



# City of Ipswich

**IPSWICH  
CITY  
COUNCIL**

**AGENDA**

*of the*

**GROWTH AND INFRASTRUCTURE COMMITTEE**

**Held in the Council Chambers  
2<sup>nd</sup> floor – Council Administration Building  
45 Roderick Street  
IPSWICH QLD 4305**

On Tuesday, 3 December 2019  
At 9.30 am or within any period of time up to a maximum of 10 minutes after the  
conclusion of the Economic Development Committee.

MEMBERS OF THE GROWTH AND INFRASTRUCTURE COMMITTEE

Interim Administrator  
Greg Chemello (**Chairperson**)

## **GROWTH AND INFRASTRUCTURE COMMITTEE AGENDA**

*9.30 am or within any period of time up to a maximum of 10 minutes  
after the conclusion of the Economic Development Committee, on*

**Tuesday, 3 December 2019**

**Council Chambers**

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\*\* Item includes confidential papers

**GROWTH AND INFRASTRUCTURE COMMITTEE NO. 12**

**3 DECEMBER 2019**

AGENDA

1. **DEVELOPMENT APPLICATION RECOMMENDATION - LOT 73 RHONDDA ROAD, NEW CHUM - 2491/2018/MCU**

This is a report concerning an application seeking approval for a Material Change of Use - Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Caretakers Residence and Environmentally Relevant Activities (ERA33, ERA54(1) and ERA62(1)(a)) at Lot 73 Rhondda Road, New Chum.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as more than 20 properly made submissions objecting to the proposed development were received.

The Independent Decision Review Panel (IDRP) has been established to review development applications that are Sensitive Development Matters (as defined within the Framework for Development Applications and Related Activities Policy). One example of a Sensitive Development Matter is a development application which receives 50 or more submissions objecting to the proposal during the public notification period. Whilst this development application received 52 properly made submissions, it is noted that the majority of these were in relation to the co-generation waste to energy plant which was originally proposed by the applicant. As a result of concerns raised by Council in an information request and also submissions received during the public notification period, the applicant chose to amend the development application to remove the co-generation waste to energy plant. As a result of the change, this application is not considered to be a Sensitive Development Matter and therefore the application does not require review by IDRP prior to being referred to Committee for review.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to approve development application no. 2491/2018/MCU subject to conditions in accordance with section 60 of the *Planning Act 2016*.

- B. That the Chief Executive Officer be authorised to negotiate and impose relevant conditions, make all relevant decisions and provide all relevant notices to finalise the approval process and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.
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2. AMENDMENT TO FRAMEWORK FOR DEVELOPMENT APPLICATIONS AND RELATED ACTIVITIES POLICY

This is a report concerning an amendment to the Framework for Development Applications and Related Activities Policy. The amendment relates to the circumstances which a Variation Request must be decided by Council. It is proposed to remove the requirement for all Variation Requests to be decided by Council. It is expected that Variation Requests of a significant scale, scope or sensitivity can be decided by Council if determined necessary by the Chief Executive Officer.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the Framework for Development Applications and Related Activities Policy be amended in accordance with Attachment 1.

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3. COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Regulatory Services Department is currently involved with.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the report be received and the contents noted.

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4. EXERCISE OF DELEGATION

This is a report concerning applications that have been determined by delegated authority for the period 31 October 2019 to 21 November 2019.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the report be received and the contents noted.

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\*\* Item includes confidential papers

and any other items as considered necessary.

Doc ID No: A5847638

ITEM: 1

SUBJECT: DEVELOPMENT APPLICATION RECOMMENDATION - LOT 73 RHONDDA ROAD,  
NEW CHUM - 2491/2018/MCU

AUTHOR: SENIOR PLANNER (DEVELOPMENT)

DATE: 6 NOVEMBER 2019

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### **EXECUTIVE SUMMARY**

This is a report concerning an application seeking approval for a Material Change of Use - Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Caretakers Residence and Environmentally Relevant Activities (ERA33, ERA54(1) and ERA62(1)(a)) at Lot 73 Rhondda Road, New Chum.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as more than 20 properly made submissions objecting to the proposed development were received.

The Independent Decision Review Panel (IDRP) has been established to review development applications that are Sensitive Development Matters (as defined within the Framework for Development Applications and Related Activities Policy). One example of a Sensitive Development Matter is a development application which receives 50 or more submissions objecting to the proposal during the public notification period. Whilst this development application received 52 properly made submissions, it is noted that the majority of these were in relation to the co-generation waste to energy plant which was originally proposed by the applicant. As a result of concerns raised by Council in an information request and also submissions received during the public notification period, the applicant chose to amend the development application to remove the co-generation waste to energy plant. As a result of the change, this application is not considered to be a Sensitive Development Matter and therefore the application does not require review by IDRP prior to being referred to Committee for review.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

## RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to approve development application no. 2491/2018/MCU subject to conditions in accordance with section 60 of the *Planning Act 2016*.**
- B. That the Chief Executive Officer be authorised to negotiate and impose relevant conditions, make all relevant decisions and provide all relevant notices to finalise the approval process and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

## RELATED PARTIES

The related parties to this application are:

- Jackal Renewables Pty Ltd (landowner and developer) – The current company director as extracted from the ASIC database on 18 October 2019 is Robert John Howe.
- Ardent Group Pty Ltd (planning consultant and also prepared a range of technical reports) – The current company directors as extracted from the ASIC database on 18 October 2019 are William John Haylock, Richard Smith and Richard Peter Davis.
- Air Noise Environment (Environmental Assessment and Management Report) – The primary contact has been Samuel Wong.
- Moreton Geotechnical Services Pty Ltd (Desktop Mining Study) – The primary contact has been Ken Grubb.
- Hunt Michel and Partners (Conceptual Stormwater Management Plan) – The primary contact has been Daniel Michel.
- Bitzios Consulting (Traffic Impact Assessment) – The primary contact has been D. Scutt and M. Davidson.
- Procom Consultants Pty Ltd (HAZID Study Report) – The primary contact has been Jim Schmidt.

## ADVANCE IPSWICH THEME

Managing growth and delivering key infrastructure

## PURPOSE OF REPORT/BACKGROUND

<b>SITE ADDRESS:</b>	Lot 73 Rhondda Road, NEW CHUM QLD 4303
<b>APPLICATION TYPE:</b>	Material Change of Use
<b>PROPOSAL:</b>	Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Caretakers Residence and Environmentally Relevant Activities (ERA33, ERA54(1) and ERA62(1)(a))



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<b>ZONE:</b>	RBIA2 – Regional Business and Industry Investigation, New Chum (71.60%) Recreation (28.40%)
<b>OVERLAYS:</b>	OV2 Key Resource Area OV2 Known Resource OV2 Mining Leases OV3 Area Affected by Underground Mining Shaft OV3 Area Affected by Underground Mining Tunnel OV3 Area Affected by Underground Mining OV3 Mining Constrained Area OV3 Surface Disturbance – Including open-Cut Mining OV4 Slope 15 Percent to 20 Percent OV4 Slope 20 Percent to 25 Percent OV5 1 in 20 Development Line OV5 Adopted Flood Regulation Line OV5 Urban Catchment Flow Path OV7A Building He
<b>APPLICANT:</b>	Jackal Renewables Pty Ltd
<b>OWNER:</b>	Jackal Renewables Pty Ltd
<b>EXISTING OR PROPOSED TRADING NAMES:</b>	Jackal Renewables Pty Ltd
<b>APPLICATION NO:</b>	2491/2018/MCU
<b>AREA:</b>	25.38ha
<b>REFERRAL AGENCIES:</b>	Department of State Development, Manufacturing, Infrastructure and Planning
<b>EXISTING USE:</b>	Mining – extraction of clay, shale, mudstone and other minerals
<b>PREVIOUS RELATED APPROVALS:</b>	Not Applicable
<b>DATE RECEIVED:</b>	5 April 2018
<b>DECISION PERIOD START DATE:</b>	17 July 2019
<b>EXPECTED DETERMINATION DATE:</b>	26 November 2019

**SITE LOCATION:**

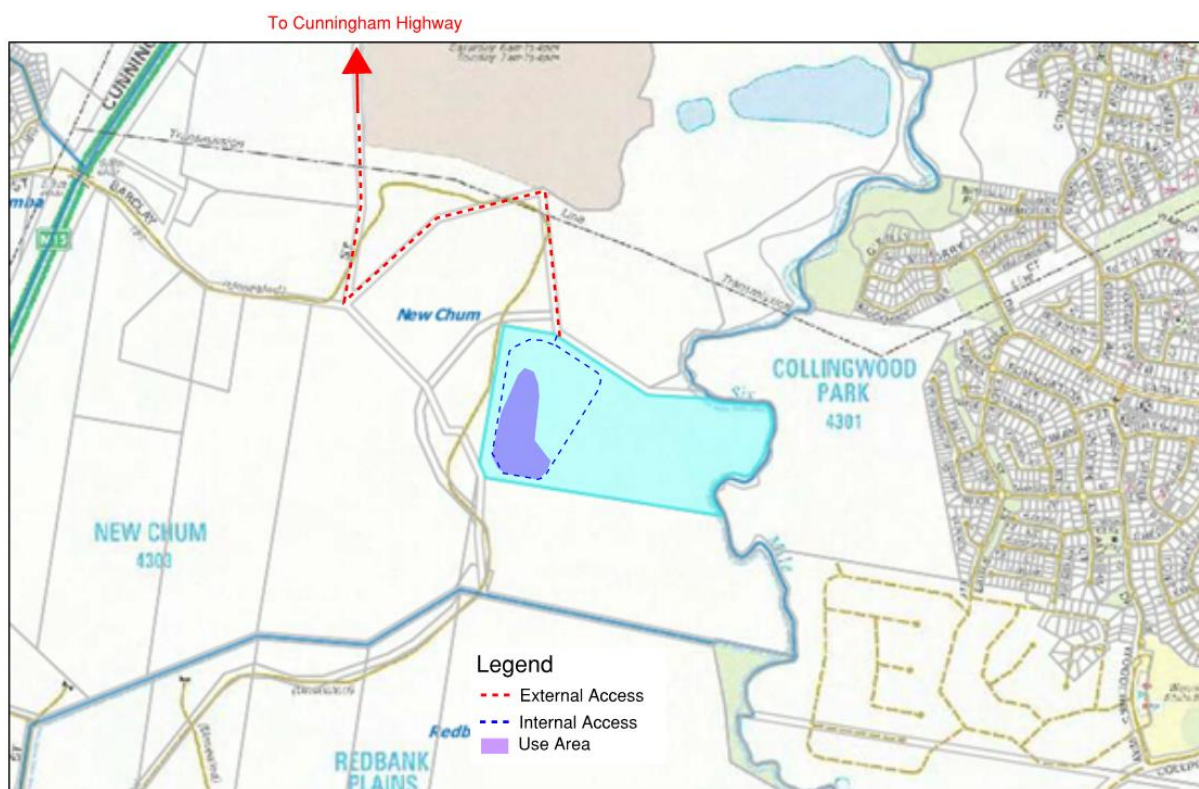


Figure 1 – locality Map

**PROPOSAL:**

On 16 April 2018, a properly made application was received for a Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Minor Utility, Caretakers Residence and Environmentally Relevant Activity (ERA33, ERA61(B) and ERA62). The proposed use included the following:

- Manufacturing of Mineral Mulch and Easy Spread from fibre cement by-product
- Treatment of acid sulphate soils
- Waste Transfer Station for construction and demolition waste streams
- Co-generation plant for the production of electricity
- Co-generation timber shedding area and fuel storage
- Hardstand processing area for the manufacturing of soil amendments and treatment of acid sulphate soils and potential acid sulphate soils and storage of products
- Vehicle workshop and fuel storage
- Caretakers residence
- Main gate, weighbridge, office and internal road

On 24 September 2019, the applicant notified Council of a change application in accordance with section 52(1) of the *Planning Act 2016*. The change application, which was submitted in response to issues raised by Council in an information request and also submissions received during the public notification period, sought to amend the following aspects of the original proposal:

- a reduction in the maximum vehicle size to a 19m semi-trailer;
- removal of the minor utility (waste to energy co-generation plant); and
- removal of one of the fire water tanks.

In addition, it is noted that there was a change to the Environmental Protection Regulation which changed the ERA references. The new corresponding applicable ERA references are as follows:

- ERA 33 crushing, milling, grinding or screening,
- ERA 54 (1) mechanical waste reprocessing,
- ERA 62 (1)(a) resource recovery and transfer facility operation

Having regard to the change application, the proposed use now involves the following:

#### Processing Pad

A hardstand processing pad measuring approximately 5,313m<sup>2</sup>, will be used for the loading of Mineral Mulch and Easy Spread products, in addition to the unloading of fibre cement waste from trucks. Acid sulphate soil temporary storage and treatment will also take place on this processing pad.

#### Raw Materials Stockpile

Broken fibre cement sheet boards/pipes/similar or bulka-bagged fibre cement sheet waste will be stockpiled as raw material prior to being processed. These materials will be stored in bays which are enclosed on three (3) sides, with each wall at least 0.5 metre above the stockpile height and extend at least 1 metre beyond the front of the stockpile. Permanent sprinkler systems will be installed to prevent wind-blown dust.

#### Product Stockpile

Mineral Mulch and EasySpread products will be stockpiled prior to being exported from site. These materials will be stored in bays which are enclosed on three (3) sides, with each wall at least 0.5 metre above the stockpile height and extend at least 1 metre beyond the front of the stockpile. Permanent sprinkler systems will be installed to prevent wind-blown dust. At the end of each day, the stockpiles will be covered with tarps to further reduce dust emissions.

#### Enclosed Processing Area

Processing of the fibre cement by-product will be undertaken within an enclosed building. The building has a floor area of approximately 625m<sup>2</sup> (25mx25m) and will be constructed out of 12 metre long shipping containers with a dome roof and end walls. The building will have a maximum height of 10 metres. It is noted that the ends can be opened to allow access for equipment and employees. Notwithstanding, these ends will remain closed during operations to control the spread of dust particles and assist with noise attenuation.

### Waste Transfer Station and Resource Recovery Processing Area

A maximum of 35,000t of construction and demolition waste per year will be delivered to the site to be sorted within the Resource Recovery Station. The Resource Recovering Station has an area of 648m<sup>2</sup>, is roofed and has a maximum height of 10 metres. The waste will be delivered to site via semi-trailers to the Resource Recovering Station where it will be unloaded and sorted into recyclables and non-recyclables.

Non-recyclables will be stockpiled within the Resource Recovery Station before it is transported to a local landfill licensed to receive the waste. Recyclables will be processed (i.e. bailing, sorting, compaction, shredding or combination) and then stockpiled within the Resource Recovery Processing area before being loaded onto trucks and transported to customers or specialist processing facilities.

The resource recovery processing area is open hardstand and has an area of 648m<sup>2</sup>.

### Workshop Shed

The proposed workshop shed has an area of approximately 400m<sup>2</sup> (20mx20m) and a height of 6 metres. The workshop will be used to undertake truck and mobile plant maintenance. Chemicals used on site will be stored in a container (small volumes) on bunded pallets or adjacent to the workshop area in dedicated bunded areas.

### Caretakers Residence

The proposal includes a Caretakers Residence (91m<sup>2</sup>). The caretaker will be an employee and required to provide afterhours surveillance for the site.

### Ancillary Structures/Buildings

In addition to the above, the use also includes two (2) weighbridges, an office, ablutions block and 7 car parking spaces.

### Staging

The proposed development is to be undertaken in three stages as outlined below:

- Stage 1 – processing pad, raw material stockpile, product stockpile, enclosed processing area and caretaker's residence
- Stage 2 – inclusion of workshop
- Stage 3 – inclusion of resource recovery station, resource recovery processing area, weighbridges and office building

### Volumes

A maximum of 35,000t per year of waste is to be accepted within the waste transfer station.

Fibre cement by product deliveries to site for processing is a maximum of 32,000t per year. It is noted that a similar volume of Mineral Much and/or EasySpread product will be produced each year.

Quantities of acid sulphate soil (ASS) and potential acid sulphate soils (PASS) received for treatment would be a maximum of up to 37,000t per year to produce similar volumes per year for landscaping soil.

#### Hours of Operation

The applicant is proposing hours of operation from 6am to 6pm Monday to Friday and 6am to 2pm on Saturdays. It is noted that the Environmental Authority (EA0001872) issued by the Queensland Government under the *Environmental Protection Act 1994* limits the hours of operation as follows:

- 6am to 7am - limited to truck deliveries and unloading/loading materials only
- 7am to 6pm – use of shedder and grinding/screening equipment permitted.

#### Staff

The applicant has advised that once the operations are fully established, the use will employ up to 10 staff.

#### Access

Access to the site is via Cunningham Highway, Chum Street, Child Street and Rhonda Road. Whilst sections of Chum Street, Child Street and Rhonda Road are currently unformed, it is proposed to condition the upgrade of these roads to a gravel rural road standard, which will then be maintained by the applicant.

The maximum truck size proposed is a 19m semi-trailer. The proposed use is anticipated to attract approximately 72 truck trips per day (36 inbound and 36 outbound).

Internally, access is provided via a 5 metre wide gravel access road which will ultimately circulate clockwise through the site.

#### Consistencies with Mining Lease

There is currently a mining lease over the subject site which is for the purposes of extracting clay, shale, mudstone and other minerals. The mining lease is not expected to be renewed when it expires in 2044. It is noted that this operation is ongoing and does not form part of the subject application. The applicant has provided evidence demonstrating that the proposed use is located outside of the existing and future mining areas.

#### Ipswich Planning Scheme 2006

The Regional Business and Industry Investigation Zone (Sub Area RBIA2 – Swanbank New Chum) supports Special Industry uses where there is no discernible amenity or

environmental impacts outside of the sub area. The applicant has provided a number of technical reports which demonstrates that the proposed use will not have adverse impacts to surrounding residential areas. To ensure the findings/recommendations of these reports are adhered to, conditions have been recommended. In addition, concerns relating to the Environmentally Relevant Activities have been addressed through the Environmental Authority (EA0001872), issued by the Department of Environment and Science, which includes conditions relating to a range of environmental impacts (air, noise, land, water).

It is considered that the proposed development generally complies with the requirements of the Ipswich Planning Scheme 2006, subject to the imposition of reasonable and relevant conditions.

#### Local Government Infrastructure Plan (LGIP)

The LGIP nominates the eastern portion of the site, adjacent to the waterway, as future citywide linear park with a timeframe of 2036-2041. Given the expected timeframes for completion, there is no immediate need for this land to be dedication to Council. Accordingly, the land will be pursued via future resumption when required.

#### Temporary Local Planning Instrument TLPI 1/2018

The application was properly made the day prior to the implementation of the Temporary Local Planning Instrument TLPI 1/2018. Notwithstanding, consideration has been given to the TLPI and assessment undertaken.

While the subject site is located within both the Swanbank/New Chum – Waste Activity Area and Swanbank/New Chum – Buffer Area, the proposed use area is located entirely within the Waste Activity Area with the exception of the proposed Caretakers Residence and a portion of the internal access road.

The definition of the proposed uses under the TLPI 1/2018 constitutes a Waste Activity – compost manufacturing enclosed and unenclosed.

It is noted that a portion of the compost manufacturing use (as defined by the TLPI) is undertaken in an unenclosed area, namely the processing pad which is open hardstand. This area will be used for the loading of the Mineral Mulch and Easy Spread products, in addition to the unloading of fibre cement waste from trucks. Acid sulphate soil temporary storage and treatment will also take place on this processing pad.

The processing of the Mineral Mulch and Easy Spread products will be undertaken in an enclosed area.

The raw materials bought to the site will be stored in a raw material stockpile which is enclosed on three sides. Likewise the product stockpiles will be enclosed on three sides.

The materials stored on the processing pad are considered to be temporary in nature, before they are either moved to the raw material stockpile or exported off site. The applicant has provided a number of technical reports which demonstrates that the proposed use will not

have adverse impacts to surrounding residential areas. To ensure the findings/recommendations of these reports are adhered to, conditions have been recommended. Furthermore, the Environmental Authority (EA0001872) issued by the Queensland Government under the *Environmental Protection Act 1994* includes a range of conditions which includes requirements relating to use areas, stockpiles, waste, acoustic, air, land and water.

Given the above, it is considered that through the temporary use of this area and the imposition of conditions, the risks associated with the “Compost Manufacturing Unenclosed” component of the use can be appropriately managed.

#### **OTHER RELEVANT INFORMATION:**

Whilst the Ipswich City Council (the council) is the assessment manager for the development application, under the *Environmental Protection Act 1994* several components of the proposed use, including crushing, milling, grinding or screening, mechanical waste reprocessing and resource recovery and transfer facility operation are identified as an environmentally relevant activities (ERA) which is to be assessed, administered and enforced by the Department of Environment and Science (DES). Following an assessment of the ERA 33 - crushing, milling, grinding or screening, ERA 54(1) - mechanical waste reprocessing and ERA 62(1)(a) - resource recovery and transfer facility operation, DES issued an Environmental Authority (EA0001872) to Jackal Renewables Pty Ltd on 11 October 2019 with appropriate conditions to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*

#### **RISK MANAGEMENT IMPLICATIONS**

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resource implications associated with this report.

#### **COMMUNITY AND OTHER CONSULTATION**

##### Referral Agency

On 14 October 2019, the Department of State Development, Manufacturing, Infrastructure and Planning provided a changed concurrence agency response. The response included four (4) conditions relating to the following:

Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) Non-devolved environmentally relevant activity:

- Undertaking works in accordance with the approved site plan
- No vegetation clearing is to occur as part of the ERA's
- No release of contaminants to waters and land is authorised
- Implementation of noise mitigation measures as outlined in the submitted Air and Noise Assessment is to occur

Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) State transport infrastructure:

- Extension of the existing right turn Cunningham Highway Off-Ramp lane must be proposed at the Aberdare Street/Cunningham Highway Off-Ramp priority controlled intersection.
- The works must achieve appropriate normal design domain sight distances for Aberdare Street's calculated 85<sup>th</sup> percentile speed.
- Where required, clearing of vegetation and relocation of signage is to occur to ensure sign distances on Aberdare Street.
- Provide advance warning signage on Aberdare Street.
- Works and signage must be in accordance with the Department of Transport and Main Roads requirements (certification to be provided).

### Public Notification

Public notification of this application was undertaken pursuant to the *Planning Act 2016*.

