

**City of  
Ipswich**

**ATTACHMENTS UNDER SEPARATE COVER**

**ITEM ATTACHMENT DETAILS**

**3 DEVELOPMENT APPLICATION - 4335/2011/MAMC/E - CHANGE (MINOR)  
APPLICATION - EXTENSION TO OPERATIONAL PERIOD - WOOD MULCHING  
INDUSTRIES (WMI) SPECIAL INDUSTRY (WOOD MULCHING AND COMPOSTING  
FACILITY WITH ASSOCIATED SITE OFFICE, CARPARKING, LANDSCAPING, STORAGE  
AND MAINTENANCE AREAS)**

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4335/2011/MAMC/E  
Sandeep Nanjappa  
(07) 3810 7267

Wood Mulching Industries Pty Ltd  
C/- KG Planning Pty Ltd

Attn: Keri Grainger  
[keri.grainger@gmail.com](mailto:keri.grainger@gmail.com)

XX February 2026

Dear Keri

Re: Decision Notice for Change Application to a Development Approval  
Application No: 4335/2011/MAMC/E  
Proposal: Minor Change - Special Industry (Wood Mulching and  
Composting Facility with associated site office, carparking,  
landscaping, storage and maintenance areas)  
Property Location: 7005 Unnamed Road, SWANBANK QLD 4306,  
7006 Unnamed Road, SWANBANK QLD 4306,  
7008 Mount Juillerat Drive, SWANBANK QLD 4306,  
7003 Wesley Way, SWANBANK QLD 4306

I refer to the change application made under section 78 of the *Planning Act 2016*, received by Council on 28 July 2025 for a minor change to Development Approval 4335/2011/MAMC/D, that was approved by Council on 30 November 2020 for land situated at 7005 Unnamed Road, SWANBANK QLD 4306, 7006 Unnamed Road, SWANBANK QLD 4306, 7008 Mount Juillerat Drive, SWANBANK QLD 4306, 7003 Wesley Way, SWANBANK QLD 4306 and described as Lot 402 SP 283238, Lot 404 SP 313797, Lot 405 SP 283238, Lot 3 SP 336837.

I wish to advise that the change application has been approved on Council meeting date - XX February 2026 as follows:

Nature of Change	Decision
Part 5 'Compliance with of Conditions of Department of Environment and Heritage Protection (DEHP)'	To be amended
Part 9 'Referral Agencies'	To be amended
Attachment A:	

Condition 4 'Limits of Approval'	To be amended
Condition 21 'Access and Parking'	To be amended
Condition 40 'Time Limit on Approval'	To be amended

Enclosed with this letter is the amended Development Approval, including:

- § Assessment Manager Conditions
- § Approved Plans (approved as part of Development Approval 4335/2011/MAMC/D)
- § Referral Agency Responses
- § Appeal Rights

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this Change Application Decision Notice, please contact Sandeep Nanjappa on the telephone number listed above.

Yours faithfully

Michael Simmons  
DEVELOPMENT ASSESSMENT WEST MANAGER

1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Material Change of Use of Premises - Extension to Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)	Development Permit	Approved subject to the conditions set out in Attachment A - Assessment Manager Conditions and Attachment C - Referral Agency Response/s including conditions	Four (4) years from the original decision date

2. Preliminary Approval Affecting the Planning Scheme:

Not applicable to this decision.

3. Approved Plans

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and
- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

Table of Approved Plans/Specifications/Supporting Materials

APPROVED PLANS				
Plan/ Document No	Description	Prepared By	Date	Amendments Required
UD-7808-024-D	WMI - Stage 1 - Proposed Use Areas	Jensen Bowers	29 September 2017 and amended in red by ICC on 4 January 2018	§ Land quarantine and dedication for the 'Swanbank North-South Road' and 'Centenary Highway Link Road' in accordance with Condition 20
UD-7808-026-B	WMI - Stage 2 - Proposed Use Areas	Jensen Bowers	29 September 2017 and amended in	§ Land quarantine and dedication for the 'Swanbank North-South

			red by ICC on 25 November 2020	Road' and 'Centenary Highway Link Road' in accordance with Condition 20  § Wheel wash must be in accordance with Condition 21 'Access and Parking'  § Landscape buffer must be in accordance with Condition 27 'Landscaping Plan'
0114394_SC01.dwg, Revision R1	Site Plan SC01 Landscape Concept Plan	ERM	27 July 2011 and amended in red by ICC on 16 September 2021	Not applicable
001	Figure 1 - Site Compound Plan submitted to Council for written approval	Ethos Urban	1 June 2021	Not Applicable
718803-001	Wheel-wash Location Plan	Unspecified	Amended in red by ICC on 25 November 2020	As marked in red
718803-002	Extent of sealed road plan	Unspecified	Amended in red by ICC on 25 November 2020	As marked in red
SPECIFICATIONS/SUPPORTING MATERIAL				
Plan/ Document No	Description	Prepared By	Date	Amendments Required
LB2855-00-476c	Regional road network linking Redbank Plains Residential and Swanbank Industrial to Centenary Highway	Landpartners	28 November 2014	Not applicable

DEVSWL, SK01, Revision A	Centenary Highway Link Road	ETS Group	July 2014	Not applicable
40-928-CD800	Landscape Plan, Issue B,	Citicene	14 September 2020 and amended in red by Ipswich City Council on 25 November 2020	OM-01 treatment must include landscaping utilising species consistent with locally occurring remnant ecosystems and include mulch pinned down by Jute netting
40-928-CD800	Landscape Details and Perspectives, Issue B,	Citicene	14 September 2020 and amended in red by Ipswich City Council on 25 November 2020	OM-01 treatment must include landscaping utilising species consistent with locally occurring remnant ecosystems and include mulch pinned down by Jute netting

4. Codes for Self-Assessable Development

Not applicable to this decision.

5. Other Necessary Development Permits and/or Compliance Permits

Further *development permits/compliance permits*, as required by the *Sustainable Planning Act 2009*, must be obtained in respect of any operational works, building works and plumbing works in relation to this approval prior to the *commencement of works/use* pursuant to the *Sustainable Planning Act 2009*.

6. Details of any Compliance Assessment Required for Documents or Work in Relation to the Development

Permit/Certificate Type	Description of Development/works/document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Condition 3 – Plan of Subdivision

7. Submissions

There were three (3) properly made submissions about the application. The names and addresses of the principal submitter for each properly made submission are as follows:

Name of Principal Submitter	Address of Principal Submitter

Jim Curley	Jim Curley 13 Queen Street NEWTOWN QUEENSLAND 4305
Peter Dunkley	Peter Dunkley State Development Manager - Queensland Devine Limited P O Box No. 2181, LOGAN CITY DC QLD 4114
Frank Klostermann	Frank Klostermann GFA Holdings Pty Ltd 123a Burns, WAHROONGA NSW 2076

8. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Relevant Instrument	Conflict with Relevant Instrument	Reason for the Decision, including a statement of the sufficient grounds to justify the decision despite the conflict.
Ipswich Planning Scheme	Development within the Regional Business and Industry Buffer Zone	The parts of the development located within the Regional Business and Industry Buffer Zone are ancillary and are not considered to adversely impact on the intent of the Regional Business and Industry Buffer Zone.

9. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Transport and Main Roads (DTMR)	Concurrence Agency	State Controlled Road matters	Department of Transport and Main Roads PO Box 70 SPRING HILL QLD 4004
Department of Environment and Heritage Protection (formerly Department of Environment and Resource Management)	Concurrence Agency	Contaminated Land	Department of Environment and Heritage Protection Administration Officer Contaminated Land PO Box 2454 Brisbane QLD 4001

Department of Natural Resources and Mines (formerly Department of Employment, Economic Development and Innovation) PO Box 15168 CITY EAST QLD 4002	Advice Agency	Previous Mining Activities	Department of Natural Resources and Mines PO Box 15216 CITY EAST QLD 4002
Referral Agencies as part of Change (Minor) Application 4335/2011/MAMC/E:			
Powerlink Queensland	Affected Entity	Electricity Transmission Infrastructure	Powerlink Queensland PO Box 1193 Virginia QUEENSLAND 4014  <a href="mailto:property@powerlink.com.au">property@powerlink.com.au</a>
Department of the Environment, Tourism, Science and Innovation (DETSI)	Third Party Advice Agency	Environmental Authority (EA) matters	Department of the Environment, Tourism, Science and Innovation (DETSI), Swanbank Project, Industry, Development & Southeast Compliance - DETSI PO Box 1014 IPSWICH QUEENSLAND 4305  <a href="mailto:swanbank@des.qld.gov.au">swanbank@des.qld.gov.au</a> <a href="mailto:pollutionhotline@detsi.qld.gov.au">pollutionhotline@detsi.qld.gov.au</a>

Note:

§ Referral agency responses are attached to this decision notice and form part of this decision notice.

