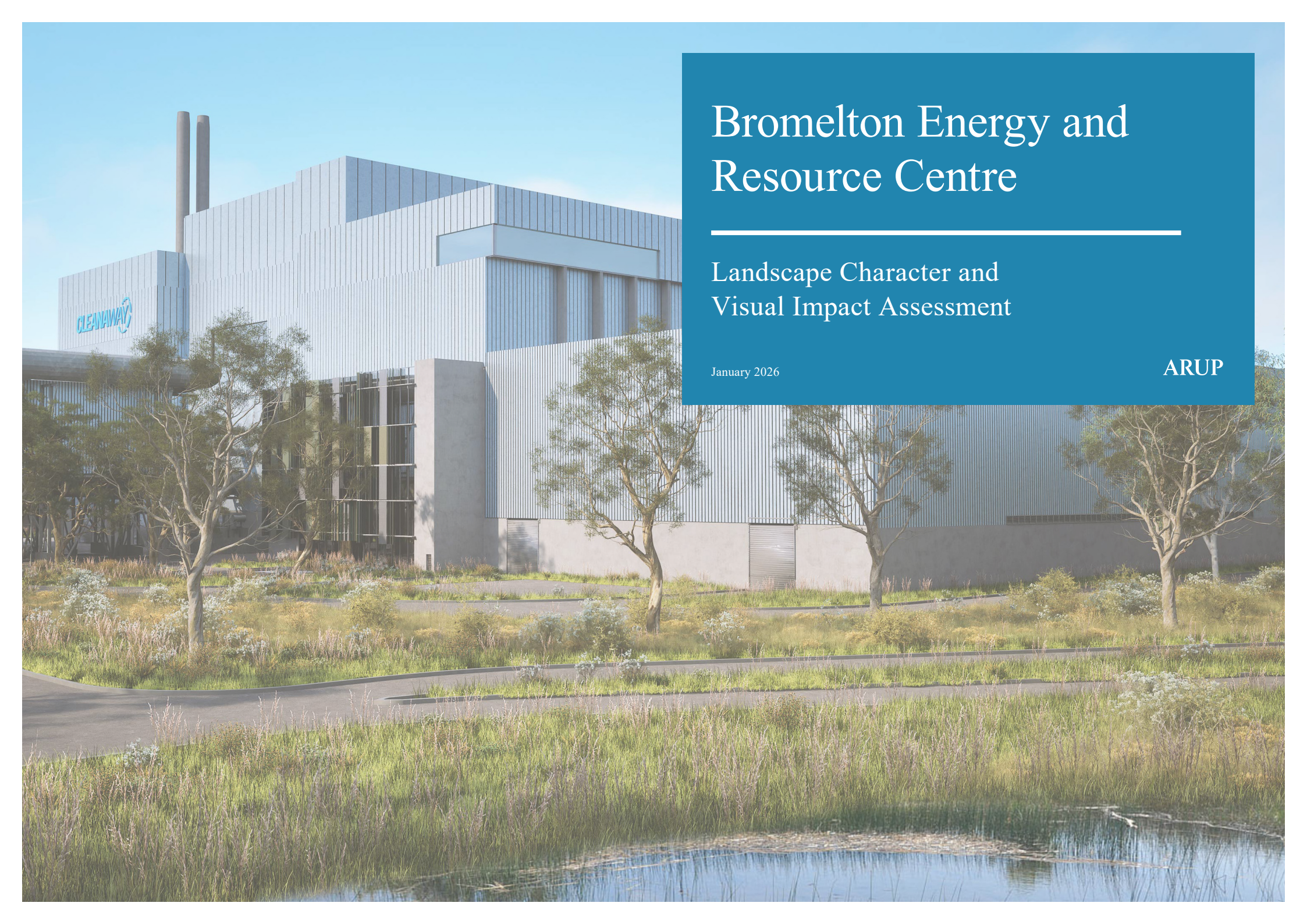




Bromelton Energy and Resource Centre

Landscape Character and Visual Impact Assessment

January 2026

ARUP

Prepared for

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Acknowledgement of Country

Arup acknowledges the Traditional Owners across all lands, waters and skies our firm may reach; we acknowledge their wisdom, resilience, and rich cultural heritage. We pay our respects to the Elders, past and present, and to all Aboriginal and Torres Strait Islander peoples.

‘Continuing to Shift to shape an even better world’ original artwork by Tarni O’Shea of Gilimbaa and updated by David Williams of Gilimbaa.



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01

Introduction



Executive summary

Cleanaway Operations Pty Ltd (Cleanaway) is an Australian waste management, recycling, and industrial services company. Cleanaway is developing an energy from waste (EfW) facility in Queensland known as the Bromelton Energy and Resource Centre (BERC /the Project). The Project will be located within the Special Industry Precinct of the Bromelton State Development Area (SDA), west of Beaudesert.

This report provides information relevant to the landscape character and visual impact across the project area, details the assessment methodologies undertaken, and documents the potential changes in landscape character and visual impact due to the proposed development activities.

The subject site is currently steeply sloping pastoral land comprising grasses with low density shrubs and trees. It is bounded to the north by Beaudesert Boonah Road, open agricultural land on the south and west and a state-owned railway corridor to the east. The site is located within the Bromelton SDA which comprises an area of approximately 15,610 ha of land located within Scenic Rim Regional Council.

A landscape character and visual impact assessment has been undertaken in accordance with best practice international and local standards (refer to Assessment methodology for further information). This assessment follows an iterative process where key issues, constraints

and mitigation related to the landscape character and visual assessment are integrated into the Project design proposals.

The site area and surrounds of the SDA is a landscape transitioning from cleared agricultural land to industrial development. As one of the first developments in the zone, BERC supports the SDA's strategic intent and contributes to shaping its emerging character over the next 15 to 20 years.

The project's landscape character and visual impact have been assessed across 4 landscape character areas (LCAs) and 11 viewpoints, which range from low to high adverse impact. LCAs and viewpoints closest to the site will experience higher impacts during construction due to vegetation clearance and the introduction of built structures. These impacts are expected to reduce over time as perimeter vegetation matures and provides visual screening. LCAs that are not anticipated to have direct impact, or distant viewpoints will experience minimal change, with the facility occupying only a small portion of the view or area.

Design measures for the proposal including siting, building form, material selection, and landscape treatments are expected to reduce visual mass and support integration with the existing landscape delivering an acceptable visual outcome in alignment with the SDA's policy objectives.

Purpose

The purpose of this report is to present the assessment of the landscape character and visual impacts associated with the Bromelton Energy and Resource Centre (BERC) that may arise during construction and operation.

The results of this assessment will be used to support the required environmental and planning approvals for the Project, as required by:

- Bromelton State Development Area Development Scheme, December 2017.
- Queensland Government Energy from Waste Policy, December 2021.
- Queensland Government Energy from Waste Guideline, December 2021.
- Queensland Government Application requirements for activities with impacts to land, September 2021.
- State code 22: Environmentally relevant activities.
- Scenic Rim Regional Council Planning Scheme - Part 2 Landscape Design, February 2023.
- Scenic Rim Regional Council Planning Scheme - Part 3 Strategic Framework, June 2022.

This work will also identify landscape and visual features that need to be considered during the design development phase of the Project.

Report structure

Broadly summarised, the report is structured with reference to the following tasks:

- [Chapter 01 Introduction:](#)
Establishes an understanding of the Project relevant to the landscape character and visual impact assessment including the location, form and scale of the Project, and the relative physical differences between the current conditions and that which is proposed both during construction and during operation.
- [Chapter 02 Methodology:](#)
Provides the methodology against which the potential impacts are assessed, including the project assumptions and limitations.
- [Chapter 03 Context](#)
Identifies both planning and statutory components of the landscape and visual baseline which influence character and associated sensitivities.

The chapter includes a description of the existing context of the study area developed with desktop studies that were validated on site. This establishes the existing baseline to understand the impacts associated with the Project that can be assessed.

- **Chapter 04 Assessment:**

Describes the existing condition of the landscape character of the study area and visual context of the representative viewpoints.

This chapter also provides an assessment of the identified key LCAs, representative viewpoints and impacts.

This Chapter includes suggested mitigation measures considered to reduce and manage the impacts of the Project on the landscape, views and visual amenity.

- **Chapter 05 Conclusion:**

Provides a summary of the landscape character and visual impacts identified throughout the report.

Project background

Cleanaway Operations Pty Ltd (Cleanaway) is an Australian waste management, recycling, and industrial services company. Cleanaway is developing an energy from waste (EfW) facility in Queensland known as the Bromelton Energy and Resource Centre (BERC) (the Project). The Project will be located within the Special Industry Precinct of the Bromelton SDA, west of Beaudesert.

The Queensland EfW Policy (2021) guidance recognises the role of EfW to divert waste from landfills, helping Queensland's transition to a circular economy. The Policy has been developed to support implementation of Queensland's Waste Management and Resource Recovery Strategy (the Waste Strategy), by providing a high-level outline of stakeholder engagement expectations, Environmental Authority (EA) application requirements and environmental regulation of EfW facilities. The facility will also comply with the technical criteria set out in the Queensland Energy from Waste Guideline (2021), an operational Guideline that provides detailed guidance on the application and implementation of the Energy from Waste Policy (2021).

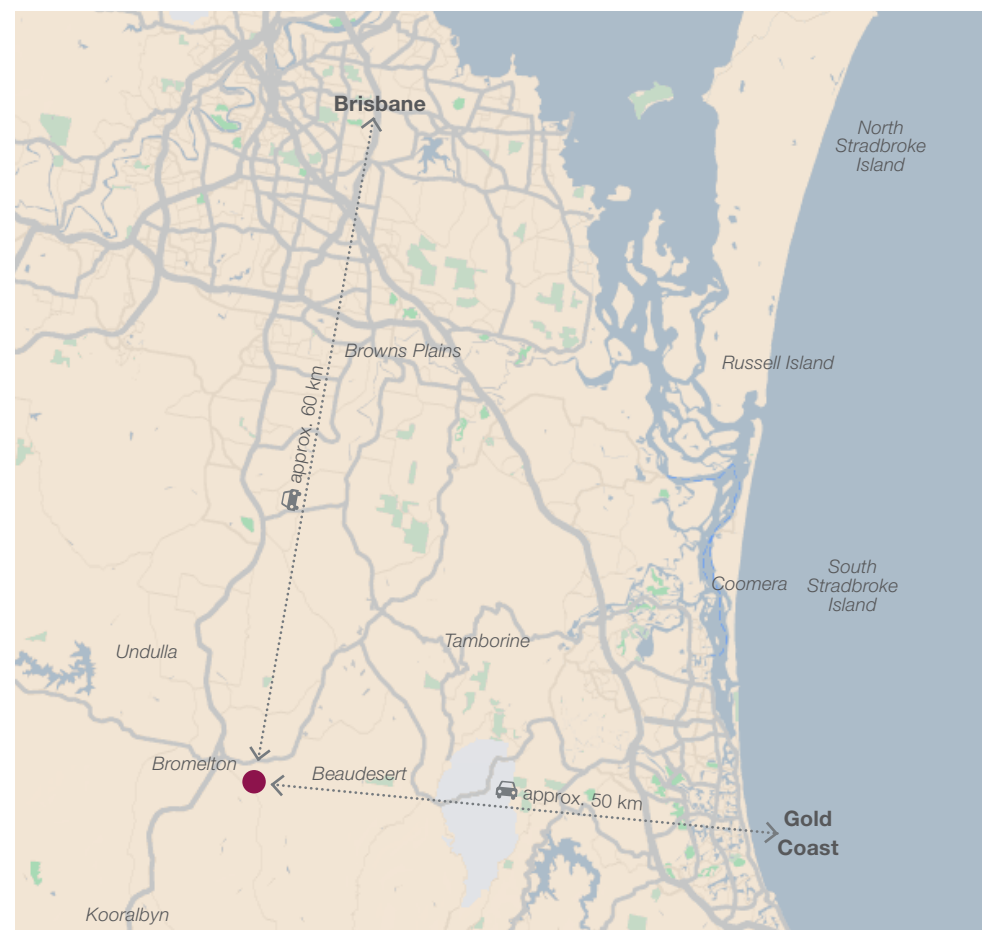


FIGURE 1 LOCATION MAP



Project overview

Cleanaway Operations Pty Ltd (Cleanaway) is developing an Energy from Waste (EfW) facility in Queensland known as the Bromelton Energy and Resource Centre (BERC / the Project). The Project will be located within the Special Industry Precinct of the Bromelton State Development Area (SDA), west of Beaudesert within the Scenic Rim Regional Council local government area.

The Project has been designed to thermally treat approximately 760,000 tonnes per annum (tpa) of waste feedstock, consisting of residual Municipal Solid Waste (MSW) and residual Commercial and Industrial (C&I) waste. Residual waste is waste that is not technically, environmentally and economically practical (TEEP) to reuse or recycle, which would otherwise be sent to landfill for disposal. The facility's actual annual throughput will vary depending on the calorific value of the feedstock and plant availability. To account for variability in feedstock energy content, the facility will be designed for a maximum processing capacity of up to 10% above the nominal figure (836,000 tpa).

Proponent

Cleanaway, an Australian owned company, has operated for more than 50 years, supporting industry, government, communities and households across Australia. Its mission is to make a sustainable future possible, achieved through action across all levels of the waste hierarchy. Waste generation is minimised through extensive education programs, with Cleanaway's 50 education officers reaching over 120 businesses, 30 councils, and almost 33,000 school participants in the last financial year.

Cleanaway invests heavily in recycling, operating several Material Recovery Facilities nationwide and has partnered with Pact Group, Asahi Beverages and Coca-Cola to deliver two large-scale PET (polyethylene terephthalate) recycling facilities and a HDPE (high density polyethylene) recycling facility with Pact Group. In addition, in collaboration with Viva Energy, Cleanaway is developing a soft plastics recycling plant. EfW is recognised by Cleanaway as an important part of the future waste management framework, enabling recovery of energy and other resources from residual waste that cannot otherwise be recycled.

Policy Alignment

The BERC aligns with the Queensland EfW Policy and the Queensland EfW Guideline (2021) by diverting residual waste from landfill and delivering economic and social benefits through employment and local business opportunities in South East Queensland.

In accordance with Policy outcome 7 of the Queensland EfW Policy, the BERC will be designed to meet the best practice emission standards and requirements of the European Industrial Emissions Directive (IED) (2010) and the associated Best Available Techniques Reference (BREF) Document for Waste Incineration (2019), which sets the European Union environmental standards for waste incineration.

The Project also supports the Queensland Waste Strategy contributing to its 2050 targets to reduce household waste by 25%, recycle 75% of all waste, and divert 90% from landfill. In doing so, the BERC will play a key role in advancing Queensland's transition to a circular economy and reducing long-term reliance on landfill.

Key Components

The key components of the Project are summarised in Table 1.

KEY PROJECT COMPONENTS	
Project Component	Detail
Address	Lot 1 Beaudesert Boonah Road, Bromelton, Queensland, 4285 (Lot 1 on RP45234).
Site Area	63 hectares
Summary of proposed works	The Project includes the construction of a main EfW facility for waste processing, incinerator bottom ash (IBA) maturation and processing facility and an air pollution control residue (APCr) facility. It also includes all onsite infrastructure needed for the EfW facility, such as site utilities, internal roads, weighbridges, parking and hardstand areas, stormwater infrastructure, fencing and landscaping. The Project will include a visitor centre to help educate and inform the community on circular economy principles, the waste hierarchy, including waste avoidance, recycling, resource recovery, the benefits of landfill diversion and the EfW process. The intent behind this education is to drive a shift in community awareness and attitudes toward waste management and resource recovery.
Technology Used	The proposed technology is moving grate combustion technology. This has been used globally for over 100 years and is common in many of the 500 similar operational examples across Europe.
Hours of Operation	24 hours per day, seven days per week (365 days per year)
Operational Staff	Approximately 60 staff

Table 1: Key Project Components

Facility Outputs	- Approximately 73.2 MW (577,600 MWh/year, corrected for ambient temperature) exported to the grid as baseload electricity. - Potential to supply energy in the form of heat and/or process steam to local industrial users. - Residual materials include IBA and APCr. - It is intended that the IBA will be mechanically processed on site to create incinerator bottom ash aggregate (IBAA). During this process, both ferrous and non-ferrous metals are recovered for recycling and sale. It is intended that the remaining material is repurposed for use as an aggregate in construction. - The Project includes a facility to stabilise APCr before removal and disposal at a licensed landfill.
Key infrastructure	- EfW facility including administration and visitor's centre - IBA maturation and processing facility (2 x pads and 2 x sheds) - APCr facility (1 x pad, 1 x shed) - Transformer yard and switchyard - De-coupling area for trucks - Weighbridges - Internal road network and carparking 2 x combined storm water treatment and detention basin 1 x lined retention basin - Access from Beaudesert Boonah Road via a signalised intersection with Recycling Street

Construction method and operations process

Construction staging

The Project will be built and managed by a contractor under a Construction Environmental Management Plan (CEMP) prepared and approved in response to a condition of consent, and in accordance with relevant safety management plans.

The Project will potentially be built in a sequence to reflect contractor requirements, material and equipment availability, and program and delivery schedules. The indicative construction methodology is as follows:

Demolition

- Initial site enabling works to be undertaken including; environmental planning and management activities, construction of site perimeter fencing and security, sediment and erosion control measures, realignment of the overland flow path, provision of truck wheel-wash facility and set-up of initial site sheds.
- Demolition and clearing/remove existing vegetation, fences and farm structures.
- Protection of existing verge trees and trees within the site that are not impacted by the construction footprint.

Site establishment and enabling works

- Environmental protection works and environmental management activities to meet the requirements of the approved CEMP.
- Site establishment, including construction of site compounds, hardstand and laydown areas, temporary internal and external roads and car parks, and access from Beaudesert Boonah Road.
- Permanent site security fencing.
- Bulk earthworks across the site for stripping topsoil and cut to fill activities, excavation for the waste bunker, and preparation and compaction of working platforms and pads for the facility.
- Services location and reticulation.
- Stormwater management.
- Piling and foundations including construction of temporary ground stabilisation works and hardstand areas to allow all-weather access for piling rigs, mobile cranes and delivery trucks.

Main construction works

- Structures works (concrete and structural steel), process halls (process plant delivery, installation, testing and commissioning), materials handling (conveyors) and the construction of the stack and visitor and education centre.
- Fuel and water storage and reticulation.
- Finishes, including façades, roofing and internal finishes.
- Ancillary services, including mechanical, electrical, external substation and in-ground services.
- Internal operational roads, car parks and truck coupling and de-coupling areas.

Testing and commissioning works

- Commissioning of individual pieces of equipment, systems and functional testing of the whole facility.
- Commissioning of systems.
- Commissioning and functional testing of whole facility.
- Testing and commissioning of Continuous Emission and process Monitoring Systems (CEMS).
- Proof of performance trials.

