

**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:	

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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

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			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
<b>SPECIFICATIONS/SUPPORTING MATERIAL</b>				
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
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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

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

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	<p>Submit any necessary amendment applications to align Development Approval 3827/2019/CA with Approval 4335/2011/MAMC/E.</p> <p>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).</p>	30 April 2026
2	Development Approvals 3827/2019/CA and 3121/2024/RAL	<p>Submit required Operational Works applications under Development Approvals 3827/2019/CA and 3121/2024/RAL.</p> <p>Applications must be 'properly made' and lodged with the relevant assessment authorities, including (but not limited to) Ipswich City Council.</p>	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	<p>Submit all required statutory Building and Plumbing applications necessary for commencement of use under Development Approval 3827/2019/CA.</p> <p>Applications must be 'properly made' and lodged with the relevant assessment authorities, including (but not limited to) Ipswich City Council.</p>	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 AMIC/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 *Qld Plumbing and Drainage Act 2002, DIP Qld 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 *Qld Plumbing and Drainage Act 2002*, *DIP Qld 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.

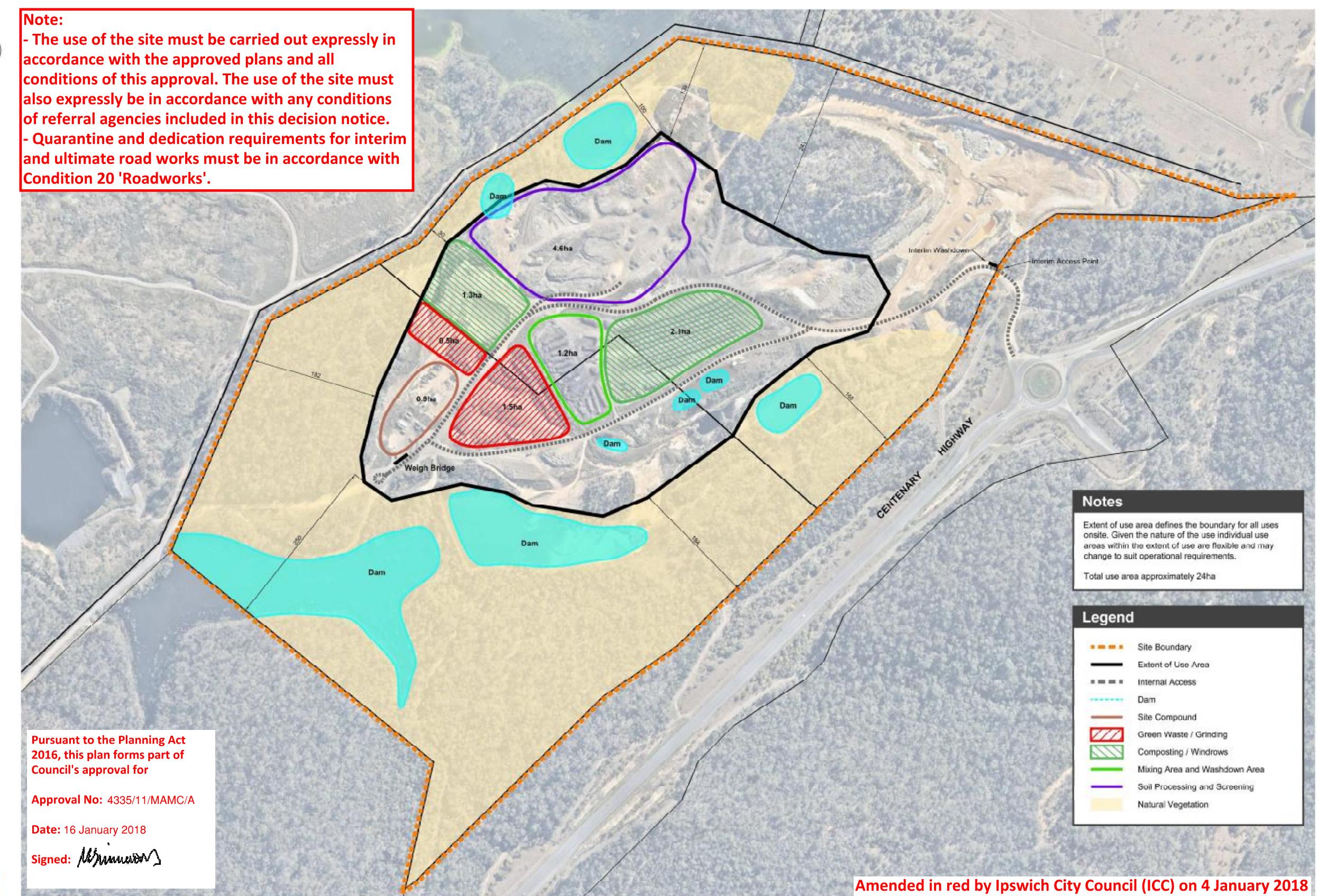
An appeal must be started within 20 business days after this notice is given to you.

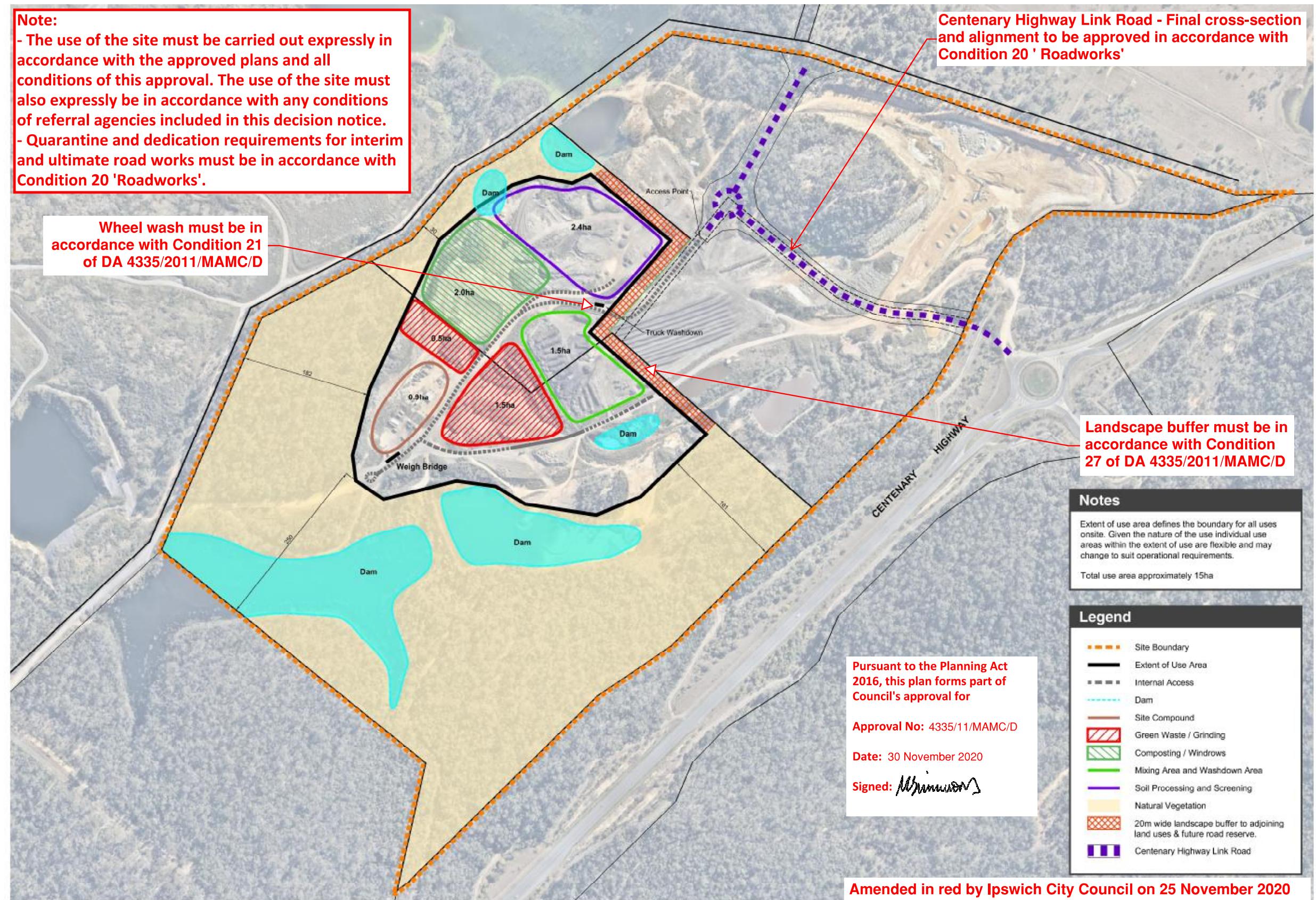
An appeal may be made to the Planning and Environment Court.

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.





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

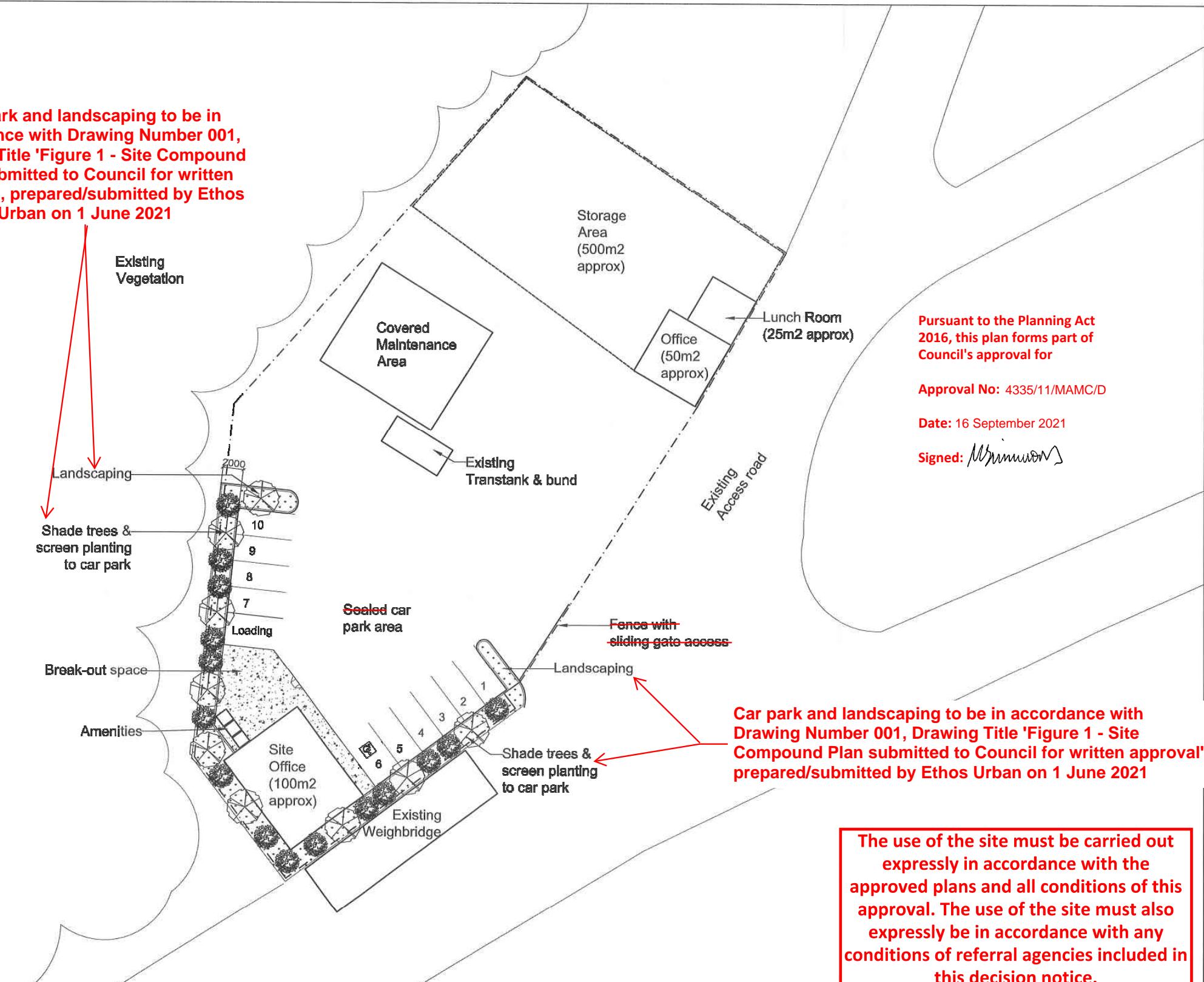
Trees	
Botanical Name	Common Name
Cupressus macrocarpa	Tuckeroo
Corymbia citriodora	Spotted Gum
Leptospermum constrictum	Brush Box
Warriophis floribunda	Water Gum
Shrubs	
Boronia glabra	Common Name
Acacia concurrens	Brisbane Black Wattle
Callistemon viminalis	Bottlebrush
Callistemon 'Harkness'	Bottlebrush
Melaleuca linariifolia	Snow in Summer
Syzygium paniculatum	Dwarf Magenta Cherry
Groundcovers	
Bromus	Common Name
Dianella caerulea 'Breeze'	Flax Lily
Hardenbergia 'Happy Wanderer'	False Sarsaparilla
Lomandra longifolia	Mat Rush
Myoporum elipticum	Creeping Boabialla

