



ATTACHMENTS UNDER SEPARATE COVER

ITEM ATTACHMENT DETAILS

1. OFFICERS' REPORTS:

- 16.2 Development Application (3827/2019/CA) Recommendation -
Wood Mulching Industries (WMI) enclosed compost manufacturing
and Bio-Gas facility at Swanbank

Attachment 1	Draft Decision Notice.....	2
Attachment 2	Draft Infrastructure Charges Notice.....	49
Attachment 3	Draft Approval Plans.....	61
Attachment 4	Draft Statement of Reasons	151
Attachment 5	Referral Agency Response (Queensland Government - SARA)	155
Attachment 6	Referral Agency Response (Powerlink)	199
Attachment 7	Referral Agency Response (Department of Defence)	214

3827/2019/CA
Sandeep Nanjappa
(07) 3810 7267

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd

Attn: Keri Grainger
kgrainger@ethosurban.com

XX March 2022

Dear Keri

Re: Development Application – Approval
Application No: 3827/2019/CA
Proposal:

- § Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot;
- § Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
- § Material Change of Use for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening);
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and
- § Material Change of Use for Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or

Property Location: green waste only
7006 Unnamed Road, SWANBANK QLD 4306
Lot 6 Unnamed Road, SWANBANK QLD 4306 (*for access purposes*)

I refer to the above development application which was decided on XX March 2022.

Enclosed with this letter is the Decision Notice, including:

- Attachments A and B– Assessment Manager's Conditions
- Attachment C – Approved Plans
- Attachment D – Referral Agency Responses
- Infrastructure Charges Notice
- Appeal Rights

If you have any queries regarding this application, please contact Sandeep Nanjappa on the telephone number listed above.

Yours faithfully

Michael Simmons
DEVELOPMENT ASSESSMENT WEST MANAGER

CC.
Urban Utilities
development@urbanutilities.com.au

Queensland Government State Assessment Referral Agency (SARA)
ipswichSARA@dsdmip.qld.gov.au
DAAT@dsdmip.qld.gov.au

Powerlink
property@powerlink.com.au

Department of Defence
land.planning@defence.gov.au

Our Reference 3827/2019/CA
Contact Officer Sandeep Nanjappa
Telephone (07) 3810 7267



XX March 2022

DECISION NOTICE APPROVAL
(Given under section 63(2) of the *Planning Act 2016*)

Applicant details

Applicant name: Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd

Applicant contact details: kgrainger@ethosurban.com

Application details

Application number: 3827/2019/CA

Application type: Reconfiguring a Lot and Material Change of Use

Description of proposed development:

- § Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot;
- § Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
- § Material Change of Use for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening);
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and
- § Material Change of Use for Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

Date application received: 14 May 2019

Site details

Property location: 7006 Unnamed Road, SWANBANK QLD 4306
Lot 6 Unnamed Road, SWANBANK QLD 4306 (*for access purposes*)

Real property description: Lot 402 SP 283238
Lot 6 SP 196914 (*for access purposes*)

Decision

Date of decision: XX March 2022

Decision Authority: Full Council

DRAFT

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot	Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years*
Material Change of Use for: § Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and § Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development	Development Permit	Approved in full subject to the conditions set out in Attachment B	Six (6) years*
Material Change of Use for: § Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening); § Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material; § Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and § Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses

Development	Approval Type	Decision	Currency Period
reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only			

*This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act 2016*.

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachments A and B for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment D of this decision notice.

APPROVED PLANS				
Reference Number	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot				
A-1.1	Proposed Reconfiguration Plan, Issue P1	Ethos Urban	18 May 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	As nominated in Condition 5 'Subdivision Plan' of Attachment A
Aspect of development: Material Change of Use for: § Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and § Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development				
A-1.1	Proposed Site Plan, Issue P4	Ethos Urban	6 September 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable

A-SK-00	Cover Sheet, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-01	Site Plan, Revision 2	Thomson Adsett	14 April 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable
A-SK-02	Street Elevations, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-03	3D - Aerial Site Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-04	3D – Perspective Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
718803-004-A	WMI Composting Operation Shed	Submitted by Ethos Urban	6 September 2021	Not applicable
Version 1_08/2021	Operations Management Plan - Biogas and Composting	Wood Mulching Industries Pty Ltd	September 2021 / 30 August 2021	As nominated in Condition 9(c) 'Limits of Approval' of Attachment B
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 1, Sheet 1 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 1, Sheet 2 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 3 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 4 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 2, Sheet 5 of 5	Ethos Urban	6 September 2021	Not applicable
718803-003	Proposed temporary internal driveway re-alignment plan	Ethos Urban	2 September 2021	Not applicable
A-1.1	Proposed Temporary Site Compound & Landscape Plan,	Ethos Urban	31 August 2021	Not applicable

	Issue P1			
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
40-928-SD001 C	Landscape Character - Wood Mulching Industries, Issue C	Citicene	18 May 2021	Not applicable
40-928-SD002 D	Landscape Concept Plan – Biogas Facility Wood Mulching Industries, Issue D	Citicene	6 September 2021	Not applicable
M11900_001_REP-001-3	Swanbank Industrial Park Biogas Facility Stormwater Management Plan, Revision 3	Engeny Water Management	27 September 2021	As per Condition 12 'Stormwater Management (Quantity)', Condition 13 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 14 'Earthworks' of Attachment A, and Condition 29 'Stormwater Quantity Management', Condition 30 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 31 'Earthworks' of Attachment B
2020/70	Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank	Moreton Geotechnical Services	16 December 2020	Not applicable
DE18/295 23587	Geotechnical Investigation - Proposed Biogas Facility Swanbank	Morrison Geotechnical	11 December 2018	Not applicable

	Industrial Estate			
15BRT0745	Traffic Engineering Report, Revision 1	TTM	15 April 2019	Not applicable
718803	ICC Further Advice Response & Notification of Minor Change to Application (Staging) - 7006 & Lot 6 Unnamed Road, Swanbank	Ethos Urban	9 September 2021	Not applicable

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager as identified in the relevant condition/s.

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	<p>§ Schedule 10, Part 5, Division 4, Table 2 (Planning Regulation 2017) –</p> <p>§ environmental relevant activities (non-devolved environmentally relevant activities)</p> <p>§ Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – Infrastructure related referral - State transport infrastructure generally Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 and Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot near a State controlled road</p> <p>§ Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot that is a future State transport corridor</p> <p>§ Schedule 10, Part 9, Division 4,</p>	<p>Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413</p> <p>State Assessment and Referral Agency {DA Advisory Team (DAAT)} Email: DAAT@dsdmip.qld.gov.au</p>

		Subdivision 2, Table 4 (Planning Regulation 2017) – State transport corridors and future State transport corridors: material change of use of premises near a State corridor or that is a future State transport corridor	
Powerlink	Advice	Schedule 10 Part 9 Division 2 of the Planning Regulation 2016 - Material change of use of premises near a substation site or subject to an easement	Powerlink Post: PO Box 1193 VIRGINIA QLD 4014 Email: property@powerlink.com.au
Department of Defence	Third Party Advice	Proximity to RAAF Base Amberley	Attn: Charles Mangion Director Land Planning and Regulation Estate Planning Branch Brindabella Business Park PO Box 7925 CANBERRA BC ACT 2610 E-mail: Charles.mangion@defence.gov.au land.planning@defence.gov.au

Refer to Attachment D for Referral Agency conditions.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use and/or signing of the plan of subdivision* pursuant to the *Planning Act 2016*.

7. Environmental Authority

Refer to Attachment D for Referral Agency conditions.

8. Properly Made Submissions

There was One (1) properly made submissions about the application received from the following submitter.

Name of principal submitter	Residential or business address	Electronic address (if provided)
Ron and Bev Profke	54 Clarke Street, RIPLEY QUEENSLAND 4306	ronaldprofke@bigpond.com

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act 2016*.

10. When approval lapses if development started but not completed— variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the *Planning Regulation 2017*

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU’s developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the *Planning Act 2016*, the applicant may submit change representations to request a negotiated decision notice, during the applicant’s appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

15. Appeal Rights

Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Submitter's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the decision to give a development approval; or
- the decision to give an approval for a change application; or
- a provision of a development approval; or

- a failure to include a provision in the development approval.

An appeal may be made to the extent that the decision or matter relates to, as applicable:

- any part of the development application or change application that required impact assessment; or
- a variation request.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

Attachment A

*Assessment Manager's Conditions
File No: 3827/2019/CA*

Location: 7006 Unnamed Road, SWANBANK QLD 4306, Lot 6 Unnamed Road, SWANBANK QLD 4306

Proposal: Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot

Assessment Manager (Ipswich City Council) Conditions Conditions applicable to this approval under the <i>Planning Act 2016</i>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name</p>	At all times after the approval is granted.

	<p>(ii) be in lettering at least 50% of the size of the place/estate/development name</p> <p>(iii) be in the same orientation as the place/estate/development name</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

4.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

5.	Subdivision Plan	
(a)	<p>The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plan (Reconfiguring a Lot). The plan must include the following requirements:</p> <p>(i) The new 22m wide road adjoining proposed Lots 1 and 2 must be entirely on development Lot 406 SP283238;</p> <p>(ii) Amend Lot 2 boundary to include Bio-Gas facility under Stage 2 of the development;</p> <p>(iii) Amend Lot 1 boundary to include Raw Green Waste Area of Stage 1 development;</p> <p>(iv) Amend Easement/Common Property Area to include all stormwater infrastructure and effluent disposal area for Stage 1 and Stage 2 development;</p> <p>(v) Minimum 4m wide easements located centrally over any Council stormwater drains (375mm diameter or greater) and overland flow paths, water mains and sewerage rising mains, where they are located within private property, granted free of cost to or compensation payable by</p>	In conjunction with the lodgement of the application to sign the relevant subdivision plan.

	<p>Council; and</p> <p>(vi) Easements over the alignment of stormwater paths of sufficient width to encompass the overland flow from a storm event with an AEP of 1%, granted free of cost to or compensation payable by Council;</p> <p><i>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</i></p>	
(b)	The applicant must register an easement for discharge of stormwater over any property where discharge of stormwater from a Council road is proposed.	Prior to the assessment manager signing the relevant subdivision plan.
6.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
7.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new road(s) to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a development application for operational works that creates the related road.
8.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	<p>The applicant must ensure that entry walls or features are:</p> <p>(i) Fully contained on private property</p> <p>(ii) Designed in accordance with Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
9.	Utility Services	
(a)	The applicant must connect the development to water supply, sewer effluent, electricity supply and telecommunication utilities. Where proposed allotments front existing overhead electricity or	Prior to the assessment manager signing the relevant subdivision plan.

	telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	
(b)	The applicant must provide written evidence (e.g., connection certification) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.

10.	Roadworks	
(a)	Unless constructed by others, the applicant must construct internal road and footpaths to service all proposed allotments.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>Unless constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p> <p><u>Proposed new 22.0m wide Road</u></p> <p>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</p> <p>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</p> <p>(iv) The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</p> <p>(v) Demonstrate consistency with the areas of</p>	<p>In conjunction with the lodgement of the application for operational works.</p>

	<p>authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p><u>Intersection:</u></p> <p>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.</p>	
(c)	The applicant must construct roadworks generally in accordance with the approved designs as required by Condition 10(b) above	Prior to the assessment manager signing the relevant subdivision plan.
11.	Street-lighting	
(a)	Unless constructed by others, the applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 11(a) above.	Prior to the assessment manager signing the relevant subdivision plan.
12.	Stormwater Management (Quantity)	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage infrastructure to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must provide a detailed design for a drainage system for proposed Lot 1.</p> <p>Any stormwater infrastructure servicing proposed Lot 1 that crosses proposed Lot 2 to the lawful point of</p>	In conjunction with lodgement of the application for operational works.

	discharge must be contained within an easement.	
(c)	The applicant must construct the inter-allotment drainage system for proposed Lot 1 generally in accordance with approved design as required by Condition 12(b) above.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	<p>The applicant must submit for written approval by the assessment manager, an amended stormwater management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021) which provides a detailed design for a detention system that ensures no increase in peak flows, for all storm events, arising from the construction of all roads.</p> <p>The design must include details of the lawful point/s of discharge and the stormwater drainage and discharge solution must demonstrate consistency with Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.</p>	In conjunction with lodgement of the application for operational works.
(e)	The applicant must construct the detention system generally in accordance with approved design as required by Condition 12(d) above.	Prior to the assessment manager signing the relevant subdivision plan.

13.	Stormwater Management (Quality) for 22.0 wide New Road	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	In order to comply with Condition 13(a) above the applicant must submit for written approval by the assessment manager, an amended stormwater quality management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), which details amended earthworks and stormwater drainage infrastructure that complies with the footprint Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the first application for operational works.
(c)	The applicant must implement stormwater infrastructure in accordance with the SMP approved by Condition 13(b) above.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the	In conjunction with the lodgement of the first application for operational works.

	approved SQMP and section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> .	
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14.	Earthworks	
(a)	The applicant must design and construct all the earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must implement all dispersive soil management devices generally in accordance with recommendation of the approved DSMP report as required by Condition 15(c) 'Design Standards' below.	From the commencement of work until completion.
(c)	The applicant must ensure that all earthworks plans required by Condition 14(a) above demonstrate consistency with areas of Authorised Significant Residual Impacts To Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the application for operational works.

15.	Design Standards	
(a)	The applicant must design all works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	<p>The applicant must submit to the assessment manager a design for all development infrastructure and structures which complies with the recommendations of the following reports:</p> <ul style="list-style-type: none"> (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018. 	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

16.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ (structural) certification stating that all works have been designed in accordance with the recommendations of the following mining/geotechnical reports: (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the revised recommendations of the flooding/stormwater report prepared by Engeny Water Management, titled Swanbank Industrial Park Biogas Facility Stormwater Management Plan and dated 27 September 2021.	In conjunction with the lodgement of the application for operational works.
17.	Sediment and Erosion Management	
(a)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(b)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	At all times.
18.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the subdivision plan.

(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
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19.	Contaminated Land – Dedication of Public Lands	
	The applicant must submit to the assessment manager a detailed site contamination and remediation assessment, and documentation demonstrating that all land to be dedicated to Council has been removed from the Environmental Management Register and is not listed on either the Environmental Management Register or the Contaminated Land Register.	In conjunction with the lodgement of the application for signing the relevant subdivision plan.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms	
	Acronyms and terms used in this notice have the following meanings:	
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.	
(b)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>	
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR	
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>	
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.	
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.	
(g)	PSP 3 – Council Planning Scheme Policy 3	
(h)	DTMR - Department of Transport and Main Roads	
(i)	DES – Department of Environment and Science	
(j)	DNRME – Department of Natural Resources, Mines and Energy	
(k)	DSDIP – Department of State Development, Infrastructure and Planning	
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity	
(m)	AHD - Australian Height Datum (m)	
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.	
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.	

2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

3.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

4.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

5.	Section 73 of the Planning Act 2016
	Pursuant to <i>Section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

6.	Indigenous Cultural Heritage
	The applicant is advised to ensure that any development obligations pursuant to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> , the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.
	For more information, the applicant may seek information from the Registered Aboriginal

	Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.
7.	Easement Documentation The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
8.	Bonds Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> . The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
9.	Operational Works Submission The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
10.	Proximity of Earthworks to Adjoining Property Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
11.	Portable Long Service Leave Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
12.	Telecommunication Conduit Infrastructure The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian

	Government policy on 'Fibre in new developments'.
13.	<p>Road Permit Application</p> <p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>. Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
14.	<p>Engineering Analysis</p> <p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>
15.	<p>Report Assessment</p> <p>The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.</p>
16.	<p>Unexploded Ordnance</p> <p>The applicant should provide the owner, occupier and any person employed to work on the subject site the following information:</p> <p>(a) Residual unexploded ordnance (UXO) may still exist on site and all work should proceed with due caution.</p> <p>(b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof including the following but not limited to:</p> <ul style="list-style-type: none"> (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location <p>Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites:</p> <p>§ Queensland Government, Land affected by unexploded ordnance (http://www.qld.gov.au/environment/pollution/management/contaminated-land/ordnance/) or</p> <p>§ Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)</p>

17.	Proposed Balance Lot 406
	Proposed Lot 406 is a 'Balance Lot' not requiring the payment of Infrastructure Contributions for open space and road network Infrastructure, and is not connected to water, wastewater (sewerage), constructed road and stormwater infrastructure. Further construction works, levies and/or contributions may be applicable to the development of Proposed Balance Lot 406 for any purpose, or for the further subdivision in accordance with Ipswich Planning Scheme or any other legislation relevant at the time a development application is made to Council.

18.	Koala Protection
	The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Agriculture, Water and the Environment (EPBC.Referrals@awe.gov.au or phone: 02 6274 1112) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

Attachment B

*Assessment Manager's Conditions
File No: 3827/2019/CA*

Location:

7006 Unnamed Road, SWANBANK QLD 4306, Lot 6 Unnamed Road, SWANBANK QLD 4306

Proposal:

Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development

<i>Assessment Manager (Ipswich City Council) Conditions</i> Conditions applicable to this approval under the <i>Planning Act 2016</i>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
	The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 'Approved Plans Specifications and Drawings' of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building,	At all times after the approval is granted.

	<p>structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name (ii) be in lettering at least 50% of the size of the place/estate/development name (iii) be in the same orientation as the place/estate/development name (iv) be in either title case or all in upper case. 	
(b)	<p>The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).</p>	<p>At all times after the approval is granted.</p>

5.	Road Naming	
	<p>The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new road(s) to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.</p>	<p>In conjunction with the lodgement of a development application for operational works that creates the related road.</p>

6.	Hours of Construction	
	<p>Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i>.</p>	<p>At all times during construction of the development.</p>

7.	Hours of Operation	
	<p>Unless otherwise approved in writing by the Assessment Manager, the applicant must not conduct work or business from the premises outside of the following hours:</p> <p>Monday to Saturday: 6:00am to 6:00pm</p> <p>Work or business must not be conducted from the</p>	<p>From the commencement of the use and at all times thereafter.</p>

	premises on Sundays or on public holidays.	
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8.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development, inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for a Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must not use any of the structures associated with the Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for a Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA.	From the commencement of the construction of the development and at all times thereafter.

9.	Limits of Approval	
(a)	The approval herein for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	At all times after the approval is granted.
(b)	The approval herein for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development	At all times after the approval is granted.

	Approval 3827/2019/CA - Stage 2 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	
(c)	The applicant must submit for approval by the assessment manager an amended 'Site Operation Management Plan' {amend the document currently titled 'Operations Management Plan - Biogas and Composting' (Version 1_08/2021), identified in Part 3 of this development permit}. The amended 'Site Operation Management Plan' amongst other matters must include details on how material volume and vehicle movements shall be monitored including details of type of vehicles (heavy vehicle, staff vehicle etc), vehicle trips etc while adhering to a maximum of 180 vehicle trips per day for any movements to and from the site, along any route (as required by Condition 9(g) below).	Prior to commencement of the use.
(d)	Unless otherwise determined in writing by the Assessment Manager, the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, must operate in accordance with the amended 'Site Operations Management Plan' required by Condition 9(c) above, and the requirements of Environmental Authority P-EA-100119834 for the subject development.	From the commencement of the use and at all times thereafter.
(e)	The designated haulage route for all operations to and from the development site must be restricted to Wesley Way and Centenary Highway, and must be utilised only upon completion of works required by Condition 29 'Roadworks' of Attachment B. Access and haulage by any heavy vehicles used in conjunction with the development is not permitted	From the commencement of the use and at all times thereafter.

	through residential areas including but not limited to Mount Juillerat Drive, School Road, Cedar Road or Redbank Plains Road, unless associated with the delivery of product to the eastern/western suburbs of the Ipswich Local Government Area.	
(f)	The applicant must ensure that all employees and contractors are made aware of the requirement at Condition 9(d) above and take necessary measures to ensure the requirement is being complied with by employees and contractors.	From the commencement of the use and at all times thereafter.
(g)	The maximum number of daily vehicle trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site must be limited to 180 vehicle trips per day for any movements to and from the site, along any route.	From the commencement of the use and at all times thereafter.
(h)	<p>The applicant must maintain records of all daily vehicle (that carry waste material and/or products to and from the facility) trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, ensuring the number of total daily vehicle trips (includes vehicle that carry waste material and/or products to and from the facility, staff and customer/visitor vehicles, etc) are compliant with Condition 9(g) above.</p> <p>Vehicle trips recording/monitoring must be in accordance with the amended 'Site Operation Management Plan' required by Condition 9(c) above and such records must be preserved for a minimum period of five (5) years and must be provided by the applicant/operator of the facility to the Assessment Manager upon request.</p>	From the commencement of the use and at all times thereafter.
(i)	The location and extent of area/s to be used for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site is strictly	From the commencement of the use and at all times thereafter.

	limited to the locations and areas as identified on the approved plans outlined in Part 3 'Approved Plans Specifications and Drawings' of this development permit.	
(j)	<p>The applicant must maintain records of all waste material and products (including but not limited to green wastes, putrescible and non-putrescible feed stock, timber products, mulch, compost, soil conditioner etc) received and dispatched from the development site relating to the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development.</p> <p>This record must include details like type of material, volume tonnes/cubic metres, and associated vehicle trips etc. Such records must be preserved for a minimum period of five (5) years and must be provided by the applicant/operator of the facility to the Assessment Manager upon request.</p>	From the commencement of the use and at all times thereafter.
(k)	The applicant must submit the proposed recording method as required by Condition 9(j) above to the Assessment Manager for written approval.	Prior to commencement of the use.
(l)	The applicant must ensure that waste materials delivered and used in the Compost manufacturing and Bio-Gas facility at the site, are only a type permitted in Environmental Authority P-EA-100119834 dated 4 February 2022 for the subject development. This includes any official amendments made by DES or equivalent authority from time to time.	From the commencement of the use and at all times thereafter.

10.	Compliance with Conditions of Department of Environment and Science (DES)	
	Unless otherwise determined in writing by the Assessment Manager, the applicant must comply with the terms and conditions of Environmental Authority P-EA-100119834 dated 4 February 2022 for the subject development. This includes any official amendments made by DES or equivalent authority from time to time.	From the commencement of the use and at all times thereafter.

11.	Transition of existing Use under Development Approval 4335/2011/MAMC/D	
	The transition of the existing Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas) Use (pursuant to Development Approval 4335/2011/MAMC/D), to the development approved herein must be carried out generally in	Required approval/s must be obtained prior to the commencement of transition works, and transition works must be completed prior to Development Approval

	accordance with transition/phasing strategy nominated on the approval plans/documents listed at Part 3 'Approved Plans, Specifications and Drawings' of this development permit. In doing so, the applicant must obtain the relevant development approval/s including formal amendment/s as necessary to any existing development approvals.	4335/2011/MAMC/D lapsing in accordance with Condition 10 'Time Limit on Approval' of Development Approval 4335/2011/MAMC/D.
12.	Stages of Development	
(a)	The applicant must undertake the development in accordance with the stages shown on the approved plans listed at Part 3 'Approved Plans, Specifications and Drawings' of this development permit; and as follows: (i) Stage 1 - Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA and with a total gross floor area (GFA) of 14,890m ² . (ii) Stage 2 - Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA and with a total gross floor area (GFA) of 1,835m ² .	From the commencement of the construction of the development and at all times thereafter.
(b)	Development must occur in accordance with the above sequence of staging unless otherwise approved in writing by the assessment manager.	From the commencement of the construction of the development and at all times thereafter.
13.	Weigh Bridge	
	The applicant must install, maintain and use a 'Weigh Bridge' at all entry/exit access points that would normally be used by heavy vehicles to access/exit the development site pursuant to the conditions of approval.	Prior to the commencement of the use and at all times thereafter.
14.	Wheel Wash	
	The applicant must install and maintain a wheel wash system for all vehicles exiting the development site. The wheel wash must be provided at a location within the development site on the path of travel to the external road access.	Prior to the commencement of the use and at all times thereafter.
15.	Lighting	
	Lighting used to illuminate any areas of the premises (i.e. security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic.	Prior to the commencement of the use and at all times thereafter.

	All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	
16.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 23 car parking spaces for the development generally as illustrated on the approval plans.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development (ii) Used exclusively for parking for the development (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans) (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742. (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.
17.	Landscaping	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) generally in accordance landscape plan/s listed in Part 3 'Approved Plans, Specifications and Supporting Material' of this development permit, and with section 12.7.4 (11) & (12) of the Commercial and Industrial Code of the <i>Ipswich Planning Scheme</i> utilising only native, non-invasive, plant species such as those referenced in the <i>Ipswich City Council's Vegetation Communities Rehabilitation Guide 4 Open Forests and Woodlands</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must design external fencing along adjoining road/s to achieve a minimum of 75% transparency.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must complete and maintain landscaping and fencing works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(d)	Upon completion of the landscaping works identified in Condition 17(a) above, the applicant must submit to the assessment manager photos and a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of	Prior to the commencement of the use.

	the approved landscape plan.	
18.	Retaining Walls and Streetscape Landscaping	
(a)	<p>The applicant must submit to the assessment manager for approval detailed plan/s for retaining walls (if applicable) and streetscape works. The plan/s must include, but is not limited to, the following items:</p> <ul style="list-style-type: none"> (i) Provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan. (ii) Identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). (iii) Show the location of services within the road reserve. (iv) Retaining walls adjoining/facing road reserve/other public spaces that are visible from public right of way must incorporate material/finish/painting and landscape treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall. (v) Be in accordance with Council's <i>Ipswich Streetscape Design Guideline 2013</i>. <p><i>Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.</i></p>	In conjunction with the lodgement of the first related application for operational works.
(b)	The applicant must construct retaining walls and undertake streetscape landscaping in accordance with the approved plan/s required at Condition 18(a) above.	Prior to the commencement of the use.
19.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Community Management Statements, Developer Covenants etc.)	
(a)	<p>The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in accordance with:</p> <ul style="list-style-type: none"> (i) this development approval (and any subsequent 	From the commencement of the use and at all times thereafter.

	amendments/changes to this approval) (ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)	
(b)	The applicant must ensure a copy of all approvals referred to in Condition 19(a) above are: (i) appropriately referenced in such agreements including clear obligations for maintaining compliance with statutory approvals (ii) provided to all parties of such agreements	At the time an agreement is presented to the relevant parties.

20.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must ensure that entry walls or features are: (i) Fully contained on private property (ii) Designed in accordance with Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i> .	From the commencement of the construction of the development and at all times thereafter.

21.	Trade Materials, Products and Plant	
(a)	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas as identified on the approved plans.	From the commencement of the use and at all times thereafter.
(b)	The applicant must not stack materials within outdoor storage areas in excess of 3.0 metres in height above finished ground level unless otherwise detailed on the approved plans.	From the commencement of the use and at all times thereafter.

22.	Loading and Unloading	
(a)	The applicant must undertake all loading and unloading at the approved location detailed on the approved plans outlined in Part 3 'Approved Plans, Specifications and Supporting Material' of this development permit.	From the commencement of the use and at all times thereafter.
(b)	The applicant must undertake all loading and unloading within the confines of the subject site and within the nominated areas for different materials/products as identified on amended 'Site Operations Management Plan' required by Condition 9(c) 'Limits of Approval' and approved plans listed in Part 3 'Approved Plans, Specifications and Supporting Material' of this	From the commencement of the use and at all times thereafter.

	development permit.	
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23.	Heavy Vehicle Parking	
	The applicant must park heavy vehicles within the confines of the building(s) or approved heavy vehicle parking area(s) as detailed on the approved plans outlined in Part 3 'Approved Plans, Specifications and Supporting Material' of this development permit.	From the commencement of the use and at all times thereafter.

24.	Compliance with Requirements of Department of Defence	
(a)	The applicant must comply with the Defence (Aviation Area) Regulations and provide to Department of Defence details of tall structures as identified in Department of Defence's Third Party Advice Agency response (Department of Defence Reference Number ID-EP-DLP&R/OUT/2019/BS7239134 and dated 6 December 2019 - refer to Attachment D of this decision notice).	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit for approval by the Department of Defence a 'Wildlife Management Plan' as identified in Department of Defence's Third Party Advice Agency response (Department of Defence Reference Number ID-EP-DLP&R/OUT/2019/BS7239134 and dated 6 December 2019 - refer to Attachment D of this decision notice).	Prior to the commencement of the use and at all times thereafter.

25.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, and underground electricity supply and telecommunication utilities.	Prior to commencement of the use.
(b)	The applicant must connect the development to a sewer system in accordance with section 6.4 'sewer' of Premise's report titled Proposed Biogas Facility at Unnamed Road, Swanbank – Engineering Services Report, Report No. 1903001, Revision B and dated 20 May 2021.	Prior to the commencement of the use of Stage 1.
(c)	The applicant must maintain the sewer system identified at Condition 25(b) above.	Until proposed Lots 1 and 2 are connected to Urban Utilities' reticulated sewerage system.
(d)	The applicant must provide written evidence (e.g., connection certificates from each service provider and certification for on-site STP) stating that the development has been connected to the applicable utility service and on-site STP has been provided.	Prior to commencement of the use.

26.	Roadworks	
(a)	Unless already constructed by others, the applicant must construct internal road and footpaths to service the development.	Prior to the commencement of the use of Stage 1.
(b)	<p>Unless already constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p> <p><u>Proposed 22.0m wide New Road</u></p> <p>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</p> <p>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</p> <p>(iv) The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</p> <p>(v) Demonstrate consistency with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p><u>Intersection:</u></p> <p>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in</p>	In conjunction with the lodgement of the application for operational works.

	accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.	
(c)	Unless already constructed by others, the applicant must construct roadworks generally in accordance with the approved designs as required by Condition 26(b) above.	Prior to the commencement of the use of Stage 1.

27.	Street-lighting	
(a)	Unless constructed by others, the applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 27(a) above.	Prior to the commencement of the use of Stage 1.

28.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	From the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	From the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.
(d)	The applicant must construct a concrete layback and driveway slab in accordance with the following: <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) A minimum of 7.0m wide; and (iii) In accordance with Council Standard Drawing SR.13. 	From the commencement of the use of Stage 1 and at all times thereafter.

29.	Stormwater Quantity Management	
(a)	The applicant must submit for written approval by the assessment manager, an amended stormwater management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), subject to the following modifications:	In conjunction with lodgement of the application for operational works for the relevant stage of the development.

	<p>(i) Provide a stage-based stormwater drainage plan for the development to demonstrate how runoff from impervious areas in each stage will be captured, conveyed, managed, and discharged to the lawful point of discharge;</p> <p>(ii) Provide design details on how the stormwater drainage plan for each stage will operate effectively and as a unit once both stages are complete;</p> <p>(iii) Provide detailed detention basin designs including plans, sections, outlet arrangements and sizing; and</p> <p>(iv) Demonstrate how the proposed stormwater management solution is consistent with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p>An amended report and the detailed design must be submitted for Council's approval.</p>	
(b)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition 29(a) above.	Prior to the commencement of the use of the relevant stage.
(c)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations required by Condition 32(c) 'Design Standards' below.	Prior to the commencement of the use of the relevant stage.

30.	Stormwater Management (Quality) for 22.0 wide New Road	
(a)	Unless the new road is constructed by others, the applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the commencement of the use of Stage 1.
(b)	In order to comply with Condition 30(a) above the applicant must submit for written approval by the assessment manager, an amended stormwater quality management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), which details amended earthworks and stormwater drainage infrastructure that complies with the footprint Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in	In conjunction with the lodgement of the first application for operational works relating to Stage 1.

	Environmental Authority P-EA-100119834.	
(c)	The applicant must implement stormwater infrastructure in accordance with the SMP approved by Condition 30(b) above	Prior to the commencement of the use of Stage 1.
(d)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the approved SQMP and section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works relating to Stage 1.

31.	Earthworks	
(a)	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works and during construction of the relevant stage.
(b)	During construction, the applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 32(d) 'Design Standards' below.	From the commencement of work until completion.
(c)	The applicant must ensure that all earthworks plans required by Condition 31(a) above demonstrate consistency with areas of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the application for operational works for the relevant stage.

32.	Design Standards	
(a)	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works</i> and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works for the relevant stage.
(b)	The applicant must submit to the assessment manager a design for development infrastructures and structures which complies with the recommendations of the following mining and geotechnical reports: <ul style="list-style-type: none"> (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018. 	In conjunction with the lodgement of the application for operational works for the relevant stage.
(c)	The applicant must submit a safety audit to the	In conjunction with the

	assessment manager for the drainage infrastructure (inlet and outlet structures, retention or detention basin etc) for approval. The safety audit must be certified by a RPEQ, provide recommendations on the need for safety fencing and inlet and outlet screens and be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	lodgement of the application for operational works for the relevant stage.
(d)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

33.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ (structural) certification (as a single document) stating that the proposed structures have been designed in accordance with the recommendations of the following mining and geotechnical reports: (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018.	Prior to commencement of use of the relevant stage.
(b)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works for the relevant stage.
(c)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the amended stormwater report as required by Condition 29(a) 'Stormwater Quantity Management' above.	In conjunction with the lodgement of the application for operational works for the relevant stage.
34.	Further Works	
(a)	The applicant must take due regard of all existing	During the construction of the

	services when undertaking works associated with this development.	development and prior to commencement of use of the relevant stage.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use of the relevant stage.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

3.	Fire Ants
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(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
4.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
5.	Section 73 of the Planning Act 2016
	Pursuant to <i>Section 73 of the Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
6.	Indigenous Cultural Heritage
	<p>The applicant is advised to ensure that any development obligations pursuant to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i>, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>
7.	Bonds
	<p>Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i>.</p> <p>The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>

8.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
9.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
10.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
11.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.
12.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i> . Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.
13.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

14.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.
15.	Unexploded Ordnance
	<p>The applicant should provide the owner, occupier and any person employed to work on the subject site the following information:</p> <p>(a) Residual unexploded ordnance (UXO) may still exist on site and all work should proceed with due caution.</p> <p>(b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof including the following but not limited to:</p> <ul style="list-style-type: none"> (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location <p>Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites:</p> <p>§ Queensland Government, Land affected by unexploded ordnance (http://www.qld.gov.au/environment/pollution/management/contaminated-land/ordnance/)</p> <p>or</p> <p>§ Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)</p>
16.	Koala Protection
	<p>The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Agriculture, Water and the Environment (EPBC.Referrals@awe.gov.au or phone: 02 6274 1112) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.</p>
17.	Contaminated Land
	<p>It is the owner's and occupants responsibility under the <i>Environmental Protection Act 1994</i> to advise the Chief Executive of the Department of Environment and Science of any notifiable activity conducted on the site or contamination or suspected contamination that may cause a hazard to human or the environment within 30 days of becoming aware of the operation of the notifiable activity conducted on the site or contamination or suspected contamination.</p>

18.	Hazardous Substances
	Where hazardous chemicals or dangerous goods are stored on site, compliance with the Queensland Work Health and Safety (WHS) Act 2011 is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on telephone number 1300 369 915.

DRAFT



DECISION NOTICE - INFRASTRUCTURE CHARGES

Decision Date: As stated on the Decision Notice for the development application 3827/2019/CA

Council gives this infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

Appeal Rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on one (1) or more of the following grounds:

- (a) the notice involved an error relating to:
 - (i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

- the incorrect application of gross floor area for a non-residential development
- applying an incorrect 'use category', under a regulation, to the development
- (ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or
- (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or
- (d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund:
 - (i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

Attached is an extract from the *Planning Act 2016* about appeal rights.

Your reference
Our reference 3827/2019/CA
Contact Officer Customer Service Unit
Telephone 07 3810 6888



Wood Mulching Industries Pty Ltd C/-
Ethos Urban Pty Ltd

Ipswich City Council

1 Nicholas Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

ipswich.qld.gov.au

Infrastructure Charges Notice

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Not released for issue.

Application Number:	3827/2019/CA
Infrastructure Charges Notice Number:	ICN-000533
Application Type:	Combined Approval for Reconfiguring a Lot and Material Change of Use
Stage Name:	N/A
Real Property Description:	402SP283238, 6SP196914
Property Address:	7006 Unnamed Road, SWANBANK QLD 4306
Secondary Address:	Not Applicable
Development Approval Details:	In accordance with Development Approval 3827/2019/CA
Relevant Infrastructure Charges Resolution:	AICR (No.1) 2021, AICR (No.1) 2021
Related Infrastructure Agreements:	School Road to Centenary Highway Infrastructure Agreement 2018
Maximum Adopted Charge:	Refer Attachment 1 – Applied adopted charge (AC) (including the automatic increase)
Offsets:	No offsets apply.
Refunds:	No refund applies.
Levied Charge:	\$784,695.75



Applied Adopted Charge:	Details of how the levied charge and any charges reductions, other adjustments, offsets and refunds have been worked out are provided in Attachment 1 to this notice.
--------------------------------	---

Details of Payment

Payment details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment:	<p>Payment of the levied charges is required —</p> <ul style="list-style-type: none"> (i) if the charge applies for the reconfiguring of a lot - when Council approves a plan for the reconfiguration; (ii) if the charge applies for a material change of use - when the change happens; (iii) if the charge applies for building work - prior to the issue of a final inspection certificate for the building work or the certificate of classification for the building is given <p>unless otherwise stated in an infrastructure agreement.</p>
Automatic increases of infrastructure charges contained in this advice:	<p>The levied charges outlined in this notice shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid. <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the <i>Planning Act 2016</i>.</p>

General Information

GST:	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the <i>Planning Act 2016</i> .
Authority for the charge:	The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .
How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p>

	<p>AD is the additional demand for the development. LCR is the levied charge relief for the development. D is the discount for the prescribed financial contribution.</p>
Offsets and refunds:	<p>The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the approval:</p> <ul style="list-style-type: none"> an offset—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the AICR (No.1) 2021, AICR (No.1) 2021 is equal to or less than the levied charge; and a refund—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the AICR (No.1) 2021, AICR (No.1) 2021 is more than the levied charge. <p>Calculation of an offset / refund for work pursuant to Section 28(1)(d) of the AICR (No.1) 2021, AICR (No.1) 2021 will be used when the details provided in accordance with section 29(1)(b) of the IAICR evidence that the actual cost is less than the establishment cost for work calculated pursuant to section 28(1)(a) of the IAICR.</p> <p>The establishment cost for the trunk infrastructure, is to be determined in accordance with Section 23 of the AICR (No.1) 2021, AICR (No.1) 2021 and is set out in Attachment 2.</p> <p>Notwithstanding, any application of an offset / refund is restricted only to works which are in accordance with the desired standards of service as set out in the priority infrastructure plan extrinsic material and the conditions of the Development Approval and any subsequent operational works approval.</p> <p><i>Note: To avoid doubt, an offset / refund will not apply in the event that the trunk infrastructure contribution identified in Section 11 of Development Decision Notice are carried out or provided by another entity including but not limited to Council or another developer in association with a separate development approval.</i></p>
Appeals:	<p>Pursuant to chapter 6, part 1 and schedule 1 of the <i>Planning Act 2016</i> a person may appeal against an infrastructure charges notice.</p>
When this notice stops having effect:	<p>In accordance with section 119(11) of the <i>Planning Act 2016</i>, this notice stops having effect to the extent the development approval stops having effect.</p>
Infrastructure charges notice advice:	<p>This Infrastructure Charges Notice does not include the levied charges payable for water supply and sewerage networks to be levied by the Central SEQ Distributor-Retailer Authority (trading as Urban Utilities), which are in a separate infrastructure charges notice.</p> <p>Note: Relating to Attachment A involving Reconfiguring a Lot (RAL) - One (1) Lot into Two (2) Lots plus Balance Lot, and Access Easement:</p> <ol style="list-style-type: none"> Proposed balance Lot 406 – infrastructure charges not charged as this lot is proposed as a 'Management Lot'. Infrastructure charges shall be applicable when this lot is developed (via RAL or MCU) in future. RAL proposed to be carried out upon commencement of MCU for Waste Activity/Special Industry (Stages 1 and 2) <p>Note: Relating to Attachment B - Material Change of Use (MCU) for Waste Activity/Special Industry (Stages 1 and 2)</p>



	1. Credit applied for existing Lot 402 SP 283238 (Lot > 450m2 - paid as part of DA 7908/2015/RAL utilizing credits from 'School Road to Centenary Highway Link Infrastructure Agreement 2018')
--	--

ATTACHMENT 1 - INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Additional demand (AD)

Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	Additional Demand (AD = DD - DC)
Stage 1 - Attachment B - MCU - Special industry	GFA (m2)	14890	0	14890
Stage 1 - Attachment B - MCU - Lot - Residential (Lot > 450m ²)	Lot	0	1	-1
Stage 2 - Attachment B - MCU - Special industry	GFA (m2)	1835	0	1835
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	6650	0	6650
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	2194.5	0	2194.5
Attachment A - RAL - Special industry	GFA (m2)	0	16725	-16725

Applied adopted charge (AC) including the automatic increase

Charge Category	Adopted Charge Rate (\$/unit)	Indexed Adopted Rate (\$/unit)	Capped Charge Rate (\$/unit)	Applied Adopted Charge (AC) (\$/unit)
Attachment A - RAL - Community Facilities - SINS				
Attachment A - RAL - Lot - Other industry area - constrained	\$0.00	\$0.00	\$0.00	\$0.00
Attachment A - RAL - Parks - PKNS				
Attachment A - RAL - Lot - Other industry area - constrained	\$0.00	\$0.00	\$0.00	\$0.00
Attachment A - RAL - Transport - RD21				
Attachment A - RAL - Lot - Other industry area - constrained	\$61.98	\$61.98	\$33.86	\$33.86
Attachment A - RAL - Special industry	\$61.98	\$61.98	\$47.43	\$47.43
Stage 1 - Attachment B - MCU - Community Facilities - SINS				
Stage 1 - Attachment B - MCU - Special industry	\$0.00	\$0.00	\$0.00	\$0.00
Stage 1 - Attachment B - MCU - Parks - PKNS				
Stage 1 - Attachment B - MCU - Special industry	\$0.00	\$0.00	\$0.00	\$0.00
Stage 1 - Attachment B - MCU - Transport - RD21				

Item 16.2 / Attachment 2



Stage 1 - Attachment B - MCU - Special industry	\$61.98	\$61.98	\$47.43	\$47.43
Stage 1 - Attachment B - MCU - Lot - Residential (Lot > 450m ²)	\$8,571.34	\$8,571.00		\$8,571.00
Stage 2 - Attachment B - MCU - Community Facilities - SINS				
Stage 2 - Attachment B - MCU - Special industry	\$0.00	\$0.00	\$0.00	\$0.00
Stage 2 - Attachment B - MCU - Parks - PKNS				
Stage 2 - Attachment B - MCU - Special industry	\$0.00	\$0.00	\$0.00	\$0.00
Stage 2 - Attachment B - MCU - Transport - RD21				
Stage 2 - Attachment B - MCU - Special industry	\$61.98	\$61.98	\$47.43	\$47.43

Applied adopted charge

Network / Charge area	Demand Unit	Net Demand (units)	Applied Adopted Charge (\$/unit)	Charge (\$)
Attachment A - RAL - Community Facilities - SINS				
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	6650	\$0.00	\$0.00
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	2194.5	\$0.00	\$0.00
Attachment A - RAL - Parks - PKNS				
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	6650	\$0.00	\$0.00
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	2194.5	\$0.00	\$0.00
Attachment A - RAL - Transport - RD21				
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	6650	\$33.86	\$225,169.00
Attachment A - RAL - Lot - Other industry area - constrained	GFA (m2)	2194.5	\$33.86	\$74,305.77
Attachment A - RAL - Special industry	GFA (m2)	-16725	\$47.43	(\$793,266.75)
Stage 1 - Attachment B - MCU - Community Facilities - SINS				

Item 16.2 / Attachment 2



Stage 1 - Attachment B - MCU - Special industry	GFA (m2)	14890	\$0.00	\$0.00
Stage 1 - Attachment B - MCU - Parks - PKNS				
Stage 1 - Attachment B - MCU - Special industry	GFA (m2)	14890	\$0.00	\$0.00
Stage 1 - Attachment B - MCU - Transport - RD21				
Stage 1 - Attachment B - MCU - Special industry	GFA (m2)	14890	\$47.43	\$706,232.70
Stage 1 - Attachment B - MCU - Lot - Residential (Lot > 450m²)	Lot	-1	\$8,571.00	(\$8,571.00)
Stage 2 - Attachment B - MCU - Community Facilities - SINS				
Stage 2 - Attachment B - MCU - Special industry	GFA (m2)	1835	\$0.00	\$0.00
Stage 2 - Attachment B - MCU - Parks - PKNS				
Stage 2 - Attachment B - MCU - Special industry	GFA (m2)	1835	\$0.00	\$0.00
Stage 2 - Attachment B - MCU - Transport - RD21				
Stage 2 - Attachment B - MCU - Special industry	GFA (m2)	1835	\$47.43	\$87,034.05

Applied discount

Description	Value of Prescribed Financial Contribution (\$)	Existing Demand Credit (\$)	Applied Discount (\$)
Total discount			\$0.00

No levied charge relief applies.