Finishing and landscaping works

- Completion of internal roads and car parks.
- Truck coupling and decoupling areas.
- Landscape treatment works including installation of entry statement and gate, accent planting and hydroseeding.

Operations

Steps in a typical EfW operational process include:

1. Waste deliveries - waste will be delivered to site by enclosed waste delivery vehicles. Vehicles would enter the site via the site entrance off Beaudesert Boonah Road.
2. Waste receipt, intake and storage - waste will be unloaded into chutes which convey the waste to the storage bunker.
3. Combustion process - waste combustion will take place as it slowly progresses along a moving grate.
4. Energy recovery process - gases will pass through a heat recovery boiler where they will be gradually cooled while the excess heat is used to superheat steam.
5. Ash/residue management - ash from the combustion process will be discharged into a water bath and then to the bottom ash bunker.
6. Flue gas treatment residues (i.e. remove Air Pollution Control residues).

7. Water use - the steam leaving the turbine will be cooled and condensed to water in a condenser. The condensate will then be returned to the boiler feed water system.

Figure 2 Illustrates the key EfW process and components of the main facility building.





02

Methodology

Assessment methodology

Assessment rationale

This chapter describes the method to conduct the Landscape Character and Visual Impact Assessment (LCVIA) for the Project. The methodology follows best practice industry guidelines to outline the steps and process for the assessment.

An LCVIA considers all effects of change that may arise from the project in the landscape and visual scene that may impact visual amenity and landscape character. The assessment documents how the surroundings of individuals or groups of people may be specifically affected both quantitatively (with regards to the physical extent of change) and qualitatively (with regards to the change to the qualities of the view or landscape).

Judgement for the level of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of LCAs and visual receivers (viewers of the scene) and assessment of their sensitivity. This is combined with an assessment of the magnitude and nature of change that may result from the Project.

This assessment is an objective report and is based on a professional analysis of the visual and landscape environment and the project at the time of writing.

Guidelines and policy

The following documents have influenced the methodology for this assessment and are considered best practice within the industry. The documents set out a clear and systematic approach in documenting the baseline landscape character and visual conditions, potential impacts and mitigation. The assessment conforms with the direction offered by the following guidance documents:

- The Guidance for Landscape and Visual Impact Assessment, Third Edition, 2013, prepared by the Landscape Institute and Institute of Environmental Management & Assessment, UK.
- Guidance Note for Landscape and Visual Assessment, June 2018, by the Australian Institute of Landscape Architects.
- Transport for NSW Practice Note – Guideline for Landscape Character and Visual Impact Assessment EIA-N04.

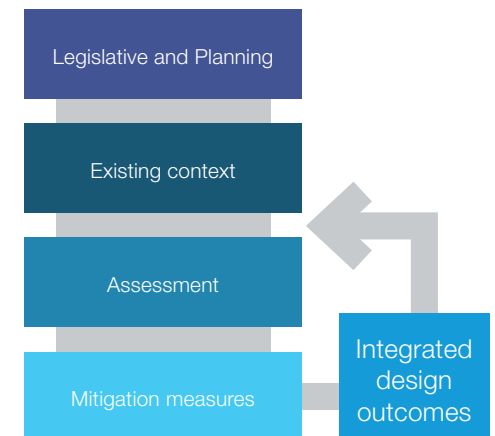
This report excludes the assessment of impacts of lighting and the stack plume from the facility. Assessment of the lighting and plume will require additional information and studies such as lighting design and specialist evaluation of the plume that is beyond the scope of this report. These assessments can be undertaken at the next design stage should these be required.

Report approach

The LCVIA approach follows an iterative process where key issues, constraints and mitigation related to the landscape character and visual assessment are integrated into the Project. The approach, as outlined in Chapter 01 Introduction, consists of the following steps:

- Legislative and planning context: a review of state, regional and local planning policy to gather information on the planning objectives and aims that are relevant to the LCVIA.
- Existing context: an analysis of the local context is undertaken with a focus on landscape and urban features, visual amenity through a selection of representative views, and landscape character. Desktop mapping is created using ArcGIS sourcing open spatial data. Determination of the sensitivity of the landscape and visual amenity is undertaken.
- Assessment: LCA and visual impact are assessed individually. The impact is assessed on the combination of sensitivity of the existing area or view to change and the magnitude (scale, contrast, quality, distance) of the Project on that area or view.

- Integrated design outcomes: review of the Project and the potential impacts that may arise are fed back in to the design development process to embed mitigation measures within the proposed design.
- Mitigation measures: where potential impact cannot be resolved through the embedded design process, additional measures are to be explored and discussed further within the landscape strategy.



Landscape character assessment

Landscape character can be defined as the aggregate of built, natural and cultural aspects that make up an area and provide a sense of place. It includes all aspects of a tract of land – built, planted and natural topographical and ecological features.

Landscape character zones

To enable the assessment of impacts on landscape character, LCAs are determined for the relevant area of study.

LCAs are defined as areas that have a distinct, recognisable and consistent pattern of elements making one LCA different from another.

Heritage

Heritage elements can, in their own right, define distinctive LCAs within the broader urban context. Alternatively, recognition of their presence within a LCA is considered as these may provide added weight when assessing sensitivity to the Project impacts.

Following consideration of the planning framework, this report has identified relevant state and locally listed Aboriginal and non-Aboriginal heritage items and conservation areas located within identified LCAs.

Impact rating

The overall impact rating of the Project on any given LCA is based on themes of magnitude and sensitivity.

The severity of these impacts is calculated using matrix Table 1, taken from the Roads and Maritime Guidelines for Landscape Character and Visual Impact Assessment (Transport for NSW, v2.2, 2020).

Sensitivity - the degree to which a particular landscape type can accommodate change arising from a development, without detrimental effects on its character.

Sensitivity includes factors such as:

- Existing land use.
- The pattern and scale of the landscape.
- Visual enclosure, openness of views and distribution of visual receivers.
- The value placed on the landscape.

Areas with a high sensitivity to change include zones with important landscape features, landscape types with inherent natural values and landscapes with heritage or cultural values. Lower sensitivity is often associated with built up urban environments such as industrial areas.

Magnitude - the magnitude of the effects of the development within the landscape. Magnitude refers to the physical scale of the development, how distant it is and the contrast it presents to the existing condition.

Consideration is given to:

- Existing built form in the landscape and how closely the development matches this in mass, scale and form.
- The scale or degree of change to the landscape resource.
- The nature of the effect and its duration including whether it is permanent or temporary.

Table 2: Landscape character and visual impact assessment matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High- Moderate Impact	Moderate Impact	Negligible
	Moderate	High-Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Visual impact assessment

Visual Envelope Map

A Visual Envelope Map (VEM) provides an overview of the extent to which project elements may or may not be visible from the surrounding study area, assisting the site work.

A VEM study identifies the theoretical areas of the landscape from which the most prominent built form elements of the Project would potentially be visible.

The VEM takes into account topography, built form and natural landscape features above ground level that affect visibility such as trees, hedgerows or fences using Light Detection and Ranging (LiDAR) data.

Viewpoint selection

Following completion of the desktop study, representative viewpoints with the potential to be visually affected by some elements of the project are identified and selected for further analysis and to be ground-truthed on site. Viewpoints document:

- A range of receiver types including public and private domain views (residents, motorists and users of public open space).
- A range of view types including elevated, panoramic and filtered views.

- A range of viewing distances from the Project.
- Key or protected views identified within planning literature.

Viewpoints have been assessed for both the construction and operational stages of the project.

Limitations

Selected viewpoints that are documented as part of an LCVIA are not an exhaustive list of all receivers that might be impacted by the Project. They are selected to be representative of the spread and type of receivers throughout the study area.

Site access

For residential receivers, public access is not always possible to the property boundary. In this instance, a site assessment will be made from the closest accessible public location with views towards the project and the description of visual impact is estimated from the main dwelling area of the property.

Impact rating

The overall impact rating of the Project on any given viewpoint is based on themes of magnitude and sensitivity. The severity of these impacts are assessed using matrix Table 2, taken from the Roads and Maritime Guidelines for Landscape Character and Visual Impact Assessment (Roads and Maritime, v2.2, 2020).

Sensitivity is the quality of the existing view and how sensitive the view is to the proposed change. Each visual receiver type has an inherent and varied sensitivity to change in the visual scene based on their personal context in which the view is being experienced. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers impacted.

Magnitude is a measure of the magnitude of the visual effects of the development within their setting. A series of quantitative assessments are studied to give an overall magnitude rating. Consideration is given to:

- Distance from development.
- Comparative to similar past projects.
- Quantum of view (the openness of the view and the receiver's angle of view to the scene). For example, a development located in the direct line of sight has a higher

impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.

- Period of view (the length of time the visual receiver is exposed to the view). The duration of view affects the impact of a development on the viewer. The longer the exposure the more detailed the impression of the proposed change in terms of visual impact.
- Scale of change (assessment of the change in compositional elements of the view). If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is likely to be higher.

Photomontages

Photomontages will be prepared for the Project based on the proposed development. These photomontages are intended to act as artist's impressions, illustrating the general location, scale, and relationship of key visual elements with the surrounding landscape. These simulations are created using site photographs, computer modelling and photo editing as follows:

1. A 3D computer model will be developed based on a digital terrain model with one metre contour data. The digital terrain model includes buildings and vegetation.
2. The model will be positioned over the existing photograph using the GPS coordinates of the location of photograph, and a minimum of three existing elements within the photograph as reference points to place accordingly.
3. The photographs have been edited using Adobe Photoshop to reflect the likely changes to the view. There is an element of judgment used in the changes shown in these photo-montages. The location of these visual simulations will be selected to illustrate the range of impacts likely for the Project.

Photography

A number of photographs will be taken to record key views to the site. Guidance states that a 50 mm lens is closest to a human eye's interpretation (field of view and foreshortening). However, to capture the surrounding context in a single image usually requires a wider lens. The guidance accepts the photographer's judgement in this situation. These photographs will be taken with a digital camera at a 24 mm equivalent focal length.

Where multiple shots are taken in the same location, each photograph will be taken with a minimum 40% to maximum 70% overlap to allow for merging into panoramas.

Assumptions and technical limitations

Proposed landscape treatments are assessed as being at a mature stage of growth (year 10 of project operation) to ensure a reasonable, approach to any beneficial effects of vegetative screening on the Project. For the purposes of this assessment, the basic project concept - its location, form and key elements - has been assessed.

The following assumptions and technical limitations have informed this study:

- The photo simulations are based on the concept engineering design. The end built form may differ from that portrayed in the images and, therefore, these images are purely indicative at this stage.
- The Digital Terrain Model (DTM) developed for topographic mapping was based on a 30m grid derived from LiDAR model.
- The viewshed analysis or Visual Envelope Map (VEM) for the entire design was based on a 50m DTM (datum).
- The construction methodology described under Chapter 01 Introduction is indicative and based on standard construction method for the purpose of the LCVIA. The

construction method for the Project is to be confirmed through the CEMP.

- No detailed night-time assessment has been undertaken.
- It is important to consider the conclusions of this assessment in the context of these limitations however; it is not considered that any of these limitations would have a significant effect on the assessment of impact.
- Future land-use scenario have been acknowledged within the assessment, specifically with regards to the landscape and visual sensitivity in the context of designations and areas in transition.

Landscape assessment approach

Landscape sensitivity

A record of the inherent and intrinsic sensitivity of the landscape and the degree to which it can accommodate change.

Landscape sensitivity is determined through consideration of the following factors:

- Value | The importance placed on the landscape by the community and expressed through planning and policy, for example designation of local or regional parks.
- Components | Contributing components, such as trees, woodlands, land use, heritage.
- Characteristics | Patterns, scenic quality, tranquillity etc.
- LCAs | Homogeneous areas with defining characteristics.
- Replacement or substitution | The degree to which inherent components or characteristics can be reserved.
- Trends of change | An account of the natural or human activities that may alter the landscape.

Table 3 provides examples of low, moderate and high landscape sensitivity attributes.

Table 3: Landscape sensitivity level definitions

High sensitivity	Landscapes which by nature of their character would be unable to accommodate change of the proposed type. Typically these would be: • Of high value with distinct elements and features making a positive contribution to character and sense of place. • Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale. • Areas of special recognised value, through use, perception or historic and cultural associations. • Likely to contain features and elements that are rare and could not be replaced.
Moderate sensitivity	Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically these would be: • Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place. • Locally designated, or their value may be expressed through non-statutory local publications. • Containing some features of value through use, perception of historic and cultural associations. • Likely to contain some features and elements that could not be replaced.
Low sensitivity	Landscapes which by nature of their characteristics would be able to accommodate change of the type proposed. Typically these would be: • Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. • Not designated. • Containing few, if any, features of value through use, perception or historic and cultural associations. • Likely to contain few, if any, features and elements that could not be replaced.
Negligible sensitivity	Landscapes which by nature of their characteristics would be able to accommodate change of the type proposed. Typically these would be: • Comprised of features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. • Not designated. • Containing no features of value through use, perception or historic and cultural associations. • Likely to contain features and elements that could be readily replaced.

Landscape character magnitude of change

The magnitude of change for landscape character defines the scale, nature and duration of the change and the degree to which the effect can be mitigated. The magnitude of change is determined through consideration of the following factors:

- The scale | Small, medium or large.
- Nature | Negative (adverse) or positive (beneficial).
- Duration | Short, medium, long term permanent or temporary.
- The mitigation | The degree to which mitigation would reduce the effect.

Table 4 provides definition of the magnitude of change for landscape character.

Refer to the matrix in Table 1 for the overall impact rating of the project.

Table 4: Landscape magnitude of change level definitions

High adverse	Total loss or large scale damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic conspicuous features or elements.
Moderate adverse	Partial loss or noticeable damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic noticeable features and elements.
Low adverse	Slight loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features or elements.
Negligible adverse	Barely noticeable loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements.
No change	No noticeable loss, damage or alternation to character or features or elements.
Negligible beneficial	Barely noticeable improvement of character by the restoration of existing features, and/or the removal of uncharacteristic features, or by the addition of new characteristic features.
Low beneficial	Slight improvement of character by the restoration of existing features, and/or the removal of uncharacteristic features, or by the addition of new characteristic features.
Moderate beneficial	Partial or noticeable improvement of character by the restoration of existing features, and/or the removal of uncharacteristic features, or by the addition of new characteristic features.
High beneficial	Large scale improvement of character by the restoration of features, and/or the removal of uncharacteristic features, or by the addition of new distinctive features.

Visual assessment approach

Visual sensitivity

Visual sensitivity is a record of the inherent and intrinsic sensitivity of the visual receptors and the degree to which it can accommodate change.

Visual sensitivity is determined through consideration of the following factors:

- The expectation and occupation or activity to inform level of sensitivity | The most sensitive receptors may include residential and public outdoor facilities. Industrial areas may have a low level of visual sensitivity.
- The importance of the view | Views that may be designated to safeguard their value or locations that are valued by the communities.

Table 5 provides examples of low, moderate and high visual sensitivity attributes.

Table 5: Visual sensitivity level definitions

High sensitivity	Examples may include: • Residential properties. • Users of public footpaths or other recreational trails (e.g. National Trails). • Users of recreational facilities where the purpose of that recreation is the enjoyment of the landscape (e.g. National Parks and designated scenic lookouts). • Users of designated tourist routes. • Large numbers of viewers.
Moderate sensitivity	Examples may include: • Outdoor works. • Users of scenic roads, railway corridors or waterways. • Schools and other institutional buildings, and their outdoor areas. • Moderate number of viewers.
Low sensitivity	Examples may include: • Indoor workers. • Users of main roads or arterial roads. • Users of recreational facilities where the purpose of that recreation is not related to the views.
Negligible sensitivity	Examples may include: • Limited numbers of viewers or infrequently accessed view points. • Passing interest in their surroundings. • Users of minor roads and views from the air.

Magnitude of change

The magnitude of change for visual sensitivity defines the scale, nature and duration of the change and the degree to which the effect can be mitigated.

The magnitude of change is determined through consideration of the following factors:

- Scale | With respect to the loss or addition of features in the view and changes in its composition.
- Degree of contrast or integration | Form, scale and mass, line, height, colour, texture.
- Nature of view in relation to the Project | Angle, distance and extent.
- Mitigation | The degree to which mitigation would reduce the effect.

Table 6 provides definition of the magnitude of change for visual sensitivity.

Refer to the matrix in Table 1 for the overall impact rating of the project.

Night time environmental zones

The categorised environmental zone demonstrating the degree of exterior lighting experienced within the landscape.

Table 6: Visual magnitude of change level definitions

High adverse	The Project, or part of it, would become the dominant feature or focal point of the view.
Moderate adverse	The Project, or part of it, would form a noticeable feature or element of the view which is readily apparent to the receptor.
Low adverse	The Project, or part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
Negligible adverse	Only a very small part of the Project would be discernible, or it is at such a distance that it would form a barely noticeable feature or element of the view.
No change	No part of the Project, or work or activity associated with it, is discernible.



03

Context



Planning Policy and Strategic Context

The planning and legislative framework provides an indication of the land use policies and objectives that relate to the study area for the Project. This chapter provides a summary of the EfW policy in Queensland and highlights key criteria the BERC will need to comply with and explores the zones, regional and state overlays which are of relevance to this landscape and visual technical assessment.

The following section briefly describes the relevant policies and controls that may provide a basis for the visual impact analysis process.

State Policy

[Bromelton State Development Area Development Scheme, December 2017](#)

In 2008 the Coordinator-General of Queensland declared the Bromelton SDA in accordance with the State Development and Public Works Organisation Act 1971 (SDPWO Act). The Bromelton SDA comprises an area of approximately 15,610ha of land located in the Scenic Rim Regional Council LGA, approximately 6 km west of the town of Beaudesert (refer Figure 3).

The purpose of the SDA is to promote and facilitate economic development in Queensland, and more specifically to support the growing demand for medium to large scale industries and difficult to locate industries. The Bromelton SDA Development Scheme ('Development Scheme') was prepared, outlining a development assessment framework and processes for making, assessing and deciding SDA applications. SDA applications are made to, assessed and determined by the Coordinator-General, with input from relevant referral agencies.