LEGEND

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

Amended in red b Council on 16 September 2021

**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**



**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.**

Rev. N.	Date	Revision	Drawn by	Rev. by	Client	Site Plan SC01
R0	18/07/11	Draft Issue	NH	JL	Wood Mulching Industries Pty Ltd Drawing No: 0114394_SC01.dwg	Landscape Concept Plan
R1	27/07/11	Development Application	NH	JL		Wood Mulching Industries - DA for MCU
					Date: 27/07/2011	Drawing Size: A1
					Drawn By: NH	Reviewed By: JL
					This figure may be based on third party data or data which has not been verified by ERM and it may not be accurate. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.	
					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. M. M. M.*

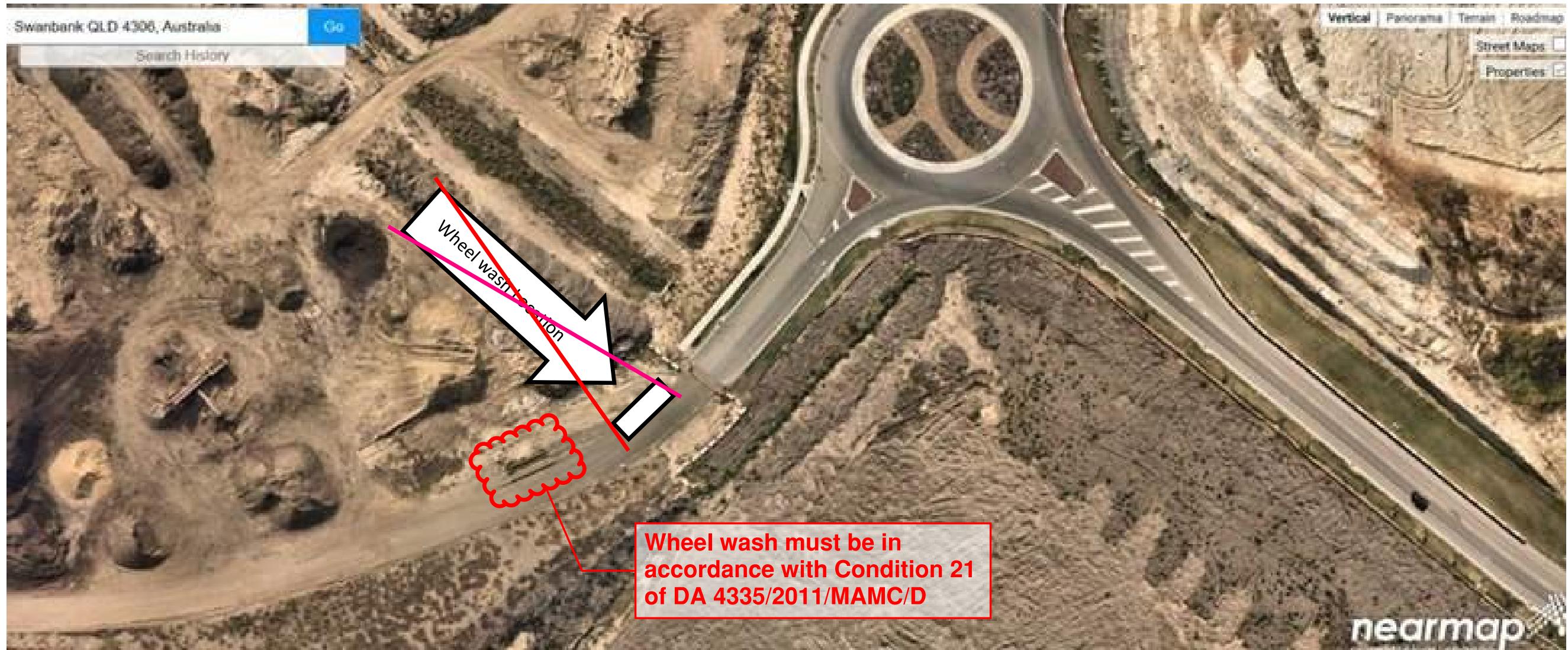
Drawing Number: 001  
Drawing Title: Figure 1 - Site Compound Plan submitted to Council for written approval  
Prepared/submitted by: Ethos Urban  
Prepared/Submitted on: 1 June 2021

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)

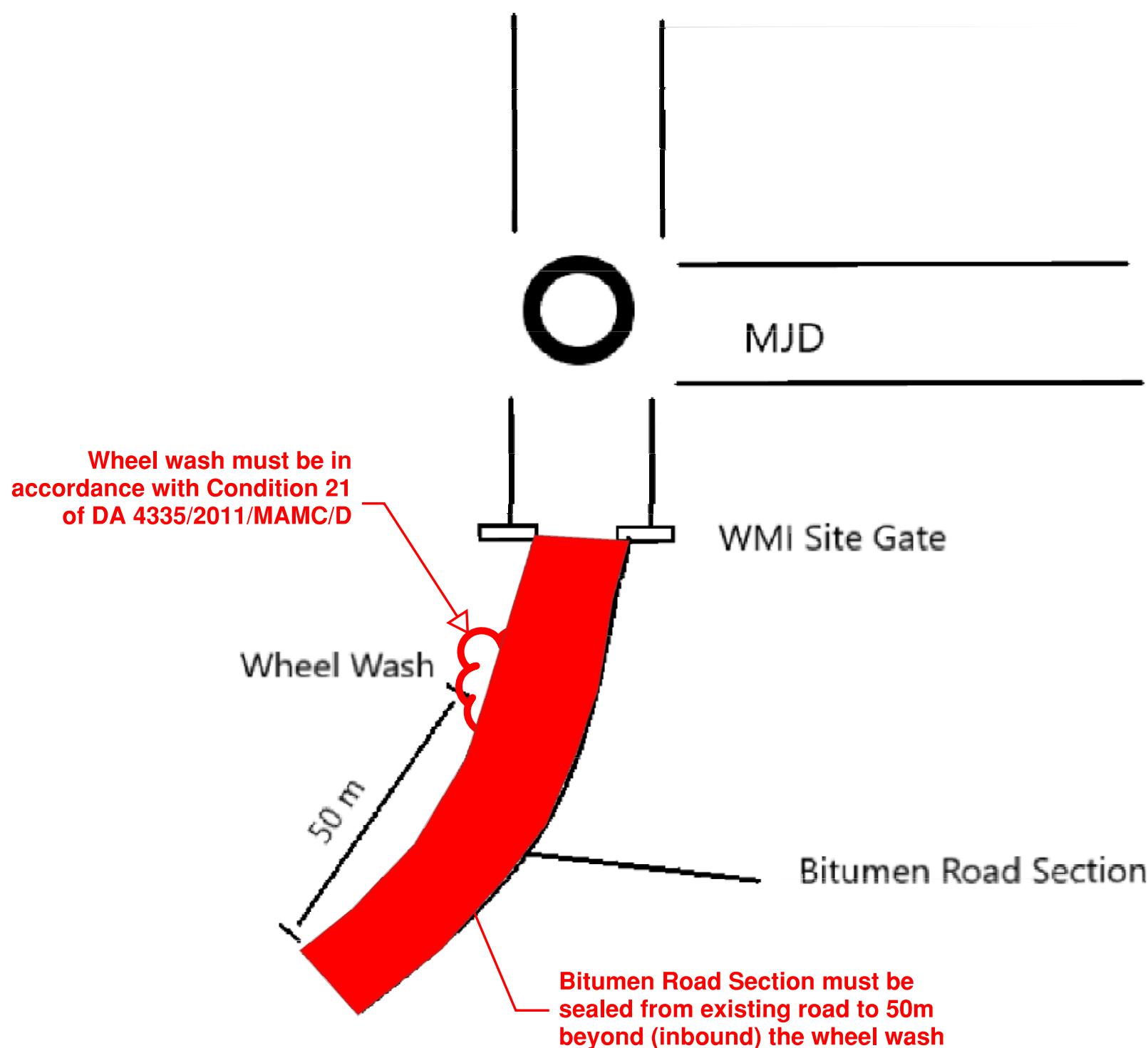
Amended in red by Ipswich City Council on 25 November 2020