§ Response has not been received from Department of Natural Resources and Mines.

10. When Development Approval Lapses

The relevant period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. This development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

Should the Assessment Manager determine a new relevant period in writing, prior to the lapsing of this approval, then the use may continue for a further period of time, as specified in writing by the Assessment Manager.

11. When Section 242 Preliminary Approval Lapses

Not applicable to this decision.

12. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

13. Infrastructure Charges

Refer to Annexure A of Attachment A for Adopted Infrastructure Charges Notices.

14. Appeal Rights

Attachment B is an extract from the *Planning Act 2016* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

DRAFT

*Attachment A*

*File No: ~~4335/2011/MAMC/D~~ 4335/2011/MAMC/E*

*Location:*

~~7002 Unnamed Road, SWANBANK QLD 4306~~  
~~7003 Unnamed Road, SWANBANK QLD 4306~~  
~~7005 Unnamed Road, SWANBANK QLD 4306~~  
~~7006 Unnamed Road, SWANBANK QLD 4306~~  
~~7008 Unnamed Road, SWANBANK QLD 4306~~  
~~Lot 6 Unnamed Road, SWANBANK QLD 4306 (for access purposes)~~  
7005 Unnamed Road, SWANBANK QLD 4306,  
7006 Unnamed Road, SWANBANK QLD 4306,  
7008 Mount Juillerat Drive, SWANBANK QLD 4306,  
7003 Wesley Way, SWANBANK QLD 4306

*Assessment Manager (Ipswich City Council) Conditions*

*Conditions applicable to this approval under Sustainable Planning Act 2009:*

1. Basis of Approval

This approval incorporates as a condition, the applicant common material (as defined in Schedule 3 – Definitions of the *Sustainable Planning Act 2009*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.

*Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the Sustainable Planning Act 2009.*

2. Development Plans

- (a) The development of the site must be undertaken generally in accordance with the approved plans (for relevant stages and including any required amendments) outlined in part 3 of the decision notice and subject to incorporation of the requirements of Condition 2(b) below of this approval, or as otherwise approved in writing by the Assessment Manager.
- (b) Road dedication of the 'Centenary Highway Link Road' and quarantine of the 'Swanbank North-South Road' in accordance with Condition 20 'Roadworks' as part of Stage 2.

*Note: An Infrastructure Agreement is recommended to be negotiated to deal with Condition 2(b) above, including the assignment of credits.*

3. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. The use of any of the structures associated with the 'Special Industry (Wood Mulching

and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)' inclusive of car parking and any associated outdoor areas on the site, are not permitted to be used 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 site for a 'Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)'.

4. Limits of Approval

- (a) The approval herein for the 'Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)' 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 Schedule 3 – Definitions of the *Sustainable Planning Act 2009*) of development application 4335/11, 4335/2011/MAMC/A, 4335/2011/MAMC/C, 4335/2011/MAMC/D, 4335/2011/MAMC/E, and the approved plans identified in Part 3 of this Decision Notice. Any proposal to expand beyond the scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.
- (b) The maximum number of daily vehicle trips for the 'Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)' over the development site must be limited to 324 vehicle trips per day for any movements to and from the site, along any route.
- (c) The designated haulage route for all operations to and from the development site must be restricted to the following roads only and must be utilised only upon completion of works required by Conditions 21(b) and 21(c) for Stage 1, and Condition 20 'Roadworks' for Stage 2.
  - (i) The Cunningham Highway, Swanbank Road (north from the site along Unnamed Road to Swanbank Road) and Cumner Road.
  - (ii) The South-West Arterial Road (Centenary Highway).

Access and haulage by any heavy vehicles used in conjunction with the development is not permitted through residential areas including but not limited to Redbank Plains Road or School Road.

- (d) The location and extent of area/s to be used for the 'Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)' over the development site is strictly limited to the locations and areas as identified on the approved plans referenced in Part 3 of this Decision Notice and Condition 2 'Development Plans' above of this approval.

- (e) The applicant must maintain records of material (green wastes, timber products, mulch, compost, soil conditioner etc.) received and dispatched from the development site (including type of material and volume tonnes and cubic metres, and associated vehicle trips) relating to the 'Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas). 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.
- (f) Stage 2 of the development must commence immediately upon the opening of 'Centenary Highway Link Road'.
- (g) Milestone Achievement Requirements – Transition to Enclosed Facility under Development Approval 3827/2019/CA:
  - (i) The applicant must achieve the milestones and associated timeframes specified in Table A – Milestones and Timeframes below of this condition. These milestones relate to approvals and works required under Development Approvals 3827/2019/CA and 3121/2024/RAL, including any amendments to these approvals, that are necessary to transition the existing outdoor facility into an enclosed facility.
  - (ii) For each milestone listed in Table A, the applicant must provide written evidence to the assessment manager demonstrating that the milestone has been achieved by the stated due date. Evidence must include, without limitation, copies of relevant applications, approvals, signed certificates, commissioning reports, or other documentation confirming required action.
  - (iii) Milestones and/or timeframes in Table A may be varied only with the prior written approval of the assessment manager. Any request to vary a milestone or timeframe must be accompanied by written justification and must be submitted to the assessment manager at least 20 business days before the relevant milestone due date. A variation to Milestones and/or timeframes in Table A is not effective until written approval is obtained.
  - (iv) Unless otherwise agreed in writing pursuant to Condition 4(g)(iii) above, if any milestone in Table A is not achieved by its stated due date:
    - A. the approval timeframe identified in Condition 40 'Time Limit on Approval' becomes invalid; and
    - B. this development approval will cease immediately from the date the first milestone is not achieved.

Table A - Milestones and Timeframes:

No.	Related Approval / Works	Required Action	Timing
1	Development Approval 3827/2019/CA	Submit any necessary amendment applications to align Development Approval 3827/2019/CA with Approval 4335/2011/MAMC/E.  Application/s must be 'properly made' and lodged with the relevant assessment authorities, including (but not limited to) Ipswich City Council, the State Assessment and Referral Agency (SARA), and the Department of Environment, Tourism, Science and Innovation (DETSI).	30 April 2026
2	Development Approvals 3827/2019/CA and 3121/2024/RAL	Submit required Operational Works applications under Development Approvals 3827/2019/CA and 3121/2024/RAL.  Applications must be 'properly made' and lodged with the relevant assessment authorities, including (but not limited to) Ipswich City Council.	30 August 2026
3	Operational Works approvals obtained as per Item 2 above.	Complete all required civil and infrastructure works identified in the relevant Operational Works approvals to the stage of being 'Substantially Complete'.	30 June 2027
4	Development Approval 3827/2019/CA	Submit all required statutory Building and Plumbing applications necessary for commencement of use under Development Approval 3827/2019/CA.  Applications must be 'properly made' and lodged with the relevant assessment authorities, including (but not limited to) Ipswich City Council.	31 December 2027
5	Building and Plumbing approvals obtained as per Item 4 above.	Carry out all relevant Building and Plumbing works associated with the approvals and ensure they are 'Substantially Complete'.	30 June 2028
6	Minor Change Approval 4335/2011/MAMC/E	Decommission and make good the land use area subject to Minor Change Approval 4335/2011/MAMC/E.	As per Condition 40 'Time Limit on Approval' of

		Site rehabilitation requirements must be undertaken in accordance with the site's Environmental Authority and DETSI (or successor agency) requirements.	Minor Change Approval 4335/2011/M AMC/E
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5. Compliance with Conditions of Department of Environment and Heritage Protection (DEHP) or equivalent regulatory authority

Unless otherwise stated, compliance with the terms and conditions of DEHP's (formerly known as Department of Environment and Resource Management) Permit No. SPDE01436710 (DERM Ref No. 451095, DERM Permit No. SPDE01436710 dated 12 October 2011) for the subject development is required to be maintained at all times. This includes any official amendments made by DEHP or equivalent authority from time to time.

*Note: For the avoidance of doubt, the development must at all times be carried out in full compliance with the terms and conditions of the amended Environmental Authority (EA) EPPR00816413, issued by the Department of the Environment, Tourism, Science and Innovation (DETSI) on 13 November 2025, including any further lawful amendments or variations made by the administering authority from time to time.*

6. Notification of Emergencies and Incidents

As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with the development conditions of this development approval (including conditions of Department of Environment and Heritage Protection), the applicant/operator of the facility must notify Ipswich City Council in writing of the release.

7. Site Amalgamation

Development Lot 123 SP199797 and Lot 159 SP196914 subject of this approval must be amalgamated by survey into one (1) parcel prior to the commencement of the approved use. Alternatively, the applicant must submit to the Assessment Manager a plan of subdivision that amalgamates all allotments, together with a Solicitor's undertaking, to ensure the lodgement for registration, payment of fees, answering of requisitions and registration of the plan of subdivision.