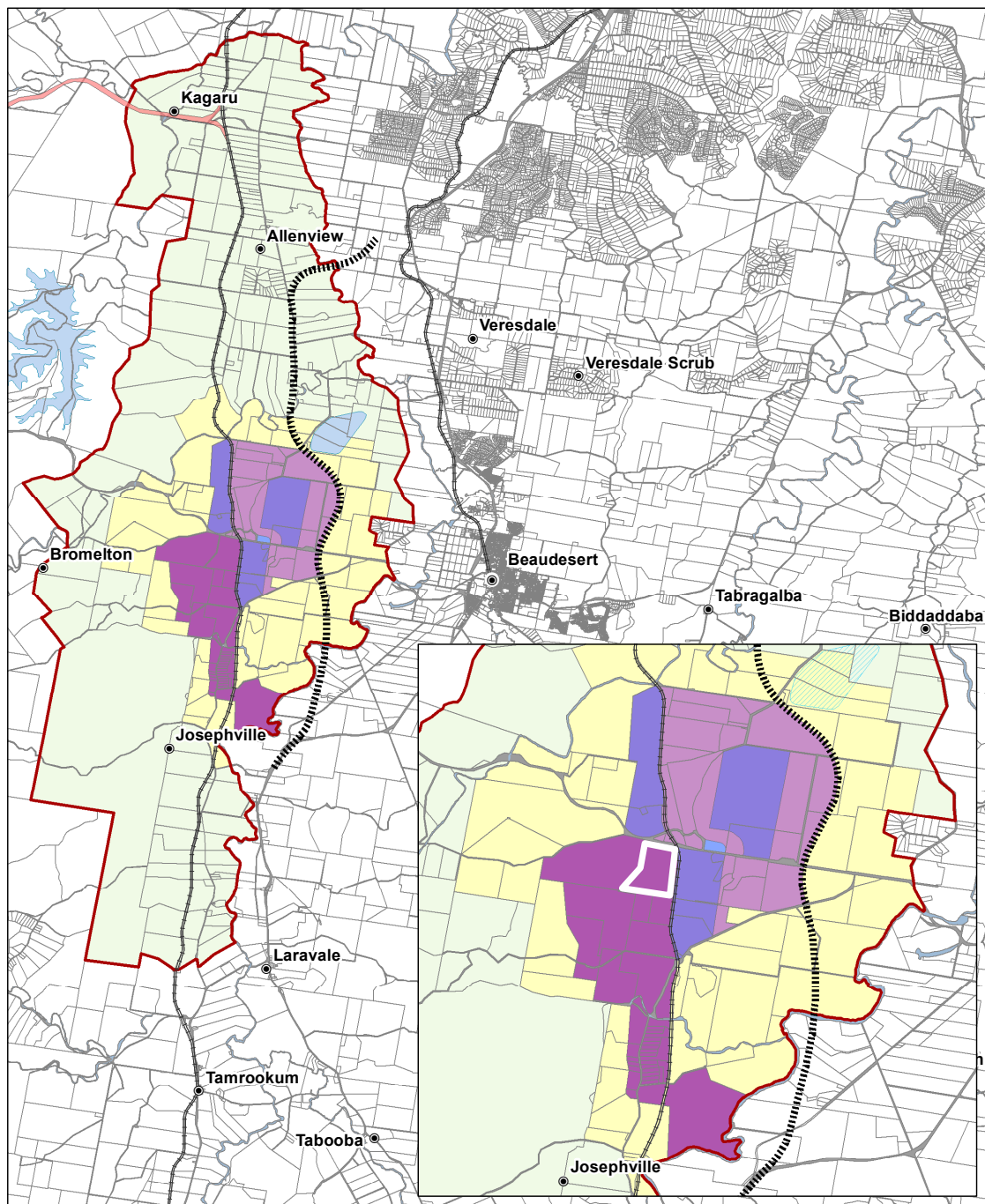
The Bromelton SDA is composed of six (6) precincts, with each precinct intended to service differing functions for the broader SDA. The precincts are as follows (refer Figure 1):

- Bromelton Local Service Centre Precinct.
- Medium – High Impact Industry Precinct.
- Rail Dependent Industry Precinct.
- Rural Precinct.
- Special Industry Precinct.
- Transition Precinct.

The site is located within the Special Industry Precinct. The proposed BERC constitutes a Material Change of Use for Special Industry and is assessable development under the Development Scheme. The SDA application is assessed against the following parts of the Development Scheme to the extent relevant:

- Strategic vision for the Bromelton SDA.
- Overall objectives for development in the Bromelton SDA.
- Preferred development intent for the applicable development precinct.
- SDA wide assessment criteria.

Section 2.5.3 of the SDA is most relevant to this report as it outlines requirements for character and amenity, 'Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads'. (Bromelton State Development Area Development Scheme, p.11, 2017).



Legend

- Localities
- Existing rail
- Roads
- Waterways
- Wyaralong Dam
- Cadastral boundary
- Indicative Bromelton North South Arterial Road
- Southern Freight Rail Corridor
- Bromelton Offstream storage
- BSDA boundary
- Site boundary

Bromelton SDA precincts

- Bromelton Local Service Centre Precinct
- Medium – High Impact Industry Precinct
- Rail Dependant Industry Precinct
- Rural Precinct
- Special Industry Precinct
- Transition Precinct

Note

Based on or contains data provided by Natural Resources and Mines, Queensland 2017 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

Disclaimer

- (i) The Coordinator-General accepts no responsibility for any loss or damage suffered however so arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) & (iii)
- (ii) The dimensions, areas, number of lots, size and location of corridor information are approximate only and may vary.
- (iii) This plan may not be copied unless this note is included.

Source

The Coordinator-General
The Department of State Development
The Department of Natural Resources and Mines

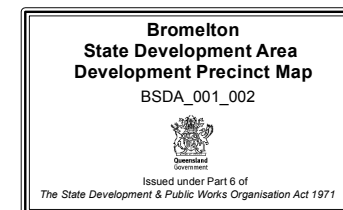
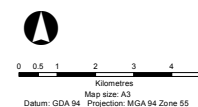


FIGURE 2 BROMELTON SDA (SOURCE: BROMELTON SDA DEVELOPMENT SCHEME, 2017)

Queensland Government Energy from Waste Policy, December 2021

The objective of this policy is to ensure Queensland's EfW sector is developed in an environmentally- and socially-sound manner that contributes to the vision, objectives, and targets of the waste strategy. This policy was developed to support the implementation of Queensland's waste strategy by providing an outline of matters related to EfW activities in Queensland. These include:

- Expectations for appropriate stakeholder engagement in the EfW sector.
- Information to support an environmental authority application for an EfW facility.
- The environmental regulation of EfW facilities.

The policy provides a framework about the requirements for EfW facilities in Queensland, to ensure that they meet technical, environmental, regulatory and community expectations.

Policy outcome 7 outlines how the potential environmental impacts of EfW facilities are expected to be managed in accordance with the Waste Incineration BREF and the Waste Treatment BREF.

Queensland Government Energy from Waste Guideline, December 2021

This guideline has been developed to assist proponents of EfW facilities to align with Queensland's EfW Policy. It outlines matters proponents should consider in developing their EfW projects and the information applicants should provide to the Department of Environment, Tourism, Science and Innovation (DETSI) with an application for an environmental authority to conduct an EfW activity.

Queensland Government Application requirements for activities with impacts to land, September 2021

This guideline focuses on the types of impacts that environmentally relevant activities (ERAs) can have on land, and outlines the information to be provided to the department as part of the ERA application process. This guideline seeks to assist in the identification, quantification, and evaluation of the impacts to the environmental values of land and to ensure that these impacts are managed in a way that achieves a balance between the social benefits of development and maintaining the environmental values of the receiving environment. Significant sections of this document to be addressed during the ERA application process for Landscape Character and Visual Impact Assessment include:

Section 3: Environmental values of the site Identify environmental values

This refers to the identification of previous and existing landuse, terrain, floodplains, acid sulfate soil occurrence, interaction with other ecosystems, present flora and fauna, environmentally sensitive areas, areas with high ecological value and the cultural value of the land.

Section 4: Possible impacts to identified environmental values

Site diagram Land disturbance

This refers to providing a drawing and details about the extent and type of land disturbance, proposed and potential releases of contaminants, an environmental risk assessment outlining clearing needs and waste disposal, a land disturbance mitigation plan, as well as a site diagram showing the impacts.

Section 6: Rehabilitation of the site Rehabilitation

This refers to detailing how the site will be rehabilitated including the actual and potential environmental impacts. A proposed monitoring strategy to verify rehabilitation success must also be identified.

State code 22: Environmentally relevant activities

This code is used to ensure that environmentally relevant activities (ERAs) comply with the following:

- Are located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors.
- Are designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated.
- Does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

Regional Policy

Scenic Rim Regional Council Planning Scheme - Part 2 Landscape Design, February 2023

This planning scheme policy sets out to ensure that development complies with the local government's standards for the planning, design, location and construction of landscaping that addresses landscape outcomes by:

- Identifying the differing standards for each of the landscape types.
- Specifying landscape design requirements.
- Specifying appropriate tree species.
- Providing typical designs of landscapes.

The policy describes typical landscape designs, as well as general design guidelines and preferred landscape species.

Scenic Rim Regional Council Planning Scheme - Part 3 Strategic Framework, June 2022

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme. The document provides mapping for the strategic framework, as well as a description of the policy direction in context of the following sections:

- Regional context.
- Strategic vision.
- Four themes that represent the policy intent including:
 - + Communities and character.
 - + Growing economy.
 - + Environment and natural hazards.
 - + Sustainable infrastructure.
- The strategic vision for each theme.
- The strategic outcomes proposed for development in the planning scheme area for each theme.

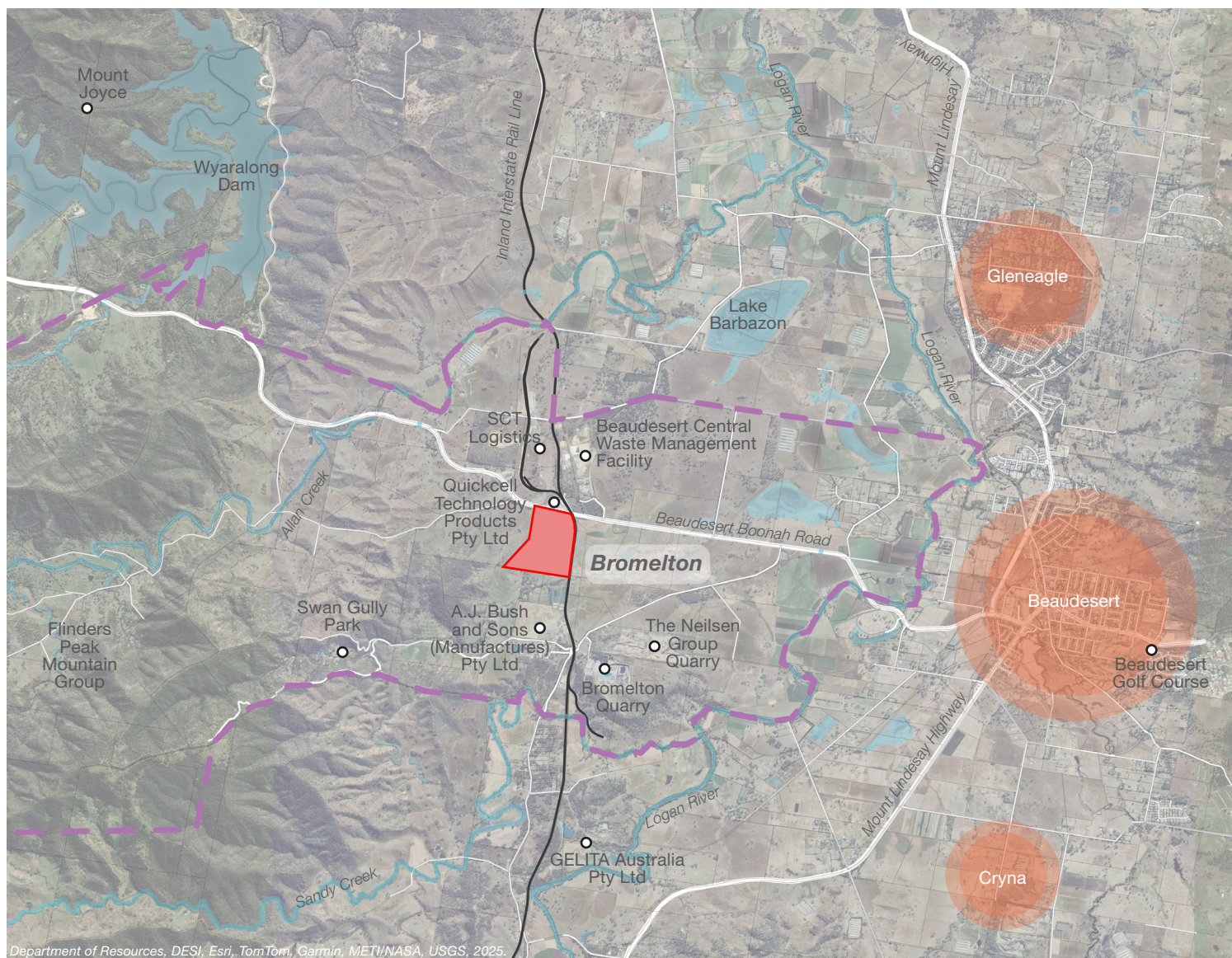


FIGURE 3 CONTEXT MAP

Context

Regional context

The site area is located in Bromelton which is northeast of the Scenic Rim Local Government Area, approximately 50 km west of the Gold Coast on Queensland's south-east coast, and approximately 60 km southwest of the city of Brisbane. The landscape is dominated by the Flinders Peak Group mountains to the west of the site area.

Legend

- Bromelton suburb boundary
- Site area
- Railway line
- Watercourse
- Waterbodies
- Residential development



Local context

The site area lies to the northeast of the Bromelton suburb boundary and 7 km west of the rural town of Beaudesert. It covers approximately 63 ha and is bound by Beaudesert Boonah Road to the north, and open agricultural land with scattered rural residential properties on the south and west. An interstate railway line borders the site area to the east. Beaudesert Boonah Road is an east-west corridor which connects Beaudesert with towns beyond the mountain ranges to the west.

The site area is located in a primarily industrial area known as the Bromelton SDA. The site is representative of the several large self-contained agricultural plots with small patches of remnant low density mature trees.

The study area for this LCVIA is informed by the VEM and extends approximately 6 km to the north, west and south, and 10 km to the east of the Project. The extent of the area is based on the following aspects:

- Spread of the identified sensitive receptors within 5 km of the site.
- Analysis of the visual envelope map against the location of rural developments and public amenities.
- Analysis of the range for the LCAs.

Historically the site and surrounding areas have been used for agricultural purposes and as a result is highly modified with extensive clearing, featuring a few scattered trees. Adjacent to the site is a mix of industrial operations, including:

- Quickcell Technology Products.
- Beaudesert Central Waste Management Facility.
- The Bromelton Quarry and Neilsen's Quarry.
- A.J. Bush and Sons (Manufactures).

Residential areas and centres located adjacent to the immediate surrounds of the site which are primarily in Beaudesert include:

- Beaudesert suburban residential area (located east of the site, as well as extending north to the suburb of Gleneagle).
- Beaudesert town centre including a hospital, education facilities, shopping centres and recreation areas (located east of the site).
- Cryna suburb rural residential area (located southeast of the site).

Recreation and open space located near the project area include parks such as Swan Gully Park (located southwest of the site) and Beaudesert Golf Course (location southeast of the site).

The site is located within the Logan River catchment. The Logan River and Albert River are the most significant waterways in the area.

To the west of the site area, the landscape is dominated by the Flinders Peak Group mountains with small areas of conservation such as Mount Joyce near Undullah (northwest of the site).

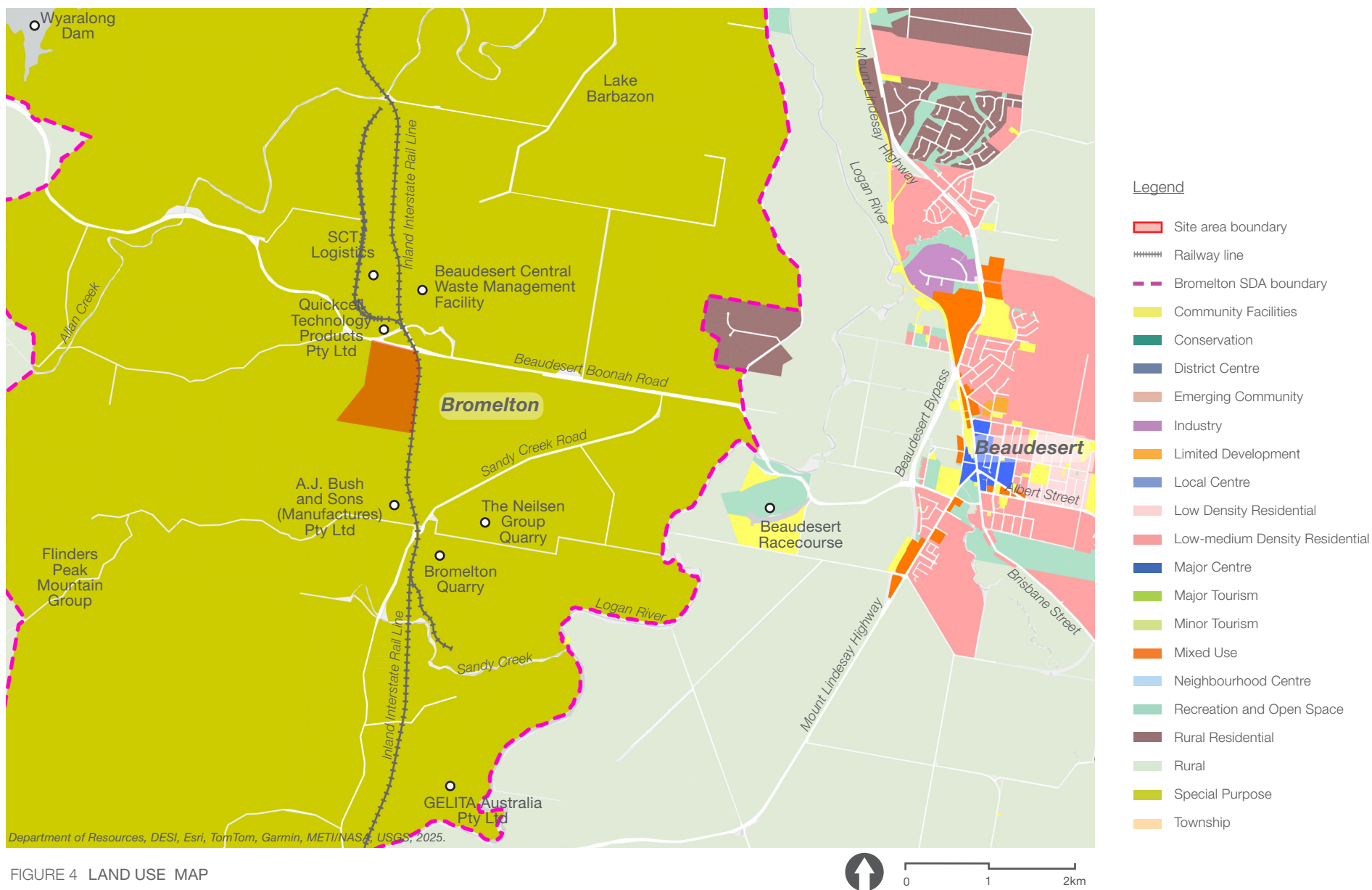


FIGURE 4 LAND USE MAP

Land use

The Scenic Rim Planning Scheme 2020 includes the Bromelton SDA within a Special Purpose Zone, which reflects the statutory position that land use policy is regulated under the Bromelton SDA Development Scheme. The subject site is located in the Special Industry Precinct and is generally surrounded by industrial precincts which are intended for development of medium to high impact and difficult to located industrial uses (refer Figure 5).