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: *Mr. [Signature]*



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

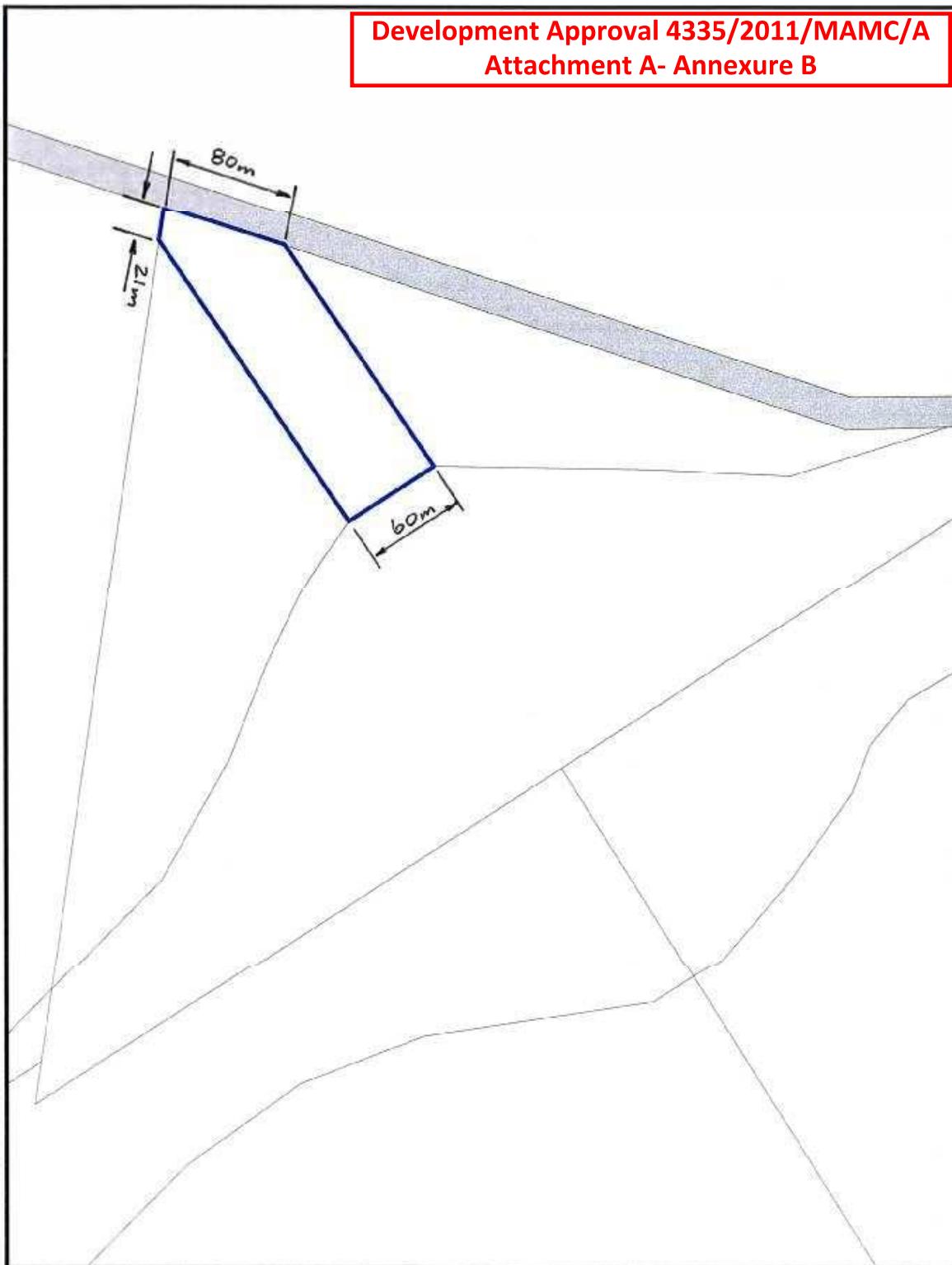
Amended in red by Ipswich City Council on 25 November 2020

## ANNEXURES



**Lot 159 SP196914, White Rock  
LAND REQUIRED FOR FUTURE STRATEGIC ROAD PURPOSES**

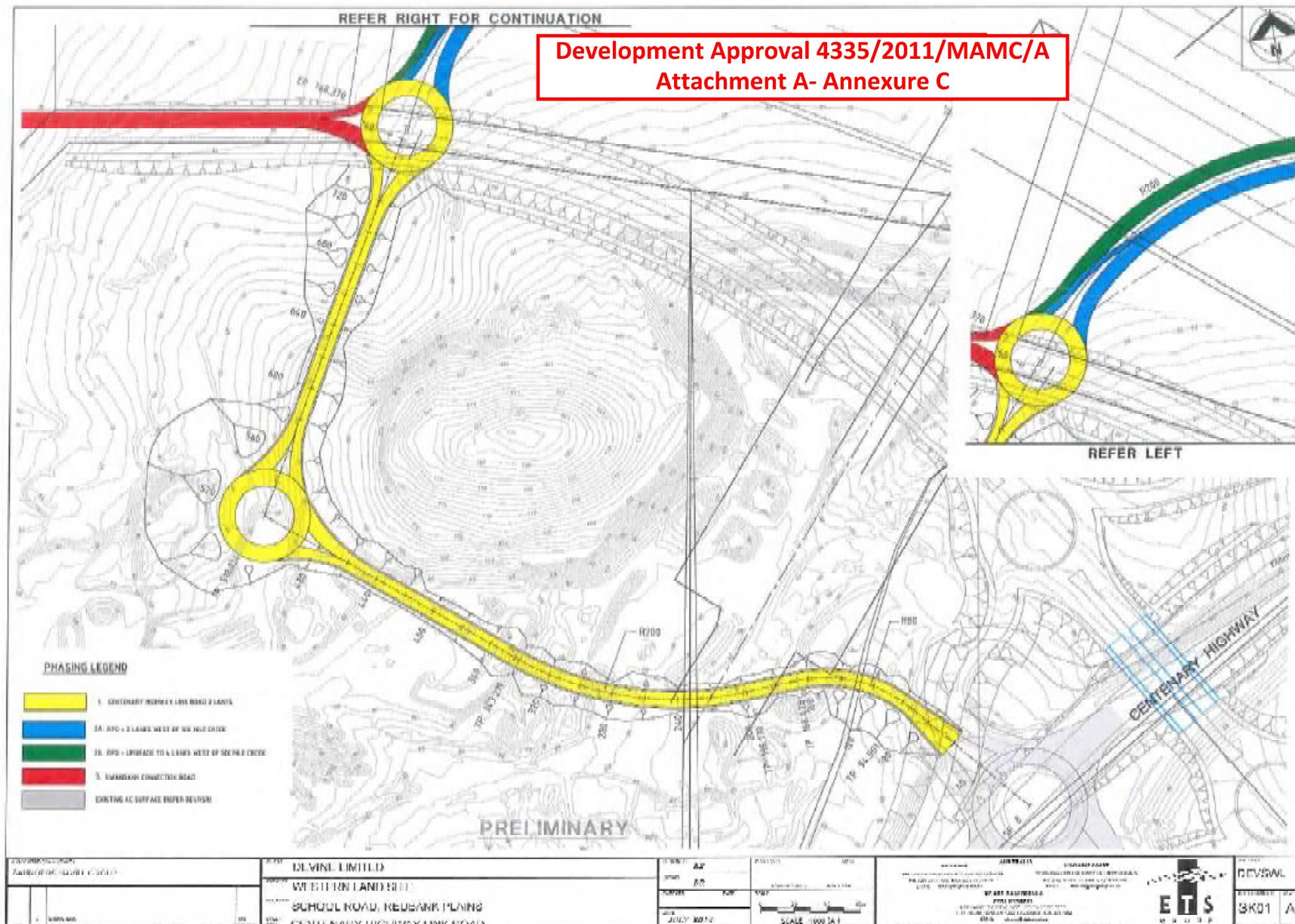
**Development Approval 4335/2011/MAMC/A  
Attachment A- Annexure B**