Or

An access easement with access rights over the access area (as identified on the approval plans) on Lot 159 SP196914 must be incorporated to allow for the provision of access to Lot 123 SP199797. Such easement documentation must be endorsed by Council and subsequently registered with the Department of Natural Resources and Mines (Titles Office) prior to the commencement of the use or as otherwise determined in writing by the Assessment Manager.

Or

Subdivide the subject development site/s in accordance with Development Approval 7908/2015/RAL prior to commencement of use of Stage 2.

8. Hours of Construction

Unless otherwise determined in writing by the Assessment Manager, hours of construction must not exceed:

Monday to Saturday 6:30am to 6:30pm

Construction work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

9. Hours of Operation

Unless otherwise determined in writing by the Assessment Manager, hours of operation must not exceed:

Monday to Saturday 6:00am to 6:00pm

Work or business must not be conducted from the premises outside the above hours or on Sundays or public holidays.

10. Lighting

Where installed;

- (a) Lighting used to illuminate any areas of the premises must be designed, located, constructed and maintained so as not to cause nuisance to the occupants of nearby properties or passing traffic; and
- (b) 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.

11. Car Park Lighting

- (a) Car parks and pedestrian walkways must be illuminated where night use parking is anticipated and must be designed, constructed, located and maintained to not cause disturbance to the occupants of nearby properties or passing traffic.

- (b) All car park lighting must comply with the requirements outlined in Australian Standard for Off-Street Car Parking (AS 2890.1:2004) or any Australian Standard in substitution for this standard.

12. Car Parking – Use and Maintenance

- (a) Unless determined otherwise in writing by the Assessment Manager, car parking must be in accordance with the relevant approved plan of development and located within the Site Compound area of the relevant stage.
- (b) Unless otherwise indicated on the approved plan of development or otherwise determined in writing by the Assessment Manager, parking areas must be:
  - (i) Kept exclusively for parking.
  - (ii) Used exclusively for parking.
  - (iii) Accessible to both staff and the customer during any approved hours of operation.
  - (iv) Appropriately signposted at the entry/entries to the car park, to the satisfaction of the assessment manager (eg "Staff and Customer Parking"), in accordance with AS1742.
  - (v) Maintained in perpetuity by the applicant.

13. Locality References

- (a) 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 *Place Names Act 1994* and must comply with the following:
  - (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) Any reference to the location of the site or the development must not refer to 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).

14. Recreation Space

Adequate recreation space must be provided on-site for employees and must:

- (a) Be available for the recreational use of all employees on the site.
- (b) Be furnished and/or landscaped and maintained in perpetuity by the applicant.

15. Heavy Vehicle Parking

The parking of heavy vehicles associated with the use is permitted only within the boundaries of the subject development site.

16. Trade Materials, Products and Plant

All trade materials, products and plant must be kept within the confines of the buildings and/or approved storage areas within the boundaries of the subject development site and as identified on the approved plan.

17. Loading and Unloading

All loading and unloading must only take place at approved loading and unloading locations within the boundaries of the subject development site.

18. Engineering and Environment Requirements

The following engineering requirements, detailed in Condition(s) 19 – 35, must be completed to the satisfaction of the Engineering and Environment Manager.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining must be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) QUDM – The *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.
- (c) MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR.
- (d) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

- (e) DTMR - Department of Transport and Main Roads.
- (f) DEHP – Department of Environment and Heritage Protection.
- (g) DNRM – Department of Natural Resource Management.
- (h) DSDIP – Department of State Development, Infrastructure and Planning.
- (i) ARI – Average Recurrence Interval (years) - used to define flood frequency and severity.

19. Mining

- (a) The development of the site must comply with the recommendations set out in the following geotechnical reports as part of Stage 2:
  - (i) Mining report titled 'Broadscale Mining Study for the Woodmulching Industries P/L Property at Swanbank (ref: 98/77) prepared by Moreton Geotechnical Services Pty Ltd, dated 15 October 1998.
  - (ii) Desktop Mining Study Covering the Woodmulching Industries P/L Property at Swanbank (ref:2012/05) prepared by Moreton Geotechnical Services Pty Ltd, dated 8 February 2012.
- (b) Prior to the approval of any application for Stage 2 Operational Works (including staged Operational Works), the applicant must submit to Council a Structural Engineer's certification that the proposed development has been designed in accordance with the abovementioned geotechnical reports.

20. Roadworks

- (a) The applicant must quarantine land from the development site for future road reserve generally in accordance with the plan outlined in Attachment A - Annexure B to facilitate the footprint of the future Swanbank North-South Road as outlined in the Ipswich Planning Scheme.
- (b) Unless otherwise determined in writing by the assessment manager, the applicant must, prior to the commencement of the use of Stage 2 of the development, dedicate land from the development site as road reserve for the Centenary Highway Link Road. The extent of dedication is to be generally in accordance with plan titled 'WMI - Stage 2 -Proposed Use Areas' drawing number UD-7808-026-B, prepared by Jensen Bowers and dated 29 September 2017, and Condition 20(c), below. Unless otherwise approved in writing by the assessment manager, or as part of an infrastructure agreement, the land is to be fit for purpose.

*Note:*

§ *Any infrastructure credits if applicable for any land dedication shall be in accordance with Division 9 - Infrastructure Credits and Division 11 - Infrastructure Agreements of Planning Scheme Policy 5 - 'Infrastructure' or equivalent.*

§ *Any alternate timeframes for land dedication may be dealt via an infrastructure agreement or equivalent.*

- (c) The applicant must, prior to dedication of land as required by Condition 20(b) above, submit for written approval by the assessment manager, detailed design drawings and survey plans demonstrating the full extent of land requirement (including any earthworks batters required for the road) from the development site for the Centenary Highway Link Road including any fit for purpose works.
- (d) Vehicular access for the site to/from the Centenary Highway must be provided at a location generally in accordance with the approved plans identified in Part 3 of the decision notice.
- (e) The applicant must, prior to the commencement of the use, nominate the intended access route to the assessment manager in writing identifying one (1) of the following options:
- (i) Centenary Highway to the South (in compliance with Condition 20(f), below); or
- (ii) Swanbank Road (including Cumner Road and Unnamed Road to Swanbank Road) to the north in accordance with (in compliance with Condition 20(g), below); or
- (iii) Both 20(e)(i) and 20(e)(ii) (in compliance with Condition 20(f) and Condition 20(g), below), above.

The applicant must, prior to the commencement of use, construct the following works {identified in Conditions 20(f) and 20(g) below} to be consistent with the access options identified in Condition 20(e), above. In addition, the applicant must undertake works to specifically limit access to those roads which are not proposed to be utilised pursuant to Condition 20(e), above.

*Note: Unless otherwise determined in writing by the Assessment Manager, Swanbank Road may be utilized as 'temporary access' during construction of the Centenary Highway Link Road to avoid a conflict between WMI operational vehicles and Centenary Highway Link Road construction vehicles. Any improvements to Swanbank Road or to connect the site to Swanbank Road is the responsibility of the applicant, subject to written approval by the assessment manager prior to such works occurring.*

- (f) The applicant must, prior to the commencement of the use, construct the road between the existing Centenary Highway roundabout and the site access point generally as depicted in the approved plans identified in Part 3 of the decision notice. For Stage 1, this road must be configured in accordance with Department of Transport and Main Roads (DTMR) conditions as identified on DTMR's Amended Concurrency Agency Response dated 9 January 2013.

For Stage 2, the access road for the development from the Centenary Highway Link Road to 50m past the wheel wash system (inbound) must be configured in accordance with drawing titled 'Extent of sealed road plan', reference number 718803-002, amended in red by Ipswich City Council on 25 November 2020, and constructed with an appropriately designed bitumen sealed pavement to cater for industrial traffic use.

- (g) The applicant must, prior to the commencement of the use, provide vehicular access along the existing unformed and unnamed road reserves as depicted in Attachment A - Annexure D, and subject to the following:
- (i) The applicant must, prior to the commencement of use, upgrade/reconfigure the access route to/from Swanbank Road (north from the site along Unnamed Road to Swanbank Road) in accordance with Council Standards for a Rural Gravel Road including appropriate cross drainage works.
  - (ii) Where environmental constraints, including flooding on surrounding properties and previous mining impacts, which prevent the route to be located completely within the road reserve boundaries, then the applicant must investigate engineering solutions, and upgrade/construct the road accordingly.
  - (iii) In the event the road (or parts of the road) is to be located within the private property, then the applicant must obtain relevant owner's consent and access easement to construct road within their site.
  - (iv) A Road Safety Audit (RSA) must be undertaken for the design of the access route to/from Swanbank Road (north from the site along Unnamed Road to Swanbank Road). The RSA must be undertaken by an experienced road safety auditor accredited with the Department of Transport and Main Roads. The recommendations made in the RSA must be incorporated into the design and construction of the upgrade/reconfiguration works for the route as outlined above. The RSA Report must be submitted to Council as part of the associated application for a Development Permit for Operational Works.
- (h) The access route to/from Swanbank Road (north from the site along Unnamed Road to Swanbank Road) to the development site as identified in Condition 20(g) above must be maintained by the applicant to the constructed standard as approved by any Operational Works application and Council Standards for a Rural Gravel Road.
- (i) In the event, the applicant chooses not to utilise Swanbank Road (north from the site along Unnamed Road to Swanbank Road) for access purposes, then the applicant must not use Swanbank Road to access the development. The applicant must, prior to the commencement of use:
- (i) Submit to the assessment manager written consent from DTMR accepting all traffic to and from the development only through Centenary Highway.