No other adjustments apply.

Levied charge

Total charge (\$)	\$290,903.77
Total prescribed financial contribution (\$)	\$0.00
Total levied charge relief (\$)	\$0.00
Total other adjustments (\$)	\$0.00



Levied Charge (\$)	\$784,695.75
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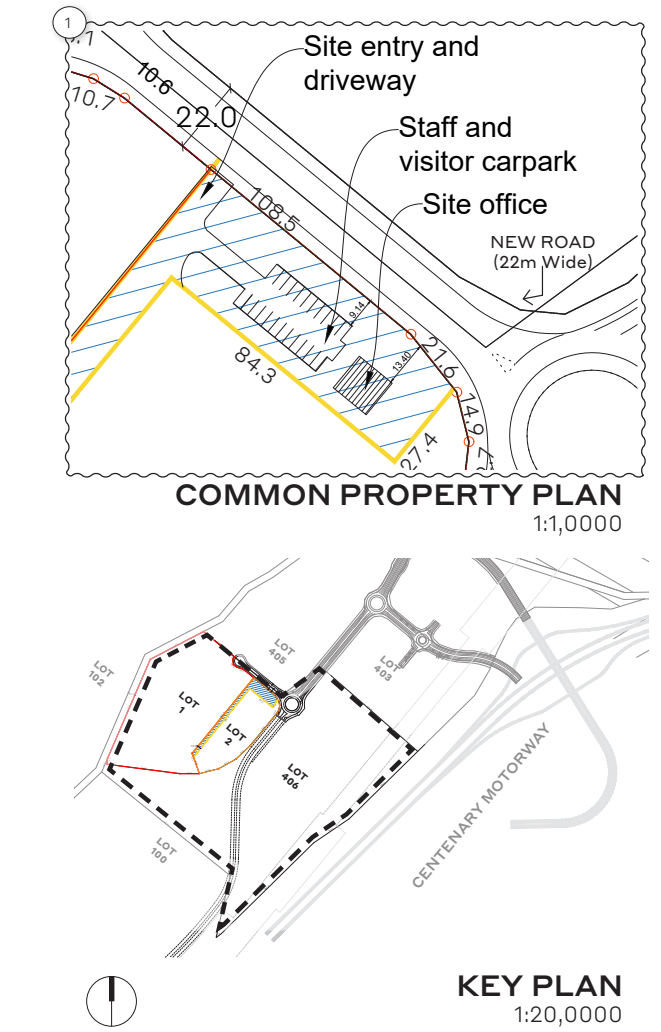
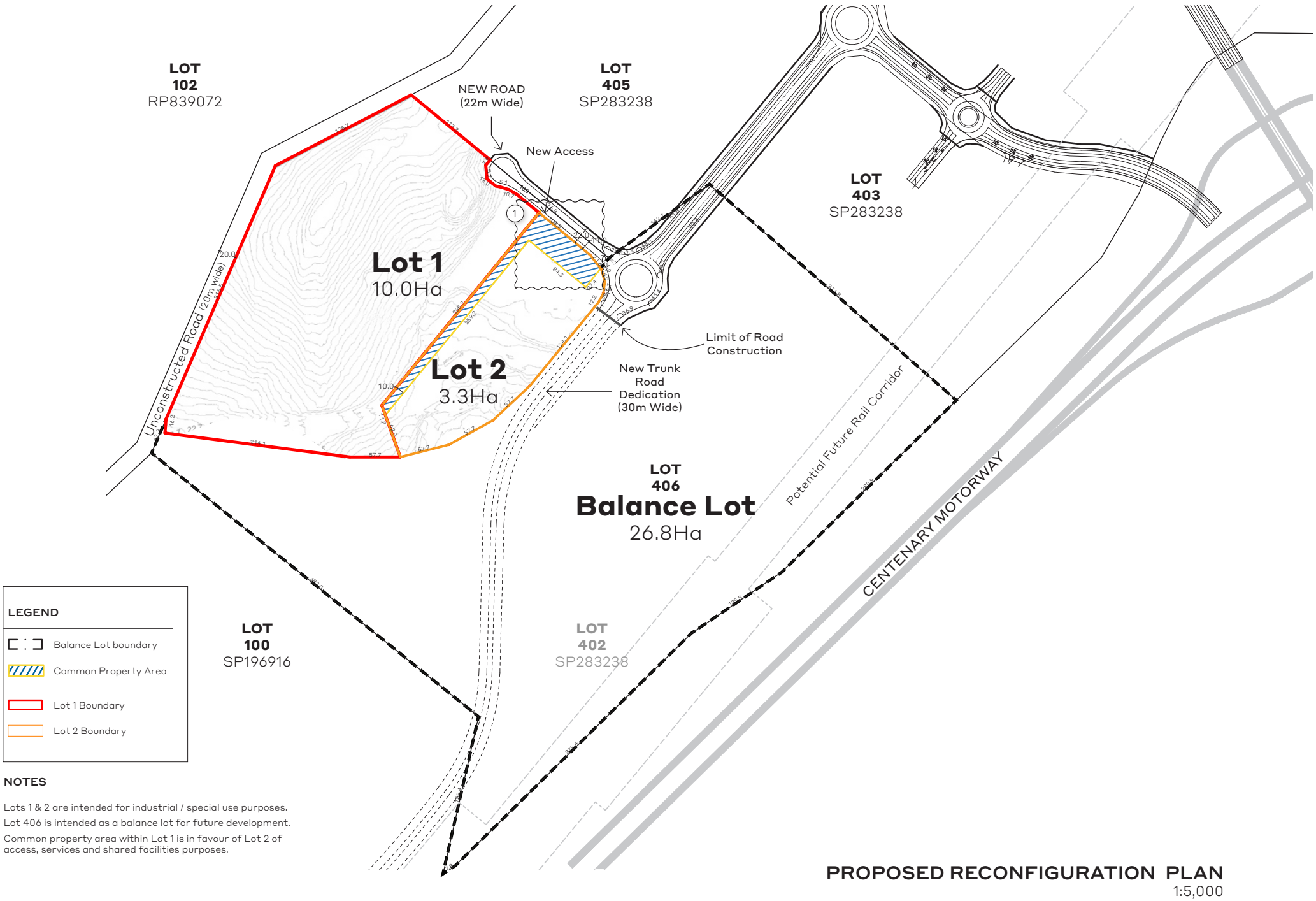
ATTACHMENT 2 - OFFSETS AND REFUNDS

No offsets for trunk infrastructure apply.

No refunds apply.







PROPOSED LOTS		
Lot Description	Approx. Lot Area	Approx. average lot dimensions
PROPOSED LOT 1 Enclosed composting facility	10.0 Ha	Length: 424m Width: 251m
PROPOSED LOT 2 Enclosed biogas facility and common property	3.3 Ha (Common property = 5,688 m ²)	Length: 301m Width: 117m
BALANCE LOT	26.8 Ha (New Road area = 2,180 m ²)	Varied
TOTAL SITE AREA (TITLE)	40.10 Ha	

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Ethos Urban Pty, Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com
L4/215 Adelaide Street, Brisbane
QLD 4000 t +61 7 3852 1822

LEGEND / NOTES

RP Description:	Lot 402 on SP283238
Local Authority:	Ipswich City Council
Contour Interval	1.0m

NOTES
Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

ISSUE DATE REVISION REVISION BY APPROVED BY PROJECT

P1	18.05.21	Approval	TB	MS	SWANBANK BIOGAS
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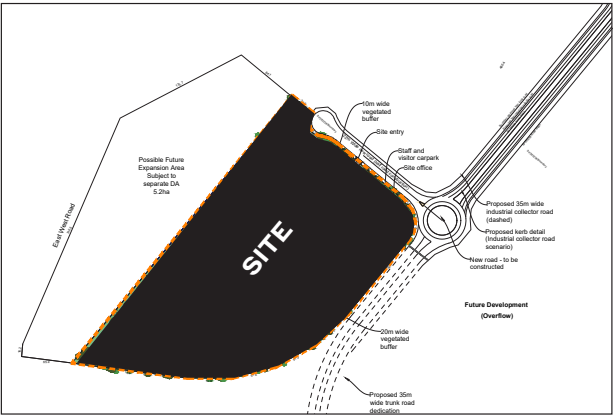
FOR APPROVAL

1:5000 @ A3

DRAWING

**PROPOSED
RECONFIGURATION PLAN** **A-1.1**
/P1

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
7190243	A-1.1	P1	18.05.21	MS



KEY PLAN
Not to scale

NOTES

Subject Lots:	Lot 402 on SP283238
Local Authority:	Ipswich City Council

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

DEVELOPMENT SUMMARY

Description	Value
TOTAL SITE AREA	13.291Ha
POSSIBLE FUTURE EXPANT-ION AREA (SUBJECT TO SEPA-RATE DA)	5.2 Ha
SITE AREA STAGE 1	7.19Ha
SITE AREA STAGE 2	0.9 Ha
TOTAL CAR PARKING SPACES (PROVIDED)	23 spaces

LEGEND

- Proposed site & stage boundaries
- Existing Boundaries (SP283238)
- Proposed road widening for 35m trunk road

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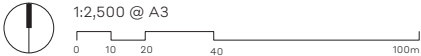
Ethos Urban Pty, Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com
L4/215 Adelaide Street Brisbane
QLD 4000 t +61 2 3852 1822

ISSUE	DATE	REVISION	REVISION BY	APPROVED BY	LEGEND / NOTES
P1	07.12.20	Issued for Approval	TB	KG	-
P2	08.04.21	Issued for Approval	TB	KG	-
P3	08.05.21	Change of Road Layout	MS	KG	
P4	06.09.21	Amended Areas	MS	KG	

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

Enclosed Biogas / Composting Facility



DRAWING

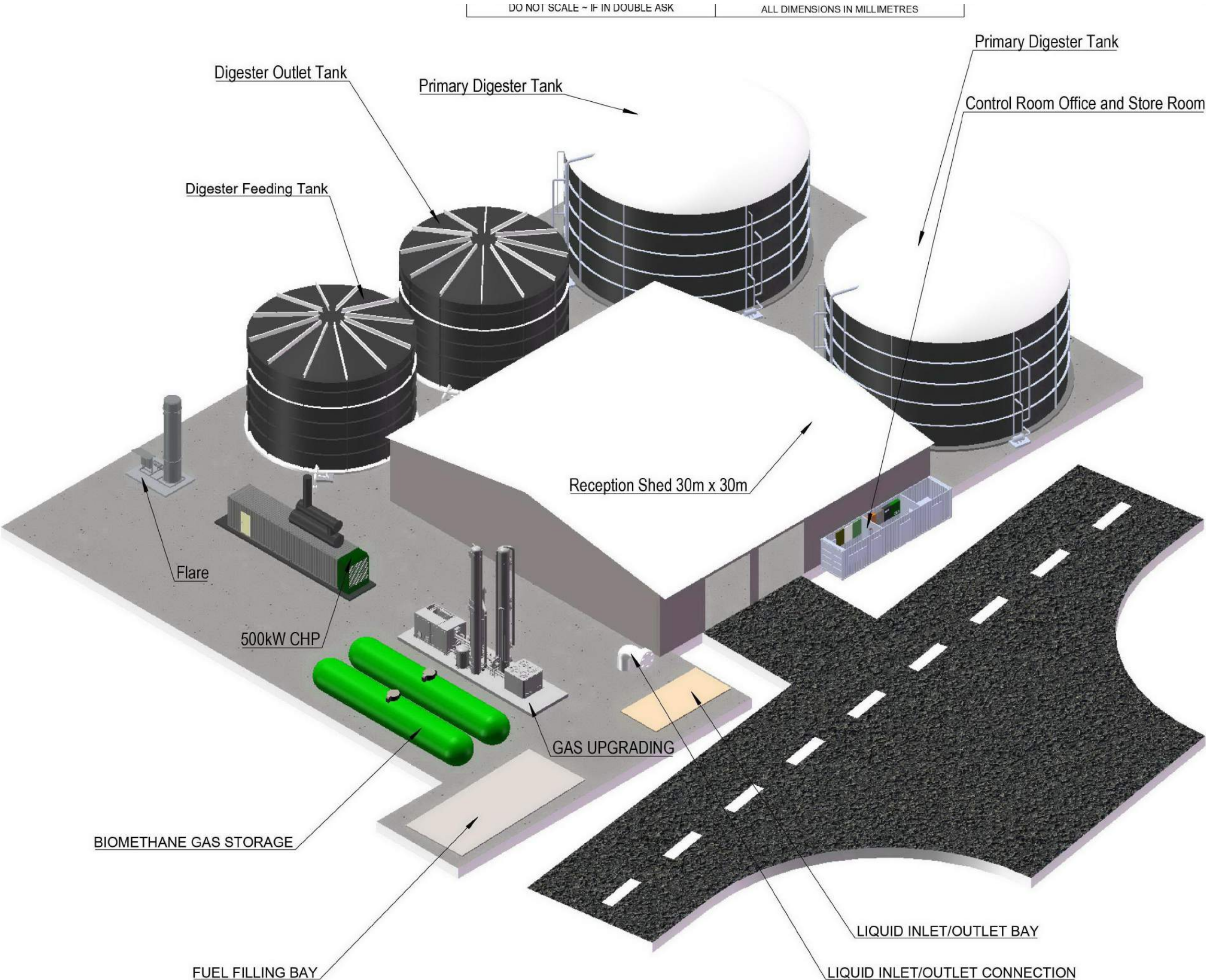
Proposed Site Plan

A-11
/P4

PAGE 1 OF 2

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
718803	A-1.1	P4	06.09.21	MS

Item 16.2 / Attachment 3



DO NOT SCALE ~ IF IN DOUBT ASK ALL DIMENSIONS IN MILLIMETRES

NOTES:-
1. ALL DIMENSIONS IN MILLIMETERS AND ALL LEVELS IN METERS
(AOD) UNLESS NOTED OTHERWISE

D					
C					
B					
A	DZ	DZ	JO		2018/2/R
REV	DRW	CHKD	APPD	DESCRIPTION	DATE



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www.biogas.com.au

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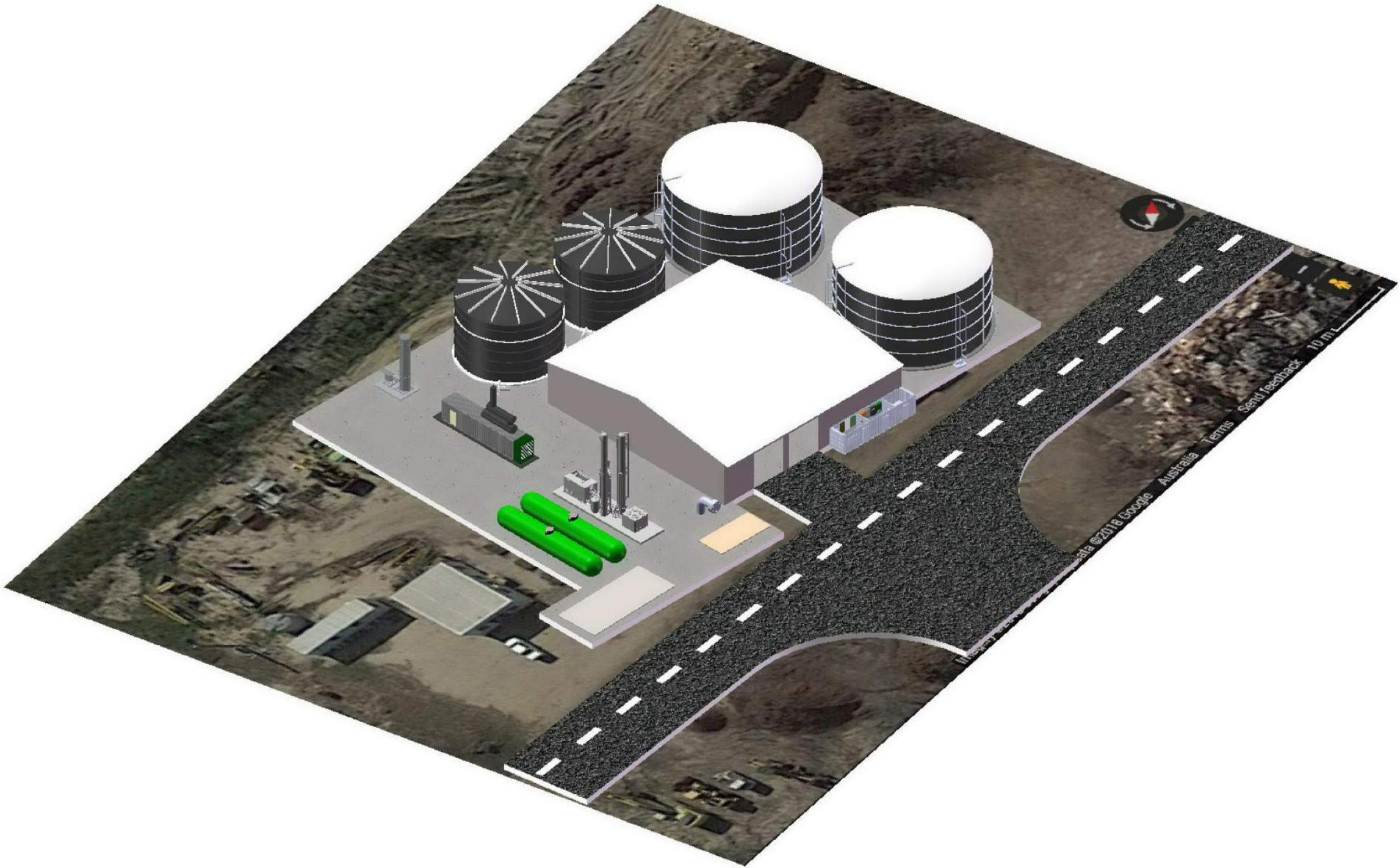
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	SWANBANK, QUEENSLAND
	SITE LAYOUT
SCALE	1:280
A3	DRG No. J115-100

Item 16.2 / Attachment 3

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A	DZ	DZ	JO		2018/2/R
REV	DRW	CHKD	APPD	DESCRIPTION	DATE



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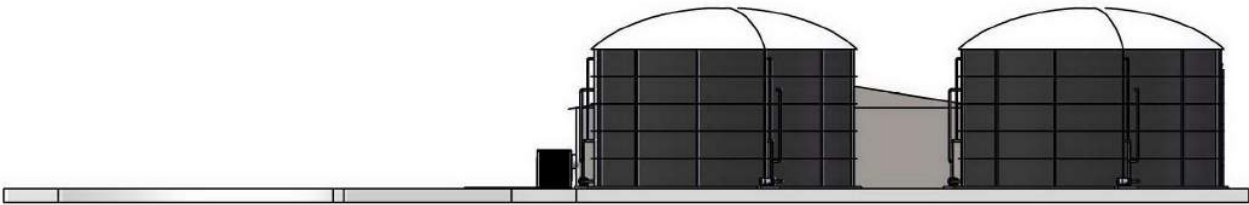
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TITLE	WOOD MULCHING INDUSTRIES
	SWANBANK, QUEENSLAND
	SITE LAYOUT

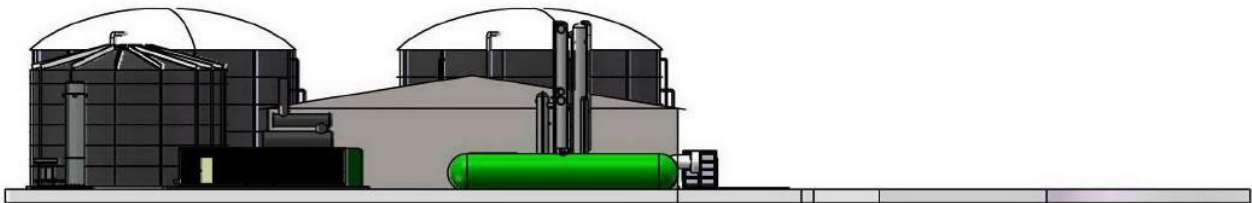
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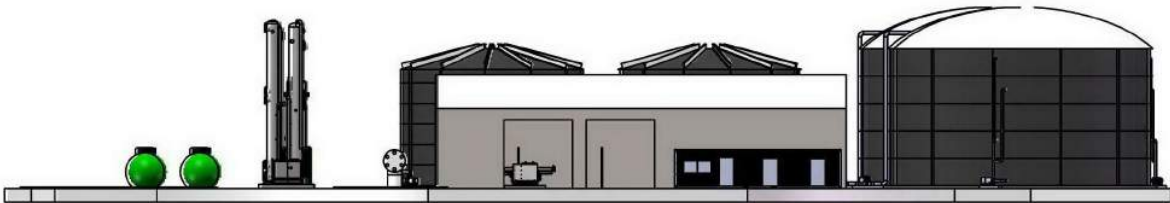
ALL DIMENSIONS IN MILLIMETRES



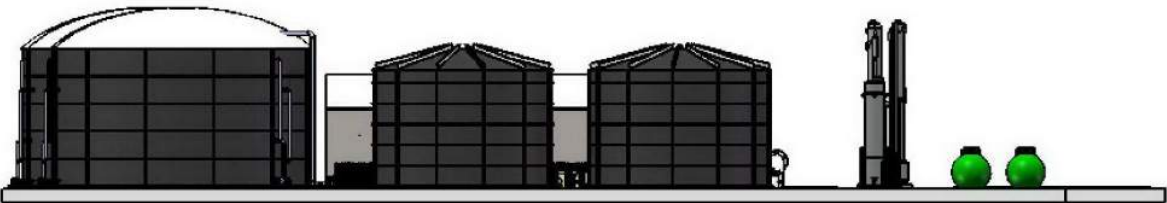
NORTH ELEVATION



SOUTH ELEVATION



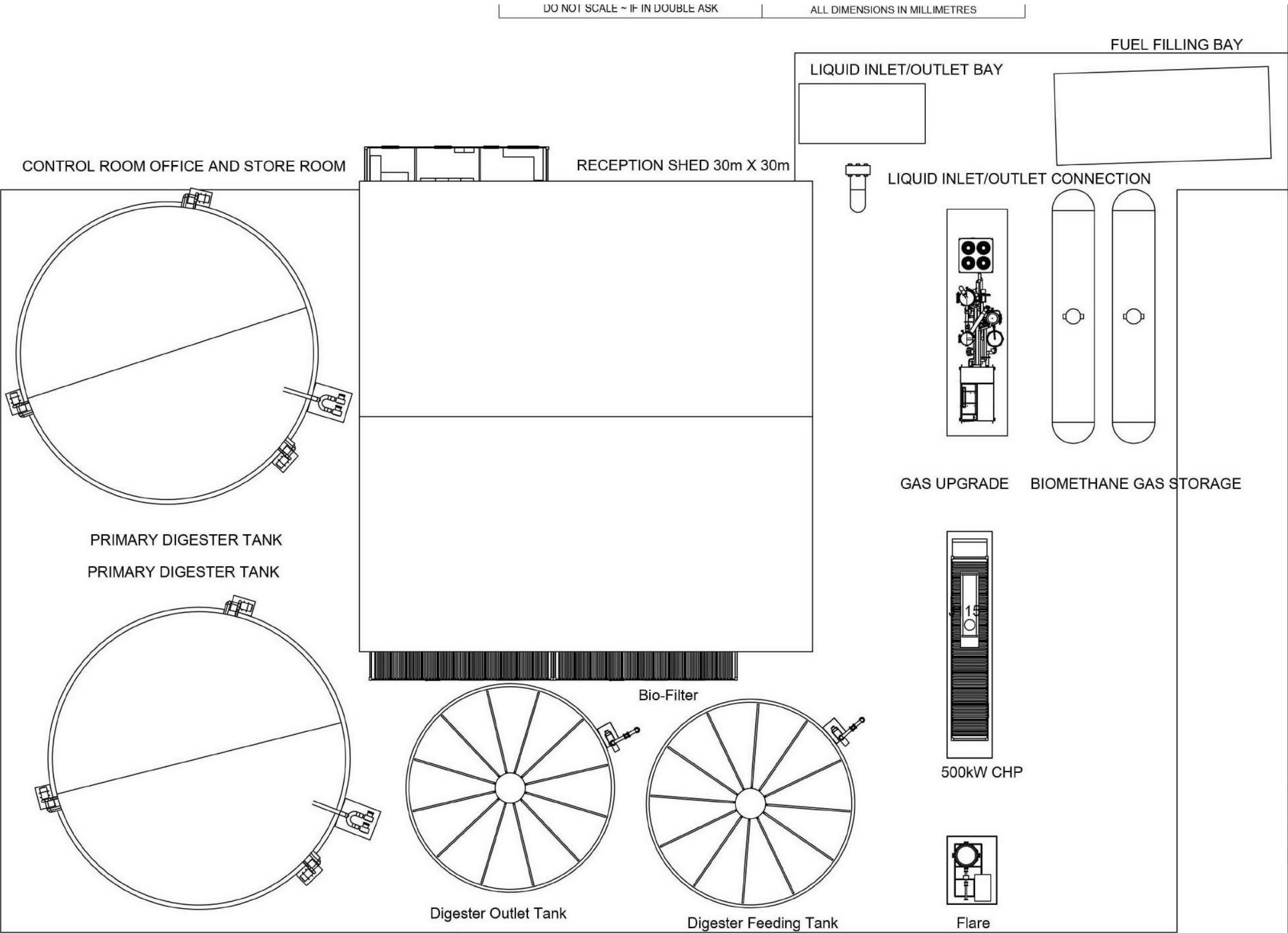
EAST ELEVATION



WEST ELEVATION

NOTES:-
1. ALL DIMENSIONS IN MILLIMETERS AND ALL LEVELS IN METERS
(AOD) UNLESS NOTED OTHERWISE

D					
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B					
A	DZ	DZ	JO		2018/2/R
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TITLE					
WOOD MULCHING INDUSTRIES					
SWANBANK, QUEENSLAND					
ELEVATION DRAWINGS					
SCALE	1:500	A3	DRG No.	J115-102	



NOTES:-
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(AOD) UNLESS NOTED OTHERWISE

D					
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A	DZ	DZ	JO		2018/2/R
REV DRW NCHKD APPD				DESCRIPTION	DATE
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TITLE					
WOOD MULCHING INDUSTRIES					
SWANBANK, QUEENSLAND					
CIVILS LAYOUT					
SCALE	1:250	A3	DRG No.	J115-103	

SWANBANK BIOGAS

LOT 405 & 402 on SP283238

- DRAWING LIST**
- A- SK-00 COVER SHEET
 - A- SK-01 SITE PLAN
 - A- SK-02 STREET ELEVATIONS
 - A- SK-03 3D - AERIAL SITE VIEWS
 - A- SK-04 3D - PERSPECTIVE VIEWS



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LOT 405 & 402 on SP283238

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COVER SHEET

TA # 21.0064.17 A-SK-00

2021-04-14
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SITE PLAN

1 : 1000 @ A1

A-SK-01

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TA # 21.0064.17



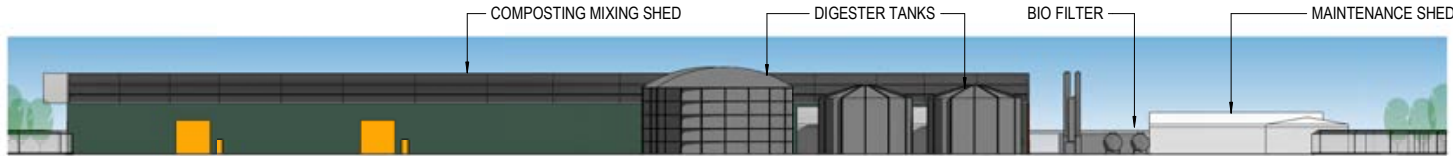
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2.11 1 : 1000



2 STREET ELEVATION - OVERALL - 2
2.11 1 : 1000



3 STREET ELEVATION - OVERALL - 3
2.11 1 : 1000



4 BUILDING ELEVATION - 1
SK-02 1 : 500



5 BUILDING ELEVATION - 2
SK-02 1 : 500



6 BUILDING ELEVATION - 3
SK-02 1 : 500

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STREET ELEVATIONS

As indicated @ A1

2021-04-14

TA # 21.0064.17

A-SK-02

rev. 2



3D AERIAL VIEW - 1



3D AERIAL VIEW - 2



3D AERIAL VIEW - 3



3D AERIAL VIEW - 4



KEY PLAN - AERIAL VIEWS

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3D - AERIAL SITE VIEWS

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2021-04-14

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3D PERSPECTIVE VIEW - 1



3D PERSPECTIVE VIEW - 2



3D PERSPECTIVE VIEW - 3



3D PERSPECTIVE VIEW - 4



KEY PLAN - PERSPECTIVE VIEWS

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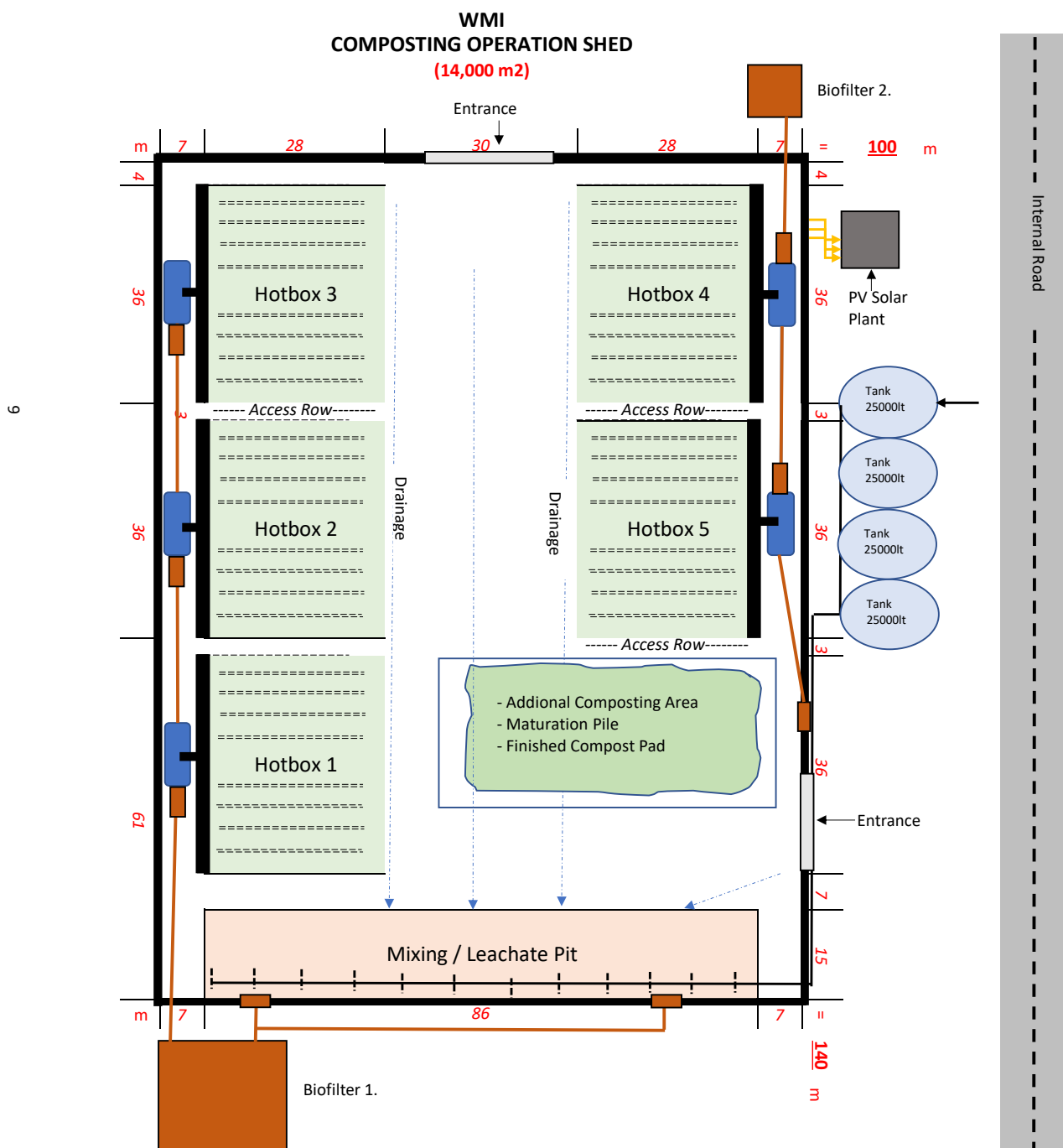
3D - PERSPECTIVE VIEWS

2021-04-14

TA # 21.0064.17

A-SK-04

rev. 2



Dwg No. 718803-004-A
Date: 06/09/21

STAGE 1 (composting facility) / PHASE 1 (transition phase):

Objective: A phased approach is proposed in relation to Stage 1 to allow for WMI to maintain operations and for staff to continue working whilst transitioning to the enclosed composting environment.

Outline of staging strategy Phase 1:

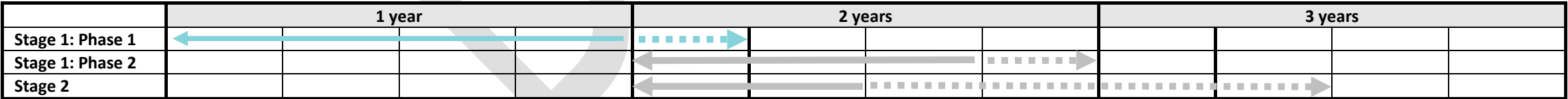
- Use of the existing site access including wheel wash as per the approved Wheel-wash location plan (Ref: 718803-001) and Extent of sealed road plan (Ref: 718803-002) relating to approval 4335/2011/MAMC/D. This includes the security upon entry and established signage.
- Realign the unsealed access driveway through the site to provide temporary access to Stage 1 which is clear of the area in which the new road will be constructed and clear of the Concrete Batching Plant (DA Ref: 7920/2015/MCU) and Landscape Depot / Garden Centre (DA Ref: 7905/2015/MCU) lots. Approval is to be obtained from Council to modify 4335/2011/MAMC/D to realign the internal access driveway as per the attached draft Proposed temporary internal driveway re-alignment plan No. 718803-003 dated 02/9/21. It is proposed that construction vehicles temporarily use the Swanbank Road/Cumner Road access to minimise conflicts with WMI's ongoing operations consistent with 4335/2011/MAMC/D condition 20(e).
- Obtain approval and relocate the site compound including demountable buildings, amenities, storage and carparking to the temporary area nominated within the approved use area for Stage 2 of 4335/2011/MAMC/D. This will allow for the existing use to remain operational while the composting shed is being constructed and the use converts to an enclosed facility. Refer to the attached Draft Temporary Site Compound Plan (Ref A-1.1/P1, dated 31/08/21).
- Temporarily relocate existing outdoor composting use areas within the extent of the approved use area boundary for Stage 2 (4335/2011/MAMC/D) to make way for the shed to be constructed and to allow for operations to continue.
- Obtain Operational Works approval and undertake bulk earthworks as per the Bulk Earthworks Layout Plan (Ref: 17BNE-0232 SKC001 Ref 5, prepared by Premise) including vegetation clearance in readiness for the enclosed composting shed to be constructed and for the stormwater basin to be established.
- Obtain Building Approval for the establishment of the composting shed in accordance with Proposed Site Plan A-1.1/P4 dated 06/09/21 and Dwg. 718803-004A dated 06/09/21
- Obtain Operational Works approval and construct the stormwater basins in accordance with the Flood Management Strategy Masterplan, Rev O, dated 21/4/21, Ref: M7290_001-REP-003-0 prepared by Engeny and finalise construction of the new composting shed and stormwater basin
- Decommission leachate pond and replace with in-shed drainage
- Ensure connection to necessary services and infrastructure is maintained in accordance with the existing approval 4335/2011/MAMC/D.
- Amend the existing Environmental Authority (EA) to remove Lot 400 and Lot 403 on SP 283238

Relevant plans:

- Stage 1/Phase 1 Staging Strategy Plan (Ref: 718803-Stg, Rev A, Sheet 2 of 5, dated 06/09/21)
- Proposed Site Plan A-1.1/P4 dated 06/09/21
- Composting Shed Operation – Floor Plan Dwg. No. 718803-004A dated 06/09/21 and architectural plans prepared by Thomson Adsett Dwg Nos A-SK-01 to SK04 Rev 2, dated 14/04/21
- Draft Temporary Site Compound Plan (Ref A-1.1/P1, dated 31/08/21) and Proposed temporary internal driveway re-alignment plan Dwg No. 718803-003, dated 02/09/21.
- Approved Wheel-wash location plan (ref: 718803-001 amended in red by Ipswich City Council on 25 Nov 2020 (DA Ref: 4335/2011/MAMC/D)
- Approved Extent of sealed road plan (ref: 718803-002) amended in red by Ipswich City Council on 25 Nov. 2020 (DA Ref: 4335/2011/MAMC/D)
- Bulk Earthworks Layout Plan Dwg. 17BNE-0232 SKC001, Rev 5 prepared by Premise

Indicative timing:

- Works to commence immediately upon approval and are expected to be completed within approximately 12 months subject to obtaining the required related approvals from Council and sourcing construction materials and labour.
- Works relating to Stage 1 / Phase 1 will end on issuing of the Certificate of Classification for the new shed.



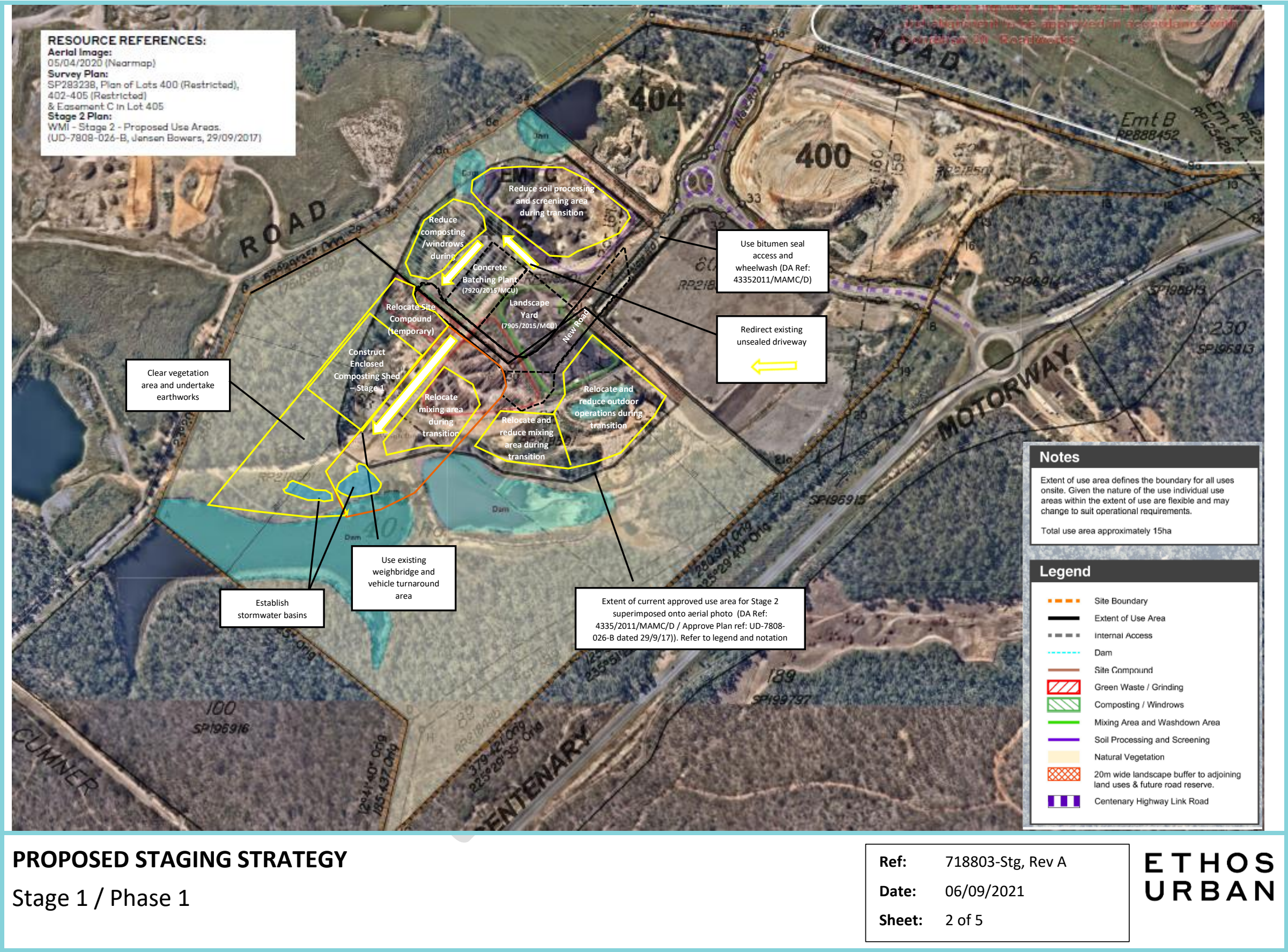
* Solid line indicates approximate timeframe with dashed line indicating potential delays resulting from any unforeseen circumstances.