The applicant undertook public notification from 1 May 2019 to 24 May 2019 for a period of 15 business days. Council received 52 properly made submissions and 12 not properly made submissions. A summary of the matters raised in the submissions include:

Matter raised	How matters were dealt with in reaching a decision
<p><b>Proposed development contravenes the Temporary Local Planning Instrument</b></p> <ul style="list-style-type: none"> <li>• The proposed use will have amenity and nuisance impacts.</li> <li>• The proposed use will have airborne emissions (including smoke and dust).</li> <li>• The proposed use will have noise impacts.</li> <li>• The proposed use will have environmental impacts.</li> <li>• The proposed use does not protect ground water quality and does not improve the management of the catchment.</li> <li>• Unenclosed composting need to be fully enclosed to comply with the TLPI – unlikely that this can be achieved.</li> </ul>	<p>It is noted that the application was lodged prior to the implementation of the Temporary Local Planning instrument. Notwithstanding, consideration has been given to the TLPI and assessment undertaken.</p> <p>The majority of the concerns in relation to non-compliance with the TLPI related to the co-generation plant. It is noted that since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>In addition, both the concurrence agency response conditions and Environmental</p>



	<p>Authority (EA0001872) include conditions relating to environmental impacts (air, noise, land, water).</p> <p>It is considered that, subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts (generally)</b></p> <ul style="list-style-type: none"> <li>• The proposed use will not improve the amenity of nearby residential areas and poses a serious health risk by introducing a new source of noise and air pollution – particulate emissions from excessive dust generation and smoke from a cogeneration plant.</li> <li>• The proposed use will add to the adverse amenity impacts already being experienced by to other waste industry operations in New Chum and Swanbank</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>The applicant provided an Air and Noise Assessment which identified that compliance at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>The concurrence agency response provided by the Department of State Development, Manufacturing, Infrastructure and Planning provided conditions requiring noise mitigation measures to be undertaken in accordance with the submitted report.</p> <p>Furthermore, the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which includes requirements relating to use areas, stockpiles, waste, acoustic, air, land and water.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts from air pollution (smoke and dust)</b></p> <ul style="list-style-type: none"> <li>• The proposed use is located 300m from land designated as Low Density Residential, 630m from existing Collingwood Park residence, less than 1km from other homes, 1.6km from Wood links State School and Six Mile</li> </ul>	<p>The applicant provided an Air and Noise Assessment which identified that compliance at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>The Environmental Authority (EA0001872) issued by the Queensland Government under</p>

<p>Creek.</p> <ul style="list-style-type: none"> <li>• Dust from trucks on unsealed roads, handling of crushed materials, mixing materials with soils, loading ash from the co-generation plant onto trucks and wind erosion over stockpile will not be fully contained inside a building.</li> <li>• Additional truck traffic on unsealed road would add to that already generated by the waste industry on local roads and highways.</li> <li>• Emissions from co-generation plant will be released straight into the atmosphere.</li> <li>• Products may contain silica, and may cause disease included silicosis (as dangerous as asbestos).</li> <li>• How is council governing air quality (no monitoring process in place and hence cannot assess the effects so far).</li> <li>• Risk of asbestos contaminated material (which is easily airborne).</li> <li>• Increase in traffic (72-112 truck movements per day) – contributes to increase in dust.</li> <li>• National clean air bill signed by all states – adding landfills does not reduce air pollution and therefore a breach of legislation.</li> </ul>	<p>the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to odours or airborne contaminants not causing an environmental nuisance to any sensitive or commercial place.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse air pollution impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts from noise pollution</b></p> <ul style="list-style-type: none"> <li>• Equipment proposed to be used is very noisy.</li> <li>• Proposed structure is unlikely to prevent noise propagation to surrounding areas.</li> <li>• Additional noise created by haul trucks loading and unloading, front loads and bobcat.</li> <li>• Applicants report demonstrates that noise exceeded from 7am to 6pm at areas earmarked for future residential in Collingwood Park.</li> <li>• Noise impacts likely to degrade the amenity of residential areas, particularly Collingwood Park.</li> <li>• It is request that a 5 dB(a) typical</li> </ul>	<p>As outlined above, since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>The applicant provided an Air and Noise Assessment which identified that compliance at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>Further, the concurrence agency response provided by the Department of State Development, Manufacturing, Infrastructure and Planning provided conditions requiring noise mitigation measures to be undertaken in accordance with the submitted report.</p>

<p>façade noise reduction be applied instead of 7dB(A) (consistent with that requested for the Cleanaway land fill expansion proposal).</p> <ul style="list-style-type: none"> <li>• No information was presented in relation to the siting of the noise modelling equipment.</li> <li>• Modelling shows an exceeded of the continuous noise criteria during 7am to 6pm period at the further residential area to the east by up to 1 dB.</li> <li>• Proposed shipping container structure has gaps and is likely to amplify and reflect noise.</li> <li>• Noise report relies on assumptions such as sealing gaps and using sound absorbing material to achieve required sound attenuation.</li> <li>• It is unrealistic to have doors at either end of the container structure due to operational requirements.</li> <li>• Acoustic enclosure for the co-generation plan is not shown on the plan.</li> <li>• Concerns raised in relation to the unknown noise impacts of the co-generation plant.</li> <li>• No guarantee that mitigation methods will be adopted – some recommendations of the report are unrealistic.</li> <li>• Noise was modelled for Riverview State School (2km away) but not Six Mile Estate (less than 1.5km away).</li> <li>• Noise and airborne particulate modelling has not be provided for onsite personal – likely to challenge Workplace Health and Safety Regulations.</li> <li>• It is request Council seek independent advice regarding the modelling and findings of the submitted material.</li> </ul>	<p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to acoustics, including:</p> <ul style="list-style-type: none"> <li>• noise limits</li> <li>• hours of operation (6am-7am is limited to truck deliveries and unloading/loading materials only and 7am to 6pm for shedder and grinding/screening equipment)</li> <li>• requirements for the enclosed processing area</li> <li>• noise monitoring requirements.</li> </ul> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse noise impacts on surrounding residential areas.</p>
<p><b>Proposed co-generation plan</b></p> <ul style="list-style-type: none"> <li>• Dirty form of electricity production.</li> <li>• Emissions from co-generation plant will be released straight into the atmosphere.</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p>

<ul style="list-style-type: none"> <li>• Burning of green waste is difficult to burn and smoky.</li> <li>• Breathing in wood smoke can cause a number of serious respiratory and cardiovascular health problems.</li> <li>• MDF from C&amp;D waste contain a known carcinogen.</li> <li>• Burning of diesel proposed.</li> <li>• 24 hours per day 7 day a week operation will increase respiratory illnesses in the area.</li> <li>• Smoke will be detrimental to the health of the residences that live close to the development.</li> <li>• Waste incineration is expensive and the least efficient way to generate energy.</li> <li>• Waste incineration is polluting and worsens climate change.</li> </ul>	
<p><b>Location of the proposed Use</b></p> <ul style="list-style-type: none"> <li>• The proposed use is best suited to a rural location away from residential and urban areas, closer to the regions which will make use of the products.</li> </ul>	<p>The proposed use is considered to be consistent with the intent of the zone. Any potential impacts have been investigated through technical reporting.</p> <p>Subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Potential pollution of Six Mile Creek</b></p> <ul style="list-style-type: none"> <li>• The proposed use is located within the Six Mile Creek catchment and only a short distance up-gradient of the Six Mile Creek Riparian zone.</li> <li>• There is the potential for pollution of this waterway which leads to the Brisbane River (through flows of contaminated stormwater during high rain events.</li> <li>• It is important to not pollute this area with air and noise emissions and acid sulphate soils.</li> </ul>	<p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to water, and in particular states that contaminants must not be released to any waters.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse air pollution impacts on surrounding residential areas.</p>
<p><b>Procom Consultants Report (Technical Response – Wood to Power Project)</b></p> <ul style="list-style-type: none"> <li>• The report does not consider the emissions from the normal operation of the co-generation plant chimney stack.</li> <li>• A number of concerns with the report, as it relates to the wood-to-energy co-</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p>





<p>generation plant, was identified.</p>	
<p><b>Proposed use will treat acid sulphate soils</b></p> <ul style="list-style-type: none"> <li>• Acid sulphate soils are difficult to treat and can cause environmental harm if not done right.</li> <li>• There is a risk of the layer between groundwater and contaminated soil being broken due to unstable ground (undermined and coal seams and tunnels).</li> <li>• If soil cannot be contained when it is stored then there will be an environmental disaster.</li> <li>• Stock pile of acidic soil creates danger of contamination of waterways (including plants and aquatic creatures).</li> <li>• Concerns regarding stockpiles when it rains and floods.</li> </ul>	<p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, includes conditions relating to contaminants not being released to any waters and land.</p>
<p><b>Risk of asbestos contamination</b></p> <ul style="list-style-type: none"> <li>• The proposed waste transfer station included construction and demolition waste and therefore there is the risk of asbestos contamination, which is easily airborne.</li> <li>• Increase in traffic will cause more dust containing asbestos to impact nearby residence.</li> </ul>	<p>The application material has indicated that asbestos will not be accessed to the site. In addition, the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, includes requirements that the applicant must undertake should they be made aware that prohibited waste has been received.</p>
<p><b>Risks from Mineral Mulch</b></p> <ul style="list-style-type: none"> <li>• Risks associated with mineral mulch from fibre cement – should not be allowed in the suburbs.</li> </ul>	<p>Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions relating to environmental impacts (air, noise, land, water). It is considered that the risks can be appropriately managed through the imposition of conditions.</p>
<p><b>Aggregated Environmental Score for activities</b></p> <ul style="list-style-type: none"> <li>• Each application should not be judged on its own merit and instead be assessed in the context of all the activities already in the area (i.e. combined aggregate environmental score).</li> <li>• Location should be taken into consideration.</li> <li>• Large amount of regulated activities in</li> </ul>	<p>The application has been assessed in accordance with the requirements of the <i>Planning Act 2016</i>. Consideration has been given to the applicable legislation and the proposed use is considered to generally comply.</p>

one area.	
<p><b>Compliance with Conditions</b></p> <ul style="list-style-type: none"> <li>• Residence have no confidence in the State Government or the Council when it comes to compliance at Ipswich dumps.</li> <li>• Applicant continues to demonstrate non-compliance with ICC and DES</li> </ul>	This submission is not considered to be a valid planning consideration.
Application breaches council’s responsibility under the laws to protect the health of its citizen and its responsibility to provide clean air environment and puts itself at risk of liability and costly law suits.	Assessment of the application is bound by the requirements of the <i>Planning Act 2019</i> . Consideration has been given to the applicable legislation and the proposed use is considered to generally comply.
<p><b>Applicant uses miss information</b></p> <ul style="list-style-type: none"> <li>• Deed of agreement states untrue information which has mislead PGH into signing agreement.</li> </ul>	The referenced deed was not ultimately required due to a change to the application to reduce the proposed vehicle size, resulting in the additional land being required to facilitate vehicle movements to/from the site.
<p><b>Access to development</b></p> <ul style="list-style-type: none"> <li>• Who will maintain the access road</li> <li>• Chum Street is not designed for b-double truck transport.</li> <li>• No cumulative look at traffic effects along Chum Street.</li> </ul>	<p>Since public notification took place, the applicant has changed the application to reduce the proposed vehicle size of a 19 metre semi-trailer.</p> <p>The applicant has provided plans, signed by a RPEQ, which demonstrates that the proposed vehicle type can fit within the existing road reserve.</p> <p>Conditions have been recommended to ensure the road is constructed to an appropriate standard which is to be maintained by the applicant.</p>

**CONCLUSION**

An assessment of the proposed Material Change of Use - Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Caretakers Residence and Environmentally Relevant Activities (ERA33, ERA54(1) and ERA62(1)(a)) at Lot 73 Rhondda Road, New Chum has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Statement of Reasons <a href="#">↓</a> 
2.	Approved Plans <a href="#">↓</a> 
3.	DSDMIP Referral Agency Response <a href="#">↓</a> 
4.	Environmental Authority <a href="#">↓</a> 

Nikki Morrison  
**SENIOR PLANNER (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Michael Simmons  
**DEVELOPMENT ASSESSMENT WEST MANAGER**

I concur with the recommendations contained in this report.

Anthony Bowles  
**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

*“Together, we proudly enhance the quality of life for our community”*

Our Reference 2491/2018/MCU:  
Contact Officer Nikki Morrison  
Telephone (07) 3810 6635



### STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

#### APPLICANT DETAILS

Applicant name: Jackal Renewables Pty Ltd

#### APPLICATION DETAILS

Application number: 2491/2018/MCU

Application type: Material Change of Use

Approval sought: Development Permit

Description of proposed development: Material Change of Use - Special Industry (Waste recycling and reprocessing – waste transfer station, crushing, milling or grinding), Caretakers Residence and Environmentally Relevant Activities (ERA33, ERA54(1) and ERA62(1)(a))

Level of Assessment: Impact

#### SITE DETAILS

Street address: Lot 73 Rhondda Road, NEW CHUM QLD 4303

Real property description: Lot 73 SP 128662

#### DECISION

Date of decision: [TBC]

Decision: Approved in full with conditions

Decision Authority: Full Council

#### 1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the Assessment Benchmarks applicable to the development, with the exception of those set out in Part 3 – Compliance with Benchmarks.
- The development was not prohibited development under a categorising instrument or local categorising instrument.



**2. Assessment Benchmarks**

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
Planning Regulation 2017, Schedule 10	Part 5, division 3 – Environmentally Relevant Activities
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Desired Environmental Outcomes and Performance Indicators (Part 3) Regionally Significant Business and Industry Areas Code (Part 6) Development Constraints Overlays Code (Part 11, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Local Government Infrastructure Plan (Part 13) Planning Scheme Policy 3 General Works Planning Scheme Policy 5 Infrastructure
Temporary Local Planning Instrument	TLPI No. 1/2018 (Waste Activity Regulation)

**3. Compliance with Benchmarks**

The following are the reasons why the application was approved despite the development not complying with the following assessment benchmarks:

Categorising Instrument, Assessment benchmark	Reasons for approval despite non-compliance
<b>Temporary Local Planning Instrument - TLPI No. 1/2018 (Waste Activity Regulation)</b>	
<b>3. Overall Outcomes/Purpose of the Swanbank/New Chum Waste Activity Code</b>	
<p>(2)(a) Applications involving new or expanded waste activities that are inconsistent with the outcomes sought by the Swanbank/New Chum Waste Activity Code, constitutes undesirable development and are unlikely to be approved.</p>	<p>It is noted that the application was lodged prior to the implementation of the Temporary Local Planning instrument. Notwithstanding, consideration has been given to the TLPI and assessment undertaken.</p> <p>As outlined below, the proposed development does not strictly comply with Specific Outcome 4(3) of the Waste Activity Code. However, through the imposition of conditions included within the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i>, the risks associated with this non-compliance are considered to be appropriately managed.</p>
<b>4. Specific Outcomes of Swanbank/New Chum Waste Activity Code</b>	
<p>(3) The use of the premises for a Waste Activity Use involving “Compost Manufacturing Unenclosed” does not occur in the Swanbank/New Chum Buffer Area or the Swanbank/New Chum Waste Activity Area as shown on the Swanbank/New Chum Waste Activity Area Map.</p>	<p>It is noted that a portion of the compost manufacturing use (as defined by the TLPI) is undertaken in an unenclosed area, namely the processing pad which is open hardstand. This area will be used for the loading of the Mineral Mulch and Easy Spread products, in addition to the unloading of fibre cement waste from trucks. Acid sulphate soil temporary storage and treatment will also take place on this processing pad.</p> <p>The processing of the Mineral Mulch and Easy Spread products will be undertaken in an enclosed area.</p> <p>The raw materials bought to the site will be stored in a raw material stockpile which is enclosed on three sides. Likewise the product stockpiles will be stored in the product stockpile which is enclosed on three sides.</p> <p>The materials stored on the processing pad are considered to be temporary in nature, before</p>

	<p>they are either moved to the raw material stockpile or exported off site. . The applicant has provided a number of technical reports which demonstrates that the proposed use will not have adverse impacts to surrounding residential areas. To ensure the findings/recommendations of these reports are adhered to, conditions have been recommended. Furthermore, the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which includes requirements relating to use areas, stockpiles, waste, acoustic, air, land and water.</p> <p>Given the above, it is considered that through the temporary use of this area and the imposition of conditions, the risks associated with the “Compost Manufacturing Unenclosed” component of the use can be appropriately managed.</p>
<p><b>Ipswich Planning Scheme 2006</b> <b>Part 6 – Regionally Significant Business Enterprise and Industry Areas</b></p>	
<p><b>Part 6, Division 3 – Overall and Specific Outcomes for the Regionally Significant Business and Industry Areas</b></p>	
<p><i>Overall Outcome 6.7(a)(i)(D) – Overall Vision:</i> Development is of the highest environmental standards and occurs in a fully master planned and landscaped setting.</p>	<p>The subject site does not form part of a master planned setting, however it is consistent with the uses expected within the Regional Business and Industry Investigation Zone. The proposed development is not considered to preclude the future development of the site or surrounding lands for their intended purposes in accordance with the planning scheme.</p>

4. **Relevant matters for development subject to impact assessment**

Not applicable.

5. **Matters raised in submissions for development subject to impact assessment**

Matter raised	How matters were dealt with in reaching a decision
<p><b>Proposed development contravenes the Temporary Local Planning Instrument</b></p> <ul style="list-style-type: none"> <li>• The proposed use will have amenity and nuisance impacts.</li> <li>• The proposed use will have airborne emissions (including smoke and dust).</li> <li>• The proposed use will have noise</li> </ul>	<p>It is noted that the application was lodged prior to the implementation of the Temporary Local Planning instrument. Notwithstanding, consideration has been given to the TLPI and assessment undertaken.</p> <p>The majority of the concerns in relation to</p>

<p>impacts.</p> <ul style="list-style-type: none"> <li>• The proposed use will have environmental impacts.</li> <li>• The proposed use does not protect ground water quality and does not improve the management of the catchment.</li> <li>• Unenclosed composting need to be fully enclosed to comply with the TLPI – unlikely that this can be achieved.</li> </ul>	<p>non-compliance with the TLPI related to the co-generation plant. It is noted that since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>In addition, both the concurrence agency response conditions and Environmental Authority (EA0001872) include conditions relating to environmental impacts (air, noise, land, water).</p> <p>It is considered that, subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts (generally)</b></p> <ul style="list-style-type: none"> <li>• The proposed use will not improve the amenity of nearby residential areas and poses a serious health risk by introducing a new source of noise and air pollution – particulate emissions from excessive dust generation and smoke from a cogeneration plant.</li> <li>• The proposed use will add to the adverse amenity impacts already being experienced by to other waste industry operations in New Chum and Swanbank</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>The applicant provided an Air and Noise Assessment which identified that compliance at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>The concurrence agency response provided by the Department of State Development, Manufacturing, Infrastructure and Planning provided conditions requiring noise mitigation measures to be undertaken in accordance with the submitted report.</p> <p>Furthermore, the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which includes requirements relating to use areas, stockpiles, waste, acoustic, air, land and water.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts from air pollution (smoke and dust)</b></p>	<p>The applicant provided an Air and Noise Assessment which identified that compliance</p>

<ul style="list-style-type: none"> <li>• The proposed use is located 300m from land designated as Low Density Residential, 630m from existing Collingwood Park residence, less than 1km from other homes, 1.6km from Wood links State School and Six Mile Creek.</li> <li>• Dust from trucks on unsealed roads, handling of crushed materials, mixing materials with soils, loading ash from the co-generation plant onto trucks and wind erosion over stockpile will not be fully contained inside a building.</li> <li>• Additional truck traffic on unsealed road would add to that already generated by the waste industry on local roads and highways.</li> <li>• Emissions from co-generation plant will be released straight into the atmosphere.</li> <li>• Products may contain silica, and may cause disease including silicosis (as dangerous as asbestos).</li> <li>• How is council governing air quality (no monitoring process in place and hence cannot assess the effects so far).</li> <li>• Risk of asbestos contaminated material (which is easily airborne).</li> <li>• Increase in traffic (72-112 truck movements per day) – contributes to increase in dust.</li> <li>• National clean air bill signed by all states – adding landfills does not reduce air pollution and therefore a breach of legislation.</li> </ul>	<p>at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to odours or airborne contaminants not causing an environmental nuisance to any sensitive or commercial place.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse air pollution impacts on surrounding residential areas.</p>
<p><b>Adverse amenity impacts from noise pollution</b></p> <ul style="list-style-type: none"> <li>• Equipment proposed to be used is very noisy.</li> <li>• Proposed structure is unlikely to prevent noise propagation to surrounding areas.</li> <li>• Additional noise created by haul trucks loading and unloading, front loads and bobcat.</li> <li>• Applicant's report demonstrates that noise exceeded from 7am to 6pm at areas earmarked for future residential in Collingwood Park.</li> <li>• Noise impacts likely to degrade the</li> </ul>	<p>As outlined above, since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p> <p>The applicant provided an Air and Noise Assessment which identified that compliance at the existing and potential future sensitive receptors is predicted provided subject to a number of measures being implemented.</p> <p>Further, the concurrence agency response provided by the Department of State Development, Manufacturing, Infrastructure</p>

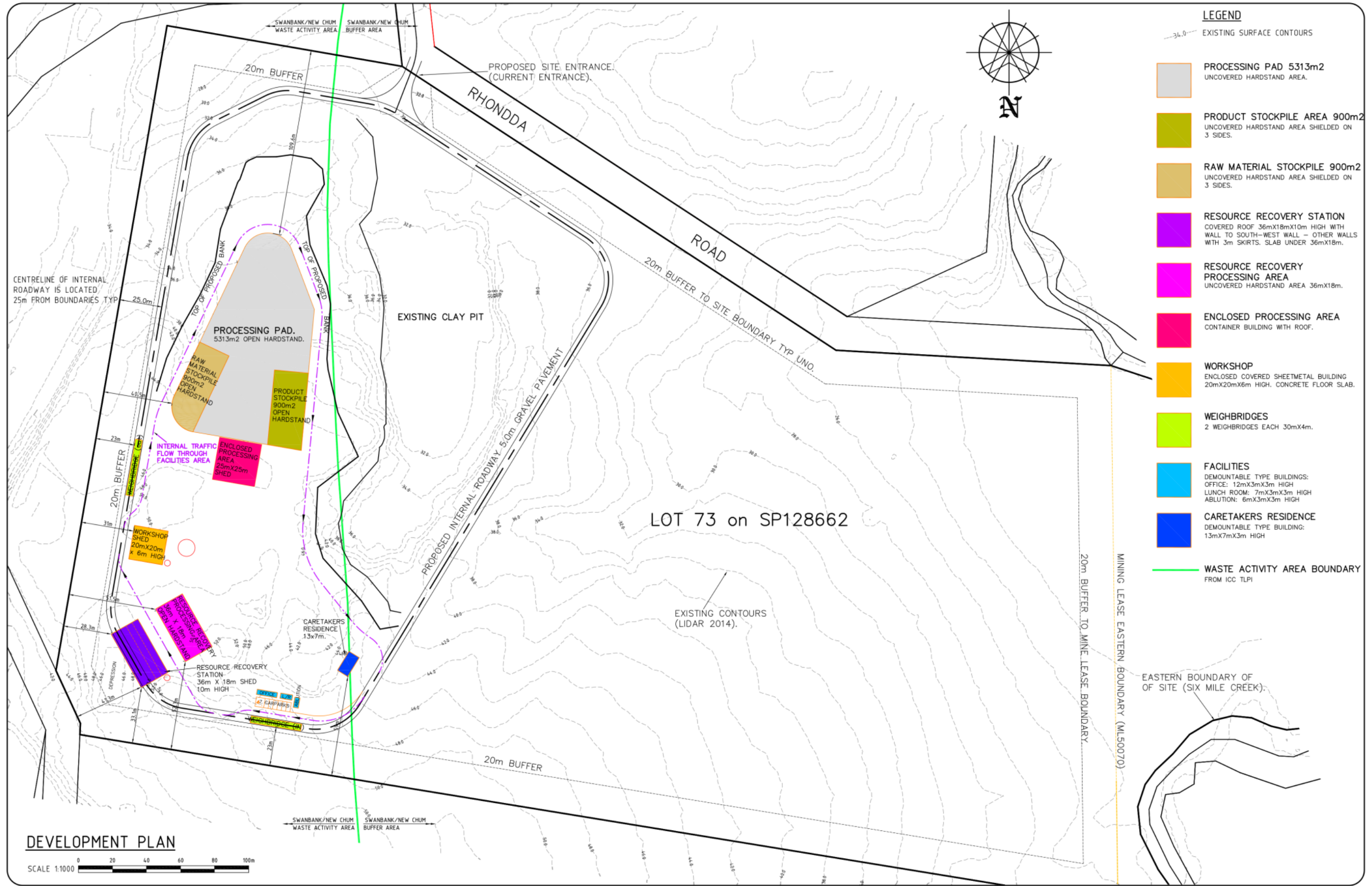
<p>amenity of residential areas, particularly Collingwood Park.</p> <ul style="list-style-type: none"> <li>• It is request that a 5 dB(a) typical façade noise reduction be applied instead of 7dB(A) (consistent with that requested for the Cleanaway land fill expansion proposal).</li> <li>• No information was presented in relation to the siting of the noise modelling equipment.</li> <li>• Modelling shows an exceeded of the continuous noise criteria during 7am to 6pm period at the further residential area to the east by up to 1 dB.</li> <li>• Proposed shipping container structure has gaps and is likely to amplify and reflect noise.</li> <li>• Noise report relies on assumptions such as sealing gaps and using sound absorbing material to achieve required sound attenuation.</li> <li>• It is unrealistic to have doors at either end of the container structure due to operational requirements.</li> <li>• Acoustic enclosure for the co-generation plan is not shown on the plan.</li> <li>• Concerns raised in relation to the unknown noise impacts of the co-generation plant.</li> <li>• No guarantee that mitigation methods will be adopted – some recommendations of the report are unrealistic.</li> <li>• Noise was modelled for Riverview State School (2km away) but not Six Mile Estate (less than 1.5km away).</li> <li>• Noise and airborne particulate modelling has not be provided for onsite personal – likely to challenge Workplace Health and Safety Regulations.</li> <li>• It is request Council seek independent advice regarding the modelling and findings of the submitted material.</li> </ul>	<p>and Planning provided conditions requiring noise mitigation measures to be undertaken in accordance with the submitted report.</p> <p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to acoustics, including:</p> <ul style="list-style-type: none"> <li>• noise limits</li> <li>• hours of operation (6am-7am is limited to truck deliveries and unloading/loading materials only and 7am to 6pm for shedder and grinding/screening equipment)</li> <li>• requirements for the enclosed processing area</li> <li>• noise monitoring requirements.</li> </ul> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse noise impacts on surrounding residential areas.</p>
<p><b>Proposed co-generation plan</b></p> <ul style="list-style-type: none"> <li>• Dirty form of electricity production.</li> <li>• Emissions from co-generation plant will be released straight into the atmosphere.</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p>

<ul style="list-style-type: none"> <li>• Burning of green waste is difficult to burn and smoky.</li> <li>• Breathing in wood smoke can cause a number of serious respiratory and cardiovascular health problems.</li> <li>• MDF from C&amp;D waste contain a known carcinogen.</li> <li>• Burning of diesel proposed.</li> <li>• 24 hours per day 7 day a week operation will increase respiratory illnesses in the area.</li> <li>• Smoke will be detrimental to the health of the residences that live close to the development.</li> <li>• Waste incineration is expensive and the least efficient way to generate energy.</li> <li>• Waste incineration is polluting and worsens climate change.</li> </ul>	
<p><b>Location of the proposed Use</b></p> <ul style="list-style-type: none"> <li>• The proposed use is best suited to a rural location away from residential and urban areas, closer to the regions which will make use of the products.</li> </ul>	<p>The proposed use is considered to be consistent with the intent of the zone. Any potential impacts have been investigated through technical reporting.</p> <p>Subject to the imposition of conditions, the proposed use will not have adverse amenity impacts on surrounding residential areas.</p>
<p><b>Potential pollution of Six Mile Creek</b></p> <ul style="list-style-type: none"> <li>• The proposed use is located within the Six Mile Creek catchment and only a short distance up-gradient of the Six Mile Creek Riparian zone.</li> <li>• There is the potential for pollution of this waterway which leads to the Brisbane River (through flows of contaminated stormwater during high rain events).</li> <li>• It is important to not pollute this area with air and noise emissions and acid sulphate soils.</li> </ul>	<p>The Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, included conditions relating to water, and in particular states that contaminants must not be released to any waters.</p> <p>Accordingly, it is considered that, subject to the imposition of conditions, the proposed use will not have adverse air pollution impacts on surrounding residential areas.</p>
<p><b>Procom Consultants Report (Technical Response – Wood to Power Project)</b></p> <ul style="list-style-type: none"> <li>• The report does not considered the emissions from the normal operation of the co-generation plant chimney stack.</li> <li>• A number of concerns with the report, as it relates to the wood-to-energy co-generation plant, was identified.</li> </ul>	<p>Since public notification took place, the applicant has changed the application to remove the co-generation plant. Accordingly, concerns relating to this aspect of the use is no longer applicable.</p>
<p><b>Proposed use will treat acid sulphate soils</b></p> <ul style="list-style-type: none"> <li>• Acid sulphate soils are difficult to treat</li> </ul>	<p>The Environmental Authority (EA0001872) issued by the Queensland Government under</p>