- (ii) Install necessary devices within the development site to prevent access to Swanbank Road (north from the site along Unnamed Road to Swanbank Road).
- (j) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the DMR *Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (k) Unless otherwise approved in writing by the Assessment Manager, Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 - Roadworks. All roads must have two-way cross-falls in accordance with Council's adopted standards.
- (l) Any terminating roads that may be extended as a part of a later stage must be provided with gravel turn around area with a two-coat bitumen seal. This turnaround area must be configured in accordance with Council standards for an industrial cul-de-sac. Hazard markers and delineator posts must be erected to define the turnarounds.
- (m) "No Through Road" signs must be erected at the entries to all cul-de-sac and terminating roads.

21. Access and Parking

- (a) Unless otherwise determined in writing by the Assessment Manager, all access and parking within the 'Site Compound' must be designed and constructed in accordance with the relevant approval plans outlined in Part 3 'Approved Plans' of this approval.
- (b) The applicant must install and maintain a wheel wash system for all vehicles exiting the development site in accordance with the following:

Stage 1:

- (i) A wheel wash system at a location within the site adjacent to the road access location between the South-West Arterial Road (Centenary Highway) and the development site; and
- (ii) A sealed access road from the wheel wash system for a minimum length of 50m into the site.

Stage 2:

A wheel wash system at a location within the site, generally as indicated on the Stage 2 development plan and drawing titled 'Wheel-wash location plan', reference number 718803-001, amended in red by Ipswich City Council on 25 November 2020, or generally in accordance with the approved locations in Development Approval 3827/2019/CA including any subsequent formally approved amendments, or as otherwise determined in writing by the Assessment Manager.

- (c) No vehicle is permitted to exit the site without utilising the wheel wash system. To that effect, prior to the commencement of each stage of the development, adequate signage (including speed limit signage at appropriate locations to advise a maximum 10km/hr speed limit through the wheel wash) and site management measures (including but not limited, to erosion and sediment control measures to prevent stormwater ingress to the wheel wash (from adjacent overland flows) and sediment transport into the wheel wash basin) must be incorporated to direct all vehicles exiting the site through the wheel wash system.
- (d) Unless otherwise determined in writing by the assessment manager, the applicant must install a 'Weigh Bridge' at all entry/exit access points that would normally be used to access the development site pursuant to the conditions of approval, or, at the locations identified on the approved plans for the relevant stage, or generally in accordance with the approved locations in Development Approval 3827/2019/CA including any subsequent formally approved amendments, or alternatively demonstrate to the assessment manager a strategy to ensure all vehicles carrying materials/products associated with the approved use to and from the site pass through a 'Weigh Bridge' within the development site for record/data collection purposes.
- (e) Parking and manoeuvring areas must accommodate the largest anticipated vehicle to use the site.
- (f) Adequate facilities for servicing the development must be provided on site to ensure loading and/or unloading activities do not occur on-street.
- (g) Provision must be made for all vehicles to enter and exit the site in forward gear.
- (h) Any existing driveway crossovers made redundant as a result of this approval must be removed and reinstated where necessary with concrete kerb and channel to match the existing profile.

22. Water Supply

Where a reticulated water supply is not available, the applicant must construct the necessary water tanks to address potable water and fire fighting requirements relating to this development.

23. Sewerage

All treated sewage effluent must be disposed of in such a manner that the treated water does not enter any adjoining premises, pond or cause a health nuisance. The system must be prepared and constructed by an appropriately qualified person and must comply with the *Old Plumbing and Drainage Act 2002*, *DIP Old Plumbing and Wastewater Code* and their applied provisions, and be to the satisfaction of Council's Assessment Manager (Plumbing).

24. Stormwater Quantity

No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.

25. Stormwater Quality

- (a) The applicant must achieve the water quality objectives specified by the Department of Environment and Heritage Protection (DEHP) in the terms and conditions of the Environmental Relevant Approval (ERA) for the subject site/development. This includes any official amendments made by DEHP or equivalent authority from time to time.
- (b) All ancillary chemical storage must be located under cover and be bunded with impervious material to contain any potential spills. The capacity of the bund must contain 100% of the capacity of the largest container plus 25% of the total storage volume, unless the volume of stored chemical and the building design is such as to prevent the release of spilt material to uncovered areas, the site apron or a stormwater drain.
- (c) All empty drums must be stored within an impervious bunded area and covered to prevent the ingress of stormwater.
- (d) The dangerous goods dispensing area must be bunded and drain to a treatment device/system which ensures, as a minimum, that the pollutant levels in the stormwater discharged from the site comply with the pollutant levels detailed in Condition 25(a) above of this approval. The design must ensure all minor spillages and wash down waters within the liquid loading/unloading bay are treated prior to discharged into any stormwater systems or sewer.
- (e) The dangerous goods dispensing area must include a manual redirection and shut-off valve located prior to the stormwater discharge points. In the event of a major spillage from a hazardous liquid the hazardous liquid must be directed back to containment device (with a minimum capacity of 10,000 litres), located within the dangerous good dispensing area, for collection and later disposal.

26. Deleted

27. Landscaping Plan

- (a) Prior to commencement of any construction works associated with Stage 2 of the development, the applicant must submit to the Assessment Manager for approval a detailed Landscape Plan generally in accordance with the approved plans outlined in part 3 of the decision notice. The identified landscape buffer must be generally in accordance with plans listed below:

Plan/ Document No	Description	Prepared By	Date	Amendments Required
40-928-CD800	Landscape Plan, Issue B	Citicene	14 September 2020 and amended in red by Ipswich City Council on 25 November 2020	OM-01 treatment must include landscaping utilising species consistent with locally occurring remnant ecosystems and include mulch pinned down by Jute netting
40-928-CD800	Landscape Details and Perspectives, Issue B	Citicene	14 September 2020 and amended in red by Ipswich City Council on 25 November 2020	OM-01 treatment must include landscaping utilising species consistent with locally occurring remnant ecosystems and include mulch pinned down by Jute netting

- (b) The applicant must complete landscaping and fencing works in accordance with the approved landscape plans prior to the commencement of Stage 2 unless the Assessment Manager determines otherwise. Such landscaping and fencing must be maintained in perpetuity by the existing or future owners and occupiers of the property.
- (c) A Certificate of Compliance for Landscape Works must be completed by a qualified landscape designer, stating the works comply with the conditions of this approval, prior to the commencement of Stage 2 and submitted to the Assessment Manager for record keeping purposes.

28. Waste Storage and Collection

- (a) An adequate refuse collection service must be provided to the premises.
- (b) A dedicated screened waste storage area must be provided that accommodates the waste containers.

- (c) Unless otherwise determined in writing by the Assessment Manager, the area on which the bin is to be accessed by refuse collection vehicles must be screened, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (d) The waste storage and collection areas must allow forward motion entry to the waste containers and forward motion entry and exit to and from the site.

29. Dust and Particulate Emissions

- (a) Dust or particulate matter that will have or is likely to have an adverse effect on people living in or using the surrounding area must not be permitted to emanate beyond the boundaries of the site.
- (b) No incineration of waste is permitted on site.
- (c) Road watering and/or vacuum sweeping of the hardstand areas must be carried out to ensure no build-up of sediment on the hardstand area.

30. Earthworks and Retaining Walls

- (a) In conjunction with any application for operational works the applicant must provide details of the proposed earthworks for the development including cut/fill depths and extents, batter slopes with relevant annotation, retaining wall heights, typical cross-sections etc. Earthworks must comply with the requirements of *Ipswich Planning Scheme Part 12, Division 15 – Earthworks Code and Planning Scheme Policy 3 (PSP 3) – General Works, 6.1.7*. For any proposed earth retaining structures that are subject to building works assessment the application must include corresponding building works approval.
- (b) Earth retaining structures, including associated footings and drainage systems, must be designed and constructed in accordance with *AS4678-2002, Planning Scheme Policy 3* and design parameters as follows:-
  - (i) Located entirely within the boundaries of the lot.
  - (ii) Accommodate in-situ soil bearing capacity.

