract for 24 Murphys Road, Crawford

As provided above, in accordance with the *Planning Regulation 2017* (Schedule 10, Part 9, Subdivision 2, Table 4), the proposed development triggers referral to the SARA as the subject site is within 25m of a State-controlled Road, being the Bunya Highway.

3.2 State Planning Policy

The State Planning Policy (SPP) outlines the Queensland Government's policies regarding matters of state interest in land use planning and development. The SPP only applies to development assessment if the planning scheme has not yet appropriately integrated the SPP. If a discrepancy arises between a local planning scheme and a state planning policy, the state planning policy overrides the planning scheme.



SPP Mapping System Extract for 24 Murphys Road, Crawford

The State Planning Policy highlights the following items of State Interest:

- Agriculture
 - Agricultural land classification – Class A and B
 - Important Agricultural Areas

- Biodiversity
 - MSES Regulated Vegetation (intersecting a watercourse)
 - MSES – Regulated Vegetation (Category R)
- Natural Hazards Risk and Resilience
 - Flood Hazard Area – Local Government Flood Mapping Area
- Transport Infrastructure
 - State-controlled Road

As outlined in Part 2 of the SBRC Planning Scheme V2.0, the new version of the SPP (July 2017) has not yet been fully incorporated into the planning scheme.

The proposed Peanut Roasting Plant and associated sheds are consistent with the agricultural nature of the site. The development will provide direct support to local peanut farmers by providing an up-to-date, local processing facility, ensuring that peanuts grown in the region and can be roasted and prepared for market without needing to go outside the region. The facility is considered to maintain and enhance agricultural productivity by sustaining the long-term productivity of peanut farming in the region. Accordingly, the proposed development is regarded as complementary to the agricultural classification of the site, aligning with the intent of the SPP to protect and support agricultural land and rural industries.

The proposed Peanut Roasting Plant and associated sheds are not located within the mapped MSES areas depicted on the SPP Mapping.

Part of the site is affected by SBRC's Flood Hazard Overlay Map and the Preliminary Stormwater Management Report (prepared by ATC Consulting Engineers & Project Managers and submitted as part of the application), concludes that a swale drain should be constructed along the eastern edge of the new development area to intercept and redirect upstream stormwater flows, draining to the existing large on-site retention basin south of the existing shed on site.

As provided earlier in this report, the site is within 25m of the Bunya Highway which is nominated as a State-controlled Road. A Traffic Impact Assessment has been submitted as part of the development application to demonstrate the development can comply with Department of Transport and Main Roads (DTMR) requirements and compliance with relevant standards.

4. Planning Scheme

4.1 Level of Assessment

The proposed development is 'Impact Assessable' as determined in accordance with Part 5.5 Categories of Development and Assessment of the SBRC Planning Scheme.

Owing to the nature of the development a comment against each aspect of the entire SBRC Planning Scheme has not been provided in this report as only select items are considered most relevant.

4.2 Strategic Framework

4.2.1. Settlement Pattern

The proposal does not conflict with the strategic outcomes of Section 3.2.1. The proposed Peanut Roasting Plant supports the rural pursuits for the South Burnett Region by providing one of the few facilities within the region capable of processing locally grown peanuts. By enabling value-adding to primary production within the region, the development strengthens the agricultural economy and supports the continued viability of local farming operations. In addition, the facility provides employment opportunities in the region and is within close proximity of the regional centre of Kingaroy and benefits from good accessibility via the Bunya Highway.

4.2.2. Rural Futures

The proposal does not conflict with the strategic outcomes of Section 3.3 In particular the proposal supports the rural production base of the region by providing a facility capable of processing locally grown peanuts and enabling value-adding to primary agricultural production. This supports the diversification and strengthening of rural industries in the region and contributes to the ongoing viability of local farming enterprises. The development represents a rural-based industry that directly supports agricultural production and therefore aligns with the intent of the planning scheme to maintain and enhance the economic benefits derived from rural land resources.

4.2.3. Strong Economy

The proposal does not conflict with the strategic outcomes of Section 3.4. The development supports rural activities and agricultural production, which are key components of the economic base of the region. By facilitating rural operations and associated activities, the proposal contributes to the sustainability and diversification of the regional economy. Furthermore, the development provides employment opportunities and promotes local economic activity, while maintaining the rural character of the site. The proposal aligns with the objectives by protecting and utilising natural and agricultural resources, supporting existing industries and enhancing the potential for ongoing economic growth in the region.