City Network Planning  
March 2012

NOT TO SCALE

### **Item 3 / Attachment 2.**

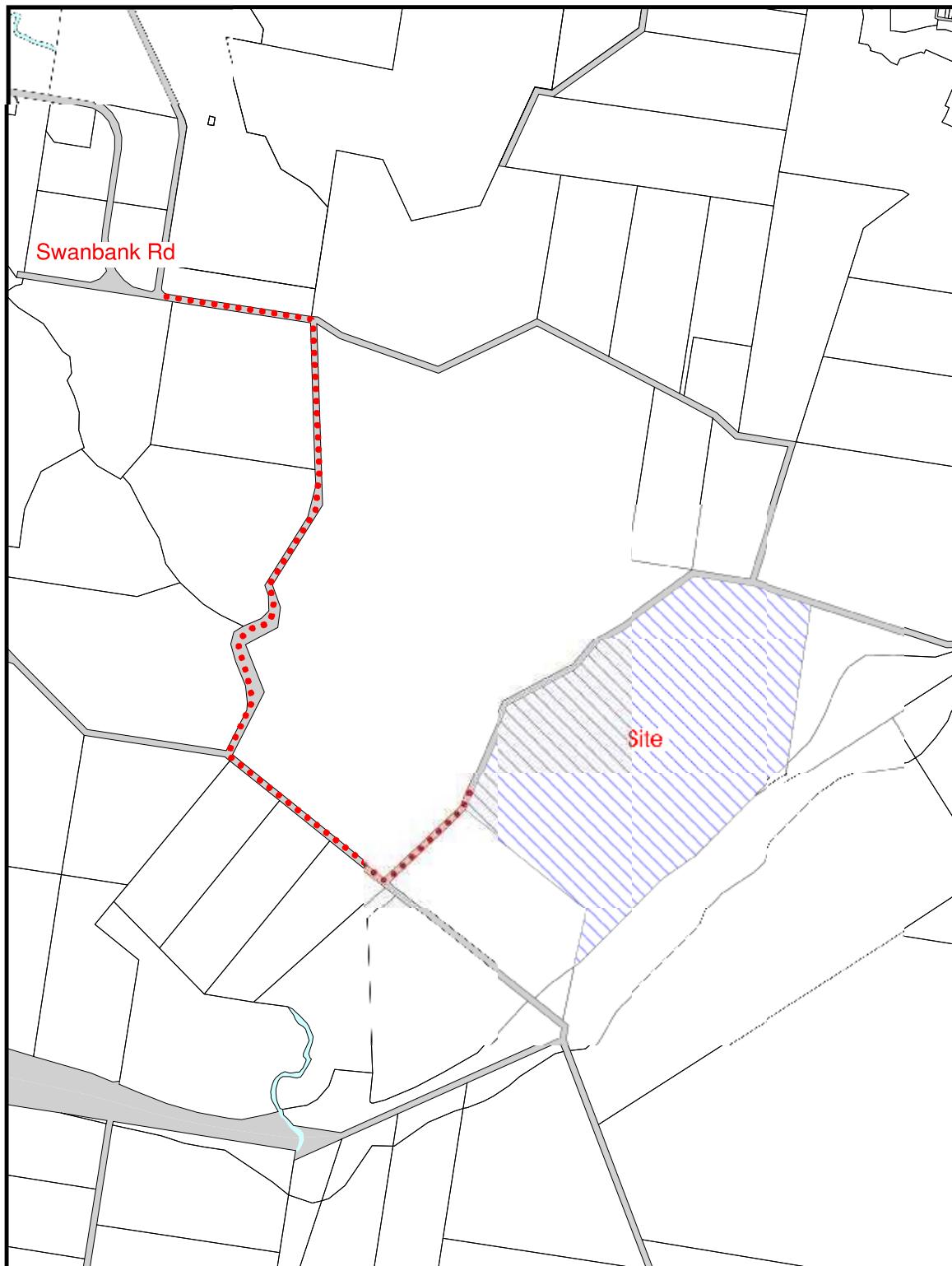




4335/11  
Lot 123SP199797

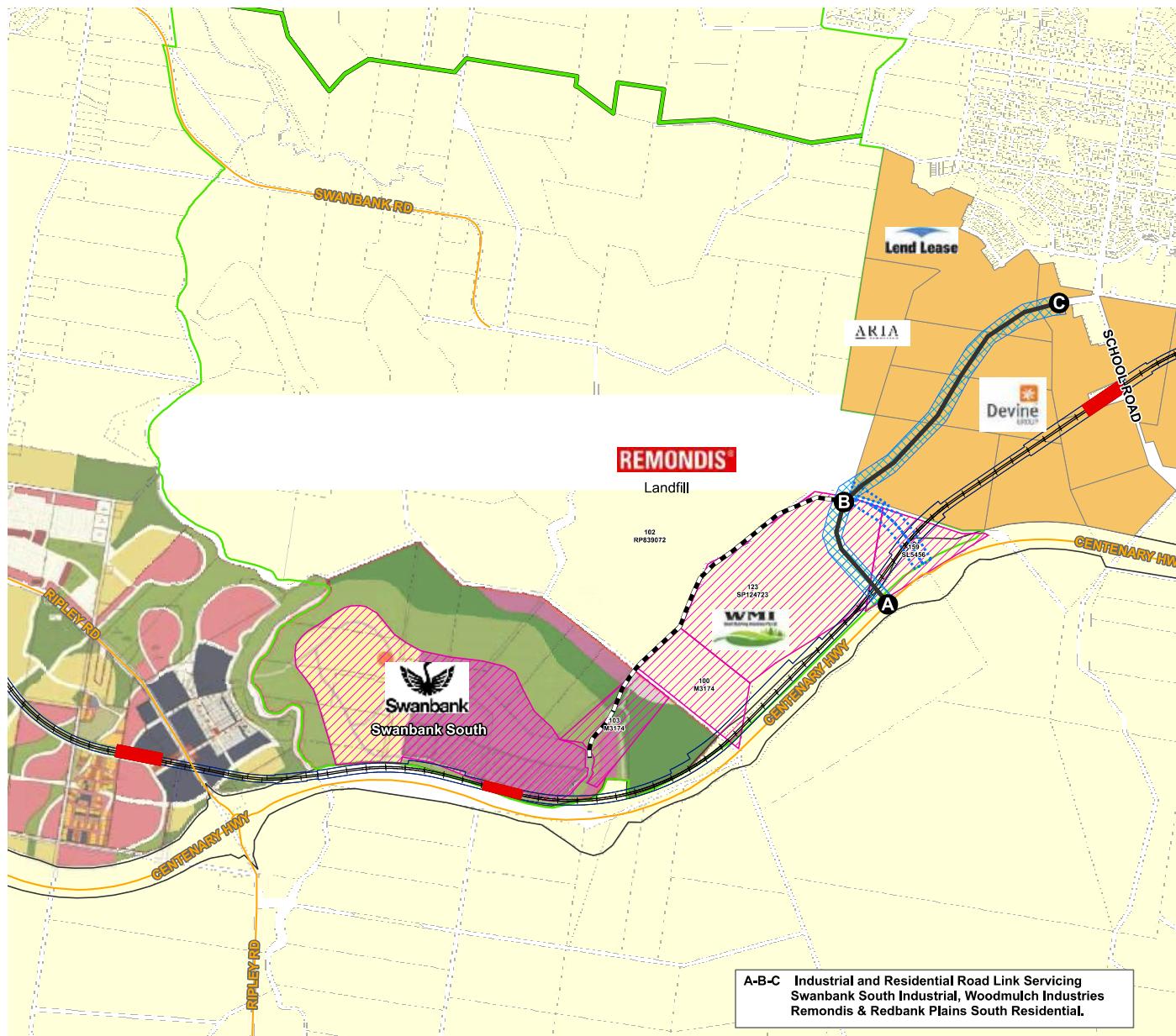
Access Route to/from Swanbank Road

**Development Approval 4335/2011/MAMC/A  
Attachment A- Annexure D**



NOT TO SCALE

## **SPECIFICATIONS/SUPPORTING MATERIAL**



Regional Road Network Linking  
Redbank Plains Residential  
and Swanbank Industrial to  
Centenary Highway



ARIA  
RENDER PARTNERS



WMI  
Wood Mulch Industries Pty Ltd



**Legend**

- Regional Road Network-Proposed
- Future Road Connection
- Possible Future Road Acquisition
- Indicative Strategic Road Acquisition
- Future Rail - Station
- Future Rail - Track
- Residential
- Industrial
- SNCEP Boundary

**Data Sources:**  
Cadastral: Department of Environment and Resource Management (2014)

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This map is not guaranteed to be free from error or omission. LandPartners Limited disclaim liability for any act done or omission made on the basis of the information in this map, and any consequences of such acts or omissions.

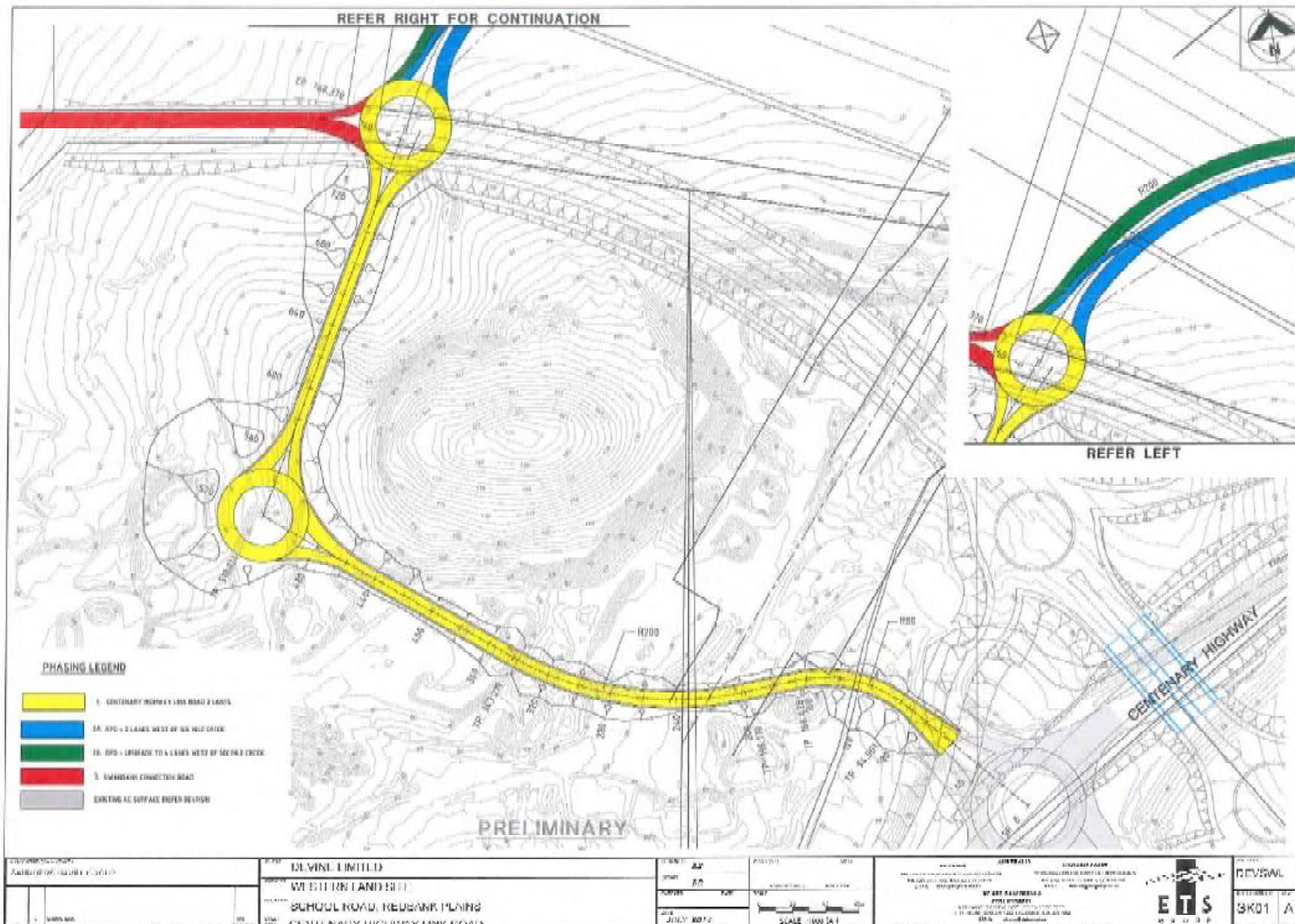
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A3 Scale: 1:20,000

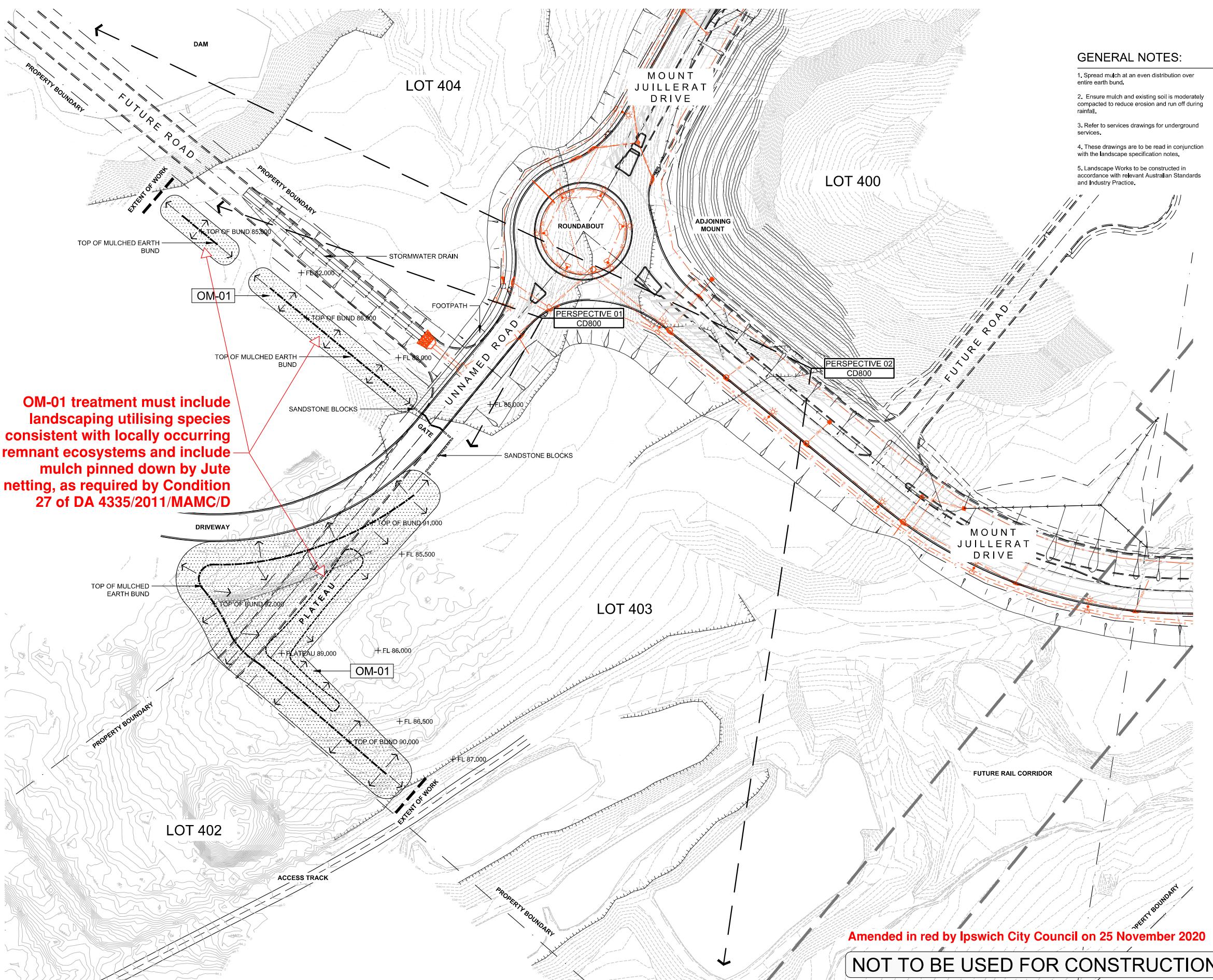
Plan: LB2855-00-478c Date: 28-11-2014  
File: 285500WG Drawn by: JDF