31. Erosion and Silt Management

- (a) Sediment and erosion control management (which includes deposition by both water and air) measures and facilities must be designed, installed and maintained in accordance with *"Best Practice Erosion and Sediment Control"* published by the International Erosion Control Association (Australia) for both construction (including vegetation clearing) and operational (maintenance) phases of the development.

- (b) The applicant must lodge a \$5,000.00 sediment and erosion management performance bond with Council, prior to the prestart meeting, which is to be used where determined by the Assessment Manager for the purpose of restoration works concerning contaminants originating from and deposited external to the development site. This bond will only be released by Council upon formal acceptance of the works "off-maintenance" or completion of development to the satisfaction of the Assessment Manager. Where Council determines that a call-up of the performance bond is required for the purposes of conducting such restoration works by Council (or agent of), the applicant must restore the bond to its full amount within ten (10) business days of a notice from Council to that effect.

32. Public Utilities

Adequate provision must be made for the proposed development, to cater for the public utility services that would normally serve the development.

33. Operational Works – Municipal Works (Roadworks)  
(ie Works being handed over to Council)

External municipal works relates to those works external to the subject site and located in dedicated public areas, for example existing road or drainage reserve, or private property not subject to applicant ownership.

- (a) Municipal works must be completed in accordance with a detailed design certified by an RPEQ and approved by Council engineers with appropriate fees payable, a works prestart meeting on-site and various detailed construction and audit inspections by Council officers. In accordance with *Planning Scheme Policy 3*, a maintenance period applies for the works and a maintenance security deposit is required.
- (b) The requirements of Council's *Planning Scheme Policy 3 - General Works* and *Council's Standard Drawings* must apply to the municipal works. Where inconsistencies between any documents occur, *Planning Scheme Policy 3* has precedence and must prevail to the extent of the inconsistency.
- (c) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:-
- (i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;
- (ii) A *Planning Scheme Policy 2 (Appendix 1) Certificate of Design* signed by an RPEQ; and
- (iii) The drawings must be submitted as one (1) hardcopy, A3 size set. Reports and supporting information must be submitted as two (2) hardcopy sets.

The submission must also include a compact disk containing electronic data as follows:

- § One (1) full set of all engineering drawings contained in one file;
- § Separate individual files containing layout plans for sewerage, water supply and drainage;
- § Any reports submitted in support of the application. Each report must be included as a separate file; and
- § An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

- (d) Prior to the prestart meeting, the applicant must submit to Council a development performance bond of not less than 10% of the value of external municipal works (minimum \$5,000.00), as security for the performance of the various construction and certification obligations (including provision of "as constructed" information).
- (e) All works must be authorised, supervised and certified by an RPEQ competent in civil works and must be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should the contractor not be able to demonstrate the necessary competency to the satisfaction of the Assessment Manager or if the contractor has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works must be accepted "on-maintenance" prior to commencement of use. On completion of the works an "on-maintenance" acceptance inspection may be arranged by submission of a certificate signed by an RPEQ certifying that the works have been constructed in accordance with the approved plans and specifications and in compliance with Council's construction standards.
- (g) "As-constructed" information and final construction issue engineering design drawings, compiled in accordance with *Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to Council and approved prior to the formal acceptance of the works "on-maintenance". This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.

34. Operational Works – Internal Works  
(ie Works not being handed over to Council)

Internal works refers to engineering works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.

- (a) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:

- (i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;
- (ii) A Planning *Scheme Policy 2 (Appendix 1) Certificate of Design* signed by an RPEQ;
- (iii) The drawings must be submitted as one (1) hardcopy, A3 size set. Reports and supporting information must be submitted as two (2) hardcopy sets.

The submission must also include a compact disc containing electronic data as follows:

- § One (1) full set of all engineering drawings contained in one file;
- § Separate individual files containing layout plans for sewerage, water supply and drainage;
- § Any reports submitted in support of the application. Each report must be included as a separate file; and
- § An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

- (b) On completion of the works a certificate signed by an RPEQ must be submitted to Council, certifying that the works have been constructed in compliance with the approved plans and specifications and in accordance with Council's construction standards. The RPEQ or representative must undertake the necessary inspections to make this certification.

35. General

- (a) All works required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the Assessment Manager, such works must be altered at the cost of the applicant.
- (b) Any fill intended to be placed over Council's underground services must be approved in advance by the Assessment Manager.
- (c) Any allotment or other filling for building works creating a soil depth greater than 500mm must be conducted in accordance with *Australian Standard 3798* at Responsibility Level 1. Test results as required by *Australian Standard 3798*, and a certificate of quality and uniformity of fill, must be provided by an RPEQ.
- (d) Batters and slopes greater than 1:4 resulting from cutting and filling of the site must be certified by an RPEQ as stable and properly drained.
- (e) All imported and exported materials may be transported only on routes approved by the Assessment Manager.

- (f) All disturbed verge, allotment and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed.
- (g) All treated sewage effluent must be disposed of in such a manner that the treated water does not enter any adjoining premises, pond or cause a health nuisance. The system must be prepared and constructed by an appropriately qualified person and must comply with the *Old Plumbing and Drainage Act 2002*, *DIP Old Plumbing and Wastewater Code* and their applied provisions, and be to the satisfaction of Council's Team Coordinator (Plumbing).

36. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications accepted in writing by the Assessment Manager will suffice.

37. Existing Approvals

The applicant must develop the site for Special Industry (Wood Mulching and Composting Facility) in accordance with one (1) of the following options:

- (a) If the development of the site for the Special Industry is taken up in accordance with Development Approval 2556/99 (to change conditions of Development Approval 1164/98) dated 7 April 2000 issued through Planning and Environment Court Order (Appeal No. 212 of 2000) for Special Industry (Wood Mulching and Composting Facility), then the applicant must request that Development Approval 4335/11 be cancelled in accordance with section 379 of the *Sustainable Planning Act 2009*.

Or

- (b) If the development of the site for the Special Industry is taken up in accordance with Development Approval 4335/11, then the applicant must request that Development Approval 2556/99 (to change conditions of Development Approval 1164/98) dated 7 April 2000 issued through Planning and Environment Court Order (Appeal No. 212 of 2000), be cancelled in accordance with section 379 of the *Sustainable Planning Act 2009*.

38. Compliance with Conditions

Unless otherwise stated, all conditions must be completed prior to commencement of relevant stage of the Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas) or as otherwise approved in writing by the Assessment Manager.

39. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

40. Time Limit on Approval

In accordance with Section 346 of the *Sustainable Planning Act 2009*, this Development Permit is valid for a total approval period of ~~Ten (10)~~ Thirteen (13) years from the date the original approval (4335/2011/MCU) takes effect, after which time the approval shall lapse and it will be necessary to reapply for further approval.

Note 1: The approval will lapse on 17 August 2028, unless it lapses earlier in accordance with Condition 4(g)(iv) of this approval.

Note 2: In relation to each stage, the approval period for Stage 1 ends upon the opening of the Centenary Highway Link Road with Stage 2 requiring commencement upon the opening of Centenary Highway Link Road.

Advice applicable to this approval:

1. Section 245 of the *Sustainable Planning Act 2009*

Pursuant to section 245 of the *Sustainable Planning Act 2009*, 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.

2. Connection to reticulated Wastewater (Sewerage) System

Any future proposal to connect the subject development to reticulated Wastewater (Sewerage) System shall necessitate the applicant to pay monetary infrastructure contributions based on the infrastructure charging framework and charge rates applicable at the date when connection to reticulated Wastewater System is made.

3. Mining Constraints

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.

4. Flammable Materials

In the event 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 1300 369 915.

5. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an operational works application should be arranged to leave a blank space with minimum dimensions 6.0cm wide and 14.0cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

6. Portable Long Service Leave

Where the works are valued at \$80,000 or more and match the definition of Building and Construction Industry, the Building and Construction Industry (Portable Long Service Leave) Act 1991 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. This applies to building works, operational works and plumbing and drainage works applications, as defined under the *Sustainable Planning Act 2009*.