The SDA incorporates a transition precinct which provides a buffer to established rural and farmland areas, and supports a range of lower impact land uses that can co-locate with both industrial and rural activities.

To the east and west of the Site is land within the Rural Zone within Scenic Rim Planning Scheme, which mainly containing farmland and small areas of rural residential dwellings.

There is a small area of community facilities zone and recreation and open space zone (which includes the Beaudesert racecourse track) to the east of the Project area.

Further east is the town of Beaudesert which includes a variety of land uses including large areas of low-medium density residential housing, community facilities, recreation and open space and major centre zones.

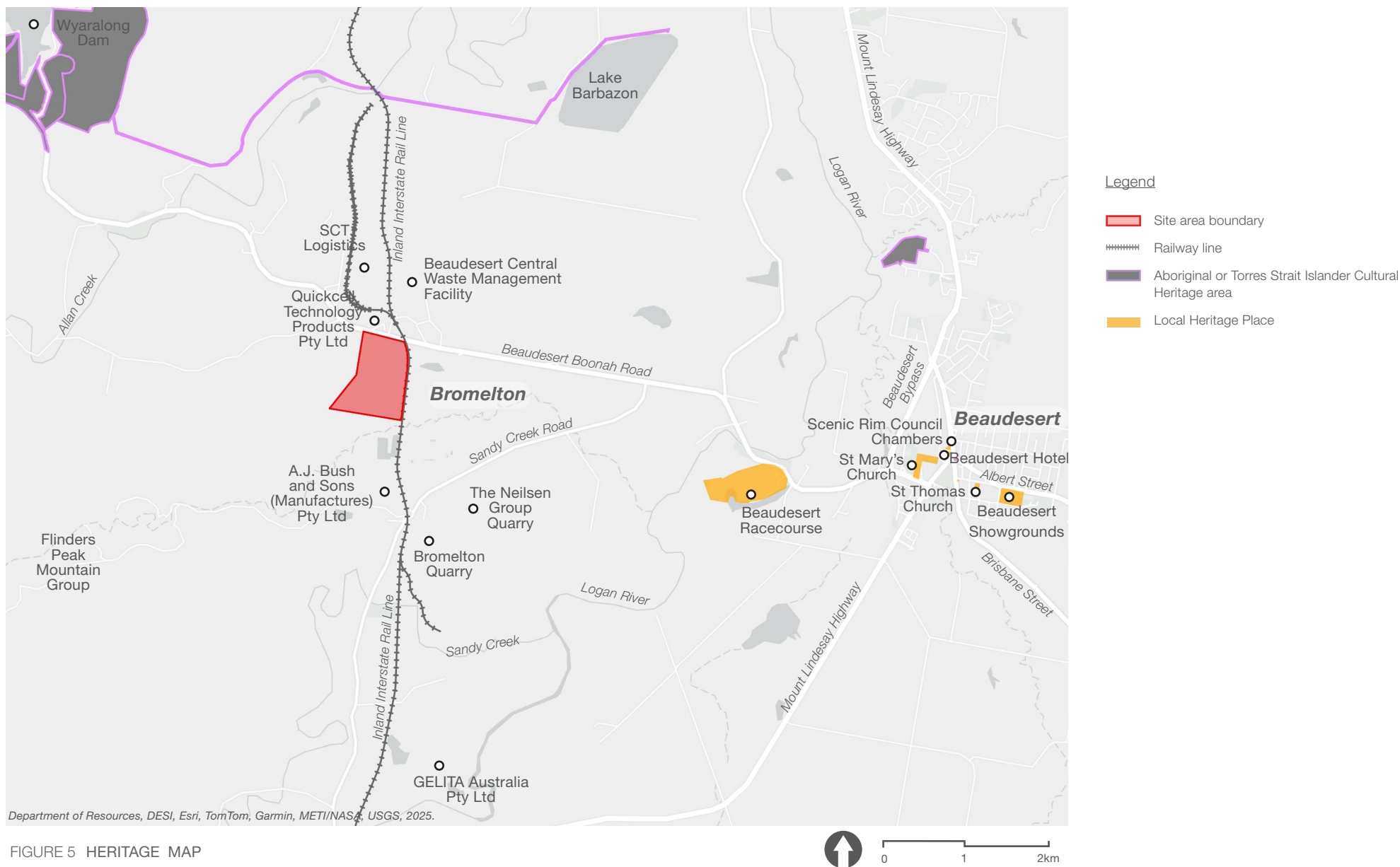


FIGURE 5 HERITAGE MAP

Heritage

Cultural heritage

The Traditional Owners of the lands where the site area is located are Mununjali people.

There is areas of Aboriginal or Torres Strait Islander Cultural Heritage significance located north-east and north-west of the site. Refer to Aboriginal Cultural Heritage Assessment report for further information.

Local heritage

Local heritage places near the Project area include the Beaudesert Racecourse, the Beaudesert Showgrounds, the Scenic Rim Council Chambers, the Beaudesert Hotel, the Beaudesert War Memorial and churches including St Mary's Catholic and St Thomas' Anglican.

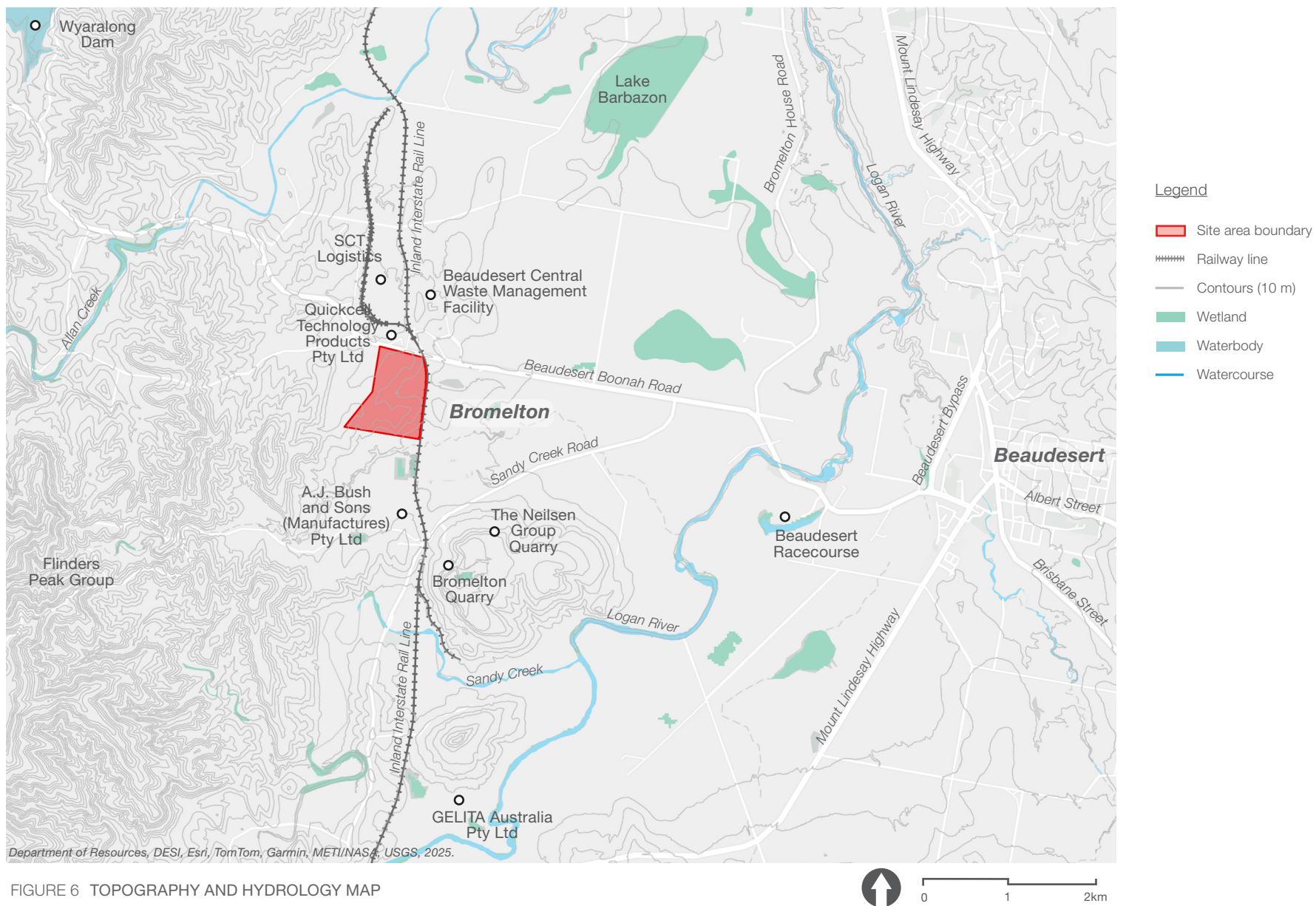


FIGURE 6 TOPOGRAPHY AND HYDROLOGY MAP

Topography and Hydrology

Topography

The site topography consists of rolling landscape forming of small hills and valleys that extend to the base of the mountain ranges known as Flinders Peak Mountain Group west of the site. The site area has two elevated portions, one to the north and another to the south and is lower to the middle of the property.

The topography between the site and Mount Lindesay Highway is mainly flat, with low-lying open landscape characterising the area. The site area adjoins the mountains of the Flinders Peak group to the west, and the Tambourine and Canungra mountains to the east of Beaudesert.

Hydrology

The Project area is located within the Logan River catchment. The Logan River runs to the east of the site area, traveling in a southwest direction. Allan Creek runs to the west of the site area, traveling in a southwest direction.

A hydrological assessment has been conducted for the project. Refer to Stormwater Management Plan and Flood Risk Assessment report for additional information regarding overland flow, local catchments and drainage for the project.

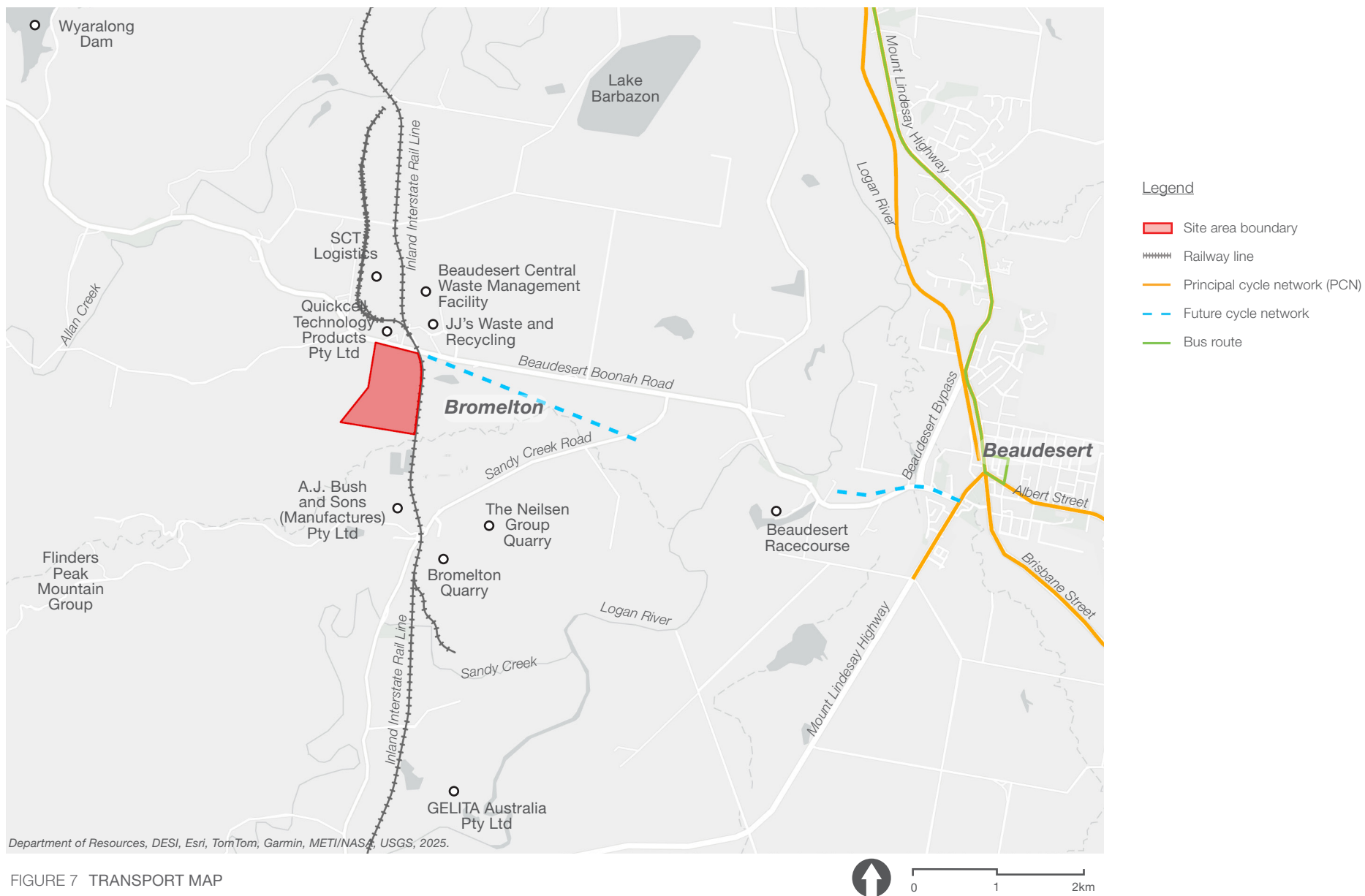


FIGURE 7 TRANSPORT MAP

Transport

Road

The site locality is well serviced by transport infrastructure including Beaudesert Boonah Road, a State controlled road that links the settlements of Beaudesert and Boonah.

This road provides a direct link to the Mount Lindesay Highway, a State controlled road that connects to the major settlements of Logan, Brisbane and the Gold Coast. Cunningham Highway traverses approximately 14 km west of Beaudesert Boonah Road, connecting Boonah to Warwick in the west (located outside the bounds of Figure 8).

Beaudesert Boonah Road is the major roadway running east-west connecting Beaudesert to towns across the mountain range. Key secondary roads connecting Beaudesert Boonah Road to industrial and residential properties near the site are Sandy Creek Road and Bromelton House Road.

Train

An interstate rail line adjoins the site's eastern boundary and runs north-south from Brisbane to the Sydney. The train line operates as a freight service. The railway line forms part of the Inland Rail infrastructure project constituting of 1,600 km of freight rail line connecting Melbourne and Brisbane via regional Victoria, New South Wales and Queensland.

Bus

Bus route 520 services Browns Plains to Beaudesert hourly on weekdays. The route travels down the Mount Lindsay Highway and terminates at Anna Street in central Beaudesert. The bus route services the residential suburbs and regional centres east of Mount Lindsay Highway. The nearest bus stop to the site is 7 km away on Anna Street and Brisbane Street.

Bicycle

Queensland state's Principal Cycle Network passes through Beaudesert, traveling down the Mount Lindsey Highway through to Beaudesert Nerang Road and Brisbane Street. The principal cycle network does not interface with the site. According to current Department of Transport and Main Roads (TMR) information, the future cycle network provides a guide for future planning that will determine precise routes, indicating the potential for the principal cycle network to connect Beaudesert and Bromelton.

Pedestrian Routes

Pedestrian dedicated routes and footpaths are not provided beyond Beaudesert town or in the area surrounding the site.

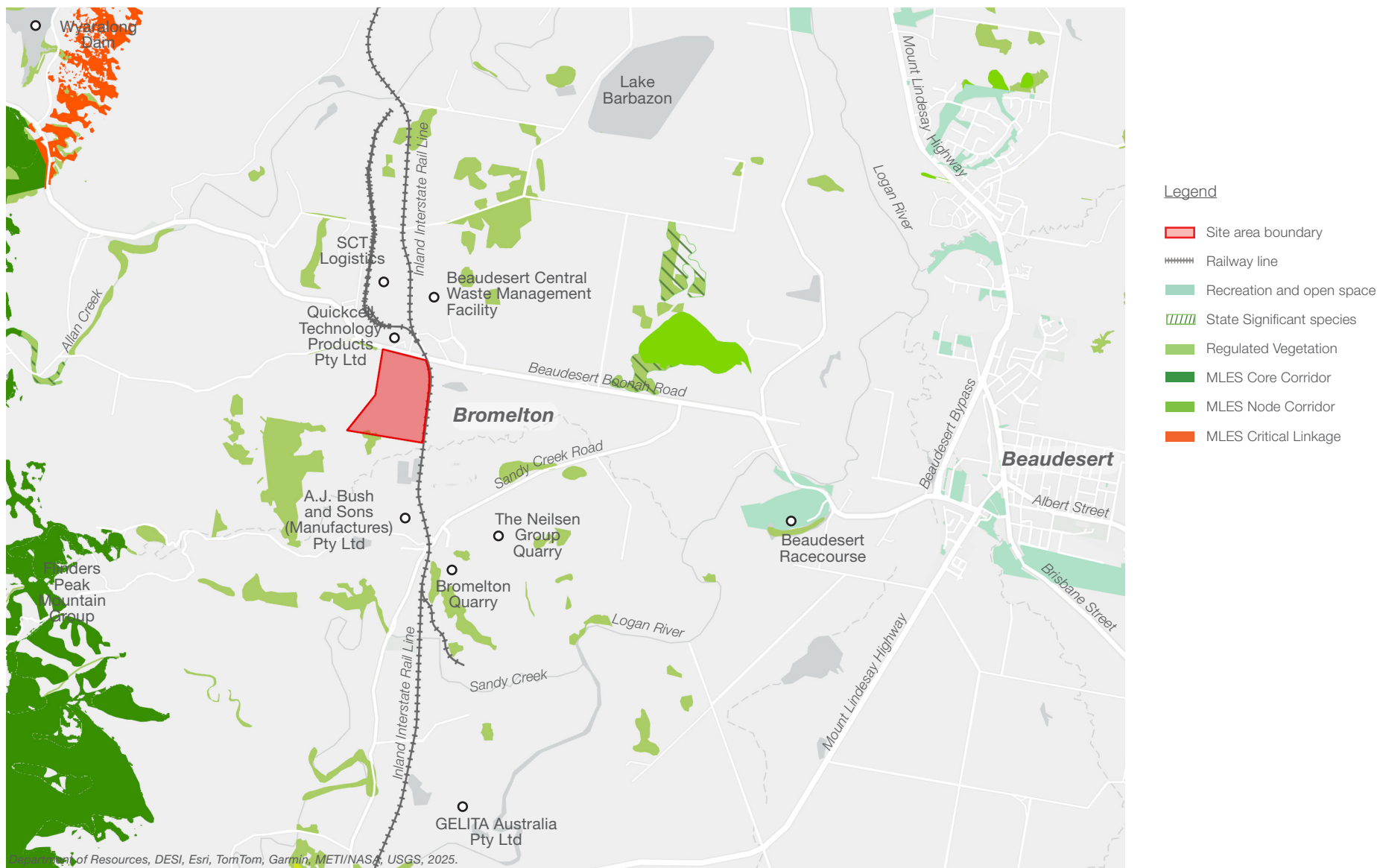


FIGURE 8 ECOLOGY MAP

Ecology

A Biodiversity Technical Report (BERC-ARU-BNE-ENFF-RPT-0001, 2025) has been prepared for the project and states that the vegetation within the site is dominated by exotic grasses and weeds with low density individual native Eucalyptus trees consistent with grazing paddocks. This report indicates that there are no high-risk trigger areas mapped within the site and that the site is not within any mapped Statewide Biodiversity Corridors.