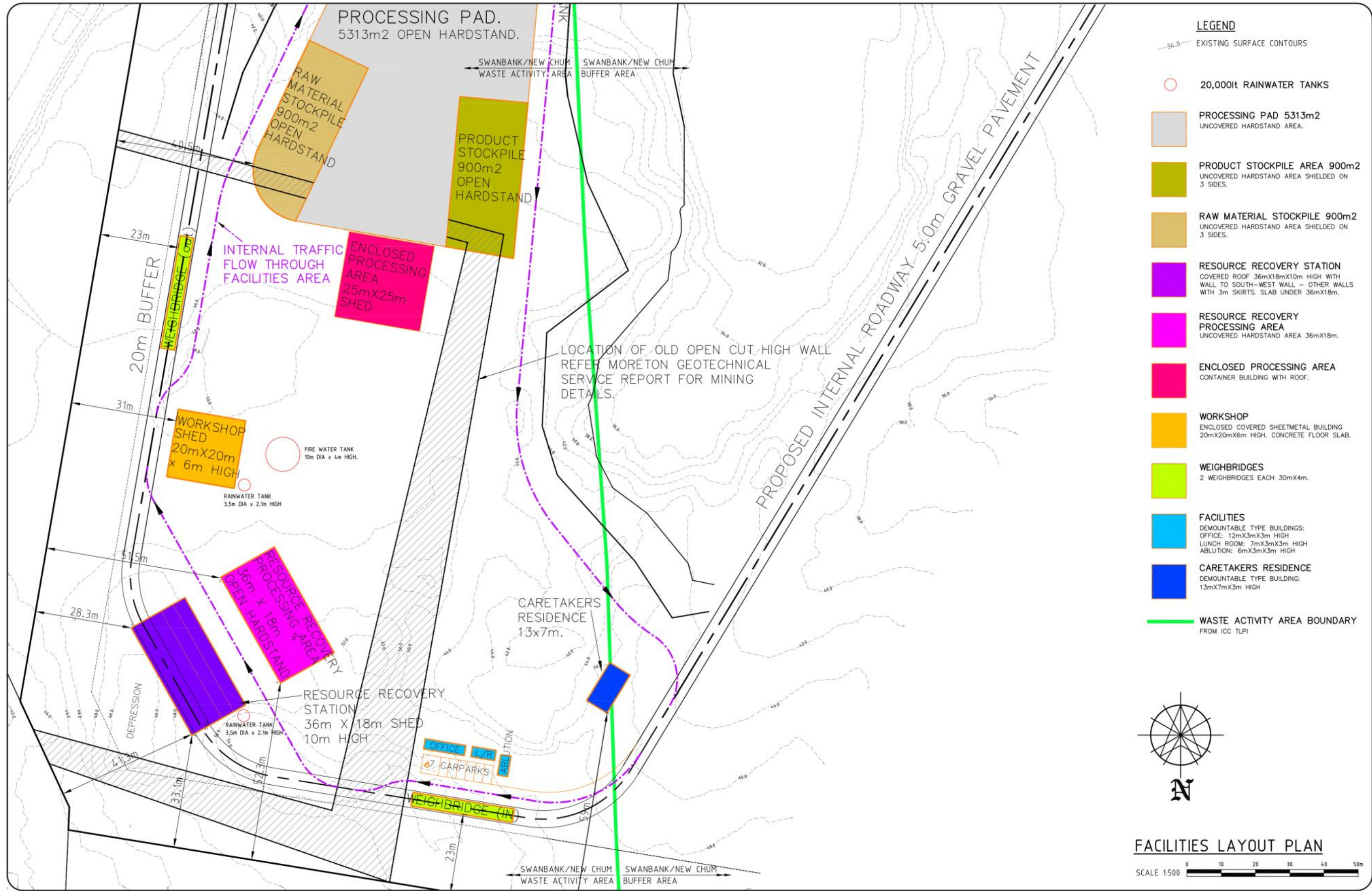
<p>and can cause environmental harm if not done right.</p> <ul style="list-style-type: none"> <li>• There is a risk of the layer between groundwater and contaminated soil being broken due to unstable ground (undermined and coal seams and tunnels).</li> <li>• If soil cannot be contained when it is stored then there will be an environmental disaster.</li> <li>• Stock pile of acidic soil creates danger of contamination of waterways (including plants and aquatic creatures).</li> <li>• Concerns regarding stockpiles when it rains and floods.</li> </ul>	<p>the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, includes conditions relating to contaminants not being released to any waters and land.</p>
<p><b>Risk of asbestos contamination</b></p> <ul style="list-style-type: none"> <li>• The proposed waste transfer station included construction and demolition waste and therefore there is the risk of asbestos contamination, which is easily airborne.</li> <li>• Increase in traffic will cause more dust containing asbestos to impact nearby residence.</li> </ul>	<p>The application material has indicated that asbestos will not be accessed to the site. In addition, the Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions which, amongst other items, includes requirements that the applicant must undertake should they be made aware that prohibited waste has been received.</p>
<p><b>Risks from Mineral Mulch</b></p> <ul style="list-style-type: none"> <li>• Risks associated with mineral mulch from fibre cement – should not be allowed in the suburbs.</li> </ul>	<p>Environmental Authority (EA0001872) issued by the Queensland Government under the <i>Environmental Protection Act 1994</i> includes a range of conditions relating to environmental impacts (air, noise, land, water). It is considered that the risks can be appropriately managed through the imposition of conditions.</p>
<p><b>Aggregated Environmental Score for activities</b></p> <ul style="list-style-type: none"> <li>• Each application should not be judged on its own merit and instead be assessed in the context of all the activities already in the area (i.e. combined aggregate environmental score).</li> <li>• Location should be taken into consideration.</li> <li>• Large amount of regulated activities in one area.</li> </ul>	<p>The application has been assessed in accordance with the requirements of the <i>Planning Act 2019</i>. Consideration has been given to the applicable legislation and the proposed use is considered to generally comply.</p>
<p><b>Compliance with Conditions</b></p> <ul style="list-style-type: none"> <li>• Residence have no confidence in the State Government or the Council when it comes to compliance at Ipswich dumps.</li> </ul>	<p>This submission is not considered to be a valid planning consideration.</p>



<ul style="list-style-type: none"> <li>Applicant continues to demonstrate non-compliance with ICC and DES</li> </ul>	
<p>Application breaches council's responsibility under the laws to protect the health of its citizen and its responsibility to provide clean air environment and puts itself at risk of liability and costly law suits.</p>	<p>Assessment of the application is bound by the requirements of the <i>Planning Act 2019</i>. Consideration has been given to the applicable legislation and the proposed use is considered to generally comply.</p>
<p><b>Applicant uses miss information</b></p> <ul style="list-style-type: none"> <li>Deed of agreement states untrue information which has mislead PGH into signing agreement.</li> </ul>	<p>The referenced deed was not ultimately required due to a change to the application to reduce the proposed vehicle size, resulting in the additional land being required to facilitate vehicle movements to/from the site.</p>
<p><b>Access to development</b></p> <ul style="list-style-type: none"> <li>Who will maintain the access road</li> <li>Chum Street is not designed for b-double truck transport.</li> <li>No cumulative look at traffic effects along Chum Street.</li> </ul>	<p>Since public notification took place, the applicant has changed the application to reduce the proposed vehicle size of a 19 metre semi-trailer.</p> <p>The applicant has provided plans, signed by a RPEQ, which demonstrates that the proposed vehicle type can fit within the existing road reserve.</p> <p>Conditions have been recommended to ensure the road is constructed to an appropriate standard which is to be maintained by the applicant.</p>



<b>HUNT MICHEL &amp; PARTNERS</b> 24 DARLING STREET IPSWICH Q 4305 CONSULTING CHARTERED ENGINEERS CIVIL AND STRUCTURAL A.B.N. 75 074 746 599 PH 3812 2399 FAX 3812 1900		CLIENT <b>JACKAL RENEWABLES PTY LTD</b>	PROJECT <b>PROPOSED DEVELOPMENT                  149 RHONDDA ST NEW CHUM</b>	DRAWING TITLE <b>DEVELOPMENT PLAN                  SITE LAYOUT PLAN</b>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REV</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>CO-GEN PLANT DELETED</td> <td>18-9-19</td> <td></td> </tr> <tr> <td>B</td> <td>DIMENSIONS ADDED</td> <td>25-7-19</td> <td></td> </tr> <tr> <td>A</td> <td>FACILITIES LAYOUT CHANGES</td> <td>8-10-18</td> <td></td> </tr> </tbody> </table>	REV	DATE	REV	DATE	C	CO-GEN PLANT DELETED	18-9-19		B	DIMENSIONS ADDED	25-7-19		A	FACILITIES LAYOUT CHANGES	8-10-18		DESIGNED: D.A. DRAWN: D.A. CHECKED: D.M. SCALE: 1:1000 AT A1 DATE:	JOB No. <b>218010</b> DWG No. <b>C1C</b>
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B	DIMENSIONS ADDED	25-7-19																					
A	FACILITIES LAYOUT CHANGES	8-10-18																					



**HUNT MICHEL & PARTNERS**  
24 DARLING STREET  
IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
A.B.N. 75 074 746 599  
PH 3812 2399  
FAX 3812 1900

CLIENT  
**JACKAL RENEWABLES PTY LTD**

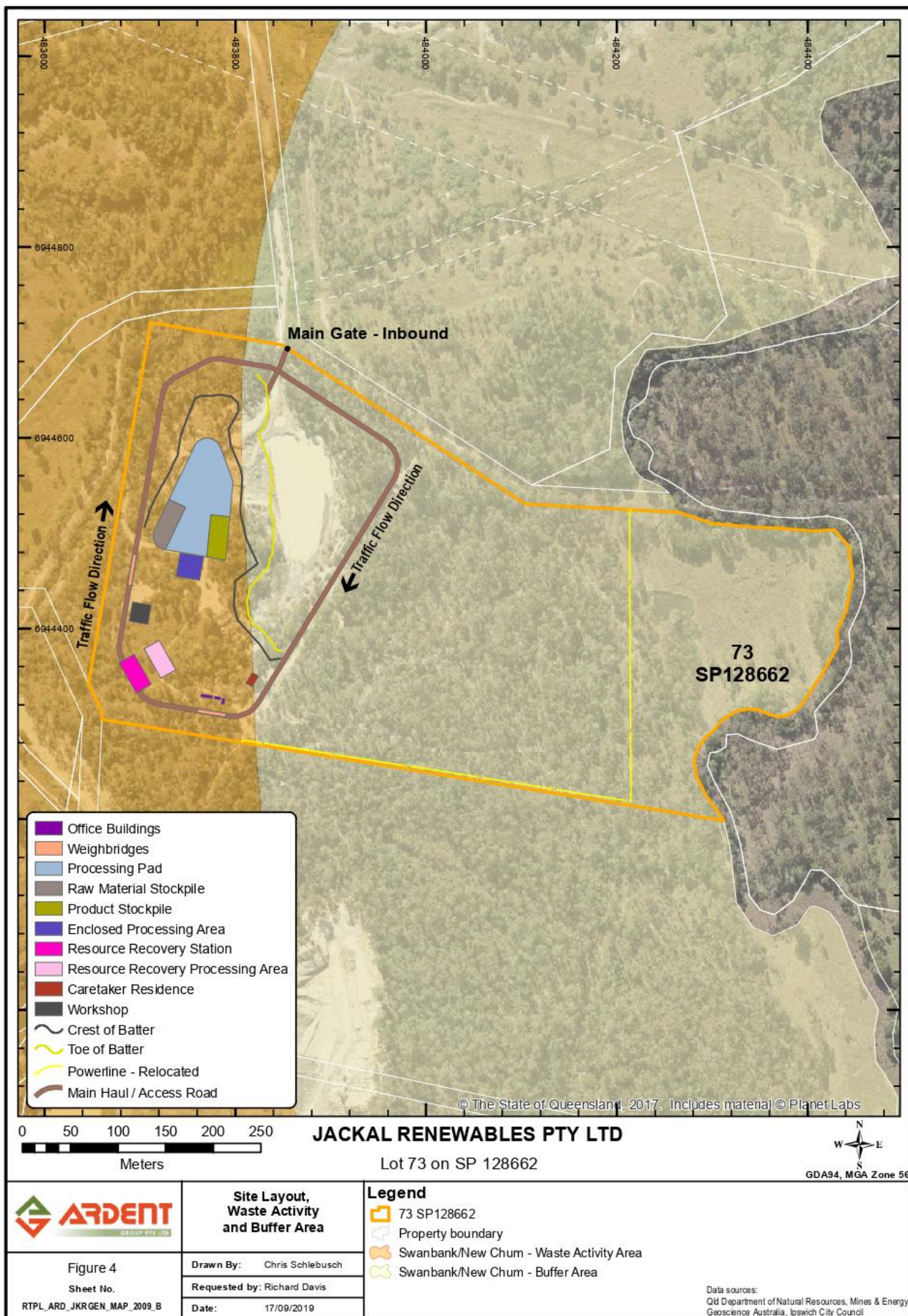
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**PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM**

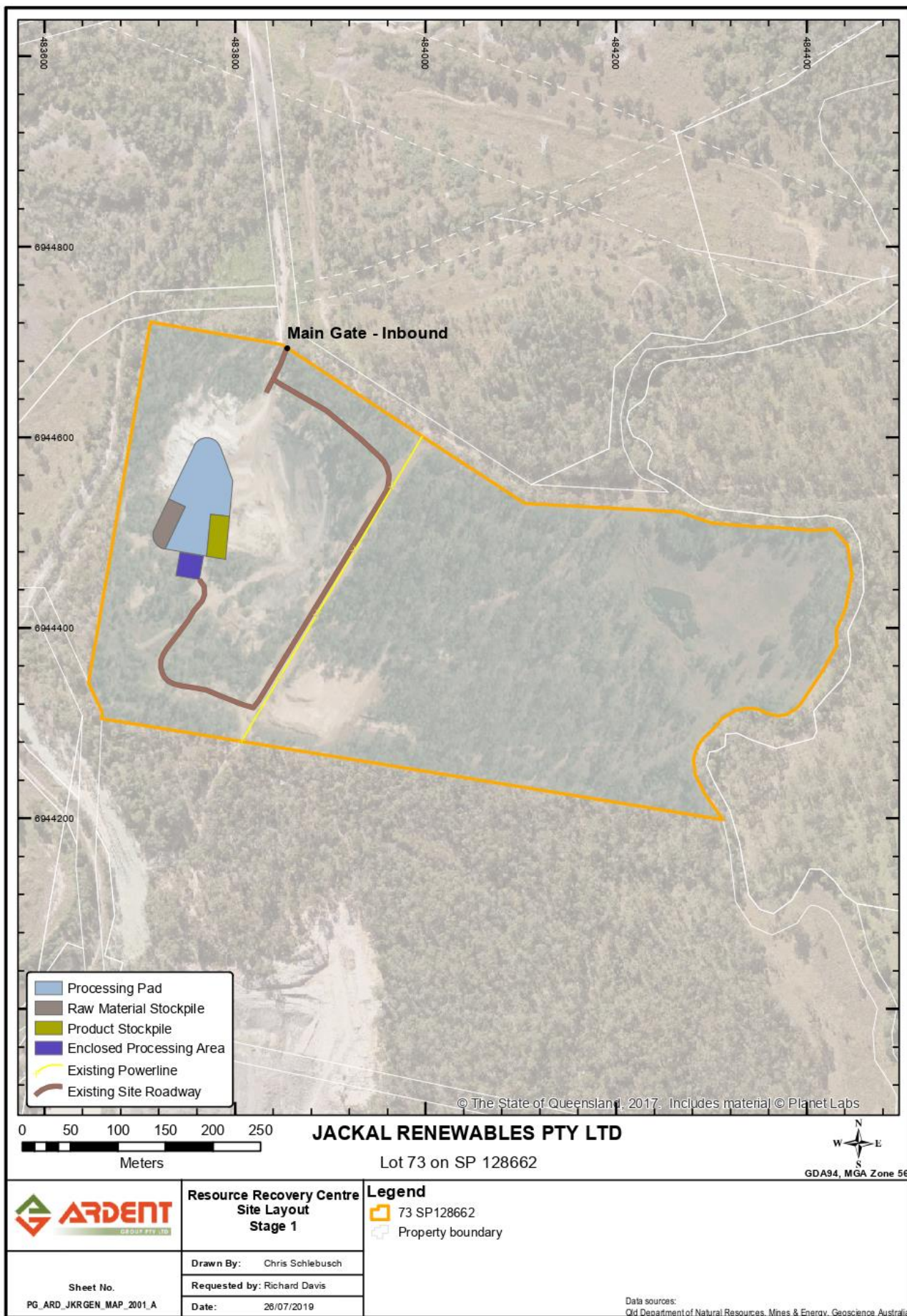
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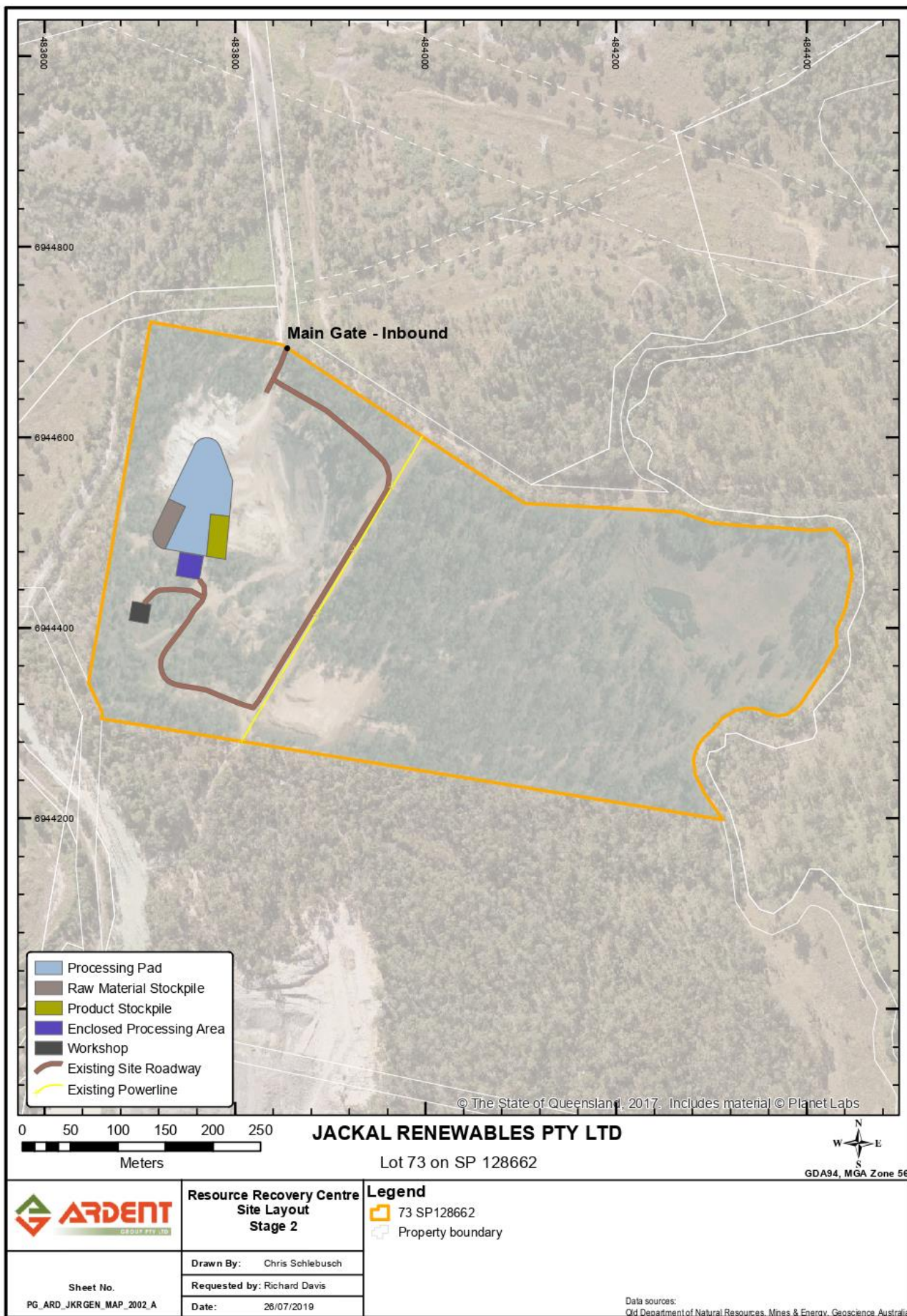
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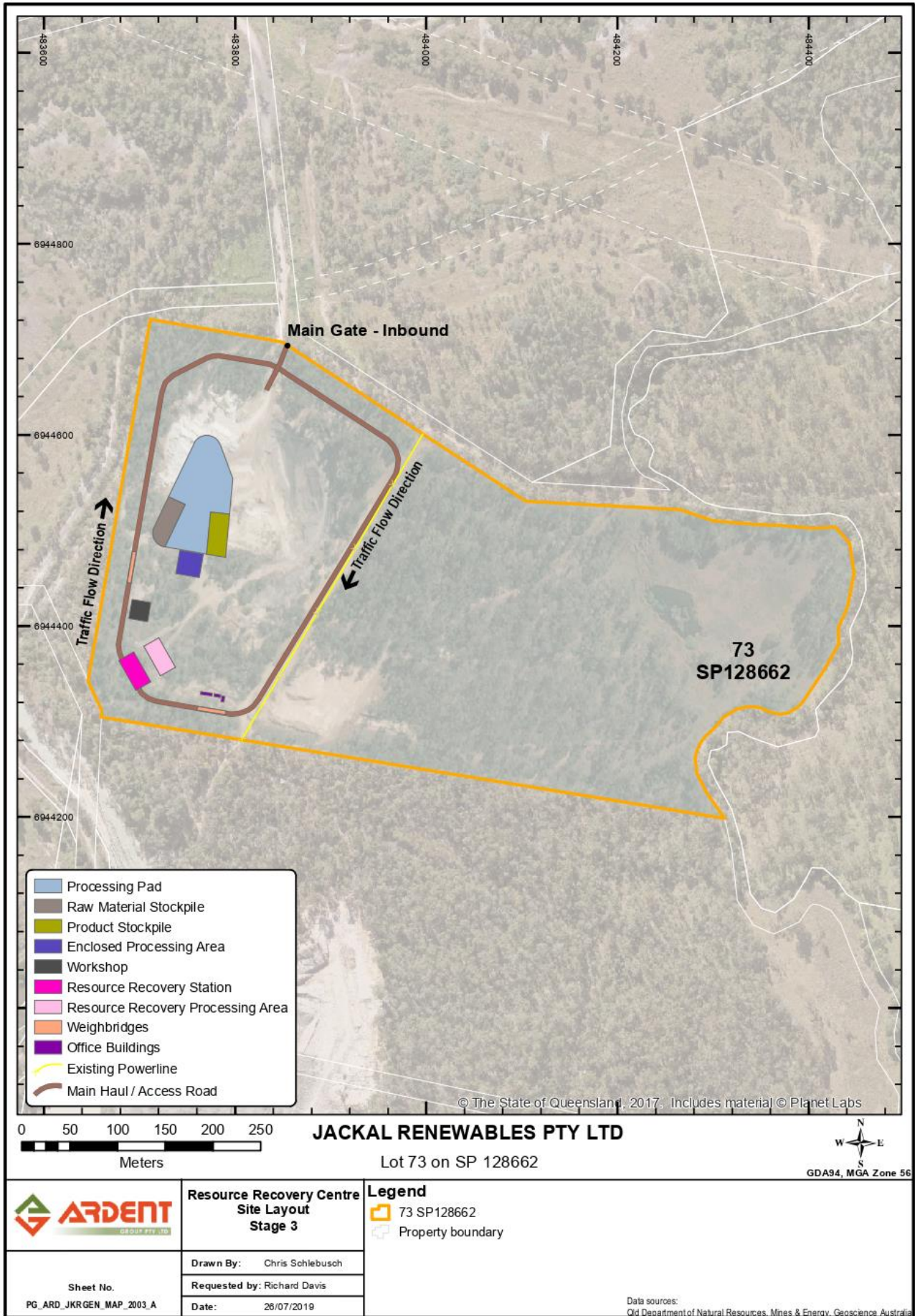
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DIRECTOR HUNT MICHEL & PARTNERS

DESIGNED: D.A.  
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DWG No.  
**C2C**