**LANDPARTNERS**  
built environment consultants

LandPartners Limited  
Brisbane  
Level 13, Kings Row 4  
40 McCoull Street  
Milton QLD 4064  
PO Box 3916 South Brisbane QLD 4101  
T: 61 7 3842 1000  
F: 61 7 3842 1001  
E: brisbane@landpartners.com.au  
W: www.landpartners.com.au

### **Item 3 / Attachment 2.**





B For Council Approval 14.09.2021  
A Preliminary 09.09.2021  
Issue Comments Date  
Project:

Wood Mulching/Composting Facility Development  
7002 & 7005 Unnamed Road,  
Swanbank, QLD, 4306

Project No. 40-928  
Council Ref No. 4335/2011/MAMC/A  
Client:

Wood Mulching Industries c/- Ethos Urban

**citicene**  
your project | our priority

Registered Landscape Architects  
Registration No. 1797  
P.O. Box 1342, Mount Gravatt,  
QLD, 4122  
Brisbane: +61 7 3161 6200  
Townsville: +61 7 4999 7000  
mail@citicene.com.au  
Visit our website: www.citicene.com.au

 Australian Institute of  
Landscape Architects

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contact Citicene.

Drawing:  
Landscape Plan

Approved:  
DR  
Drawn:  
JP

Scale: 1:750 @ A1 SIZE

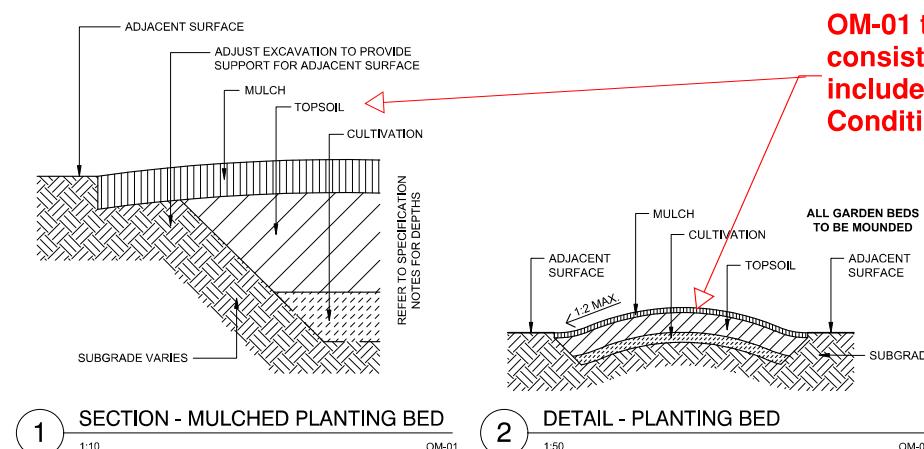
Drawing Number: 40-928-CD600  
Issue: B



Perspective 01  
NTS



Perspective 02  
NTS



Amended in red by Ipswich City Council on 25 November 2020

NOT TO BE USED FOR CONSTRUCTION

**VISUAL NOTES:**

1. Earth bund to be neatly formed where outlined on the landscape plan with edges trimmed and mulch evenly distributed over entire earth bund.
2. Visual screening is created and visual amenity improved through earth bund creation. Location and extent of mulched earth bund efficiently minimizes the visual impact of the development.
3. When approaching the site along the road, the views of the development are sufficiently blocked due to the size, shape and location of the proposed earth bund.
4. Outcome achieved from this landscape package is temporary until final stages of overall development are completed, with the inclusion of suitably selected and located vegetation.
5. Overall visual amenity of the development, particularly when viewed from the road, is significantly increased through the creation of a mulched earth bund.

B	For Council Approval	14.09.2021
A	Preliminary	09.09.2021
Issue	Comments	Date
Project No.		

Wood Mulching/Composting Facility Development  
7002 & 7005 Unnamed Road,  
Swanbank, QLD, 4306

Project No.  
40-928  
Council Ref No.  
4335/2011/MAMC/A  
Client:  
Wood Mulching Industries  
c/- Ethos Urban

**citicene**  
your project | our priority

Registered Landscape Architects  
Registration No. 1797  
P.O. Box 1242, Mount Gravatt,  
QLD, 4122

Brisbane: +61 7 3161 6200  
Toowong: +61 7 4899 7008  
mail@citicene.com.au

Visit our website: [www.citicene.com.au](http://www.citicene.com.au)

 Australian Institute of  
Landscape Architects

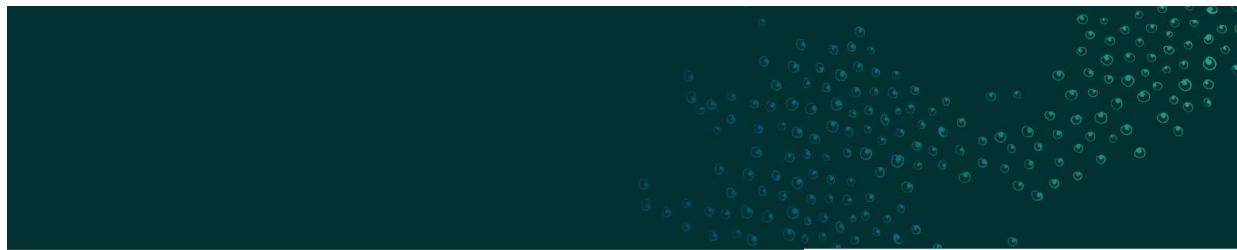
Copyright © Citicene ACN: 150 363 223  
The information contained on this drawing is confidential and may be legally privileged. Unauthorised reproduction or amendment is not permitted. Please contact Citicene.

Drawing:  
Landscape Details & Perspectives

Approved:  
DR  
Drawn:  
JP  
North

Scale: AS SHOWN @ A1 SIZE

Drawing Number: 40-928-CD800  
Issue: B



# Notice

*Environmental Protection Act 1994*

## Decision on amendment application

*This non-statutory notice is issued by the administering authority to advise the applicant of a decision on an application to amend an environmental authority, where the assessment level decision is that the amendment is a minor amendment.*

Wood Mulching Industries Pty Ltd  
2/45 Railway Street  
MUDGEERABA QLD 4231

ATTN: Keri Grainger; [keri.grainger@gmail.com](mailto:keri.grainger@gmail.com)  
Chaye North; [chaye@woodmulching.com.au](mailto:chaye@woodmulching.com.au)

Our reference: A-EA-AMD-100962934

## Decision on an amendment application

### 1 Application details

The application to amend the environmental authority EPPR00816413 was received by the administering authority on 20 October 2025.

The application reference number is: A-EA-AMD-100962934

Land description: Lots 400/SP283238, 402/SP283238, 403/SP283238, 404/SP313797 and 405/SP283238.

### 2 Decision

The administering authority has decided to **approve** the application under section 240 of the *Environmental Protection Act 1994*.



**Notice**  
**Decision on amendment application**

**3 Anniversary day**

The anniversary day of this environmental authority does not change as a result of this decision.

**4 Human rights**

A human rights assessment was carried out in relation to this decision and it was determined that no human rights are engaged by the decision/action.

Should you have any questions in relation to this notice, please contact the department using the contact details provided below.



Signature

13 November 2025

Date

**Scott Blanchard**  
Department of the Environment, Tourism, Science  
and Innovation  
Delegate of the administering authority  
*Environmental Protection Act 1994*

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

**Attachments**

Amended environmental authority EPPR00816413



# Permit

***Environmental Protection Act 1994***

## **Environmental authority EPPR00816413**

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

**Environmental authority number: EPPR00816413**

**Environmental authority takes effect on** the day it is issued.

The anniversary date of this environmental authority remains the same, 7 December. 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	2/45 Railway Street MUDGEERABA QLD 4231

### **Environmentally relevant activity and location details**

Environmentally relevant activities	Locations
ERA 53 - Organic material processing - (a) Processing more than 200t of organic material in a year by composting the organic material	400/SP283238 402/SP283238 403/SP283238 404/SP313797
ERA 54 - Mechanical waste reprocessing - 1 - Operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only	405/SP283238

### **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.

**Permit**  
**Environmental authority EPPR00816413**

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](http://www.qld.gov.au), using the search term 'duty to notify'.

Take effect

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

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

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

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

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

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.

**Permit**  
**Environmental authority EPPR00816413**



Signature

13 November 2025

Date

**Scott Blanchard**  
Department of the Environment, Tourism, Science  
and Innovation  
Delegate of the administering authority  
*Environmental Protection Act 1994*

**Enquiries:**  
Waste Assessment  
GPO Box 2454, BRISBANE QLD 4001  
Phone: 1300 130 372  
Email: [palm@des.qld.gov.au](mailto: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 to 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](http://www.qld.gov.au). For queries about privacy matters please email [privacy@des.qld.gov.au](mailto:privacy@des.qld.gov.au) or telephone 13 74 68.