Small areas of Regulated Vegetation surround the site, which are areas of vegetation that can only be cleared with permission. The edge of one of these sections of Regulated Vegetation is within the site boundary but is unlikely to be impacted by the Project due to its location at the southern border.

Figure 9 indicates that there are areas of protected vegetation which vary in significance surrounding the site.

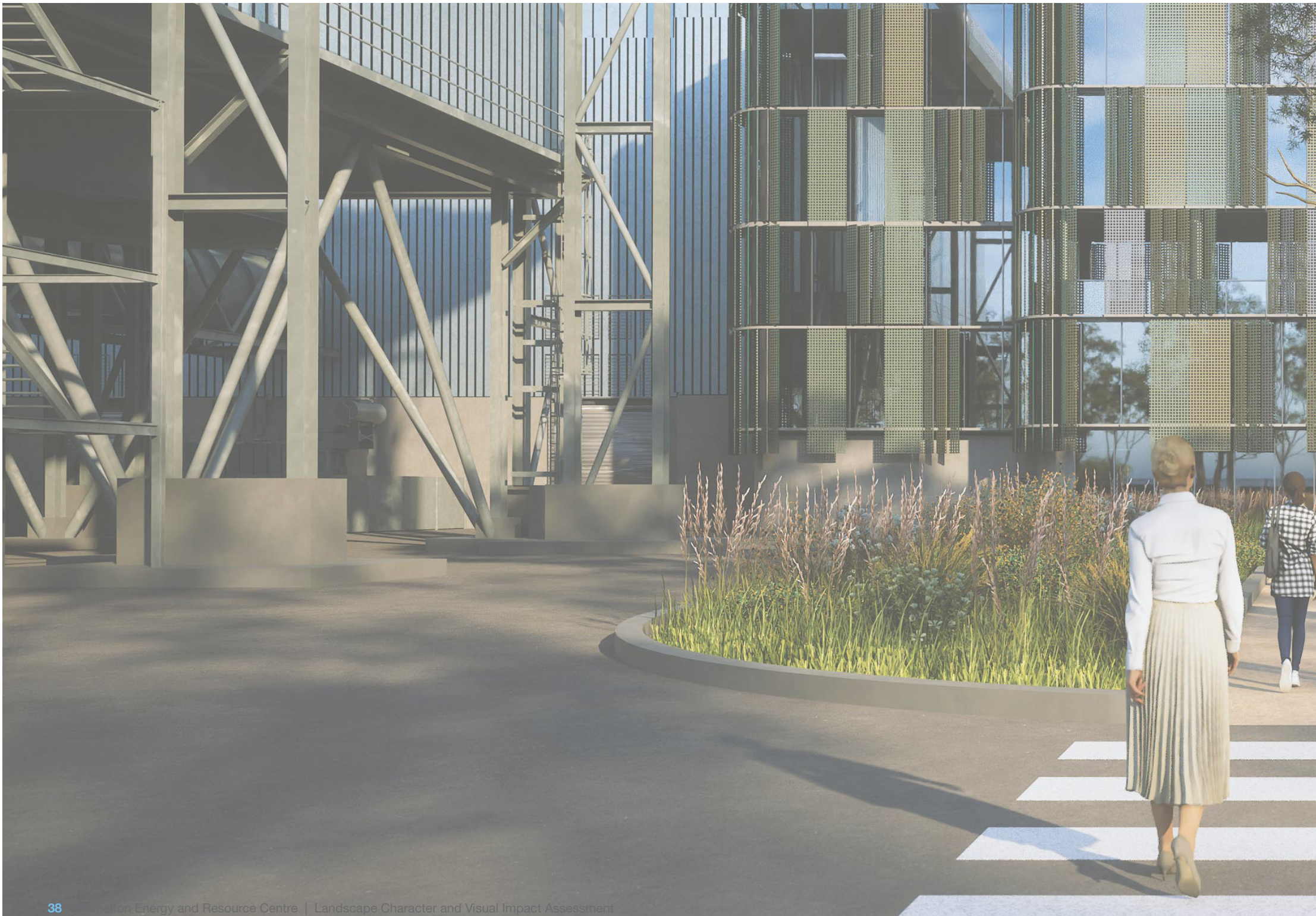
Areas of Matters of Local Environmental Significance (MLES) are defined as identified areas of natural value for protection by local government in regional plans. Core, Node and Critical Linkage corridors are present to the west,

northwest and southwest of the site area.

Areas of Core Corridor indicate extents of vegetation that have not been cleared and are vital for fauna habitat. The Core Corridor area identified in Figure 9 signify the Flinders Mountain group.

To the north of this Core Corridor area, near Wyaralong Dam, is an area of Critical Linkage. This indicates areas of vegetation that provide a link for fauna to Core Corridor areas and cannot be cleared or developed.

To the north east of the site area, there is a small area of Node Corridor which indicates an area of vegetation that is significant but isolated. In this same area are small patches of State Significant Species.



An architectural rendering of a modern building with a glass facade and a landscaped area. In the foreground, a paved walkway with white crosswalk markings leads towards a building. A man in a blue shirt and grey pants is walking away from the viewer. To the right of the walkway is a landscaped area with tall grasses and small blue flowers. Several trees with light-colored bark are scattered throughout the scene. The building in the background has a glass facade with a grid pattern. A blue rectangular box is overlaid on the right side of the image, containing the text '04 Assessment' in white.

04

Assessment

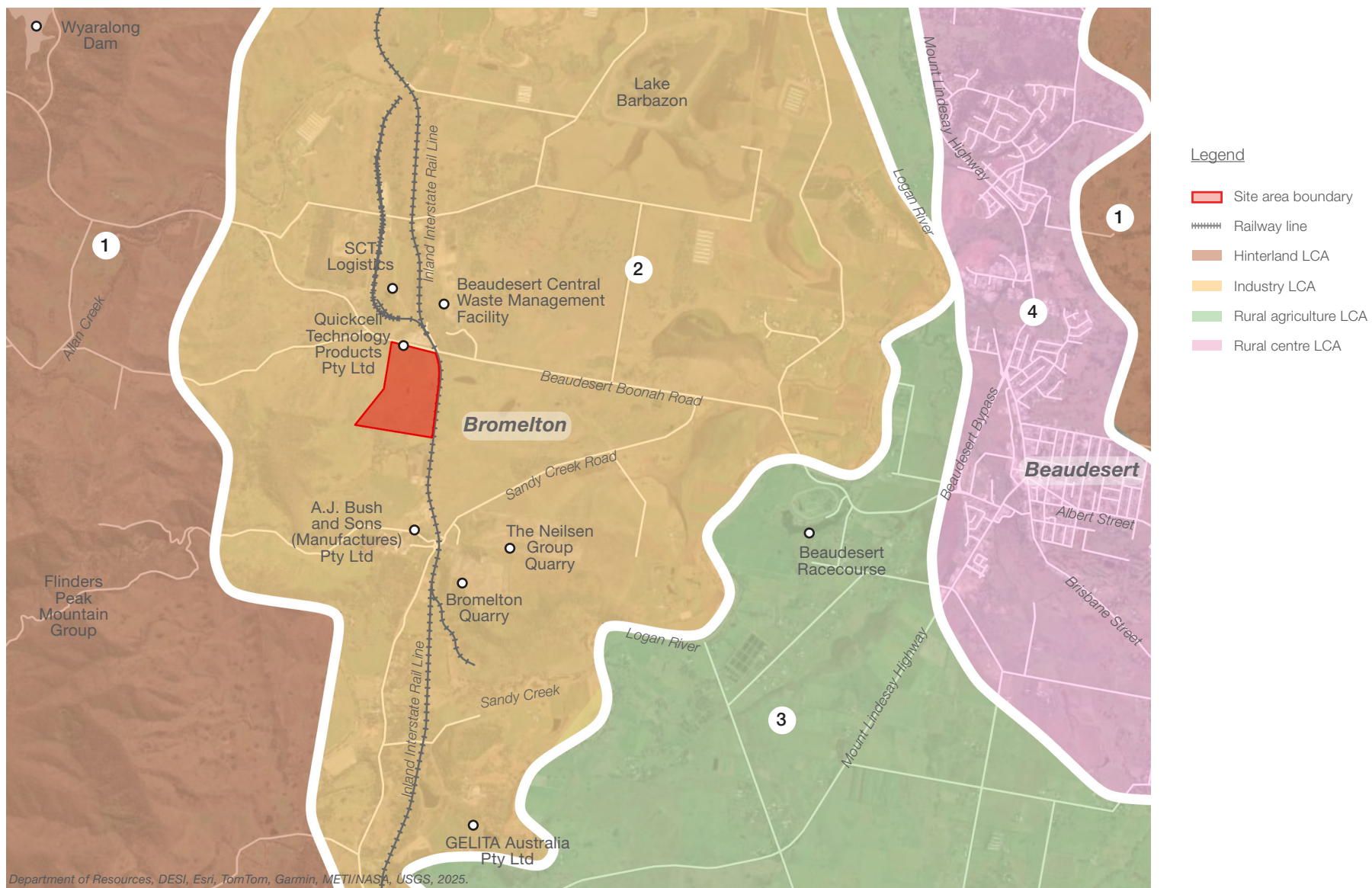


FIGURE 9 LANDSCAPE CHARACTER AREAS

Landscape character

Landscape character can be defined as the combination of built, natural and cultural aspects that make up an area and provide a sense of place. It includes all aspects of a tract of land – built, planted, natural topographical and ecological features. A landscape character assessment seeks to divide the landscape into distinct, broadly homogeneous units with defining characteristics. In this way each character area should be distinct from an adjoining area which will be defined by a different set of key parameters.

The LCAs identified as part of this assessment have been derived from a review of planning policy, desktop mapping and site investigations. The extent of character area analysis is informed by an understanding of potential perceived area of change that may arise from the Project.

This process is discussed in further detail within the ‘Visual Context’ section of this report.

The LCA baseline study area has adopted the same scale of the context maps for consistency to assist with the selection of the viewpoint locations. The study area is refined further during the assessment stage to evaluate the direct or indirect impacts as a result of the Project.

Four distinct LCAs have been defined, as illustrated in Figure 10 Landscape character areas. Further detailed analysis and subdivision of these LCAs is provided.

The LCAs include:

- LCA 1: Hinterland
- LCA 2: Industry
- LCA 3: Rural agriculture
- LCA 4: Rural centre

This chapter documents the components that have the potential to change or influence the landscape (magnitude of change) and the potential impacts that may arise on the LCAs.

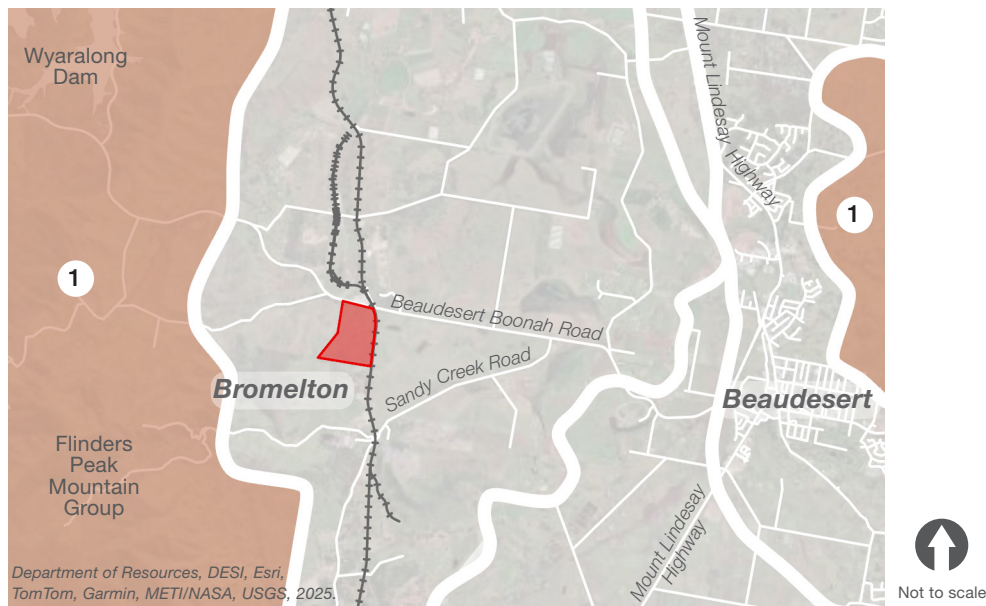
The assessment is undertaken based on the subdivided LCAs. Impacts arising on these LCAs during construction and operation have been assessed.



FIGURE 10 TYPICAL RURAL FARM PROPERTY IN BROMELTON

LCA 1: Hinterland

Existing condition



Sensitivity

The sensitivity of this LCA is judged to be **High** due to

- The scenic nature of the LCA with the mountain range, rolling topography and vegetation patterns as distinctive features making a positive contribution to character and sense of place.
- Likely to contain features and elements that are rare and could not be replaced.

Description

This LCA includes areas of the mountain range and the adjoining agricultural farmland that form of large land lots with residential and farm buildings. The setting for the LCA is representative of the remnant bushlands and agricultural developments at the base of the mountain range.

The LCA is characterised by:

- Elevated topography with open views to the hilly landscape and plains of Bromelton.
- Areas of bushland predominantly to the flanks of the mountain range.
- Patches of pastureland with scattered trees and few dwellings and farm infrastructure.
- The presence of waterways and natural drainage channels.
- Patches of mature vegetation with large shrubs and trees along Beaudesert Boonah Road.



FIGURE 11 PHOTOS TYPICAL OF LCA 1

Magnitude of change

Construction phase

The magnitude of change is considered to be **Negligible adverse** due to the following:

- The Project is not in the LCA but is located within 3 km of the area.
- Changes are not anticipated to result in direct physical impacts to this LCA.
- Gradual introduction of large scale elevated components in proximity of the LCA and the presence of associated construction machinery such as high scaffolding and tall cranes, would influence the existing setting of this area.
- The construction activities would be temporary in nature and considered to be incongruous with the character of this area.

Operational phase

The magnitude of change arising from the Project is assessed to be **Negligible adverse** due to the following:

- The Project is not in the LCA but is considered to result in a prominent feature with large scale built form and is located within 3 km of the LCA area.
- Changes are not anticipated to result in direct physical impacts to this LCA.
- The introduction of large scale built form, stack and plume in close proximity to this LCA would influence the existing setting of this area.

Impact Assessment

Construction phase

The *High* sensitivity and *Negligible* in magnitude would result in a **Negligible** landscape impact.

Operational phase

The *High* sensitivity and *Negligible* magnitude of change would result in a **Negligible** landscape impact.

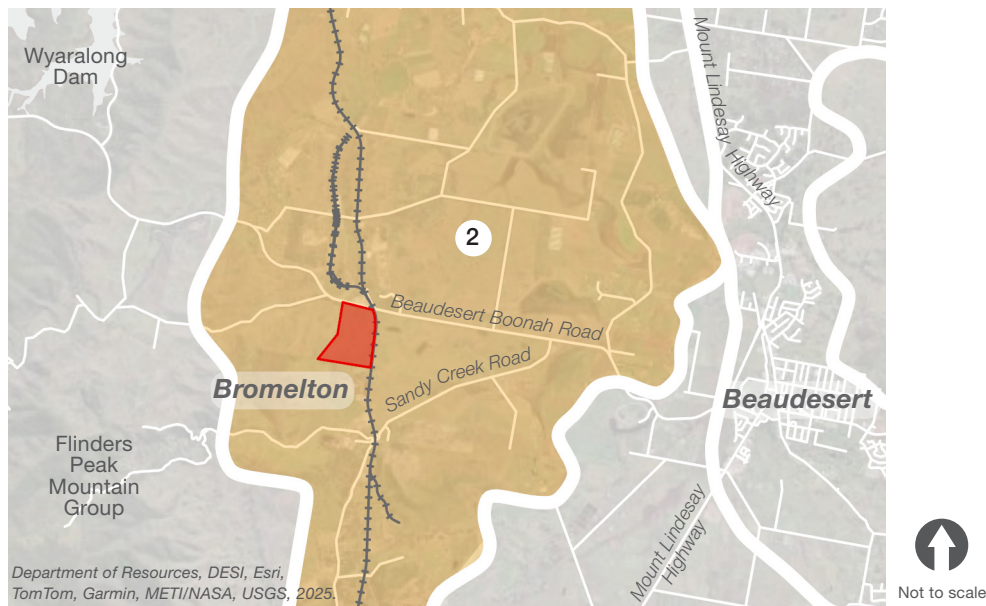
Impacts arising at this location are considered to be visual, refer to Visual Context Section of this report.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

LCA 2: Industry

Existing condition



Sensitivity

The sensitivity of this LCA is judged to be **Low** due to:

- The LCA is comprised of commonplace elements and features creating generally unremarkable character but with some sense of place.

- The presence of industrial developments in clusters within the LCA.
- Similar developments will occur in the designated SDA zone within the LCA.

The landscape is characterised by low-lying agricultural land, however it is acknowledged the planning controls, specifically the designation

as an SDA, will result a gradual change in the coming years and transition to an area of industrial land-use. The future land-use scenario is acknowledged within the assessment, specifically with regards to the landscape sensitivity.

Description

This LCA describes areas at the base of the mountain range and the plains of Bromelton developed for commercial activities. This LCA includes large industrial developments within the predominantly pastureland landscape setting.

The LCA is characterised by:

- Pastureland and agriculture farms with scattered trees.
- Few residential dwellings on large lots in clusters.
- The presence of large industrial developments, intensive farming and quarries grouped in clusters adjoining the freight railway line.
- Presence of the Inland Rail freight line.
- The presence of waterways, natural drainage channels, dams and open water bodies.
- Open views to the rolling topography and rural landscape.



FIGURE 12 PHOTOS TYPICAL OF LCA 2

Magnitude of change

Construction phase

The magnitude of change is considered to be **Low adverse** due to the following:

- Clearing of existing vegetation and removal of mature trees.
- Gradual introduction of large scale elevated components with the presence of associated construction machinery such as high scaffolding and tall cranes, would influence the setting of this LCA.
- Construction activities includes significant earthworks and terrain modification of the site's topography.

The construction activities would be temporary in nature and considered to be congruous with the character of this area.