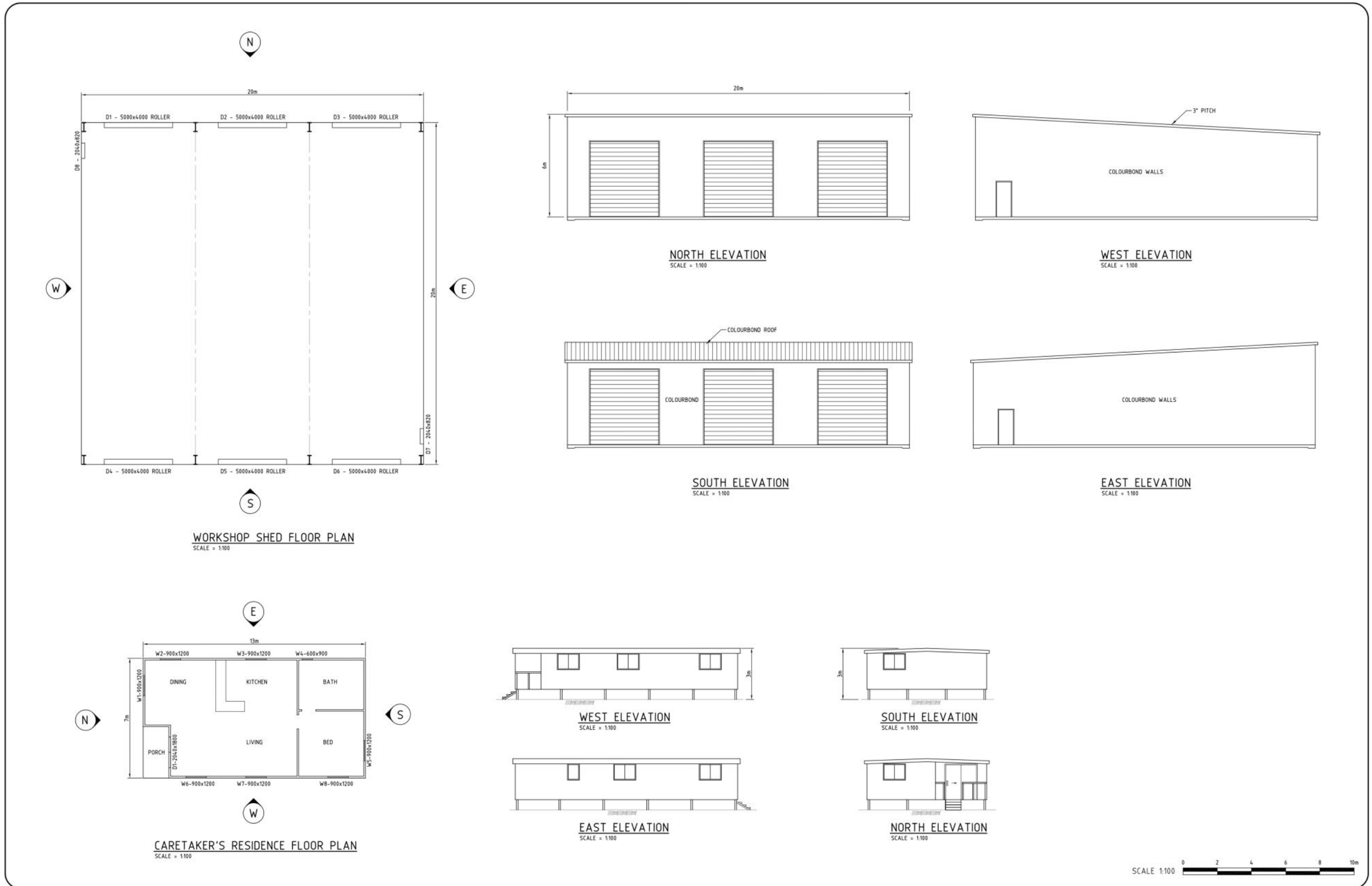








Path: S:\Plans\Project\_Specific\Ardent\UKRGEN\PG\_ARD\_JKRGEN\_MAP\_2003\_A Resource Recovery Centre Site Layout Stage 3.mxd



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24 DARLING STREET  
IPSWICH Q 4305

CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
A.B.N. 75 074 746 599

PH 3812 2399  
FAX 3812 1900

CLIENT  
**JACKAL RENEWABLES PTY LTD**

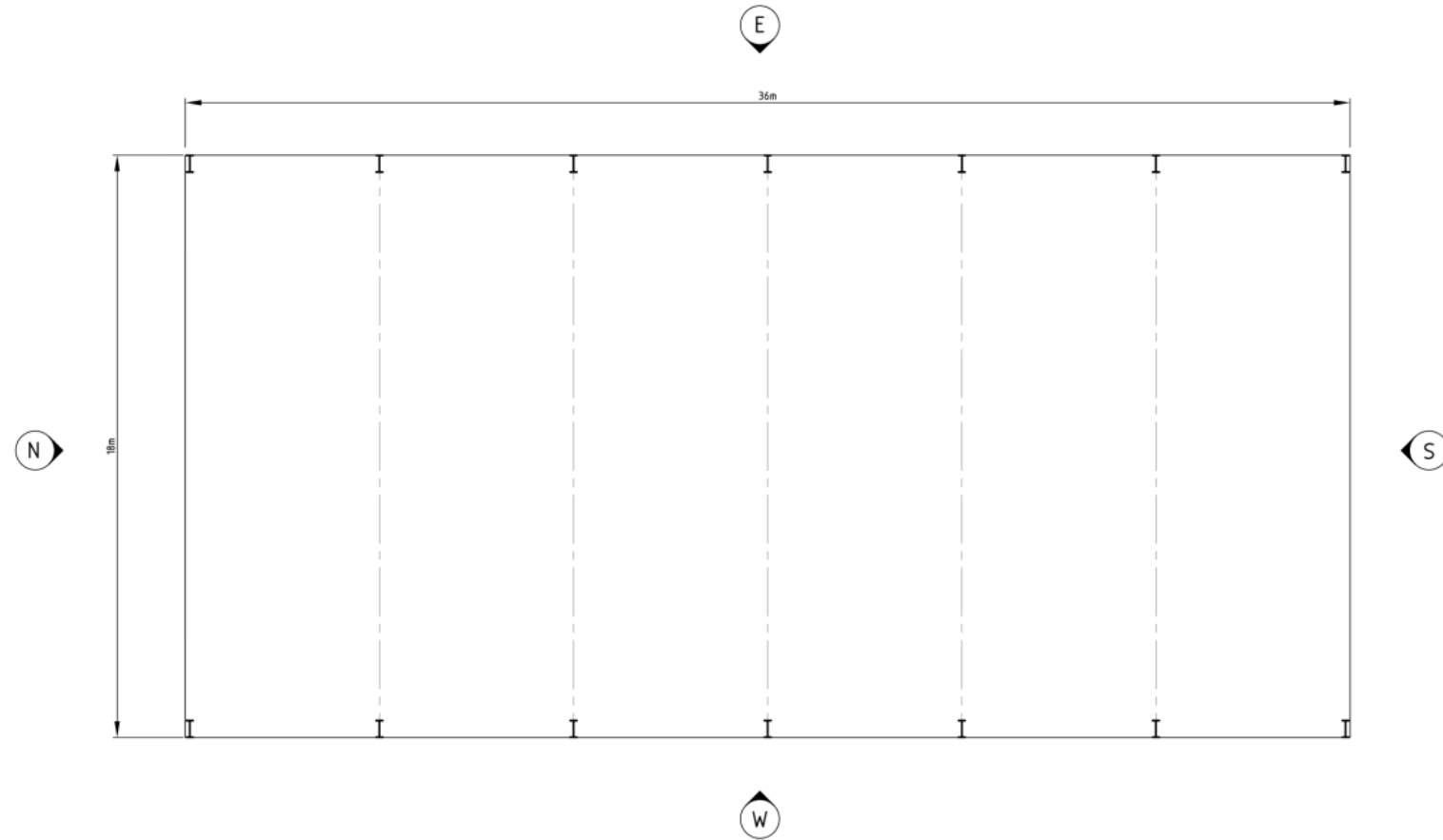
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149 RHONDDA ST NEW CHUM

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- CARETAKER'S RESIDENCE

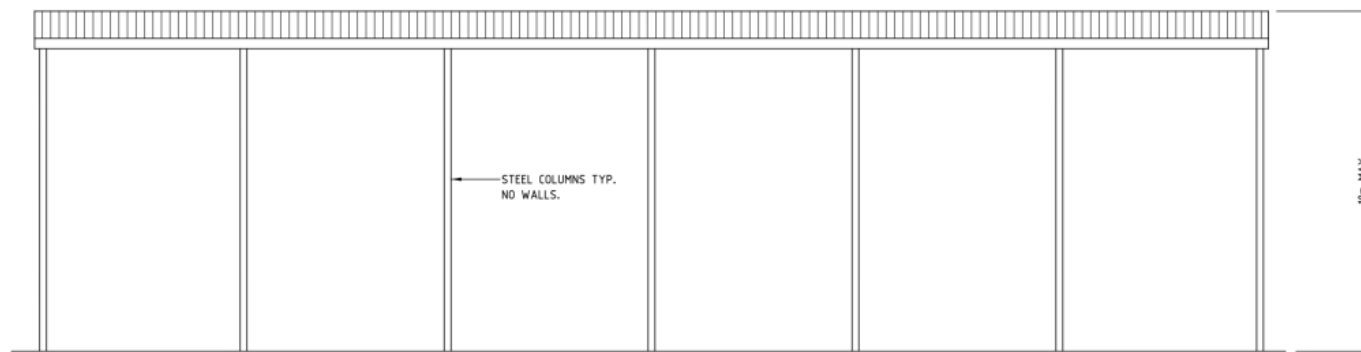
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APPROVED:		RPEQ 3766	

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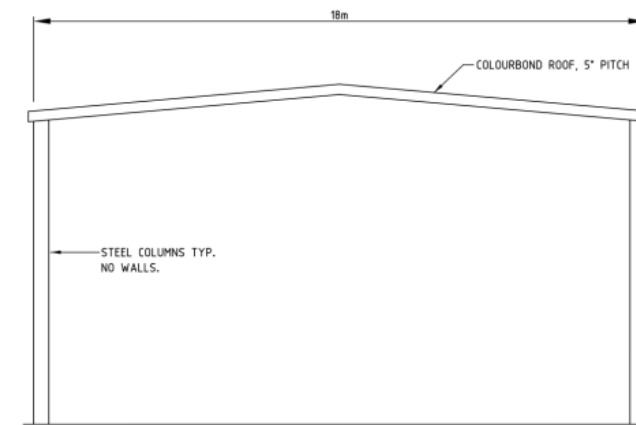




**RESOURCE RECOVERY STATION FLOOR PLAN**  
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**EAST ELEVATION (WEST SIMILAR)**  
SCALE = 1:100



**NORTH ELEVATION (SOUTH SIMILAR)**  
SCALE = 1:100



**HUNT MICHEL & PARTNERS**  
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IPSWICH Q 4305  
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CIVIL AND STRUCTURAL  
A.B.N. 75 074 746 599  
PH 3812 2399  
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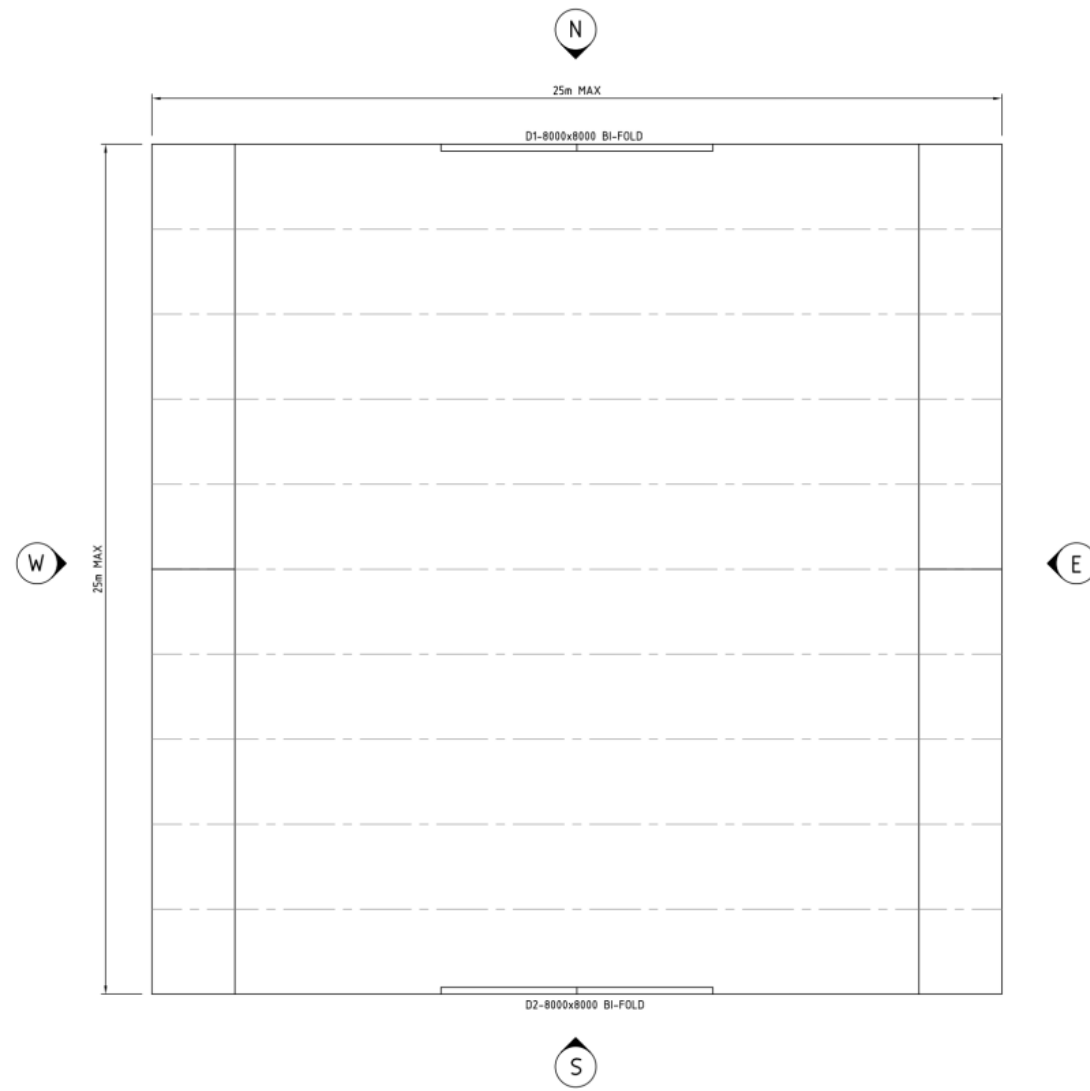
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PROJECT  
**PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM**

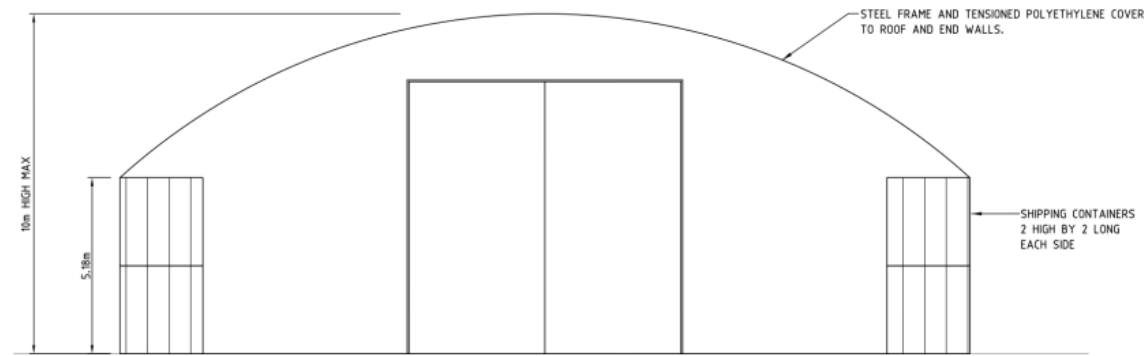
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- RESOURCE RECOVERY STATION**

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APPROVED:		RPEQ 3764	

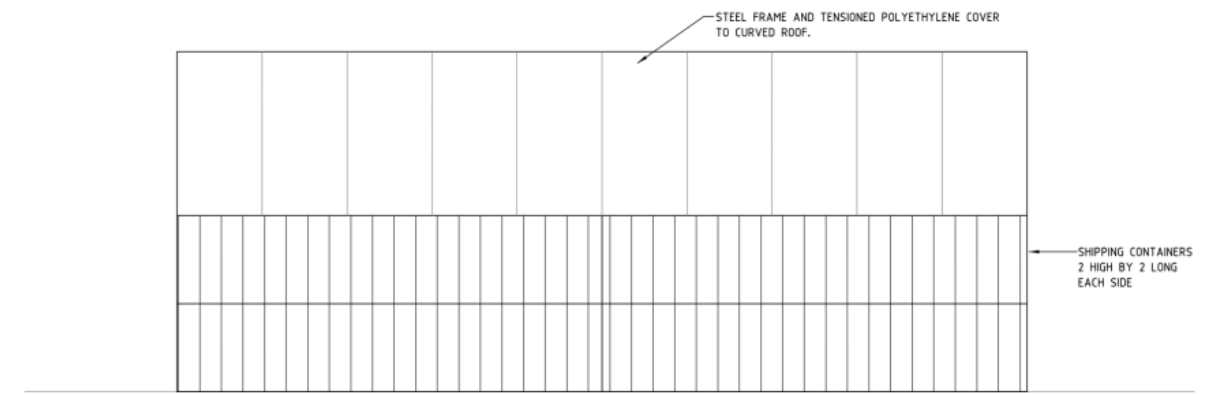
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CHECKED: D.M.	DWG No.
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**PROCESSING SHED FLOOR PLAN**  
SCALE = 1:100



**NORTH ELEVATION (SOUTH SIMILAR)**  
SCALE = 1:100



**EAST ELEVATION (WEST SIMILAR)**  
SCALE = 1:100

**HUNT MICHEL & PARTNERS**  
24 DARLING STREET  
IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
A.B.N. 75 074 746 599  
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FAX 3812 1900

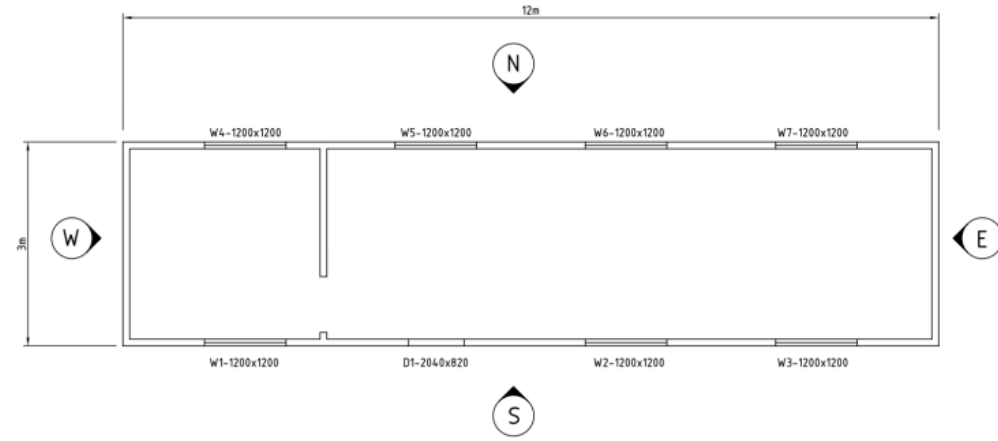
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PROJECT  
**PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM**

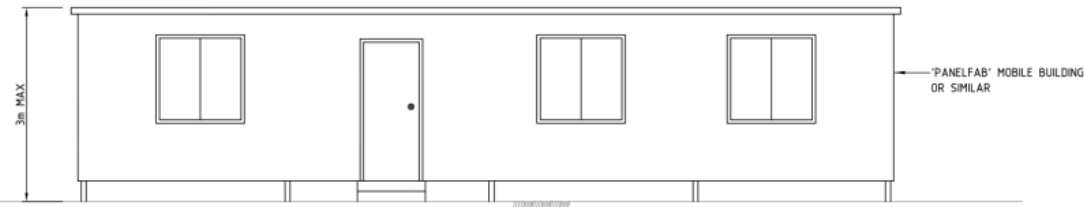
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A	ICC RFI	26-7-19	DIRECTOR HUNT MICHEL & PARTNERS

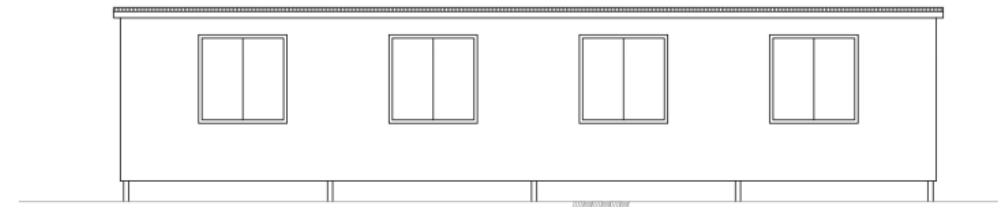
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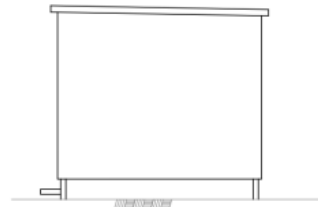
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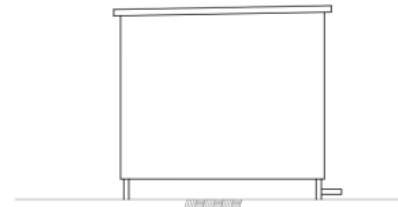
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**NORTH ELEVATION**  
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IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
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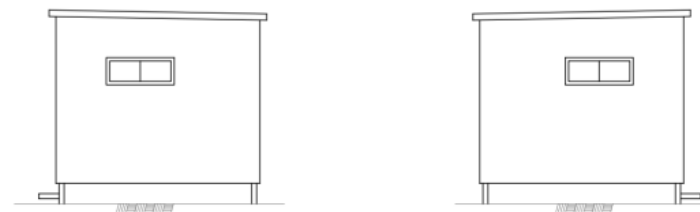
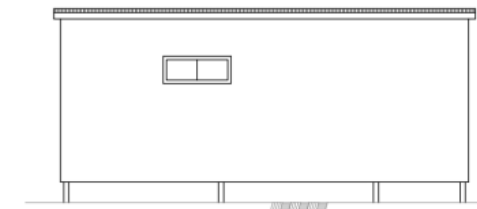
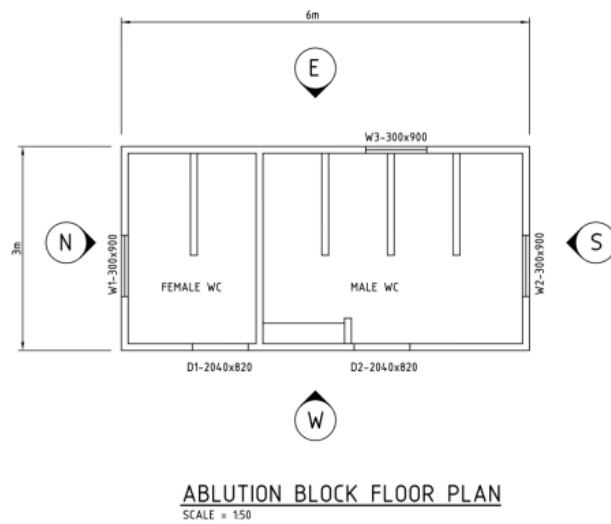
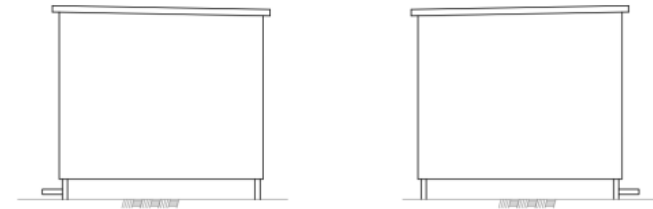
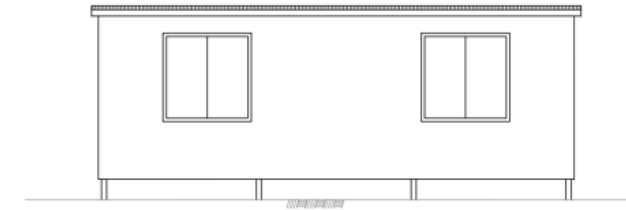
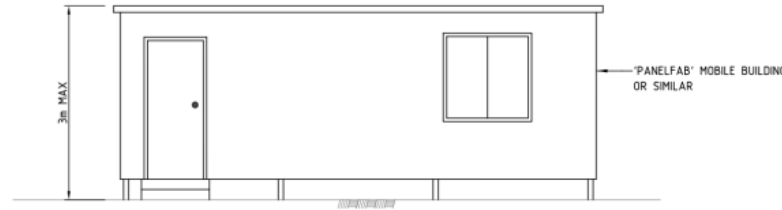
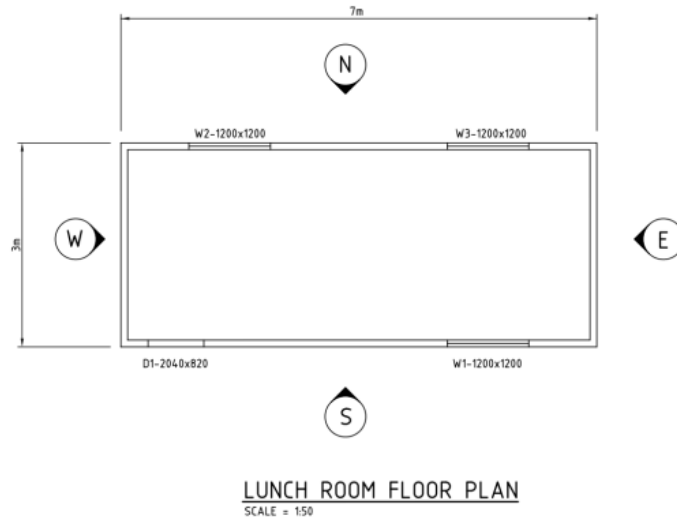
CLIENT  
JACKAL RENEWABLES PTY LTD