PROPOSED STAGING STRATEGY

Stage 1 / Phase 1

Ref: 718803-Stg, Rev A
Date: 06/09/2021
Sheet: 1 of 5





STAGE 1 (composting facility) / PHASE 2 (completion phase):

Objective: A phased approach is proposed in relation to Stage 1 to allow for WMI to maintain operations and for staff to continue working whilst transitioning to the enclosed composting environment.

Outline of staging strategy Phase 2:

- Relocate all outdoor composting activities into enclosed shed and make good.
- Establish outdoor raw green waste storage area and finished product pre-screening and stockpile areas
- Obtain operational works approvals in relation to the establishment of the new road (including entering into an IA in relation to the trunk road if applicable)
- Construct the sealed access driveway within the site and relocate the weigh bridge to the new location nominated on Proposed Site Plan A-1.1/P4 dated 06/09/21
- Construct the new road and upon gazettal decommission the temporary internal access arrangement established within Stage 1
- Establish the new office and carpark on the site which are to be used for Stages 1 and 2.
- Decommission the temporary Site Compound established in Phase 1 and establish the maintenance shed and shredded green waste storage area
- Undertake landscaping in accordance with the approved Landscape Concept Plan Dwg No. 40-928-SD002D.
- Connect necessary services and infrastructure in accordance with the External Services Plan and Internal Services Plan prepared by Premise, Dwg. 17BNE-0232 SKC002. Rev 4 and SKC003, Rev 4.
- Carry out the subdivision in accordance with Proposed Reconfiguration Plan Dwg A-1.1/P1, dated 18.06.21 to dedicate new road and create separate Title and reciprocal rights to common areas for Stages 1 and 2
- Cancel the existing approval 4335/2011/MAMC/D upon endorsement and registration of the subdivision plan.
- Amend the EA to remove Lot 404 on SP 313797 and Lot 405 on SP 283238. The EA will relate only to Lot 402 on SP 283238 at the completion of Stage 1/Phase 2.

Relevant plans:

- Stage 1/Phase 2 Staging Strategy Plan (Ref: 718803-Stg, Rev A, Sheet 4 of 5, dated 06/09/21)
- Proposed Site Plan A-1.1/P4 dated 06/09/21
- Proposed Reconfiguration Plan Dwg A-1.1/P1, dated 18.06.21
- External Services Plan and Internal Services Plan prepared by Premise, Dwg. 17BNE-0232 SKC002. Rev 4 and SKC003, Rev 4
- Landscape Concept Plan Dwg No. 40-928-SD002D

Indicative timing:

- Related Operational Works approvals can be applied for prior to the completion of Phase 1 works to minimise delays
- Stage 1 / Phase 2 works to commence upon the issuing of the Certificate of Classification for the new shed constructed in Phase 1 and once the required Operational Works approvals have been obtained.
- Relocation of all outdoor compost processing activities will occur within 1-2 months of the Certificate of Classification being issued for the new shed
- Stage 1/ Phase 2 is expected to be completed approximately 6 months after Phase 1 is completed subject to sourcing construction materials and labour

	1 year				2 years				3 years			
Stage 1: Phase 1												
Stage 1: Phase 2												
Stage 2												

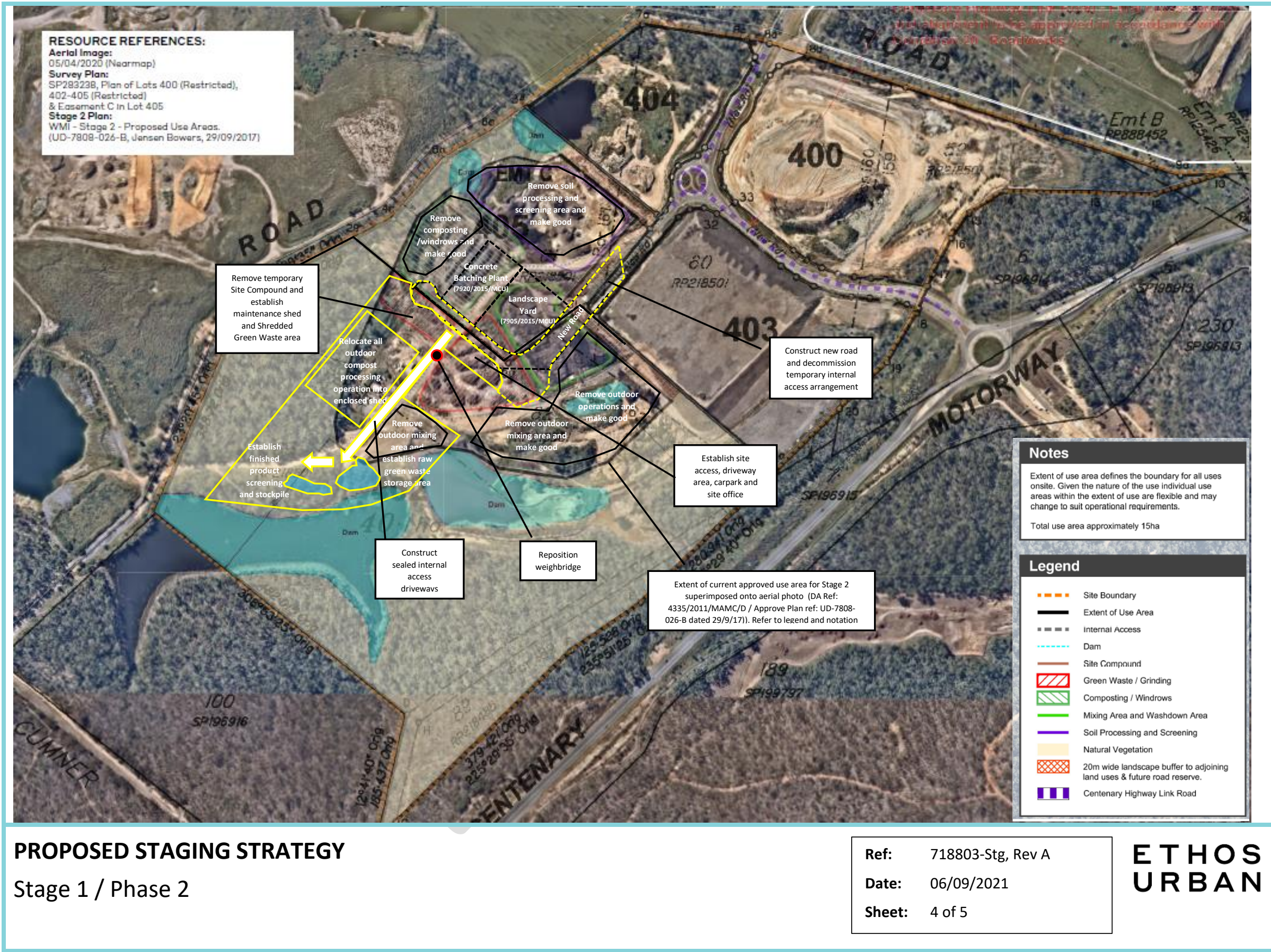
* Solid line indicates approximate timeframe with dashed line indicating potential delays resulting from any unforeseen circumstances.

PROPOSED STAGING STRATEGY

Stage 1 / Phase 2

Ref: 718803-Stg, Rev A
Date: 06/09/2021
Sheet: 3 of 5

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STAGE 2 (biogas facility):

Outline of staging strategy:

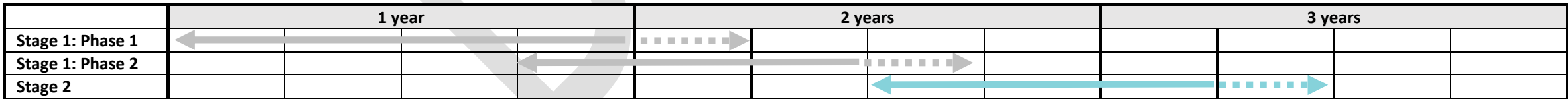
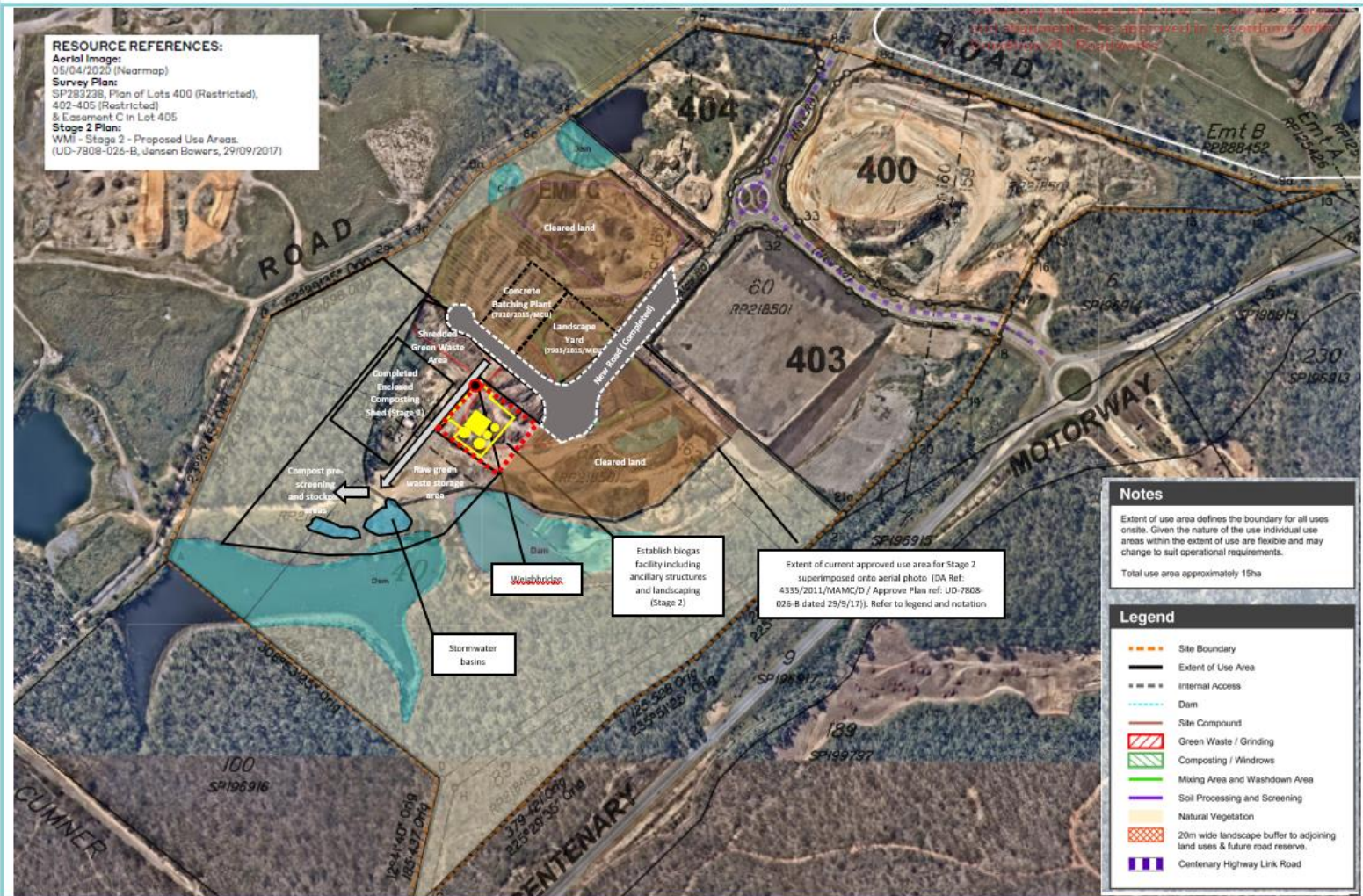
- Obtain Building Approval for the Biogas facility buildings and structures
- Construct the biogas facility including ancillary structures in accordance with architectural plans prepared by Thomson Adsett Dwg Nos A-SK-01 to SK04 Rev 2, dated 14/04/21
- Complete landscaping in accordance with the approved Landscape Concept Plan Dwg No. 40-928-SD002D.
- Connect necessary services and infrastructure in accordance with the External Services Plan and Internal Services Plan prepared by Premise, Dwg. 17BNE-0232 SKC002. Rev 4 and SKC003, Rev 4.

Relevant plans:

- Stage 2 Staging Strategy Plan (refer below)
- Proposed Site Plan A-1.1/P4 dated 06.09.21
- External Services Plan and Internal Services Plan prepared by Premise, Dwg. 17BNE-0232 SKC002. Rev 4 and SKC003, Rev 4
- Landscape Concept Plan Dwg No. 40-928-SD002D
- Architectural plans prepared by Thomson Adsett Dwg Nos A-SK-01 to A-SK04 Rev 2, dated 14/04/21

Indicative timing:

- Stage 2 is expected to be completed approximately 6-9 months after Stage 1 / Phase 2 is completed subject to sourcing construction materials and labour
- To minimise timeframes, works can commence concurrently with Stage 1/Phase 2



* Solid line indicates approximate timeframe with dashed line indicating potential delays resulting from any unforeseen circumstances.

PROPOSED STAGING STRATEGY

Stage 2

Ref: 718803-Stg, Rev A
Date: 06/09/2021
Sheet: 5 of 5

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**Proposed
temporary
internal
driveway
re-alignment
plan**

Dwg No. 718803-003

Date: 02/09/21

**7006 Unnamed Road,
Swanbank**

**ETHOS
URBAN**
Ethos Urban Pty. Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com
L4/215 Adelaide Street Brisbane
QLD 4000 t +61 2 3852 1822

DRAFT

NOTES

The design and layout of the car park and associated facilities are indicative only. Car park, hardstand, surface treatments, drainage and lighting subject to future detailed design in accordance to Australian Standards. Car parking will be clearly signed. The design will ensure compliance with traffic sight lines, safety and security.

LANDSCAPE

The landscape area will be designed to provide a suitable and appropriate environment for the site offices and facilities. The landscape is intended to be low maintenance with as much existing vegetation retained and incorporated into the layout. Planting will be layered to provide visual appeal and divide the car park and work area. Landscape will take into consideration CPTED strategies into the design. Shade trees will be provided to the car park to mitigate the climate aspects of the site. Native plant species that are low maintenance and drought resistant will be included in the design. Landscape area will be watered via water tanks.

Suggested Plant Species

Trees

Botanical Name	Common name
Cupaniopsis Anacardioides	Tuckeroo
Corymbia Maculata	Spotted Gum
Lophostemon Confertus	Brush Box
Tristaniopsis laurina	Water Gum

Flower Plant

Botanical Name	Common Name
Acacia Fimbriata	Brisbane Black Wattle

Callistemon salignus	Willow bottlebrush
Callistemon Viminalis	Weeping Bottlebrush

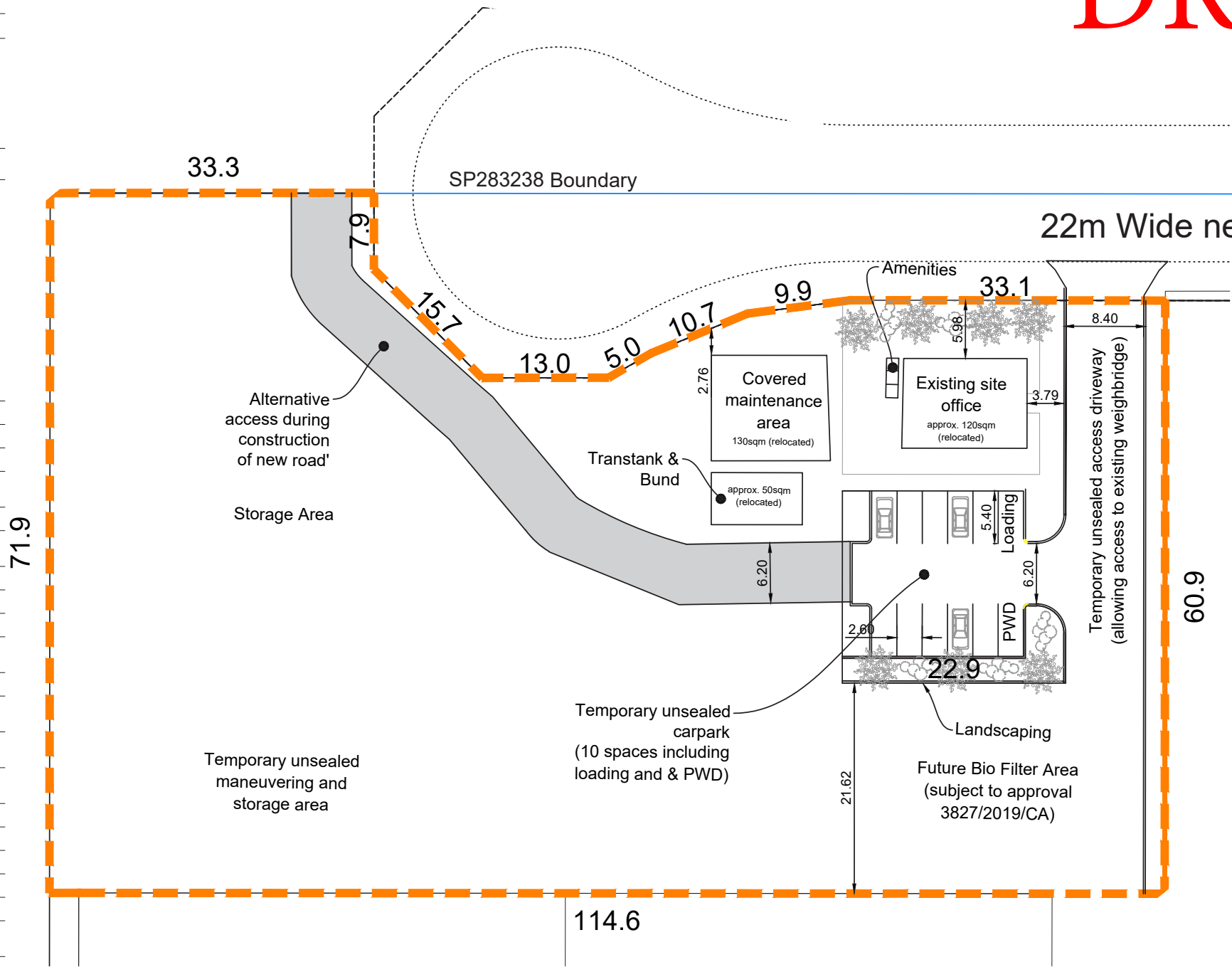
Cerastium tomentosum	Snow in Summer
Syzygium Paniculatum	Dwarf Magenta Cherry

Plants

Botanical Name	Common Name
Dianella tasmanica	Flax Lily
Hardenbergia	False sarsaparilla
Lomandra longifolia	Mat Rush
Myoporum parvifolium	Creeping Boobialla

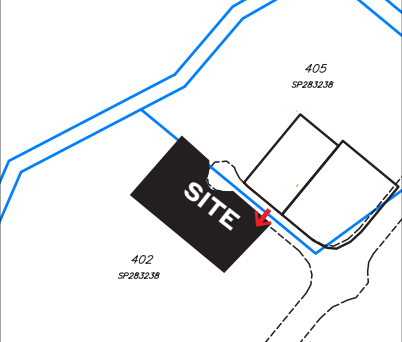
LEGEND

- Proposed site boundary
- Existing Boundaries (SP283238)



KEY PLAN

Not to scale



NOTES

Subject Lots: Lot 402 on SP283238

Local Authority: Ipswich City Council

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

DEVELOPMENT SUMMARY

Description	Value
APPROX. USE AREA	7,145m ²
TEMPORARY UNSEALED CARPARK	10 spaces INCLUDING LOADING AND & PWD
TOTAL LANDSCAPE AREA APPROX.	114m ²
OFFICE AREA APPROX.	120m ²
COVERED MAINTENANCE AREA APPROX.	130m ²
TRANSTANK & BUND	50m ²

DISCLAIMER

This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of the drawings is prohibited. Do not scale this drawing. Use only figured dimensions. Report any discrepancy to the Urban Designer for clarification prior to the commencement of any work.

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ISSUE DATE REVISION

P1 31.08.21 Issued for Approval

REVISION BY

MS

APPROVED BY

KG

LEGEND / NOTES

-

-

PROJECT

7006 Unnamed Road, Swanbank

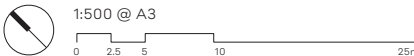
DRAWING

Proposed Temporary Site
Compound & Landscape Plan

A-1.1
/P1

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
7190243	A-1.1	P1	31.08.21	MS

PRELIMINARY
NOT FOR CONSTRUCTION



Biogas Development

Project Address:
Centenary Highway, Swanbank, Qld, 4306
Client: Wood Mulching Industries (WMI)

LANDSCAPE AIM

To provide a functional and low maintenance landscape solution that integrates the development proposal within the broader landscape context and contributes positively to the visual amenity of surrounding transport corridors.

LANDSCAPE OBJECTIVES

1. Integrate the landscape with the surrounding context through a locally native planting selection.
2. Establish hierarchy and structure to the landscape treatment of the site.
3. Provide shade to carpark areas through the placement of shade trees in accordance with local authority requirements.
4. Incorporate appropriate landscape buffers to the site road frontages and neighbouring property boundaries to minimise the visual dominance of the proposed structures.
5. Include appropriate vegetation to stormwater treatment mechanisms in accordance with W.S.U.D. (Water Sensitive Urban Design) requirements.
6. Consider and apply C.P.T.E.D. (Crime Prevention Through Environmental Design) requirements throughout the development site.
7. Strategically position planting to maintain safe sightlines throughout vehicular and pedestrian areas.
8. Provide streetscape improvements where suitable to enhance the site amenity.

LANDSCAPE CHARACTER

The landscape character of the proposed waste management facility will integrate the site into the broader area context and reduce the visual impact of the development on the immediate area, particularly the nearby Centenary Highway.

A functional, hardy and drought tolerant landscape solution is envisioned that minimises maintenance, making use of plant species that are native to the local area.

Pedestrian zones and car parking areas will be shaded with medium canopy shade trees and low understorey planting of groundcovers.

Suitable existing trees and vegetation to buffer zones will be retained where possible to assist with integrating the new works into the site context. Additional planting of native trees, shrubs and groundcovers will form a dense layered screening effect to the site perimeter.

Street trees and turf to the proposed new road verge will improve the amenity of the site entry and frontage.



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LOCALITY MAP



Source: <http://qldglobe.qld.gov.au> Downloaded 22nd October 2018



PRELIMINARY PLANT SCHEDULE

Botanical Name and Common Name	
Trees	
ALLOCASUARINA littoralis - Black She-oak	
ALPHITONIA excelsa - Red Ash	
ANGOPHORA floribunda - Rough-barked Apple	
ANGOPHORA leiocarpa - Smooth-barked Apple	
CASTANOSPERMUM australe - Black Bean	
CASUARINA cunninghamiana - River She-oak	
CORYMBIA citriodora - Lemon-scented Gum	
GLOCHIDION ferdinandi - Cheese Tree	
LOPHOSTEMON confertus - Brush Box	
LOPHOSTEMON suaveolens - Swamp Box	
MELALEUCA bracteata - Black Tea-tree	
WATERHOUSIA floribunda - Weeping Lilly Pilly	
Shrubs	
ACACIA fimbriata - Fringed Wattle	
AUSTROMYRTUS dulcis - Midgen Berry	
BANKSIA spinulosa - Hairpin Banksia	
BORONIA rosmarinifolia - Forest Boronia	
BURSARIA spinosa - Christmas Bush	
CALLISTEMON citrinus 'Mauve Mist'	
CALLISTEMON citrinus 'White Anzac'	
DODONAEA viscosa - Sticky Hop Bush	
EUSTREPHUS latifolius - Wombat Berry	
GREVILLEA 'Honey Gem'	
HAKEA florulenta - Sweet-scented Hakea	
JACKSONIA scoparia - Dogwood	
LEPTOSPERMUM polygalifolium - Tantoon	
LEUCOPOGON juniperinus - Prickly Beard-heath	
MELALEUCA thymifolia - Thyme Honey-myrtle	
MELASTOMA affine - Blue Tongue	
OZOTHAMNUS diosmifolius - Sago Flower	
PULTENAE villosa - Hairy Bush Pea	
Groundcovers	
BABINGTONIA virgata 'Dwarf' - Dwarf Heath Myrtle	
GARDENIA augusta 'Radicans'	
GOODENIA rotundifolia - Star Goodenia	
GREVILLEA 'Poorinda Royal Mantle'	
HIBBERTIA linearis - Guinea Flower	
HIBBERTIA scandens - Snake Vine	
Grasses	
CAREX appressa - Tall Sedge	
CYMOPOGON refractus - Barbed Wire Grass	
DIANELLA caerulea - Blue Flax Lily	
FICINIA nodosa - Knobby Club Rush	
LOMANDRA fluviatilis 'Shara'	
LOMANDRA longifolia - Mat Rush	

TREES



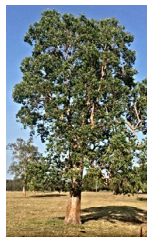
CORYMBIA citriodora
Lemon-scented Gum



GLOCHIDION ferdinandi
Cheese Tree



LOPHOSTEMON confertus
Brush Box



LOPHOSTEMON suaveolens
Swamp Box



MELALEUCA bracteata
Black Tea-tree



WATERHOUSIA floribunda
Weeping Lilly Pilly



ALLOCASUARINA littoralis
Black She-oak



ALPHITONIA excelsa
Red Ash



ANGOPHORA floribunda
Rough-barked Apple



ANGOPHORA leiocarpa
Smooth-barked Apple



CASTANOSPERMUM australe
Black Bean



CASUARINA cunninghamiana
River She-oak

SHRUBS, GROUNDCOVERS & GRASSES



GREVILLEA
'Poorinda Royal Mantle'



HAKEA florulenta
Sweet-scented Hakea



HIBBERTIA linearis
Guinea Flower



LEPTOSPERMUM
polygalifolium - Tantoon



LEUCOPOGON juniperinus
Prickly Beard-heath



LOMANDRA longifolia
Mat Rush



BURSARIA spinosa
Christmas Bush



CALLISTEMON citrinus
Red Bottlebrush



DIANELLA caerulea
Blue Flax Lily



EUSTREPHUS latifolius
Wombat Berry



GOODENIA rotundifolia
Star Goodenia



GREVILLEA 'Honey Gem'



ACACIA fimbriata
Fringed Wattle



AUSTROMYRTUS dulcis
Midgen Berry



BABINGTONIA virgata
'Minature'



BANKSIA oblongifolia
Rusty Banksia



BANKSIA spinulosa
Hairpin Banksia



BORONIA rosmarinifolia
Forest Boronia



MELALEUCA thymifolia
Thyme Honey-myrtle



MYOPORUM ellipticum
Creeping Boobialla



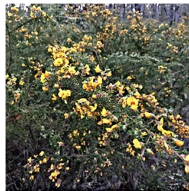
OZOTHAMNUS diosmifolius
Sago Flower



PATERSONIA sericea
Native Iris



POA labillardieri
Large Tussock Grass



PULTENAE villosa
Hairy Bush Pea

FOR APPROVAL

citicene

LANDSCAPE CHARACTER
WOOD MULCHING INDUSTRIES
Centenary Highway, Swanbank, QLD, 4306



Issue	Reason	Date
A	Preliminary	14.02.2019
B	For Council Approval	25.02.2019
C	RFI Response	18.05.2021

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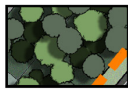
Drawn: JP
Approved: DR

Drawing No:
40-928-SD001 C
SCALE: NTS @ A1

LEGEND



EXISTING VEGETATION
ON SITE



TIERED LANDSCAPE
BUFFER



NEW ROAD AND
STREET TREES



FEATURE
FLOWERING TREE



CARPARK CANOPY
SHADE TREES



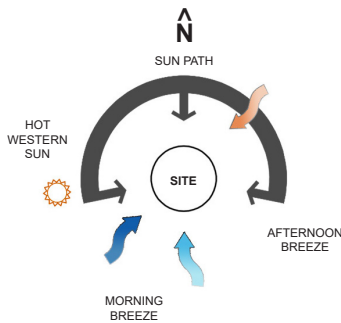
EXISTING VEGETATION
IN FUTURE AREA

NOTES

SITE DETAILS:
LOT 402, 403 & 405 ON SP283238

EXISTING VEGETATION:
OPEN FOREST OR WOODLAND INCLUDING:
ANGOPHORA Spp.
CORYMBIA citriodora subsp. variegata
CORYMBIA tessellaris
EUCALYPTUS crebra
EUCALYPTUS fibrosa
EUCALYPTUS tereticornis
EUCALYPTUS melanophloia
EUCALYPTUS moluccana
EUCALYPTUS acmenoides
EUCALYPTUS siderophloia
LOPHOSTEMON confertus (whipstick form)

CLIMATIC CONDITIONS



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10 METRE WIDE NATIVE VEGETATED LANDSCAPE BUFFER CONSISTING OF TREES, SHRUBS AND GROUNDCOVERS OF VARYING FORM TO CREATE A DENSE SCREEN ALONG THE PROPERTY BOUNDARY

EXISTING VEGETATION IN POSSIBLE FUTURE EXPANSION AREA TO REMAIN

DASHED LINE INDICATES STAGING BOUNDARY

20 METRE WIDE MINIMUM NATIVE VEGETATED LANDSCAPE BUFFER CONSISTING OF TREES, SHRUBS AND GROUNDCOVERS OF VARYING FORM TO CREATE A DENSE SCREEN ALONG THE PROPERTY BOUNDARY



EXISTING TREES AND UNDERSTOREY TO BE RETAINED WHERE POSSIBLE AND LEVEL CHANGES PERMIT

STORMWATER BASINS - REFER TO ENGINEER'S DRAWINGS

PROPOSED TRUNK INDUSTRIAL ROAD DEDICATION OF 35 METRES WIDE

STREETSCAPE PLANTING TO PROPOSED ROAD AS PER COUNCIL REQUIREMENTS AND SUBJECT TO AN INFRASTRUCTURE AGREEMENT



SECTIONAL ELEVATION
SCALE 1:100 - TYPICAL BUFFER

CARPARK SHADE TREES AND LOW GROUNDCOVERS TO PROVIDE ADEQUATE SIGHT LINES FOR VEHICLES AND PEDESTRIANS

LARGE FEATURE FLOWERING TREES TO HIGHLIGHT ENTRY

20 METRE WIDE MINIMUM NATIVE VEGETATED LANDSCAPE BUFFER CONSISTING OF TREES, SHRUBS AND GROUNDCOVERS OF VARYING FORM TO CREATE A DENSE SCREEN ALONG THE PROPERTY BOUNDARY

FOR APPROVAL

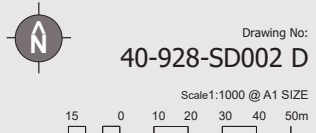
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LANDSCAPE CONCEPT PLAN - BIOGAS FACILITY
WOOD MULCHING INDUSTRIES
Centenary Highway, Swanbank, QLD, 4306



Issue	Reason	Date
A	Preliminary	14.02.2019
B	For Council Approval	25.02.2019
C	RFI Response	18.05.2021
D	RFI Response	06.09.2021

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w: www.citicene.com.au
Drawn: JP
Approved: DR



ETHOS URBAN

Our Reference: 718803
Council Reference: 3827/2019/CA
SARA Reference: 1911-14304 SRA

9 September 2021

Attention: Sandeep Nanjappa

Assessment Manager
Development Planning Branch
Ipswich City Council (ICC)

Email: plandev@ipswich.qld.gov.au
sandeep.nanjappa@ipswich.qld.gov.au

Dear Sandeep,

RE: ICC FURTHER ADVICE RESPONSE & NOTIFICATION OF MINOR CHANGE TO APPLICATION (STAGING) - 7006 & LOT 6 UNNAMED ROAD, SWANBANK

RECONFIGURING A LOT & MATERIAL CHANGE OF USE FOR STAGED WASTE ACTIVITY (COMPOST MANUFACTURING ENCLOSED - BIOGAS & COMPOSTING FACILITY AND ASSOCIATED MAJOR UTILITY (ELECTRICITY/GAS GENERATION), ERA 53 (ORGANIC MATERIAL PROCESSING CONSISTING OF OPERATING A FACILITY FOR PROCESSING BY WAY OF COMPOSTING OR ANAEROBIC DIGESTION, ERA 33 (CRUSHING, GRINDING, MILLING OR SCREENING & ERA 54 (MECHANICAL WASTE REPROCESSING)

COUNCIL REF: 3827/2019/CA
SARA REF: 1911-14304 SRA

1.0 Introduction

On behalf of the Applicant, Wood Mulching Industries Pty Ltd (WMI), we write in response to Council's Further Advice letter dated 2 August 2021, which relates to development application (DA) 3827/2019/CA over land at 7006 Unnamed Road and Lot 6 Unnamed Road, Swanbank for:

- Reconfiguring a Lot – One (1) lot into two (2) lots, one (1) balance lot, new road and access, servicing and shared facilities easements;
- Material change of use (MCU) for Waste Activity (Compost manufacturing enclosed – Biogas Facility) and associated Major Utility (Electricity/ Gas Generation) over proposed Lot 2;
- MCU for Waste Activity (Compost manufacturing enclosed – Composting Facility) over proposed Lot 1;
- MCU for Environmentally Relevant Activity (ERA) 53 (Organic material processing consisting of operating a facility for processing by way of composting or anaerobic digestion, more than 200t of organic material in a year);

ETHOS URBAN

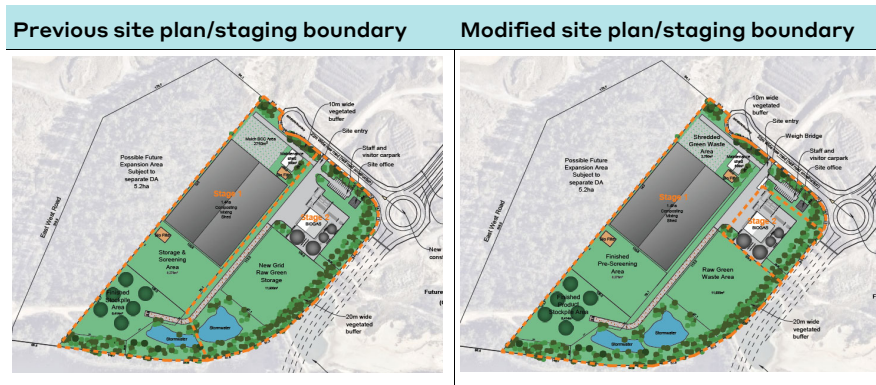
- MCU for ERA 33 (Crushing, grinding, milling or screening more than 5,000t of material in a year); and
- MCU for ERA 54 (Mechanical waste reprocessing consisting of operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only).

The following information is provided in support of this response:

- **Appendix A – Updated Site Plan A-1.1/P4 dated 06/09/21**
- **Appendix B – Proposed Staging Strategy 718803-Stg, Rev A, dated 06/09/21**
- **Appendix C – Composting Operation Shed Floor Plan 718803-004A, dated 06/09/21**
- **Appendix D – Draft Site Compound Plan A-1.1/P1 dated 31/08/21**
- **Appendix E – Proposed Temporary Internal Driveway Re-alignment Plan 718803-003, dated 02/09/21**
- **Appendix F – Preliminary Air Quality Impact Assessment v6, dated 09/09/21**
- **Appendix G – Landscape Concept Plan Dwg No. 40-928-SD002 D dated 06/09/21**
- **Appendix H - Engeny Response to DA Further Advice Request (3/9/21)**
- **Appendix I - Stormwater Management Plan (Engeny, 2021), Rev 2, dated 08/09/21**
- **Appendix J - Item 6(c) supporting reports**
- **Appendix K -Receiving Environment Management Plan**
- **Appendix L – WMI Operational Management Plans prepared by WMI, Final Plan, dated 30/8/21.**

2.0 Minor change to staging boundary

Pursuant to section 52(1) of the *Planning Act 2016* (the Act) and section 25 of the *Development Assessment Rules 1.3* (DA Rules), a minor change is proposed to the staging boundary which alters the extent of area for stage 2 to just the biogas facility component. This change is required in response to item 2 of Council's further advice letter which requires that the applicant demonstrate how the existing compost manufacturing facility will be able to lawfully operate independently during the staged transition process. In particular, the revised staging boundary incorporates the site access, carparking, wastewater treatment and site office into stage 1 of the development allowing this stage to be established as a stand-alone stage with reciprocal rights granted to these common facilities in stage 2. A comparison image of the revised staging boundaries is included below.



ETHOS URBAN

Please refer to **Appendix A – Updated Site Plan A-1.1/P4 dated 06/09/21** and **Appendix B – Proposed Staging Strategy 718803-Stg, Rev A, dated 06/09/21**.

Pursuant to section 25.1 of the *Development Assessment Rules* (DA Rules), the assessment manager is to advise referral agencies about the changed application including the effect of the change on the development assessment process.

In accordance with section 52(3) of the Act, *If the change is a minor change, the change does not affect the development assessment process. In accordance with section 26.1 of the DA Rules, for a change that is not a minor change, the development assessment process does not stop if the assessment manager is satisfied the change... (b) is in response to an information request for the application*

The proposed changes constitute a minor change as defined in Schedule 2 of the *Planning Act 2016* as demonstrated below.

- The proposed changes do not correct a mistake about the name or address of the applicant or owner or the address or other property details of the land.
- A change of applicant is not proposed. The applicant remains Wood Mulching Industries Pty Ltd.
- The change does not merely correct spelling or a grammatical error
- The change to the staging boundary does not involve a new use and does not apply to a new parcel of land.
- There are no changes to the built form in terms of scale, bulk or appearance with the revised staging boundary.
- The proposed change allows for each stage to be established as a stand-alone stage allowing the facility to operate as intended.
- The proposed change to the staging boundary does not remove an incentive or offset component that would have balanced a negative impact of the development nor does it impact on infrastructure provisions.
- The realignment of the staging boundary does not require the application to be referred to additional referral agencies, does not change the type of approval sought or the change the level of assessment.

3.0 Response to Further Advice

This response uses the same numbering as Council's Further Advice request, and the relevant information request items are shown in italics for ease of reference.

The Applicant's response to Council's request for further advice is as follows.

1. Temporary Local Planning Instrument No. 1 of 2020 (Waste Activity Regulation (TLPI))

Further advice requested:

The applicant's information response cover letter dated 21 May 2021 indicates 'enclosure of all outdoor compost manufacturing operations in accordance with the requirements of Temporary Local Planning Instrument (TLPI) No. 1

ETHOS URBAN

of 2020 (Waste Activity Regulation)' as part of the proposed change to the development application, and the amended DA Forms now describe the proposal as a 'Staged Material Change of Use for Major Utility and Waste Activity (Composting Manufacturing Enclosed – biogas and compost facility) in accordance with TLPI No. 1 of 2020'. Contrary to this, the submitted proposal plans clearly illustrate that outdoor composting activities are still proposed on the site, such as the mulch BCC area, storage & screening area etc on proposed Lot 1 and raw green storage areas on proposed Lot 2.

Should you wish to pursue the approval of a Waste Activity (Compost Manufacturing Enclosed) the application is requested to submit amended proposal plans and supporting technical documents clearly demonstrating that all activities (including receiving, grinding, mulching, blending, storing, mixing, processing, disposal, drying or composting of organic material or wastes) are conducted within an enclosed environment so as to control the composting process, including associated emissions and leachates that will be generated by the proposed use on the site.

In addition to the above, it is considered that this issue should be considered in light of item 2 'Transitioning the existing Outdoor Composting Operations' and Item 3 'Site Based Operational Management Plans' below in respect to both the effect operational transition of the uses, and clarify on site operations.

Applicant response:

Part 8 – Definitions of the TLPI defines 'Compost Manufacturing Enclosed' as:

- (a) Storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
- (b) Manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
- (c) Is conducted in a fully enclosed building which controls the composting process and contains and treats emissions.

All feedstock is delivered, received, stored, mixed, processed and matured within a fully enclosed system under negative pressure as per the requirements of the TLPI. Whilst (a) of the above definition refers to the storage of organic matter or wastes for manufacturing of soil conditioners or fertilisers, part (c) of the above definition requires storage of organic waste in a fully enclosed building which controls the composting process and contains and treat emissions. It is understood therefore that the purpose of fully enclosing the organic waste as per the definition is to control the 'composting process' and contain and treat emissions.