The LCA already includes clusters of industrial built form and activities.

Operational phase

The magnitude of change arising from the Project is assessed to be **Low adverse** due to the following:

- The LCA already includes clusters of industrial built form and activities being within a declared SDA which is to support similar hard to locate industrial developments.
- The Project is considered to result in a prominent feature with the introduction of elevated components within a relatively low-lying topography.

The incremental increase in industrial activities within the LCA is considered to be congruous with the character of this area.

The introduction of large scale built form, stack and plume are considered to be an uncharacteristic feature of this LCA.

Impact Assessment

Construction phase

The *Low* sensitivity and *Low* magnitude of change would result in a **Low** landscape impact.

Operational phase

The *Low* sensitivity and *Low* magnitude of change would result in a **Low** landscape impact.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

LCA 3: Rural Agriculture

Existing condition



Sensitivity

The sensitivity of this LCA is judged to be **Moderate** due to:

- Being located the within low-lying and relatively flat topography with open expansive views of the landscape and to the adjoining hills and mountains.
- Containing some features of value through use, perception of historic and cultural associations.

Description

This LCA includes areas east of the Logan River that have been predominantly developed for agriculture purposes. The setting for the LCA are dwellings on large lots with recreational facilities within an open low-lying landscape.

The LCA is characterised by:

- Low-lying pastureland and agriculture farms with scattered trees.
- Residential dwellings and farm infrastructure on large lots.
- The presence of recreational facilities such as racecourse and horse training facilities dispersed over the area.
- The presence of waterways, natural drainage channels, dams and open water bodies.
- Open views to the rolling topography and rural landscape.



FIGURE 13 PHOTOS TYPICAL OF LCA 3

Magnitude of change

Construction phase

The magnitude of change is considered to be **Negligible adverse** due to the following:

- Changes are not anticipated to result in direct physical impacts to this LCA.
- The LCA includes residential farms and agriculture infrastructure scattered over the area.
- Gradual introduction of large scale elevated components and associated construction machinery such as high scaffolding and tall cranes within a low-lying landscape would influence the existing setting of this area.
- The construction activities are considered to be incongruous with the character of this area would be temporary in nature.

Operational phase

The magnitude of change arising from the Project is assessed to be **Negligible adverse** due to the following:

- The Project is not in the LCA and changes are not anticipated to result in direct physical impacts to this LCA.
- The introduction of uncharacteristic features such as large scale built form, stack and plume in the adjoining LCA within a low-lying landscape would influence the existing setting of this area.
- The LCA includes residential farms and agriculture infrastructure scattered over the area.

Impact Assessment

Construction phase

The *Moderate* sensitivity and *Negligible* in magnitude would result in a **Negligible** landscape impact.

Operational phase

The *Moderate* sensitivity and *Negligible* magnitude of change would result in a **Negligible** landscape impact.

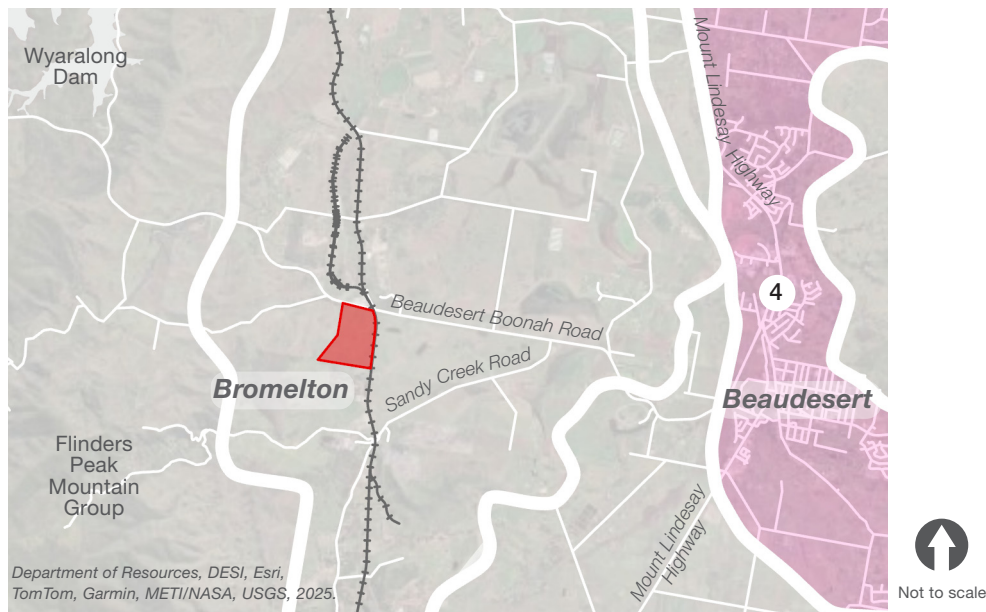
Impacts arising at this location are considered to be visual, refer to Visual Context Section of this report.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

LCA 4: Rural Centre

Existing condition



Sensitivity

The sensitivity of this LCA is judged to be **Moderate** due to:

- The presence of low height built form and commercial activities.
- Open expansive views westwards to the Bromelton plains and mountains from elevated areas in the LCA.
- Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place.

Description

This LCA describes areas of built-up development and includes Beaudesert town centre, commercial developments, community/recreation facilities and residential subdivisions. These are predominantly located adjoining major road corridors and centred around Beaudesert township.

The LCA is characterised by:

- The built form is predominantly single storey structure in different architecture styles and setback from the road with wide verge.
- Commercial developments clustered along Mountain Lindsay Highway.
- Average sized residential lots with detached dwellings.
- Tree lined streetscape within the residential areas and a varied extent of street frontage to the residential dwellings.
- The presence of community and recreation facilities such as parks, playgrounds, hospital, schools, Beaudesert Show Society, sports fields and golf course.
- Elevated areas with open views to Beaudesert and the mountains to the west.



FIGURE 14 PHOTOS TYPICAL OF LCA 3

Magnitude of change

Construction phase

The magnitude of change is considered to be **Negligible adverse** due to the following:

- Changes are not anticipated to result in direct physical impacts to this LCA.
- The LCA includes clusters of residential and commercial developments.
- Gradual introduction of large scale elevated components and associated construction machinery such as high scaffolding and tall cranes within a low-lying landscape would influence the existing setting of this area.
- The construction phase related items such as high scaffolding and tall cranes would be temporary in nature.

Operational phase

The magnitude of change arising from the Project is assessed to be **Negligible adverse** due to the following:

- The Project is not in the LCA and is considered to be at a sufficient distance to directly influence the existing characteristic of the area.
- The introduction of large scale built form, stack and plume would influence the existing setting of this area. The plume is dynamic in its nature and will be perceived differently based on differing micro-climatic factors.
- The LCA includes clusters of residential and commercial developments.

Impact Assessment

Construction phase

The *Moderate* sensitivity and *Negligible* in magnitude would result in a **Negligible** landscape impact.

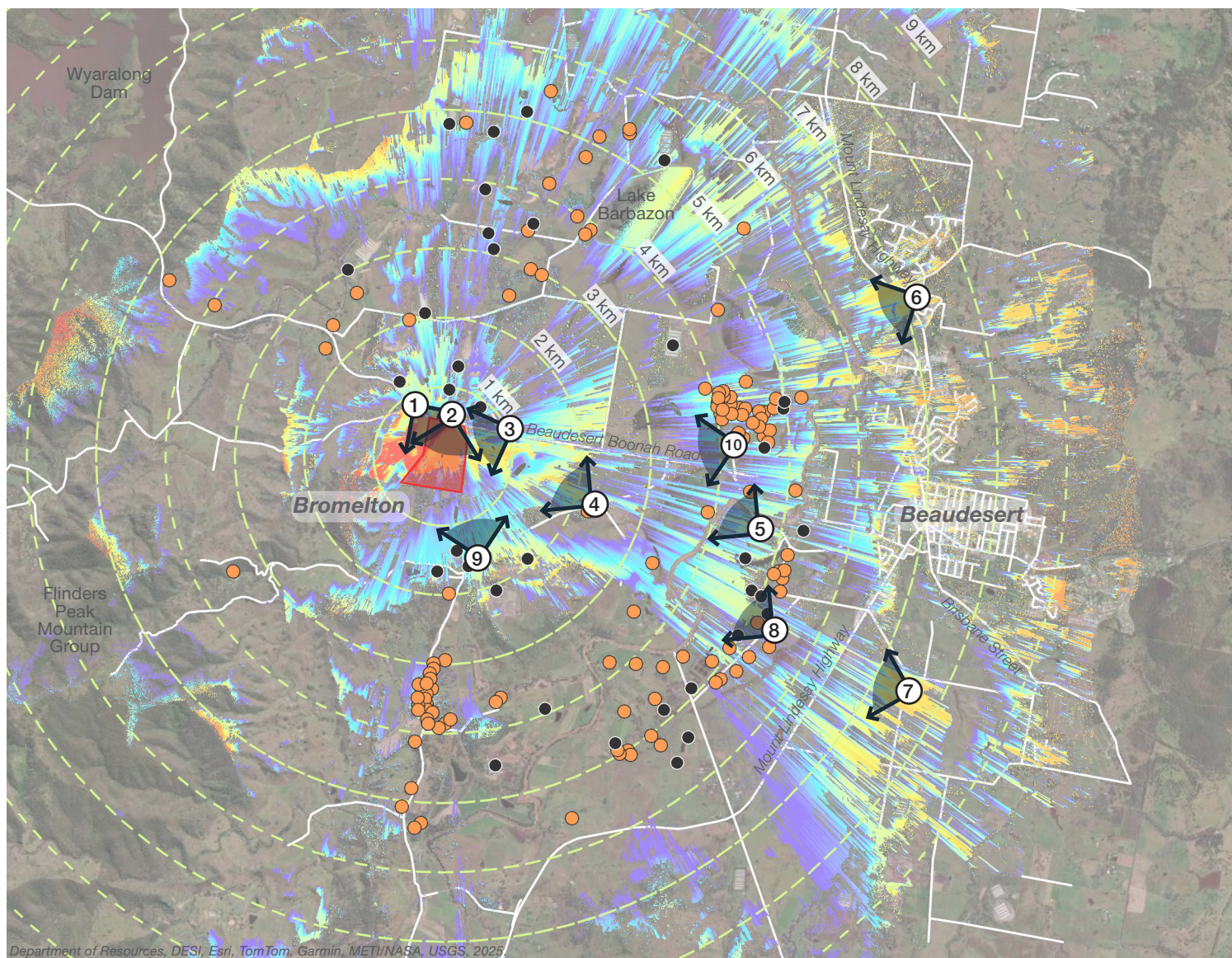
Operational phase

The *Moderate* sensitivity and *Negligible* magnitude of change would result in a **Negligible** landscape impact.

Impacts arising at this location are considered to be visual, refer to Visual Context Section of this report.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



Visual context

- ① Viewpoint 1 - Beaudesert Boonah Road looking south-east
- ② Viewpoint 2 - Beaudesert Boonah Road looking south
- ③ Viewpoint 3 - Beaudesert Boonah Road looking west
- ④ Viewpoint 4 - Sandy Creek Road looking north-west
- ⑤ Viewpoint 5 - Beaudesert Racecourse looking north-west
- ⑥ Viewpoint 6 - Finley Street looking south-west
- ⑦ Viewpoint 7 - Cryna Road looking north-west
- ⑧ Viewpoint 8 - Kargorum Road looking north-west
- ⑨ Viewpoint 9 - Sandy Creek Road looking north-west
- ⑩ Viewpoint 10 - Bromelton House Road looking west

Legend

- Site area
- Viewpoints
- Residential receptors
- Private owned land receptors (non-residential)

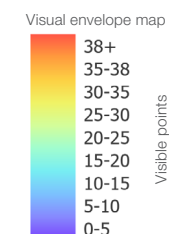


FIGURE 15 STUDY AREA AND VIEWPOINT LOCATION PLAN



Visual Catchment

Figure 16 represents the VEM defining the visual catchment study area for the Project. It illustrates the theoretical area from which the building footprint and stack could be visible.

Representative viewpoints have been selected to comprehensively illustrate and document the visual amenity of the study area (refer Figure 17). The representative viewpoints were selected based on the following:

1. Preparation of the VEM
2. Desktop studies identifying places of significance or within close vicinity of potential sensitive receptors
3. Overlay of the VEM with potential sensitive receptors to identify the viewpoints
4. Consultation with Cleanaway about the preliminary viewpoint selection and
5. Ground-truth of viewpoints through a site visit conducted on 14th August 2023.

The selected viewpoints are from inherently sensitive receptors being adjacent residential properties, tourist routes and recreational areas.

In the following pages, the representative viewpoints have been analysed to document the existing visual composition of the views and assess the viewpoints level of sensitivity.



FIGURE 16 VIEW TOWARDS THE MOUNTAIN RANGE OVER PASTURE FIELDS

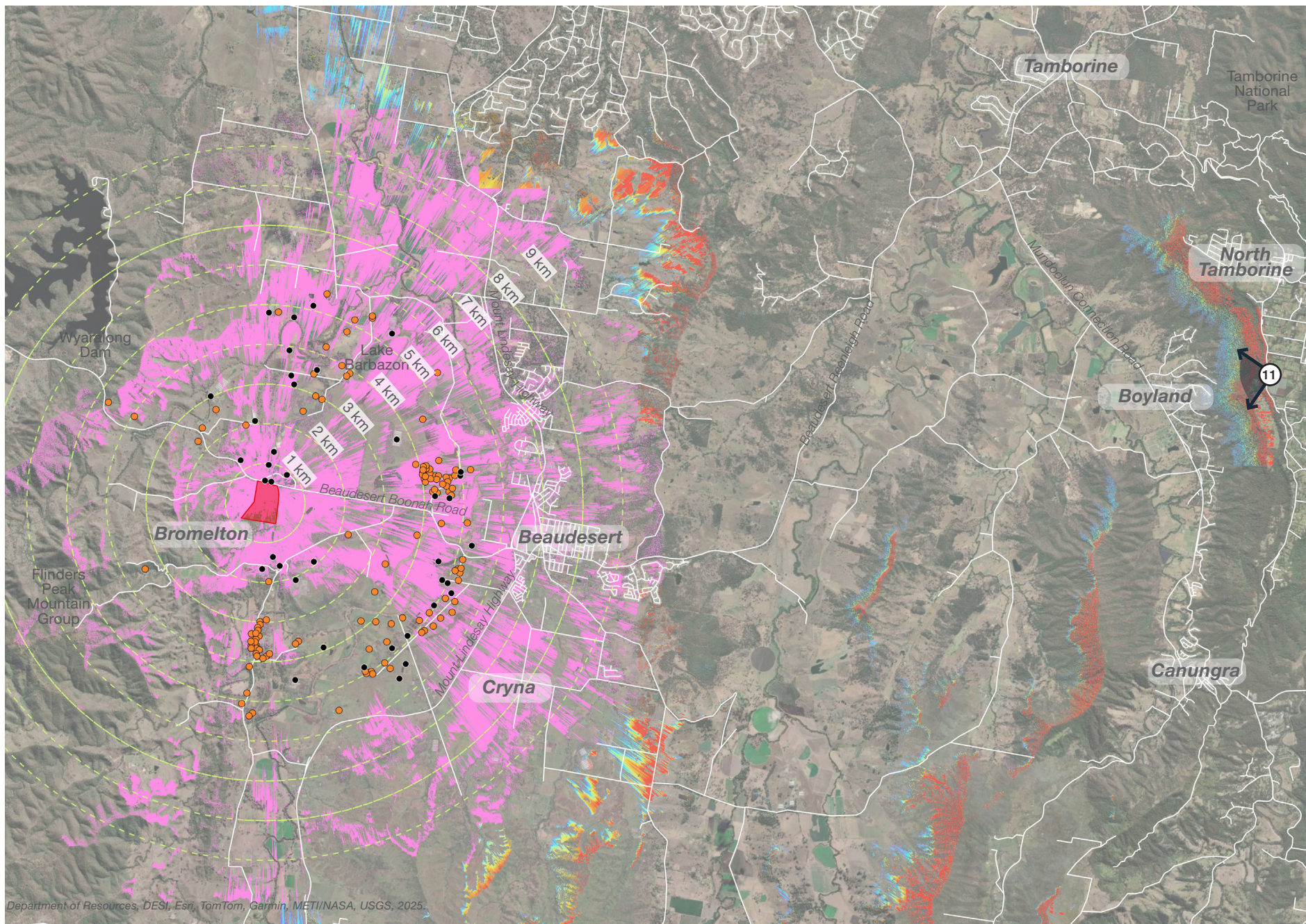


FIGURE 17 EXTENDED VISUAL ENVELOPE MAP AND VIEWPOINT LOCATION

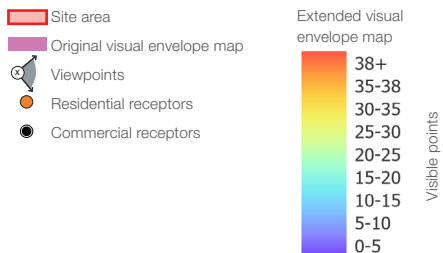


11 Viewpoint 11 - Robert Sowter Park
looking west

As a result of design iteration and subsequent review of the design, the VEM study has been extended to understand the visual impact from the ridgeline Tamborine National Park.

The VEM illustrates that there will be visibility from the ridgeline, therefore an additional viewpoint will be included representative of a user within the recreational open space of Robert Sowter Park looking west towards the Project.

Legend



Viewpoint 1 - Beaudesert Boonah Road looking south-east



FIGURE 18 VIEWPOINT 1 - EXISTING CONDITION

Existing condition description

The view is directed south-east from Beaudesert Boonah Road located west of the SCT Logistics entry road. The viewpoint is representative of road users travelling eastwards along Beaudesert Boonah Road.

The view is directed across the road corridor and is partly contained by a row of existing mature trees. The foreground is dominated by infrastructure elements such as road corridor, grassed verge and overhead powerlines. Mature Eucalyptus trees to the southern verge of the road, in the middle ground, provide filtered views to the landscape beyond which comprises of a grassed hillside which forms the horizon line.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **Low** due to the following:

- The view is representative of scenic road users who have a high interest in their surroundings.
- The contained nature of the view.
- The presence of existing infrastructure elements within the view.