PROJECT  
PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM

DRAWING TITLE  
FLOOR PLAN AND ELEVATIONS  
- OFFICE

REV	DATE	REV	DATE
A	26-7-19		
APPROVED:		RPEQ 3766	
DIRECTOR HUNT MICHEL & PARTNERS			

DESIGNED: N.K.	JOB No.
DRAWN: N.K.	218010
CHECKED: D.M.	DWG No.
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DATE:	



**HUNT MICHEL & PARTNERS**  
24 DARLING STREET  
IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
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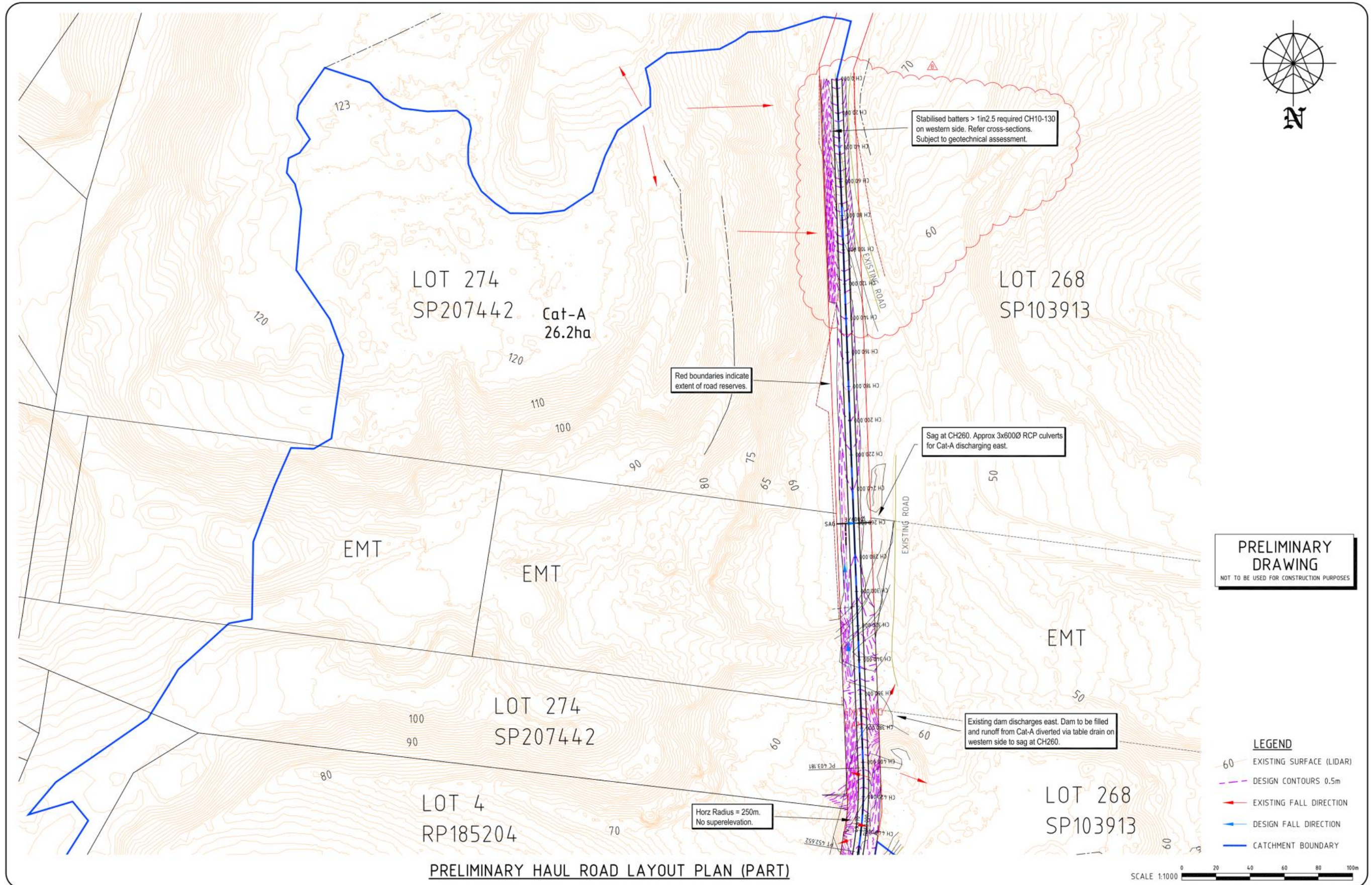
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JACKAL RENEWABLES PTY LTD

PROJECT  
PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM

DRAWING TITLE  
FLOOR PLAN AND ELEVATIONS  
- LUNCH ROOM  
- ABLUTION BLOCK

REV	DATE	REV	DATE
A	26-7-19		
APPROVED:		RPEQ 3766	
ICC RFI		DIRECTOR HUNT MICHEL & PARTNERS	

DESIGNED: N.K.	JOB No.
DRAWN: N.K.	218010
CHECKED: D.M.	DWG No.
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**HUNT MICHEL & PARTNERS**  
24 DARLING STREET  
IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
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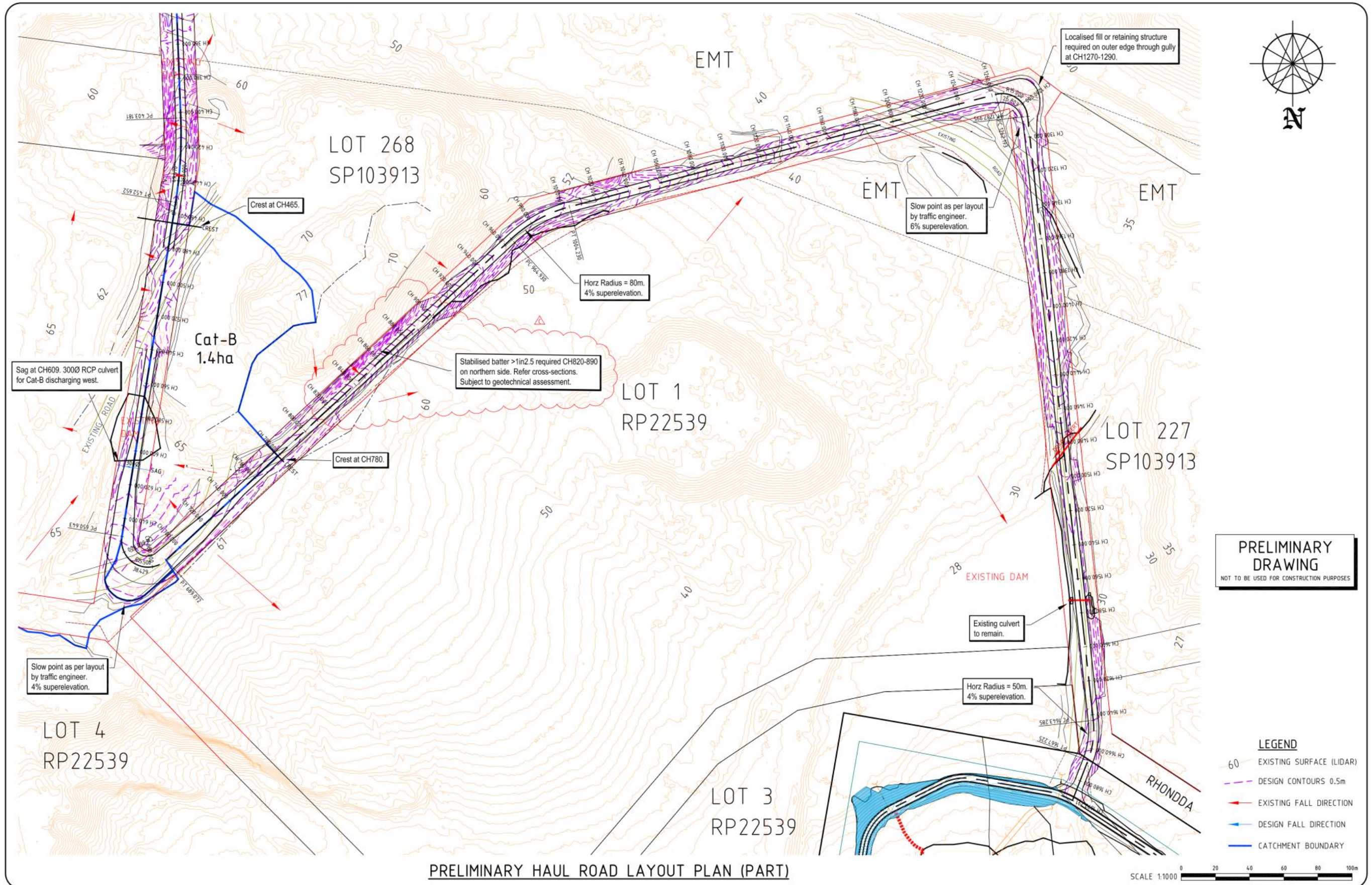
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**JACKAL RENEWABLES PTY LTD**

PROJECT  
**PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM**

DRAWING TITLE  
**PRELIMINARY HAUL ROAD  
LAYOUT PLAN SHEET 1  
(CH0-440)**

REV	DATE	APPROVED:
B	01.10.19	<i>Daniel Michel</i> DANIEL MICHEL RPEQ 3766 DIRECTOR, HUNT MICHEL & PARTNERS
A	14.02.19	

DESIGNED: N.K.	JOB No.
DRAWN: N.K.	218010
CHECKED: D.M.	DWG No.
SCALE: 1:1000 AT A1	C201B
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**HUNT MICHEL & PARTNERS**  
24 DARLING STREET  
IPSWICH Q 4305  
CONSULTING CHARTERED ENGINEERS  
CIVIL AND STRUCTURAL  
A.B.N. 75 074 746 599  
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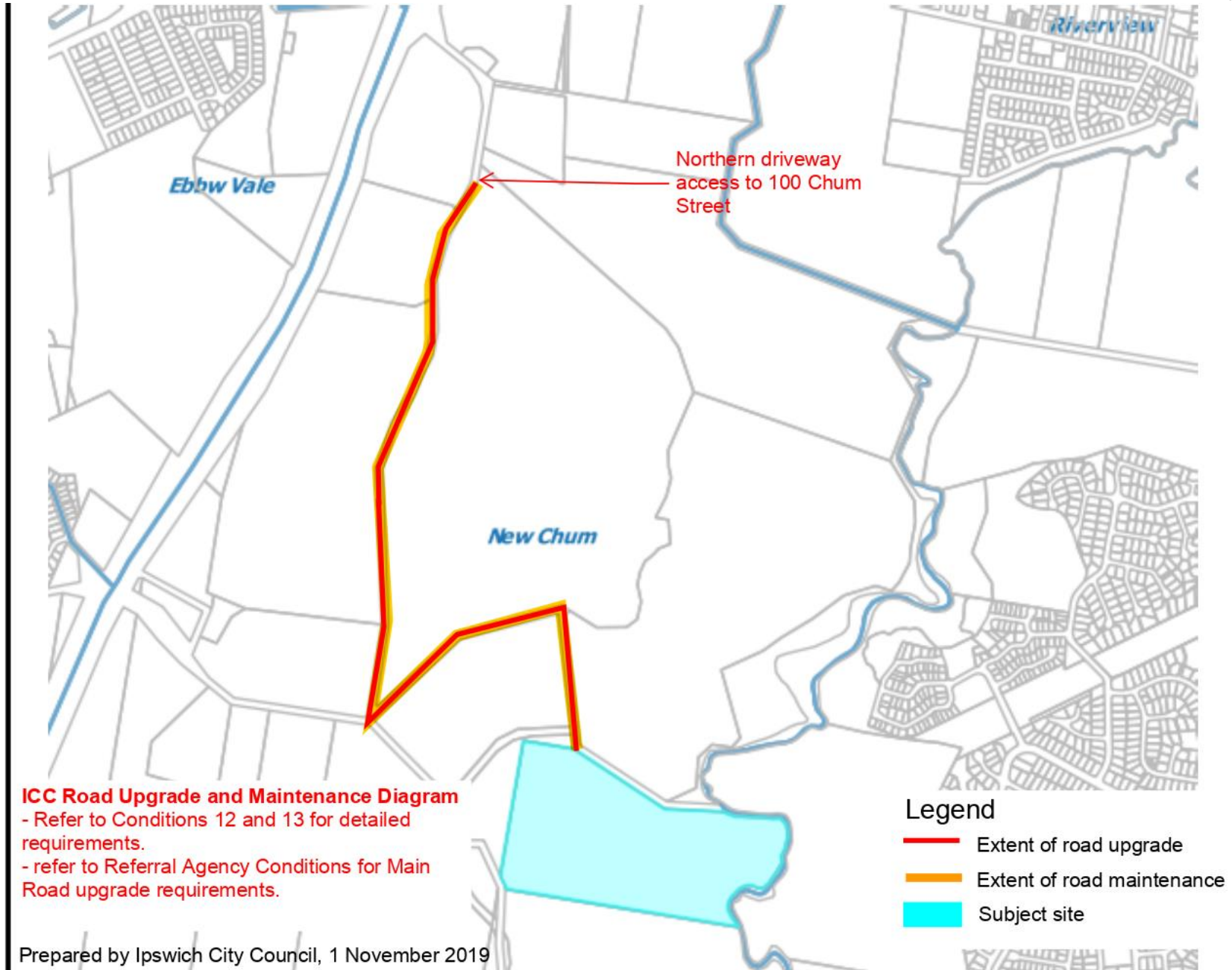
CLIENT  
JACKAL RENEWABLES PTY LTD

PROJECT  
PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM

DRAWING TITLE  
PRELIMINARY HAUL ROAD  
LAYOUT PLAN SHEET 2  
(CH440-1692)

REV	DATE	APPROVED:
C	01.10.19	<i>Daniel Michel</i> DANIEL MICHEL RPEQ 3766 DIRECTOR, HUNT MICHEL & PARTNERS
B	20.09.19	
A	14.02.19	

DESIGNED: N.K.	JOB No. 218010
DRAWN: N.K.	DWG No. C202C
CHECKED: D.M.	
SCALE: 1:1000 AT A1	
DATE:	



RA6-N



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

SARA reference: 1804-5046 SRA  
Council reference: 2491/2018/MCU

14 October 2019

Chief Executive Officer  
Ipswich City Council  
PO Box 1559  
IPSWICH QLD 4305  
development@ipswich.qld.gov.au

Attention: Ms Nikki Morrison

Dear Ms Morrison

## SARA changed response—149 Rhondda Road, New Chum

(Given under section 28 of the Development Assessment Rules)

On 27 September 2019 the Department of State Development, Manufacturing, Infrastructure and Planning (the department) received notice of a change to the development application described below. The department has assessed the changes and now provides this changed referral agency response that replaces the response dated 17 July 2019.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	14 October 2019
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Advice:	Advice to the applicant is in <b>Attachment 2</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .

### Development details

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Description:	Development permit	Material change of use for Special industry (waste recycling and reprocessing – waste transfer station, crushing, milling or grinding) <del>Minor utility</del> and Caretaker's residence and Environmentally Relevant Activities (ERA 33 crushing, milling, grinding or screening, ERA 54 (1) mechanical waste reprocessing ERA 61 (1)(c) <del>thermal waste reprocessing and treatment</del> and ERA 62 (1)(a) resource recovery and transfer facility operation)
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South East Queensland (West) regional office  
Level 4, 117 Brisbane Street, Ipswich  
PO Box 129, Ipswich QLD 4305



**Item 1 / Attachment 3.**

1804-5046 SRA

SARA role:	Referral agency
SARA trigger:	Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017)  Material change of use for non-devolved environmentally relevant activity  Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017)  Material change of use for special industry use impacting on state-transport infrastructure
SARA reference:	1804-5046 SRA
Assessment Manager:	Ipswich City Council
Street address:	149 Rhondda Road, New Chum
Real property description:	Lot 73 on SP128662
Applicant name:	Jackal Renewables Pty Ltd
Applicant contact details:	C/- Ardent Group, 3 Water Street, Red Hill QLD 4059
Environmental Authority:	This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"><li>• Approved.</li><li>• Reference: EA0001872.</li><li>• Effective date: When the material change of use development permit under the <i>Planning Act 2016</i> takes effect.</li><li>• Prescribed environmentally relevant activity (ERA): ERA 33 crushing, milling, grinding or screening, ERA 54 (1) mechanical waste reprocessing <del>ERA 61 (1)(c) thermal waste reprocessing and treatment</del> and ERA 62 (1)(a) resource recovery and transfer facility operation.</li></ul> If you are seeking further information on the environmental authority, the Department of Environment and Science's website includes a register. This can be found at: <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a> .

## Representations

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An applicant may make representations to a referral agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

**Item 1 / Attachment 3.**

1804-5046 SRA

For further information please contact Kieran Hanna, Principal Planning Officer, on (07) 3432 2404 or via email [IpswichSARA@dsmip.qld.gov.au](mailto:IpswichSARA@dsmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Luke Lankowski  
Manager, Planning – Wide Bay Burnett

enc    Attachment 1 – Changed referral agency conditions  
         Attachment 2 – Advice to the applicant  
         Attachment 3 – Changed reasons for referral agency response  
         Attachment 4 – Change representation provisions  
         Attachment 5 – Approved plans and specifications

cc     Jackal Renewables c/- Ardent Group, [Richard.davis@ardent-group.com.au](mailto:Richard.davis@ardent-group.com.au)

1804-5046 SRA

### Attachment 1—Changed referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<p><b>Development permit for material change of use for Special industry (waste recycling and reprocessing – waste transfer station, crushing, milling or grinding) Minor-utility and Caretaker’s residence and Environmentally Relevant Activities (ERA 33 crushing, milling, grinding or screening, ERA 54 (1) mechanical waste reprocessing ERA 61 (1)(c) thermal waste reprocessing and treatment and ERA 62 (1)(a) resource recovery and transfer facility operation)</b></p>		
<p>Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) Non-devolved environmentally relevant activity—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
1.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>Development Plan Site Layout Plan, prepared by Hunt Michel and Partners, dated <del>8-October-2018</del> <b>18 September 2019</b>, job number 218010, drawing number <del>C4</del> <b>C1C</b> revision A C.</li> </ul>	At all times
2.	<p>The development must be carried out generally in accordance with the plan referenced in condition 1; in particular:</p> <ul style="list-style-type: none"> <li>There must be no vegetation clearing as part of the environmentally relevant activities for this development.</li> <li>The use of waste products as hardstand, in particular fibre cement by-product, may contain prescribed water contaminants. No release of contaminants to waters and land is authorised as part of the development approval.</li> </ul>	Prior to the commencement of use and to be maintained at all times
3.	<p>Implement noise mitigation measures as outlined in the Air and Noise Assessment – Proposed Resource Recovery Facility, New Chum, prepared by Air Noise Environment, and dated 25 January 2019, reference: 2535.1report02.odt.</p>	At all times
<p>Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) State transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
4.	<p>(a) Road works comprising the extension of the existing right turn Cunningham Highway Off-Ramp lane must be provided at the Aberdare Street / Cunningham Highway Off-Ramp priority-controlled intersection.</p> <p>(b) Any works to the Cunningham Highway Off-Ramp Right Turn Lane required under part (a) must achieve appropriate normal design domain sight distances for Aberdare Street’s calculated 85th percentile speed.</p>	(a) - (e) Prior to the commencement of use

**Item 1 / Attachment 3.**

1804-5046 SRA

No.	Conditions	Condition timing
	<p>(c) Clearing of vegetation and the relocation of existing signage, if required, must be completed to ensure sight distance can be achieved for the calculated 85th percentile speed on Aberdare Street, and that no additional ongoing maintenance is required by the Department of Transport and Main Roads.</p> <p>(d) Provide advance warning signage on Aberdare Street to alert west-bound traffic of the Aberdare Street / Cunningham Highway Off-Ramp priority-controlled intersection.</p> <p>(e) The road works and signage must be designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2013 and the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, March 2019. Registered Professional Engineer of Queensland certification with supporting documentation must be provided to Metropolitan.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the intersection has been designed and constructed in accordance with parts (a) to (d) of this condition.</p>	

## Attachment 2—Advice to the applicant

<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions v2.3 (SDAP). If a word remains undefined it has its ordinary meaning.
2.	<b>Road works approval</b> Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Metropolitan Compliance Team at the Department of Transport and Main Roads (Metropolitan Office) at <a href="mailto:Metropolitan.IDAS@tmr.qld.gov.au">Metropolitan.IDAS@tmr.qld.gov.au</a> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.
3.	<b>B-Double and Oversized or over mass vehicles</b> The applicant is advised that B-Double, oversized or overmass vehicular routes will most likely require approval from the Department of Transport and Main Roads or National Heavy Vehicle Regulator (NHVR). Information regarding the B-double and Oversize Overmass permits can be found at <a href="http://www.nhvr.gov.au/road-access/access-management/applications">www.nhvr.gov.au/road-access/access-management/applications</a> .

### **Attachment 3—Changed reasons for referral agency response**

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(Given under section 56(7) of the *Planning Act 2016*)

**The reasons for the department's decision are:**

- **With conditions**, the **changed** development complies with the purpose and applicable performance outcomes of State code 6: Protection of state transport networks and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.
- **Undertaking the conditioned roadworks** ~~The development application material demonstrates~~ protects state transport infrastructure from adverse impacts and maintains the operational performance of the state transport network.
- The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human health and safety, proportionate to the sensitive of the surrounding land uses.

**Material used in the assessment of the application:**

- The development application material and submitted plans.
- *Planning Act 2016*.
- Planning Regulation 2017.
- The State Development Assessment Provisions (version 2.3), as published by the department.
- The Development Assessment Rules.

1804-5046 SRA

## **Attachment 4—Change representation provisions**

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1804-5046 SRA

## **Attachment 5—Approved plans and specifications**

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## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

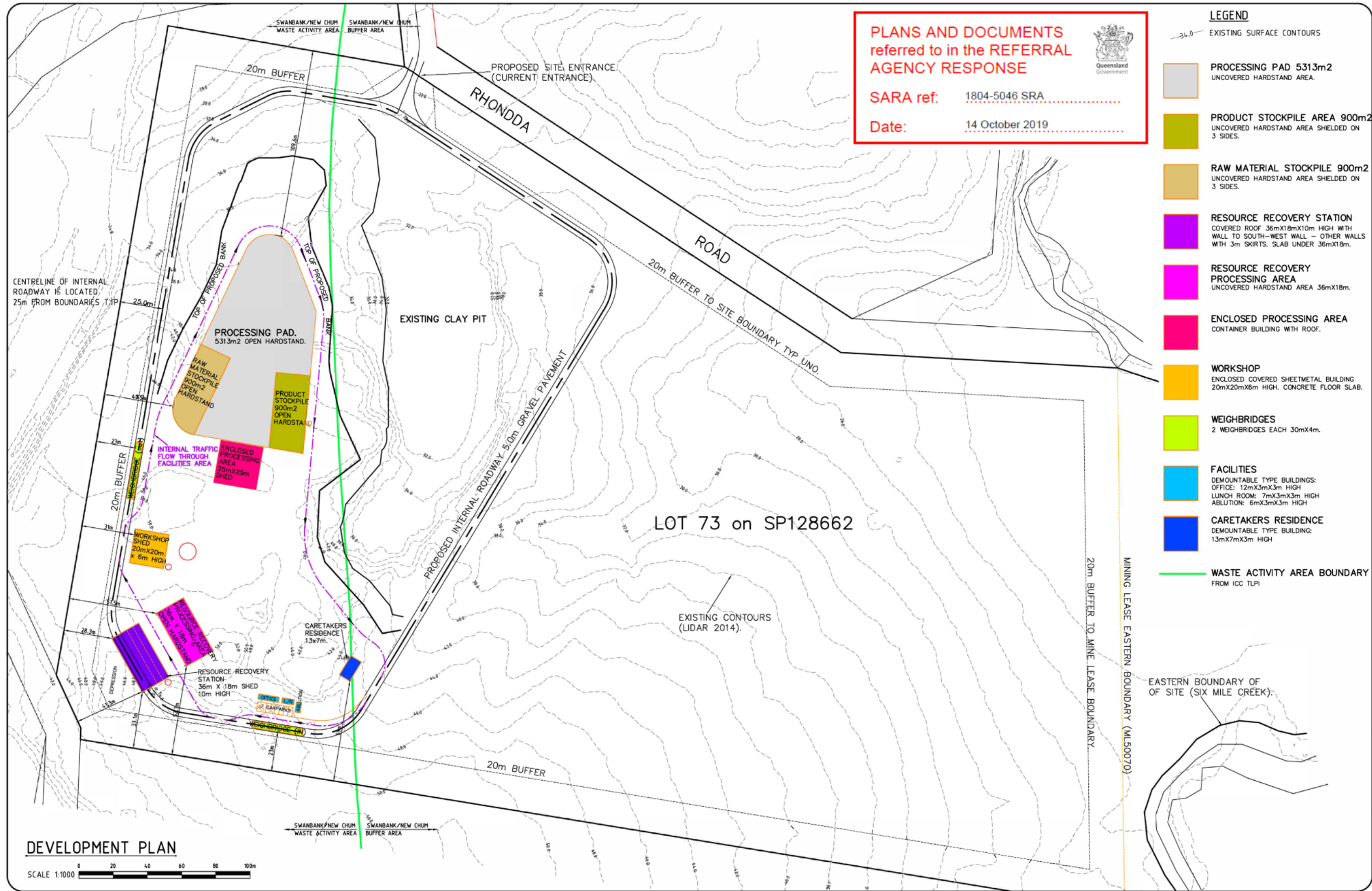
## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

SARA ref: 1804-5046 SRA

Date: 14 October 2019



- LEGEND**
- EXISTING SURFACE CONTOURS
  - PROCESSING PAD 5313m2 UNCOVERED HARDSTAND AREA.
  - PRODUCT STOCKPILE AREA 900m2 UNCOVERED HARDSTAND AREA SHIELDED ON 3 SIDES.
  - RAW MATERIAL STOCKPILE 900m2 UNCOVERED HARDSTAND AREA SHIELDED ON 3 SIDES.
  - RESOURCE RECOVERY STATION COVERED ROOF 36mX18mX10m HIGH WITH WALL TO SOUTH-WEST WALL - OTHER WALLS WITH 3m SKIRTS. SLAB UNDER 36mX18m.
  - RESOURCE RECOVERY PROCESSING AREA UNCOVERED HARDSTAND AREA 36mX18m.
  - ENCLOSED PROCESSING AREA CONTAINER BUILDING WITH ROOF.
  - WORKSHOP ENCLOSED COVERED SHEETMETAL BUILDING 20mX20mX6m HIGH. CONCRETE FLOOR SLAB.
  - WEIGHBRIDGES 2 WEIGHBRIDGES EACH 30mX4m.
  - FACILITIES DEMOUNTABLE TYPE BUILDINGS: OFFICE: 12mX3mX3m HIGH LUNCH ROOM: 7mX3mX3m HIGH ABLUTION: 6mX3mX3m HIGH
  - CARETAKERS RESIDENCE DEMOUNTABLE TYPE BUILDING: 13mX7mX3m HIGH
  - WASTE ACTIVITY AREA BOUNDARY FROM ICC TLPI

**DEVELOPMENT PLAN**  
SCALE 1:1000

<p><b>HUNT MICHEL &amp; PARTNERS</b> 24 DARLING STREET IPSWICH Q 4305 CONSULTING CHARTERED ENGINEERS CIVIL AND STRUCTURAL A.B.N. 75 074 746 599 PH 3812 2399 FAX 3812 1900</p>	<p>CLIENT JACKAL RENEWABLES PTY LTD</p>	<p>PROJECT PROPOSED DEVELOPMENT 149 RHONDDA ST NEW CHUM</p>	<p>DRAWING TITLE DEVELOPMENT PLAN SITE LAYOUT PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REV</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>CO-GEN PLANT DELETED</td> <td>18-9-19</td> <td></td> </tr> <tr> <td>B</td> <td>DIMENSIONS ADDED</td> <td>25-7-19</td> <td></td> </tr> <tr> <td>A</td> <td>FACILITIES LAYOUT CHANGES</td> <td>8-10-18</td> <td></td> </tr> </tbody> </table> <p>APPROVED: RPEQ 3766 DIRECTOR HUNT MICHEL &amp; PARTNERS</p>	REV	DATE	REV	DATE	C	CO-GEN PLANT DELETED	18-9-19		B	DIMENSIONS ADDED	25-7-19		A	FACILITIES LAYOUT CHANGES	8-10-18		<p>DESIGNED: D.A. DRAWN: D.A. CHECKED: D.M. SCALE: 11000 AT A1 DATE:</p> <p>JOB No. 218010 DWG No. C1C</p>
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# Permit

Environmental Protection Act 1994

## Environmental authority EA0001872

*This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.*

**Environmental authority number: EA0001872**

**Environmental authority takes effect on a date to be decided later.**

### Environmental authority holder(s)

Name(s)	Registered address
JACKAL RENEWABLES PTY LTD	149 Rhondda Rd NEW CHUM QLD 4303 Australia

### Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
Prescribed ERA, ERA 33 - Crushing, milling, grinding or screening, Crushing, grinding, milling or screening more than 5000t of material in a year	LOT 73/SP128662
Prescribed ERA, ERA 54 - Mechanical waste reprocessing, 1: Operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only	LOT 73/SP128662
Prescribed ERA, ERA 62 - Resource recovery and transfer facility operation, 1: Operating a facility for receiving and sorting, dismantling, baling or temporarily storing-, (a) scrap metal, non-putrescible waste or green waste only	LOT 73/SP128662

### Additional information for applicants

#### Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the Environmental Protection Act 1994 (EP Act).