It is our understanding that the 'composting process' does not relate to the storage of green waste or finalised product as the 'composting process' has either not commenced (as in the case of raw greenwaste) or has been finalised. The 'composting process' relates to the stage in which decomposition of organic matter occurs under controlled aerobic conditions. This is consistent with the DES and Macquarie Dictionary definitions below:

DES Best Practice Guidelines - Composting is the controlled biological decomposition of organic material under aerobic and thermophilic conditions.

Macquarie Dictionary - Composting is defined as the biological degradation process of heterogeneous solid organic materials under controlled moist, self-heating, and aerobic conditions to obtain a stable material that can be used as organic fertilizer (Lobo & Dorta, 2019)

ETHOS URBAN

As outlined in **Appendix K – Receiving Environment Management Plan**, the segregated stable waste streams in tanks is not considered to be composting as there is no active breakdown process commenced at this stage, nor is product material management once the process is complete and stable considered to be composting and requiring enclosure as per the TLPI.

It is our view that the proposed use is defined as 'Compost Manufacturing Enclosed' given that all organic matter in the 'composting process' is conducted in a fully enclosed building as per the TLPI.

As identified in the attached technical responses (including the stormwater management, air quality and receiving environment management responses), both green waste and finished product have a low odour risk and low contamination risk and do not require the management of leachate or emissions. These products remain outdoors for a short period of time only before they are transferred to the enclosed environment to begin compost processes or are delivered to the market. It is also pointed out that the finished product is consistent with organic composting material stored in open / outdoors environments supplied at landscape depots and garden centres including the recently approved landscape yard located opposite the site (DA ref: 7905/2015/MCU).

The Proposed Site Plan (Dwg. A-1.1/P2 dated 08.04.21) which was previously submitted in response to Council's Information Request identifies a number of outdoor storage areas for raw green waste and finished product. These areas are identified in the table below. It is acknowledged that the labelling of these areas may be unclear in relation to the intent of these areas. Accordingly, we have relabelled these areas to provide more clarity including providing a detailed description of the activities undertaken within each area. Please refer to **Appendix A – Updated Site Plan A-1.1/P4 dated 06/09/21** and the **Table 1** below.

Table 1 – Description of outdoor use areas

Existing label on Dwg A-1.1/P2	Re-labelled area on Dwg A-1.1/P4	Description of area
New Grid Raw Green Storage	Raw Green Waste Area	Storage of raw green waste only which has been received from South-east Queensland local authorities. Green waste is shredded in this area by a mulching grinder. Stockpile height <3.5m.
Mulch BCC Area	Shredded Green Waste Area	This area is used for the storage of shredded green waste only. Storage of shredded green waste is required adjacent to the Stage 1 composting shed to allow for easy transfer of the shredded product into the shed where it can then be used as a bulking agent in the compost processes undertaken within the shed. Stockpile height <3.5m.
Storage and Screening Area	Finished Pre-Screening Area	This area is used to mechanically screen, blend and store finished product. The screening area is located outside of the Stage 1 composting shed within a bunded earthen hardstand area. Stockpile height <3.5m. Storage: up to 25,000t
Finished Stockpile Area	Finished Product Stockpile Area	Storage of finished product only for transfer to the market. Stockpile height <3.5m.

ETHOS URBAN

2. Transitioning the exiting Outdoor Composting Operations

Further advice requested:

The applicant is advised that if this development were approved, the existing outdoor compost manufacturing facility (as currently permitted by Development Approval 4335/2011/MAMC/D) will transition into the proposed Compost Manufacturing and Biogas Facility via a staged process. In light of such, the application is requested to provide a detailed breakdown of how this staged transition process will occur and over what period of time. This should include clarification and details like what facilities / activities shall operate under the which approval (including DA and EA approvals), corresponding layout plan/s, time frames and trigger points for the transition process etc. In doing so, the applicant must specifically demonstrate how the existing compost manufacturing facility will be able to lawfully operate independently during the staged transition process and be serviced by roads, water, sewer, etc and how stormwater, leachate, noise, air quality management systems shall be managed so as to not cause adverse impacts including odour, dust, noise, air quality, and amenity on nearby existing, approved and planned residential and other sensitive receiving uses.

The applicant is also requested to advise at what point Development Approval 4335/2011/MAMC/D will no longer be of relevance and whether the applicant proposes to abandon or cancel that approval. Furthermore, it is expected that this exercise should also consider the transition from the existing EA's to the new EA to deal with the site operations proposed as part of this application.

Applicant response:

Refer to attached Proposed Staging Strategy (**Appendix B**) which provides a detailed breakdown of how the proposed staged transition process will occur and over what period of time.

In addition, a summary is provided below of how the existing compost manufacturing facility will be able to lawfully operate independently during the staged transition process and be serviced by roads, water, sewer, etc and how stormwater, leachate, noise, air quality management systems shall be managed so as to not cause adverse impacts including odour, dust, noise, air quality, and amenity on nearby existing, approved and planned residential and other sensitive receiving uses.

Stage 1/Phase 1:

- Stage 1/Phase 1 will operate under the current Environmental Authority EPPR00816413 (EA) issued on the 18 October 2019 being ERA 53 and ERA 54 and Council approval ref: 4335/2011/MAMC/D. Conditions are imposed in both the EA and Council approval to protect nearby residential uses, including planned and approved residential uses from adverse amenity impacts.
- Whilst individual use areas have been repositioned and/or reduced in size in Stage 1/Phase 1 to allow for operations to continue as they transition to the enclosed composting shed once constructed, individual use areas (including mixing areas, windrows, screening) are still located within the approved Extent of Use Area under the current approval 4335/2011/MAMC/D. The current WMI approval allows for flexibility in individual use areas to suit operational requirements provided that all areas are located within the approved extent of use areas. As such, transitioning of outdoor composting activities to the enclosed environment remains consistent with the current approval.
- Odour/air quality emissions are improved in Stage 1/Phase 1 given that the size of the outdoor windrow use area and operations is reduced during the transitional phase.
- The proposed phased transition approach, minimises the timeframe for construction of the enclosed composting shed. This staging/transitioning strategy allows the composting shed

6

ETHOS URBAN

to be constructed first and for all outdoor compost processing activities to be relocated indoors as early as possible which will substantially improve air quality.

- o Stage 1/Phase 1 is able to be fully serviced by roads, water and sewer consistent with the existing approval 4335/2011/MAMC/D.
- o Leachate in relation to Stage 1/Phase 1 is managed consistent with the current approval 4335/2011/MAMC/D.
- o Stormwater will be managed in accordance with 4335/2011/MAMC/D until such time as stormwater ponds are established. The phased transition allows for the stormwater ponds to be established concurrently with the construction of the shed ensuring that stormwater is appropriately managed on site at the completion of Stage 1/Phase 1. The leachate pond will be decommissioned and replaced with in-shed drainage also reducing odour emissions.
- o The existing EAs include conditions which ensure that environmental impacts are managed in accordance with:
 - Environmental Protection (Noise) Policy
 - Environmental Protection Policy (Air)
 - Environmental Protection (Water) Policy
- o The Operational Management Plans prepared by WMI sets management standards/requirements to ensure a high level of amenity is achieved during Stage 1/Phase 1. Refer to **Appendix L - WMI Operational Management Plans**
- o Stage 1/Phase 1 can be operated and managed as a standalone facility as follows:-
 - Staff amenities, administrative functions, storage and carparking are available in the temporarily located Site Compound (subject to Council approval in relation to a change to the existing approval 4335/2011/MAMC/D). Refer to **Appendix D.**
 - Access is provided by the sealed bitumen road (Op works application ref: 15038/2021/OW) with site security and signage in place
 - All vehicles are required to go through the wheel wash upon exiting the site as per the current situation
 - All services are available to the site including roads, stormwater, wastewater, electricity and telecommunications consistent with 4335/2011/MAMC/D.

Stage 1/Phase 2:

- o All outdoor compost processing activities are located in an enclosed environment in Stage 1/Phase 2 and therefore odour emissions are substantially reduced as demonstrated in the **Appendix F - Preliminary Air Quality Impact Assessment**
- o Previously used outdoor composting areas located outside of Stage 1 and Stage 2 will be cleared with the land made suitable for re-development maximising visual amenity.
- o The new road and services (within the road network) will be completed in Phase 2 ensuring that all essential services are available to the site.
- o Given that the stormwater ponds are to be established in Stage 1/Phase 1, all hardstand areas established in Phase 2 including the new road and internal sealed driveways will drain to these ponds ensuring that stormwater quality and quantity is managed in accordance with State and Council requirements.
- o Dust / air quality will be improved in Phase 2 by enclosure of mixing and windrow activities within the shed.

ETHOS URBAN

- o Stage 1/Phase 2 will operate under both the existing EA (current EA EPPR00816413 issued on the 18 October 2019 being ERA 53 and ERA 54) until the completion of this stage and a new EA (ERA 54(1), ERA53(a), ERA 53(b) and ERA 33) which include conditions ensuring that amenity is protected.
- o Leachate within the enclosed composting shed will be drained and collected within the leachate pit which is then pumped into a feedstock tank or the biogas plant. Leachate pumped into the feedstock tank is used for the composting process. There are no leachate catchments, as all material processing which produces leachate is contained indoors and under cover, thus no interaction with stormwater runoff from the site.
- o The feedstock will be taken to the temporary mixing bay in the same way it is currently handled. The reduction in size of the mixing stockpiles will reduce odour impacts.
- o The site based operational management plans prepared by WMI includes the operational requirements to ensure a high level of amenity is achieved during Stage 1/Phase 2. Refer to **Appendix L – WMI Operational Management Plans**
- o The existing approval 4335/2011/MAMC/D will be cancelled at the completion of Phase 2 to given that it will no longer have validity and cancellation will ensure that there are no conflicts.
- o Stage 1/Phase 2 can be operated and managed as a stand alone facility as follows:-
 - Staff amenities, office functions, storage, site access and carparking are established as per the Updated Site Plan A-1.1/P4 (refer to **Appendix A**)
 - The weighbridge will be established in a new location within Stage 1 along with necessary signage and operational management procedures to ensure that required vehicles access weighbridge on entering the site. A wheelwash is also located within Stage 1 to ensure that all vehicles exiting the 'raw green waste area', 'finished pre-screening area' and 'finished product stockpile area' utilise the facility on exiting the site to ensure minimal transmission of soil/debris to the road network.
 - All services are available to the site including roads, stormwater, wastewater, electricity and telecommunications consistent with the Internal and External Services Plans prepared by Premise (Dwg. 17BNE-0232 SKC002. Rev 4 and SKC003, Rev 4)

WMI's existing approval 4335/2011/MAMC/D expires in 2025. In the unlikely event that Stage 2, which involves the establishment of the biogas facility, does not occur, the composting facility proposed in Stage 1 can still operate as a stand-alone facility, albeit at a substantially smaller operation than the existing approved outdoor facility and with composting activities undertaken in an enclosed environment. Construction of Stage 1 will need to be substantially started prior to the existing approved WMI operations under 4335/2011/MAMC/D expiring in 2025.

3. Site Based Operational Management Plans

Further advice requested:

- a) The applicant is requested to submit detailed and consolidated site based operational management plans for each of the proposed uses. Owing to the fact that the Compost Manufacturing and Biogas Facilities can operate as both interdependent and independent facilities (with the potential to be operated by different entities) it is requested that the applicant prepares three (3) separate management plans that cover each possible scenario. The operational management plans must be prepared in such a way that they can form part of a Council approval package. As a minimum the management plans must include the following:

8

ETHOS URBAN

- (i) Provide a detailed description of the processes and/or activities involved in each of the use/activity areas illustrated on the proposal plans.
 - (ii) Identify all types of material/waste that are proposed to be received on the site.
 - (iii) Identify the maximum threshold quantities for the various material/wastes proposed to be received (it is recommended that this be in the form of anticipated monthly/yearly figures).
 - (iv) Identify the types/forms of all products (either as final products like compost, soil conditioner etc, or as by-products, or wastes) proposed to be dispatched from the facility and their maximum threshold quantities (it is recommended that this be in the form of anticipated monthly/yearly figures). Where by-products cannot be utilised as part of processes occurring on the Lot, an indication of the final use/destination should be identified.
 - (v) Identify the maximum anticipated vehicle trips that are proposed to enter and exit the site (including types and numbers) on a daily basis.
 - (vi) Identify the location of the proposed weigh bridge, wheel-wash and outline their operation mechanisms to ensure all vehicles go through the weigh bridge/wheel wash as applicable.
 - (vii) Detail all operational processes from when material/wastes arrives on site until the finished product leaves the site in various forms, ensuring consistency with the maximum threshold quantities requested above.
 - (viii) Identify stormwater (quantity and quality) and leachate management mechanisms for all areas of the site, including delineation of clean and dirty water catchments and management infrastructure.
 - (ix) Identify all air quality and noise management mechanisms.
 - (x) Identify all waste (including on-site effluent etc) management mechanisms.
 - (xi) Include any other items (specifically Item 4 'Unenclosed Composting and Biogas Activities' below) of this Further Advice Letter as relevant.
- b) The site based operational management plan must be prepared in such a way that it can easily facilitate site operations and induction, informing site staff, compliance audits by the relevant regulatory authorities as well as be easily read and understood by a third party (including members of the general public).

Applicant response:

Refer to **Appendix L - WMI Operational Management Plans** prepared by WMI.

Two separate operating plans have been provided. Whilst the biogas facility could be a standalone operation, WMI are subcontracting the operation for the purposes of WMI's composting operations, thus it is extremely unlikely the biogas plant would proceed if the composting operations were not.

It is noted that the operations and procedures included in the attached Operational Management Plans (OMP) have been established based on the facility design and it is expected that operational flows and procedures will be amended, expanded upon and improved once the various operations have been commissioned. Should Council include the OMPs as part of an approval, it is requested that the OMP be conditioned to allow for minor changes to be made with only changes that have potential to impact on amenity requiring formal approval by Council.

A summary of the responses to items 3(a)-3(b) is provided below:

- (i) See section 6 of the OMP (Composting) and section 8 of the OMP (Biogas and Composting) which provides a detailed description of processes and activities including feedstock receivables, feedstock authorisation, weighbridge operations, visitor

9

ETHOS URBAN

requirements and parking, anaerobic digestion, emergency flare, odour control, feedstock mixing, composting, batch management, pasteurisation, batch monitoring, product analysis, screening and odour treatment and control.

- (ii) See section 6.2 Feedstock of the OMP (Composting) and section 8 as well as Appendix A – Supplier feedstock assessment form of OMP (Biogas and Composting).
- (iii) There are no maximum thresholds as this is a market driven service for acceptance of organic waste it would be commercially inhibitive if specific limits were to be placed on individual waste streams. The maximum capacity will be driven by the composting shed size, rate of the composting process, the biogas plant capacity. As WMI are still trialling different feedstock C:N mixes with the MAF this cannot be determined at this point. It is noted the plant is designed to handle circa 50,000 tonnes/year of throughput (i.e. green waste) and process up to 150m³/day of trucked organic waste and an average of 40 truck loads a day is the average expected at the composting shed.
- (iv) The imposition of maximum stock for sales is commercially inhibitive and the information requested is commercially sensitive data which will not be provided within a publicly available document.
- (v) Maximum vehicle trips and impacts are set out in the TTM Traffic Impact Assessment (operationally it is expected there would approximately 90 loads (180 movements to/from the site) per day based on the capacity of the facilities). The intent of an OMP is to guide staff on site operations. This information is superfluous to the plans intent and erroneous detail and complexity always reduces the functionality of such plans as it needs to be understood by all staff regardless of their education level.
- (vi) The wheelwash location and weighbridge are detailed on the site plan in figure 1 of each OMP. Refer to 6.3 of the OMPs for procedures associated with the weighbridge. The wheelwash is located and will be signed to ensure that all vehicles exiting the 'raw green waste area', 'finished pre-screening area' and 'finished product stockpile area' utilise the wheelwash facility prior to exiting the site. The wheelwash is located so as to provide approximately 90m of hardstand driveway within the site prior to vehicles exiting the site to the public road network.
- (vii) All key composting and biogas processes are described in Section 6. WMI disagree with a maximum threshold being imposed, the ERA states over 200t. If the plant can efficiently compost greater quantities while meeting all the environmental performance objectives and council traffic requirements, then it would result in a more sustainable outcome.
- (viii) Refer to sections 6.4.6 and 8.4 of the OMP (Composting) and section 6.5.6 and 8.4 of the OMP ((Biogas and Composting).
- (ix) Odour treatment and control is addressed in section 6.6 of the OMP (Composting) with other environmental management controls including dust and noise addressed in section 8 of this OMP. In relation to the OMP (Biogas and Composting) these matters are addressed in section 6.7 and section 8 respectively.

ETHOS URBAN

- (x) Litter is addressed in section 8.3 of each OMP. On-site waste water treatment and disposal is as per the Engineering Services Report prepared by Premise and includes a pre-approved Aerated Wastewater Treatment System (AWTS) such as the EnviroCycle Model 10NR or equivalent system which will have specific management requirements relevant to the system.

4. Unenclosed Composting and Biogas Activities

Further advice requested:

Further to Item 1 'TLPI' and Item 2 'Transitioning the existing Outdoor Composting Operations' above, the applicant is requested to provide further information regarding any components of the waste activity uses still proposed to be unenclosed on the site. In particular the following:

- a) The applicant is requested to clarify the activities occurring within the areas denoted on the site plan as "Mulch BCC Area", "New Grid Raw Green Storage", "Storage & Screening Area and "Finished Stockpile Area". The "Mulch BCC Area" has not been included as an air emissions source in either the odour or dust modelling investigations despite the air quality report identifying green waste as an odour source. Sections 2.3 and 2.4 of the Receiving Environment Management Plan suggests that the area denoted as "New Grid Raw Green Storage" on Lot 2 may be required to support the proposed enclosed composting operation proposed for Lot 1. For these areas the applicant is requested to detail:
 - i. Types of materials proposed to be received and stored;
 - ii. Daily and annual throughout tonnages for each type of material;
 - iii. Types of processing activities proposed;
 - iv. Duration that materials will be stored (pre and post processing);
 - v. Where and how processed material will be distributed within and off the site;
 - vi. Method of enclosing these activities and operational controls (leachate, stormwater, odour, dust management) to ensure the activity is consistent with the TLPI Buffer Area outcomes and will not have a detrimental impact on the environment and amenity of the surrounding area; and
 - vii. Confirm that all storage and processing areas required to support the operation of the enclosed green waste composting operation proposed as Stage 1 on Lot 1 can occur independently to any activities proposed for Lot 2.
- b) The Composting OPEX prepared by All Energy Pty Ltd indicates that "Finished Product (Compost) Processing", involving screening and "pre-mix to recipe", will occur in an outdoor screening & stockpile area. The air quality assessment identifies screening as an odour source. The applicant is therefore requested to detail:
 - I. Types of materials proposed to be stored and mixed with the composted product;
 - II. Daily and annual throughout tonnages for each type of material;
 - III. Types of processing activities proposed as part of the screening and mixing;
 - IV. Duration that materials will be stored (before screening and mixing and post processing);
 - V. Where and how processed material will be distributed within and off the site; and
 - VI. Method of enclosing these activities and operational controls (leachate, stormwater, odour, dust management) to ensure the activity is consistent with the TLPI Buffer Area outcomes and will not have a detrimental impact on the environment and amenity of the surrounding area.
- c) Further to Items 4(a) and 4(b), above, and consistent with the TLPI Buffer Area, the applicant is requested to submit amended plan/s and details demonstrating that all grinding/processing and stockpiling of green waste material, and all screening and mixing of composted material occurs within an enclosed area.
- d) The Receiving Environment Management plan indicates the product screening area receives "matured stabilised product material" after five (5) weeks of composting within the mixing shed. The air quality assessment indicates

ETHOS URBAN

eight (8) weeks of composting prior to material being transferred to the screening stockpiles for processing. The applicant is requested to clarify the discrepancy and provide further detail around the minimum time period for material to be composted indoors (consistent with Items 4(a) and (4b) above) and minimum performance measures required to define "matured stabilised product material" in order to ensure that odour emissions from all material stored in outdoor areas are prevented. To be clear, it is considered that this should also include detail on the maturation phase of the product. Consistent with the TLPI, only storage of finished product will be permitted within outdoor areas (i.e. no mixing of composted product material will be permitted).

Applicant response:

- **Item 4(a)** - Refer to the responses to items 1 and 2 and Table 1 above and to **Appendix L - WMI Operational Management Plans** and **Appendix F - Preliminary Air Quality Impact Assessment** which states odour from raw green waste and shredded green waste will be very low and of a pleasant tone. Any odour from these areas will not have a cumulative contribution to odour that has potential to cause nuisance at sensitive receptors. Finished product stockpiles and pre-screening areas will also be located outside the shed. Low odour (consistent with odour in a landscaping yard) will occur from this area and has been included in the dispersion modelling.
- **Item 4(b)** – refer to the response to item 4(a) above.
- **Item 4(c)** – refer to the response to item 1 above.
- **Item 4(d)** – the Preliminary Air Quality Impact Assessment (**Appendix F**) identifies that the composting duration in the shed will vary from 5 to 10 weeks to ensure pasteurisation and stabilisation of material. The REMP (**Appendix K**) states that the compost / mulch remains in the windrows under aeration for a period of 5 weeks, during which, the mulch compost is turned weekly over a two-day period and watered regularly to assist in decomposition to the final product. The composting process (could range from 5 to 10 weeks or longer) dependant on the point it reaches stabilization.

Consistent with the TLPI, only storage of raw and finished product will be permitted within outdoor area (i.e. no mixing of composted product material will be permitted).

Section 4.4 of the REMP (**Appendix K**) states that to create a finished mature product the stabilised compost is moved outside for final screening and blending. A layout plan of the shed is shown in Figure 4 of the REMP. To ensure the compost is adequately matured, ongoing testing and records will be maintained as set out in Section 4.4 of the REMP below.

Australian Standards be adopted in setting environmental goals and quality parameters for compost products:

- AS 4454:2012 Compost, soil conditioners and mulches
- AS4419:2003 Soils for landscaping and garden use
- AS 3743:2003 Potting mixes
- AS 5024:2005 Potting mixes, composts and other matrices: examination for legionellae.

ETHOS URBAN

5. Leachate and Stormwater Management

Further advice requested:

- a) The submitted amended Stormwater Management Plan (SMP - Engeny's, Swanbank Industrial Park, Biogas SMP Addendum Report, dated 19 May 2021) states "Engeny understands that the processing areas are covered and bunded off from the rest of the site, such that stormwater runoff does not interact with any leachate products". No detail is provided around the proposed site stormwater catchments, clean and dirty water collection systems (including leachate) or infrastructure required to facilitate this. Further to this, the air quality report indicates removal of the existing leachate pond with Stages 1 and 2 of the development. In order to support the above statements, the applicant is requested to submit an amended site-based stormwater management plan (SMP), including detailed leachate management plan, responding to the site changes required by Item 1 'TLPI' and Item 4 'Unenclosed Composting and Biogas Activities' above, and the following:
 - I. Clearly identify clean water, stormwater and leachate catchments and collection/treatment systems proposed for all areas within each of proposed Lots 1 and 2;
 - II. Clarify the fate and treatment of any leachate (and sludge) collected within the site (including the mixing shed);
 - III. Demonstrate how the site will be managed to prevent leachate contamination within any proposed stormwater ponds; and
 - IV. Identify any proposed reuse of stormwater/leachate throughout the process.
- b) Further to Issue 9 identified in the SARA Advice Notice (dated 1 July 2021) and Item 4(b) 'Unenclosed Composting and Biogas Activities', above, the applicant is requested to detail what products will be stored, the method of storage and methods of mixing into the "matured stabilised product material" contained within the product screening area. Management measures to reduce risks of leaching and contaminate mobilisation from this area must also be detailed.
- c) Engeny's, Swanbank Industrial Park, Biogas SMP Addendum Report, dated 19 May 2021, provides two (2) options for the mitigation of flows from the Biogas site. Option 1 proposes additional detention volume to the ERA requirements. Table 2.1 provides preliminary pond sizing details to facilitate the ERA requirement but does not include details of the sizing required for the biogas facility. Accordingly, the applicant is requested to provide a revised stormwater management plan (SMP) that includes details of the increase in detention requirements resulting from the proposed biogas facility, and demonstrate how each proposed individual lot will be managed separately. The report should include plans and cross-sections, low flow pipe details, hydraulic calculations, stage discharge details and lawful point of discharge for the proposed ponds.
- d) Roads external to the site are proposed to be constructed to provide access to the development. The applicant is requested to provide details of proposed staging of the Swanbank Regional Basin 01 or provide details of how the changes in the relevant catchments and the potential increase and / or concentration in stormwater runoff associated with the construction of the roads will be facilitated in the interim until the ultimate basins are constructed. The applicant is also requested to demonstrate how stormwater quality treatment will be delivered for the road component of the development in the interim, until such time as the regional basin is constructed.

Applicant response:

Refer to **Appendix H - Engeny Response to DA Further Advice Request** dated 3 September 2021.
A summary is provided below.

- **Item 5a(i)** - Upstream clean water catchments are diverted via a diversion drain along the western boundary of Stage 2. Internal catchments drain towards stormwater detention and retention ponds located in Stages 1 and 2. There are no leachate catchments, as all material

ETHOS URBAN

processing which produces leachate is contained indoors and under cover, thus no interaction with stormwater runoff from the Site.

- **Item 5a(ii)** - All leachate from the composting and mixing shed is drained and collected within the leachate pit which is then pumped into a feedstock tank or the biogas plant. Leachate pumped into the feedstock tank is used for the composting process.
- **Item 5a(iii)** - All incoming raw material is assumed to be inert and will be quality controlled to ensure no additional contaminants are introduced to the Site. Incoming raw material is proposed to be stored outdoors and poses no risk to contamination of stormwater runoff. All material processing, which while the mulching process is occurring is identified to produce harmful leachate substances, is contained indoors such that stormwater runoff cannot interact and mix with leachate which would contaminate the stormwater reuse ponds. All final product which has undergone the composting and mixing process is to be stored outdoors. The final product is assumed to be inert as it is ready for distribution to landscape yards and gardens across Brisbane. Additionally, it is noted that the Biogas and Composting Site will be constructed with a new design pad with clean imported fill, such that the soil will not contain any harmful contaminants which may affect the water quality within the reuse ponds. Thus, it has been demonstrated that there is no leachate contamination of the proposed stormwater ponds.
- **Item 5a(iv)** - Stormwater captured within the stormwater ponds is proposed to be reused for various Site operational processes such as dust suppression, washdown and material processing. A detailed breakdown of the proposed reuse of stormwater is provided in the REMP prepared by Environtech, 2021 (**Appendix K**).
- **Item 5(b)** - Mixing of materials are proposed to occur in the enclosed Composting and Mixing Shed. Raw material received by the surrounding LGA's is stored in the 'Mulch BCC Area' and 'New Grid Raw Green Storage area'. Inert and stable final product is proposed to be stored in the 'Finished Stockpile Area' and the 'Finished Pre-screening Area'.
- **Item 5(c)** - Engeny has prepared a revised SMP –refer to **Appendix I - Stormwater Management Plan (Engeny, 2021), Rev 2**.
- **Item 5(d)** - Section 3 of the Biogas Facility Stormwater Management Plan (Engeny, 2021) provides advice regarding the proposed staging of the Biogas Site in relation to the overall masterplan strategy outlined in the Swanbank Industrial Park Flood Management Strategy (Engeny, 2021).

6. Air Quality

Further advice requested:

The applicant is requested to submit an amended odour impact assessment responding to the amendments requested at Item 1 'TLPI', Item 4 'Unenclosed Composting and Biogas Activities' and item 5' Leachate and Stormwater Management' above, and Items 6(a) – 6(d) below:

a) Further to Issue 4 identified in the SARA Advice Notice (dated 1 July 2021):

- i. The odour dispersion modelling assumptions for the composting, screening stockpile and windrow emissions do not appear to have accounted for the presence of "more odorous" feedstocks, such as chicken waste/manure (refer Section 2.2.2, 8.3.2, 8.3.5.1 and Table 8.5). As such, the applicant is requested to clarify whether the receipt and processing of chicken waste and other more odorous feedstock has in fact been excluded from the assessment and amend the odour assessment to account for this feedstock. Alternatively, the applicant may choose to exclude this, and other more odorous, feedstock from the

14

ETHOS URBAN

Planning development approval and Environmental Authority (EA) sought for Stages 1 and 2 operations, and the same must be clearly clarified in the information responses to assessment manager and referral agency (SARA).

- II. The odour emissions estimation for the mixing stockpile has included limited contribution from the high odour risk wastes (grease trap and liquid food waste), stating that odour from these sources represents a small fraction of this stockpile. However, Table 2.1 indicates that grease trap and liquid food waste received over a 5.5mth period in 2020 represented approximately 54% of the mass of wastes received and Table 8.1 indicates that these waste streams represent approximately 17% of the mixing stockpile volume (wastes mixed with 40-50,000 tonnes green waste). These masses are not considered to be insignificant. The applicant is requested to amend the odour modelling assumptions to more appropriately account for the potential odour signature from these high odour risk sources. Alternatively, the applicant may choose to exclude this feedstock from the Planning development approval and Environmental Authority (EA) sought for Stages 1 and 2 operations, and the same must be clearly clarified in the information responses to assessment manager and referral agency (SARA).
 - III. The odour dispersion modelling assumes a 95% reduction in leachate pond odour emissions with Stage 1 and Stage 2, following removal of the existing leachate pond, yet no detail has been provided on the management of leachate generation for outdoor storage, stockpile and screening areas. Consistent with the changes requested at Item 1 'TLPI', Item 4 'Unenclosed Composting and Biogas Activities' and Item 5(a) 'Leachate and Stormwater Management' above, the applicant is requested to clarify the proposed leachate management in support of this significant reduction in odour emissions. Where necessary, amended odour dispersion modelling may be required.
- (b) Further to Issue 5 identified in the SARA Advice Notice (dated 1 July 2021), Section 8.3.5.1 indicates that the emissions estimation for the green waste composting shed, post commissioning of the biogas facility, did not incorporate digestate (from biogas facility) mixing with the green waste windrow and reductions observed at Richgro were attributed to the non-inclusion of chicken waste in green waste windrow post commissioning.
- Despite the above omissions from feedstock, a significant reduction in odour emissions from the compost piles within the mixing shed (66%) were assumed with the use of digestate to replace un-treated animal manure. This reduction was based on a 2013 Ortech study which is stated to have 'assumed' a 70% decrease in animal manure odour emissions and a 2016 Riva study which found digestate 82-88% less odorous than un-treated cattle slurry.
- If the applicant wishes to receive and process chicken waste (or other wastes with substantial odour risk) as part of the proposal, a much more detailed feedstock specific review of the odour emissions reductions likely to be achieved at the Swanbank site, must be provided. Where limited data is provided on the performance of certain waste feedstock, any potential support for the development proposal is likely to exclude these materials from the permitted site operations
- (c) In support of the above, and as previously requested at Item 6(n) 'Air Quality' of the Assessment Manager Information Request dated 20 November 2019, the applicant is requested to submit the following reports referenced in this assessment:
- (i) Richgro AD Facility Stack Emissions Commissioning report 2015;
 - (ii) the Richgro Garden Products Field Odour Survey Anaerobic Digester Facility Emission Assessments, 2016;
 - (iii) ASK 2018 Wood Mulching Industries Odour Impact Assessment Report 8185R05V02 for Wood Mulching Industries dated 10 January 2018;
 - (iv) Emission Assessments (2018), Richgro AD Plant Stack Emissions Testing 2018, Report Number 1819-017, 17 December 2018;
 - (v) MWA sampling August & September 2020 and MWA model (as referenced in Section 8.3.2 of the report); and
 - (vi) ASK 2017, Air Quality Assessment of Permissible Change Application for the WMI Location,

ETHOS URBAN

Applicant response:

Refer to **Appendix F - Preliminary Air Quality Impact Assessment** which has been updated in response to the matters raised above. A summary is provided in section 1.3 of this report as outlined below:

- **Item 6(a)i** – Modelling of very high risk feedstocks has been undertaken based on the discussion in section 8.3.8. From November 2017, WMI no longer accepted chicken wastes in their facility and hence odour emissions from the facility have generally reduced as evidenced by more recent sampling results. The sources that were sampled previously by ASK in 2017 likely contain remnants of chicken wastes which were considered the most odorous raw materials.

After Stage 2 is commissioned, future consideration will be given to accepting chicken waste and other very high feedstocks with high odour risk. The best estimate of the impact this would have on the odour emission rates is that the digestate being applied to the composting would have odour emissions 1.6 times higher. This is derived from the ratio of the emissions from the leachate pond in November 2017 (25 ou·m3/m2/s) when chicken wastes had been accepted to that in November 2020 (16 ou·m3/m2/s) when these wastes had not been accepted.

Chicken waste is considered representative of very high risk waste feedstocks.

- **Item 6(a)ii** – The calculation of the mixing area odour emissions described in Section 8.3.2 is based on the relative area of fresh material compared to older material. The fresh material sample was high risk waste and the samples used to calculate emissions for the remainder of the mixing area also included high risk wastes such as grease trap waste.
- **Item 6(a)iii** – Sampling of odour from the windrow catchment dam taking runoff from the existing windrows, product storage and screening areas demonstrated low odour emissions (0.5 ou·m3/s). Without the windrow contribution, runoff is not anticipated to generate substantial odour.
- **Item 6(b)** – Modelling has been undertaken based on the discussion in Section 8.3.8. Refer to item 6(a)(i) above.
- **Item 6(c)** – The reports referenced are attached (**Appendix J**) as required including:
 - (i) *Richgro AD Facility Stack Emissions Commissioning report 2015;*
 - (ii) *the Richgro Garden Products Field Odour Survey Anaerobic Digester Facility Emission Assessments, 2016;*
 - (iii) *ASK 2018 Wood Mulching Industries Odour Impact Assessment Report 8185R05V02 for Wood Mulching Industries dated 10 January 2018;*
 - (iv) *Emission Assessments (2018), Richgro AD Plant Stack Emissions Testing 2018, Report Number 1819-017, 17 December 2018;*
 - (v) *MWA sampling August & September 2020 and MWA model (as referenced in Section 8.3.2 of the report); and*
 - (vi) *ASK 2017, Air Quality Assessment of Permissible Change Application for the WMI Location*

ETHOS URBAN

7. On-site Sewage Treatment

Further advice requested:

The submission of Premise's Proposed Biogas Facility at Unnamed Road, Swanbank, Engineering Services Report dated 20 May 2021 is acknowledged. The report provides details of servicing of the site including reticulated water, electricity/telecommunications and sewer, and includes a wastewater services technical note that provides details of land areas required for wastewater treatment. However, the Premise report also concludes that 'No sewerage infrastructure is required for this development. All onsite sewage will be captured within an onsite holding tank. A sucker truck will empty the tank as required and deliver the sewage direct to the digester tank of the biogas facility.' As such, the applicant is requested to clarify the method of effluent disposal for the development i.e. on site waste water treatment or disposal by a sucker truck.

Applicant response:

On site waste water treatment and disposal is proposed. A 13.59 Equivalent Person (EP) value is identified which is suitable for a pre-approved Aerated Wastewater Treatment System (AWTS) such as an EnvironCycle Model 10NR or equivalent system. The application area for the sub-surface irrigation is approximately 1,450sqm. As shown in Appendix F of the aforementioned Engineering Services Report, there is sufficient area to adequately accommodate the proposed effluent irrigation demand.

The applicant has advised that the overall ultimate sewage treatment strategy for the site, until such time as connection to the reticulated sewerage system is possible, is to develop a Hydroflux Containerised MBR System or similar system which is a modular system capable of accommodating more than 250 EP. It is anticipated that this system will service a number of future uses within the Swanbank Eco Park development site with a body corporate arrangement in place. It is proposed to locate this system within part of Lot 402 on SP 283238 and to seek approval for the ultimate sewage treatment strategy as part of a separate development for a 'Major Utility' and ERA/EA.

5.0 Summary/Conclusion

The above provides a full response to the matters raised in Council's further advice notice and demonstrates that the proposal is consistent with the intent of the TLPI Waste Activity Area and Buffer Area. All compost processing activities are undertaken in an enclosed and sealed environment. The development application is supported by quantifiable technical assessments demonstrating with a high degree of certainty that improved amenity, environmental and community outcomes are able to be achieved including a site based operational management plan. Each stage of the development can lawfully operate independently during the staged transition process.

ETHOS URBAN

If you have any questions regarding this matter, please do not hesitate to contact me on 07 3852 1822.

Your sincerely,



Keri Grainger

Associate Director, Planning
Ethos Urban
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CC Attention: Tamara Cavallaro
State Assessment and Referral Agency
Department State Development, Infrastructure,
Local Government & Planning (DSDILGP)
By: MyDAS 2



Wood Mulching Industries Pty Ltd

Operational Management Plan - Biogas and Composting

September 2021

Item 16.2 / Attachment 3



Contents

1	INTRODUCTION	5
1.1	Purpose	5
1.2	Future direction	5
2	POLICIES AND PROCEDURES	6
2.1	Health, safety and rehabilitation	6
2.2	Occupational rehabilitation	7
2.3	Environment.....	8
2.4	Quality.....	9
2.5	Theft policy	9
2.6	Alcohol and non-medically prescribed drug use.....	10
2.7	Smoking policy	11
2.8	Discrimination, harassment and bullying policy	11
3	COMPANY STRUCTURE AND RESPONSIBILITIES.....	12
4	HUMAN RESOURCES	13
4.1	Training	13
4.2	Inductions.....	13
4.3	Inductions and training	13
4.4	Counselling and disciplinary procedure	14
5	FACILITY ACTIVITIES	15
5.1	Amenities	16
5.2	Visitors	16
5.3	Maintenance	16
6	COMPOSTING PROCEDURES	17
6.1	Materials and process flow chart.....	17
6.2	Feedstock	18
6.2.1	Types and receipt.....	18
6.2.2	Feedstock authorisation	19
6.2.3	Green waste	19
6.3	Weighbridge.....	19
6.4	BIOGAS PLANT PROCEDURES.....	20
6.4.1	Anaerobic digester	20
6.4.2	Biogas	20

Item 16.2 / Attachment 3



6.4.3	Emergency flare	20
6.5	COMPOSTING SHED PROCEDURES	21
6.5.1	Carbon and nitrogen ratio.....	21
6.5.2	Feedstock mixing.....	21
6.5.3	Batch Management.....	22
6.5.4	Pasteurisation	22
6.5.5	Batch Monitoring	22
6.5.6	Leachate Management	23
6.6	PRODUCT MANAGEMENT PROCEDURES.....	24
6.6.1	Product analysis	24
6.6.2	Screening.....	24
6.7	ODOUR TREATMENT AND CONTROL.....	24
6.7.1	Feedstock Odour	24
6.7.2	Digestor Receival Hall odour control	24
6.7.3	Composting shed odour control	24
6.7.4	Odour Monitoring	25
7	HAZARD AND RISK MANAGEMENT.....	26
7.1	Internal Communications.....	27
7.2	PPE	27
7.3	Issue resolution.....	28
7.4	Accident/Incident/Hazard Reporting.....	28
7.5	Incident Reporting	28
8	ENVIRONMENTAL MANAGEMENT CONTROLS	29
8.1	Dust.....	29
8.2	Noise	29
8.3	Litter.....	30
8.4	Stormwater	30
8.5	Fauna Management.....	30
8.6	Weeds Pests and other Biosecurity Risks	31
8.7	Subsidence	31
8.8	Land.....	32
8.8.1	UXO	32
8.8.2	Land Contamination and Chemical Management	33
9	COMPLIANCE.....	35
9.1	Complaints	35
9.2	Daily, weekly and monthly checks	35

Item 16.2 / Attachment 3



9.3	Internal audits.....	35
9.4	Internal review.....	35
9.5	Document records and control.....	35
9.6	External Reporting	36
9.7	External Notification Obligations.....	36
11	EMERGENCY PROCEDURES	37
11.1	Evacuation Plan.....	38
	Appendix A – Supplier feedstock assessment form.....	39
	Appendix B – Biofilter Checks and Maintenance	41
	Appendix C – Example of Routine Site Checks.....	42
	Appendix C - Odour Investigation Report	45
	Appendix D – Incident Report	46
	Appendix E -Fire Ant Identification and Check Record.....	48

Tables

Table 1 – Acceptable feedstocks.....	Error! Bookmark not defined.
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Figures

Figure 1 – Site layout.....	Error! Bookmark not defined.
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Item 16.2 / Attachment 3



Document History and Status

Description	Comment	Authored/Reviewed	Date
Plan preparation		OR – SF	6/8/2021
Draft plan	To WMI	OR – SF WMI – CN	30/8/2021
Final Plan	Including comments from WMI	OR – SF WMI – CN	30/8/2021

1 INTRODUCTION

Wood Mulching Industries Pty Ltd (WMI) own and operate a commercial composting operation at Swanbank Road, Swanbank QLD; Lots 400, 402, 403 and 405 SP283280 and Lot 404 on SP 313797. The facility operates under the following legislation:

- ERA 53 organics material composting of more than 200t of organic material in a year
- ERA 54 mechanical waste reprocessing of more than 5,000t of inert, non-putrescible waste or green waste only
- Environmental authority EPPR00816413 and

The facility currently includes the following infrastructure and areas:

- Weighbridge
- Green waste storage and processing areas
- Mixing bay with leachate capture and recirculation system
- Mixing stockpiles area
- Turned windrow area
- Screening and products areas
- A leachate pond
- A catchment and stormwater pond for stormwater retention

1.1 Purpose

The purpose of this Operational Management Plan (Plan) is to create a working document that WMI will use to manage the site and to train staff in the policies, procedures and expectations of the company.

1.2 Future direction

WMI plan to develop a best practice operation at the Swanbank site to include an anerobic digester and biogas plant and enclosed mixing and composting. These operations will be conducted in negative pressure sheds fitted with biofilters. WMI have submitted a Development Application and have created this Operational Management Plan to satisfy the City of Ipswich's request as per application correspondence dated the 2nd of August 2021.