4.2.4. Natural Systems and Sustainability

The proposal does not conflict with the strategic outcomes of Section 3.5 in particular the proposal will not result in inappropriate land uses or activities that could adversely impact the environmental values of the site. Appropriate stormwater management measures are already implemented on site and additional measures are recommended as part of the Stormwater Management Report submitted as part of the application. These measures will ensure that water quality objectives are maintained, overland flows are appropriately managed, and impacts on waterways and surrounding natural features are minimised.

4.2.5. Strong Community

The proposal does not conflict with the strategic outcomes of Section 3.6. The development conforms to the existing rural character of the locality and will integrate with the ongoing use adjacent to the site. The development provides employment opportunities within the region, utilises existing road and active transport networks and has convenient access to community facilities in Kingaroy, supporting the social and economic wellbeing of the local community while maintaining the site's rural amenity.

4.2.6. Infrastructure and servicing

The proposal does not conflict with the strategic outcomes of Section 3.7. The development is proposed to utilise existing electrical, access and road infrastructure without requiring new trunk services and its traffic generation will not alter the function or hierarchy of the surrounding road network. The development is appropriately located within an established developed portion of the property, in proximity to existing operations adjacent the site and maintains adequate separation from sensitive land uses and major infrastructure. Stormwater management measure already implemented on site, together with the additional actions recommended in the Stormwater Management Report submitted as part of the application, will ensure effective environmental protection and wastewater will be managed in accordance with the required standards. The siting and design of the facility also support the continued operation of essential infrastructure during and after natural hazard events.

4.3 Rural Zone Code

The overall outcomes sought for the zone code are as follows:

- (a) Land that is essential to the economic viability of productive Agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.
- (b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.
- (c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.
- (d) Infrastructure is provided at a standard normally expected in rural locations.

- (e) Areas of land used for primary production are conserved and not unnecessarily fragmented.
- (f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.
- (g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.
- (h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.
- (i) Development is reflective of and responsive to the surrounding character of the area, natural hazards and the environmental constraints of the land.
- (j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- (k) Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- (l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.
- (m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.
- (n) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
- (o) Water supply catchments are protected from activities that may endanger water quality.

DISCUSSION

As provided above, the subject site is adjacent the applicant's existing peanut processing facility at 35 Murphys Road with the proposal seeking to establish a new, modern Peanut Roasting Plant within an existing shed on the site. The upgraded facility is intended to ensure continuity of supply, minimise operational risk, and delivery improved efficiency and product quality through contemporary roasting technology.

Peanut roasting activities are currently undertaken within the existing processing facility at 35 Murphys Road. The roasting infrastructure at that facility is more than 30 years old and is proposed to be decommissioned once the new plant becomes fully operational on the subject site. Only the roasting component is being transferred; all other processing functions will continue at the existing facility. The new plan will utilise a gas-fired roaster, providing energy efficiency, enhanced product quality and minimal noise emissions.

The transition strategy has been designed to maintain uninterrupted production throughout the changeover period, ensuring ongoing supply to customers and stability for local growers. The recent sale of Bega's infrastructure in central Kingaroy has further highlighted the need for an upgraded, locally based roasting facility to support the regional peanut industry. The proposed development will maintain and enhance agricultural productivity by ensuring peanuts grown in the South Burnett can continue to be processed and prepared for market locally.

The new Peanut Roasting Plant is designed to accommodate seasonal fluctuations in production. The current ten-year average throughput is approximately 7,000 tonnes per annum, with recent years experiencing increases to around 10,000 tonnes per annum due to seasonal variability and market demand. The upgraded facility provides the necessary capacity, efficiency and operational resilience to manage these variations while maintaining continuity of supply and meeting industry standards.