Permit

## Environmental authority

### Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days);

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website [www.qld.gov.au](http://www.qld.gov.au), using the search term 'duty to notify'.

### Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority-on the nominated day; or
- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise-on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the Planning Act 2016 or an SDA Approval under the State Development and Public Works Organisation Act 1971), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Scott Blanchard  
Department of Environment and Science  
Delegate of the administering authority  
Environmental Protection Act 1994

**Enquiries:**  
Waste and Contaminated Land Assessment  
Department of Environment and Science  
Phone: 1300 130 372  
Email: [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Date issued: 11 October 2019**

Permit

## Environmental authority

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### Obligations under the Environmental Protection Act 1994

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)



**Permit**  
Environmental authority EA0001872

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**Legislative requirements and conditions of environmental authority**

**Legislative requirements**

**Other permits required**

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site.

**Development approval**

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of Environment and Science to ensure that you have the most current version of the environmental authority relating to this site.



**Permit**  
**Environmental authority EA0001872**

**Conditions of environmental authority**

**Location:** 149 Rhondda Road, New Chum 4303 QLD – Lot 73/SP128662

**Activity:** **ERA 33** – Crushing, milling, grinding or screening more than 5,000t of material in a year

**ERA54** – Mechanical waste reprocessing, 1: Operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

**ERA 62** – Resource recovery and transfer facility operation, 1: Operating a facility for receiving and sorting, dismantling, bailing or temporarily storing – (a) scrap metal, non-putrescible waste or green waste only

The environmentally relevant activity conducted at the location as described above must be conducted in accordance with the following conditions of approval.

<b>Agency interest: General</b>	
<b>Condition number</b>	<b>Condition</b>
G1	Any breach of a condition of this environmental authority must be reported to the <b>administering authority</b> as soon as practicable and within 24 hours of becoming aware of the breach. <b>Records</b> must be kept including full details of the breach and any subsequent actions taken.
G2	<b>Activities</b> under this environmental authority must be conducted in accordance with the following limitations: <ul style="list-style-type: none"> <li>a) The only waste to be accepted is <b>construction and demolition waste</b>, dry <b>inert commercial and industrial waste</b>, fibre cement by-product and <b>wood waste</b>.</li> <li>b) All unloading of waste for the waste transfer station must occur within the covered 'resource recovery station' as identified in Appendix 1 – Site layout plan.</li> <li>c) All waste processing including shredding, grinding and screening must occur within the 'enclosed processing area' identified in Appendix 1 – Site layout plan.</li> <li>d) All waste stockpiling, excluding fibre cement by-product stockpiling, must be located on the hardstand area identified as the 'resource recovery processing area' identified in Appendix 1 – Site layout plan.</li> </ul>
G3	<b>Fibre Cement by-product</b> All fibre cement by-product activities must be undertaken in accordance with the following limitations: <ul style="list-style-type: none"> <li>a) Fibre cement processing must only be undertaken within the 'enclosed processing area' identified in Appendix 1 – Site layout plan.</li> <li>b) Fibre cement raw material stockpile must only be stored within the 'raw material stockpile' area identified in Appendix 1 – Site layout plan and enclosed on three sides by walls which are a minimum of 0.5 metres above stockpile height and extend at least 1.0 metre beyond the front of the stockpile.</li> <li>c) Fibre cement product must only be stored within the 'product stockpile' area identified in Appendix 1 – Site layout plan and enclosed on three sides by walls which are a minimum of 0.5 metres above stockpile height and extend 1.0 metre beyond the front of the stockpile.</li> </ul>
G4	The maximum height of any stockpile of waste or material should not exceed 5 metres in height from the base for all stockpiles.
G5	Existing stockpiles of waste and materials that are in place at the commencement of this environmental authority must achieve compliance with condition G3 within 12 months of this environmental authority taking effect.

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G6	<p>In the event of the environmental authority holder becoming aware of waste other than that specified in Condition G2 being received, the environmental authority holder must:</p> <ol style="list-style-type: none"> <li>a) cease processing if processing of prohibited waste is occurring;</li> <li>b) remove the prohibited waste and store in a proper and efficient manner;</li> <li>c) notify the person who sent the prohibited waste to the registered operator of this environmental authority of the detection of prohibited waste in the waste received;</li> <li>d) as soon as practicable arrange for a person who can lawfully transport such waste to collect such waste;</li> <li>e) arrange for the person transporting the prohibited waste to transport such waste to a facility that can lawfully accept such waste;</li> <li>f) produce the following records:             <ol style="list-style-type: none"> <li>(i) type of prohibited waste;</li> <li>(ii) quantity of prohibited waste;</li> <li>(iii) collector and generator of prohibited waste; and</li> <li>(iv) disposer of prohibited waste and date of disposal.</li> </ol> </li> <li>g) notify the <b>administering authority</b>.</li> </ol>
G7	<p>Written procedures must be developed for the <b>activity</b> that meet the following standards:</p> <ol style="list-style-type: none"> <li>a) identify all potential risks to the environment from the <b>activity</b>, including when the <b>activity</b> is not in operation and in an emergency;</li> <li>b) establish and maintain control <b>measures</b> that prevent and/or minimise the potential for <b>environmental harm</b>;</li> <li>c) detail an inspection and maintenance program that ensures all plant and equipment are maintained in a proper and effective condition;</li> <li>d) ensure plant and equipment are operated in a proper and effective manner;</li> <li>e) detail how and when staff training is to be conducted (at least annually) to ensure awareness of obligations under the environmental authority and the <i>Environmental Protection Act 1994</i>;</li> <li>f) detail how reviews of environmental risks and environmental performance, including complaints, are undertaken at regular intervals (at least annually);</li> <li>g) ensure that reviews of environmental performance are undertaken at least annually; and</li> <li>h) detail how waste received on site will meet waste acceptance criteria and waste disposal requirements.</li> </ol>
G8	Procedures required by condition G7 must be implemented so the <b>activity</b> is undertaken in accordance with these procedures.
G9	Procedures required by condition G7 must be reviewed at least annually.
G10	All <b>records</b> must be kept for a period of at least five years at the location where the activities are undertaken and provided to the <b>administering authority</b> upon request.
G11	Chemicals and fuels in containers of greater than 15 litres must be stored within a <b>secondary containment system</b> .
G12	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities ( <b>NATA</b> ) certification, or an equivalent certification, for such analyses.
G13	When required by the <b>administering authority</b> , monitoring must be undertaken in the manner prescribed by the <b>administering authority</b> to investigate a complaint of <b>environmental harm</b> , which includes <b>environmental nuisance</b> , arising from the <b>activity</b> . The monitoring data and an analysis of the results must be provided within 10 business days to the <b>administering authority</b> upon its request.

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G14	<p>An annual monitoring report must be prepared by an <b>appropriately qualified person(s)</b> and submitted to the <b>administering authority</b> with the annual return each year. The annual monitoring report must include:</p> <ol style="list-style-type: none"> <li>A summary of the previous 12 months monitoring data obtained in accordance with any of the monitoring requirements of this approval;</li> <li>An evaluation/explanation of the data from any monitoring programs, including graphical representations showing relevant limits and trends;</li> <li>An outline of actions taken, and proposed to be taken, to minimise the environmental risk from any deficiency identified by the monitoring or recording programs.</li> </ol>																																																
<b>Agency interest: Waste</b>																																																	
<b>Condition number</b>	<b>Condition</b>																																																
W1	All waste generated in carrying out the <b>activity</b> must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.																																																
W2	<b>Incompatible wastes</b> must not be mixed in the same container or waste storage area.																																																
<b>Agency interest: Acoustic</b>																																																	
<b>Condition number</b>	<b>Condition</b>																																																
N1	Other than as permitted within this environmental authority, noise generated by the <b>activity</b> must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .																																																
N2	<p>Noise from the <b>activity</b> must not include <b>substantial low frequency noise</b> components and must not exceed the levels identified in Table 1 – Noise limits and the associated requirements at any nuisance <b>sensitive place</b> or <b>commercial place</b>.</p> <p><b>Table 1 – Noise limits</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Noise level (dB(A))</th> <th colspan="3">Monday to Saturday</th> <th colspan="3">Sunday and Public Holidays</th> </tr> <tr> <th>7am-6pm</th> <th>6pm-10pm</th> <th>10pm-7am</th> <th>9am-6pm</th> <th>6pm-10pm</th> <th>10pm-9am</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;"><b>Noise measured at a sensitive place</b></td> </tr> <tr> <td><b>L<sub>Aeq,adj,1hr</sub></b></td> <td>45 dBA</td> <td>41 dBA</td> <td>35 dBA</td> <td>35dBA</td> <td>35dBA</td> <td>35dBA</td> </tr> <tr> <td><b>maxL<sub>pA,1hr</sub></b></td> <td>--</td> <td>--</td> <td>47</td> <td>--</td> <td>--</td> <td>47</td> </tr> <tr> <td colspan="7" style="text-align: center;"><b>Noise measured at a commercial place</b></td> </tr> <tr> <td><b>L<sub>Aeq,adj,1hr</sub></b></td> <td>Background +5</td> <td>Background +5</td> <td>Background +5</td> <td>Background +5</td> <td>Background +5</td> <td>Background +5</td> </tr> </tbody> </table> <p><b>Associated requirements:</b></p> <ol style="list-style-type: none"> <li>All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual.</li> <li>Any monitoring must be in accordance with the most recent version of the <b>administering authority's Noise Measurement Manual</b>.</li> <li>Any monitoring of noise emissions from the <b>activity</b> must be undertaken when the <b>activity</b> is in operation.</li> </ol>	Noise level (dB(A))	Monday to Saturday			Sunday and Public Holidays			7am-6pm	6pm-10pm	10pm-7am	9am-6pm	6pm-10pm	10pm-9am	<b>Noise measured at a sensitive place</b>							<b>L<sub>Aeq,adj,1hr</sub></b>	45 dBA	41 dBA	35 dBA	35dBA	35dBA	35dBA	<b>maxL<sub>pA,1hr</sub></b>	--	--	47	--	--	47	<b>Noise measured at a commercial place</b>							<b>L<sub>Aeq,adj,1hr</sub></b>	Background +5	Background +5	Background +5	Background +5	Background +5	Background +5
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**Permit**  
**Environmental authority EA0001872**

	<p>4) Monitoring must include:</p> <ul style="list-style-type: none"> <li>i. <math>L_{Aeq, adj, T}</math>;</li> <li>ii. <b>Background</b> noise (Background) as <math>L_{A 90, adj, T}</math>;</li> <li>iii. <math>MaxL_{pA, T}</math>;</li> <li>iv. the level and frequency of occurrence of any impulsive or tonal noise;</li> <li>v. atmospheric conditions including wind speed and direction;</li> <li>vi. effects due to extraneous factors such as traffic noise; and</li> <li>vii. location, date and time of recording.</li> </ul> <p>5) All monitoring must be performed by an <b>appropriately qualified person(s)</b>.</p>
N3	<p>At all times the following operational restrictions apply:</p> <ul style="list-style-type: none"> <li>a) operations from 6am to 7am must be limited to truck deliveries and unloading/loading material only; and</li> <li>b) the shredder and grinding/screening equipment must only operate between 7am to 6pm.</li> </ul>
N4	<p>The 'enclosed processing area' as identified in Appendix 2 – Enclosed processing area layout, must include:</p> <ul style="list-style-type: none"> <li>a) a barrier consisting of at least two shipping containers (approx. 5.2m high) installed around the enclosed processing area; and</li> <li>b) absorptive material with a minimum noise reduction coefficient of 0.55 installed on the eastern façade of the western shipping containers; and</li> <li>c) operation of the shredder only within 10 metres of the eastern shipping containers; and</li> <li>d) Shipping containers used as acoustic barriers must be filled with material to reduce the noise propagation through the containers. Gaps between containers must be filled with acoustic sealants or similar.</li> </ul>
N5	<p>Noise monitoring at the nearest <b>sensitive place</b> or at a location representative of the nearest <b>sensitive place</b>, as agreed with the <b>administering authority</b>, must be undertaken within 12 months of commencing the <b>activity</b>, and then annually after that.</p>
N6	<p>Any measured exceedances of noise limits as specified in condition N2 for monitoring required by condition N5 must be investigated to determine the influence of emissions from the site on <b>sensitive place</b> or <b>commercial place</b>. A report by an <b>appropriately qualified person(s)</b> must be prepared and submitted to the <b>administering authority</b> every 12 months with an annual return and include:</p> <ul style="list-style-type: none"> <li>a) Review of monitoring locations;</li> <li>b) Frequency and cause of any exceedances of noise limits measured by the monitoring program;</li> <li>c) Noise complaints;</li> <li>d) Future progression of the activities; and</li> <li>e) Locations of sensitive receptors relative to the activities.</li> </ul>
<b>Agency interest: Air</b>	
<b>Condition number</b>	<b>Condition</b>
A1	Odours or airborne contaminants must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .
A2	<p>Dust and particulate matter emissions must not exceed the following concentration at any <b>sensitive place</b> or <b>commercial place</b>:</p> <ul style="list-style-type: none"> <li>(a) Dust deposition of 120 milligrams per square metre per day, averaged over 1 month, when monitored in accordance with the most recent version of Australian Standard</li> </ul>

**Permit**  
**Environmental authority EA0001872**

	<p>AS/NZS3580.10.1:2016 : Methods for sampling and analysis of ambient air— Determination of particulate matter—Deposited matter – Gravimetric method (or more recent editions).</p> <p>(b) A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometres (PM<sub>10</sub>) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, when monitored in accordance with the most recent version of either:</p> <ul style="list-style-type: none"> <li>i. Australian Standard AS/NZS3580.9.6:2015 : Methods for sampling and analysis of ambient air—Determination of suspended particulate matter—PM<sub>10</sub> high volume sampler with size-selective inlet – Gravimetric method;</li> <li>ii. Australian Standard AS 3580.9.8- 2008 : Methods for sampling and analysis of ambient air - Determination of suspended particulate matter - PM<sub>10</sub> continuous direct mass method using a tapered element oscillating microbalance (TEOM) analyser; or</li> <li>iii. Any other method approved by the <b>administering authority</b>.</li> </ul> <p>(c) A concentration of particulate matter suspended in the atmosphere of 90 micrograms per cubic metre over a 1 year averaging time, when monitored in accordance with the most recent version of AS/NZS 3580.9.3:2015 : Methods for sampling and analysis of ambient air—Determination of suspended particulate matter—Total suspended particulate matter (TSP)—High volume sampler gravimetric method.</p> <p>(d) A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometre (PM<sub>2.5</sub>) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.10 of 2017 (or more recent editions) or any other method approved by the <b>administering authority</b>.</p> <p>(e) A concentration of respirable crystalline silica (as PM<sub>2.5</sub>) of 3 micrograms per cubic metre annual average period, when monitored in accordance with Australian Standard AS 3580.9.10 (or more recent editions) or any other method approved by the <b>administering authority</b>.</p> <p>(f) Any alternative methods of monitoring, which may be permitted by the 'Air Quality Sampling Manual' as published from time to time by the <b>administering authority</b>, are also acceptable.</p>
<p>A3</p>	<p>Continuous monitoring of PM<sub>10</sub> at one location and continuous monitoring of dust deposition at four locations (representative of the worst affected receptors) must be conducted during the operation of the <b>activity</b> and in accordance with the associated requirements.</p> <p><b>Associated requirements:</b></p> <ul style="list-style-type: none"> <li>a) Monitoring must include meteorological monitoring (including at least temperature, wind speed and direction) at a single location representative of the approved place.</li> <li>b) The monitoring locations must comply with the Australian Standard AS/NZS 3580.1.1:2016 "Methods for siting and analysis of ambient air. Part 1.1: Guide to siting air monitoring equipment".</li> <li>c) If an alternative sampling method is required, the environmental authority holder must seek approval from the <b>administering authority</b>.</li> </ul>
<p>A4</p>	<p>Sequential monitoring of PM<sub>2.5</sub> and crystalline silica (as PM<sub>2.5</sub>) must be conducted within the first 12 months of operation of the <b>activity</b>, and then annually after that.</p> <p><b>Associated requirements:</b></p> <ul style="list-style-type: none"> <li>a) Sequential monitoring must be conducted for at least three months.</li> <li>b) Monitoring must be undertaken at least one location representative of the worst affected receptors and during westerly wind conditions.</li> <li>c) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sampling period.</li> <li>d) If an alternative sampling method is required, the environmental authority holder must seek approval from the <b>administering authority</b>.</li> </ul>

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A5	Any measured exceedances of PM <sub>10</sub> , PM <sub>2.5</sub> , crystalline silica (as PM <sub>2.5</sub> ) or dust deposition as specified in condition A2 for monitoring required by condition A3 and A4 must be investigated to determine the influence of emissions from the site on <b>sensitive place</b> or <b>commercial place</b> . A report by an <b>appropriately qualified person(s)</b> must be prepared and submitted to the <b>administering authority</b> every 12 months with an annual return and include: <ul style="list-style-type: none"> <li>a) Review of monitoring locations;</li> <li>b) Frequency and cause of any exceedances of air quality objectives measured by the monitoring program;</li> <li>c) Dust complaints;</li> <li>d) Future progression of the activities; and</li> <li>e) Locations of sensitive receptors relative to the activities.</li> </ul>
A6	Water sprays must be used to control dust emissions from material handling including stockpiles areas and unpaved surfaces.
<b>Agency interest: Land</b>	
<b>Condition number</b>	<b>Condition</b>
L1	Contaminants must not be released to <b>land</b> .
<b>Agency interest: Water</b>	
<b>Condition number</b>	<b>Condition</b>
WT1	Contaminants must not be released to any <b>waters</b> .
WT2	All stormwater runoff from <b>disturbed areas</b> must be captured within Kerwick #2 pit identified in Appendix 3 – Kerwick Pit #2.

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**Definitions**

Key terms and/or phrases bolded in this environmental authority are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

**Activity** means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

**Administering authority** means the Department of Environment and Science or its successors or predecessors.

**Appropriately qualified person(s)** means a person who has professional qualifications, training, skills and experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods and literature.

**Commercial and industrial waste** as defined in the Waste Reduction and Recycling Regulation 2011.

**Commercial place** means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

**Construction and demolition waste** as defined in the Waste Reduction and Recycling Regulation 2011.

**Disturbed areas** includes areas:

1. That are susceptible to erosion;
2. That are contaminated by the activity; and/or
3. Upon which stockpiles of soil or other material are located

**Environmental harm** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Environmental nuisance** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Green waste** as defined in the Waste Reduction and Recycling Regulation 2011.

**Incompatible waste** means waste that may chemically react when:

1. placed in proximity to other wastes; and/or
2. mixed with other wastes.

**Inert** means:

1. bricks, pavers, ceramics, concrete, glass or steel; or
2. similar general waste that does not biodegrade or decompose.

**$L_{Aeq,adj,T}$**  means the adjusted A weighted equivalent continuous sound pressure level measures on fast response, adjusted for tonality and impulsiveness, during the time period T, where T is measured for a period no less than 15 minutes when the **activity** is causing a steady state noise, and no shorter than one hour when the approved **activity** is causing an intermittent noise.

**Land** does not include waters.

**Max LpA** means the highest noise level during a specific time period or during a specified number of events expressed as the absolute maximum level of the root-mean-square (r.m.s.) sound pressure level using time weighting 'F'.

**Measures** have the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

**NATA** means National Association of Testing Authorities.

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**Records** include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

**Regulated waste** as defined in Section 64 of the Environmental Protection Regulation 20198.

**Secondary containment system** means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

**Sensitive place** includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019.

**Substantial low frequency noise** means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).

**Treated wood** means wood that has been chemically treated by **wood preservative chemicals** and includes wood containing copper chromium arsenate (CCA), treated timber known as T2 Blue, T2 Red, and T3 Green, wood treated with Bifenthrin, chloride, or fluoride, and timber with greater than 1% halogenated organic substances (expressed as chlorine).

**Untreated wood** means wood that is not **treated wood**.

**Waters** includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and **groundwater** and any part thereof.

**Wood preservative chemicals** means wood preservative chemicals limited to those specified in the Australian and New Zealand Standard AS 1604 or approved by Australian and Veterinary Medicines Authority.