**Permit**  
**Environmental authority EPPR00816413**

**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 Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

**Conditions of environmental authority**

Part 1 – Conditions common to all activities and locations

Part 2 – Conditions specific to ERA 54 Mechanical waste reprocessing

**Permit**  
**Environmental authority EPPR00816413**

**Part 1 – Conditions common to all activities and locations**

Location: Swabank Road, SWANBANK QLD 4306 – Lot 400 SP283238, Lot 402 SP283238, Lot 403 SP283238, Lot 404 SP283238, Lot 405 SP283238

Relevant Activity: ERA 53 - Organic material processing: Processing more than 200t of organic material in a year - (a) by composting the organic material

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

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

<b>Agency interest: General</b>	
<b>Condition number</b>	<b>Condition</b>
<b>G1.1</b>	<p>Activities under this environmental authority must be conducted in accordance with the following limitations:</p> <p>(a) Activities undertaken on site must be conducted within the 'extent of use area' as specified in <i>Appendix A – Site Layout Plan</i>.</p> <p>(b) The operational surface area utilised for each activity must not exceed the size in hectares as specified in <i>Appendix A – Site Layout Plan</i>.</p> <p>(c) From 31 January 2025 until condition G1.1(d) takes effect, all odorous feedstock and feedstocks assessed as having an odour rating of "high" or "very high" in accordance with condition G15(a) must be:</p> <p>(i) for liquid waste, either:</p> <p>(1) mixed with a bulking agent or high carbon material within 1 hour of receipt and placed in a windrow on the day of receipt; or</p> <p>(2) received and stored within:</p> <p>a. a system managed to prevent the release of offensive odours and treated to comply with the <i>Table – Liquid feedstock parameters</i>; or</p> <p>b. an enclosed tank or system; and</p> <p>(ii) for non-liquid waste, mixed with a bulking agent or high carbon material and placed in a windrow within 6 hours of receipt; and</p> <p>(iii) processed using forced aeration for a minimum of 21 days or until pasteurisation is achieved.</p> <p>(d) From 30 September 2026 or the date Ipswich City Council's approval in relation to 4335/2011/MAMC/E takes effect, whichever occurs first, odorous feedstock and feedstocks assessed as having an odour rating of "high" or "very high" in accordance with condition G15(a) must not be received for organic material processing.</p>

**Permit**  
Environmental authority EPPR00816413

<b>Table – Liquid feedstock parameters</b>		
	<b>Parameter</b>	<b>Limit</b>
	Positive redox value (mV)	≥20
	Redox value (mV)	Minimum of -100
	pH range	4 – 7
<b>G1.2</b>	Prohibited material or feedstock containing prohibited material must not be used in composting.	
<b>G1.3</b>	All reasonable and practicable measures must be taken to prevent the likelihood of environmental harm being caused.	
<b>G2</b>	Any breach of a condition of this environmental authority 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 any subsequent actions undertaken.	
<b>G3</b>	Other than permitted by this environmental authority, the release of a contaminant into the environment must not occur.	
<b>G4</b>	All information and records required by the conditions of this environmental authority must be kept for a minimum of five years with the exception of environmental monitoring results which must be kept until surrender of this environmental authority. All information and records required by the conditions of this environmental authority must be provided to the administering authority upon request and in the format requested.	
<b>G5</b>	An appropriately qualified person(s) must monitor, record and interpret all parameters that are required to be monitored by this environmental authority and in the manner specified by this environmental authority.	
<b>G6</b>	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority, to investigate a complaint that is not considered by the administering authority to be frivolous or vexatious, of environmental nuisance arising from the activity. The monitoring results must be provided to the administering authority upon request.	
<b>G7</b>	The following details of all environmental complaints received must be recorded: 1. date and time the complaint was received 2. name and contact details of the complainant when provided and authorised by the complainant 3. nature of the complaint 4. investigation undertaken 5. conclusions formed 6. actions taken.	

**Permit**  
Environmental authority EPPR00816413

<b>G8</b>	<p>The activity must be undertaken in accordance with written procedures that:</p> <ol style="list-style-type: none"> <li>1. identify potential risks to the environment from the activity during routine operations, closure and an emergency</li> <li>2. establish and maintain control measures that minimise the potential for environmental harm</li> <li>3. ensure plant, equipment and measures are maintained in a proper and effective condition</li> <li>4. ensure plant, equipment and measures are operated in a proper and effective manner</li> <li>5. ensure that staff are trained in and aware of their obligations under the <i>Environmental Protection Act 1994</i></li> <li>6. ensure that reviews of environmental performance are undertaken at least annually.</li> </ol>												
<b>G9</b>	<p>All reasonable and practicable measures must be taken to exclude vectors and pest species to the extent necessary to prevent:</p> <ol style="list-style-type: none"> <li>1. environmental nuisance to occupiers of neighbouring premises;</li> <li>2. any danger or risk to the health of any persons.</li> </ol>												
<b>G10</b>	<p>At all times all stockpiles must comply with <i>Table – Stockpile requirements</i>.</p> <p><b>Table – Stockpile Requirements</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc; padding: 2px;">Requirements</th> <th style="background-color: #cccccc; padding: 2px;">Limit</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;"><b>Maximum height</b></td> <td style="padding: 2px;">5 m</td> </tr> <tr> <td style="padding: 2px;"><b>Maximum width</b></td> <td style="padding: 2px;">           Either:           <ol style="list-style-type: none"> <li>(a) 20 m if access for a QFES vehicle is provided down both sides (i.e. lengths) of the stockpile; or</li> <li>(b) 10 m if access for a QFES vehicle is provided down only one side (i.e. length) of the stockpile.</li> </ol> </td> </tr> <tr> <td style="padding: 2px;"><b>Maximum length</b></td> <td style="padding: 2px;">80 m</td> </tr> </tbody> </table>	Requirements	Limit	<b>Maximum height</b>	5 m	<b>Maximum width</b>	Either: <ol style="list-style-type: none"> <li>(a) 20 m if access for a QFES vehicle is provided down both sides (i.e. lengths) of the stockpile; or</li> <li>(b) 10 m if access for a QFES vehicle is provided down only one side (i.e. length) of the stockpile.</li> </ol>	<b>Maximum length</b>	80 m				
Requirements	Limit												
<b>Maximum height</b>	5 m												
<b>Maximum width</b>	Either: <ol style="list-style-type: none"> <li>(a) 20 m if access for a QFES vehicle is provided down both sides (i.e. lengths) of the stockpile; or</li> <li>(b) 10 m if access for a QFES vehicle is provided down only one side (i.e. length) of the stockpile.</li> </ol>												
<b>Maximum length</b>	80 m												
<b>G11</b>	<p>At all times, the separation distance between all stockpiles, and between all stockpiles and fire-risk features, must comply with <i>Table – Stockpile separation distances</i>, unless the stockpiles are separated by a masonry wall.</p> <p><b>Table – Stockpile separation distances</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc; padding: 2px;">Length of stockpile</th> <th style="background-color: #cccccc; padding: 2px;">Minimum separation distance between stockpiles, and between stockpiles and fire-risk features</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">5 m</td> <td style="padding: 2px;">5 m</td> </tr> <tr> <td style="padding: 2px;">10 m</td> <td style="padding: 2px;">7 m</td> </tr> <tr> <td style="padding: 2px;">15 m</td> <td style="padding: 2px;">9 m</td> </tr> <tr> <td style="padding: 2px;">20 m</td> <td style="padding: 2px;">10 m</td> </tr> <tr> <td style="padding: 2px;">30 m</td> <td style="padding: 2px;">11 m</td> </tr> </tbody> </table>	Length of stockpile	Minimum separation distance between stockpiles, and between stockpiles and fire-risk features	5 m	5 m	10 m	7 m	15 m	9 m	20 m	10 m	30 m	11 m
Length of stockpile	Minimum separation distance between stockpiles, and between stockpiles and fire-risk features												
5 m	5 m												
10 m	7 m												
15 m	9 m												
20 m	10 m												
30 m	11 m												

**Permit**  
Environmental authority EPPR00816413

	50 m	13 m	
	80 m	16 m	
<b>G12</b>	Stockpiles must not catch fire or burn or smoulder.		
<b>G13</b>	<p>By 31 May 2024, a Stockpile Fire Prevention Plan must be:</p> <p>(a) developed by an appropriately qualified person to ensure stockpiles are managed in compliance with condition G12; and</p> <p>(b) implemented at all times.</p>		
<b>G14</b>	<p>The Stockpile Fire Prevention Plan in condition G13 must:</p> <p>(a) at all times include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a. Site specific hazard identification and fire risk assessment, including stockpile maintenance, in accordance with the <i>Guideline – Prevention of Fires in Waste Stockpiles (ESR/2020/5506)</i>, as amended from time to time;</li> <li>b. Control measures and management procedures for stockpile configuration and management to ensure compliance with the <i>Guideline – Prevention of Fires in Waste Stockpiles (ESR/2020/5506)</i>, as amended from time to time;</li> <li>c. Control measures and management procedures to mitigate risk associated with sources of ignition and the potential for stockpiles to generate heat and spontaneously combust;</li> <li>d. Procedures for the proactive and routine monitoring of stockpile temperatures including: <ul style="list-style-type: none"> <li>(i) the use of a methodology suitable to identify the core temperature of stockpiles and the build-up of heat in stockpiles;</li> <li>(ii) the monitoring frequency, location and methodology; and</li> <li>(iii) the maintenance of monitoring equipment;</li> </ul> </li> <li>e. Trigger values for the parameters monitored in accordance with Condition G14(a)(iv) that will indicate hot spots or risk of spontaneous combustion and will be used to trigger management action to prevent fire in stockpiles;</li> <li>f. Control measures and management procedures that will be implemented where monitoring identifies the exceedance of trigger values;</li> <li>g. Roles and responsibilities of staff and contractors under the plan; and</li> <li>h. Training requirements, including refreshers, for staff and contractors under the plan; and</li> </ul> <p>(b) Be reviewed annually by an appropriately qualified person to ensure the plan complies with conditions G14(a).</p>		
<b>G15</b>	<p>By 31 January 2025, a Feedstock Management Plan must be developed for the activity and implemented, which includes:</p> <p>(a) Methods for characterising all feedstock and determining its odour rating by reference to:</p> <ul style="list-style-type: none"> <li>(i) “Odour Rating” in <i>Schedule 1: Table 1 – Odour rating of composting feedstock</i>; or</li> <li>(ii) If the feedstock is not listed in <i>Schedule 1: Table 1 – Odour rating of composting feedstock</i>, the “Organic Feedstock Odour Rating Assessment” available on the department’s website.</li> </ul> <p>(b) Feedstock storage requirements based on the odour ratings and physical compositions of each type of feedstock; and</p>		

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	<ul style="list-style-type: none"> <li>(c) Feedstock processing requirements based on the odour ratings and physical compositions for each type of feedstock; and</li> <li>(d) Procedures for the sampling and testing the Carbon (C) and Nitrogen (N) of any feedstock accepted on the site to inform the C:N ratio of composting material; and</li> <li>(e) Procedures to assess whether the feedstock received at the site is suitable for the processing techniques being used; and</li> <li>(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</li> <li>(g) Procedures for rejecting unsuitable and/or unlawful feedstock; and</li> <li>(h) Procedures for reporting unlawful waste delivery to the administering authority.</li> </ul>
<b>G16</b>	Feedstock must not be used for the activity unless it is assessed in accordance with the Feedstock Management Plan required by condition G15.
<b>G17</b>	<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 G15:</p> <ul style="list-style-type: none"> <li>(a) Generator and/or transporter of the feedstock including their contact details; and</li> <li>(b) Time and date feedstock was received at the site; and</li> <li>(c) Description of feedstock; and</li> <li>(d) Weight or volume of feedstock; and</li> <li>(e) Feedstock odour rating as assessed under the Feedstock Management Plan required by condition G15; and</li> <li>(f) Details of any samples taken (including sample ID, laboratory holding time, storage method and storage location); and</li> <li>(g) Measurements, observations and characterisation results of feedstock; and</li> <li>(h) The name of any person undertaking any measurements, observations or characterisation of feedstock.</li> </ul>
<b>G18</b>	<p>By 31 January 2025, a Compost Process Plan must be developed to achieve pasteurisation and minimisation of odour impacts of composting materials, which includes:</p> <ul style="list-style-type: none"> <li>(a) Composting process parameters for the feedstock and processing techniques being used on site, which includes process parameters for: <ul style="list-style-type: none"> <li>i. C:N ratio; and</li> <li>ii. Porosity or bulk density; and</li> <li>iii. Moisture content; and</li> <li>iv. pH; and</li> <li>v. Oxygen content; and</li> <li>vi. Temperature range; and</li> </ul> </li> <li>(b) Information to support the appropriateness of the composting process parameters with regard to the feedstock and processing techniques being used on site; and</li> <li>(c) Methods and frequencies for monitoring composting material to assess that the composting process parameters are being met; and</li> <li>(d) At a minimum, annual reviews of the effectiveness of the composting process parameters at achieving pasteurisation and minimising odour impacts.</li> </ul>