Criteria for Assessment - Self Assessable and Assessable Development

Section 1 – General	
Performance Outcomes	
PO1 Development maintains rural amenity and character.	
Acceptable Outcomes	Discussion
AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i>.	The development is to be accessed via Murphys Road. The existing building and proposed new storage sheds are setback the minimum required setbacks from the Murphys Road frontage. The proposed new use is not expected to generate odour, noise or air emissions in excess of the prescribed limits under the <i>Environmental Protection (Air) Policy 1997</i> or <i>Environmental Protection (Noise) Policy 1997</i>. No adverse odour emissions are anticipated from the roasting process, as the new gas-fired roaster provides a cleaner, more controlled and more efficient roasting method than the existing equipment. Minimal noise emissions are generated by the roaster and the operation will be fully enclosed within the existing shed. The shed will incorporate insulated panelling, which provides both enhance fire-resistance and acoustic attention, further reducing any potential noise breakout. The design measures ensure the activity operates well within acceptable rural noise parameters. Traffic associated with the development is addressed as part of the Traffic Impact Assessment submitted as part of the application. Heavy vehicle movements and peak operational traffic occur during daytime hours, which avoids disturbance during evening and night-time periods and therefore minimises the potential for excessive noise at nearby sensitive receptors. The nature and timing of vehicle activity is consistent with the established rural industry character of the locality and is not expected to significantly alter the existing traffic environment.
Performance Outcomes	
PO2 Development does not jeopardise the rural production capacity of the Zone.	

Acceptable Outcomes	Discussion
Development resulting in lots less than the minimum size in Table 9.4.2 satisfying outcomes – AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.	The proposal will not jeopardise the rural production capacity of the Zone. The proposal directly supports and enhances the ongoing viability of rural production in the region by providing an upgraded, modern facility for the roasting of peanuts grown locally. By strengthening the local processing network and reducing reliance on ageing infrastructure, the development contributes directly to sustaining the long-term productivity of peanut farming in the region and therefore does not compromise the rural production capacity of the Zone.
Performance Outcomes	
PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.	
Acceptable Outcomes	Discussion
AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation. and AO3.2 Uses and associated works are confined to areas outside stormwater	The proposed development will not result in any degradation of the natural environment. The proposed new roasting plant is to be contained within an existing shed on the site and within an already developed area of the property. The proposed new storage sheds are to be sited north of the existing shed which is in an existing cleared

discharge points, overland flow paths, watercourses and natural drainage features.	area of the property. There is no regulated vegetation on the site.
and AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Stormwater management was implemented on site as part of the original construction of the shed, to capture any runoff from the site and direct flows to the retention basin south of the existing shed. The proposal is not located adjacent to a National Park or a State Forest.
Performance Outcomes	
PO4 Development is not exposed to risk from natural hazard relating to land slip.	
Acceptable Outcomes	Discussion
AO4.1 Uses and associated works are confined to slopes not exceeding: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses	The site is not at risk of land slip.
Performance Outcomes	
PO5 Development is adequately serviced.	
Acceptable Outcomes	Discussion
AO5.1 A 45 kl water tank is provided for consumption purposes.	The proposed development will be adequately serviced.
and AO5.2 On-site sewage treatment is provided.	Rainwater storage tanks were installed as part of the original construction of the shed. 6 x 360,000L tanks are established on site, which provides more than adequate supply for the proposed use.
and AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.	On-site effluent disposal is proposed to service the new facilities and electricity is available to the site.
Performance Outcomes	
PO6 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	
Acceptable Outcomes	Discussion
AO6.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register.	The site is not listed on the Contaminated Land Register or Environmental Management Register.
or AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational	



works permit, or issuing of building works permit.	
Section 6 – For development affected by one or more overlays	
Agricultural Land Overlay	
Performance Outcomes	
PO15 The productive capacity and utility of agricultural land for rural activities is maintained.	
Acceptable Outcomes	Discussion
AO15.1 The proposal is not located on agricultural land identified on SPP Interactive Mapping (Plan Making). or AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.	The proposal maintains the productive capacity and utility of agricultural land for rural activities. The subject site is located within the Important Agricultural Area shown on SPP Mapping and within Class A Agricultural Land area shown on Council's Overlay Mapping. The proposed Peanut Roasting Plant and associated sheds directly align with the agricultural nature and purpose of the site. The development will provide direct support to local peanut farmers by providing an up-to-date, local processing facility, ensuring that peanuts grown in the region and can be roasted and prepared for market without needing to go outside the region. The facility is considered to maintain and enhance agricultural productivity by sustaining the long-term productivity of peanut farming in the region. Accordingly, the proposed development is regarded as complementary to the agricultural classification of the site, aligning with the intent to protect and support agricultural land and rural industries. The footprint of the development equates to approximately 14% of the total site area, leaving a large portion of the site retained for cropping and ongoing agricultural use. The proposal therefore preserves the productive capacity of the site while enabling value-adding activities that directly support the region's agricultural sector.
Flood Hazard Overlay	
Performance Outcomes	

P035 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.