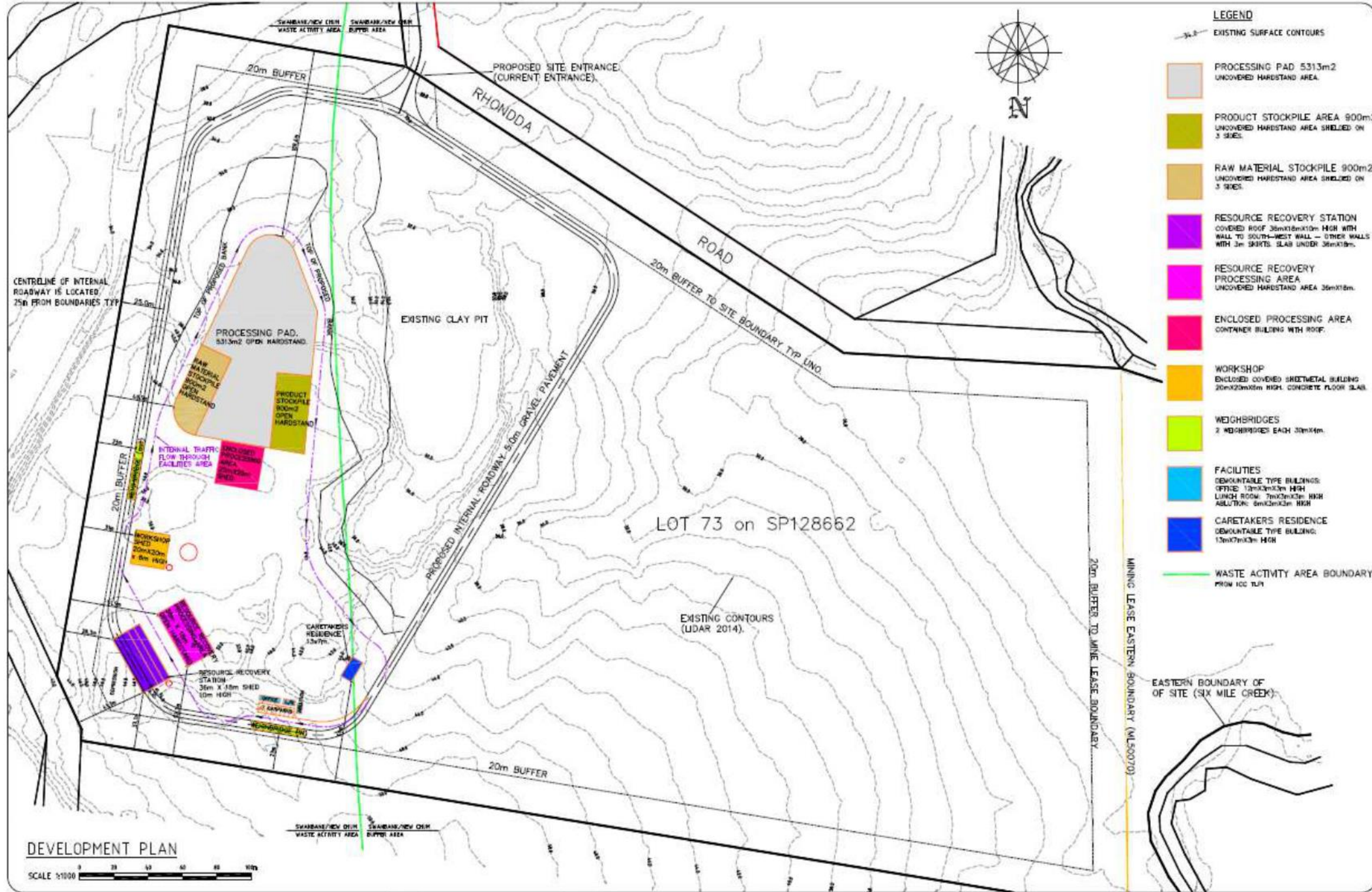
**Wood waste** means:

1. wood pallets;
2. particle boards;
3. medium density fibreboard (MDF);
4. packaging timber (dunnage);
5. **green waste**; and
6. **untreated wood** from sawmilling operations.



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Environmental authority

Appendix 1 – Site layout plan



**HUNT MICHEL & PARTNERS**  
24 DARLING STREET PSMCH Q 4300  
CONSULTING CHARTERED ENGINEERS CIVIL AND STRUCTURAL A.B.N. 75 074 746 599  
PH 3812 2399 FAX 3812 1900

CLIENT  
**JACKAL RENEWABLES PTY LTD**

PROJECT  
**PROPOSED DEVELOPMENT  
149 RHONDDA ST NEW CHUM**

DRAWING TITLE  
**DEVELOPMENT PLAN  
SITE LAYOUT PLAN**

REV	DATE	REV	DATE
C	18-11-19	APPROVED:	RFES 776
B	15-11-19	APPROVED:	
A	04-10-19	DIRECTOR HUNT MICHEL & PARTNERS	

DESIGNED: D.A.  
DRAWN: D.A.  
CHECKED: D.R.  
SCALE: 1/1000 AT A1  
DATE: 18-11-19  
JOB No. 218010  
DWG No. C1C

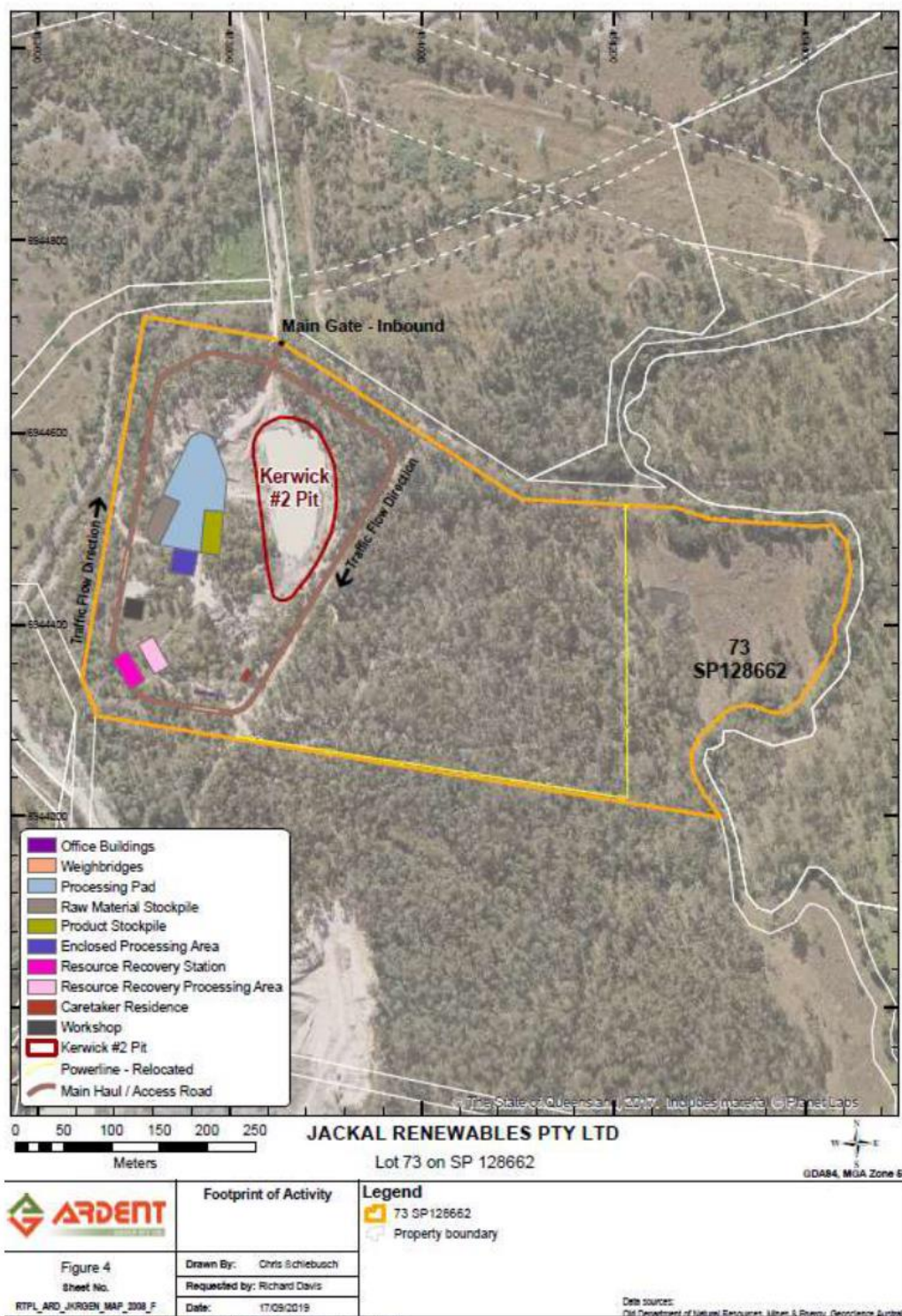
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Environmental authority

Appendix 2 – Enclosed processing area layout



Permit  
Environmental authority

Appendix 3 – Kerwick Pit #2



END OF ENVIRONMENTAL AUTHORITY

Doc ID No: A5891287

ITEM: 2

SUBJECT: AMENDMENT TO FRAMEWORK FOR DEVELOPMENT APPLICATIONS AND RELATED ACTIVITIES POLICY

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 8 NOVEMBER 2019

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### **EXECUTIVE SUMMARY**

This is a report concerning an amendment to the Framework for Development Applications and Related Activities Policy. The amendment relates to the circumstances which a Variation Request must be decided by Council. It is proposed to remove the requirement for all Variation Requests to be decided by Council. It is expected that Variation Requests of a significant scale, scope or sensitivity can be decided by Council if determined necessary by the Chief Executive Officer.

### **RECOMMENDATION**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the Framework for Development Applications and Related Activities Policy be amended in accordance with Attachment 1.**

### **RELATED PARTIES**

There are no related parties associated with this report.

### **ADVANCE IPSWICH THEME**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

The Framework for Development Applications and Related Activities Policy was adopted by Council on 16 April 2019. The policy currently states that development applications are to be reviewed by Committee and then decided by Full Council in the following circumstances;

1. If the development application or request requires public notification and more than 20 properly made submissions are received objecting to the proposed development.
2. If any part of the development application is for a Variation Request;
3. If the Chief Executive Officer determines that the scale, scope, nature and sensitivity of the application or request warrants a Council decision;

4. If an application or request is considered by the Chief Executive Officer to involve a matter of *Strategic Public Interest* or a *Strategic Policy Issue*, including as a result of a request from the Mayor or a Councillor to consider a matter to be of *Strategic Public Interest* or involve a *Strategic Policy Issue*.
5. If a development application has been made by Council or a commercial entity of Council, and does not relate to the provision of standard local government infrastructure and facilities such as parks (including canteens, storage sheds, lighting and other similar facilities within parks), roads, libraries, community centres or meeting rooms, art and cultural facilities (including public art), emergency services facilities, utilities or the like.
6. If the application or request involves a *Sensitive Development Matter*.

The proposed amendment relates to No. 2 above. The intended effect of this requirement is that Variation Requests which vary the effect of the planning scheme are given proper consideration by Council as a policy decision (an example being a request to change the anticipated form of development in a locality by changing the zone or the assessment benchmarks for specific development). However, the effect of this requirement is that some Variation Requests which are of minimal consequence have necessitated a decision by Council.

It is proposed to remove No. 2 and amend No. 3 to identify that Variation Requests are an example of an application which warrants a Council Decision. In practice, when a Variation Request is received by Council, officers from Development Planning Branch will brief the Chief Executive Officer on the application if the proposal is of a scale, scope, nature or sensitivity warranting a Council Decision.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*  
*Local Government Act 2009*

### **RISK MANAGEMENT IMPLICATIONS**

There are minimal risks associated with the recommendation. If the recommendation is not approved, Variation Requests of minimal consequence will continue to require review by committee and a decision by Council.

### **FINANCIAL/RESOURCE IMPLICATIONS**

It is expected that fewer Variation Requests will be decided by Council, therefore, it is not expected there will be significant financial or resource implications.

### **COMMUNITY AND OTHER CONSULTATION**

The contents of the report did not require any community consultation as it relates to an internal decision making policy. Impact Assessable development applications will still require public consultation in accordance with the *Planning Act 2016*.

## **CONCLUSION**

It is proposed to amend the Framework for Development Applications and Related Activities to refine the circumstances which a Variation Request should be reviewed by Committee and then decided by Full Council.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

- |    |  |
|----|--|
| 1. | Framework for Development Applications and Related Activities Policy   |
|----|--|

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

*“Together, we proudly enhance the quality of life for our community”*



IPSWICH CITY COUNCIL

**Framework for Development Applications and Related Activities**

<b>Version Control and Objective ID</b>	Version No: 1	Objective ID: A5543781
<b>Approved by Council on</b>	10 December 2019	
<b>Date of Review</b>	10 December 2023	

**1. Background**

Development applications and related activities are a fundamental part of Council’s business and are of interest to multiple Council departments and other government agencies, the community and the development industry. Ipswich is a significant growth area in the South East Queensland Region, with our population expected to more than double by 2041. Development applications are the legislative vehicle through which this growth is managed. The development of land in Ipswich is regulated and influenced by various pieces of Commonwealth, State and Local legislation, and these legislative provisions define a strict framework prescribing what can and cannot be required by Council (including elements considered in the assessment of applications, and limitations on development conditions) and timeframes for decisions on various matters.

The outcome of development applications is of interest to a wide range of people and groups, including residents, investors, developers, business owners, government departments, community groups etc. With so many competing priorities and interests in development and such a rigorous legislative framework, it is important to ensure meaningful consultation is undertaken with relevant entities on the right matters, and views are appropriately defined, reviewed and balanced by Council decision makers.

**2. Statement**

Council is committed to development related practices that are lawful, transparent, accountable, effective, efficient and sustainable and maximise achievement of the Local Government principles. The following core principles must be adhered to in the processing of development applications and for development related activities:

- **Decision Process for Development Applications and Requests** – The decision process for development applications and requests is to be as follows and in accordance with the related procedures:
  - Delegation - Development applications and requests that are generally in accordance with the planning scheme and relevant legislative framework are to be assessed and determined under delegation by officers with the appropriate qualifications and experience within the Planning and Regulatory Services Department (with consultation undertaken with officers in other departments as necessary). These applications include all building work (including where Council is a referral agency for building work), plumbing work, operational work and environmentally relevant

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activity applications, minor change applications, extension to relevant period applications, minor alterations, responses to proposed infrastructure designations or public housing proposals, requests to sign plan of subdivisions, naming requests and most reconfiguring a lot, material change of use, area development plans, priority development area applications, plans of development, context plans, superseded planning scheme requests, and 'other change' applications. All development applications and requests that are decided under delegated authority are to be reported to the next practicable Committee meeting.

- Fast Track – Certain qualifying minor, simple development applications and requests are to be assessed and determined under delegation via a streamlined 'Fast Track' process pursuant to the related procedure.
- Committee and Full Council – Development applications are only to be reviewed by Committee and then decided by Full Council in the following circumstances:
  - If the development application or request requires public notification and more than 20 properly made submissions are received objecting to the proposed development.
  - If the Chief Executive Officer determines that the scale, scope, nature and sensitivity of the application or request warrants a Council decision, such as a Variation Request;
  - If an application or request is considered by the Chief Executive Officer to involve a matter of *Strategic Public Interest* or a *Strategic Policy Issue*, including as a result of a request from the Mayor or a Councillor to consider a matter to be of *Strategic Public Interest* or involve a *Strategic Policy Issue*.
  - If a development application has been made by Council or a commercial entity of Council, and does not relate to the provision of standard local government infrastructure and facilities such as parks (including canteens, storage sheds, lighting and other similar facilities within parks), roads, libraries, community centres or meeting rooms, art and cultural facilities (including public art), emergency services facilities, utilities or the like.
  - If the application or request involves a *Sensitive Development Matter*.

In all circumstances, a recommended decision will be provided in a Committee Report prepared by officers within the Planning and Regulatory Services Department (with consultation undertaken with officers in other departments as necessary in formulating the recommendation).

- **Deemed approvals** – In the event a development application is at risk of being subject to the Deemed Approval provisions in Section 64 of the *Planning Act 2016* and that **application is required to be reviewed by Committee and then decided by Full Council**, a Special Meeting must be arranged so that the development application can be determined prior to the application being eligible for deemed approval. In the event a Special Meeting cannot be arranged within the relevant timeframe and consent cannot be obtained from the applicant to extend the decision making period, the relevant Branch Manager must send a copy of the recommendation to the Mayor, Chairperson of the Growth and Infrastructure Committee (or equivalent), affected divisional Councillor(s), Chief Executive Officer, City Planner and City Solicitor, inviting comments



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by a reasonable nominated period, and determine the application based on any comments received, prior to the application being eligible for deemed approval.

- **Complexity Rating** – Development applications and requests lodged with Council (other than building work, plumbing work and operational work applications except for advertising devices) are to be initially assessed against a complexity rating matrix using three complexity ratings in accordance with the related procedure. The complexity rating applied to each application will reflect the consistency of the application with the legislative framework, the scale of the application and any identified risks to Council and the community associated with the processing of the application.
- **Customer Service** - The Planning and Regulatory Services Department is committed to its Customer Service Charter which is available on Council's website and promotes respect, easy access to services, quality information, consultation and a commitment to respond. Council will provide development enquiry, heritage advisor and development application prelodgement meeting services free of charge. The conduct of prelodgement meetings is to be in accordance with the related procedure.
- **Initial Development Assessment Panel (IDAP)** – Development applications and requests lodged with Council (other than Fast Track Applications and building work, plumbing work and operational work applications except for advertising devices) are to be presented at a IDAP meeting consisting of various departments and disciplines within Ipswich City Council (with external attendees invited as necessary), in accordance with the related procedure.
- **Draft Conditions** – Draft conditions may be issued (at the discretion of the delegate) for an application which is not at immediate risk of deemed approval (i.e. within the next five (5) business days), is not to be reviewed by Committee and decided by Full Council, and providing the 'stop the clock' provisions are legislatively available for the application and agreed to be utilised by the applicant until such time as Council has had the opportunity to consider any representations made in relation to the draft conditions.
- **Legal Matters** - All Planning and Environment Court Appeals, Alternative Dispute Resolution Procedures and Judicial Reviews are to be undertaken in accordance with the related procedure. An update on all development related Legal Matters is to be provided to each Growth and Infrastructure Committee Meeting. Where it is proposed to settle an appeal relating to a development matter, the relevant Branch Manager must (where practicable) consult with the Mayor, Chairperson of the Growth and Infrastructure Committee (or equivalent), affected divisional Councillor(s), Chief Executive Officer, City Planner and City Solicitor. Consultation emails may be sent by another nominated officer such as the relevant team coordinator on behalf of the Branch Manager.
- **Naming** – the naming or renaming of all roads, private roads, parks, bridges and places within the Ipswich Local Government Area will be undertaken in accordance with the related procedure. Preferred names are those of Pioneers, an individual or family who have an exemplary long history associated to the area, or for local identities with national level sporting or cultural achievements. Estate names, business names, product names, religious names or themes, political names or themes, developer, consultant, Council officers or Councillors names are not to be used.

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- **Property and Kerbside Numbering** – Property and kerbside numbering will be undertaken in a consistent manner, in both rural and urban areas, in accordance with the related procedure.
- **Infrastructure Charges, Offsets or Refunds** – Infrastructure charges are to be levied in accordance with relevant legislative provisions, including the *Planning Act 2016*, *Economic Development Act 2012*, Ipswich Adopted Infrastructure Charges Resolution, Local Government Infrastructure Plan, Infrastructure Agreements, Infrastructure Funding Framework and the related procedure. When trunk infrastructure is conditioned on a development approval and there is a consequential offset or refund of infrastructure charges, an officer with the appropriate financial delegations for the proposed offset or refund amount must approve the offset or refund, prior to it being reflected in an infrastructure charges notice. This approval must be obtained in accordance with the related procedure, which includes the preparation of a memorandum setting out the basis and reasons for the calculation of the amount of the offset or refund.
- **Infrastructure Agreements** – Council is committed to negotiating infrastructure agreements in good faith, in accordance with legislative requirements. Infrastructure agreements are to be negotiated in accordance with the steps set out in the related procedure.
- **Development Fees and Charges** – The development fees and charges are to be reviewed a minimum of every four (4) years to ensure they fairly represent the costs to Council of assessing development applications and requests. Any development application fee variations must be recorded in a register, and include a formal written request and a written record with reasons for any decision to grant or not to grant the requested variation, in accordance with the related procedure. Fee variations may only be authorised by an officer with the appropriate financial delegations for the amount of the proposed variation.
- **Development Approval Compliance** – Development approval compliance audits are to be undertaken in accordance with the related procedure, with priority given to the recovery of outstanding infrastructure contributions or charges, and any development where there may be a risk to the public owing to the non-compliance (such as shopping centres, shops, medical centres and other developments with high public access). Where non-compliance is identified, the severity of the non-compliance will dictate the resulting action, whether it be Show Cause, Enforcement, Penalty Infringement Notice, or formal legal proceedings. Where infrastructure contributions have been recovered and there is no risk to public safety, certain developments will be audited upon receipt of a complaint to the extent necessary to address the complaint, and other mechanisms such as self-audit processes may be used for low risk developments.
- **Conflicts of Interest** – Where Conflicts of Interest (real or perceived) arise in relation to development matters, the following measures are to be implemented:
  - Where an officer has a significant Conflict of Interest in an application, enquiry or other development matter (for example, an application is submitted which involves a property they or an immediate family member of theirs has a financial interest in), the officer is to make a written declaration concerning the interest for recording on

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their personnel file and where possible, the application is to be processed by an alternative team.

- Where an employee has identified a Conflict of Interest, they are not to participate in the assessment of the application or in any discussion regarding the matter. Other officers are to use discretion to ensure they do not discuss the matter within proximity to the officer who has identified a conflict.
- Where the Team Coordinator would normally be required to consult or decide a matter and has a conflict of interest (and the application has not been allocated to an alternative team for processing), the matter is to be decided by the Branch Manager.
- Where the Branch Manager would normally be required to consult or decide a matter and has a conflict of interest, the matter is to be decided by the City Planner.
- Where the City Planner would normally be required to consult or decide a matter and has a conflict of interest, the matter is to be decided by to the Chief Executive Officer.
- Where the Chief Executive Officer would normally be required to consult or decide a matter and has a conflict of interest, the matter is to be escalated to Committee and Full Council.
- Any Councillor must also declare a conflict of interest in a matter as soon as they become aware of the conflict in accordance with the Councillor Code of Conduct and the *Local Government Act 2009*.
- Where the application involves a significant conflict of interest resulting in it being categorised as a Sensitive Development Matter, it is to be reviewed by the Independent Decision Review Panel in accordance with the related procedure.
- **Independent Decision Review Panel** – Development application decisions for Sensitive Development Matters will be reviewed by the Independent Decision Review Panel in accordance with the related procedure. In addition, a third party review may also be sought for technical material where the Chief Executive Officer, City Planner, Branch Manager or Team Coordinator considers that the complexity of the technical material requires such consideration.

**3. Purpose and Principles**

This policy provides Council with a governance framework for processing development applications and related activities which is lawful, transparent, accountable, effective, efficient and sustainable and maximises achievement of the Local Government principles.

**4. Strategic Plan Links**

This policy relates to:

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for the Community
- Caring for the Environment
- Listening, Leading and Financial Management

## 5. Regulatory Authority

The main legislative provisions that apply to the development of land in Ipswich are as follows:

- *Building Act 1975*
- Development Assessment Rules
- *Economic Development Act 2012*
- Economic Development Regulation 2013
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Environmental Protection Act 1994*
- *Environmental Protection Regulation 2008*
- Ipswich Planning Scheme
- *Local Government Act 2009*
- *Nature Conservation Act 1992*
- *Planning Act 2016*
- *Planning Regulation 2017*
- *Planning and Environment Court Act 2016*
- *Planning and Environment Court Rules 2018*
- *Plumbing and Drainage Act 2002*
- Ripley Valley Development Scheme
- South East Queensland Regional Plan
- State Planning Policy
- *Vegetation Management Act 1999*

## 6. Scope

This policy relates to the processing of all development applications (including material change of use, reconfiguring a lot, area development plan, priority development area, environmentally relevant activities, variation requests, operational works, building works and plumbing works and related applications such as change applications, extension to relevant period applications, superseded planning scheme requests, plan of subdivision requests, conversion applications etc) and development related activities (such as prelodgement meetings, fees and charges, infrastructure agreements, appeals, compliance, naming requests, request for comments on proposed community infrastructure designations or public housing proposals etc). The policy broadly covers a wide range of core matters, and has a number of related procedures which provide the detail on the process to be fulfilled to achieve the policy outcomes sought.

## 7. Roles and Responsibilities

This policy applies to all Councillors and Council officers, and is directly relevant to officers involved in Planning and Regulatory Services who are involved in the assessment and determination of development applications and requests.

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**8. Key Stakeholders**

The following will be consulted during the review process:

- Planning and Regulatory Services Department
- Legal and Governance Branch

**9. Monitoring and Evaluation**

The success and effectiveness of the policy will be measured by:

- Regular reporting on assessment timeframes to ensure statutory obligations are complied with.
- Quarterly reporting on development activity in Ipswich.
- The delivery of development outcomes which are consistent with statutory requirements.
- Regular engagement with our customers.

**10. Definitions**

**Conflict of Interest** as per the Ipswich City Council Employee Code of Conduct, means a conflict between a Council employee's work responsibilities and their personal or private interests. A Conflict of Interest can arise from either gaining a personal advantage or avoiding a personal loss. Conflicts of interest can be real (actual) or perceived (apparent).

A real Conflict of Interest is a conflict between the employee's duties and their private interests.

A perceived Conflict of Interest arises where a person is likely to believe an employee's private interests could improperly influence them at work. Such a perception is judged having regard to what a fair and reasonable member of the public could be expected to believe.

**Independent Decision Review Panel** means a panel consisting of one or more independent expert members or other members who are selected in accordance with the related procedure.

**Sensitive Development Matter** means a planning development application or request of a Level 2 or Level 3 Complexity, excluding building work, plumbing work or operational work applications, involving a kind specified below:

1. Development for which the applicant or land owner is:
  - (a) the Council or a commercial entity of Council, and does not relate to the provision of standard local government infrastructure and facilities such as parks (including canteens, storage sheds, lighting and other similar facilities within parks), roads, libraries, community centres or meeting rooms, art and cultural facilities (including public art), emergency services facilities, utilities or the like.



IPSWICH CITY COUNCIL | Name of Policy

- (b) a Councillor or immediate family member;
  - (c) a member of the Queensland Parliament or Parliament of the Commonwealth.
2. Any development application or request which is particularly contentious, controversial, or involves a significant departure from the planning scheme, as determined by the City Planner and Chief Executive Officer, such as:
- (a) A development application or request that requires public notification and more than 50 properly made submissions are received objecting to the proposed development;
  - (b) Development which is of a Level 3 Complexity and is inconsistent with an aspect of relevant planning legislation.

**Strategic Public Interest** means a matter which is of strategic importance to the whole local government area, is likely to have a major impact on a significant proportion of the local government area (e.g. several suburbs).

**Strategic Policy Issue** means a policy matter which is likely to result in a decision precedent on a particular issue which will have a cumulative impact on a significant proportion of the local government area.

**11. Policy Owner**

The General Manager – Planning and Regulatory Services is responsible for the maintenance of this policy.