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<b>G19</b>	Composting material must comply with composting process parameters identified in the Compost Process Plan required by condition G18.
<b>G20</b>	<p>The following records must be kept for all monitoring undertaken to assess that the composting process parameters are being met:</p> <p>(a) records of any analysis, measurements or observations of composting material and the name/s of the person/s undertaking the assessment; and</p> <p>(b) records of any samples taken (including sample ID, laboratory holding time, storage method and storage location).</p>
<b>G21</b>	<p>Compost windrows must:</p> <p>(a) be no greater than 3.5m in height, inclusive of any biocover; and</p> <p>(b) be less than:</p> <p>i. for material subject to forced aeration, 15 metres in width and 15 metres in length; and</p> <p>ii. for all other windrows, 6 metres in width; and</p> <p>(c) have an unrestricted separation distance between windrows sufficient to allow access for machinery to turn/mix windrows and implement measures to control odour.</p>
<b>Agency interest: Air</b>	
<b>A1</b>	Odours or airborne contaminants must not cause environmental nuisance to any sensitive or commercial place.
<b>A2</b>	<p>By 28 February 2025, an Odour Management Plan must be developed for the activity and implemented, which includes:</p> <p>(a) Identification of all odour sources, and potential odour sources at the site, including odours and potential odours generated from the activity; and</p> <p>(b) A requirement that odour investigations be completed by an appropriately qualified person; and</p> <p>(c) An analysis of routine and non-routine processes and operating conditions that could result in, and potentially result in, odour emissions; and</p> <p>(d) Measures to avoid the generation and minimise the impacts of odours; and</p> <p>(e) At a minimum, annual reviews of the effectiveness of the measures.</p>
<b>A3</b>	Any forced aeration used in the composting process must be managed to prevent anaerobic conditions and resultant odours.
<b>A4</b>	Composting material windrows must be covered with a biocover consisting of at least:
	<p>(a) 75mm of screened finished compost; or</p> <p>(b) 150mm of unscreened finished compost or green waste.</p>
<b>A5</b>	<p>By 31 January 2025, a weather station must be installed, operated, calibrated and maintained on site which continuously and electronically records:</p> <p>(a) rainfall (mm/day); and</p> <p>(b) wind speed (km/hour); and</p> <p>(c) wind direction (cardinal direction, e.g. north-easterly); and</p>

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	<p>(d) air temperature (degrees Celsius); and</p> <p>(e) relative humidity (%).</p>
<b>A6</b>	<p>The weather station required by condition A5 must be installed and operated in compliance with the Australian/New Zealand Standards:</p> <p>(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</p> <p>(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.</p>
<b>Agency interest: Water</b>	
<b>WT1</b>	<p>The stormwater runoff from disturbed areas, generated by (up to and including) a 24 hour storm event with an average recurrence interval of one-in-ten years must be retained on site and can only be released after the event where:</p> <ol style="list-style-type: none"> <li>1. beneficial reuse on site is not viable; and</li> <li>2. a release is required to maintain the required stormwater retention capacity; and</li> <li>3. there are no contaminants present or at concentrations which may cause environmental harm.</li> </ol>
<b>WT2</b>	<p>Records must be made and kept of all releases of water from the premises under condition WT1. Records must include:</p> <ol style="list-style-type: none"> <li>1. the volume and date of the release;</li> <li>2. the size of the rainfall event that immediately preceded the release;</li> <li>3. considerations of beneficial reuse including necessary treatment of water;</li> <li>4. the forecast that precipitated the need to release;</li> <li>5. the rationale for determining the volume of release was proportionate, and</li> <li>6. results of sampling and analysis of the water prior to release.</li> </ol>
<b>WT3</b>	<p>PFAS water must not be used at the premises for any purpose other than as permitted by conditions WT4 and WT5 of this environmental authority.</p>
<b>WT4</b>	<p>PFAS water may be used at the premises to manage or control a fire. If used for this purpose:</p> <ol style="list-style-type: none"> <li>1. the water used must not be drawn from a leachate pond;</li> <li>2. the water used to manage or control a fire must then be contained within water storages that are wholly on the premises and that already contain or are constructed and designed to safely contain PFAS water; and</li> <li>3. the administering authority must be notified within 48 hours of the following: <ol style="list-style-type: none"> <li>a. the location from which the PFAS water was sourced;</li> <li>b. the time period over which the PFAS water was used;</li> <li>c. the estimated volume of PFAS water used; and</li> <li>d. the location at which the PFAS water was used.</li> </ol> </li> </ol>

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<b>WT5</b>	<p>Other than for the purpose of WT4, PFAS water from the premises may be used only on the premises and only if:</p> <ol style="list-style-type: none"> <li>1. the use occurs on a location that returns runoff to water storages that comply with condition L2 and are:             <ol style="list-style-type: none"> <li>a. existing water storages wholly contained on the premises shown in <i>Appendix A - Drawing 1 – WMI – Site Layout Plan</i>, which already contain PFAS water, or</li> <li>b. new water storages which are designed and constructed to contain PFAS water; and</li> </ol> </li> <li>2. either:             <ol style="list-style-type: none"> <li>a. the water has been treated in a water treatment plant to achieve concentrations which are no greater than the limits in <i>Table 1 – PFAS Quality Characteristic Limits for Water</i>; or</li> <li>b. the water is not drawn from a leachate pond, and has been tested and has concentrations which are no greater than the limits in <i>Table 1 – PFAS Quality Characteristic Limits for Water</i> without further treatment;</li> </ol> </li> <li>3. representative sampling of the treated water and tested water has been undertaken by:             <ol style="list-style-type: none"> <li>a. an Appropriately Qualified Person; or</li> <li>b. a person with sufficient qualifications, training, skills or experience acting under the supervision of an Appropriately Qualified Person;</li> </ol> </li> <li>4. analysis of the treated water and tested water has been undertaken by an Appropriately Qualified Person to determine water quality for at least the contaminants in <i>Table 1 - PFAS Quality Characteristic Limits for Water</i>;</li> <li>5. testing of treated water has been undertaken to ensure that the water has concentrations which are no greater than the limits in <i>Table 1 – PFAS Quality Characteristic Limits for Water</i> for at least every 50,000 litres, and records of the test results have been kept;</li> <li>6. testing of water from water storages without prior treatment has been undertaken:             <ol style="list-style-type: none"> <li>a. once every week for the first four weeks of use from that water storage; and thereafter</li> <li>b. once every 2 months and once following each rainfall event of 20mm or greater in 24 hours to ensure that the water has concentrations no greater than the limits in <i>Table 1 – PFAS Quality Characteristic Limits for Water</i>, and records of the test results have been kept;</li> </ol> </li> <li>7. the test sampling is representative of the water storage from which the water is drawn; and</li> <li>8. water that complies with condition WT5 is only used:             <ol style="list-style-type: none"> <li>a. for dust suppression;</li> <li>b. for road compaction; or</li> <li>c. for the composting process in ERA 53 – organic material processing.</li> </ol> </li> </ol>
<b>WT6</b>	<p>Prior to any use of treated water, a water treatment plant, capable of removing PFAS compounds to comply with the requirements in <i>Table 1 – PFAS Quality Characteristic Limits for Water</i> must be installed and operational.</p>