If you require clarification in regard to the Building and Construction Industry (Portable Long Service Leave) Act 1991, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

7. Fire Ants

- (a) In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.
- (b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Department of Employment, Economic Development and Innovation on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Employment, Economic Development and Innovation  
GPO Box 15168  
CITY EAST QLD 4002

- (c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Employment, Economic Development and Innovation website [www.deedi.qld.gov.au](http://www.deedi.qld.gov.au).
  - (d) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". 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 the Department of Employment, Economic Development and Innovation to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.
8. Advertising Signage
- (a) Any signage provided for the development must be in accordance with the requirements of Schedule Nine (9) of Ipswich Planning Scheme in order to be exempt. Any advertising devices that do not comply with Schedule 9 (Exempt Advertising Devices) of the Ipswich Planning Scheme 2006 will necessitate a development approval through the lodgement of an operational works application with Council.
  - (b) Signage should generally provide for identification rather than advertisement and should contribute to an attractive streetscape and integrate with the overall design and layout of a development. Emphasis should be placed upon:
    - (i) Visual attractiveness.
    - (ii) Fewer and more easily interpreted signs.
    - (iii) Scales and proportions for signage which reflect and reinforce the architectural design of individual buildings or the streetscape in terms of location and dimension.
    - (iv) Compatibility with the scale of development and the amenity of surrounding land uses.
9. Local Government (Finance, Plans and Reporting) Regulation 2010
- This property may be subject to the provision of Section 50 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*. 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.

## APPEAL RIGHTS

### Applicant appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

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.

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.

### Concurrence/Advice agency appeal rights

If this notice is given to a concurrence agency or advice agency, other than the chief executive under the *Planning Act 2016* that gave a pre-request response or response notice:

You have appeal rights against the decision for a change application if you are an affected entity that gave a pre-request response notice or response notice for the change application.

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.

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.

If this notice is given to an advice agency which requested that its referral agency response be treated as a properly made submission:

You have appeal rights in relation to this decision if you are an eligible advice agency. An appeal may be made against, as applicable, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- any part of the 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. Attached is an extract from the *Planning Act 2016* about appeal rights.

#### Submitter appeal rights

You have appeal rights in relation to this decision if you are an eligible submitter. An appeal may be made against, as applicable, the decision to approve the change application, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

- any part of the development approval 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.

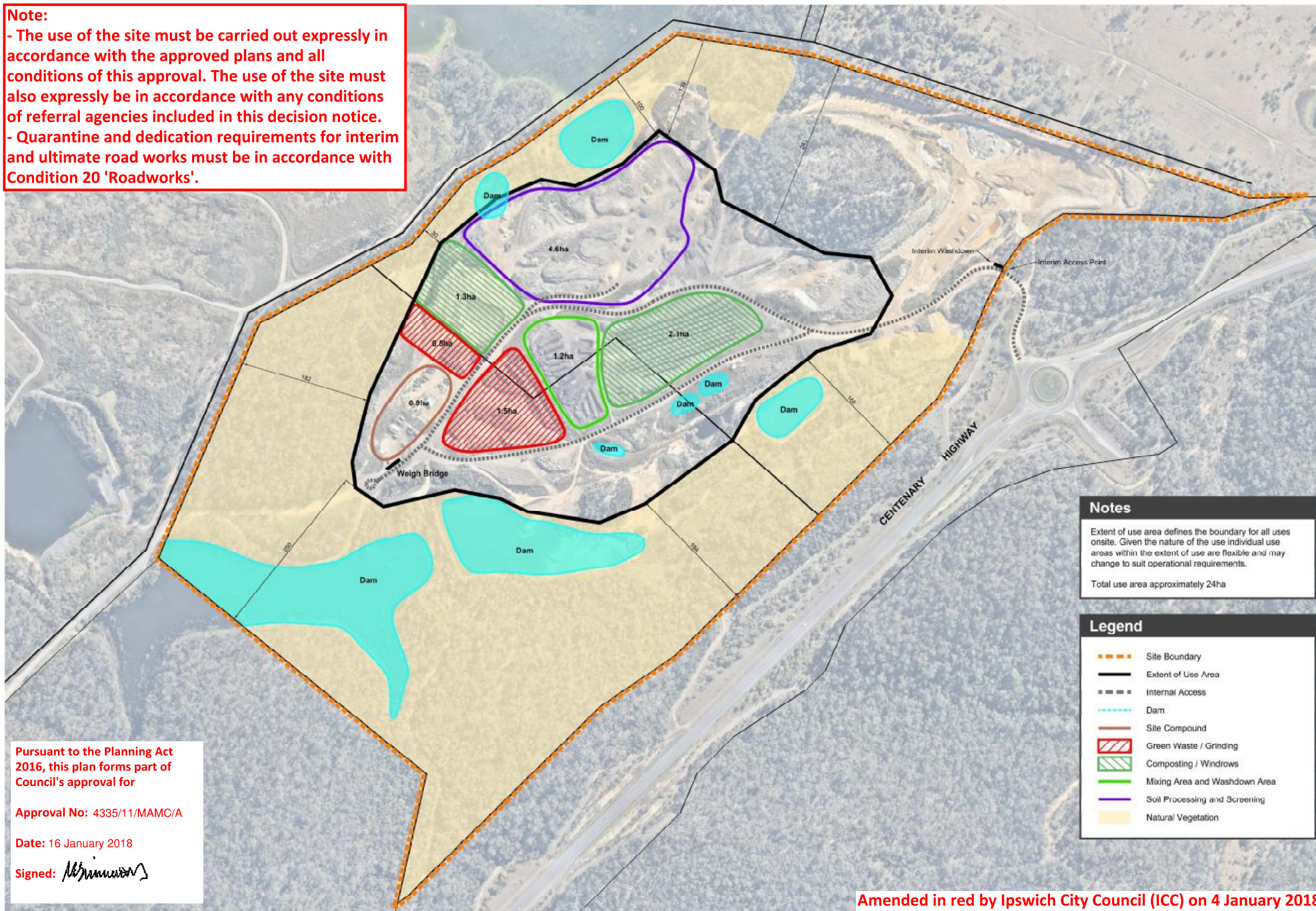
An appeal may be made to the Planning and Environment Court.

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

**Note:**  
 - The use of the site must be carried out expressly in accordance with the approved plans and all conditions of this approval. The use of the site must also expressly be in accordance with any conditions of referral agencies included in this decision notice.  
 - Quarantine and dedication requirements for interim and ultimate road works must be in accordance with Condition 20 'Roadworks'.



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for  
**Approval No:** 4335/11/MAMC/A  
**Date:** 16 January 2018  
**Signed:** *[Signature]*

**Notes**  
 Extent of use area defines the boundary for all uses onsite. Given the nature of the use individual use areas within the extent of use are flexible and may change to suit operational requirements.  
 Total use area approximately 24ha

**Legend**

- Site Boundary
- Extent of Use Area
- Internal Access
- Dam
- Site Compound
- Green Waste / Grinding
- Composting / Windrows
- Mixing Area and Washdown Area
- Soil Processing and Screening
- Natural Vegetation

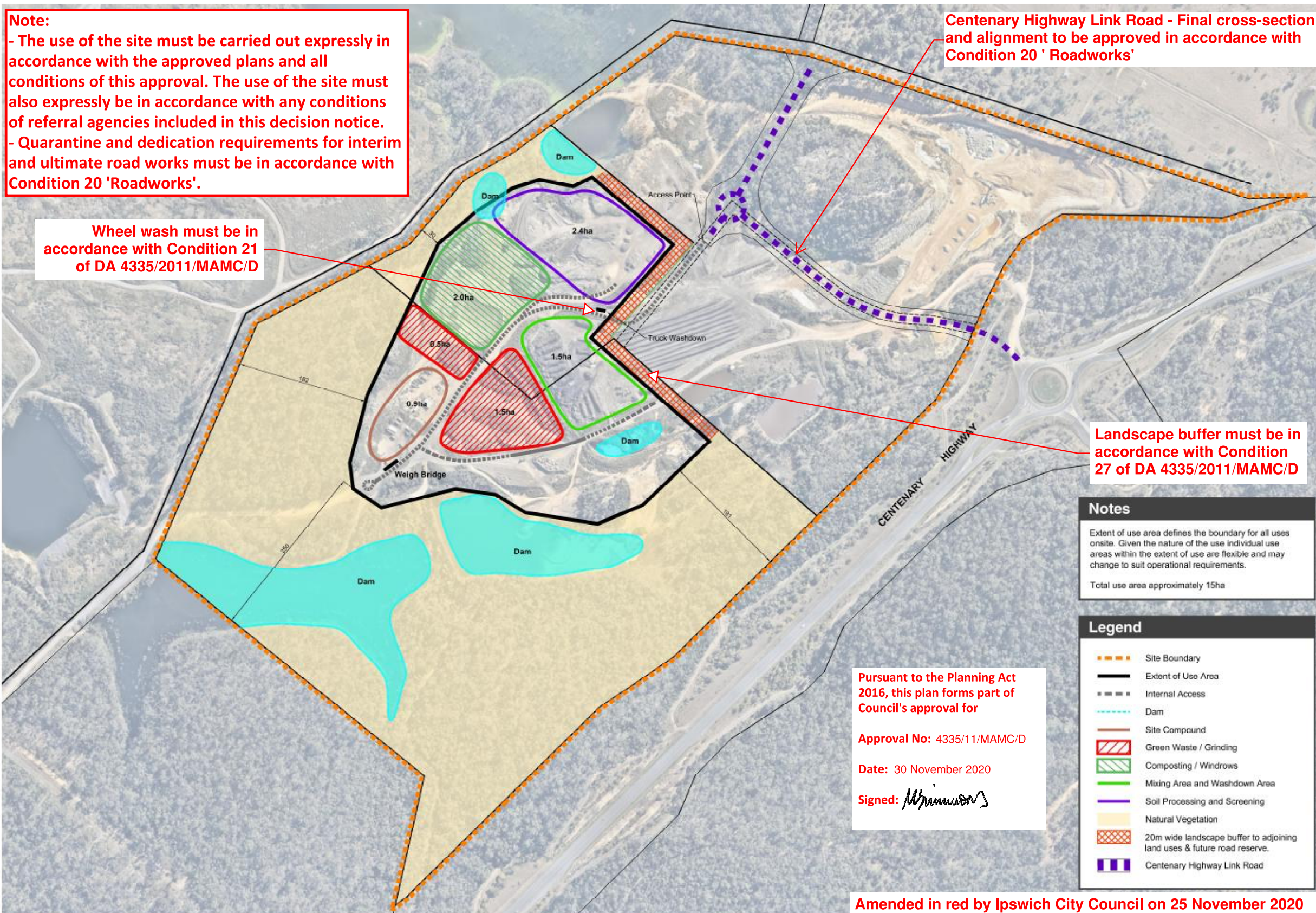
Amended in red by Ipswich City Council (ICC) on 4 January 2018



**SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS**  
 jensenbowers.com.au  
 72 Costin Street, Ferlic Valley, Qld 4206 | PO Box 789, Spring Hill, Qld 4204 T: (07) 3852 1771  
 © Jensen Bowers Group Consultants Pty Ltd. ABN 42 310 52667

Drawing Ref: JD-78C8-024-D  
 Date: 29/09/2017  
 Scale: 1:3000 @ A3  
 0 50 100 150 200m

**WMI - Stage 1 - Proposed Use Areas**  
 Centenary Highway, Swanbank  
 for Swanbank Industrial Park Pty Ltd



**SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS**  
 jensenbowers.com.au  
 72 Costin Street, Fortitude Valley, Qld. 4006 | PO Box 799, Spring Hill, Qld. 4004 T (07) 3852 1771  
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Drawing Ref: J-D-7839-026-B  
 Date: 29/08/2017  
 Scale: 1:5000 @ A3  
 0 50 100 150 200m

**WMI - Stage 2 - Proposed Use Areas**  
 Centenary Highway, Swanbank  
 for Swanbank Industrial Park Pty Ltd

**NOTES:**

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






**LANDSCAPE:**

The landscape area will be designed to provide a suitable and appropriate environment for the site office and facilities. The landscape is intended to be low maintenance with as much existing vegetation retained as practical and incorporated into the layout. The planting will be layered to provide visual appeal and to screen the car park and work areas. The landscape will take into consideration CPTED issues in the design. Shade trees will be provided to the car park that consider the climatic aspects of the site. Native plant species that are low maintenance and drought tolerant will be included in the design. Landscape areas will be watered via water tanks.

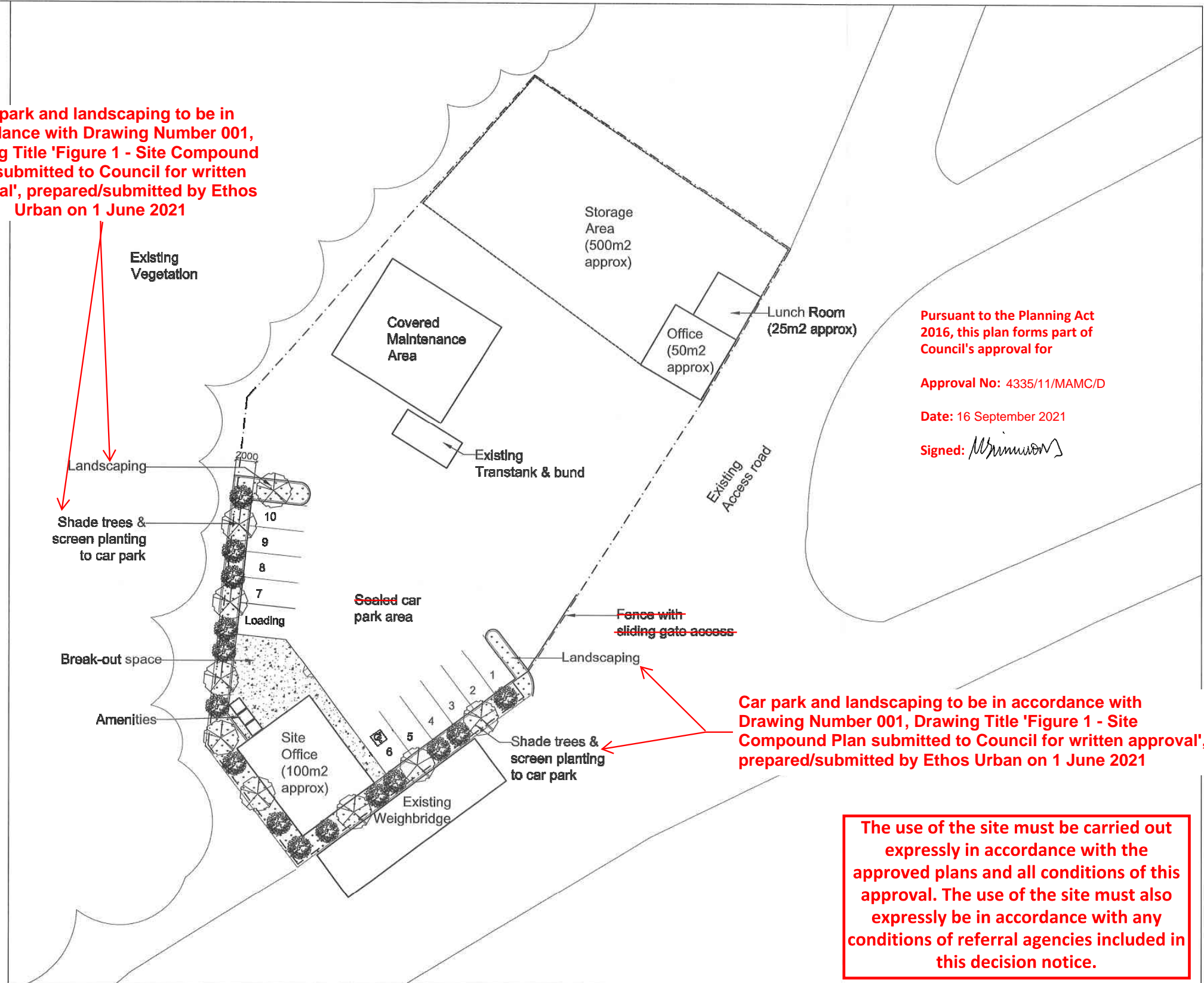
**SUGGESTED PLANT SPECIES LIST**

Trees	
Botanical Name	Common Name
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Corymbia citriodora</i>	Spotted Gum
<i>Lognecostemum confertus</i>	Brush Box
<i>Waterhousea floribunda</i>	Water Gum
Shrubs	
Botanical Name	Common Name
<i>Acacia concurrens</i>	Brisbane Black Wattle
<i>Callistemon viminalis</i>	Bottlebrush
<i>Callistemon 'Harkness'</i>	Bottlebrush
<i>Metaleuca linearifolia</i>	Snow in Summer
<i>Syzygium paniculata</i> Ellis	Dwarf Magenta Cherry
Groundcovers	
Botanical Name	Common Name
<i>Dianella caerulea</i> 'Breeze'	Flax Lily
<i>Hardenbergia 'Happy Wanderer'</i>	False Sarsaparilla
<i>Lomandra longifolia</i>	Mat Rush
<i>Myoporum ellipticum</i>	Creeping Boobialla

**LEGEND**

-  CONCRETE
-  PLANTING AREA
-  FENCE
-  TREE PLANTING
-  SHRUB PLANTING

**Car park and landscaping to be in accordance with Drawing Number 001, Drawing Title 'Figure 1 - Site Compound Plan submitted to Council for written approval', prepared/submitted by Ethos Urban on 1 June 2021**



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 4335/11/MAMC/D




Date: 16 September 2021

Signed: *[Signature]*

**Car park and landscaping to be in accordance with Drawing Number 001, Drawing Title 'Figure 1 - Site Compound Plan submitted to Council for written approval', prepared/submitted by Ethos Urban on 1 June 2021**

**The use of the site must be carried out expressly in accordance with the approved plans and all conditions of this approval. The use of the site must also expressly be in accordance with any conditions of referral agencies included in this decision notice.**