Doc ID No: A5914139

ITEM: 3  
SUBJECT: COURT ACTION STATUS REPORT  
AUTHOR: ACTING MANAGER, DEVELOPMENT PLANNING  
DATE: 21 NOVEMBER 2019

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### **EXECUTIVE SUMMARY**

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Regulatory Services Department is currently involved with.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

The related parties, being the appellants associated with any court actions, are detailed in the attachment to this report.

### **ADVANCE IPSWICH THEME**

Strengthening our local economy and building prosperity  
Managing growth and delivering key infrastructure  
Caring for our community  
Caring for the environment  
Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

In addition to the current court actions, there is one (1) other significant matter of dispute that the Planning and Development Department is currently involved with. At Council's meeting on 13 November 2018, it was resolved to amend the Ipswich Planning Scheme (Planning Scheme Major Amendment Package 02/2018) by making amendments to Part 14 – Springfield Structure Plan. Springfield City Group has made representations to the State Government that the amendments as adopted by Council should not be approved and has suggested alternative wording regarding the rights and responsibilities of developers and land owners within the Springfield Structure Plan area.

As a consequence of this dispute, the State Government facilitated a without prejudice discussion on 28 February 2019 between Springfield City Group and Council officers. The matter was not resolved at this meeting and it was determined that further discussions would be required prior to the State Government determining the outcome. The formal process surrounding this is presently on hold whilst ongoing discussions occur.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Planning and Environment Court Act 2016*

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications associated with this report.



### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

### **CONCLUSION**

The Planning and Regulatory Services Department are currently involved with a number of current court related matters. Attachment 1 to this report provides a current status with respect to these matters.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Court Action Status Report  
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Mitchell Grant

**ACTING MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

*“Together, we proudly enhance the quality of life for our community”*





**Planning and Development Department  
Court Action Status Report  
21 November 2019  
Total Number of Appeals - 9**

*Note: Data is current as at close of business on the previous working day.*

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 473 of 2018    **Appeal Date:** 9/2/2018    **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council

**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal

**P&D Register No:** 139    **Application No:** 4475/2017/MCU    **Applicant:** HPC Urban Design & Planning Pty Ltd

**Division:** 3    **Property:** 30 Memorial Drive, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.

**Status:** Matter heard in court (25 March - 4 April 2019). Judgment handed down 13 November 2019. Appeal was dismissed and Council's decisions to refuse the development application was upheld.

**Appeal No:** 945 of 2018    **Appeal Date:** 14/3/2018    **Case Name:** Black Ink Architecture Pty Ltd v Ipswich City Council

**Solicitor:** N/A    **Appeal Type:** Applicant Appeal

**P&D Register No:** 140    **Application No:** 3859/2017/MCU    **Applicant:** Black Ink Architecture Pty Ltd

**Division:** 4    **Property:** 43 Barclay Street, Bundamba  
39 Barclay Street, Bundamba  
41 Barclay Street, Bundamba

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, traffic, and amenity.

**Status:** All joint expert reports have been prepared. Appeal listed for pre call over review on 22 January 2019.

**Appeal No:** 1727 of 2018    **Appeal Date:** 11/5/2018    **Case Name:** C.B. Developments Australia Pty Ltd v ICC

**Solicitor:** N/A    **Appeal Type:** Applicant Appeal

**P&D Register No:** 141    **Application No:** 4432/2017/RAL    **Applicant:** CB Developments Pty Ltd

**Division:** 2    **Property:** 12-26 Eugene Street, Bellbird Park  
Lot 902 Eugene Street, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.

**Status:** As a consequence of the expert's reports, the appellant has indicated that they intend to change the development proposal. The current Court order requires the appellant to notify of any amendment by 29 November 2019 and Council is required to provide a response to the proposed change by 20 December 2019. The appellant is seeking a new Court Order which provides for an extension of time to submit the change to the development proposal (18 December 2019) with Council's review period being extended until 31 January 2020 and a Court review on 14 February 2020. The Court is still to confirm the agreement with the revised timetable and issue a new Court Order.

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 6410 of 2018    **Appeal Date:** 20/9/2018    **Case Name:** Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium Company Pty Ltd

**Solicitor:** N/A    **Appeal Type:** Originating Application

**P&D Register No:** 144    **Application No:** 911/2018/ADP    **Applicant:** Home Investment Consortium Company Pty Ltd

**Division:** 1    **Property:** 95 Southern Cross Circuit, Springfield Central

**Appeal Summary:** This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.

Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail Warehouse. The Supporting Uses were for the display and sale by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics, haberdashery and home décor, Craft and hobby supplies, Housewares, and Pet products.

**Status:** Matter heard in court (4-7 November 2019). Awaiting Judgement.

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**Appeal No:** 4457 of 2018    **Appeal Date:** 12/12/2018    **Case Name:** Weyba3 Pty Ltd v Ipswich City Council

**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal

**P&D Register No:** 147    **Application No:** 7117/2017/CA    **Applicant:** WEBYA3

**Division:** 2    **Property:** 45 Ascot Street, Goodna  
16 Redbank Plains Road, Goodna  
45A Ascot Street, Goodna

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to reconfiguring the subject land into 78 residential lots and a material change of use for 78 Single Residential dwellings that are non-compliant with the planning scheme provisions.

**Status:** Applicant submitted minor change to the application. Appeal listed for 1 November 2019 for determination of minor change.

Planning experts to complete joint expert report by 29 November 2019 and a further review by Court listed on 5 December 2019.

Matter listed for hearing of 7 days in February 2020 sittings.

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**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 939 of 2019    **Appeal Date:** 19/3/2019    **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v Ipswich City Council

**Solicitor:** Allison Ferres-MacDonald    **Appeal Type:** Applicant Appeal

**P&D Register No:** 152    **Application No:** 5601/2004/MAM C/A    **Applicant:** Bio-Recycle Australia Pty Ltd

**Division:** 3    **Property:** 30 Memorial Drive, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for a combined approval for MCU for an Environmental Recycling Park (Soil Conditioner Manufacturing and Waste Disposal Facility).

The application was refused on the basis that:

- It failed to demonstrate that the proposed development is not in conflict with the Temporary Local Planning Instrument No.1 of 2018 (Waste Activity Regulation).
- It failed to demonstrate that there is a need to extend the life of the existing facility by increasing the landfill height from the approved RL75 to RL80.the proposed changes would result in a substantially different development to that which is currently permitted as they change the ability of the proposed development to operate as intended and introduce new impacts or increase the severity of known impacts including but not limited to visual and environmental nuisances.

**Status:** To be listed for review 14 days after the reasons for judgment are given by the court in appeal 473 of 2018.

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 2473 of 2019    **Appeal Date:** 25/9/2019    **Case Name:** Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 153    **Application No:** 3343/2018/MCU    **Applicant:** Lantrak Property Holdings (QLD) Pty Ltd  
**Division:** 10    **Property:** 312 Ipswich Rosewood Road, Amberley

272-292 Ipswich-Rosewood Road, Amberley  
316-356 Ipswich-Rosewood Road, Amberley  
91-109 Mt Elliot Mine Road, Amberley  
Lot 198 Unnamed Road, Jeebropilly  
Lot 199 Unnamed Road, Jeebropilly  
Lot 187 Unnamed Road, Amberley  
Lot 11 Ipswich Rosewood Road, Jeebropilly  
Lot 12 Ipswich Rosewood Road, Jeebropilly  
358 Ipswich Rosewood Road, Jeebropilly  
248 Ipswich-Rosewood Road, Amberley  
111-129 Mt Elliot Mine Road, Amberley  
372-406 Ipswich Rosewood Road, Jeebropilly  
434-458 Ipswich Rosewood Road, Jeebropilly  
410-432 Ipswich Rosewood Road, Jeebropilly  
460-482 Ipswich Rosewood Road, Jeebropilly  
Lot 196 Unnamed Road, Jeebropilly  
Lot 10 Ipswich Rosewood Road, Jeebropilly  
Lot 14 Ipswich Rosewood Road, Jeebropilly  
Lot 17 Ipswich Rosewood Road, Jeebropilly  
29-35 Mt Elliot Mine Road, Amberley  
131-155 Mt Elliot Mine Road, Amberley  
Lot 197 Unnamed Road, Jeebropilly  
Lot 15 Ipswich Rosewood Road, Jeebropilly  
Lot 16 Ipswich Rosewood Road, Jeebropilly  
Lot 13 Ipswich Rosewood Road, Jeebropilly  
226-246 Ipswich Rosewood Road, Amberley  
37-89 Mt Elliot Mine Road, Amberley

**Appeal Summary:** This is an applicant initiated deemed refusal appeal. The proposal is for a Material Change of Use for Special Industry (Landfill for on-putrescible Waste and Waste Transfer Station); Environmentally Relevant Activity (ERA) 60 - Waste Disposal; and Environmentally Relevant Activity (ERA) 33 - Crushing, Milling, Grinding or Screening.

The due date for Council to make a decision was 13 September 2019 and the due date to issue the decision notice to the applicant was 20 September 2019. On 13 September 2019 the applicant refused Council's request for an extension of time for the decision period and subsequently lodged the deemed refusal appeal before Council was in a position to issue a decision.

**Status:** Council is to advise of its position (and reasons) in respect of the deemed refusal appeal by 29 November 2019. All Co-Respondents are to advise of their position (and reasons) in respect of the appeal by 11 December 2019. Matter listed for further review on 12 December 2019.

**Planning & Environment Court - 9 Appeal/s**

**Appeal No:** 4101 of 2019    **Appeal Date:** 14/11/2019    **Case Name:** Cleanaway Solid Waste Pty Ltd v Ipswich City Council  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 156    **Application No:** 4502/2018/MCU    **Applicant:** Cleanaway Solid Waste Pty Ltd  
**Division:** 3    **Property:** 100 Chum Street, New Chum  
20 Rhondda Road, New Chum

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a development application to extend upon an existing approved landfill. The application was refused on the basis that it failed to advance the purpose of the Planning Act 2016 and failed to demonstrate compliance with the South East Queensland Regional Plan, the State Planning Policy, the Ipswich Planning Scheme 2006 and the Temporary Local Planning Instrument No. 1 of 2018: Swanbank / New Chum Waste Activity Code (TLPI).  
Matter listed for Court review on 12 December 2019.

**Status:** Awaiting directions

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**Appeal No:** PE 4091/2019    **Appeal Date:** 14/11/2019    **Case Name:** PE 4091/2019  
**Solicitor:** N/A    **Appeal Type:** Applicant Appeal – Originating Application  
**P&D Register No:** 155    **Application No:** 7980/2009/MA/A    **Applicant:** Gohardsen Pty Ltd and Tivoli Estates Pty Ltd  
**Division:** 5    **Property:** 7 Francis Street, Tivoli  
21 Francis Street, Tivoli  
61 Francis Street, Tivoli  
14 Church Street, Tivoli

**Appeal Summary:** This is a request lodged by Oaklands Estate Pty Ltd c/- Keypoint Law to the Planning and Environment Court (PECA) for an originating application seeking that the currency period for the RAL component of the application be extended by 4 years.

**Status:** Matter to be heard 4 December 2019.

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Doc ID No: A5915879

ITEM: 4  
SUBJECT: EXERCISE OF DELEGATION  
AUTHOR: ACTING MANAGER, DEVELOPMENT PLANNING  
DATE: 21 NOVEMBER 2019

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### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 31 October 2019 to 21 November 2019.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

There are no related parties associated with the recommendation as the development applications have already been determined.

### **ADVANCE IPSWICH THEME**

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment

Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

## LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Economic Development Act 2012*

## RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

## FINANCIAL/RESOURCE IMPLICATIONS

There are no resourcing or budget implications associated with this report.



## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions and were addressed in the respective development assessment reports.

## CONCLUSION

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 31 October 2019 to 21 November 2019.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Exercise Of Delegation Report  
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Mitchell Grant

**ACTING MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

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**Development Applications Determined by Delegated Authority  
31 October 2019 to 21 November 2019**

Application No	Type	Application Details	Primary Property Location
<b>ADP Area Development Plan</b>			
8029/2019/ADP	ADP	Area Development Plan for Reconfiguration Purposes Only (Management Lots) Seven (7) Lots into Eight (8) Lots in 2 stages	7001 Brookwater Drive, Brookwater
Decision Date - 5/11/2019		Decision - Approved	Authority - Team Co-ordinator East
<b>CA Combined Approval</b>			
5287/2019/CA	CA	Reconfiguring a Lot - Boundary Realignment [Three Lots (3) into Three (3) Lots Transferable Dwelling Entitlements); and Material Change of Use of Premises - Single Residential Dwelling over proposed Lot 21 (affected by Development Constraints Overlays - Difficult Topography and Bushfire Risk)	22 Lawrence Street, Marburg
Decision Date - 18/11/2019		Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
6856/2019/CA	CA	Reconfiguring a Lot - Two (2) Lots into Two (2) Lots (Boundary Realignment) and Material Change of Change - Single Residential in affected by a development constraints overlay (mining)	107 Mt Crosby Road, Tivoli
Decision Date - 7/11/2019		Decision - Approved	Authority - Senior Planner (Development)
<b>MCU Material Change of Use</b>			
6116/2019/MCU	MCU	Material Change of Use - Dual Occupancy	500 Pine Mountain Road, Muirlea
Decision Date - 8/11/2019		Decision - Approved	Authority - Senior Planner (Development)
6846/2019/MCU	MCU	Material Change of Use - Service/Trades Use (Repair Station)	59 Robert Smith Street, Redbank
Decision Date - 13/11/2019		Decision - Approved	Authority - Team Co-ordinator East
7898/2019/MCU	MCU	Material Change of Use - Dual Occupancy	14-16 Samantha Street, Redbank Plains
Decision Date - 6/11/2019		Decision - Approved	Authority - Team Co-ordinator Central
<b>MAMC Modification-Change Application Minor</b>			
1428/2013/MAMC/A	MAMC	Minor Change - General Industry (Freight Depot)	19 Byers Court, Redbank
Decision Date - 31/10/2019		Decision - Approved	Authority - Team Co-ordinator East
2296/2019/MAMC/A	MAMC	Minor Change - Material Change of Use - Single Residential Not Consistent with Planning Scheme	13-37 Andy Way, Deebling Heights
Decision Date - 18/11/2019		Decision - Approved	Authority - Senior Planner (Development)
6401/2018/MAMC/A	MAMC	Minor Change - Landscaping - Brookwater Dress Circle Stage 1	7001 Brookwater Drive, Brookwater
Decision Date - 18/11/2019		Decision - Refused	Authority - Team Co-ordinator Engineering
6814/2018/MAMC/A	MAMC	Minor Change - Landscaping	7001 Brookwater Drive, Brookwater



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<b>Application No</b>	<b>Type</b>	<b>Application Details</b>	<b>Primary Property Location</b>
6951/2017/MAMC/B	MAMC	Minor Change - Material Change of Use - Recreation Use (Extension to the Ipswich Turf Club)	219 Brisbane Road, Bundamba
		Decision Date - 18/11/2019 Decision - Refused	Authority - Team Co-ordinator Engineering
		Decision Date - 11/11/2019 Decision - Approved	Authority - Team Co-ordinator Central
<b>MAOC Modification-Change Application Other</b>			
4024/2016/MAOC/A	MAOC	Other Change - Service/Trade Use (Warehouse & Ancillary Office) to include General Industry over part of the site	39 Silica Street, Carole Park
		Decision Date - 8/11/2019 Decision - Approved	Authority - Team Co-ordinator East
<b>MAEXT Modification-Extension Application</b>			
1960/2007/MAEXT/B	MAEXT	Extension to Currency Period Application - Two (2) Lots into 125 Lots - Six (6) Stages	6-56 Hospital Road, Rosewood
		Decision Date - 8/11/2019 Decision - Approved	Authority - Team Co-ordinator West
4846/2016/MAEXT/B	MAEXT	Extension to Currency Period Application - Stormwater & Road Work	13 Ashgrove Street, Coalfalls
		Decision Date - 18/11/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
6156/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 6	2 Pelling Place, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6158/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 11	7 Pelling Place, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6159/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 13	1 Pelling Place, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6160/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 27	3 Sunbury Way, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6162/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 16	23 Soho Drive, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6164/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 36	28 Soho Drive, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6165/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 37	33 Chatswood Court, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6167/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 47	13 Chatswood Court, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6169/2015/MAEXT/A	MAEXT	Extension Application - Dual Occupancy - Lot 49	6 Sunbury Way, Deebing Heights
		Decision Date - 14/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6664/2010/MAEXT/A	MAEXT	Extension to Currency Period Application - Advertising Device	7001 Hoepner Road, Bundamba
		Decision Date - 19/11/2019 Decision - Approved	Authority - Senior Planner (Development)
<b>OW Operational Works</b>			
2128/2019/OW	OW	Earthworks and Clearing Vegetation	57 Rawlings Road, Deebing Heights
		Decision Date - 8/11/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
2157/2019/OW	OW	Stormwater and Drainage Work	26 The Terrace, North Ipswich

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Application No	Type	Application Details	Primary Property Location
3981/2019/OW	OW	Decision Date - 18/11/2019 Decision - Approved Road Work, Stormwater, Drainage Work & Earthworks	Authority - Team Co-ordinator Engineering 8 Warrell Street, West Ipswich
4968/2019/OW	OW	Decision Date - 8/11/2019 Decision - Approved Earthworks	Authority - Team Co-ordinator Engineering 3 Simpson Street, North Ipswich
6208/2019/OW	OW	Decision Date - 18/11/2019 Decision - Approved Earthworks	Authority - Team Co-ordinator Engineering 1 Mirimar Close, Karalee
6638/2019/OW	OW	Decision Date - 18/11/2019 Decision - Approved Road Work, Stormwater, Drainage Work, Earthworks, General Engineering Items, Landscaping and Sediment Erosion Control	Authority - Team Co-ordinator Engineering 14-16 Samantha Street, Redbank Plains
6795/2019/OW	OW	Decision Date - 1/11/2019 Decision - Approved Road Work, Stormwater, Drainage Work and Earthworks	Authority - Team Co-ordinator Engineering 196-198 Jones Road, Bellbird Park
6982/2019/OW	OW	Decision Date - 7/11/2019 Decision - Approved Landscaping	Authority - Team Co-ordinator Engineering 70 Brisbane Road, East Ipswich
7031/2019/OW	OW	Decision Date - 14/11/2019 Decision - Approved Landscaping	Authority - Team Co-ordinator Engineering 4 Madsen Close, Eastern Heights
7083/2019/OW	OW	Decision Date - 8/11/2019 Decision - Approved Tidal Works - Trunk Stormwater Outfall to Brisbane River	Authority - Team Co-ordinator Engineering 50 Weedman Street, Redbank
7101/2019/OW	OW	Decision Date - 11/11/2019 Decision - Approved Rate 3 Streetlighting - Blacksoil Stage 3	Authority - Team Co-ordinator Engineering 32 Eleazar Drive, Blacksoil
7137/2019/OW	OW	Decision Date - 8/11/2019 Decision - Approved Rate 3 Streetlighting - Jones Road Development	Authority - Team Co-ordinator Engineering 196-198 Jones Road, Bellbird Park
7176/2019/OW	OW	Decision Date - 4/11/2019 Decision - Approved Landscaping	Authority - Team Co-ordinator Engineering 111 Robert Smith Street, Redbank
7731/2019/OW	OW	Decision Date - 19/11/2019 Decision - Approved Earthworks	Authority - Team Co-ordinator Engineering 23 Hayes Street, Brassall
8081/2019/OW	OW	Decision Date - 19/11/2019 Decision - Approved Landscaping - Woodlinks Village Stage 16 Recreation Park	Authority - Team Co-ordinator Engineering 7001 Collingwood Drive, Collingwood Park
		Decision Date - 12/11/2019 Decision - Approved	Authority - Team Co-ordinator Engineering
<b>OD Other Development</b>			
4636/2019/OD	OD	Advertising Devices - Horizontal Banner Signage (Logo duplicated Eighteen (18) times over 750m) and Six (6) Illuminated Billboard Signs consisting of One (1) Temporary Container Sign (Double Sided) and Two (2) Permanent V-Shaped Billboard Signs	1942-2056 Warrego Highway, Haigslea
6752/2019/OD	OD	Decision Date - 14/11/2019 Decision - Approved Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (closing in underneath an addition of a verandah to the western side of the dwelling)	Authority - Team Co-ordinator East 38 Brisbane Road, East Ipswich
8516/2019/OD	OD	Decision Date - 7/11/2019 Decision - Approved Other Development - Advertising Devices - One (1) Ground Sign, One (1) Awning Facia Sign and Three (3) Wall Signs	Authority - Senior Planner (Development) 43 South Street, Ipswich

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Application No	Type	Application Details	Primary Property Location
8676/2019/OD	OD	Decision Date - 1/11/2019 Decision - Approved Advertising Structures – Three (3) Window Signs	Authority - Senior Planner (Development) 8 Wellness Way, Springfield Central
8801/2019/OD	OD	Decision Date - 18/11/2019 Decision - Approved Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Rear Deck)	Authority - Team Co-ordinator East 36 Tantivy Street, Tivoli
8912/2019/OD	OD	Decision Date - 7/11/2019 Decision - Approved Advertising Device - 2 x Signs - Western and Northern Building Elevations	Authority - Senior Planner (Development) 42 Wellness Way, Springfield Central
8920/2019/OD	OD	Decision Date - 6/11/2019 Decision - Approved Carrying out Building Work not Associated with a Material Change of Use - Carport in a Character Zone	Authority - Senior Planner (Development) 75 Glebe Road, Silkstone
8922/2019/OD	OD	Decision Date - 7/11/2019 Decision - Approved - Negotiated Decision Approved Carrying out building work not associated with a material change of use - Extension to a Single Residential in a Character Zone (Proposed Alteration and Covered Deck to a Character Dwelling)	Authority - Senior Planner (Development) 7 Salisbury Road, Ipswich
8936/2019/OD	OD	Decision Date - 31/10/2019 Decision - Approved Carrying out Operational Work - Advertising Device (Pole Sign)	Authority - Senior Planner (Development) 122 Brisbane Terrace, Goodna
9046/2019/OD	OD	Decision Date - 11/11/2019 Decision - Approved Carrying out building work not associated with a material change of use - Shed/ Carport in a Special Use Zone	Authority - Senior Planner (Development) 16 Mary Street, Woodend
9104/2019/OD	OD	Decision Date - 1/11/2019 Decision - Approved Carrying out building work not associated with a material change of use - Double Carport	Authority - Senior Planner (Development) 8 Downs Street, North Ipswich
9470/2019/OD	OD	Decision Date - 5/11/2019 Decision - Approved Carrying out building work not associated with a material change of use - Carport in a Character Zone	Authority - Team Co-ordinator Central 69 Thorn Street, Ipswich
		Decision Date - 20/11/2019 Decision - Approved	Authority - Senior Planner (Development)
<b>RAL Reconfiguring a Lot</b>			
6435/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	11 Doyle Street, Silkstone
		Decision Date - 12/11/2019 Decision - Approved	Authority - Senior Planner (Development)
6814/2019/RAL	RAL	Reconfiguring a Lot - Boundary Realignment - Seven (7) Lots into Eight (8) Lots	24 Tallegalla Road, Tallegalla
		Decision Date - 18/11/2019 Decision - Approved	Authority - Senior Planner (Development)
7831/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	12 Toni Court, Redbank Plains
		Decision Date - 4/11/2019 Decision - Approved	Authority - Team Co-ordinator Central
839/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Three (3) Lots and Access Easement	19 Old Toowoomba Road, One Mile
		Decision Date - 13/11/2019 Decision - Approved	Authority - Senior Planner (Development)
8911/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	16 Teape Street, Silkstone
		Decision Date - 6/11/2019 Decision - Approved	Authority - Team Co-ordinator Central
9351/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	72 Fiona Street, Bellbird Park
		Decision Date - 6/11/2019 Decision - Approved	Authority - Team Co-ordinator East

Item 4 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
<b>NAME</b>	<b>Road/Place/Park/Bridge Naming</b>		
6770/2018/NAME/A	NAME	Road Naming	196-198 Jones Road, Bellbird Park
	Decision Date - 13/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
9140/2016/NAME/F	NAME	Road Naming - Stages 13-15	7002 Ripley Road, Ripley
	Decision Date - 31/10/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
<b>SSP</b>	<b>Signing of Subdivision Plan</b>		
1300/2019/SSP/A	SSP	Lot 1 & 2 on SP313138	123 Gladstone Road, Coalfalls
	Decision Date - 8/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
1583/2016/SSP/G	SSP	Lots 642-647, 652-665, 694, 9000 & 9997 on SP307739	7001 Pisasale Drive, Deebing Heights
	Decision Date - 14/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
2342/2016/SSP/A	SSP	Lots 601 - 603 & 605 on SP298025	21A North Street, North Ipswich
	Decision Date - 12/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
2930/2016/SSP/B	SSP	Lots 170-173, 262-268 & 7000 on SP307618	7001 Rawlings Road, Deebing Heights
	Decision Date - 31/10/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
5996/2017/SSP/A	SSP	Lots 891, 900 and 999 on SP299111	7002 Fernbrooke Boulevard, Redbank Plains
	Decision Date - 13/11/2019	Decision - Approved	Authority - Team Co-ordinator Technical Support
6903/2016/SSP/A	SSP	Lot 1 & 2 on SP303255	20 McGill Street, Raceview
	Decision Date - 19/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
7821/2019/SSP	SSP	Lots 1 - 21 and 892 on SP299121	7002 Fernbrooke Boulevard, Redbank Plains
	Decision Date - 18/11/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office
7906/2009/SSP/C	SSP	Lots 8 - 12 on SP313384	72 Nelson Street, Bundamba
	Decision Date - 31/10/2019	Decision - Approved	Authority - Senior Development Planning Compliance Office