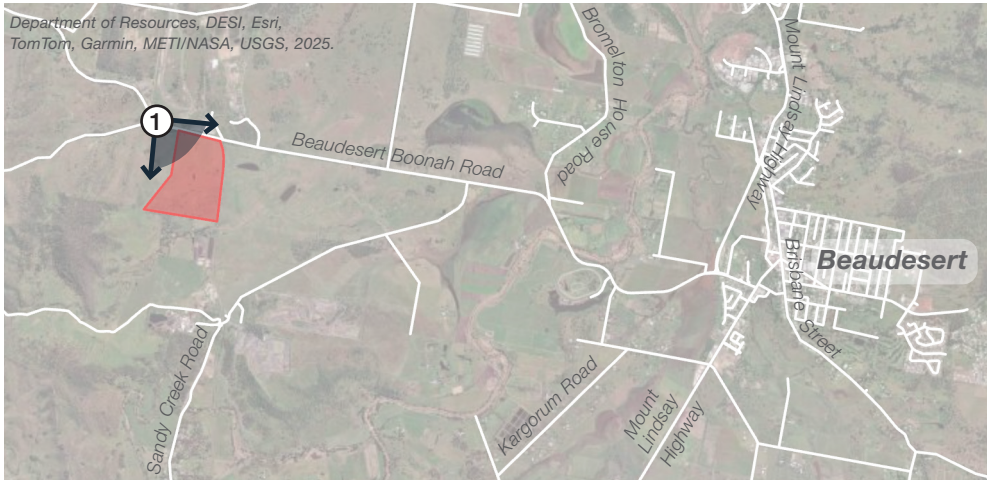
FIGURE 19 VIEWPOINT 1 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 400m from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- Part of the Project would be discernible in the view as it is mostly screened by the mature trees due to its scale and height.
- The view contains existing infrastructure elements such as the road corridor, power lines and the adjoining concrete processing facility.
- The facility is located in a designated SDA with other existing industrial developments present and additional development anticipated in the coming years.
- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.
- The proposed planting as part of the landscape design (refer Architecture and Landscape Design Strategy Report, BERC-ARU-BNE-ARBU-RPT-0001, 2025) to screen the Project will contribute to minimise the severity of the change, however, the Project may still be apparent beyond the planting treatment.



Not to scale

Visual Impact

Construction

Views anticipated towards the western area of the site are designated for earthworks preparation machinery and mobile cranes during the construction of the main facility building and access roadways.

The construction phase impacts are assessed to be of a temporary nature and consistent with the operational phase impacts. The *Low* sensitivity and *Low* magnitude of change results in a **Low** impact.

Operation

The *Low* sensitivity and *Low* magnitude of change is judged to result in a **Low** impact during operation.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 2 - Beaudesert Boonah Road looking south



FIGURE 20 VIEWPOINT 2 - EXISTING CONDITION

Existing condition description

The view is directed south towards the site from Beaudesert Boonah Road.

The viewpoint is representative of road users travelling along Beaudesert Boonah Road.

The view is directed across the rolling pastoral fields with natural landscape in the distance. The view is partly contained by the row of existing mature trees on the road verge. The foreground is dominated by road infrastructure and overhead power lines. Mature eucalyptus trees and a timber stumped farm fence demarcate the property boundary from east to west in the middle ground. The horizon line is defined by a pastoral field (back left) and a distant, densely forested hillside (back right).

Sensitivity

The sensitivity of the representative viewpoint is judged to be **Low** due to the following:

- The view is representative of a transient driver along Beaudesert Boonah Road.
- The contained nature of the view.
- The presence of existing infrastructure elements close by to the view, including SCT Logistics and Quickcell Concrete facility located on the opposite side of the road.



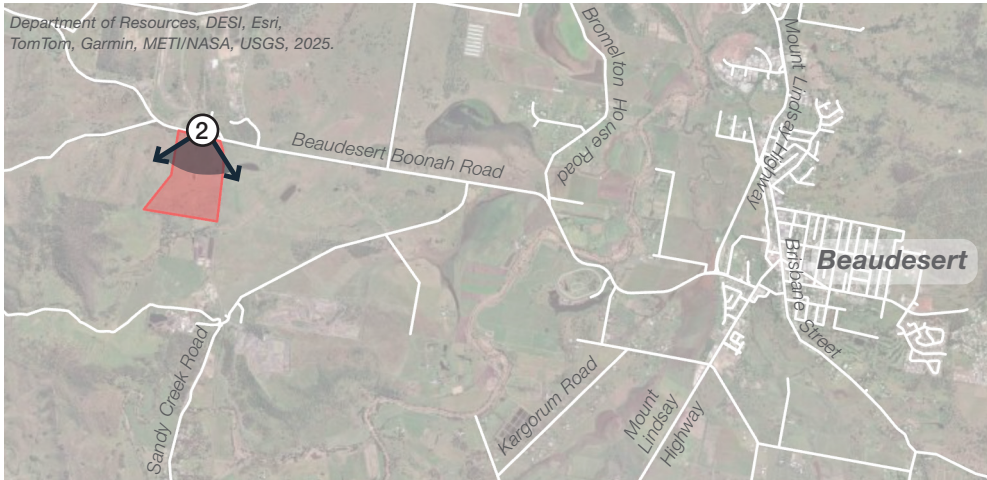
FIGURE 21 VIEWPOINT 2 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated across Beaudesert Boonah Road from the site.

The magnitude of change arising from this Project is considered to be **High** due to:

- The Project would form a noticeable feature of the view which is apparent to the receptor.
- Part of the Project would be discernible in the view being screened by the mature trees along the verge.
- The facility is located in a designated SDA with other existing industrial developments present and additional development anticipated in the coming years.
- The proposed planting as part of the landscape design (refer Architecture and Landscape Design Strategy Report, BERG-ARU-BNE-ARBU-RPT-0001, 2025) will screen the Project and contribute to minimise and screen the visual impact.



Visual Impact

Construction

Views anticipated towards the north of the site are designated for hoardings at the site entry, earthworks preparation, machinery and mobile cranes during the construction of the main facility building and installation of the substation equipment.

The construction phase impacts are assessed to be of a temporary nature, with clearance of existing vegetation anticipated during this period. This clearance and absence of screening vegetation will have a *High* magnitude of change, coupled with the *Low* sensitivity resulting in a **Moderate** impact.

Operation

The proposed planting as part of the landscape design is anticipated to increase the visual screening as the mature vegetation establishes over time. This screening treatment will have a *Moderate* magnitude of change on the visual impact, coupled with the *Low* sensitivity resulting in a **Moderate-Low** impact during operation.



Not to scale

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Operational phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 3 - Beaudesert Boonah Road looking west



FIGURE 22 VIEWPOINT 3 - EXISTING CONDITION

Existing condition description

The view is directed west from the Beaudesert Boonah Road and Waste Facility Road intersection adjacent to the site. It is representative of road users travelling west along Beaudesert Boonah Road.

The foreground of the view is dominated by road infrastructure and grassed verges. To the left, the view is expansive with elevated topography of forested hillside in the background. To the right, the view is contained by a row of mature trees on the verge and road infrastructure.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **Moderate** due to the following:

- The view is representative of scenic road users who have a high interest in their surroundings.
- The partially expansive nature and scenic quality of the view that is characteristic of the agricultural farmlands.
- The presence of existing infrastructure elements within the view.



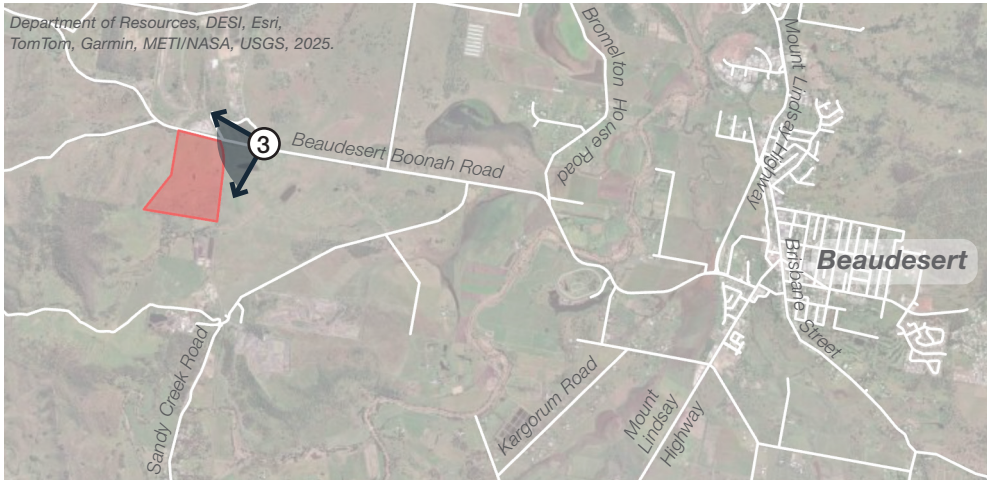
FIGURE 23 VIEWPOINT 3 - PHOTOMONTAGE

Magnitude of change

The representative viewpoint is situated approximately 500m from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- The Project would form a noticeable feature of the view which is apparent to the receptor.
- Part of the Project would be discernible in the view being screened by the mature trees along the verge.
- The facility is located in a designated SDA with other existing industrial developments present and additional development anticipated in the coming years.
- The proposed planting as part of the landscape design (refer Architecture and Landscape Design Strategy Report, BERC-ARU-BNE-ARBU-RPT-0001, 2025) to screen the Project will contribute to minimise the severity of the change, however, the scale of the Project would be in contrast to the scale of the planting treatment.



Visual Impact

Construction

Views anticipated towards the east of the site are designated for earthworks preparation, machinery and mobile cranes during the construction and installation of the stack.

The construction phase impacts are assessed to be of a temporary nature and consistent with the operational phase impacts.

The *Moderate* sensitivity and *Moderate* magnitude of change is resulting in a **Moderate** impact during construction.

Operation

The *Moderate* sensitivity and *Low* magnitude of change is judged to result in a **Moderate-Low** impact during operation.



Not to scale

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time, blending the building into the landscape setting and breaking up the bulk of the built form, however, the scale of the Project would be in contrast to the scale of the planting treatment.

Construction phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Operational phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 4 - Sandy Creek Road looking north-west



FIGURE 24 VIEWPOINT 4 - EXISTING CONDITION

Existing condition description

The view is directed north-west from property 149 Sandy Creek Road, Bromelton and is representative of the residents on Sandy Creek Road.

The view is directed towards expansive low-lying pastoral fields. The foreground of the view is dominated by road infrastructure and grassed verges. Scattered mature eucalyptus trees and a timber stumped farm fence are in the midground of the view. Elevated topography, mountains and a line of mature trees are visible in the background.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of residents who have a high interest in their surroundings.
- The expansive nature and scenic quality of the view that is characteristic of the agricultural farmlands.



FIGURE 25 VIEWPOINT 4 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 2 km from the site.

The magnitude of change arising from this Project is considered to be **Moderate adverse** due to:

- The Project, or part of it, would form a noticeable feature of the view which is readily apparent to the receptor.
- The Project would be far in the distance and partially screened by the row of mature trees in the background. However the scale and bulk of the Project would be in contrast with the existing features of the view.
- The plume is anticipated to be visible above rural landscape from the viewpoint location, refer to Air Quality Assessment report for further information on plume visibility.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Not to scale

Visual Impact

Construction

During construction, views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature.

The *High* sensitivity and *Moderate* magnitude of change is resulting in a **High-Moderate** impact during construction.

Operation

The *High* sensitivity and *Moderate* magnitude of change is judged to result in a **High-Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 5 - Beaudesert Racecourse looking north-west



FIGURE 26 VIEWPOINT 5 - EXISTING CONDITION

Existing condition description

The view is directed north-west from Beaudesert Racecourse, adjacent to Beaudesert Boonah Road. It is representative of users and visitors accessing the racecourse.

The view is expansive across low-lying pastoral fields looking towards a distant horizon. The foreground of the view is dominated by road infrastructure and verges with grass and shrubs. Scattered mature trees and racecourse infrastructure occur to the midground. Elevated topography and mountains in the distance form the background of the view.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **Moderate** due to the following:

- The view is representative of users of recreational facilities where the purpose of that recreation is not related to the views.
- The expansive nature of the view.
- The presence of existing infrastructure elements within the view.



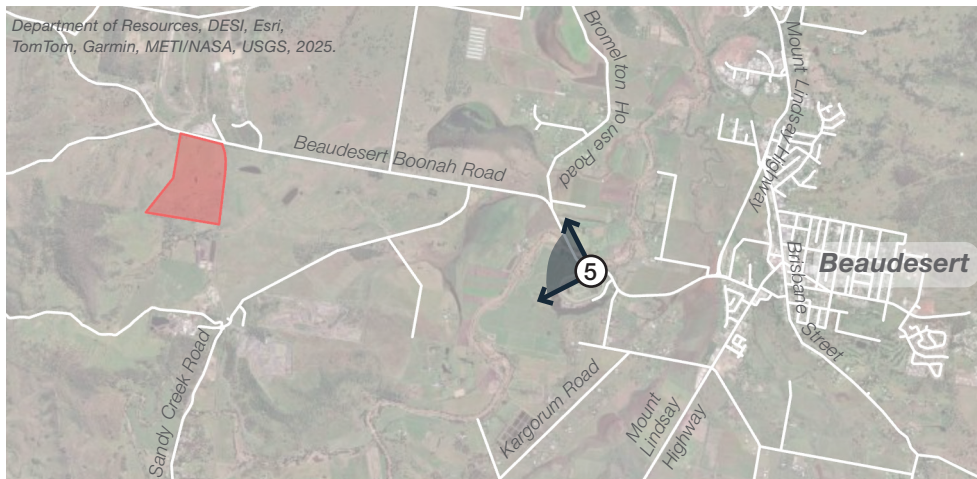
FIGURE 27 VIEWPOINT 5 - PHOTOMONTAGE

Magnitude of change

The representative viewpoint is situated approximately 4.5 km from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- The Project would be perceptible as a noticeable feature but not alter the overall balance of the elements comprising the existing view.
- The Project would be in the distance partially screened by the rows of mature trees in the back ground.
- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Visual Impact

Construction

During construction, views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature and consistent with the operational phase impacts.

The *Moderate* sensitivity and *Low* magnitude of change is resulting in a Moderate-**Low** impact during construction.

Operation

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

The *Moderate* sensitivity and *Low* magnitude of change is judged to result in a **Moderate-low** impact during operation.



Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 6 - Finley Street looking south-west



FIGURE 28 VIEWPOINT 6 - EXISTING CONDITION

Existing condition description

The view is directed west from 27 Finley Street, Gleneagle. It is representative of residents from subdivision developments on elevated areas of Beaudesert and adjoining suburbs.

The view is expansive and directed across the low-lying areas of Bromelton. The view is of a suburban neighbourhood street on a gentle downwards slope to the foreground. Low-density, single storey residential dwellings, road corridor and grass verges form the fore ground of the view. Trees, vegetation, residential buildings and road corridors contain the view in the middle ground. Elevated topography and mountains in the distance form the background of the view.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of residents who are permanent receptors with a high interest in their surroundings.
- The nature of the view being partially contained by the residential built form and extending to the distant horizon with natural features of the mountains in the background.



FIGURE 29 VIEWPOINT 6 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 7 km from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- The Project would be perceptible but not alter the overall balance of features that comprise the existing view.
- The viewpoint includes existing road corridors and residential built form as prominent elements within the view.
- The plume is anticipated to be visible within the natural background.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Not to scale

Visual Impact

Construction

During construction views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *High* sensitivity and *Low* magnitude of change results in a **Moderate** impact during construction.

Operation

The *High* sensitivity and *Low* magnitude of change is judged to result in a **Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time, blending the building into the landscape setting and breaking up the bulk of the built form, however, the scale of the Project would be in contrast to the scale of the planting treatment.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 7 - Cryna Road looking north-west



FIGURE 30 VIEWPOINT 7 - SITE CONTEXT

Existing condition description

The view is directed north-west from property 120 Cryna Road, Cryna. It is representative of residents from properties on large lots within the plains of Beaudesert and Bromelton located to the south of Beaudesert Boonah Road and east of Mount Lindsay Highway.

The view is expansive and directed across low-lying pastoral fields. The foreground of the view is dominated by road infrastructure and grassed verges. Farm fence, single-storey rural residential dwellings and agricultural infrastructure are dispersed in the middle ground of the view. The background is defined by rows of mature trees and the mountain range.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of residents who are permanent receptors with a high interest in their surroundings.
- The expansive nature of the view that is characteristic of the agricultural farmlands.



FIGURE 31 VIEWPOINT 7 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 7 km from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- The Project, or part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
- The Project would be in the distance and partially screened by the row of trees in the background.
- The view includes features of farm infrastructure, built form and road corridor.
- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Visual Impact

Construction

During construction views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *High* sensitivity and *Low* magnitude of change results in a **Moderate** impact during construction.

Operation

The *High* sensitivity and *Low* magnitude of change is judged to result in a **Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.



Not to scale

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 8 - Kargorum Road looking north-west



FIGURE 32 VIEWPOINT 8 - SITE CONTEXT

Existing condition description

The view is looking north-west from property 31 Kargorum Road, Beaudesert. It is representative of residents from properties on large lots within the plains of Beaudesert and Bromelton located to the south of Beaudesert Boonah Road and west of Mount Lindsay Highway.

The view is expansive and directed across low-lying pastoral fields. The foreground of the view is dominated by road infrastructure and grassed verges. Farm fences, single-storey rural residential dwellings and agricultural infrastructure are dispersed in the middle ground of the view. The background is defined by rows of mature trees and the mountain range (left).

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of residents who are permanent receptors with a high interest in their surroundings.
- The expansive nature of the view that is characteristic of the agricultural farmlands.



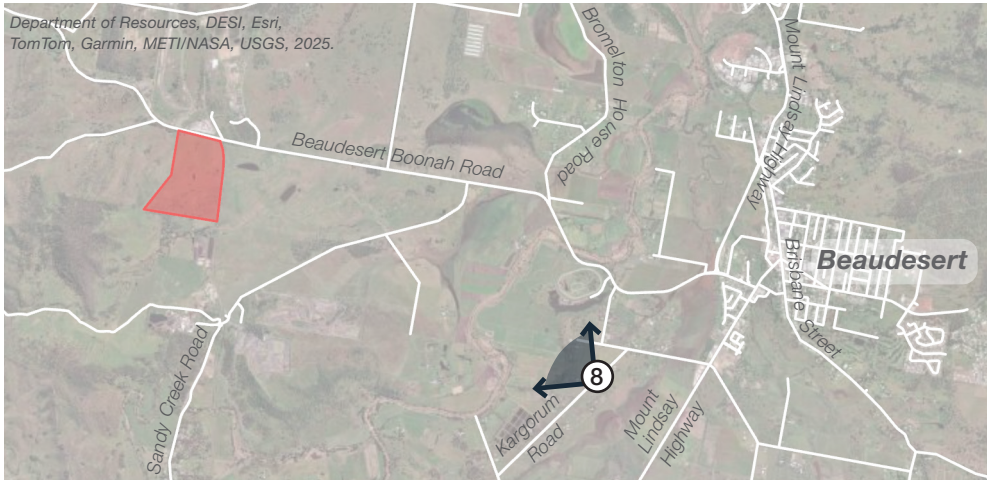
FIGURE 33 VIEWPOINT 8 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 5.3 km from the site.

The magnitude of change arising from this Project is considered to be **Moderate adverse** due to:

- The Project, or part of it, would form a noticeable feature of the view which will be readily apparent to the receptor.
- The Project would be in the distance and partially screened by the row of trees in the background.
- The view includes features of farm infrastructure, built form and road infrastructure.
- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Visual Impact

Construction

During construction views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *High* sensitivity and *Moderate* magnitude of change results in a **High-Moderate** impact during construction.