Acceptable Outcomes

AO35.1

(a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.

and

(b) New buildings are not located within the area identified on Overlay Map 03;

or

AO35.2

(a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows:

- (i) Habitable floor levels - 500mm;
- (ii) Non-habitable floor levels - 300mm;
- (iii) On-site sewage treatment and storage areas for potential contaminants - 300mm;
- (iv) All other development - 0mm.

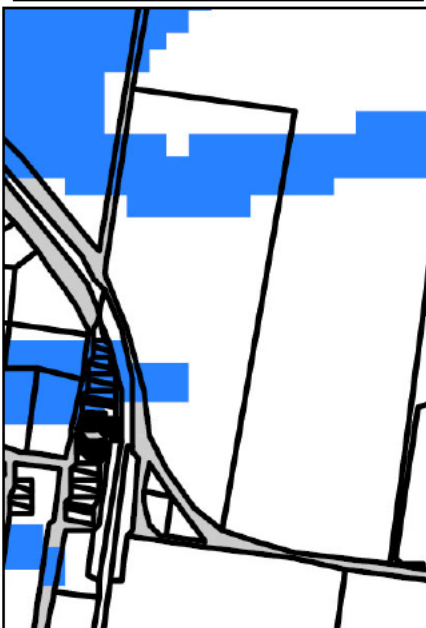
And

(b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.

Discussion

Council's Flood Hazard Overlay Mapping shows a potential hazard area across the northern extent of the site and Queensland Globe mapping shows a watercourse east of the development footprint, which flows in a south westerly direction as shown below. The Stormwater Management Report submitted as part of the application addresses the flood hazard overlay and recommends a new swale drain be constructed east of the proposed new sheds in the northern portion. The swale is proposed to intercept runoff and re-direct flows away from the development area, ensuring that all stormwater is directed into the site's existing drainage system via the established swale drain located east of the existing shed.

Flood Hazard Overlay Map Extract



Queensland Globe Image and Contours



Performance Outcomes

PO36 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	
Acceptable Outcomes	Discussion
AO36 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on- site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	A proposed new swale drain is recommended by the Stormwater Management Report submitted as part of the application to cater for runoff and minimise the potential for any increase in water flow, velocity or flood levels. The swale is proposed to intercept and redirect overland flows away from the development area and direct them to the site's existing drainage system, ensuring the flood storage capacity is maintained and no worsening occurs to downstream properties.
Performance Outcomes	
PO37 Development avoids the release of hazardous materials into floodwaters.	
Acceptable Outcomes	Discussion
AO37.1 Materials manufactured or stored on site are not hazardous in nature. or AO37.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	Noted and to be complied with as found necessary.
Performance Outcomes	
PO38 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood	
Acceptable Outcomes	Discussion
No outcome specified.	Noted. There is no community infrastructure in the local vicinity.

4.4 Services and Works Code

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

- (a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.

- (b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
- (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
- (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
- (e) Filling or excavation maintains the amenity and health of the community and environment.
- (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

DISCUSSION

The proposed Peanut Roasting Plant will be able to be adequately serviced. Potable water storage is established on site in 6 x 360,000L tanks. Stormwater management has been implemented on site and the Stormwater Management Report submitted as part of the application demonstrates that the existing system, together with additional measures, will provide effective capture, treatment and discharge for the development. Electricity is available to the site.

Appropriate vehicle parking for Staff has been shown on the site plan and addressed as part of this report. Vehicle manoeuvring paths are shown on the Vehicle Swept Path Assessment plans prepared by ATC Consulting Engineers & Project Managers and submitted as part of the application.

Landscaping has been carried out on site with tree planting provided along the Murphys Road frontage of the development site.

The development is responsive to the environmental characteristics of the land, with all works located within existing cleared and developed areas of the site. The proposal avoids natural hazard areas and is designed to accommodate the site's drainage patterns.