It should be noted that the operations and procedures included in this plan have been established based on the facility design. Therefore, it is to be expected that operational flows and procedures will be amended, expanded upon and improved once the various operations have been commissioned.

2 POLICIES AND PROCEDURES

2.1 Health, safety and rehabilitation

WMI recognises that the health and safety of its people cannot be compromised. Safe work practices and health work environments must be provided for all employees, contractors and customers.

To ensure that this commitment is fulfilled, WMI will:

- Ensure safe and health work areas, plant and equipment
- Comply with health and safety laws, regulations and statutory obligations
- Incorporate health and safety management policies and practices into all aspects of WMI operations
- Incorporate appropriate health and safety risk management systems and procedures commensurate with the nature and scale of the work undertaken
- Engage in a system of open communication with all employees to achieve the personal commitment of all employees, contractors, suppliers, clients and consultants to health and safe workplace practices while at WMI premises or site under WMI control
- Establish and maintain training for individuals to enable them to undertake their tasks in a safe and health work environment
- Carry out periodical review and revision of this health and safety policy and procedures to maintain their relevance

Where an employee is injured in the source of work, WMI will ensure that appropriate medical assistance is administered and that a rehabilitation program is commenced as soon as practicable, aimed at preparing the employee for return to his or her pre-injury duties.

WMI will also endeavour to provide suitable duties of equal employment as part of an integrated programs for the rehabilitation of an employee returning to work after an injury or illness in the workplace.

WMI will ensure that no employee is prejudiced as a result of their workplace injury or their participation in a rehabilitation program.

It is the responsibility of every WMI employee to implement this policy. Heavy machinery. Construction equipment and road transport vehicles by nature have inherent dangers in the workplace, and if an employee breaches site safety plan procedures or conditions on more than two occasions, termination of employment may occur. The safety of all employees, contractors and visitors is of paramount importance.

2.2 Occupational rehabilitation

WMI is committed to preventing injury and disease in the workplace through ensuring the health, safety and welfare at work of all employees. However, while ensuring that all reasonable and practical steps are taken to safeguard employees, it must be recognised that the nature of work performed contains some element of risk and despite all effort's accidents may occur.

Should an employee be injured in the course of work, the company will ensure that, after appropriate treatment, then in line with medical advice and legislative requirements, a rehabilitation program will be commenced as soon as practicable.

It is acknowledged that return to work as soon as possible by an injured employee is a normal practice and expectation. Accordingly, the company will seek to provide suitable or alternate duties/employment as an integral part of the rehabilitation program.

WMI will consult with employees and their treating doctor to ensure that the rehabilitation program is maintained effectively. In this regard, the company has undertaken that participation in a rehabilitation program will not, of itself, prejudice an injured employee.

It is the normal expectation of all parties that participation in a rehabilitation program will ultimately lead to a resumption of pre-injury duties. In that event of this expectation being unrealistic or unrealised, then retraining, redeployment or termination may need to be considered.

WMI will, in the course of such rehabilitation program, respect the rights and the confidentiality of all employees.

2.3 Environment

Wood Mulch Industries (WMI) is committed to the organics management industry and candidly recognises the opportunities for material re-use rather than disposal. We will continue to provide the opportunity for the diversion of material from landfill, and work closely with our customers, clients, the government and the Environmental Protection Authority to maximise the potential for organic material recovery.

We are committed to managing our operations to:

- Comply with all environmental laws, regulations and statutory obligations related to our operations
- Ensure that environmental incidents are reported as required and appropriate corrective action is implemented
- Work closely with our staff to maintain a high standard of awareness and performance, promoting active participation in the improvement of our environmental performance and the growth of our business
- Ensure that our staff are highly trained in the relevant areas of our operations so as to safeguard the health and safety of our employees, customers, onsite visitors and the public at large
- Continually improve our operational procedures and our understanding and management of environmental issues and aspects, to prevent, minimise or control potential environmental impacts associated with our operations.
- Work with our suppliers to source organic feedstocks that are consistent in nature to ensure that our compost products are of an exceptionally high quality
- Work with our suppliers to ensure only permitted feedstocks are received onsite
- Endeavor to prevent waste and conserve water in our own operations and encourage our suppliers to embrace similar objectives, practices and policies with the intention of protecting our environment
- Ensure that environmental aspects are integrated into the evaluation process when assessing new technologies and process changes
- Communicate this policy and related procedures to all employees, contractors and other stakeholders as appropriate

The implementation of process procedures, monitoring and regulatory measures is an integral part of our policy and will be achieved with the direct involvement of management and staff. In preparing annual reports we will address the achievement of old objectives and targets and set new objectives, targets and activities, and regularly monitor our environmental performance.

2.4 Quality

WMI is committed to the aim of exceeding customer expectations in terms of product quality, operational capability and cost effectiveness at all times. The company is committed to improving its processes in all facets of its business.

The company also acknowledges its responsibility to abide by statutory requirements for health, safety and the environment in all its operations. At the same time, it is fundamental to the company's long term prosperity that it realises an adequate financial return and acts as a responsible corporate citizen.

To assist in achieving these objectives, WMI is implementing quality management systems via this Operations Management Plan. The Plan, outlines procedures which form the basis of the company quality management system and ensures that customer and relevant regulatory requirements will be consistently met. The system incorporates safety and training programs to enhance employee skills and assist in the selection of optimum equipment, materials and methods for customers' particular applications.

We endeavour to provide/produce quality products and services by:

- Striving to work as an efficient team within each business area of the company
- Preparing and completing each task to the customer's requirements and on time
- Notifying the customer immediately of any delays to delivery of products
- Adhering to and keeping up to date with legal and client requirements
- Establishing and reviewing our business and quality objectives
- Monitoring quality objectives to ensure customer satisfaction and continuous improvement

An essential part of this is that we must always seek to maintain good relationships with customers, employees, sub-contractors and suppliers. WMI management is focused on the implementation of this quality policy and believes that through quality assurance the company will be able to raise the level of services to its customers and maintain its competitive edge.

2.5 Theft policy

All items, goods and services on site or given as a gift to on site staff are the property of Wood Mulch Industries (WMI), except for personal items brought to site by employees. Theft includes failing to write dockets for cash customers, giving discounts to customers, on selling compost products, all property removed without consent etc.

Theft from the Company is considered a serious offence and an employee who breaches the provisions of this policy without a reasonable explanation shall be removed immediately from any of WMI's worksites and may be terminated. WMI are within their rights to press charges.

2.6 Alcohol and non-medically prescribed drug use

WMI does not countenance and will not accept the consumption of excess quantities of alcohol or the taking of non-medically prescribed drugs by employees whilst in the workplace or while conducting the company's business.

Alcohol and/or illicit drugs must not be consumed on site or on company premises or in work areas. Employees must not attend or present for work if they are under the influence of alcohol or drugs of any description.

WMI reserves the right to reasonably conduct searches of a person, possessions, vehicles, and other property of its employees, contractors, agents, and subcontractors while they are on WMI premises or worksites. Any person who refuses to cooperate with any such search shall be removed from the premises and may not be permitted to return. WMI also acknowledges the rights of clients to conduct any such searches on premises or worksites owned by the client.

Management responsibility

If an employee's behaviour is noticeably affected by alcohol or other drugs, his or her supervisors or manager will ensure that the employee immediately ceases to undertake work duties and does not resume those duties unless and until he or she is no longer under the influence of drugs or alcohol.

Employee responsibility

It is the responsibility of each employee to ensure that the performance of their duties is not impaired to a level which will in any way endanger their own safety or the safety of others in the workplace.

Notification

Where an employee is under a prescribed course of medication or medicated treatment which the employee believes might have an adverse effect on his or her work performance, they are to notify their supervisor or manager.

Confidentiality or information will be respected and maintained, and no employee will be discriminated against or disadvantaged in circumstances where they notify in accordance with this policy.

Disciplinary action

Due to the nature of WMI's worksites and the presence of heavy machinery, an employee who breaches the provisions of this policy without a reasonable explanation may be dismissed instantly.

Additional assistance

Upon request from an employee, WMI will arrange for confidential counselling, for both personal and work related problems.

2.7 Smoking policy

Active and passive smoking are known hazards in the workplace, and it is Wood Mulch Industries (WMI) responsibility to provide a smoke free environment. Smoking is not permitted in the operational areas, machines, site huts, toilets or in the maintenance, chemical, or fuel storage areas. Smoking is only permitted in the designated smoking area(s) near the site hut.

An employee who breaches the provisions of this policy without a reasonable explanation will be subject to disciplinary procedures and may be terminated.

2.8 Discrimination, harassment and bullying policy

Wood Mulching Industries (WMI) is committed to providing a workplace free of all forms discrimination and harassment including bullying. Discrimination and harassment are not only unacceptable it is unlawful pursuant to state and federal legislation.

Management shall ensure all complaints are treated confidentially, seriously and sympathetically. Relevant disciplinary action will be taken against anyone found to have breached this policy. No employee will be penalised or disadvantaged because of raising concerns or complaints relating to discrimination or harassment.

Discrimination occurs when a person considers they have been treated less favourably because of an attribute including age, industrial activity, gender, marital status including defacto, physical features, political belief, pregnancy/breastfeeding, race, religious belief, status as a parent or career and/or irrelevant criminal conviction.

Harassment (including sexual harassment) is an unwanted behaviour. It may involve inappropriate actions, behaviour, comments or physical contact that is objectionable or causes offence, unwelcome sexual advances or unwelcome requests for favours or other unwelcome conduct of a sexual nature. It is important to note that it is irrelevant whether the inappropriate behaviour was intended or not. It is also important to understand that it is the person being subjected to the behaviour, who determines whether the behaviour is welcome or unwelcome.

Harassment may be seen to have occurred if the behaviour makes the victim feel offended and humiliated, intimidated or frightened and/or uncomfortable at work.

Workplace bullying is repeated, unreasonable behaviour directed toward an employee, or group of employees, that creates a risk to health and safety.

If you consider you have been discriminated against, raise your concerns with your manager or leading hand. These people should be able to give you the rationale behind any decision which may have caused you to feel disadvantaged.

What can you do if you are being harassed or bullied?

- Do not ignore the harassment (ignoring the behaviour could be taken as tacit consent)
- Inform the offender that their behaviour is offensive, unacceptable and against company policy
- Seek assistance to have behaviour stopped. This may include making a report or a complaint.

3 COMPANY STRUCTURE AND RESPONSIBILITIES

The General Manager shall:

- Demonstrate commitment to environmental performance through the implementation of this plan
- Continually maintain and improve health and environmental standards
- Where practicable provide resources so health and environmental standards can be implemented and maintained
- Display the health and environmental policies in a prominent location
- Encourage involvement of all employees and sub-contractors in achieving Zero Harm at our workplaces by involving them in operational decisions
- Provide and maintain plant and equipment suitable to achieve our health and environmental objectives
- Provide documented procedures to ensure that employees and sub-contractors do little or no harm to their workplace and/or environment
- Ensure that all workplace incidents and near misses are fully recorded and investigated and the relevant people/authorised are notified where required
- Ensure that contractors and site visitors understand and observe WMI environmental and health practices and procedures.

Site Managers and Supervisors shall:

- Be involved in implementing WMI's health and environmental policies and procedures
- Ensure that workplace procedures are implemented and adhered too
- Through regular site inspections, observe working behaviours and identify potential environmental issues and/or hazards to employees and contractors
- When necessary, undertake risk assessment on hazards identified and implement control strategies in accordance with the company's risk management system and procedures
- In the case of an incident, ensure the appropriate forms are completed. Investigate all reported events. Ensure corrective action is implemented to prevent a recurrence of the incident. Update procedures.
- Undertake toolbox meetings as appropriate to ensure that employees are kept up to date with any proposed changes to procedures, processes and or equipment
- Provide an environment whereby employees can bring to your attention and discuss their particular health and/or environmental concerns without fear of discrimination
- Keep all health and environmental documents and records

Employees shall:

- Take reasonable care for his or her own health and safety and for the health and safety of anyone else who may be affected by his or her acts or omissions at the workplace
- cooperate with his or her employer with respect to any action taken by the employer to comply with any requirement imposed by the health and/or environmental act and other relevant legislation
- Comply with all onsite procedures
- Report any potential hazards identified in the workplace or any damage, near misses or incidents to the manager/supervisor.
- No person shall wilfully, recklessly, or intentionally, interfere with anything that is provided in the interests of health and safety or environment protection at their workplace.

Contractors shall:

Conduct all work in accordance with all statutory requirements and WMI policies and procedures (unless the contractor can show that they have equivalent procedures). WMI reserves the right to stop any work if and when the agreed policies and procedures are violated by the contractor or their employees.

4 HUMAN RESOURCES

Staff will be employed and paid under the Timber and Forestry and Waste Management Award.

4.1 Training

Training requirements are detailed on the WMI Training Matrix.

All staff will be trained prior to carrying out a task for the first time. Staff shall also be trained annually in the operational requirements of this document.

All personnel, subcontractors, consultants and visitors will receive inductions into environmental obligations prior to commencing work on site. All environmental inductions will be conducted as part of the site induction. The site induction will be reviewed regularly or in the event of a substantial change to an environmental procedure, to ensure it reflects current working practice.

The topics addressed in the Project inductions shall include:

- duties under environmental legislation and contractual requirements
- specific environmental objectives and mitigation measures established from the Environment Risk Assessment
- responsibilities under this plan in relation to implementing mitigation measures, monitoring, reporting and implementing corrective actions
- definition, management and responsibilities in the event of an environmental incident
- the consequences of not implementing mitigation measures or departure from specified operating conditions
- internal and external communication processes and protocols
- community awareness and sensitivities, and cultural perspectives and expectations

Records will be maintained of all inductions conducted, including:

- names and signatures of personnel attending
- date of attendance
- name of trainer/facilitator.

Induction records will be generated, controlled and maintained within the document management system.

4.2 Inductions

All new staff, sub-contractors, consultants and visitors to the site will undergo a site induction. A written record of each induction must be made, signed and filed.

These inductions will be created during commissioning of the plant and will include training on identification of fire ants.

4.3 Inductions and training

All new staff shall be inducted to site as per the Site Induction Form.

Staff shall be trained in the relevant procedures prior to undertaking tasks. Training is continual and will be refreshed annually. Training shall be documented in the Training Matrix.

New staff are supervised and continually monitored to ensure competency and safety. This is done by a buddying system whereby a new employee is placed with an experienced staff member until deemed competent by that senior staff member or supervisor.

Specific Fire ant recognition training is included in the induction and refreshed annually for all staff and applicable sub-contractors.

4.4 Counselling and disciplinary procedure

Warnings may be issued to staff members failing to follow WMI's policies, procedures, occupation health and safety requirements, for repeated damage to equipment, inappropriate behaviour, or negligence etc.

Disciplinary steps:

- 1 Counseling shall be verbal and maybe in the presence of a witness
- 2 First warning shall be in writing
- 3 Final warning shall be in writing
- 4 Termination

All incidents shall be investigated, the reason for a warning shall be outlined. An employee shall be given every opportunity to respond. WMI shall provide additional training and or support where required.

WMI considers the following employee actions as serious misconduct which can lead to instant dismissal:

- theft
- assault or sexual contact
- the employee being intoxicated at work
- refusal to obey the lawful instruction of the employer
- willful damage

Note: that the above list is not inclusive, and management reserves the right to dismiss employees without notice for acts of serious misconduct.



5 FACILITY ACTIVITIES



Figure 1 – Site layout

Item 16.2 / Attachment 3



5.1 Amenities

Visitor parking, the site office and maintenance shed are located adjacent to the site entry/weighbridge.

5.2 Visitors

Due to the nature of the site and presence of heavy earth moving equipment and trucks, visitors must report to the site office upon entry. All visitors shall sign in, complete a site induction and be accompanied once they leave the car park/office area. Work boots, high vis vests and eye protection must be worn.

5.3 Maintenance

In order to ensure the ongoing operation of the facility, plant shall be maintained and serviced to ensure continuity of operations. Where a break down occurs, all efforts shall be made to have the plant up and running as quickly as possible.

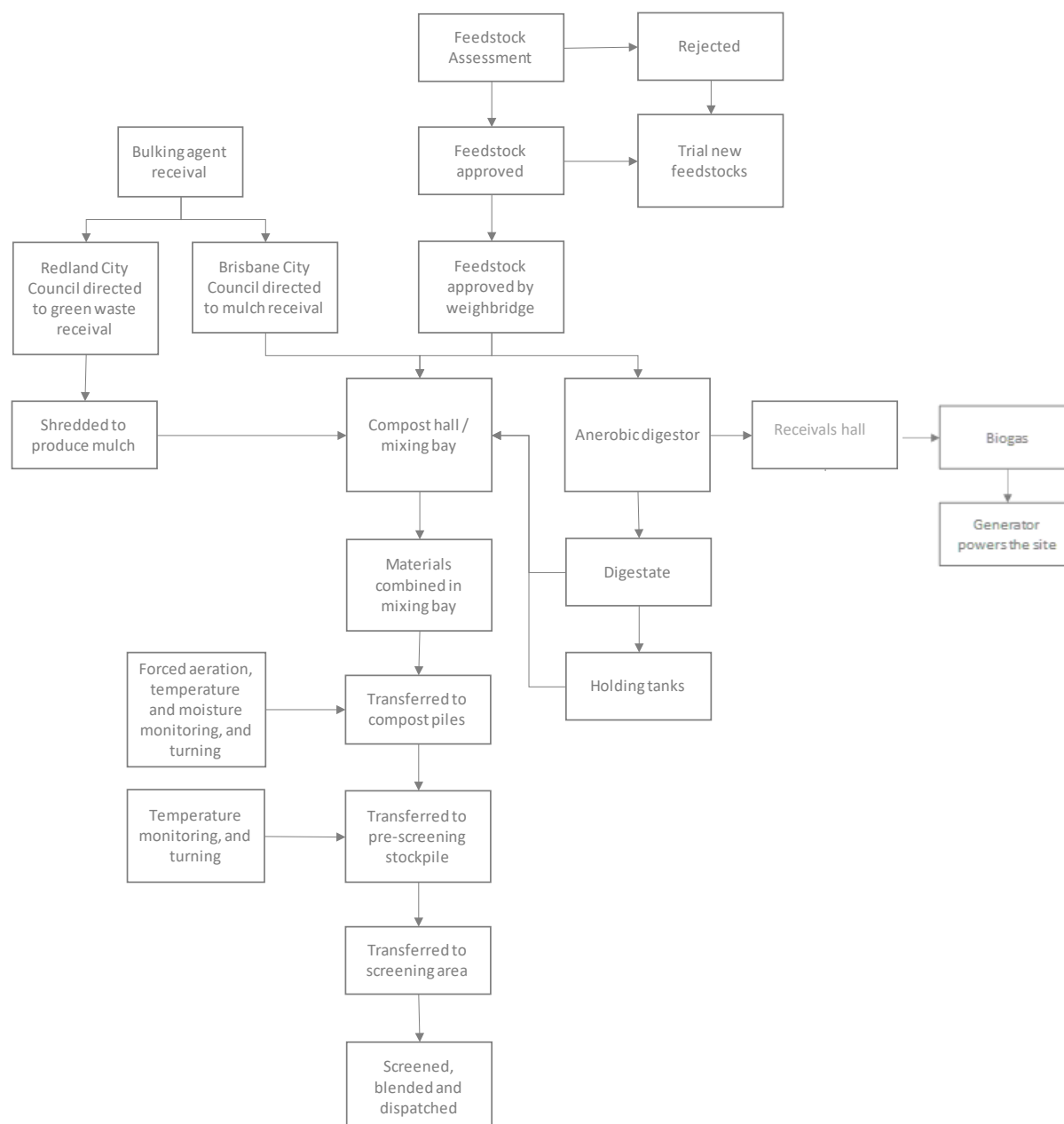
Plant and equipment

- Inspect daily for function and condition as per pre-start checks
- Management to schedule repairs as appropriate
- Servicing shall be carried out as per plant specifications



6 COMPOSTING PROCEDURES

6.1 Materials and process flow chart



Item 16.2 / Attachment 3



6.2 Feedstock

6.2.1 Types and receipt

WMI are permitted to receive a variety of putrescible and non-putrescible feedstocks as per the table below.

Table 1 – Acceptable feedstocks

Waste	Code	DES Odour Risk Rating
Fish processing waste Abattoir waste Animal manure Poultry waste	K100	High – very high High – very high High Very high
Grease trap waste	K110	Very high
Food and food processing waste including: Clarified waste Seeds/grains Flour Soft drink waste Yeast water Alcohol distillate water Ginger waste Vegetable matter	K200	High – very high Low - medium Low Low High High – very high High Medium
Bio-solids stabilised Biosolids insufficiently stabilised Septic tank waste (untreated) Grey water / sullage	K130	Medium Very high Very high
Substances used for manufacturing fertiliser for agricultural, horticultural or garden use including: Fertiliser sludge Ammonia water Urea water Fertiliser wash	N205	High High High Medium
Cardboard and paper waste		Low (mulch) – medium (pulp)
Potting mix		
Green waste		Low
Storm water		Low

Feedstocks with an Odour Risk Rating of high or very high will need to be received into the anaerobic digester receipts hall or feed tank inlet.

Item 16.2 / Attachment 3



6.2.2 Feedstock authorisation

New customers or existing customers with new feedstocks are required to complete the Supplier feedstock authorisation form, refer **Appendix A** and provide feedstock details and analysis. Results shall be assessed against WMI thresholds to be established during commissioning.

Wastes approved for receipt will be done on a trial basis. Wastes considered to be suitable for the process will continue to be received where supply remains consistent with initial observations. A sampling and testing schedule for incoming feedstocks by type and customer shall be established during commissioning and will be based on the following:

- High risk feedstocks, quarterly for analytes of concern
- Medium risk feedstocks, biannually for analytes of concern
- Low risk feedstocks, annually for analytes of concern

Only licenced waste transporters with waste transporter certificates are to be accepted for receipt onsite as per Table 1. Analysis provided by the supplier shall be assessed to ensure the feedstock will be suitable for the composting process.

6.2.3 Green waste

Green waste is received from:

- Brisbane City Council 40,000 tonnes per annum of mulch. Mulch can be received directly into the composting shed and/or onto the mulch receipt pad, from where it will be transferred to the composting shed.
- Redland City Council 30,000 tonnes per annum of raw green waste. Green waste shall be received onto the green waste receipt pad, stockpiled, shredded and transferred to the composting shed.
- Residents or contractors delivering green waste shall be directed to the green waste receipt pad

For quality purposes transfer the oldest mulch to the composting shed.

6.3 Weighbridge

All wastes are received over the weight bridge to determine the tonnes for mixing and invoicing purposes. The weighbridge operator shall:

- Document the load via the weighbridge software system, this will include date, time and waste description. These details will support odour complaint investigations
- Complete the Prescribed Waste Transport Certificate, ensuring only permitted wastes are received as per the Table 1 above
- Direct the driver to the appropriate receipt point i.e., mulch receipt, green waste receipt, anaerobic digester, holding tanks, and or mixing bay

Item 16.2 / Attachment 3



- For feedstocks document on the Liquid Total Record where the load was received too
- Document any samples taken from a load on the Liquid Total Record

6.4 BIOGAS PLANT PROCEDURES

The plant is designed to handle circa 50,000 tonnes/year of throughput (i.e. green waste) and process up to 150m³/day of trucked organic waste

6.4.1 Anaerobic digester

Feedstocks with an Odour Risk Rating of high or very high will need to be received into the anaerobic digester receivals hall or feed tank inlet.

All high and very high Solid feedstocks shall be unloaded into the storage bays which hold up to 300m³ of material. Material is pre-treated/macerated to remove larger materials and then loaded into the digester feed tank. The digester feed tank is 8m high and holds 500m³ or 500,000L of feedstock. The feed tank is a continuous process, mixed by an agitator, ensuring a homogeneous mix while keeping the solids in suspension for output to the digestion tanks. Ideally solids shall be input at a rate of 20%. Liquid feedstocks shall be deposited into two inlet connection points outside the DA hall which will feed directly into the digester feed tank. The feed tank prepares the blended organics for digestion and has a holding time of approximately 2.5 days.

Two primary digestors with a combined capacity of 5,000m³ will receive material from the feed tank. These anaerobic digestors (without oxygen), will be continuously fed at set rates to maintain optimum bacteria health and gas production. They have a retention period of 15 to 30 days and will operate at approximately 38°C.

The output from the primary digester tanks will be hydrostatically fed into a 500m³ discharge tank. Gas production from this tank will be reduced and any captured fed back to a primary digester tank. Digestate from the discharge tank will be collected delivered to or piped to the composting shed mixing bay for blending with mulch and batching within the composting shed.

6.4.2 Biogas

Once gas pressure reaches 7 to 8 millibar, gas is captured and automatically fed via offtake lines to the dehumidifier to reduce liquid content. Positive pressure allows the biogas to flow out of the digestors to the gas management system. The generator converts the gas into power for export or use. During peak production gas can be stored for later use.

6.4.3 Emergency flare

In emergency conditions when the power generation unit is not in operation, the high temperature enclosed flare will operate automatically. It is designed to burn at 1,000°C at a gas flow rate of up to 500 m³/hour killing any potential airborne pathogens from the biogas and ensuring a 100% combusted biogas release to atmosphere.

The anaerobic digester, biogas plant, generator and flare are operated from the main control centre and shall only be operated by trained personnel.

Item 16.2 / Attachment 3



6.5 COMPOSTING SHED PROCEDURES

The composting shed will house a mixing bay and five to six composting bays with forced aeration. Additionally, compost piles may be turned with plant to facilitate the composting process. Water can be added as required, temperatures shall be monitored three to five days per week and aeration adjusted accordingly. After five to six weeks, compost shall be relocated to the adjacent storage and screening area (renamed the pre-screening area) and stockpiled.

The composting shed will be under negative pressure and all air will be captured and treated via biofilter 1 and biofilter 2.

Compost will be transferred to the finished stockpile area (renamed the screening and finished product area) for screening, blending and dispatch.

6.5.1 Carbon and nitrogen ratio

As per the Queensland Department of Environment and Science Best Practice Environmental Management Guideline, the 'ideal ratio of C:N for composting is generally thought to be in the range of 25:1 to 40:1'.

WMI has established typical carbon and nitrogen levels of wastes received onsite. Based on this data mix ratios have been established for open windrow composting. Once the composting shed has been constructed, these mix ratios shall be reviewed and confirmed during commissioning. In addition, the typical carbon and nitrogen content of the digestate will be established and mixing rates formulated. The Ready Reckoner used by operators to determine the tonnes of mulch to blend with the tonnes of individual waste types and or digestate shall be updated.

The through put of feedstocks via the anaerobic digester is limited by the feed tank and is approximately 60,000 tonnes per annum. It should be noted that low risk wastes including stormwater can be received directly to the composting shed mixing bay.

6.5.2 Feedstock mixing

Feedstocks can be received directly into the anaerobic digester, into holding tanks outside the composting hall or directly the mixing bay in the composting shed. The concrete mixing bay is where feedstocks shall be mixed with mulch using a front end loader. This task shall be carried out as follows:

- Between receipt and mixing of loads, a layer of mulch will be spread on the bottom of the bay to reduce odour and prepare for the next load
- Where a load is received directly to the mixing bay, the weigh bridge operator shall notify the mixing bay operator of the type and tonnes of waste to arrive
- The operator shall refer to the Ready Reckoner to determine the tonnes of mulch to be mixed with the load based on the waste type and tonnes
- Feedstocks are mixed promptly upon receipt
- Mix the load thoroughly with the loader to mix any liquids with the mulch
- Transfer the load to the 'open' batch within the mixing hall

Item 16.2 / Attachment 3



- Record the bulk density of a bucket of material when transferring to a batch
- Bulk density should generally be below 650kg/m³
 - o If greater than 650kg/m³ add additional mulch
 - o Measuring bulk density will address porosity
- Report to the weigh bridge the volume of mulch used, the bulk density and the batch added too
- Keep the mixing bay clean and tidy at all times
- Report any issues to the weigh bridge operator i.e., physical contamination, odourous etc.

6.5.3 Batch Management

Turning helps to physically break up mulch material, cool piles and replenish oxygen, assisting microbes to break down the organic materials, thereby producing compost. In order to ensure quality compost production and minimise odour, batches shall be managed as follows:

- Batches are formed from material from the mixing bay area using the loader and moxie
- Batches shall be approximately 30m long by 30m wide and no higher than 3m
- Forced aeration shall be used to manage batch temperature
- Batches shall be turned routinely using fit for purpose plant
- Batches shall be turned every one to two weeks
- Where batches are >65°C schedule a turn
- Where screening stockpiles are >60°C schedule a turn
- Do not drive on newly formed batches with the loader
- When turning with an excavator do not walk back over the batch to exit
- Water shall be added where required

6.5.4 Pasteurisation

As per AS4454 green waste containing food waste, grease trap waste, biosolids etc., are all considered high risk wastes. The process WMI are to implement is force aeration in an enclosed environment, it, therefore turning is still required to invert the surface material to ensure the whole mass is subject to temperatures >55°C. Therefore, the pasteurisation requirement for turned, high risk wastes is a minimum of five turns with a minimum of three consecutive days >55°C between each turn.

Pathogen and plant health indicators as per AS4454 are as follows:

- Salmonella spp: absent in 50g (dry weight equivalent)
- Faecal coliforms: <1000 MPN/g (dry weight equivalent)
- Viable plant propagules: nil after 21 days

An initial testing frequency to prove processing systems shall be implemented during commissioning which shall determine ongoing testing frequency.

6.5.5 Batch Monitoring

Heat is a direct indicator of microbial health and therefore the batch health. Batches within the compost hall pre-screening area shall be monitored as follows:

Item 16.2 / Attachment 3



- Batch temperatures shall be monitored daily in the compost hall, twice a week in the pre-screening area and once a week in the screening area
 - o For batches >65°C increase aeration and or turn
 - o During pasteurisation, for batch temperatures <55°C decrease aeration and monitor temperatures until they are >55° again
 - o Calibration can be done using an ice slurry (0°C) or boiling water (98 to 102°C) and shall be carried out every three months. Record on the calibration record.
- Moisture is ideally between 30 to 50%, depending on the composting stage and shall be monitored visually as follows:
 - o During temperature monitoring
 - o By using the squeeze test where required, that is the media is at 50% where one drop of water can be squeezed out
 - o Prior to screening
 - o Visually during any relocation task
 - o Compost during composting is ideally 50% moisture
 - o Composting for screening is ideally 30-40% moisture
- Oxygen and pH monitoring are not required
 - o Bulk density (as per Feedstock Mixing) will address porosity, oxygen and natural draft ventilation
 - o pH will be monitored for trouble shooting purposes where required
 - o Results for oxygen (>5%) and pH (6.5 to 8.5) would not alter batch management as above

6.5.6 Leachate Management

Leachate overflow to be contained within the drainage area and flow towards the sump area.

The leachate collected from the composting bunkers in the leachate sump will be used as required to provide additional moisture for the composting process.

The leachate sump level will be controlled using a float switch on the pump. When a critical level is reached the leachate will be recirculated into the maturing piles or removed from the Facility by pumping to the nearby septage ponds.

The Facility Supervisor is responsible for ensuring that runoff water or other potentially contaminated water from the Facility is not released into the environment or if a release does occur that the appropriate actions are taken.

The Facility Supervisor or a designated staff member must:

- Visually inspect the leachate sump daily for contamination, erosion, leaks, damage, and pump operation; and
- Ensure that there is freeboard in the leachate sump at all times

Item 16.2 / Attachment 3



6.6 PRODUCT MANAGEMENT PROCEDURES

6.6.1 Product analysis

Product testing shall be in line with the site EA once finalised. WMI use a NATA accredited lab for all analysis and sampling is carried out by trained personnel.

6.6.2 Screening

WMI successfully sell all product produced annually, with stockpiling during non-peak periods required to fulfill periods of peak demand. Screening shall occur as follows:

- Once a batch is composted or as room dictates, relocate the compost to the screening area.
- At this point material should be <60°C
- Screen the oldest material/stockpile first
- Locate the screen so litter does not blow into the product and to prevent dust emissions off site
- Consider wind speed and direction during screening, do not screen during periods of high winds

6.7 ODOUR TREATMENT AND CONTROL

6.7.1 Feedstock Odour

All feedstocks shall be received directly into sealed inlets, tanks or enclosed environments. The composting shed and digester receival hall are under negative pressure, with captured air directed to one of three onsite biofilters. Feedstocks with an Odour Risk Rating of high or very high will need to be received into the anaerobic digester receivals hall or feed tank inlet.

Grinding, relocation of compost from the composting shed to the pre-screening area, relocation within the pre-screening area, transfer from the pre-screening area to the screening area, screening and product blending and dispatch have minimal odour potential.

6.7.2 Digester Receival Hall odour control

The anaerobic digester receival hall is under slight negative pressure, with the room air being changed over 4 to 5 times per hour. Captured air is transferred via internal ducting to the biofilter where it is treated via the odour eating bacteria living on the spongealite media.

The biofilter daily, weekly and monthly maintenance checks and requirements are provided in **Appendix B**.

6.7.3 Composting shed odour control

Daily, Weekly and monthly maintenance to be completed for composting shed biofilters as set out in **Appendix B**.

Item 16.2 / Attachment 3



6.7.4 Odour Monitoring

Commission testing

Within four weeks of any air filtration system being installed, an air filtration system efficiency monitoring procedures shall be included here in line with EA condition 3G19 and must include the following:

- Monitoring shall be undertaken in accordance with REMP.
- Performance parameters tested monthly shall include pH, moisture and temperature content of the filter bed.
- Daily performance measures to ensure optimum performance – daily checks of the biofilters, refer Appendix A
- Corrective actions in the event that a biofilter is operating outside optimum parameters include:
 - o Adjust moisture, add water if too dry or turn off water if too wet
 - o Repair/replace watering system parts
 - o Remove weeds
 - o Fill gaps or cracks not corrected by increased moisture with the appropriate media
 - o Replace media as required, according to supplier specifications
 - o Complete an Incident Report
- Daily observations of odour and dust at the downwind side of the site boundary should be undertaken by a WMI staff member and the observations recorded.

Annual Monitoring

Annually a suitably qualified person shall be engaged to undertake odour monitoring, which is to be performed in accordance with the site EA and Receiving Environment Monitoring Plan (REMP) as follows:

- For determining odour emissions from an air filtration system, and for taking odour measurements in the ducts or stack of an air filtration system, must be carried out in accordance with the test methods in AS 4323.1:1995 (Stationary source emissions Selection of sampling positions)
- Odour emissions from a surface area shall be carried out using the 'Witches hat' odour sampling method
- For odour concentration, analysed from air samples from the ducts or stack of an air filtration system in accordance with AS 4323.3:2001 (Stationary source emissions – Part 3: Determination of odour concentration by dynamic olfactometry)

Should odour emission rates exceed $473 \text{ou} \cdot \text{m}^3/\text{s}$ from either of the two biofilters, co-incident monitoring should be undertaken at the biofilter inlets and outlets to identify whether the inlet concentrations are high, or the filter is not sufficiently efficient.

Item 16.2 / Attachment 3



7 HAZARD AND RISK MANAGEMENT

WMI shall maintain a system to ensure all hazards are identified, investigated, corrected (eliminated or controlled) and verified. A 'hazard' is a source of potential harm. A 'risk' is the combination of the likelihood of a specific unwanted event and the potential consequences should it occur.

The process for risk management includes:

- Identify the hazards
- Determining the level of risk based on the likelihood that an event will occur and the consequence or outcome should it occur (refer below)
- Determine strategies to eliminate or reduce the risk
- Implement the strategies to eliminate or reduce the risk
- Review strategies for effectiveness

Likelihood scale (select an option from 1 – 5):

- 1 **Rare** – e.g., theoretically possible, little to no chance of occurrence, not known to have happened
- 2 **Unlikely** – e.g., would involve major systems and controls failure, has occurred in industry
- 3 **Not likely, but possible** – e.g., could occur but has not in many years of activity
- 4 **Likely or could occur** – e.g., known to occur once in the last 12 months
- 5 **Almost certain** – e.g., common occurrence – multiple times per year

Severity or consequence (select an option from 1 – 5):

	People/health	Environment	Business impact/assets	Product quality
1	First aid injury, no lost time	Slight, affecting limited area onsite, no regulatory non-compliance	Slight damage, less than \$5,000	Product issue amended prior to load out
2	Lost time injury	Minor damage onsite, confined to boundary, procedural breach	Minor damage, less than \$10,000	Minor issue grade maturity or contamination
3	Serious injury, not resulting in permanent injury	Moderate, largely confined to boundary, procedural/systems breach	Moderate damage less than \$50,000	Moderate issue of maturity, damage to crop or plants or contamination
4	Serious injury, resulting in permanent injury	Major, short term, beyond boundary, affecting receptors, community complaints	Major damage less than \$500,000	Major issue of maturity, damage to crop or plants or contamination
5	Single or multiple fatality	Extensive, long term, beyond boundary, affecting receptors, community action	Severe damage, more than \$500,000	Severe issue of maturity, damage to crop or plants or contamination

Item 16.2 / Attachment 3



Use the two figures to identify the risk in the following matrix.

Likelihood	Consequence				
	Insignificant (1)	Minor (2)	Moderate (3)	Major (4)	Severe (5)
Almost certain (5)					
Likely (4)					
Possible (3)					
Unlikely					
Rare (1)					
Emergency – Unacceptable risk, cease work, alternate methods to be reviewed. Policy – DO NOT PROCEED					
High risk – Further control measures required, weekly review . Policy – PROCEED WITH EXTREME CAUTION					
Moderate risk - Implementation of controls for monthly monitoring. Policy – PROCEED WITH CAUTION					
Minor - Monitor and implement control measures. Policy – PROCEED WITH CARE					
Low - Manageable by routine procedures, task conducted as normal. Policy – PROCEED WITH AWARENESS					

The below list of policies and procedures to manage workplace risk are to be referred to by the Project Manager during the all phases of the Project.

System	Management	Safety	Training	Audit
Standard Operating Procedures	Checklists & Review Documentation	Safe Work Prates	Training Records	Review of Procedures and Practices
Policies	Change Management	Safe Work Method Statements		

7.1 Internal Communications

Procedures and other safety information or topics are communicated across the site through the following measures:

Tool box meetings - WHS Toolbox / Safety meetings are mandatory and attended by all personnel. These meetings enable an exchange of information between Site Supervisors, site personnel and where practical the client representative.

Daily pre-start meetings shall be attended by all site personnel, and attendance documented, prior to the commencement of each day's work activities.

Safety Alerts - these are emailed, placed on notice boards or discussed at the above meetings depending on the target audience.

7.2 PPE

PPE required onsite includes the following:

- Steel capped lace up boots
- Long sleeves and long pants
- High visibility vest
- Glasses
- Sun hat
- Sunscreen is available
- Hard hat required when grinders are operational

Item 16.2 / Attachment 3



7.3 Issue resolution

Where an employee has an issue on site, they are to report it to site management. Should the issue not be resolved, the issue should be reported to the General Manager. Should the issue still not be resolved an independent third party can be engaged to resolve the issue. Factors to be considered when resolving an issue area:

- Can the hazard/risk be isolated, or it likely to affect a wider area?
- The number and locate of employees affected
- Can appropriate temporary measures be taken?
- Should monitoring be implemented?
- When can the hazard/risk be corrected permanently?
- Who is responsible for resolving the hazard/risk?

7.4 Accident/Incident/Hazard Reporting

Any accident, incident, near miss or hazard which involves the safety or health of a person or damage to plant, equipment, materials, processes, contractors, members of the public and their property require reporting. This reporting enables the Management team to ensure appropriate prevention, corrective or medical treatment is actioned as soon as practicable.

7.5 Incident Reporting

All odour complaints are to be recorded on an Odour Complaint Investigation, refer Appendix B. All near misses and incidents are to be documented on an Incident Report, refer Appendix C. An investigation into all incidents shall be carried out, the cause identified, corrective action taken, procedures updated and staff informed via toolbox meetings and or direct communication. All incidents shall be investigated by management and reviewed by the General Manager. Incident reports shall form the Incident Register, filed by date. All incidents shall be reported and documented immediately after the initial response and promptly investigated.



8 ENVIRONMENTAL MANAGEMENT CONTROLS

8.1 Dust

Grinding green waste, relocation of materials, traffic movement around site, screening can all produce dust.

Dust shall be managed as follows:

- Internal roads are predominately bitumen, any dirt roads will be maintained to minimise dust
- Roads shall be kept clean as far as practical
- Enforce low speeds enforced for plant and vehicle movement
- Trucks leaving the site shall pass through the wheel wash where necessary
- During grinding and screening, where possible position equipment so dust remains in the working area
- Shut down dusty activities in server conditions
- Enclosed composting shed with negative pressure and air capture
- Minimise storage of mixed materials on-site prior to placing in windrows.
- Maintain compost moisture at around 30 to 40 % prior to screening
- Consider the wind direction and speed, during tasks which produce dust
- Wear eye protection and when required dust masks
- Activities undertaken in enclosed or segregated areas where possible.
- Operators should ensure optimal moisture content of products to minimise dust generation.
- Weather monitoring. In the event that dust management objectives are not being achieved due to weather conditions or other factors, only those activities that do not generate dust will be undertaken. Dust generating activities will be limited during periods of high wind.
- Operators of front end loaders should minimise drop height when handling materials.

8.2 Noise

Noise must not cause environmental nuisance to any sensitive place or commercial place. Noise must not exceed the level outlined in the site EA.

Assured Environmental (2018) conducted a noise impact assessment of the WMI upgrade and relocation, including reviews of previous noise studies, computational modelling and control recommendations to achieve compliance. Overall, the WMI facility is not expected to impact on the amenity of existing and future sensitive receptors in the area nor were noise emissions from the facility expected to present a constraint on the proposed development.

Particular attention should be given to mitigating potential noise impacts for nearby residents on the periphery. Appropriate measures may include:

- minimal to no openings in building walls facing residents
- enclosure or other suitable acoustic treatments for machinery
- placement and screening of outdoor storage and work areas, and
- provision of adequate physical separation and appropriate landscaped treatments including establishing planted buffer areas and acoustic mounds or fencing.