Operation

The *High* sensitivity and *Moderate* magnitude of change is judged to result in a **High-Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 9 - Sandy Creek Road looking north-west



FIGURE 34 VIEWPOINT 9 - SITE CONTEXT

Existing condition description

The view is directed north-west from Sandy Creek Road at the eastern driveway of Bromelton Quarry. It is representative of road users travelling along Sandy Creek Road.

The view is expansive and directed across low-lying pastoral fields. The foreground of the view dominated by road infrastructure and grassed verges. Farm fences, pasture fields, the railway line and rows of mature trees form the middle ground of the view. The background is defined by pasture fields on elevated topography, rows of mature trees and the mountain range (left).

The topography varies from low-lying areas to rolling hills from the middleground to the background of the view.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **Low** due to the following:

- The view is representative of transient users of main roads or arterial roads.
- The presence of existing infrastructure elements within the view.



FIGURE 35 VIEWPOINT 9 - FACILITY LOCATION

Magnitude of change

The representative viewpoint is situated approximately 8 km from the site.

The magnitude of change arising from this Project is considered to be **Low adverse** due to:

- The Project would be perceptible as a noticeable feature of the view and apparent to the receptors but not alter the overall balance of the features comprising the existing view.
- The Project would be in the distance towards the background of the view.
- The view includes infrastructure elements such as road corridor and power lines.
- The facility is located within the designated SDA with other hard to locate industrial developments and additional development anticipated in the coming years.
- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.
- The proposed planting as part of the landscape design (Chapter 06 Proposed Design) to screen the Project will contribute to minimise the severity of the change, however, the scale of the Project would be in contrast to the scale of the planting treatment.



Not to scale

Visual Impact

Construction

During construction views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *Low* sensitivity and *Low* magnitude of change results in a **Low** impact during construction.

Operation

The *Low* sensitivity and *Low* magnitude of change is judged to result in a **Low** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen and filter views of facility in operation over time, blending the building into the landscape setting and breaking up the bulk of the built form, however, the scale of the Project would be in contrast to the scale of the planting treatment.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 10 - Bromelton House Road looking west



FIGURE 36 VIEWPOINT 10 - SITE CONTEXT

Existing condition description

The view is directed west from the road verge adjacent to property 44 Bromelton House Road, Bromelton. It is representative of residents from properties on large lots clustered along Bromelton House Road.

The view is expansive and directed across low-lying pastoral fields. The middle ground is composed of scattered mature trees and a low-lying marsh or natural drainage channel with remnant vegetation extending horizontally from south to north through the pasture fields. Rows of mature trees with a horizon line defined by the elevated profile of the mountains form the background of the view.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of residents who are permanent receptors with a high interest in their surroundings.
- The expansive nature of the view that is characteristic of the agricultural farmlands.
- The mountain range are distinct natural features in the background of the view.



FIGURE 37 VIEWPOINT 10 - PHOTOMONTAGE

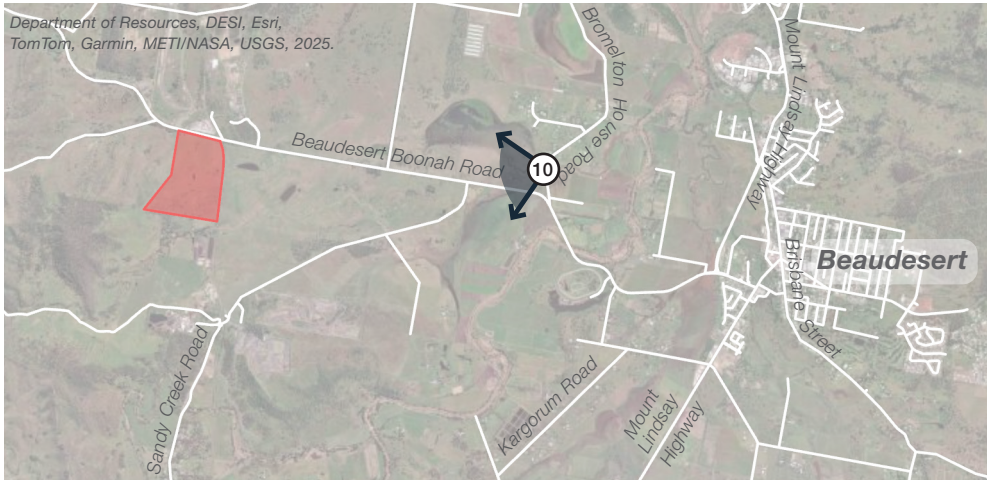
Magnitude of change

The representative viewpoint is situated approximately 3.8 km from the site.

The magnitude of change arising from this Project is considered to be **Moderate adverse** due to:

- The Project would form a noticeable feature of the view which is readily apparent to the receptor.
- The Project would be visible in the background and partially screened by the row of mature trees.
- The view is expansive over the pasturelands with key natural features clearly visible in the background.

- The plume is anticipated to be visible above rural landscape from the viewpoint location.
- The plume and stack would be in contrast and incongruous with the existing elements of the view.



Not to scale

Visual Impact

Construction

During construction, views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *High* sensitivity and *Moderate* magnitude of change results in a **High-Moderate** impact during construction.

Operation

The *High* sensitivity and *Moderate* magnitude of change is judged to result in a **High-Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen views of and into the site.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Viewpoint 11 - Robert Sowter Park looking west



FIGURE 38 VIEWPOINT 11 - SITE CONTEXT

Existing condition description

The view is directed west from a small clearing named Robert Sowter Park Lookout adjacent to Main Western Road in Tamborine Mountain. It is representative of recreation users of the park and scenic lookout.

The view is expansive and directed across the basin created by Tamborine Mountain ridgeline. The foreground is dominated by mature trees that extend down the ridgeline, and merge into low-lying pastoral fields in the midground. Rows of mature trees demarcate the boundaries of the pastoral fields. The horizon line is defined by the elevated profile of the Flinders Peak Mountains Group.

Sensitivity

The sensitivity of the representative viewpoint is judged to be **High** due to the following:

- The view is representative of users of Tamborine National park where the purpose of the recreation is related to the views from the scenic lookout.
- The expansive nature of the view that is characteristic of the region and mountainous landscape.
- The mountain range are distinct natural features in the background of the view.
- Recreational user for longer amounts of time



FIGURE 39 VIEWPOINT 11 - PHOTOMONTAGE

Magnitude of change

The representative viewpoint is situated approximately 16km from the site.

The magnitude of change arising from this Project is considered to be **Low** due to:

- The Project would form a noticeable feature of the view that is only apparent in the far distance to the receptor.
- The Project would be visible in the background and partially screened by the row of mature trees.
- The view is expansive over the pasturelands with key natural features clearly visible in the background.
- The stack would be in contrast and incongruous with the existing elements of the view but located below the skyline of the view.

- The built form and stack are a small component of the panoramic view with potential for plume to be more visible above rural landscape. Refer to Air Quality Assessment report for further information on plume visibility.



Visual Impact

Construction

During construction, views of the cranes, scaffolding and the installation of the stack may be experienced.

The construction phase impacts are assessed to be of a temporary nature. The *High* sensitivity and *Low* magnitude of change results in a **Moderate** impact during construction.

Operation

The *High* sensitivity and *Low* magnitude of change is judged to result in a **Moderate** impact during operation.

Future industrial developments in Bromelton and within the SDA will likely influence the magnitude of change rating for the view.

Embedded design mitigation

- Careful selection of colour and material to allow the building and stack to appear recessive above the skyline.
- Provide perimeter planting to screen views of and into the site.

Construction and operation phase impact summary matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High Impact	High - Moderate Impact	Moderate Impact	Negligible
	Moderate	High - Moderate impact	Moderate Impact	Moderate - Low Impact	Negligible
	Low	Moderate Impact	Moderate - Low Impact	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



05

Conclusion



Conclusion

BERC is situated within a landscape currently undergoing a transition from predominantly cleared agricultural land, which includes some natural features and patches of dense vegetation, to a future characterised by industrial development. This evolving context reflects the strategic intent of the Bromelton SDA, which aims to facilitate regionally significant industrial growth.

As one of the initial developments within this zone, the project plays a pivotal role in initiating and shaping this transformation, aligning with the planning direction and long-term vision for the SDA. The change introduced by the project is both anticipated and instrumental in establishing the emerging character of the area over the next 15 to 20 years.

Landscape Character

Overall, the anticipated impact rating for the four LCAs during the construction and operation phases ranges from low to negligible (refer to Table 7).

LCA 1 Hinterland is assessed as having a high level of sensitivity, influenced by the area’s distinctive natural features and patches of dense vegetation, which contribute positively to its character and sense of place. While the project would not result in a direct physical impact on this LCA, the gradual introduction of structures and large-scale incongruous elements in proximity to it would influence the existing setting and character.

For similar reasons, the project would not result in a direct physical impact on LCA 3 Rural Agriculture or LCA 4 Rural Centre. The sensitivity of both LCAs is assessed as moderate, resulting in a negligible impact.

The impacts to LCAs 1, 3, and 4 are considered to be primarily related to visual aspects of character.

LCA 2 Industry includes the designated SDA zone in which the project is located, as well as existing industrial developments. This LCA is assessed as having a low level of sensitivity, influenced by the predominantly agricultural character of the area and the presence of scattered industrial clusters. The character of this LCA is expected to evolve to support regionally significant industrial growth. The project is considered to contribute to the gradual expansion of industrial activity in the area, resulting in a low impact during both construction and operation phases.

	Sensitivity	Construction phase		Operation phase	
	Visual	Magnitude	Impact	Magnitude	Impact
LCA1 Hinterland	High	Negligible	Negligible	Negligible	Negligible
LCA 2 Industry	Low	Low	Low	Low	Low
LCA 3 Rural Agriculture	Moderate	Negligible	Negligible	Negligible	Negligible
LCA 4 Rural Centre	Moderate	Negligible	Negligible	Negligible	Negligible

Table 7: Landscape character (construction and operation phase) impact summary

Visual

Overall, the anticipated impact rating for the 11 viewpoints during the construction and operation phases ranges from low to high adverse (refer to Table 8).

Viewpoints 1, 2, and 3 are closest to the project site, where the facility is expected to be most visible. Vegetation clearance and installation of hoarding required for construction, followed by the progressive introduction of built structures, will result in a higher visual impact during this phase compared to the operation phase, where impacts are expected to reduce over time. Once the facility is in operation, perimeter vegetation will assist in visual mitigation and is expected to mature and establish over time, providing increased screening of the facility and reducing its visual impact.

Viewpoints 4 to 11 represent receptors expected to view the proposed facility from a distance. The sensitivity rating for eight of these viewpoints is high, while the magnitude of change resulting from construction or operation is assessed as low or moderate. This is due to the project occupying only a small portion of the view, perceived at a small scale and from a distance.

The landscape character and visual impact assessment has considered the potential effects of the proposed development. The application of appropriate siting, building design, use of materials (tone and colour), and landscape treatments (including exploration of forward procurement of planting stock to enable the establishment of more mature screen planting) is expected to reduce the perception of the visual mass of the development and support its integration into the existing landscape character.

These measures are consistent with Section 2.5.3 (Character and Amenity) of the Bromelton SDA Development Scheme, which seeks to ensure that visual impacts are minimised through design and landscape treatment responses. On this basis, the proposal is considered to achieve an acceptable visual outcome in alignment with the SDA's policy objectives.

	Sensitivity	Construction phase		Operation phase	
	Visual	Magnitude	Impact	Magnitude	Impact
Viewpoint 1 Beaulesert Boonah Road looking south-east	Low	Low	Low	Low	Low
Viewpoint 2 Beaulesert Boonah Road looking south	Low	High	Moderate	Moderate	Moderate-Low
Viewpoint 3 Beaulesert Boonah Road looking west	Moderate	Moderate	Moderate	Low	Moderate-Low
Viewpoint 4 Sandy Creek Road looking north-west	High	Moderate	High-Moderate	Moderate	High-Moderate
Viewpoint 5 Beaulesert Racecourse looking north-west	Moderate	Low	Moderate-Low	Low	Moderate-Low
Viewpoint 6 Finley Street looking south-west	High	Low	Moderate	Low	Moderate
Viewpoint 7 Cryna Road looking north-west	High	Low	Moderate	Low	Moderate
Viewpoint 8 Kargorum Road looking north-west	High	Moderate	High-Moderate	Moderate	High-Moderate
Viewpoint 9 Sandy Creek Road looking north-west	Low	Low	Low	Low	Low
Viewpoint 10 Bromelton House Road looking west	High	Moderate	High-Moderate	Moderate	High-Moderate
Viewpoint 11 Robert Sowter Park looking west	High	Low	Moderate	Low	Moderate

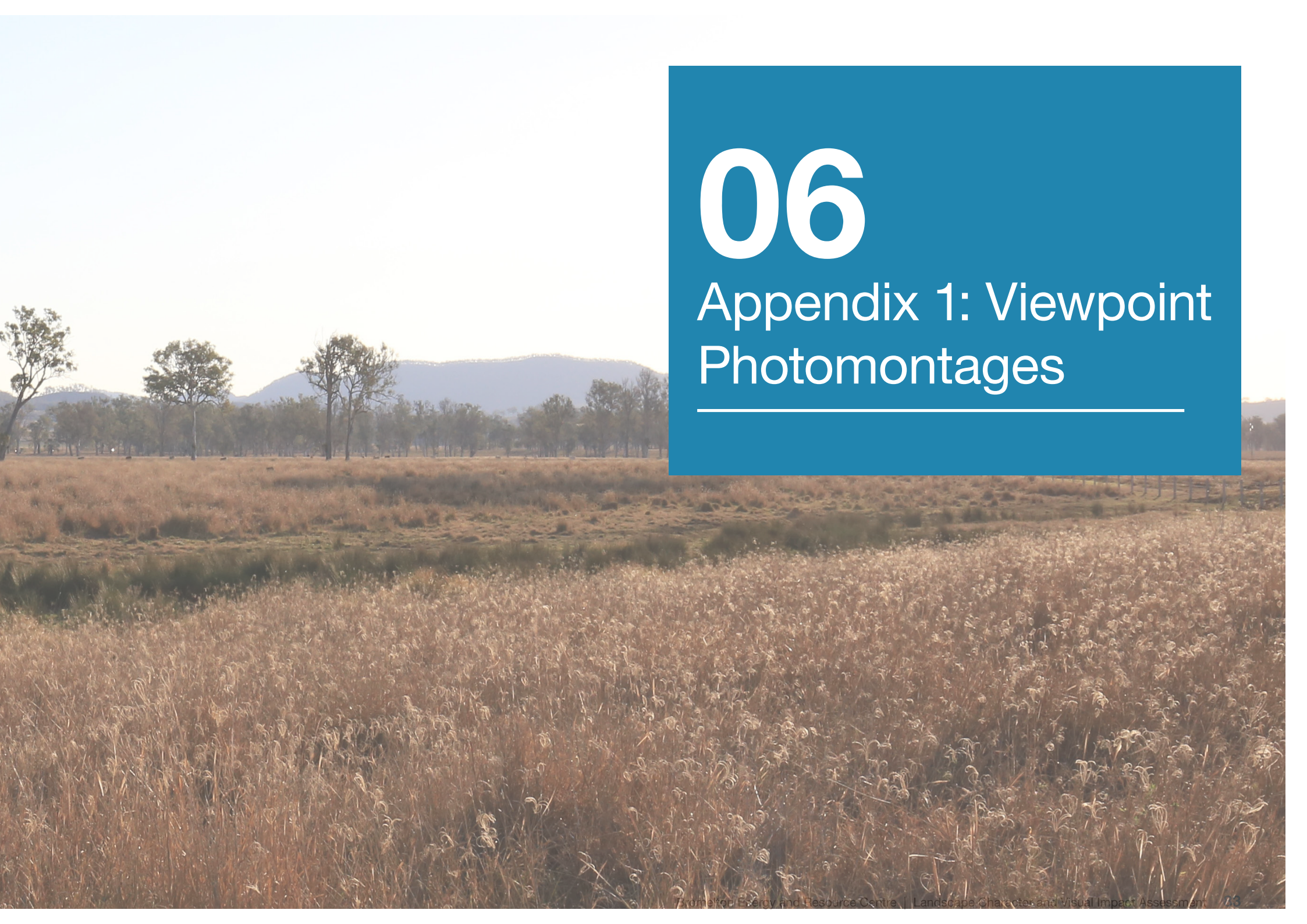
Table 8: Visual (construction and operation phase) impact summary

References

- Landscape Institute and Institute of Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment (Third ed.). London: Routledge.
- Guidance Note for Landscape and Visual Assessment, June 2018, Australian Institute of Landscape Architects.
- Roads and Maritime Services. (2018). Guideline for landscape character and visual impact assessment. Centre for Urban Design. Rozelle: NSW Government.
- Bromelton State Development Area Development Scheme, December 2017.
- Queensland Government Energy from Waste Policy, December 2021.
- Queensland Government Energy from Waste Guideline, December 2021.
- Queensland Government Application requirements for activities with impacts to land, September 2021.
- State code 22: Environmentally relevant activities.
- Scenic Rim Regional Council Planning Scheme - Part 2 Landscape Design, February 2023.
- Scenic Rim Regional Council Planning Scheme - Part 3 Strategic Framework, June 2022.
- Danggan Balun Aboriginal Corporation, 2019 (<https://fiverivers.net.au/>).
- Healthy Land & Water (2016) Regional Ecosystems of South East Queensland: RE 12.3.3. Fact sheet.
- Scenic Rim Regional Council (2019) SC6.2.2.4 Part 4 Preferred Landscape Species.
- Lockyer Valley Regional Council, Species List for Regional Ecosystem 12.9-10.2.
- Healthy Land & Water and Water by Design, Wetland plants core species, Fact sheet.
- Country Fire Authority, 2022, Landscaping for bushfire garden design and plant selection.
- Australian Institute of Architects, 2021, Environment practice notes, Site planning and design for bushfire.

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Appendix 1: Viewpoint Photomontages

Viewpoint 1 - Beaudesert Boonah Road looking south-east - Photomontage



Viewpoint 2 - Beaudesert Boonah Road looking south - Photomontage



Viewpoint 3 - Beaudesert Boonah Road looking west - Photomontage



Viewpoint 4 - Sandy Creek Road looking north-west - Photomontage



Viewpoint 5 - Beaudesert Racecourse looking north-west - Photomontage



Viewpoint 6 - Finley Street looking south-west - Photomontage



Viewpoint 7 - Cryna Road looking north-west - Photomontage



Viewpoint 8 - Kargorum Road looking north-west - Photomontage



Viewpoint 9 - Sandy Creek Road looking north-west - Photomontage



Viewpoint 10 - Bromelton House Road looking west - Photomontage



Viewpoint 11 - Robert Sowter Park looking west - Photomontage



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