Criteria for Assessment

Section 1 – General	
Performance Outcomes	
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	
Assessment Benchmarks	Discussion
AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	A Stormwater Management Report prepared by ATC Consulting Engineers & Project Managers is submitted as part of the application demonstrating effective capture, treatment and discharge for stormwater and meeting the required objectives.
Performance Outcomes	
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	

Assessment Benchmarks	Discussion
AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	Wastewater is not to be discharged to a waterway. An on-site waste water treatment system will be required for the facility. There is sufficient area on site for the required infrastructure and associated disposal areas.
Performance Outcomes	
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	
Assessment Benchmarks	Discussion
AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Noted and to be complied with at operational works stage of development.
Performance Outcomes	
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	
Assessment Benchmarks	Discussion
AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	Noted.
Section 2 – Infrastructure	
Performance Outcomes	
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	
Assessment Benchmarks	Discussion
AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	The site has frontage to Murphys Road which is bitumen sealed for the full frontage of the site.
Section 3 – Vehicle Parking	

Performance Outcomes	
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	
Assessment Benchmarks	Discussion
AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 8.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 8.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	The development provides sufficient vehicle parking and manoeuvring areas for the intended use. The nominated rates in Table 8.4.5 for Industry is 1 space/50sqm GFA for the first 500m², then 1 space per 100sqm GFA thereafter + an Articulated Vehicle (AV) space. The gross floor area (GFA) of the existing shed is 6,033m² which would equate to the requirement of 65 parking spaces based on the above calculation. The seven (7) additional sheds proposed will have a total GFA of 3,360m² which would require an additional 34 parking spaces, making a total of 99 parking spaces required. Only staff parking is required at the proposed new Peanut Roasting Plant as visitors to the Company's overall operations park and attend the site office at 35 Murphys Road. The proposed new facility will only be utilised by staff and service vehicles delivering raw product and picking up processed product. Given the low numbers of staff required for the proposed roasting plant use (three (3) per shift) and the predominant storage use of the proposed sheds to the north, six (6) parking spaces have been nominated for the use as this is all that is anticipated. Vehicle manoeuvring has been demonstrated on the Vehicle Swept Path Assessment Plans submitted as part of the application. Swept paths are shown for Heavy Rigid Vehicles (HRV) and 26m B-Double Vehicles. The development is considered to achieve the performance outcome for vehicle parking and access as the proposal is expected to meet the needs of users of the site.
Section 4 – Landscaping	
Performance Outcomes	
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	
Assessment Benchmarks	Discussion
AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has	Landscaping by way of tree planting (2 rows) has been carried out along the Murphys Road frontage of the site, on the western side of the existing shed and internal manoeuvring path.

a minimum area of 2m² and is unsealed and permeable. and A07.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	The providing landscaping is appropriate to the setting and will provide enhanced visual amenity to the proposed new facility.
Performance Outcomes	
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	
Assessment Benchmarks	Discussion
A08.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and A08.2 Species selection avoids non-invasive plants. Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	Noted and complied with.
Section 5 – Filling and Excavation	
Performance Outcomes	
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	
Assessment Benchmarks	Discussion
A09.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and A09.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and A09.3 Works do not occur on slopes over 15% in grade. and A09.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and A09.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and	Noted and to be complied with for the construction of the proposed new storage sheds.

AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	
Performance Outcomes	
PO10 Filling or excavation does not cause damage to public utilities.	
Assessment Benchmarks	Discussion
AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Noted.
Performance Outcomes	
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	
Assessment Benchmarks	Discussion
AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	Noted.

5. Technical Reports

A Preliminary Stormwater Management Report prepared by ATC Consulting Engineers & Project Managers, Version 2.0, dated 11 March 2026, is submitted as part of the application.

A Traffic Impact Assessment report prepared by ATC Consulting Engineers & Project Managers, Version 1.0, dated 27 April 2026, is submitted as part of the application.

Vehicle Swept Path Assessment plans prepared by ATC Consulting Engineers & Project Managers, Drawing Nos. B101, 102 & 103, Revision A, are submitted as part of the application.

6. Summary

The proposed Peanut Roasting Plant and associated storage sheds represents a logical extension of Crumptions' peanut processing operations within close proximity of the existing plant at 35 Murphys Road, which is adjacent the subject site.

The proposal directly supports the region's agricultural sector by providing modern, efficient processing infrastructure that strengthens the local peanut industry and enhances long-term rural productivity. With only a small portion of the site required for the development footprint, the majority of the land remains available for cropping and ongoing agricultural use.

Overall, the development meets the strategic intent and performance outcomes of the relevant codes of the SBRC Planning Scheme and will deliver meaningful economic and agricultural benefits to the South Burnett region. The proposal represents an appropriate and well-supported rural industry use that warrants approval.

Yours faithfully,



Principal
FOUNDATION PLANNING & DEVELOPMENT SERVICES