Item 16.2 / Attachment 3



8.3 Litter

Litter shall be collected from the site grounds and perimeter as required.

8.4 Stormwater

- There are two dams on site which serve as catchment for runoff from the green waste area and screening and finished product area.
- The stormwater runoff from disturbed areas, must be retained on site and can only be released after the event where:
 - o beneficial reuse on site is not viable, and
 - o a release is required to maintain the required stormwater retention capacity, and
 - o there are no contaminants present or at concentrations which may cause environmental harm.
- Water monitoring shall be in accordance with the Stormwater Management Plan.
- Under EA Condition G16 any breach must be reported to the administering authority as soon as practicable, or at most within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and subsequent actions undertaken.

8.5 Fauna Management

No staff are permitted to handle any fauna unless authorised. If injured fauna is found the below local wildlife rescue or other wildlife group should be contacted.

Australian Rescue and Rehabilitation of Wildlife Association Inc (ARROW) is a volunteer organisation dedicated to the rescue and rehabilitation of sick, injured and orphaned wildlife.

Rescue hotline 0430 904 415 (24-hours)

Website: www.arrowwildlife.org.au

Other measures to mitigate impacts to fauna include:

- Pre-start checks on screening and mulching plants to ensure no fauna sheltering.
- Ensure slopes of stormwater catchment ponds are not steep and have material to enable fauna escape (rope, stick or rocks up bank to allow fauna grip to climb).

Item 16.2 / Attachment 3



8.6 Weeds Pests and other Biosecurity Risks

Weeds will be managed by:

- Green waste shall be shred promptly upon receipt.
- Compost shall be pasteurised as per AS4454.
- A weed management program to ensure ongoing weed eradication and the ongoing health of the retained vegetation on the northern slopes.
- Weeds shall be managed as required via slashing and or spraying or if a restricted matter under Biosecurity Act in accordance with the recommended method to remove and destroy.
- Weekly HSE inspections to include visual observation for weeds, staff to be trained in weed identification, particularly for weeds of national significance and restricted matter category weeds.
- Training of operating staff to identify weeds, know the requirements outlined in the Queensland biosecurity manual.
- Any declared weeds or restricted matter category detected onsite are treated/removed as soon as practicable.

Pests and Other biosecurity risks will be managed by:

- No acceptance of any organic material considered to be a biosecurity risk or quarantine waste.
- Waste shall be received directly into tanks or receipt halls. Baiting shall be carried out as required.
- Green waste is mulched promptly upon receipt, and the oldest mulch shall be used as a priority.
- Where food waste is included in green waste/ mulch this will be used as a priority over green waste/mulch without food waste.

Swanbank is within a declared fire ant zone. Staff are to undertake regular checks for their presence. As fire ants are a category 1 restricted pest WMI must report suspected sightings of fire ants on the property to Biosecurity Queensland or face heavy fines. Guidance on identifying fire ants is provided in **Appendix G**.

8.7 Subsidence

Potential maximum subsidence values indicated in the Moreton Geotechnical Report Services (2020) Subsidence Impacts Report for the Bluff Seam workings be catered for in the design of the tank area and maintenance shed, whereas the potential subsidence impacts from the Bergins Seam workings be catered for in the design of the remaining structures e.g. the very large shed.

The potential regional subsidence effects noted above are not expected to restrict the proposed works. However, the following design considerations or alternatives that achieve the same objective should be applied:

- The Moreton Geotechnical Report Services (2020) Subsidence Impacts Report should be supplied to your Engineers for their consideration.
- Methods to minimise the risk of potential subsidence to the estate should also be incorporated into the planning, design and construction phases.

Item 16.2 / Attachment 3



- The composting mixing shed is designed to tolerate some distortion or that the portal frames can be adjusted if or when required.
- Flexible connections are constructed for all underground and aboveground structures.
- Locating and capping, at least of Borehole NS 118, to be carried out prior to the start of construction of the proposed work. Initial work in this regard will however need to establish the current platform level in relation to the original ground level to establish the thickness of any overlying fill. Extensive overfill may preclude the recommendation for further remediation works.
- Recommended measures include redesigning the largest lots to be in the Zone 2 area adjacent to the highway, constructing flexible buried services (e.g. use poly-pipe for water and sewerage supply, install power and telecommunications cables loosely in PVC pipes etc), construct mainly portal frame type buildings (with flexible cladding) that can be releveled if or when required etc.
- Risk minimisation strategies however assume that concrete slabs can be resurfaced or replaced in the event that any tilting or rotations of slabs become problematic.
- An intrusive site investigation is required to determine the feasibility for removing Lot 123 from the EMR. If it is not feasible to remove the Lot from the EMR and the site has contaminant concentrations acceptable for the proposed landuse, a Site Management Plan (SMP), approval by EHP would be required.

8.8 Land

8.8.1 UXO

A formal UXO Technical Assessment by Lambert & REibein in 2015 found the property has a “slight” risk for UXO contamination zones, as such the following is recommended:

- a minimum 10% area UXO technical assessment in order to obtain (if present) evidence of High Explosive (HE) munitions impacts and detonation is recommended.

This evidence is typically in the form of fragmentation, fuses, driving bands etc. that would confirm the site has been impacted by HE munitions.

If UXO were encountered during any future re-development works, an individual should not touch or disturb the object;

- take action, where appropriate, to prevent it being disturbed by another person
- note its approximate dimensions and general appearance; -
- note the route to its location; and -
- advise the Police as soon as possible.

This evidence would then be forensically examined to determine the type of HE munitions.



8.8.2 Land Contamination and Chemical Management

The following measures may be implemented to reduce the risk of contaminating soils, groundwater and surface waters:

- Waste Acceptance procedure and risk assessment
- Asset maintenance program
- Routine inspections of leachate collection tank
- Routine water quality testing in accordance with stormwater management plan and REMP to ensure it is suitable for intended reuse purpose.

To ensure the handling and use of chemicals onsite do not cause contamination the following measures may be applied:

- Spill response procedure
- ChemAlert system
- SWMS on herbicide application, emulsion usage, handling and line marking.
- SWMS on emulsion usage and handling
- Trained operators with spill kit training and spill kits in close proximity - in vehicles
- Spill containment systems (e.g. curbing, graded surfaces) in place for the dispensing area
- Compost processing testing to ensure stage completion and product stable.

Item 16.2 / Attachment 3





9 COMPLIANCE

9.1 Complaints

Should WMI receive a complaint regarding odour from the complainant directly, from Council, DES, the DES Task Force or other source an Odour Investigation Report will be completed, refer **Appendix C**

Should WMI receive a complaint for dust, noise, litter or stormwater etc, directly, from Council, DES, the DES Task Force or another source an Incident Report shall be completed, refer **Appendix D**

Where WMI identifies an incident the above shall apply. An investigation into the source and cause of the complaint will be conducted, corrective actions shall be taken, procedures updated and outcomes reported to the relevant regulators.

9.2 Daily, weekly and monthly checks

Daily, weekly, and monthly site checks will be established during commissioning and will include perimeter checks, weeds, erosion, litter, flashing lights, odour etc refer **Appendix A** for an example.

9.3 Internal audits

To be established during commissioning and will include amenities, compliance with approval conditions and legislative requirements and analysis etc.

9.4 Internal review

This Plan shall be reviewed annually, between August and November along with procedures and forms linked to this Plan i.e., Incident reports, Training matrix. This will ensure the Plan is up to date, continuous improvement and corrective actions have been incorporated and training is monitored.

9.5 Document records and control

The following environmental records will be retained for the period specified in the Project Manual:

- legislative updates
- licences and permits
- training and induction activities
- monitoring results
- details of non-conformances and corrective/preventive actions/improvements
- incident or complaints reports
- results of environmental audits
- results of management reviews
- inspection, calibration and maintenance activities
- records of hazardous material waste sent for off-site disposal
- correspondence

Item 16.2 / Attachment 3



All information and records required by the conditions of the EA must be kept for a minimum of five years except for environmental monitoring results which must be kept until surrender of this environmental authority. All information and records required by the conditions of the EA must be provided to DES upon request and in the format requested.

9.6 External Reporting

External reporting requirement to be met are:

1. Reporting of waste returns to Department of Environment and Science (DES) (mandatory requirement: quarterly)
2. Annual return and compliance review submitted to DES under the Environmental Authority.

9.7 External Notification Obligations

There are a number of legislative requirements to notify of events , those relevant to WMI operations include:

- Environmental incidents resulting in potential or actual material or serious harm Table 1 details the reporting requirements.
- Any breach of a condition of this environmental authority must be reported to the DES as soon as practicable, or at most, within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions undertaken.



11 EMERGENCY PROCEDURES

In the event of an emergency, stop and assess the situation. Where is it safe, assist others. Contact management for direction and support. Follow their guidance and remain calm.

WMI will co-operate completely with the emergency services when onsite. Always advise WMI General Manager of an emergency as soon as possible after the initial response.

In the event of an injury:

- Provide first aid, take the worker to your nominated doctor or call an ambulance on 000 as appropriate
- Ensure the injured seeks appropriate medical attention
- If you are injured at work, you will need to be cleared by a doctor to return to work, please work with your manager to achieve this
- Notify WorkSafe if serious injury (to head, eyes, amputation, burns, spinal, loss of bodily function, serious lacerations medical treatment within 48 hours of exposure to a substance) or death
- Should the company receive a WorkSafe Workers Injury Claim Form
 - o Refer to WorkSafe's What to do if a worker is injured guide
 - o Request a Certificate of capacity
 - o Send Part A and B of the Workers Injury Claim Form to your agent
 - o Complete the Employer Injury Claim Form and submit to agent
 - o Maintain daily contact (where possible) with the injured worker
 - o Develop a Return to Work Plan
- As per WMI, workers will be returned to work as soon as possible on alternative duties where required

In the event of machinery fire:

- Where safe move away from green waste compost
- Stop the machine and exit
- Use the fire extinguisher or hoses to extinguish
- If unable to control the fire, the General Manager will call the fire brigade on 000
- Restrict public access
- Follow the Incident Reporting Procedure

In the event of a mulch/compost smoulder:

- Prepare source of water (water truck or hose)
- Restrict public access
- Break down the pile with a loader or excavator slowly so as not to inflame the smoulder
- **Do not walk excavator onto of the pile**
- Apply water as the pile is broken down
- Reduce the pile to half height
- Continue to apply water till soaked
- Once deemed safe, turn the pile while monitoring for hot spots
- Apply water where required

Item 16.2 / Attachment 3



- Monitor the piles temperature daily until safe
- Review pile temperatures and turning regime to identify the system breakdown which caused the smoulder
- Follow the Incident Reporting Procedure

In the event of a mulch/compost fire:

- Soak the fire with water where safe to do so
- Move nearby material away where safe to do so
- Restrict public access
- Break down the pile with a loader or excavator slowly so as not to inflame the smoulder
- **Do not walk excavator onto of the pile**
- Apply water as the pile is broken down
- Reduce the pile to half height
- Continue to apply water till soaked
- If unable to control and where deemed appropriate the General Manager shall call the fire brigade on 000 and follow their directions
- Otherwise, once deemed safe, turn the pile while monitoring for hot spots
- Apply water where required
- Monitor the piles temperature daily until safe
- Review pile temperatures and turning regime to identify the system breakdown which caused the smoulder
- Follow the Incident Reporting Procedure

In the event of a hydraulic fluid spill from a machine:

- Stop the machine
- Stop the leak / flow of liquid form the machine
- Contain the spill to the immediate area
- Contact an operator on the 2-way to bring sand to the area
- Place enough sand on the spill to completely cover
- Dig up the affected area and dispose of appropriately
- Follow the Incident Reporting Procedure

Within the Biogas Facility ?

11.1 Evacuation Plan

The Facility may need to be evacuated for a number of reasons. The order to evacuate will be given by the Facility Supervisor. However, if personnel believe themselves to be in danger they have the right to evacuate the premise at any time. Upon receiving the evacuation order personnel should:

- Turn off any plant equipment currently in use;
- Ensure all non-personnel in the area have evacuated;
- Proceed to a muster point which is at staff carpark; and
- Facility Supervisor to make sure that all personnel have evacuated the Facility before providing further instructions.



Appendix A – Supplier feedstock assessment form

All waste must comply with the latest revision of Department of Environment and Science Protection Guideline: Open windrow composting under Environmentally Relevant Activity 53 Compost and soil conditioner manufacturing EM1138.

Permitted wastes include:

- Fish processing waste
- Abattoir waste
- Animal manure
- Poultry waste
- Grease trap waste
- Food and food processing waste
- Vegetable matter
- Biosolids
- Substances used for manufacturing fertiliser for agricultural, horticultural or garden use
- Carboard
- Potting mix
- Green waste / mulch
- Stormwater

Unacceptable wastes include:

- Unidentified or contaminated material
- Organic Chemicals (e.g., chlorinated hydrocarbons, mineral oil, lubricating greases, pesticides, tars).
- PFAS chemicals
- Clinical and medical waste
- Sewer grit and rubble
- Cement slurry
- Dyes

Should you be unsure about the nature of the material being delivered, please contact WMI site management on 07 3801 8913 for clarification on acceptable and unacceptable wastes.

All loads shall be delivered as follows:

- In a seal vessel or container
- Accompanied by a Waste Transport Certificate with parts 1 and 2 complete
- Waste is to be categorised as per the Waste Tracking Guideline Waste Category and Code.
- The driver shall have knowledge of the waste material classification and volume. Non-permitted wastes will be rejected. All costs associated with rejection will be undertaken by the relevant transporter. A non-conformance report will be raised with corrective actions required to be undertaken by the supplier.

For all new waste types or waste sources/suppliers, please complete the form below and forward to WMI for review along with the required analysis. All new waste approved for receival onsite will be done so on a trial basis. Wastes identified during the trial as particularly odourous shall need to be discontinued.

Item 16.2 / Attachment 3



Waste source and contact details (Licence requirement):	
Waste description/process by-product:	
Waste Code:	
Are any unacceptable wastes materials or contaminants present?	
Typical frequency of delivery and volume, monthly:	
Does the delivery vehicle get washed out prior to filling? If not, what is the potential for contamination of loads being delivered?	

Please provide a typical analysis of the waste including the following analytes as per the nominated units of measure:

Analyte	Units
Petroleum hydrocarbons (C6 – C40)	Mg/kg
Benzene, toluene, ethyl benzene, xylene (BTEX)	Mg/kg
Polycyclic aromatic hydrocarbons (PAH)	Mg/kg
Organochlorine pesticides (OC)	Mg/kg
Polychlorinated biphenyls (PCB)	Mg/kg
Volatile organic compounds (VOC)	Mg/kg
Metals (As, B, Cd, Cr, Cu, Pb, Hg, Mo, Ni, Se, Zn)	Mg/kg
pH	Units
Electrical Conductivity	ds/m
Per and poly-fluoroalkyl substances via total oxidisable precursor analysis (PFAS TOPA)	Ug/L
Total organic carbon	Mg/kg
Total nitrogen	Mg/kg
Total solids	Mg/kg

WMI completion

Analysis received from supplier: YES | NO
Waste accepted for trial receipt: YES | NO



Appendix B – Biofilter Checks and Maintenance

Continuous checks on the pressure reading.

- Any sudden increase in pressure should be investigated and its cause determined. Excessive moisture in the biofilter beds is a likely cause. This can be managed by decreasing the frequency of the drip irrigation system.

Daily biofilter management procedure is as follows:

- Inspect the biofilter system and check that the fan is running and the humidification system is operating.
- Check the drainage sumps, particularly the delivery from the drains. This should be a steady, fast drip or dribble. Too little suggests insufficient irrigation and too much suggests over-irrigation.
- Check the temperature of the foul air stream into the biofilters (post-fan).
- Check the under-bed pressure in the inlet air distribution chambers.
- Check above each bed and downwind for any odours. Check the surface of the medium for dry patches and adjust watering regime if necessary. Particularly note any odours or dry areas around the walls. Log any adverse results.
- Identify any areas where odour and/or short-circuiting may be occurring and rectify as required.

Weekly biofilter management procedure is as follows:

- Check and record the back-pressure into the biofilter, as indicated by the fixed pressure gauges at the end of the inlet chambers. It is desirable that the backpressures be graphed, as to demonstrate any sudden changes that may have occurred from the previous operating period. This gives assistance when the six-monthly checks are carried out. A gradual falling in back pressure may indicate that the beds are drying out. A sudden increase indicates overwatering or accumulation of water in the plenum, while a gradual increase over a period of years indicates normal bed consolidation.
- Inspect the top surface of the biofilters. Remove any weeds. If the problem is persistent the use of a light surface spray of herbicide is acceptable (e.g. Roundup). Check for any dry spots. If these occur, water well with a hand hose or sprinkler and consolidate the area by tramping. These are most likely at the inlet chamber/medium interface. During filling these areas were filled a little higher and given extra tramping to consolidate. In the event that any problems develop it may be necessary to spread extra compost and compact well.
- Inspect the action of the irrigation drippers. Check that the surface of the beds is uniformly moist and that all drippers are free from blockages. Adjust irrigation timer if necessary.
- Check that negative pressures are been maintained within the foul air collection systems, by observing process air capture at the extremities of the system.

Monthly biofilter management procedure is as follows:

- Measure and record the foul airflow to the biofilters. Check against set-point airflow to determine whether the air capture system is operating effectively.
- Assess the air distribution between each of the biofilter cells, by observing the steamy outflow from the surface of the cells. This is best done in the early morning.
- Check and record the relative humidity and temperature in the foul airstream into the biofilter, using either a combined anemometer/RH meter or a wet/dry bulb thermometer system. Investigate reasons for lower than desirable RH if present. Check the operation of the spray humidification system.
- Check the moisture of the biofilter beds. This can best be done by digging to a depth of at least 300mm and observing the condition of the medium. If dry areas are evident the surface drip irrigation system should be adjusted to increase irrigation times.



Appendix C – Example of Routine Site Checks

Daily Checks

Date:

Performed by:

Item	Yes / No	Comments/Task
Is fly away litter observable		
Can odour be detected beyond the boundary		
Odour detected at biofilter 1		
Odour detected at biofilter 2		
Odour detected at biofilter 3		
Is air borne dust present		
Is surface water running off the site boundary		
Nuisance noise detected		
Is green waste / mulch contamination unusual / high		
Are spills or surface contamination present		
Chemicals being stored in bunds or defined storage area		
Is anything burning		
Are pests or vermin present onsite		

Item 16.2 / Attachment 3



Weekly Checks

Date:

Performed by:

Item	Comments/Task
Condition/levels of stormwater sumps/pumps	
Condition of stormwater ponds	
Condition of onsite GW bores	
Condition of sheds	
Condition of plant	
Function of flashing lights/beepers	
Conditions of weeds and vegetation	
Condition of generator and flare	
Condition of forced aeration system	
Are weeds present on biofilters	
Are there gaps/cracks in the biofilter media	
Spills kits near chemicals and stocked	

Monthly Checks

Date:

Performed by:

Item	Comments/Task
Biofilter pH	
Biofilter moisture	
Biofilter temperature	
Monthly monitoring of biofilter physical parameters (air humidity, air temperature and bed moisture) is to be undertaken according to the Biofilter Design & Management Plan.	
Active check for fire ants completed	

Item 16.2 / Attachment 3



Item 16.2 / Attachment 3



Appendix A - Odour Investigation Report

Date and time of the complaint:

Date and Time the complaint was received:

Name and Contact details of the complainant:

Nature of complaint:

Description of the odour:

Wind direction at the time of the complaint:

Investigation undertaken

Carried out on the	
Odour Abatement website	
WMI Weather station records	
Feedstocks receive (type, when and actions)	
Other operations being carried out at the time of the complaint	
Odour detected upwind of the site	
Odour detected downwind of the site	
Odour detected at the complainant's location by WMI	
Odour matching the description detected onsite	
Are the details, description and wind direction at the time of the odour complaint consistent with WMI operations?	

Conclusion Formed:

Action Taken:

Completed by:



Appendix B – Incident Report

Incident report and investigation

-Staff to complete-

<input type="checkbox"/>	Incident
<input type="checkbox"/>	Injury

<input type="checkbox"/>	Near Miss
<input type="checkbox"/>	Spill

<input type="checkbox"/>	Hazard
<input type="checkbox"/>	Water pollution

Date of Incident ____/____/____ Time of Incident ____:____ Site _____

Date notified to Supervisor ____/____/____ Time notified to Supervisor ____:____

Notified who _____ Incident Report Completed by _____

Report submitted to _____ Injury register completed Y / N

Incident description

Cause of incident (use back if needed)

Nature of injury (if any)

Actions taken and required (fix loader, replace items in first aid kit)

Spills – type, quality and affected area. Did the spill enter a waterway? Was the spill kit used?

Staff, witness or customers involved

Name: _____ Phone _____

Name: _____ Phone _____

Comments

Item 16.2 / Attachment 3



-Management to complete in conjunction with staff-

Incident investigation (including cause, circumstances and contributing factors – operator error, procedure not followed, no procedure/JSEA)

Date of Investigation: ____/____/____ Time of Investigation: ____:____ Name _____

Measures that were in place to prevent this type of incident

Measures and procedures developed to prevent re-occurrence

Submitted to General Manager on ____/____/____ Submitted by _____

Does this Incident Require Reporting to WorkSafe: Y / N Date submitted: ____/____/____

Submitted to Work cover by: _____ Time ____:____

Submitted to Managing Director on ____/____/____ Submitted by _____

Signed: _____ Managing Director

Further comments



Appendix E -Fire Ant Identification and Check Record



What to look for

- Small ants (2–6mm) that vary in size within the one nest and are copper brown in colour with a darker abdomen.
- Ants that exhibit aggressive behaviour when disturbed.
- Nests that are mounds of loose soil with no obvious entry or exit holes.

Watch the [fire ant identification video](#) to know what to look for.

Materials most likely to spread fire ants

Materials that can spread fire ants are known as [fire ant carriers](#). There are restrictions on the movement of these materials within fire ant biosecurity zones. Fire ant carriers include:

- soil (e.g. fill, clay, scrapings, and any material removed from the ground at a site where earthworks are being carried out)
- mulch
- animal manures
- baled hay or straw
- potted plants
- turf
- mining or quarry products
- composted materials.

Fire ant nests

Fire ant nests have no obvious entry or exit holes.

Nests often appear as dome-shaped mounds, but these mounds are not always easily identifiable. They can be up to 40cm high, but may also be flat and look like a small patch of disturbed soil. They are usually found in open areas such as lawns and pastures, and along roadsides and unused cropland.

Item 16.2 / Attachment 3



Nests can also be found next to or under other objects on the ground, such as timber, logs, rocks, pavers or bricks. Look near pots or any areas of disturbed ground as well as:

- in pot plants on the ground
- in stores of topsoil, mulch and potting mixes
- under landscape materials (e.g. logs, stones)
- under timber or pallets on the ground
- adjacent to buildings and other structures
- in untidy or overgrown areas
- near areas of permanent water (e.g. the banks of dams, rivers, ponds, aquaculture containers)
- tufts of grass in open areas, where the soil is built up around the tufts.

Conducting fire ant surveillance

Follow these steps when conducting fire ant surveillance.

- Ensure you wear appropriate personal protective equipment such as boots and gloves.
- Before moving a fire ant carrier or excavating at an earthworks site, examine the fire ant carrier or site for excavation, and adjacent areas on the site, for signs of fire ant nests.
- If you find a suspect ant or nest, use a long rod or stick and gently prod the nest, and inspect any ants present. Take care not to overly disturb the nest.
- Call Biosecurity Queensland on **13 25 23** if you have found ants you suspect are fire ants.
- If you find fire ants on your commercial site, Biosecurity Queensland will work with you to ensure that your business activities can continue without the risk of further spread of fire ants.

Our Reference 3827/2019/CA
Contact Officer Sandeep Nanjappa
Telephone (07) 3810 7267



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

APPLICANT DETAILS

Applicant name: Wood Mulching Industries Pty Ltd C/- Ethos Urban Pty Ltd

APPLICATION DETAILS

Application number: 3827/2019/CA

Application type: Reconfiguring a Lot and Material Change of Use

Approval sought: Development Permit

Description of proposed development:

Combined Approval for:

- § Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot;
- § Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
- § Material Change of Use for Waste Activity (Biogas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening);
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and
- § Material Change of Use for Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

Level of Assessment: Impact

SITE DETAILS

Street address: 7006 Unnamed Road, SWANBANK QLD 4306
Lot 6 Unnamed Road, SWANBANK QLD 4306 (for access purposes)

Real property description: Lot 402 SP 283238, Lot 6 SP 196914

DECISION

Date of decision: XX March 2022

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 relevant Assessment Benchmarks applicable to the development, or resolved a conflict between the benchmarks, or resolved a conflict between the benchmarks and a referral agency's response.
- 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 3, division 3 – Clearing native vegetation Part 5, division 3 – Environmentally Relevant Activities Part 18 – Urban Design
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) Urban Areas Code (Part 4) Regionally Significant Business and Industry Areas Code (Part 6) Development Constraints Overlays Code (Part 11, division 4) Vegetation Management Code (Part 12, division 4) Reconfiguring a Lot Code (Part 12, division 5) 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 Implementation Guideline No. 13 Provision of Electricity, Driveways and Crossovers, Footpaths, Kerb and Channel Implementation Guideline No. 24 Stormwater Management Implementation Guideline No. 28 Dispersive Soil Management
Temporary Local Planning Instrument	Temporary Local Planning Instrument (TLPI) No. 1 of 2020 (Waste Activity Regulation) - Swanbank / New Chum Waste Activity Area

3. Compliance with Benchmarks

The application was found to comply with the assessment benchmarks applying to the development.

4. Relevant matters

Relevant matter	Given regard to
Planning Regulation 2017, Schedule 10	Part 3, division 3 – Clearing native vegetation Part 5, division 3 – Environmentally Relevant Activities Part 18 – Urban Design
Planning Regulation 2017, s31(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s31(1)(g)	the common material.

5. Other Relevant Matters for development subject to impact assessment

Not applicable.

6. Matters raised in submissions for development subject to impact assessment

The following is a description of the matters raised in any submissions and how they were dealt with:

Matter raised	How matters were dealt with in reaching a decision
Odour from the green waste recycling businesses in Swanbank area are continually impacting people's lives (like enjoying outdoors, hanging out washing, and opening up their homes in the hotter months, having visitors etc) and potentially exposing residents of Ripley and surrounding area to other harms. Residents do not want more companies adding to odour issues that Council and the State Government are struggling to control.	The proposal to modify the existing outdoor composting operation to an enclosed operation (<i>with receipt, screening and finished product stockpiles being outdoors</i>), will result in a significant improvement in odour nuisance at nearby residential areas. Council's Environmental Planners have advised that the proposed Compost Manufacturing facility and Bio-Gas facility which is a change/expansion to the existing Waste Activity Use (pursuant to 4335/2011/MAMC/D), can achieve an improved amenity, environmental or community outcome to the current operation,

	subject to compliance with the terms and conditions of Environmental Authority P-EA-100119834 dated 4 February 2022 issued by DES for the subject proposal. A condition has been included in the recommendation requiring compliance with the site's Environmental Authority (EA) Permits issued by DES that includes specific conditions/requirements to appropriately manage air quality (odour and dust).
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RA6-N



SARA reference: 1911-14304 SRA
Council reference: 3827/2019/CA

11 February 2022

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

Dear Sir/Madam

SARA response—7006 Unnamed Road, Swanbank; Centenary Motorway, Swanbank

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 11 December 2019.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	11 February 2022
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	<p>Material Change of Use for Waste Activity (Biogas Facility) and associated Major Utility (Electricity/Gas Generation); Waste Activity (Enclosed Compost Manufacturing and Unenclosed Compost Manufacturing) and Environmentally Relevant Activities (ERA)</p> <ul style="list-style-type: none">• Stage 1: Enclosed windrow composting<ul style="list-style-type: none">o ERA 54 (1) – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only.o ERA 53 (a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic
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Item 16.2 / Attachment 5

1911-14304 SRA

- material in a year by composting the organic material.
 - o ERA 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening)
 - Stage 2: Anaerobic digester
 - o ERA 53 (b) – Organic material processing consisting of operating a facility for processing by way of composting
- Reconfiguring a lot for one lot into two lots, one balance lot, new road and access easement.

SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 5, Division 4, Table 2 (Planning Regulation 2017) – environmental relevant activities (non-devolved environmentally relevant activities)
	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – Infrastructure related referral - State transport infrastructure generally
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 and Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot near a State controlled road
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot that is a future State transport corridor
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) – State transport corridors and future State transport corridors: material change of use of premises near a State corridor or that is a future State transport corridor
SARA reference:	1911-14304 SRA
Assessment Manager:	Ipswich City Council
Street address:	7006 Unnamed Road, Swanbank; Centenary Motorway, Swanbank
Real property description:	Lot 402 on SP283238 Lot 6 on SP196914
Applicant name:	Wood Mulching Industries Pty Ltd c/- Ethos Urban
Applicant contact details:	Level 4, 215 Adelaide Street Brisbane QLD 4000 KGrainger@ethosurban.com
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"> • Approved • Reference: P-EA-100119834 • Effective date: 4 February 2022 • Prescribed environmentally relevant activity (ERA): <ul style="list-style-type: none"> o ERA 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening) o ERA 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of

1911-14304 SRA

- o organic material in a year by composting the organic material
- o ERA 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion
- o ERA 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

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: www.des.qld.gov.au

Representations

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 (s.30 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.

For further information please contact Rebecca Carpenter, Principal Planner, on 07 3452 7477 or via email DAAT@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Steve Conner
Executive Director

cc Wood Mulching Industries Pty Ltd c/- Ethos Urban, KGrainger@ethosurban.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications
Attachment 6 – Signed Environmental Authority

Attachment 1—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
Development permit for Material change of use		
The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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):		
1.	The development must be carried out generally in accordance with the Proposed site plan, prepared by Ethos Urban, dated 06/09/2021, drawing no A-1.1, issue P4, as amended in red by SARA.	At all times
Development permit for Material change of use		
The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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):		
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the future railway corridor. (b) Any works on the land must not: i. create any new discharge points for stormwater runoff onto the future railway corridor ii. interfere with and/or cause damage to the future railway corridor iii. surcharge any existing culvert or drain on the future railway corridor iv. reduce the quality of stormwater discharge onto the future railway corridor v. impede or interfere with hydraulic conveyance or overland flow paths.	a) and b) at all times
Development permit for Reconfiguring a lot		
The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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):		
3.	The development must be carried out generally in accordance with the Proposed Reconfiguration Plan by Ethos Urban Pty Ltd, dated 18/05/2021, drawing reference 7190243 A-1.1, issue P1, as amended in red by SARA.	Prior to submitting the Plan of Survey to the local government for approval.
4.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the future railway corridor. (b) Any works on the land must not:	a) and b) at all times

Item 16.2 / Attachment 5

1911-14304 SRA

	<ul style="list-style-type: none">i. create any new discharge points for stormwater runoff onto the future railway corridorii. interfere with and/or cause damage to the future railway corridoriii. surcharge any existing culvert or drain on the future railway corridoriv. reduce the quality of stormwater discharge onto the future railway corridorv. impede or interfere with hydraulic conveyance or overland flow paths.	
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1911-14304 SRA

Attachment 2—Advice to the applicant

General advice	
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 (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.
Future Railway Corridor	
2.	<p>The site, namely, balance lot 406, is impacted on by the Ipswich to Springfield future railway corridor.</p> <p>Further information concerning the Ipswich to Springfield Public Transport Corridor Study is available at: https://www.tmr.qld.gov.au/Projects/Name//Ipswich-to-Springfield-Public-Transport-Corridor-Study.</p> <p>The future railway corridor alignment is available on the Development Assessment Mapping System of the Department of State Development, Manufacturing, Infrastructure and Planning website (available at: https://planning.dsdmip.qld.gov.au/maps) and is also shown on the attached draft property impact plan prepared by the Queensland Government, dated January 2020.</p>

1911-14304 SRA

Attachment 3 — Reasons for referral agency response

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

The reasons for the department's decision are:

- The development achieves compliance with the applicable performance outcomes of State code 1 and 6 of the SDAP as:
 - o the development does not create a safety hazard for users of a state-controlled road, by increasing the likelihood or frequency of fatality or serious injury
 - o the development does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
 - o development does not compromise the state's ability to maintain and operate state-controlled roads
- The development achieves compliance with the applicable performance outcomes of State code 1 of the SDAP as the development does not compromise the state's ability to construct future railways, or significantly increase the cost to construct future railways.
- The development achieves compliance with the applicable performance outcomes of State code 22 of the SDAP as:
 - o it is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
 - o it avoids impacts on matters of state environmental significance, and where avoidance is not reasonably possible, minimise and mitigate impacts, and provide an offset for significant residual impacts where appropriate.

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 [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

1911-14304 SRA

Attachment 4—Change representation provisions

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1911-14304 SRA

Attachment 5—Approved plans and specifications

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1911-14304 SRA

Attachment 6—Signed Environmental Authority

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PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



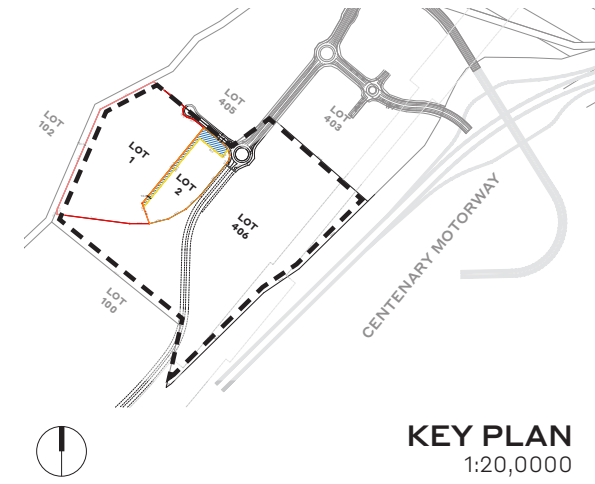
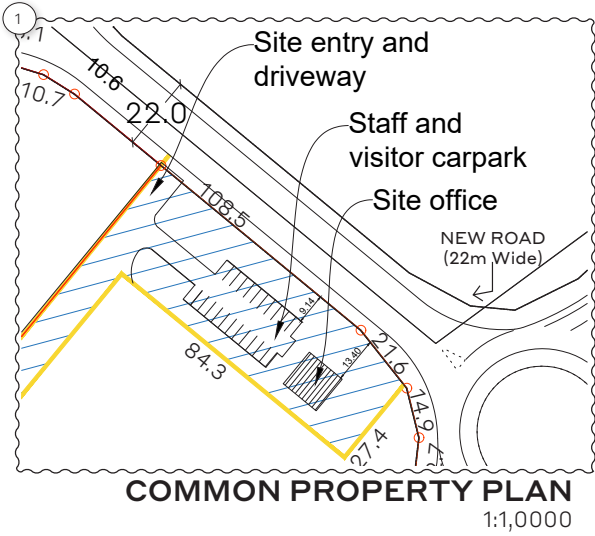
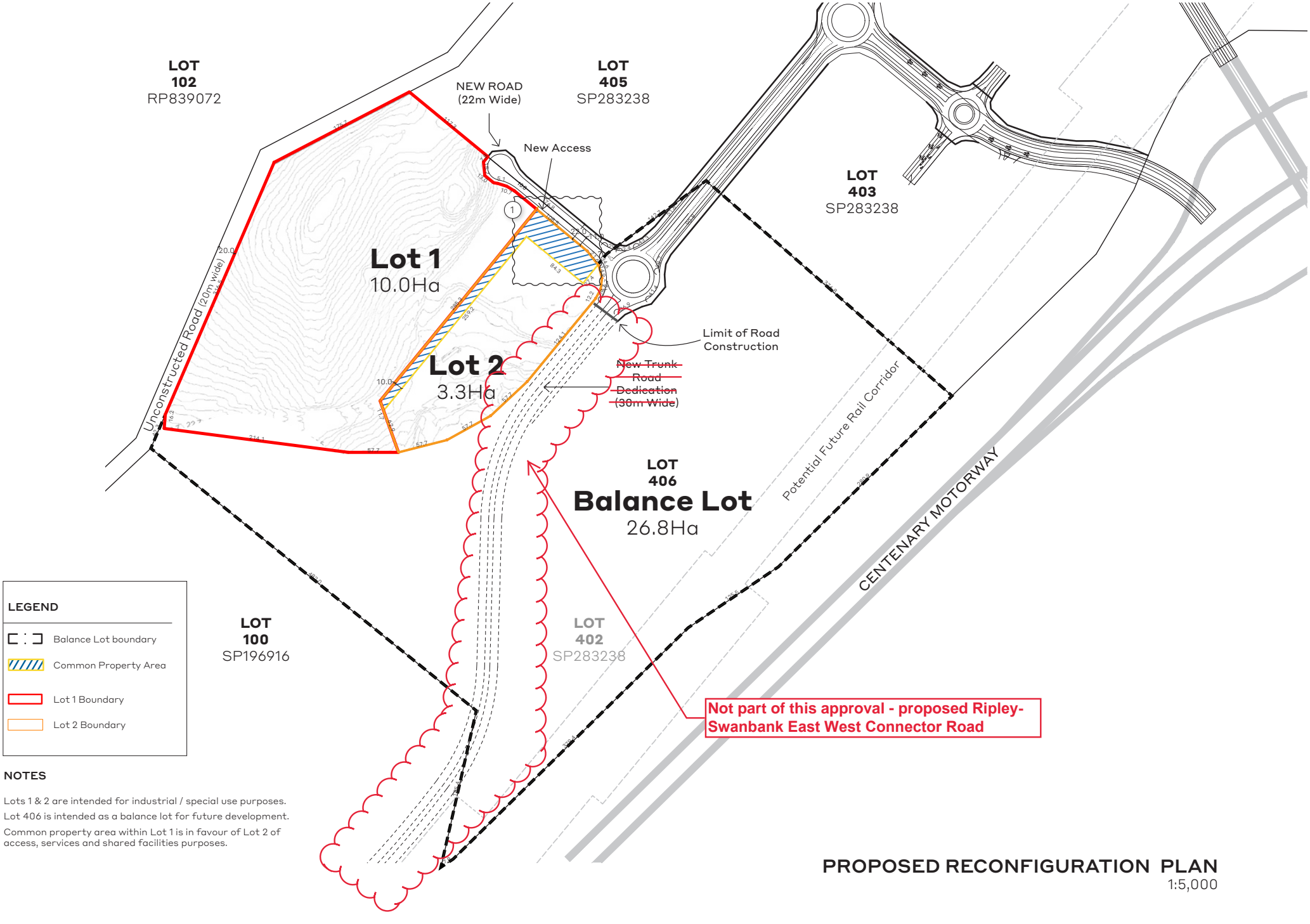
Amended in red by SARA on
11 February 2022

SARA ref:

1911-14304 SRA

Date:

11 February 2022



PROPOSED LOTS		
Lot Description	Approx. Lot Area	Approx. average lot dimensions
PROPOSED LOT 1 Enclosed composting facility	10.0 Ha	Length: 424m Width: 251m
PROPOSED LOT 2 Enclosed biogas facility and common property	3.3 Ha (Common property = 5,688 m²)	Length: 301m Width: 117m
BALANCE LOT	26.8 Ha (New Road area = 2,180 m²)	Varied
TOTAL SITE AREA (TITLE)	40.10 Ha	

DISCLAIMER

This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of the drawings is prohibited. Do not scale this drawing. Use only figured dimensions. Report any discrepancy to the Architect or Urban Designer for clarification prior to the commencement of any work. Areas and dimensions are subject to survey.

**ETHOS
URBAN**

Ethos Urban Pty. Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com
L4/215 Adelaide Street, Brisbane
QLD 4000 t +61 7 3852 1822

LEGEND / NOTES

RP Description:	Lot 402 on SP283238
Local Authority:	Ipswich City Council
Contour Interval	1.0m

NOTES
Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

ISSUE DATE REVISION REVISION BY APPROVED BY PROJECT

P1	18.05.21	Approval	TB	MS	SWANBANK BIOGAS
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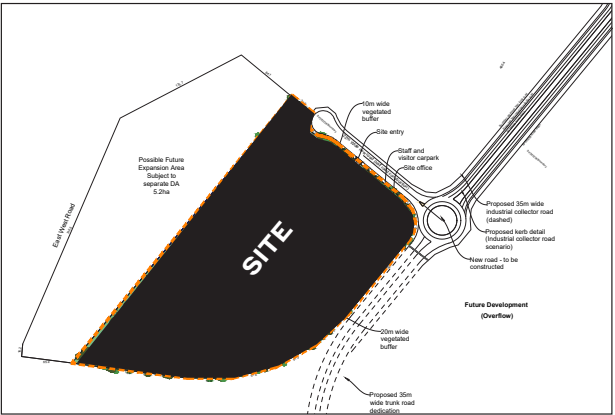
FOR APPROVAL

1:5000 @ A3

DRAWING

**PROPOSED
RECONFIGURATION PLAN** **A-1.1
/P1**

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
7190243	A-1.1	P1	18.05.21	MS



KEY PLAN
Not to scale

NOTES

Subject Lots:	Lot 402 on SP283238
Local Authority:	Ipswich City Council

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

DEVELOPMENT SUMMARY

Description	Value
TOTAL SITE AREA	13.291Ha
POSSIBLE FUTURE EXPANT-ION AREA (SUBJECT TO SEPA-RATE DA)	5.2 Ha
SITE AREA STAGE 1	7.19Ha
SITE AREA STAGE 2	0.9 Ha
TOTAL CAR PARKING SPACES (PROVIDED)	23 spaces

LEGEND

- Proposed site & stage boundaries
- Existing Boundaries (SP283238)
- Proposed road widening for 35m trunk road

DISCLAIMER

This drawing shall only be used for the purpose for which it was commissioned. Unauthorised use of the drawings is prohibited. Do not scale this drawing. Use only figured dimensions. Report any discrepancy to the Urban Designer for clarification prior to the commencement of any work.