**Amended in red b Council on 16 September 2021**

  Scale: 1:200 @ A1	Rev. N.    Date    Revision    Drawn by    Rev. by    Client: Wood Mulching Industries Pty Ltd	<b>Site Plan SC01</b> <b>Landscape Concept Plan</b> Wood Mulching Industries - DA for MCU	
	R0 18/07/11    Draft Issue    NH    JL    Drawing No: 0114394_SC01.dwg		
	R1 27/07/11    Development Application    NH    JL    Date: 27/07/2011    Drawing Size: A1		
	Drawn By: NH    Reviewed By: JL		
	<small>This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.</small>	Environmental Resources Management ANP Adelaide, Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney	



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 4335/11/MAMC/D

Date: 16 September 2021

Signed: *M. Minnison*

Drawing Number: 001

Drawing Title: Figure 1 - Site Compound Plan submitted to Council for written approval

Prepared/submitted by: Ethos Urban

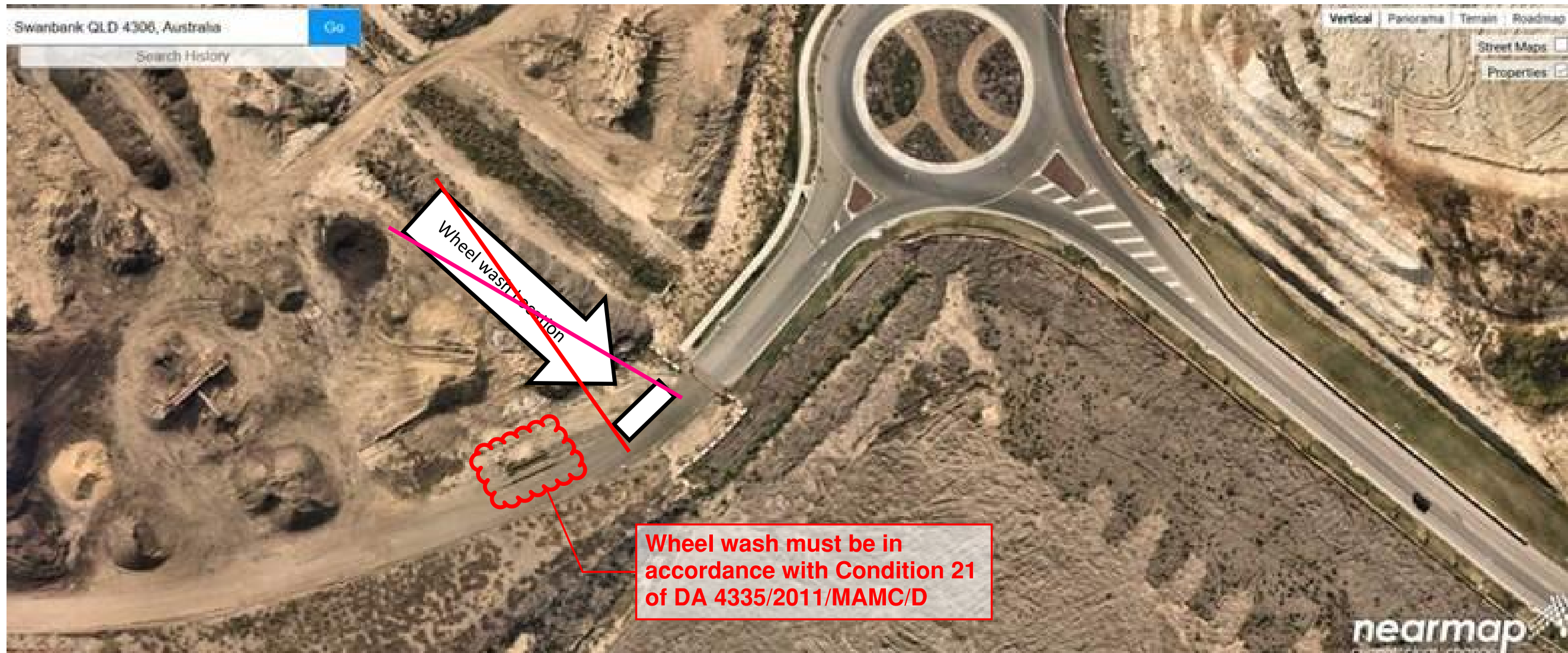
Prepared/Submitted on: 1 June 2021

Pursuant to the Planning Act  
2016, this plan forms part of  
Council's approval for

Approval No: 4335/11/MAMC/D

Date: 30 November 2020

Signed: *[Signature]*



## Wheel-wash location plan (ref. 718803-001)

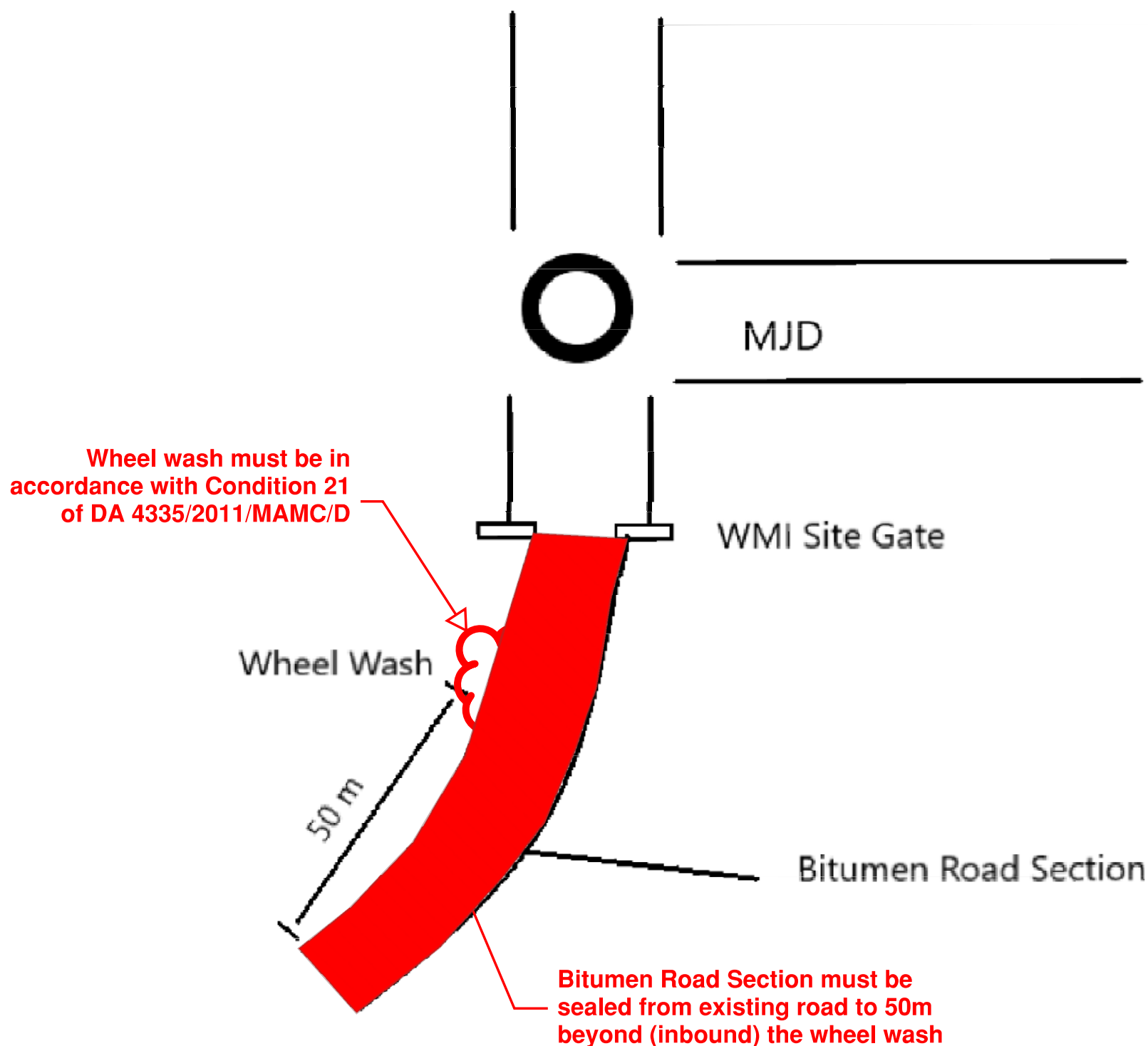
Amended in red by Ipswich City Council on 25 November 2020

Pursuant to the Planning Act  
2016, this plan forms part of  
Council's approval for

Approval No: 4335/11/MAMC/D

Date: 30 November 2020

Signed: *M. Minnison*



## Extent of sealed road plan (ref. 718803-002)

Amended in red by Ipswich City Council on 25 November 2020

# ANNEXURES



























































































































































