ETHOS
URBAN

Ethos Urban Pty, Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com
L4/215 Adelaide Street Brisbane
QLD 4000 t +61 2 3852 1822

ISSUE	DATE	REVISION	REVISION BY	APPROVED BY	LEGEND / NOTES
P1	07.12.20	Issued for Approval	TB	KG	-
P2	08.04.21	Issued for Approval	TB	KG	-
P3	08.05.21	Change of Road Layout	MS	KG	
P4	06.09.21	Amended Areas	MS	KG	

PRELIMINARY

NOT FOR CONSTRUCTION

PROJECT

Enclosed Biogas / Composting Facility



1:2,500 @ A3

0 10 20 40 100m

DRAWING

Proposed Site Plan

A-1.1
/P4

PAGE 1 OF 2

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
718803	A-1.1	P4	06.09.21	MS

Permit

Environmental Protection Act 1994

Environmental authority P-EA-100119834

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

Environmental authority number: P-EA-100119834

Environmental authority takes effect on the date that your related development approval 3827/2019/CA takes effect. Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the effective date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

Environmental authority holder

Name	Registered address
Wood Mulching Industries Pty Ltd	1B/13 Brendan Drive, Nerang QLD 4211

Environmentally relevant activity and location details

Environmentally relevant activities	Location
ERA 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening)	7006 Unnamed Road, Swanbank QLD 4306 – Lot 402/SP283238
ERA 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material	
ERA 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion	
ERA 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only	

Environmental authority P-EA-100119834

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).

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, 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 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.

Environmental authority P-EA-100119834



Signature

4 February 2022

Stacey McLennan

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

Enquiries:

Waste Assessment
Department of Environment and Science
GPO Box 2454, Brisbane QLD 4001
Phone: 1300 130 372
Email: palm@des.qld.gov.au

Privacy statement

Pursuant to section 540 of the EP Act, the Department is required to maintain a register of certain documents and information authorised under the EP Act. A copy of this document will be kept on the public register. The register is available for inspection by members of the public who are able take extracts, or copies of the documents from the register. Documents that are required to be kept on the register are published in their entirety, unless alteration is required by the EP Act. There is no general discretion allowing the Department to withhold documents or information required to be kept on the public register. For more information on the Department's public register, search 'public register' at www.qld.gov.au. For queries about privacy matters please email privacy@des.qld.gov.au or telephone 13 74 68.

Environmental authority P-EA-100119834

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)

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. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access state controlled roads), the Department of Natural Resources, Mines and Energy (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

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.

Environmental authority P-EA-100119834

Conditions of environmental authority

Location: 7006 Unnamed Road, Swanbank QLD 4306 – Lot 402/SP283238

Relevant activities: ERA 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening).

ERA 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material.

ERA 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion.

ERA 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only.

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

Agency Interest: General	
Condition number	Condition
G1	<p>Activities under this environmental authority must be conducted in accordance with the following limitations:</p> <ul style="list-style-type: none"> (a) composting of organic material must only be undertaken in the: <ul style="list-style-type: none"> i. enclosed system specified in <i>Appendix A: Site Plan</i> as Stage 1 Composting Mixing Shed; and ii. enclosed system and in-vessel system specified in <i>Appendix A: Site Plan</i> as Stage 2 Biogas Facility; and (b) activities must only be conducted on an impervious barrier within the designated areas for each activity, as specified in <i>Appendix A: Site Plan</i>; and (c) green waste must only be stored on a hardstand surface; and (d) only organic waste can be received and used in the activities.
G2	Prohibited material or feedstock containing prohibited material must not be used in composting.
G3	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused by the activities.
G4	Any contravention of a condition of this environmental authority must be reported to the administering authority as soon as practicable, and within 24 hours of becoming aware of the contravention.

Environmental authority P-EA-100119834

G5	Records of any contravention of this environmental authority must be made including full details of the contravention, all investigations, and any subsequent actions undertaken.
G6	All records required by the conditions of this environmental authority must be provided to the administering authority upon request by the time and in the format requested.
G7	All information and records required by the conditions of this environmental authority must be kept for a minimum of five years.
G8	<p>All plans required by the conditions of this environmental authority must be:</p> <ul style="list-style-type: none"> (a) Developed and endorsed in writing as being compliant with the conditions of this environmental authority by an appropriately qualified person; and (b) Implemented in accordance with the requirements stated within the plan; and (c) Stay in effect at all times during the carrying out of the activity; and (d) Re-endorsed in writing as being in compliance with the conditions of this environmental authority by an appropriately qualified person following changes to operational processes or in response to corrective actions; and (e) Provided to the administering authority upon request in the time requested.
G9	<p>All testing and monitoring required by the conditions of this environmental authority:</p> <ul style="list-style-type: none"> (a) Must be carried out in the manner specified by this environmental authority; and (b) Must be carried out on samples that are representative of the material being tested; and (c) Must be carried out using monitoring devices that are calibrated and maintained according to the manufacturers' specifications; and (d) Must be carried out, interpreted and recorded by an appropriately qualified person; and (e) For finished compost monitoring required by condition G28, must be carried out in accordance with the test methods listed for the relevant parameters in AS 4454:2012 (Composts, soil conditioners and mulches) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and (f) For determining odour emissions from an air filtration system, and for taking odour measurements in the ducts or stack of an air filtration system, must be carried out in accordance with the test methods in AS 4323.1:1995 (Stationary source emissions Selection of sampling positions) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and (g) For odour concentration, analysed from air samples from the ducts or stack of an air filtration system in accordance with AS 4323.3:2001 (Stationary source emissions – Part 3: Determination of odour concentration by dynamic olfactometry) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and

Environmental authority P-EA-100119834

	<p>(h) For PFAS monitoring must:</p> <ul style="list-style-type: none"> i. use analysis techniques that achieve lowest practicable limits of reporting (LOR <0.5 µg/kg solids; LOR <0.001 µg/L for liquids) and maximise extraction of PFAS from samples; and ii. comply with recommendations in the PFAS National Environmental Management Plan (NEMP)¹ Version 2.0 or more recent editions adopted by the Queensland Government; and iii. incorporate paired standard and Total Oxidisable Precursor (TOP) Assay analysis to determine PFAS concentrations and must include at least: <ul style="list-style-type: none"> (A) Perfluoroalkyl carboxylic acids (C4-C14); and (B) Perfluoroalkyl sulfonic acids (C4-C10); and (C) Perfluoroalkane sulfonamides (C8); and (D) Perfluoroalkane sulfonamido acetic acids (FASAAAs) (C8 perfluoro); and (E) N-alkyl perfluoroalkane sulfonamido acetic acids (MeFASAAAs, EtFASAAAs) (C8 perfluoro); and (F) n:2 Fluorotelomer sulfonic acids (n= 4, 6, 8 & 10); and iv. incorporate quality assurance checks for Total Oxidisable Precursor (TOP) Assay²; and v. give due regard to any advice from the administering authority concerning improvements in analysis techniques for the waste types accepted.
G10	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) certification, or an equivalent certification, for such analyses. The only exception to this condition is for in-situ monitoring of pH, dissolved oxygen, electrical conductivity, and turbidity.
G11	Chemicals and fuels in containers of greater than 15 litres capacity must be stored within a secondary containment system.
G12	<p>A weather station must be installed, operated, calibrated and maintained on site which continuously and electronically records:</p> <ul style="list-style-type: none"> (a) Rainfall (mm/day); and (b) Wind speed (km/hour); and (c) Wind direction (cardinal direction, e.g. north-easterly); and (d) Air temperature (degrees Celsius); and

¹ The PFAS NEMP is available online on the Australian Government Department of Agriculture, Water and Environment website at <https://www.environment.gov.au/>

² Refer to recommendations in the Australasian Land & Groundwater Association (ALGA) funded TOP Assay reliability study (Ventia 2019). Ventia (2019) Improving Measurement Reliability of the PFAS TOP Assay. Australasian Land and Groundwater Association Report 20 June 2019, 1-96pp

Environmental authority P-EA-100119834

	(e) Relative humidity (%).
G13	<p>The weather station required by condition G12 must be installed and operated in compliance with the Australian/New Zealand Standards:</p> <ul style="list-style-type: none"> (a) AS/NZS 3580.1.1: 2016 (Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and (b) AS 3580.14:2014 (Methods for sampling and analysis of ambient air – Meteorological monitoring for ambient air) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard.
G14	<p>A visible and legible sign must be located on the front fence or adjacent to the entrance of the site stating:</p> <ul style="list-style-type: none"> (a) Words to the effect 'To contact the operator of this facility please refer all communication via the following contact details;' and (b) The name of the environmental authority holder; and (c) A business hours and after hours telephone number; and (d) An email address for the environmental authority holder.
G15	<p>The following details must be recorded for all environmental complaints received:</p> <ul style="list-style-type: none"> (a) Date and time the complaint was received; and (b) If authorised by the person making the complaint, their name and contact details; and (c) Nature and details of the complaint including date and time the complaint was received; and (d) Investigations carried out in response to the complaint as required by G16; and (e) The results of investigations; and (f) Measures taken under G17.
G16	<p>An investigation must be undertaken into all environmental complaints within 5 business days of receiving the complaint, or a longer period agreed to in writing by the administering authority to determine:</p> <ul style="list-style-type: none"> (a) The potential circumstances and actions on site that may have contributed to the basis of the complaint; and (b) Reasonable measures that could be implemented to address the basis of the complaint.
G17	<p>Measures identified under G16(b) must be taken within:</p> <ul style="list-style-type: none"> (a) Four weeks of the investigation required by G16 being finalised; or (b) A longer period agreed to in writing by the administering authority.

Environmental authority P-EA-100119834

G18	<p>Written procedures must be developed and documented upon commencement of the activity that:</p> <ul style="list-style-type: none">(a) Identify all potential risks to the environment from the activity, including during and outside routine operations, during closure and in an emergency (e.g., fire); and(b) Identify measures to prevent or minimise the potential for environmental harm for each of the potential risks identified; and(c) Establish an inspection and maintenance program for plant and equipment including calibration and servicing that is in accordance with manufacturer's instructions; and(d) Establish a staff training program on obligations under this environmental authority and the <i>Environmental Protection Act 1994</i> to be conducted as part of staff inductions and that training be completed at least annually; and(e) Establish processes to review environmental risks, incidents, performance and complaints.
G19	<p>Written procedures required by condition G18 must be:</p> <ul style="list-style-type: none">(a) Implemented; and(b) Reviewed at least annually; and(c) Provided to the administering authority upon request at the time and in the format requested.
G20	<p>Plant and equipment necessary to comply with the conditions of this environmental authority must be installed, operated and maintained:</p> <ul style="list-style-type: none">(a) in a proper and effective manner; and(b) in accordance with any written procedures developed under condition G18 for the plant and equipment
G21	<p>Records must be kept of all persons trained under condition G18(d) and the date they received the training.</p>

Environmental authority P-EA-100119834

G22	<p>A Feedstock Management Plan must be developed prior to the commencement of the activity, which includes:</p> <ul style="list-style-type: none"> (a) Methods for characterising all feedstock and determining its odour rating by reference to: <ul style="list-style-type: none"> i. “Odour Rating” in Schedule 1—Odour: <i>Table 1 – Odour rating of composting feedstock</i>; or ii. If the feedstock is not listed in Schedule 1—Odour: <i>Table 1 – Odour rating of composting feedstock</i>, methods to assess the odour potential of the feedstock into one of the following categories taking account of the feedstock’s intensity and hedonic tone, including unpleasantness at time of receipt and during composting: <ul style="list-style-type: none"> (A) None (B) Low; (C) Medium; (D) High; (E) Very High. (b) Feedstock storage requirements based on the odour ratings and physical compositions of each type of feedstock; and (c) Feedstock processing requirements based on the odour ratings and physical compositions for each type of feedstock; and (d) Procedures for the sampling and testing the Carbon to Nitrogen ratio (C:N Ratio) of any feedstock accepted on the site; and (e) Procedures to assess whether the feedstock received at the site is suitable for the processing techniques being used; and (f) Procedures to assess potential feedstock received at the site to determine whether it is lawfully able to be used as a feedstock, including under the conditions of this environmental authority; and (g) Procedures for rejecting unsuitable and/or unlawful feedstock; and (h) Procedures for reporting unlawful waste delivery to the administering authority.
G23	<p>Feedstock must not be used for the activity unless it is assessed in accordance with the Feedstock Management Plan required by condition G22.</p>
G24	<p>The following records must be kept for all feedstock received and anything which is rejected as feedstock under the Feedstock Management Plan required by condition G22:</p> <ul style="list-style-type: none"> (a) Generator and/or transporter of the feedstock including their contact details; and (b) Time and date feedstock was received at the site; and (c) Description of feedstock; and (d) Weight or volume of feedstock; and

Environmental authority P-EA-100119834

	<ul style="list-style-type: none"> (e) Feedstock odour rating as assessed under the Feedstock Management Plan required by condition G22; and (f) Details of any samples taken (including sample ID, laboratory holding time, storage method and storage location); and (g) Measurements, observations and characterisation results of feedstock; and (h) The name of any person undertaking any measurements, observations or characterisation of feedstock.
G25	<p>A Compost Process Plan must be developed, which includes:</p> <ul style="list-style-type: none"> (a) Composting process techniques based on feedstock and composting material parameters that includes: <ul style="list-style-type: none"> i. C:N ratio; and ii. Porosity or bulk density; and iii. Moisture content; and iv. pH; and v. Oxygen content; and vi. Temperature range; and (b) Information to support the appropriateness of the composting process parameters and processing techniques being used on site based on feedstock sample measurements of C:N ratio and pH; and (c) Methods and frequencies for monitoring composting material to assess that the composting process parameters are being met; and (d) At a minimum, annual reviews of the effectiveness of the composting process parameters at achieving pasteurisation and minimising odour impacts.
G26	<p>Composting material must comply with composting process parameters identified in the Compost Process Plan required by condition G25.</p>
G27	<p>The following records must be kept for all monitoring undertaken to assess that the composting process parameters are being met:</p> <ul style="list-style-type: none"> (a) records of any analysis, measurements or observations of composting material and the name/s of the person/s undertaking the assessment; and (b) records of any samples taken (including sample ID, laboratory holding time, storage method and storage location).

Environmental authority P-EA-100119834

G28

All finished compost must be monitored for the quality characteristics and at the frequency listed in *Table 2 – Finished Compost Quality Characteristic Limits*.

Table 2 – Finished Compost Quality Characteristic Limits

Quality Characteristic	Quality Characteristic Limit	Minimum Monitoring Frequency
pH	≥5.0	One composite sample consisting of at least five individual grab samples must be collected before the earlier of the following occurring (measured from when the most recent composite sample was taken); (a) 90 days having passed; or (b) 300 dry solid tonnes (dst) of finished compost being produced
Electrical conductivity	≤10 (dS/m)	
Arsenic	≤20 (mg/kg)	
Cadmium	≤1 (mg/kg)	
Chromium (total)	≤100 (mg/kg)	
Copper	≤150 (mg/kg)	
Lead	≤150 (mg/kg)	
Mercury	≤1 (mg/kg)	
Nickel	≤60 (mg/kg)	
Selenium	≤5 (mg/kg)	
Zinc	≤300 (mg/kg)	
DDT/DDD/DDE	≤0.5 (mg/kg)	
Aldrin	≤0.02 (mg/kg)	
Dieldrin	≤0.02 (mg/kg)	
Chlordane	≤0.02 (mg/kg)	
Heptachlor	≤0.02 (mg/kg)	
HCB	≤0.02 (mg/kg)	
Lindane	≤0.02 (mg/kg)	
BHC	≤0.02 (mg/kg)	
PCBs	Not detected	
<i>E. coli</i>	<100 (MPN/gram)	
Faecal coliforms	<1000 (MPN/gram)	
<i>Salmonella sp.</i>	Not Detected in 50 grams (dry weight equivalent)	
PFOS	1 (µg/kg)	
PFHxS	1 (µg/kg)	
PFOA	1 (µg/kg)	
Sum of PFBA, PFPeA, PFHxA, PFHpA (above LOR)	1 (µg/kg)	

Environmental authority P-EA-100119834

	Sum of all C9 to C14 perfluorocarboxylic acids (above LOR)	1 (µg/kg)	
	Sum of all perfluorosulfonamides (above LOR)	1 (µg/kg)	
	Sum of all n:2 Fluorotelomer sulfonic acids (above LOR)	1 (µg/kg)	
	PFAS leachability	To be kept to minimum practicable (µg/L)	
	Glass, metal, rigid plastics	≤0.5 (% dry matter weight/weight)	
	Plastics – light, flexible, film	≤0.05 (% dry matter weight/weight)	
	Viable plant propagules	Not detected	
G29	Finished compost must comply with the quality characteristics limits listed in <i>Table 2– Composting Material Quality Characteristic Limits</i> .		
G30	Prior to the Stage 2 Biogas Facility being commissioned, feedstock with an odour rating of “high” and/or “very high” as listed in column “Odour Rating” in Schedule 1—Odour: <i>Table 1 – Odour rating of composting feedstocks</i> must be: (a) Mixed with a bulking agent or high carbon material as soon as practicable but at least within 6 hours of receipt; and (b) Processed for a minimum of 6 weeks or until pasteurisation and stabilisation is completed.		
G31	While feedstock is undergoing processing in accordance with G30(b), with the exception of clean water, mixing or addition of any waste to the windrows is prohibited.		
Agency Interest: Air			
A1	Other than as permitted within this environmental authority, odours or airborne contaminants must not cause environmental nuisance to any sensitive or commercial place.		
A2	The flare depicted in Appendix B must be designed to meet the standards as outlined by the United States Environmental Protection Agency Code of Federal Regulations 40 CFR 60.18 and 40 CFR 63.11 and operated to meet the following conditions: (a) It must be able to achieve VOC and methane gas destruction efficiency of 98%; and (b) It must be operated with a flame that is present at all times or is automatically triggered to ensure no methane is released without the flare operating; (c) It must be equipped with a flare tip design to provide good mixing with air and flame stability; and		

Environmental authority P-EA-100119834

	<p>(d) Visible smoke emissions of flare must not be permitted for more than five minutes in any two hour period; and</p> <p>(e) All the time during flaring, the net heating value of the flare feed gas must be greater than 200 BTU per standard cubic foot (BTU/Scf) or 7.45 MJ/Sm³; and</p> <p>(f) Contaminants released to the atmosphere from the flare must be at a height not less than the 9.5 m above ground.</p>																				
A3	<p>Contaminants must only be released to air from the point source in accordance with <i>Table 3 – Point source and biofilter air release limits</i> when measured in accordance with the associated requirements.</p> <p style="text-align: center;">Table 3 – Point source and biofilter air release limits</p> <table><tr><th>Release point</th><th>Minimum release height above ground (metres)</th><th>Minimum velocity (m/s)</th><th>Contaminant</th><th>Maximum release limit</th><th>Monitoring frequency</th></tr><tr><td rowspan="5">Stack serving combustion gases from the Generator depicted in Appendix B</td><td rowspan="5">8.1</td><td rowspan="5">12.3</td><td>Carbon Monoxide (CO)</td><td>125 mg/Nm³ dry @ 3% O₂</td><td rowspan="5">All stacks must be monitored for the contaminants within three months after commissioning of the gas engine and six (6) monthly thereafter</td></tr><tr><td>Oxides of Nitrogen (as NO₂)</td><td>450 mg/Nm³ (dry) @ 3% O₂</td></tr><tr><td>Oxides of Sulphur (sulphur dioxide and sulphur trioxide as SO₂ equivalent)</td><td>200 mg/Nm³ (dry) @ 3% O₂</td></tr><tr><td>Volatile Organic Compounds (as n-propane equivalent)</td><td>20 mg/Nm³ (dry) @ 3% O₂</td></tr><tr><td>Total Solid Particulates (TSP)</td><td>30 mg/Nm³ dry @ 3% O₂</td></tr></table>	Release point	Minimum release height above ground (metres)	Minimum velocity (m/s)	Contaminant	Maximum release limit	Monitoring frequency	Stack serving combustion gases from the Generator depicted in Appendix B	8.1	12.3	Carbon Monoxide (CO)	125 mg/Nm ³ dry @ 3% O ₂	All stacks must be monitored for the contaminants within three months after commissioning of the gas engine and six (6) monthly thereafter	Oxides of Nitrogen (as NO ₂)	450 mg/Nm ³ (dry) @ 3% O ₂	Oxides of Sulphur (sulphur dioxide and sulphur trioxide as SO ₂ equivalent)	200 mg/Nm ³ (dry) @ 3% O ₂	Volatile Organic Compounds (as n-propane equivalent)	20 mg/Nm ³ (dry) @ 3% O ₂	Total Solid Particulates (TSP)	30 mg/Nm ³ dry @ 3% O ₂
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Environmental authority P-EA-100119834

				Hydrogen sulphide (H ₂ S)	5 mg/Nm ³ dry @ 3% O ₂	
				Odour emission rate measured using AS: 4323.3, 2001	3210 ou.m ³ /s	
	Biofilters serving Composting Mixing Shed - depicted as <i>Biofilter 1</i> and <i>Biofilter 2</i> in Appendix B	-	-	Odour emission rate measured using AS: 4323.3, 2001	473 ou.m ³ /s for (Stage 1) and 391 ou.m ³ /s for (Stage 2)	All biofilter surfaces must be monitored for odour emission rates within three months after commissioning of the biofilters and six (6) monthly thereafter
	Biofilter serving Biogas Facility - depicted as <i>Biofilter</i> in Appendix B				225 ou.m ³ /s (Stage 2)	
Associated Requirements <ol style="list-style-type: none"> 1) The release of contaminants from a point source must be directed vertically upwards without any impedance or hindrance. 2) Monitoring must be undertaken during a release and at the authorised release points, frequency and for the contaminants specified in Table 3. 3) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period. 4) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards. 5) Air Monitoring must be in accordance with the current edition of the administering authority's Air Quality Sampling Manual. If monitoring requirements are not described in the administering authority's Air Quality Sampling Manual, monitoring protocols must be in accordance with a method as approved by New South Wales Environmental Protection Authority, Victorian Environmental Protection Authority or United States Environmental Protection Agency. 6) Monitoring provision for the release points (stack) listed in Table 3 must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling positions". 7) Odour sampling and measurement must be conducted using methods as prescribed in the Australian Standard: AS/NZS 4323.3:2001, Stationary source emissions - Determination of odour concentration by dynamic olfactometry. 						

Environmental authority P-EA-100119834

	<p>8) All air emission stack monitoring must be conducted by an experienced person or body which holds current National Association of Testing Authorities (NATA).</p> <p>9) The following tests must be performed for each required monitoring event specified in Table 3:</p> <ul style="list-style-type: none"> (i) gas velocity and volume flow rate; (ii) temperature and oxygen content; and (iii) water vapour concentration. <p>10) During the sampling period the following additional information must be gathered:</p> <ul style="list-style-type: none"> (i) plant throughput rate at the time of sampling; (ii) plant operating parameters which includes but is not limited to: material feed rate, feedstocks composition/characteristics and its residence time in the anaerobic digester; (iii) any typical factors that may influence air pollutant emissions; and (iv) reference to the actual test methods and accuracy.
A4	<p>An Odour Management Plan must be developed prior to the activity commencing which includes:</p> <ul style="list-style-type: none"> (a) Identification of all odour sources, and potential odour sources at the site, including odours and potential odours generated from the activity; and (b) A requirement that odour investigations be completed by an appropriately qualified person; and (c) An analysis of routine and non-routine processes and operating conditions that could result in, and potentially result in, odour emissions; and (d) Measures to avoid the generation and minimise the impacts of odours; and (e) At a minimum, the effectiveness of the measures must be reviewed annually or when new feedstocks with the odour rating of "high" and/or "very high", as listed in column "Odour Rating" in Schedule 1—Odour: <i>Table 1 – Odour rating of composting feedstocks</i>, are accepted."
A5	<p>The enclosed systems used to process organic waste, must be fitted with an air filtration system, which includes biofilters, that must achieve an individual reduction in odour emissions of at least 82.9%, using the following equation:</p> $E = 100 - (C_{out} \div C_{in}) \times 100$ <p>Where:</p> <ul style="list-style-type: none"> • E is the percentage odour control efficiency of the odour control devices • C_{out} is the odour concentration of air exiting the odour control device • C_{in} is the odour concentration of air entering the odour control device.
A6	<p>The air filtration system must be designed, installed, operated and maintained by an appropriately qualified person.</p>

Environmental authority P-EA-100119834

A7	<p>An Air Filtration System Efficiency Monitoring Plan must be developed and implemented which includes:</p> <ul style="list-style-type: none"> (a) Determination of relevant performance parameters (taking into account the optimal performance range as recommended by the manufacturer) that can be used to determine whether the air filtration system is working effectively to reduce odour emissions and to prevent offensive odours from the enclosed system; and (b) Requirements and procedures for daily monitoring of the air filtration system's performance to determine whether the relevant performance parameters are being met, including the biofilter efficiency monitoring program as required by condition A9; and (c) Measures that are to be taken within 24 hours of any monitoring result that indicates the air filtration system is operating outside the performance parameters or is otherwise causing the release of offensive odours; and (d) A record keeping system for recording the time, date and results of all monitoring, investigations and measures taken to address the operation of the air filtration system outside the performance parameters or otherwise due to a release of offensive odours. 								
A8	The air filtration system must be operated and monitored in accordance with the Efficiency Monitoring Plan prescribed in condition A7.								
A9	<p>The performance of biofilters must be monitored in accordance with the frequency and parameters stated in <i>Table 4 – Monitoring parameters for biofilter beds</i>.</p> <p style="text-align: center;">Table 4 – Monitoring parameters for biofilter beds</p> <table border="1"> <thead> <tr> <th>Parameter</th><th>Frequency</th></tr> </thead> <tbody> <tr> <td>pH of the biofilter bed (pH units)</td><td>Every month</td></tr> <tr> <td>Moisture content of the biofilter bed (%)</td><td>Every month</td></tr> <tr> <td>Temperature of the biofilter bed (°C)</td><td>Every month</td></tr> </tbody> </table>	Parameter	Frequency	pH of the biofilter bed (pH units)	Every month	Moisture content of the biofilter bed (%)	Every month	Temperature of the biofilter bed (°C)	Every month
Parameter	Frequency								
pH of the biofilter bed (pH units)	Every month								
Moisture content of the biofilter bed (%)	Every month								
Temperature of the biofilter bed (°C)	Every month								
A10	Forced aeration used in the Composting Mixing Shed identified in <i>Appendix A: Site Plan</i> must be managed to prevent anaerobic conditions.								
Agency Interest: Noise									
N1	Noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.								
N2	<p>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in <i>Table 5 – Noise limits</i> when measured in accordance with the associated monitoring requirements at any nuisance sensitive place or commercial place.</p> <p style="text-align: center;">Table 5 – Noise limits</p>								

Environmental authority P-EA-100119834

Noise level measured in (dB(A))	Monday to Saturday				Sunday and Public Holidays		
	7am–6pm	6pm–10pm	10pm–6am	6am–7am	9am–6pm	6pm–10pm	10pm–9am
	Noise measured at the nearest sensitive place						
L _{Aeq} adj, 1 hr	43	38	33	38	33	33	33
L _{Amax} , 1 hr	No limit prescribed	No limit prescribed	49	49	49	49	49
	Noise measured at a commercial place						
L _{Aeq} adj, 1 hr	52	48	46	48	46	46	46
<p>All monitoring of noise must be undertaken in accordance with the associated requirements:</p> <p>Associated requirements</p> <ol style="list-style-type: none"> 1. All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual. 2. Any monitoring must be in accordance with the most recent version of the administering authority's Noise Measurement Manual. 3. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation. 4. All monitoring must be performed by an appropriately qualified person(s). 5. Monitoring location(s) must be relevant to the matter(s) under investigation. 6. Monitoring must include: <ol style="list-style-type: none"> i) L_{Aeq}, adj, 1hr and L_{AMax} ii) Background noise (background) as L_{A90}, adj, T iii) The level and frequency of occurrence of any impulsive or tonal noise iv) Atmospheric conditions including wind speed and direction v) Effects due to extraneous factors such as traffic noise; and vi) Location, date and time of recording. 							
Agency Interest: Water							
WT1	Other than as permitted within this environmental authority, contaminants must not be released to waters.						
WT2	Where feedstock other than green waste is being accepted, any stormwater which filters through composting piles or stored feedstock must be managed as leachate.						
WT3	Stormwater runoff from disturbed areas, generated by a storm event up to and including a 24 hour storm event with an average recurrence interval (ARI) of 1 in 10 years must be beneficially re-used in the carrying out of the activity.						

Environmental authority P-EA-100119834

WT4	<p>Notwithstanding condition WT3, stormwater may be released from the site only after an event exceeding a 24 hour storm event with an average recurrence interval (ARI) of 1 in 10 years and where:</p> <p>(a) Beneficial reuse of contained stormwater runoff on site is not viable; and</p> <p>(b) The release is required to prevent an exceedance of the stormwater retention capacity required by this environmental authority; and</p> <p>(c) There are no contaminants present that will, or that are capable of causing environmental harm.</p>																								
WT5	<p>Stormwater runoff permitted to be released from the site by WT4 must only be released in accordance with <i>Table 6 - Stormwater release and monitoring requirements</i> when measured in accordance with the associated monitoring requirements.</p> <p style="text-align: center;">Table 6 – Stormwater release and monitoring requirements</p> <table><tr><th>Release point</th><th>Monitoring point</th><th>Indicators</th><th>Unit</th><th>Monitoring frequency</th></tr><tr><td rowspan="8">Combined Stormwater Discharge Point as labelled on Appendix C</td><td rowspan="8">Water Monitoring Points as labelled on Appendix C</td><td>pH*</td><td>Range</td><td rowspan="8">Quarterly, or in the event of a release</td></tr><tr><td>Dissolved oxygen*</td><td>% saturation</td></tr><tr><td>Electrical conductivity*</td><td>µS/cm</td></tr><tr><td>Turbidity*</td><td>NTU</td></tr><tr><td>Suspended solids</td><td>mg/L</td></tr><tr><td>Total nitrogen</td><td>µg/L</td></tr><tr><td>Total phosphorus</td><td>µg/L</td></tr><tr><td>PFAS trace level analysis</td><td>ng/L</td></tr></table> <p>* To be measured in-situ</p> <p>Associated monitoring requirements</p> <ol style="list-style-type: none">Monitoring must be in accordance with the methods prescribed in the current edition of the administering authority's <i>Water Quality Sampling Manual</i>.Samples must be taken using representative samples.All determinations must employ analytical practical quantification limits sufficiently low enough to enable comparisons to be made against water quality objectives/limits relevant to the particular water quality characteristic.All monitoring devices must be correctly calibrated and maintained.	Release point	Monitoring point	Indicators	Unit	Monitoring frequency	Combined Stormwater Discharge Point as labelled on Appendix C	Water Monitoring Points as labelled on Appendix C	pH*	Range	Quarterly, or in the event of a release	Dissolved oxygen*	% saturation	Electrical conductivity*	µS/cm	Turbidity*	NTU	Suspended solids	mg/L	Total nitrogen	µg/L	Total phosphorus	µg/L	PFAS trace level analysis	ng/L
Release point	Monitoring point	Indicators	Unit	Monitoring frequency																					
Combined Stormwater Discharge Point as labelled on Appendix C	Water Monitoring Points as labelled on Appendix C	pH*	Range	Quarterly, or in the event of a release																					
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		Turbidity*	NTU																						
		Suspended solids	mg/L																						
		Total nitrogen	µg/L																						
		Total phosphorus	µg/L																						
		PFAS trace level analysis	ng/L																						
WT6	Leachate must be collected and stored in the enclosed building depicted in <i>Appendix A: Site Plan</i> as Stage 1 Composting Mixing Shed.																								
WT7	Leachate collection and storage must be designed, installed, operated and maintained by an appropriately qualified person to:																								

Environmental authority P-EA-100119834

	<ul style="list-style-type: none"> (a) Prevent ponding of leachate in any area other than the designated leachate collection and/or storage areas; and (b) Prevent the leachate directly entering a stormwater basin; and (c) Drain leachate away from composting material; and (d) Drain leachate to a collection drain.
Agency Interest: Land	
L1	Other than as permitted within this environmental authority, contaminants must not be released to land.
L2	<p>Erosion and sediment control measures must be installed and maintained to:</p> <ul style="list-style-type: none"> (a) Allow stormwater to pass through the site in a controlled manner and at non-erosive flow velocities; and (b) Minimise the duration that disturbed soils are exposed to the erosive forces of wind, rain, and flowing water; and (c) Minimise soil erosion; and (d) Minimise sedimentation of contour drains, drainage lines, channels and waterways; and (e) Minimise adverse impacts to land, waters or properties downstream to the activities (including roads).
L3	<p>Prior to any clearing of vegetation on site, a qualified spotter-catcher must be engaged to prepare and implement a Wildlife Protection and Management Plan, which must include:</p> <ul style="list-style-type: none"> (a) a pre-clearance survey of the area to be cleared to identify potential refuge for, and the presence of Koalas (<i>Phascolarctos cinereus</i>); (b) Clearing methodology to minimise physical risks to wildlife; (c) Assessment of animal health and injuries and husbandry of captured animals; (d) Identification of suitable release sites; and (e) Reporting requirements as per condition L4.
L4	All vegetation clearing activities are to be undertaken under the direction of a qualified spotter-catcher. Reports detailing the area cleared, the methodology used, any wildlife relocated, injured or killed, and the number and nature of habitat trees cleared are to be retained and provided to the administering authority upon request.
L5	Prior to any clearing activities, a targeted survey for flora species listed as endangered, vulnerable or near threatened in the Nature Conservation (Plants) Regulation 2020 must be undertaken. In the event such species are identified, a Protected Plant Clearing Permit must be sought and received from the appropriate administering authority prior to any disturbance commencing.

Environmental authority P-EA-100119834

L6	<p>Significant residual impacts to prescribed environmental matters are not authorised under this environmental authority unless the impact is specified in <i>Table 7 - Authorised significant residual impacts to prescribed environmental matters</i>. The impacts specified in Table 7 are only authorised to the maximum extent of impact prescribed in Table 7.</p> <p>Table 7 – Authorised significant residual impacts to prescribed environmental matters</p> <table><tr><th>Prescribed Environmental matters</th><th>Location of Impact</th><th>Maximum Extent of Impact</th></tr><tr><td>Protected Wildlife Habitat - Habitat for an animal that is vulnerable wildlife – Koala (<i>Phascolarctos cinereus</i>)</td><td>The activity footprint identified in Appendix D (Lot 402 SP283238)</td><td>1172 Non-Juvenile Koala Habitat Trees (NJKHTs)</td></tr></table> <p>NOTE: Where a SRI upon an MSES or MNES is triggered concurrently by another relevant Queensland or Commonwealth Act, that matter is only required to be offset once (as per the <i>Environmental Offsets Act 2014</i>).</p>	Prescribed Environmental matters	Location of Impact	Maximum Extent of Impact	Protected Wildlife Habitat - Habitat for an animal that is vulnerable wildlife – Koala (<i>Phascolarctos cinereus</i>)	The activity footprint identified in Appendix D (Lot 402 SP283238)	1172 Non-Juvenile Koala Habitat Trees (NJKHTs)
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L7	An environmental offset must be undertaken for the maximum extent of impact to each prescribed environmental matter in <i>Table 7 - Authorised significant residual impacts to prescribed environmental matters</i> in accordance with the <i>Environmental Offsets Act 2014</i> .						
L8	<p>Records demonstrating that any impact to a prescribed environmental matter did not, or is not likely to, result in a significant residual impact to that matter must be:</p> <ul style="list-style-type: none">(a) completed by an appropriately qualified person(s); and(b) kept for the life of the environmental authority.						
L9	<p>Upon completion of the activity, land that has been disturbed by the activities conducted under this environmental authority must be rehabilitated in a manner such that:</p> <ul style="list-style-type: none">(a) There is no visual evidence of erosion or sedimentation occurring; and(b) The potential for environmental nuisance caused by dust is minimised; and(c) The quality of water, including seepage, released from the site does not cause environmental harm; and(d) The quality of water in any residual water body does not have the potential to cause environmental harm; and(e) The landform is in stable condition; and(f) Land is re-profiled to a level consistent with surrounding soils; and(g) Land is re-profiled to original contours and established drainage lines; and(h) Land is vegetated with groundcover which is not a declared pest species, and which is established and actively growing.						
Agency Interest: Waste							

Environmental authority P-EA-100119834

WS1	All waste generated in carrying out the activity must be reused, recycled or removed to a facility that can lawfully accept the waste.
WS2	Incompatible wastes must not be mixed in the same container or waste storage area.

Definitions

Key terms and/or phrases used in this document 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.

24 hour storm event with an average recurrence interval (ARI) of 1 in 10 years means the maximum rainfall depth from a 24 hour duration precipitation event with an average recurrence interval of once in 10 years. For example, an Intensity-Frequency-Duration table for a 24 hour duration event with an average recurrence interval of 1 in 10 years, identifies a rainfall intensity of 8.2mm/hour. The rainfall depth for this event is therefore 24 hour x 8.2mm/hour = 196.8mm.

Activity means the environmentally relevant activity or activities to which the environmental authority relates.

Administering authority means the Chief Executive administering the *Environmental Protection Act 1994*.

Air filtration system means a system, including biofiltration, which removes or collects noxious or offensive odours and airborne contaminants.

Annual exceedance probability means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the environmental authority requirement and can give authoritative assessment, advice and analysis in relation to the environmental authority requirement using the relevant protocols, standards, methods or literature. Where a requirement relates to odour, the person or persons must have odour assessment qualifications and must be able to demonstrate a calibrated nose or that their sense of smell has not been comprised.

Bulking agent includes wood chips or woody green waste.

C:N ratio means the ratio of elemental carbon (C) to elemental nitrogen (N) by weight in organic material.

Commercial place means a place or part of a place that is used as a workplace, an office, or for conducting business or commercial activities.

Compost means an organic product that has undergone controlled aerobic and thermophilic biological transformation through the composting process to achieve pasteurisation (see Clause 1.5.13 of AS 4454:2012) and reduce phytotoxic compounds, and achieved a specified level of maturity required for compost (See Appendix N of AS 4454:2012)).

Composting means the production of composts, soil conditioners, mulches and other products such as mushroom growing substrate by processes including aerobic composting, anaerobic digestion and vermiculture. Composting does not include shredding, grinding, cutting and milling activities.

Environmental authority P-EA-100119834

Composting material refers to waste or other material received on the site, which is mixed and undergoing a composting process until it becomes finished compost.

Contaminant as defined under section 11 of the *Environmental Protection Act 1994*.

Declared pest species means a pest species listed as restricted matter in Schedule 2 of the *Biosecurity Act 2014*.

Disturbed area/s include areas:

- That are susceptible to erosion; and/or
- That are contaminated by the activity; and/or
- Upon which stockpiles of soil or other materials are located.

Emergency as defined under section 466B of the *Environmental Protection Act 1994*.

Enclosed system means a large building, or section of a building, operating under negative pressure where the receipt, mixing and composting of feedstocks occurs.

Environmental harm as defined under section 14 of the *Environmental Protection Act 1994*.

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

Feedstock means the organic material/s used or intended to be used for organic material processing.

Finished compost means an organic product/s that has undergone controlled aerobic and thermophilic biological transformation through the composting process to achieve pasteurisation and maturation.

Forced aeration means an aeration system where oxygen is forced through the composting material reducing the need for turning

Generator means a person who sells, or gives away, or otherwise provides, a feedstock.

Groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.

Impervious barrier means a barrier with a thickness of at least 600 mm with an in-situ permeability (K) of less than 10^{-9} ms^{-1} .

In-vessel system means a system where composting material is contained and/or covered to capture or filter the release of gases from the composting process. Any in-vessel system must allow for air emissions to be captured and managed (including filtering) and is also capable of being operated under either positive or negative air pressure.

Land as defined in Schedule 4 of the *Environmental Protection Act 1994*.

Leachate means a liquid that has passed through or emerged from, or is likely to have passed through or emerged from, a material that contains soluble, suspended or miscible contaminants.

Maturation means the final stage of composting where the temperature is shown to decline and stabilise to an extent that it can be safely used on land and to come into direct contact with plants without any negative effects.

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

Offensive means causing offence or displeasure; is unreasonably disagreeable to the sense; disgusting, nauseous or repulsive.

Environmental authority P-EA-100119834

Organic waste as defined under section 53 of the Environmental Protection Regulation 2019.

Pasteurisation means a process whereby organic materials are heat-treated to significantly reduce the numbers of plant and animal pathogens and plant propagules.

Prescribed environmental matters as listed within Schedule 2 of the Environmental Offsets Regulation 2014.

Prohibited material include:

Prohibited waste	Description
Asbestos and asbestos containing materials	
Bilge waters	Sea and fresh water from vessel pump outs.
Biosecurity waste	(a) waste that is goods subject to biosecurity control under the <i>Biosecurity Act 2015</i> (Cwlth); or (b) goods under the <i>Biosecurity Act 2015</i> (Cwlth) that are or were in contact with waste mentioned in paragraph (a).
Dye waste (water based)	By-product from industrial dyeing processes.
Effluent waste and wastewater	Liquid industrial or domestic effluents and waste streams, including contaminated groundwater and stormwater, except those of known origin and composition solely containing organic material as defined in the definition of environmentally relevant activity organic material processing ERA 53.
Filter cake and presses	Any concentrated solid and semi-solid waste streams from water treatment process (e.g. centrifuge, filter press), excluding material that complies with the requirements of End of Waste Code ENEW07503318 ³ .
Filter and ion exchange resin backwash waters	Any backwash and reject water from a filtration (e.g. sand or membrane filter) or ion exchange process, excluding material that complies with the requirements of End of Waste Code ENEW07503318 ³ .
Forecourt water	Run off from service station forecourts.
Hide curing effluent	Effluent and wastes from tanneries including, but not limited to, the various steps involved in preparing animal hide e.g. washing for removal of hair, fat removal, chemical treatment.
Leachate waste	A liquid that has passed through, or emerged from, or is likely to have passed through or emerged from, a landfill or from a non-organic waste or contaminated soil deposit.
Materials containing persistent organic pollutants including polybrominated diphenyl ethers (PDBEs), polychlorinated biphenyls (PBCs), polyfluorinated organic compounds ⁴ and polyaromatic Hydrocarbons (PAHs).	

³ Available online at <https://environment.des.qld.gov.au/>

⁴ Materials containing per and poly-fluoroalkyl substances (PFAS) are considered separately

Environmental authority P-EA-100119834

Prohibited waste	Description
Materials originating from activities or sites associated with PFAS contamination, ⁵ except where representative analysis results for the load undertaken in accordance with the PFAS monitoring requirements outlined in condition G9, indicate an absence of PFAS.	
Municipal solid waste (excluding segregated compostable organic waste that does not include another prohibited material under this environmental authority).	
Paint and industrial coatings products and wash	Paint and industrial coatings products and water and solvent wash down water containing paint and industrial coatings residues.
Particle board	Any part of an engineered wood panel product, manufactured from wood particles, coated in adhesive resin and pressed together into a finished panel.
Sullage waste (greywater)	Greywater / wastewater from domestic or commercial buildings excluding sewage but including waters drained from showers, sinks and laundries.
Treatment tank sludges and residues	Any treatment tank sludge or residue, excluding sludges and residues containing only plant or animal based organic matter or material that complies with the requirements of End of Waste Code ENEW07503318. ³
Treated timber waste	Any treated timber waste that does not meet the requirements of End of Waste Code ENEW07607119. ³
Waste containing restricted stimulation fluids	
Waste contaminated with glass, metal, rubber and coatings that cannot be eliminated through processing	
Waste treated by immobilisation or fixation	
Water based inks	Liquid wastes from ink use or manufacture.
Water and solvent based paints and industrial coatings	Liquid waste paint, including where undiluted.

Records are documents made or issued in respect of this environmental authority, including contravention notifications, written procedures, analysis results, plans, monitoring reports and monitoring programs required under a condition of this authority.

Restricted stimulation fluids as defined in section 206 of the *Environmental Protection Act 1994*.

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 is any part of the following:

⁵ Operators should refer to Appendix B of the PFAS NEMP for details of activities associated with PFAS contamination. The PFAS NEMP is available online on the Australian Government Department of Agriculture, Water and Environment website at <https://www.environment.gov.au/>

Environmental authority P-EA-100119834

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*.

Significant residual impact means, as per Section 8 of the *Environmental Offsets Act 2014*, a generally adverse impact, whether direct or indirect, of a prescribed activity on all or part of a prescribed environmental matter that:

- remains, or will or is likely to remain, (whether temporarily or permanently) despite on-site avoidance and mitigation measures for the prescribed activity; and
- is, or will or is likely to be, significant.

Spotter-catcher means a person qualified to take and keep protected wildlife under a current rehabilitation permit granted under the *Nature Conservation (Animals) Regulation 2020* (or previous regulations to authorise the take, keep or use of an animal) whose habitat is about to be destroyed by human activity.

Stable condition for the purposes of this document means the land is safe and structurally stable and there is no environmental harm being caused by anything on or in the land.

Stabilisation means a process to reduce or eliminate the potential for putrefaction and which, as a result, reduces pathogens, vector attraction and offensive odours.

Stabilised biosolids means biosolids processed to reduce or eliminate the potential for putrefaction and which, as a result, reduces pathogens, vector attraction and offensive odours.

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).

Transporter means a person who transports feedstock.

Vector means an insect or other organism transmitting germs or other agents of disease.

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.

Environmental authority P-EA-100119834

Schedule 1—Odour rating of composting feedstock

If a **feedstock** can fit within multiple listings in Table 1 – Odour rating of compost **feedstock**, the most specific listing applies. For example, 'vegetable waste' could be considered 'Food organics' with a high odour rating. However, as 'vegetable waste' is listed as a specific example under 'Food and food processing waste' the applicable odour rating for 'vegetable waste' is medium.

Table 1 – Odour rating of composting feedstock

Feedstock	Examples	Odour Rating
Abattoir waste	Meat processing leftovers, bone material, blood, tallow waste, abattoir waste including animal effluent and residues from meat processing, including abattoir effluent, liquid animal wastes (blood) and sludge	Very high
	Paunch material	High
Animal manure	Horse manure, chicken manure, cow manure, livestock manure, or any manure produced by animals, wastewater from holding yards.	High
Animal waste and animal processing waste	Any dead animals or part/s of dead animals, remains of animals or part/s of remains of animals (e.g. chickens from poultry farms), egg waste, milk waste, mixtures of animal manure and animal bedding organics	Very High
Bark, lawn clippings, leaves, mulch, pruning waste, sawdust, shavings, woodchip and other waste from forest products	Cane and sorghum residues including bagasse, forest mulches, cypress chip, green waste, mill mud ⁶ , pine bark, sawmill residues non-treated (including sawdust, bark, wood chip, shavings etc.), tub ground mulch (from land clearing and forestry waste), peat, seed hulls/husks, straw, and other natural fibrous organics, wood chips (forestry waste and land clearing, household maintenance), wood waste (including untreated pallets, offcuts, boards, stumps and logs); worm castings suitable for unrestricted use	Low
Biosolids	Biosolids that are not stabilised biosolids	Very high
	Stabilised biosolids	Medium
Cardboard and paper waste	Paper mulch	Low
	Paper pulp effluent, paper sludge dewatered	Medium
Compostable polylactic acid (PLA) plastics	Compostable plastics produced in accordance with: (a) AS 47362006 (Biodegradable plastics) or the most recent or replaced version of that standard or (b) AS 5810:2010 (Biodegradable plastics - Biodegradable plastics suitable for home composting) or the most recent or replaced version of that standard.	Low
A substance used for manufacturing fertiliser for agricultural, horticultural or garden use	Ammonium Nitrate, dewatered fertiliser sludge	High
	Fertiliser water and fertiliser washings, stormwater from fertiliser manufacturing plants containing fertiliser wash water	Medium
Fish processing waste	Fish bones and other fish remains/leftovers, wastewater from fish processing	Very high
Food and food processing waste	Expired/past used by date non-protein based food from supermarkets, expired beer, vegetable oil wastes and starches, vegetable waste, yeast waste, food processing effluent (wastewater) and solids (including sludges) from non-protein based food	Medium

⁶ That meets the Resource quality criteria for the approved use in the Sugar Mill By-Products End of Waste Code (ENEW07359817)

Environmental authority P-EA-100119834

Feedstock	Examples	Odour Rating
	Food processing effluent (wastewater) and solids (including sludges) from protein based food	Very high
	Food organics, expired/past used by date protein based food from supermarkets, brewery and distillery effluent and waste	High
	Expired soft drinks, molasses waste, grain waste (hulls / waste grains), starch water waste, sugar and sugar solutions	Low
Grease trap waste	Oil and grease waste recovered from grease traps	Very high
Green waste	Leaves, grass clippings, prunings, tree branches from household maintenance	Low
Inorganic additives with beneficial properties	Bentonite	None
	Crusher dust	None
	Drilling muds (non-CSG and no additives)	None
	Gypsum	Medium
	Lime and lime slurry (inert)	None
Mushroom compost and mushroom growing substrate		Medium
Poultry processing waste	Feathers, meal and bone leftovers, egg waste including poultry processing poultry abattoir effluent and sludges	Very high
Soils	Acid sulfate soils and sludge	High
	Clean soil, clean mud, sand	None
Stormwater	Low level organically contaminated stormwaters or groundwaters (tested)	Low
Wood waste from untreated timber	Untreated pallets, offcuts, boards, stumps and logs, sawdust, shavings, timber offcuts, crates, wood packaging	Low

Environmental authority P-EA-100119834

Appendix A - Site Plan



Environmental authority P-EA-100119834

Appendix B – Point source release to Air



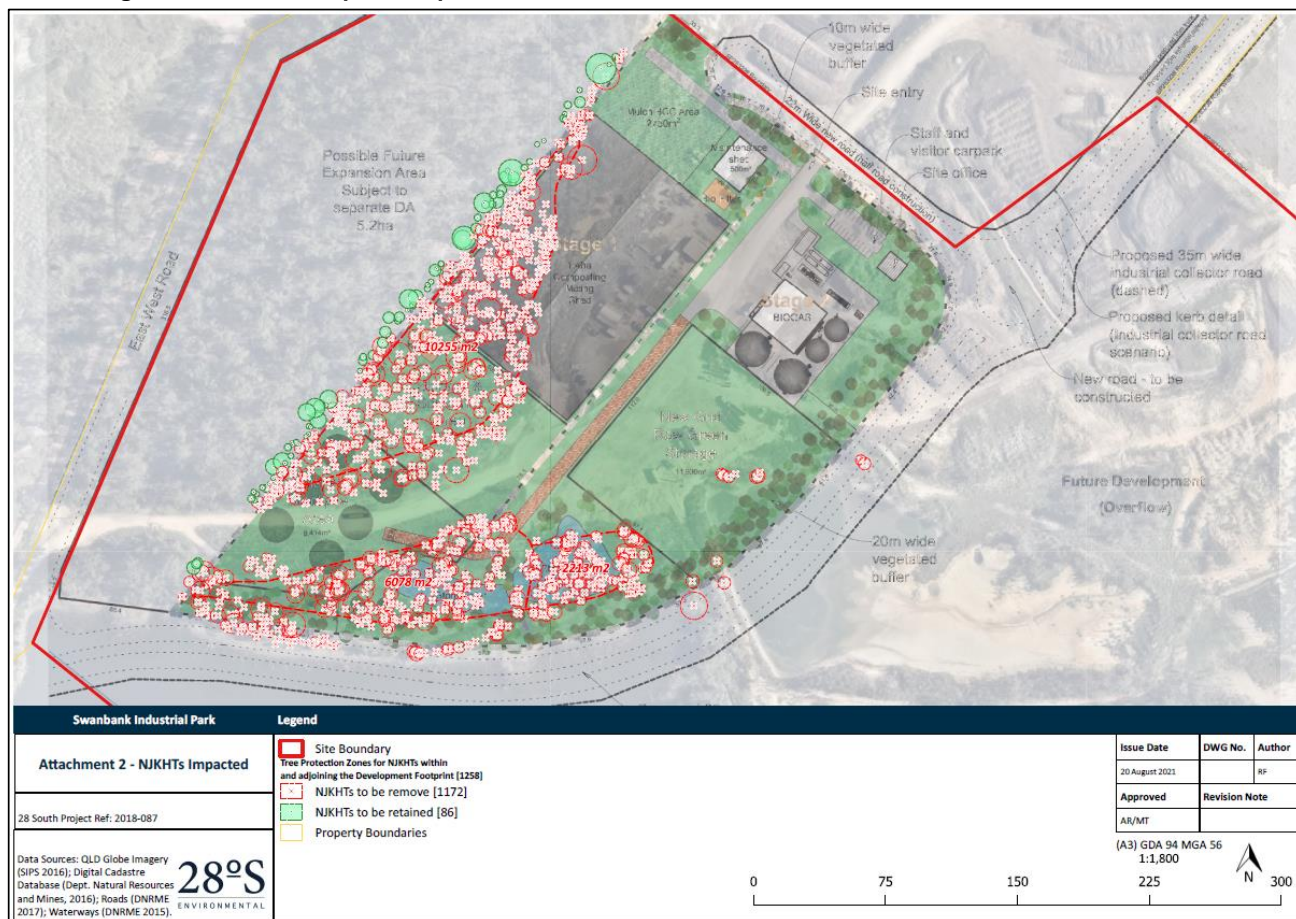
Environmental authority P-EA-100119834

Appendix C – Point source release – Stormwater Discharge



Environmental authority P-EA-100119834

Appendix D - Authorised significant residual impacts to prescribed environmental matters



END OF ENVIRONMENTAL AUTHORITY

3 January 2020



Our Ref: DA3545

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd
Level 4
215 Adelaide Street
BRISBANE QLD 4000

Ipswich City Council
PO Box 191
IPSWICH QLD 4350

Via Email - Kgrainer@ethosurban.com

council@ipswich.qld.gov.au

Attn - Keri Grainer

Attn - Sandeep Nanjappa
Council Ref - 3827/2019/CA

Dear Sir/Madam

Minor Change Application - Affected Entity Response

Transmission Infrastructure Impacted	
Transmission Corridor	Greenbank - Swanbank Tee 275kV Transmission Line Corridor Swanbank Tee - Mudgeeraba 275kV Transmission Line Corridor
Easement ID	Not Applicable
Location Details	
Street address	7006 Unnamed Road Swanbank and Lot 6 Unnamed Road Swanbank
Real property description	Lot 402 on SP283238 and Lot 6 on SP196914
Local government area	Ipswich City Council
Application Details	
Proposed development:	Combined Approval for Reconfiguring a Lot and Material Change of Use
Approval sought	Development Permit

We refer to the above minor change application which has been referred to Powerlink Queensland as an affected entity in accordance with the provisions of the *Planning Act 2016*.

DA3545

We have reviewed the changes to the development application as detailed in email (and attachment) dated 2 January 2020 from the Ipswich City Council to Powerlink Queensland. We re-affirm the advice contained in our letter dated 2 December 2019, subject to the following amendment:

In relation to Item No. 2 of the 'Advice to Council and the Applicant' section of our response (third page) we had included incorrect contact details. The **correct contact details** should be:

"Powerlink's Works Control Manager, Operations and Service Delivery, Easement Maintenance (Sarah Beames - Ph 3866-1087)"

rather than

"our Easement Maintenance Service Provider (Ergon Energy - Peter Gorrie - ph 0417 199 931)".

Any further works should be in accordance with Powerlink Queensland's general conditions and guidelines when considering works either on a Powerlink Queensland easement or in the vicinity of Powerlink Queensland assets.

For further information please contact Bernie Darch (Property Services Advisor) on (07) 3866 1313 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely


Brandon Kingwill
MANAGER PROPERTY

2 December 2019



Our Ref: DA3506

Ipswich City Council
PO Box 191
IPSWICH QLD 4350

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Attention: Sandeep Nanjappa
By Email: council@ipswich.qld.gov.au
development@ipswich.qld.gov.au

Attention: Keri Grainger
By Email: kgrainger@ethosurban.com

Dear Sir / Madam

Referral Agency Response (Advice)

(Given under section 9.2 of the Development Assessment Rules)

Transmission Infrastructure Impacted	
Transmission Corridor	Greenbank – Swanbank Tee (275kv) Transmission Line Corridor Swanbank Tee – Mudgeeraba (275kv) Transmission Line Corridor
Location Details	
Street address	7006 Unnamed Road, Swanbank Lot 6 Unnamed Road, Swanbank
Real property description	Lot 402 on PS283238 Lot 6 on SP196914 (for access purposes)
Local government area	Ipswich City Council
Application Details	
Proposed development:	Combined Approval For Reconfiguring a Lot and Material Change Of Use
Approval sought	Development Permit

We refer to the above referenced development application which has been referred to Powerlink Queensland in accordance with Section 54 of the *Planning Act 2016*.

In accordance with its jurisdiction under Schedule 10 Part 9 Division 2 of the *Planning Regulation 2016*, Powerlink Queensland is a **Referral Agency (Advice)** for the above development application.

Specifically, the application has been triggered for assessment by Powerlink Queensland because:

1. For **reconfiguring a lot** – all or part of the lot is subject to a transmission entity easement which is part of the transmission supply network (Table 1 1(a))
2. For **material change of use** – all or part of the premises are subject to a transmission entity easement which is part of the transmission supply network (Table 2 1b)

DA3506

PLANS AND REPORTS ASSESSED

The following plans and reports have been reviewed by Powerlink Queensland and form the basis of our assessment. Any variation to these plans and reports may require amendment of our advice.

Table 1: Plans and Reports upon which the assessment is based

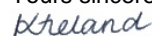
Drawing / Report Title	Prepared by	Dated	Reference No.	Version / Issue
Proposed Reconfiguration Plan	Jensen Bowers	26/02/2019	UD-7808-030-C	
Proposed Site Plan WMI / Biogas Waste Management	Jensen Bowers	05/03/2019	UD-7808-022-J	
Proposed Elevations WMI / Biogas Waste Management	Jensen Bowers	05/03/2019	UD-7808-032-B	
Wood Mulching Industries Swanbank Queensland Site Layout			J115-100	
Wood Mulching Industries Swanbank Queensland Civil Layout			J115-103	
Wood Mulching Industries Swanbank Queensland Process Flow Diagram			J115-004	

Powerlink Queensland, acting as a Referral Agency (Advice) under the Planning Regulation 2017 provides its response to the application as attached (**Attachment 1**).

Please treat this response as a properly made submission for the purposes of Powerlink being an eligible advice agency in accordance with the *Planning Act 2016*.

For further information please contact Bernie Darch, Property Services Advisor, on (07) 3866 1313 or via email property@powerlink.com.au who will be pleased to assist.

Yours sincerely,



for: Brandon Kingwill
Manager Property

DA3506

ATTACHMENT 1 – REFERRAL AGENCY (ADVICE) RESPONSE

Powerlink Queensland **supports** this application subject to the inclusion of the following conditions in the Assessment Manager's Decision Notice.

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1. Any variation to the proposed works as detailed will require resubmission for reconsideration and consent (or otherwise).	At all times.	To ensure that the development is carried out generally in accordance with the plans of development submitted with the application.
2	The statutory clearances set out in the <i>Electrical Safety Regulation 2013</i> must be maintained during construction and operation. No encroachment within the statutory clearances is permitted.	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met.
3	Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".	At all times.	To ensure that the purpose of the <i>Electrical Safety Act 2002</i> is achieved and electrical safety requirements are met. To ensure the integrity of the easement is maintained.

Advice to Council and the Applicant

1. In order for Powerlink to maintain and operate a safe and reliable supply of electricity, we require unrestricted 24-hour access to our corridors and infrastructure.

We will require practical access (typically by 4WD vehicle – but to standard no less than existing) to the Powerlink structures.

If it is envisaged that there will be any interference or alteration to our current access arrangements prior, during or after the completion of your works, we require that the applicant contacts our Easement Maintenance Service Provider (Ergon Energy – Peter Gorrie – ph 0417 199 931) to formalise unrestricted 24-hour access arrangements.

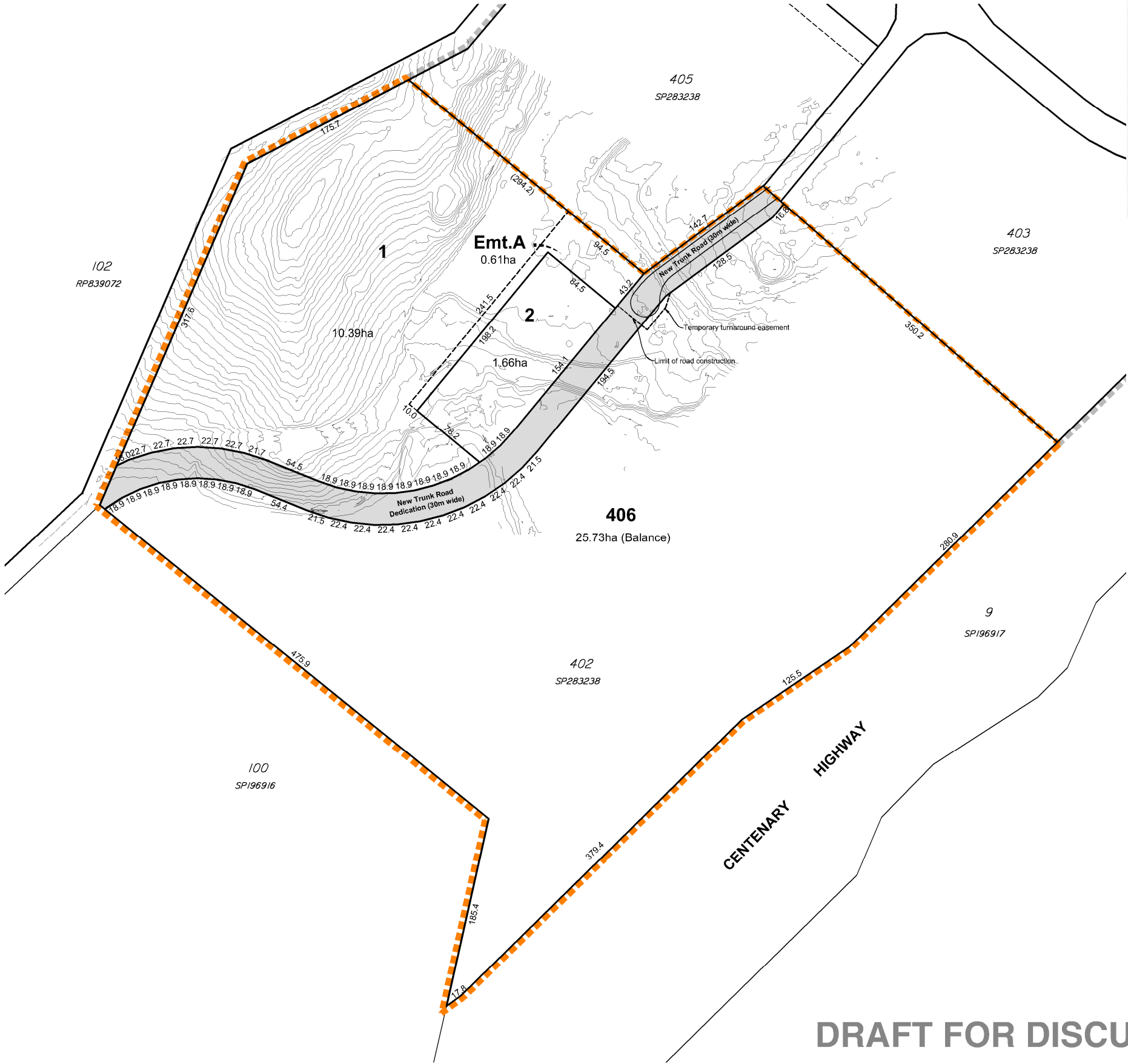
2. We draw your attention to the obligations and requirements of the Electrical Safety Act 2002 ("the Act") including any Code of Practice under the Act and the Electrical Safety Regulation 2013 ("the Regulation") including any safety exclusion zones defined in the Regulation.

In respect to this application the exclusion zone for untrained persons and for operating plant operated by untrained persons is **six (6) metres** from the **275,000-volt** wires and exposed electrical parts.

Should any doubt exist in maintaining the prescribed clearance to the conductors and electrical infrastructure, then the applicant is obliged under the Act to seek advice from Powerlink.

DA3506

ATTACHMENT 2 – ASSESSED PLANS



DATE ASSESSED:

29/11/2019



Notes

RP Description: Lot 402 on SP283238
Local Authority: Ipswich City Council
Contour interval: 1.0m

Lots 1 & 2 are intended for industrial / special use purposes.
Lot 406 is intended as a balance lot for future development.
Emt. A within proposed Lot 1 is in favour of Lot 2 of access, services and shared facilities purposes.

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

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Development Summary

Total Site Area	40.10ha (title)
Park / Open Space Area	N/A
Road Area	2.32ha
Length of New Road	760m
Industrial Lots	2
Balance Lots	1
Total Lots	3

DRAFT FOR DISCUSSION PURPOSES



SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS
jensenbowers.com.au
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Drawing Ref: UD-7808-030-C
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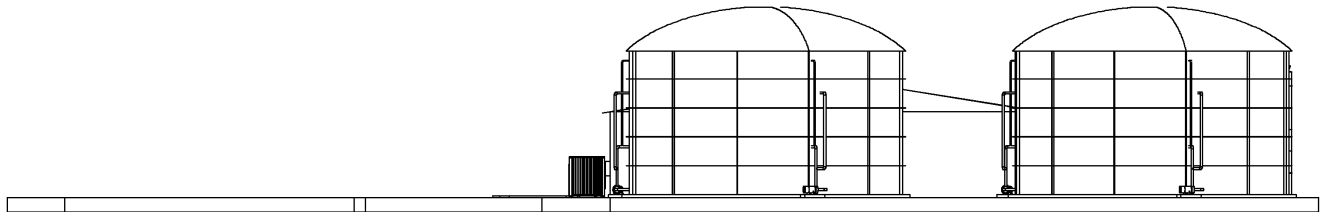
Proposed Reconfiguration Plan
Centenary Highway, Swanbank
for Swanbank Industrial Park Pty Ltd



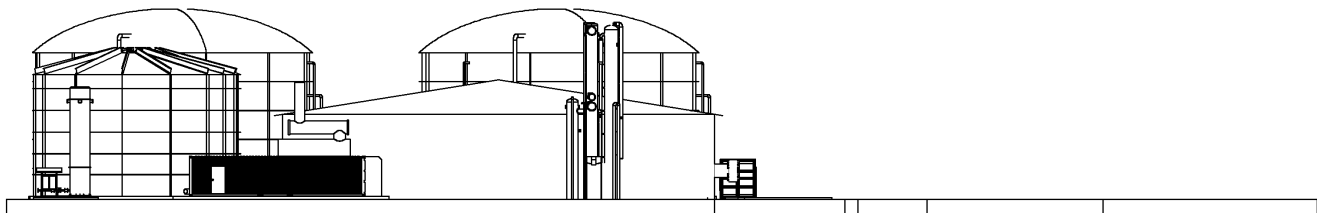
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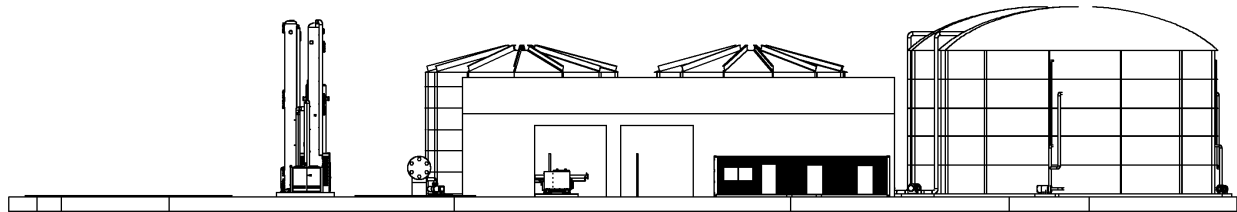
Proposed Site Plan - WMI / Biogas Waste Management
Centenary Highway, Swanbank
for Wood Mulching Industries Pty Ltd



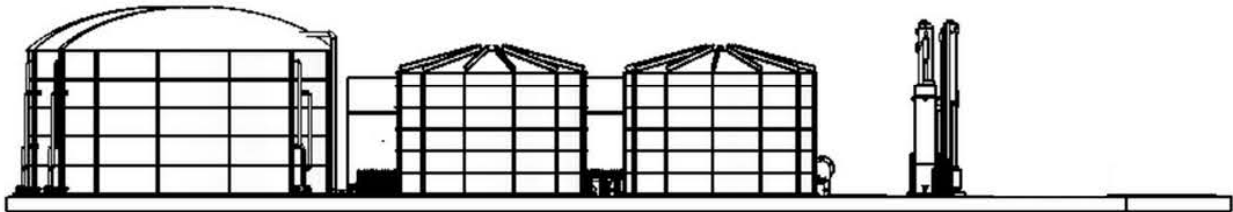
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

DATE ASSESSED:

29/11/2019



Notes

Elevations as per Biogas Renewables Pty Ltd drawing no. J115-102 dated 8/2/2018. Refer to full report for specific details.

Design subject to Council approvals and detailed design. Areas and dimensions are approximate only and are subject to final survey.

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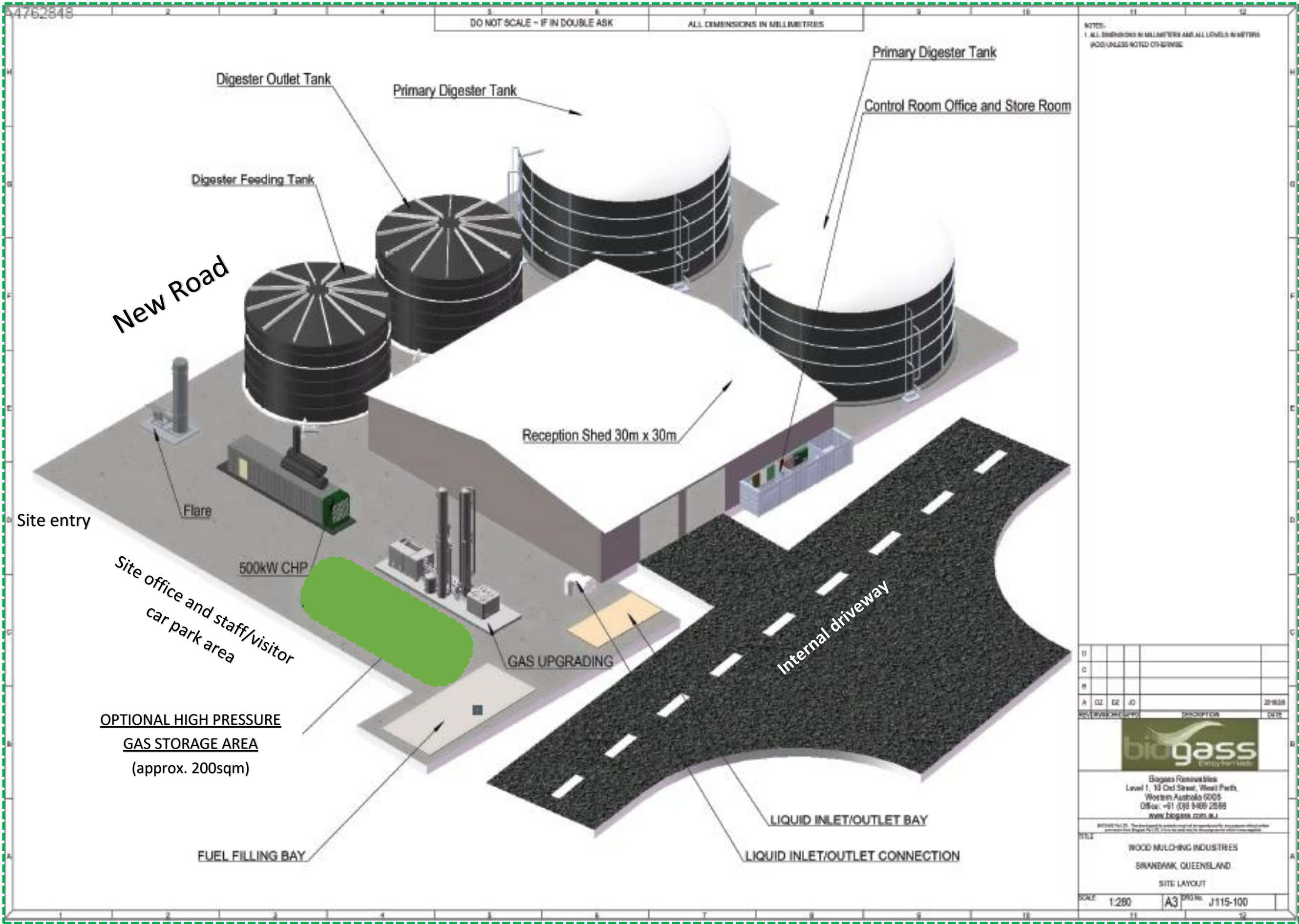
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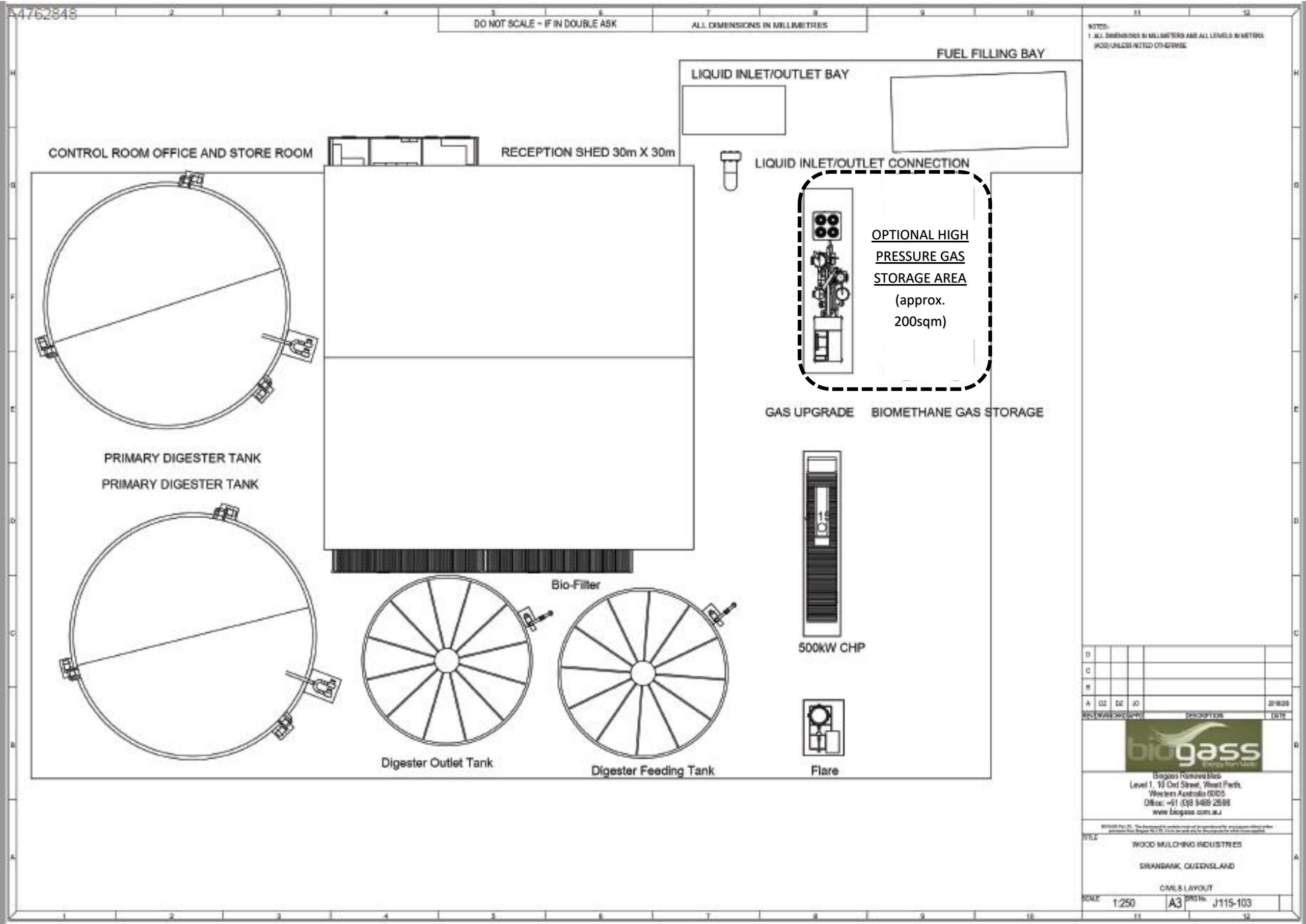
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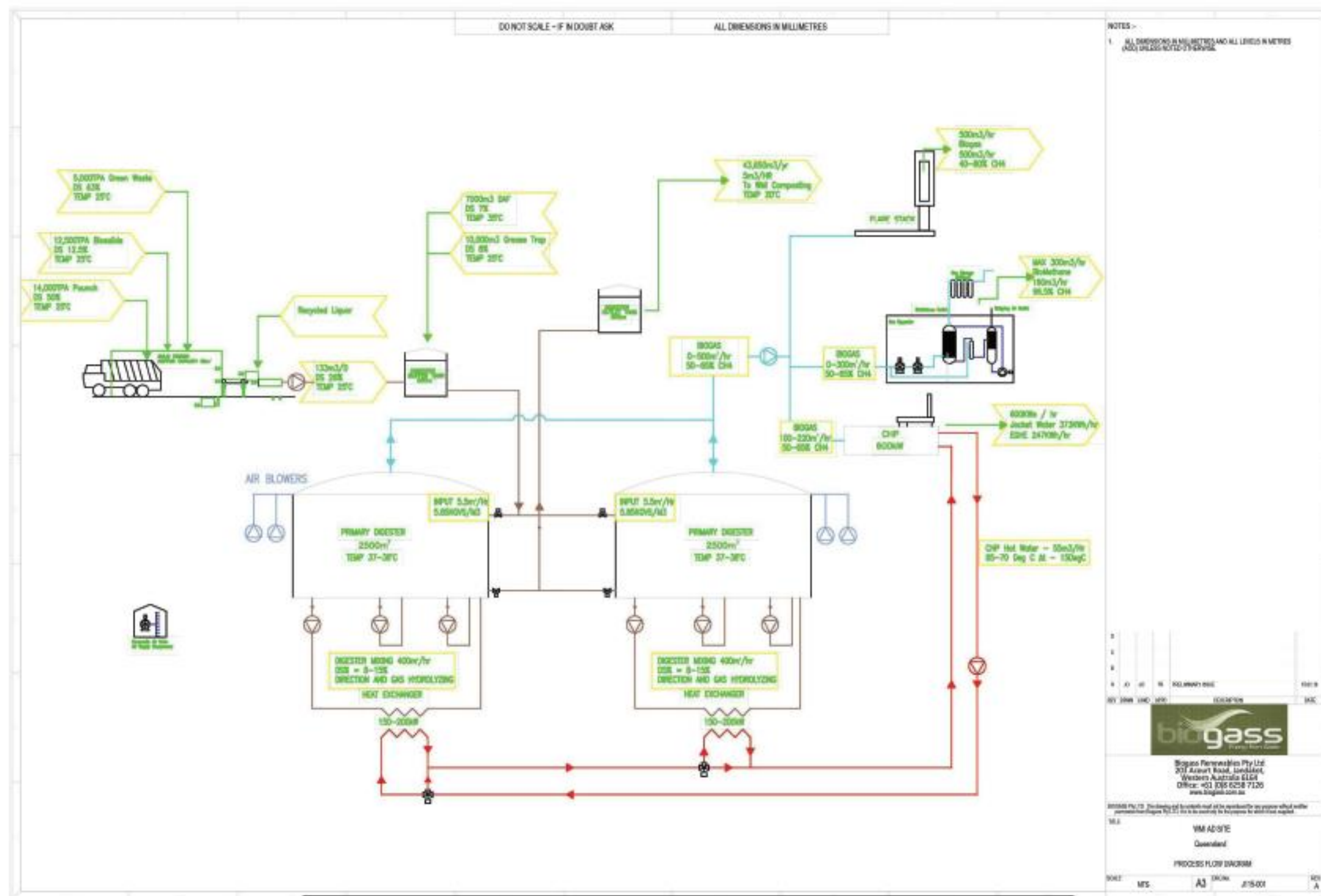
Proposed Elevations - WMI / Biogas Waste Management

Centenary Highway, Swanbank

for Wood Mulching Industries Pty Ltd







ATTACHMENT 1

Total of 3 Pages

ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2002, Electrical Safety Regulation 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the “Easement”. Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as “electrically live” and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

ATTACHMENT 1

Total of 3 Pages

7. EASEMENTS

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sort.

11. GROUND LEVEL VARIATIONS

Overhead Conductors

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorized use. If other parties make damage claims against Powerlink as a result of unauthorized use then Powerlink reserves the right to recover those damages from the applicant.

ATTACHMENT 1

Total of 3 Pages

14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2002 and the Electrical Safety Regulation 2013.

17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet – Magnetic and Electric Fields from Power Lines*, concludes:

"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "*prudent avoidance*" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: www.arpansa.gov.au Information on EMF is also available on the ENA's website: www.ena.asn.au



Australian Government
Department of Defence
Estate and Infrastructure Group

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ID-EP-DLP&R/OUT/2019/BS7239134

Mr Michael Simmons
Development Assessment West Manager
Ipswich City Council
45 Roderick St
PO Box 191
Ipswich QLD 4305

Dear Mr Simmons

**RE: APPLICATION - 3827/19/CA- REQUEST FOR THIRD PARTY ADVICE - 7006
UNNAMED ROAD, SWANBANK, QLD 4306**

The Department of Defence (Defence) thanks Ipswich City Council for the opportunity to comment on the proposed Combined Approval for: Material Change of Use for Waste Activity (biogas facility, enclosed and open Compost Manufacturing) and associated Major Utility (Electricity/Gas Generation); for Environmentally Relevant Activity, organic material processing including composting or anaerobic digestion, crushing, grinding, milling or screening at 7006 Unnamed Road, Swanbank, QLD. The subject site is located approximately 11.3 km south east of RAAF Base Amberley.

Defence is seeking to ensure that the long term viability of RAAF Base Amberley is not compromised by inappropriate development of surrounding land, as this has the potential to impact on Australia's Defence operations. On this basis Defence would like to make the following comments.

Defence (Aviation Area) Regulations

In accordance with the Defence Aviation Area (DAA) mapping for RAAF Base Amberley, the subject site is in an area where "*structures higher than 45 metres above ground level (AGL) require approval*" from Defence. Should cranes, vegetation and any future structures, including any plume that may be associated with the facility exceed 45 metres AGL, details must be provided to Defence for assessment and approval under the Defence (Aviation Areas) Regulation. It should be noted that under the DAA, any exhaust plume with an upward vertical velocity of 4.3m/s and exceeding an above ground level height of 45m will require a DAA application.

Bird Strike

The subject site is located in an area mapped by Defence as "Bird strike Group C". In this area, the subject use has the potential to be high to very high risk for a wildlife hazard and potentially increase the risk for bird strike for aircraft operation from RAAF Base Amberley.

--ooOoo--

Organic waste and/or storage of bins associated with the proposed development might be attractive to vermin and/or birds and will potentially increase the risk of bird strike operating from RAAF Base Amberley. Defence requests that an appropriate condition for the management of organic waste (such as maximum storage onsite and the use of covered/enclosed bins) to manage any wildlife hazard be included in any approval.

Should you wish to discuss the content of this advice further, my point of contact is Mr Benjamin McLean at land.planning@defence.gov.au.

Yours sincerely

Charles.Mangion Digitally signed by Charles.Mangion
Date: 2019.12.06 15:52:07 +11'00'

Charles Mangion
Director Land Planning & Regulation

6 December 2019