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<b>WT7</b>	The water treatment plant must: <ol style="list-style-type: none"> <li>1. be maintained in a proper and efficient condition;</li> <li>2. be operated in a proper and efficient manner; and</li> <li>3. include contingency measures to deal with any potential non-compliance with treated water limits, incidents or emergencies.</li> </ol>													
<b>WT8</b>	The administering authority must be advised in writing of the final engineering details and design criteria of the water treatment plant 14 days prior to commencement, and of the commencement of treatment operation within 48 hours of commencement.													
<b>WT9</b>	If water is used in accordance with condition WT5, a written record of the following must be made and kept: <ol style="list-style-type: none"> <li>1. the location from which the water was sourced;</li> <li>2. the water quality monitoring data including date of sample, water storage and location;</li> <li>3. the date, duration and period in which the water was used;</li> <li>4. the purpose of reuse;</li> <li>5. the estimated volume of the water used;</li> <li>6. the location at which the water was used; and</li> <li>7. if used on a product, the details of the product type.</li> </ol>													
<b>WT10</b>	All Product that has had PFAS water or treated water from the premises applied to it under condition WT5 must: <ol style="list-style-type: none"> <li>1. be monitored in accordance with the minimum monitoring frequency in <i>Table 2 – Product Quality Characteristics</i>; and</li> <li>2. not exceed the quality characteristic limits in <i>Table 2 – Product Quality Characteristics</i>.</li> </ol>													
<b>Table 2 – Product Quality Characteristic Limits</b>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; background-color: #d3d3d3;">Quality Characteristic</th> <th style="text-align: center; background-color: #d3d3d3;">Quality Characteristic Limit</th> <th style="text-align: center; background-color: #d3d3d3;">Minimum Monitoring Frequency</th> </tr> </thead> <tbody> <tr> <td>Leachability of PFAS using Australian Standard Leaching Procedure AS1997 using an unbuffered leach solution</td> <td style="text-align: center;">To be kept to minimum practicable</td> <td rowspan="4" style="vertical-align: top;">           One composite sample consisting of at least five individual grab samples of each relevant product type must be collected monthly if PFAS water or treated water has been released into that product under condition WT5; and             If the monthly quantity of a product type exceeds 300 dry solid tonnes (dst), one such composite sample must be taken for each 300 dry solid tonnes or part thereof.         </td> </tr> <tr> <td style="text-align: center;">PFOS</td> <td style="text-align: center;">2 (µg/kg)</td> </tr> <tr> <td style="text-align: center;">PFOA</td> <td style="text-align: center;">1 (µg/kg)</td> </tr> <tr> <td style="text-align: center;">Sum of PFAS compounds excluding PFOA and PFOS</td> <td style="text-align: center;">7 (µg/kg)</td> </tr> </tbody> </table>			Quality Characteristic	Quality Characteristic Limit	Minimum Monitoring Frequency	Leachability of PFAS using Australian Standard Leaching Procedure AS1997 using an unbuffered leach solution	To be kept to minimum practicable	One composite sample consisting of at least five individual grab samples of each relevant product type must be collected monthly if PFAS water or treated water has been released into that product under condition WT5; and  If the monthly quantity of a product type exceeds 300 dry solid tonnes (dst), one such composite sample must be taken for each 300 dry solid tonnes or part thereof.	PFOS	2 (µg/kg)	PFOA	1 (µg/kg)	Sum of PFAS compounds excluding PFOA and PFOS	7 (µg/kg)
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WT11	<p>All testing and monitoring where required by conditions L3, WT3, WT4, WT5, WT6, WT7, WT8, WT9 and WT10 of this environmental authority must:</p> <ol style="list-style-type: none"> <li>1. be carried out on samples that are representative of the material being tested;</li> <li>2. for all testing and analysis, be undertaken by an Appropriately Qualified Person;</li> <li>3. for all sampling and monitoring, be undertaken by an Appropriately Qualified Person or a person with sufficient qualifications, training, skills or experience, acting under the supervision of an Appropriately Qualified Person;</li> <li>4. use techniques that achieve the limits in <i>Table 3 – PFAS Testing</i> and maximise extraction of PFAS from samples;</li> <li>5. comply with recommendations in the PFAS National Environmental Management Plan (NEMP) Version 2.0 or more recent editions adopted by the Queensland Government;</li> <li>6. comply with requirements of the Monitoring and Sampling Manual;</li> <li>7. incorporate paired standard tests to determine PFAS concentrations in accordance with <i>Table 3 – PFAS Testing</i>, and include at least 10% Total Oxidisable Precursor (TOP) Assay test analysis;</li> <li>8. incorporate quality assurance checks for TOP Assay; and</li> <li>9. give due regard to any advice from the administering authority concerning improvements in analysis techniques for the material being analysed.</li> </ol>																																											
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	Perfluorooctanoic acid (PFOA)	0.002	0.2
	Perfluorononanoic acid (PFNA)	0.002	0.2
	Perfluorodecanoic acid (PFDA)	0.002	0.2
	Perfluoroundecanoic acid (PFUnDA)	0.002	0.2
	Perfluorododecanoic acid (PFDoDA)	0.002	0.2
	Perfluorotridecanoic acid (PFTrDA)	0.002	0.2
	Perfluorotetradecanoic acid (PFTeDA)	0.005	0.5
	<b>Perfluoroalkyl Sulfonamides</b>		
	Perfluorooctane sulfonamide (FOSA)	0.002	0.2
	N-Methyl perfluorooctane sulfonamide (MeFOSA)	0.005	0.5
	N-Ethyl perfluorooctane sulfonamide (EtFOSA)	0.005	0.5
	N-Methyl perfluorooctane sulfonamidoethanol (MeFOSE)	0.005	0.5
	N-Ethyl perfluorooctane sulfonamidoethanol (EtFOSE)	0.005	0.5
	N-Methyl perfluorooctane sulfonamidoacetic acid (MeFOSAA)	0.002	0.2
	N-Ethyl perfluorooctane sulfonamidoacetic acid (EtFOSAA)	0.002	0.2
	<b>Fluorotelomer Sulfonic Acids</b>		
	4:2 Fluorotelomer sulfonic acid (4:2 FTS)	0.005	0.5
	6:2 Fluorotelomer sulfonic acid (6:2 FTS)	0.005	0.5
	8:2 Fluorotelomer sulfonic acid (8:2 FTS)	0.005	0.5
	10:2 Fluorotelomer sulfonic acid (10:2 FTS)	0.005	0.5
<b>WT12</b>	Any stormwater which filters through composting material, finished compost or stored feedstock must be managed as leachate.		
<b>WT13</b>	Leachate must be collected and stored in: (a) aerated ponds that maintain aerobic conditions; or (b) an enclosed leachate tank; or		

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	(c) for leachate that is generated from the storage of green waste, ponds that maintain aerobic conditions.
<b>WT14</b>	Leachate collection and storage must be designed, installed, operated and maintained by an appropriately qualified person to: <ul style="list-style-type: none"> <li>(a) prevent ponding of leachate in any area other than the designated leachate collection and/or storage areas; and</li> <li>(b) prevent the leachate directly entering a stormwater basin; and</li> <li>(c) drain leachate away from composting material; and</li> <li>(d) drain leachate to a collection drain; and</li> <li>(e) ensure the structural integrity of the impervious barrier is maintained.</li> </ul>
<b>Agency interest: Noise</b>	
<b>N1</b>	Noise generated by the activity must not cause environmental nuisance to any sensitive or commercial place.
<b>Agency interest: Land</b>	
<b>L1</b>	Land that has been disturbed for activities conducted under this environmental authority must be rehabilitated in a manner such that: <ol style="list-style-type: none"> <li>1. the potential for erosion is minimised</li> <li>2. the quality of water, including seepage, released from the site does not cause environmental harm</li> <li>3. the potential for environmental nuisance caused by dust is minimised</li> <li>4. the water quality of any residual water body does not have potential to cause environmental harm</li> <li>5. suitable native species of vegetation for the location are established and sustained for earthen surfaces where beneficial for the end land use.</li> </ol>
<b>L2</b>	An area which provides an impervious barrier to subsoil and groundwater must be used when conducting any of the following: <ul style="list-style-type: none"> <li>(a) receiving, mixing and storing feedstock; and</li> <li>(b) processing and storing composting material; and</li> <li>(c) collecting and storing leachate or stormwater runoff from disturbed areas.</li> </ul>
<b>L3</b>	Leachate ponds and any other surface water bodies must not be filled or excavated without prior investigation and remediation of potential PFAS contamination contained within or below the leachate ponds or surface water bodies. Notice of any proposed remediation works, and the results of the investigation, must be given to the administering authority 14 days prior to works commencing.

**End of Part 1**

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**Part 2 – Conditions specific to ERA 54 Mechanical waste reprocessing**

<b>Agency interest: General</b>	
<b>Condition number</b>	<b>Condition</b>
<b>G1 (2)</b>	<p>The person undertaken the activity must:</p> <ul style="list-style-type: none"><li>(a) undertake grinding only in the places identified as "Green Waste/Grinding" or "Grinding" as per Appendix A – Site Layout Plan forming part of this approval", and</li><li>(b) not grind any material other than green waste or timber, and</li><li>(c) must not grind, in any period of 1 year, more than 100,000 tonnes of material.</li></ul>
<b>Agency interest: Noise</b>	
<b>N1(2)</b>	All noise from the activities must not exceed the levels specified in <i>Table 1 – Noise limits</i> .
<b>Table 1 – Noise Limits</b>	
<b>Noise level at a noise sensitive place measured as the adjusted maximum sound pressure level <math>L_{Amax\ adj.T}</math></b>	<b>Period</b>
Background noise level plus 5 dB(A)	7 am – 6 pm
Background noise level plus 5 dB(A)	6 pm – 10 pm
Background noise level plus 3 dB(A)	10 pm – 7 am
<b>Noise level at a commercial place measured as the adjusted maximum sound pressure level <math>L_{Amax\ adj.T}</math></b>	<b>Period</b>
Background noise level plus 10 dB(A)	7 am – 6 pm
Background noise level plus 10 dB(A)	6 pm – 10 pm
Background noise level plus 8 dB(A)	10 pm – 7 am

**End of Part 2**

**Permit**  
**Environmental authority EPPR00816413**

**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.

**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*.

**Aerobic conditions** is demonstrated by having a dissolved oxygen concentration of greater than 1 mg/L as measured in-situ at any depth.

**Appropriately qualified person(s)** means a person or persons who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter 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 compromised.

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

**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*.

**Contaminated land** means land defined as contaminated land under the *Environmental Protection Act 1994*.

**Disturbed area/s** include areas:

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

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

**Enclosed system** as defined under section 29A of the Environmental Protection Regulation 2019.

**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*.

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

**Feedstock** means the 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.

**Fire-risk features** means:

- (1) the boundary of the premises; or
- (2) an external wall of a building.

**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.

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

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**In-vessel system** as defined under section 29A of the Environmental Protection Regulation 2019.

**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.

**Masonry wall** means a wall, revetment or pen that extends 1 m above the stockpile height and at least 2 m beyond the outermost stockpile edge in accordance with the *Guideline – Prevention of Fires in Waste Stockpiles (ESR/2020/5506)*, as amended from time to time.

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

**Monitoring and Sampling Manual** means the Monitoring and Sampling Manual under the Environmental Protection (Water) Policy 2009.

**Odorous feedstock** means waste listed in schedule 18A of the Environmental Protection Regulation 2019.

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

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

**PFAS water** means surface water on the premises containing any PFAS at levels exceeding those identified for 99% species protection in Table 5 of the PFAS National Environmental Management Plan (NEMP) as amended from time to time.

**Note:** – the current PFAS values for 99% species protection are:

PFOS – 0.00023µg/L  
PFOA – 19µg/L

**PFAS** means per and poly fluoroalkyl substances.

**Premises** means lots 400, 402, 403 and 405 on SP283238 and Lot 404 on SP313797 situated at Cumner Road, Swanbank.

**Prescribed water contaminants** means contaminants listed within Schedule 10 of the Environmental Protection Regulation 2019.

<b>Prohibited material</b> includes:	
Feedstock Material	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 dying 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.

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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. <sup>1</sup>
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 <sup>1</sup> .
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 (PCBs), polyfluorinated organic compounds <sup>2</sup> and polycyclic Aromatic Hydrocarbons (PAHs).	
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 <sup>1</sup> .
Treated timber waste	Any treated timber waste that does not meet the requirements of End of Waste Code ENEW07607119 <sup>1</sup> .
Waste containing restricted stimulation fluids	
Waste known to be 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.

<sup>1</sup> Available online at <https://environment.des.qld.gov.au/>

<sup>2</sup> Materials containing per- and poly-fluoroalkyl substances (PFAS) are considered separately

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Water and solvent based paints and industrial coatings	Liquid waste paint, including where undiluted.
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**QFES** means Queensland Fire and Emergency Service.

**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.

**Release of a contaminant into the environment** means to:

- a. deposit, discharge, emit or disturb the contaminant
- b. cause or allow the contaminant to be deposited, discharged, emitted or disturbed
- c. fail to prevent the contaminant from being deposited, discharged emitted or disturbed
- d. allow the contaminant to escape
- e. fail to prevent the contaminant from escaping.

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

- f. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- g. a motel, hotel or hostel; or
- h. a kindergarten, school, university or other educational institution; or
- i. a medical centre or hospital; or
- j. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
- k. a public thoroughfare, park or gardens; or
- l. for noise, a place listed as a sensitive receptor in Schedule 1 of the Environmental Protection (Noise) Policy 2019.

**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.

**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.

**Stockpile** means stored composting feedstock or waste generated from the activity, whether loose, baled, sorted or not.

**Stormwater treatment and retention** measures include stormwater dams/ponds and sediment dams/ponds.

**Transporter** means a person who transports feedstock.

**Treated water** means water that has been treated to comply with the levels in *Table 1 - PFAS Quality Characteristic Limits for Water*.

**Uncontained edge of stockpile** means an edge of the stockpile that is not retained by a masonry wall.

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

**Waste** as defined in the *Waste Reduction and Recycling Act 2011*.

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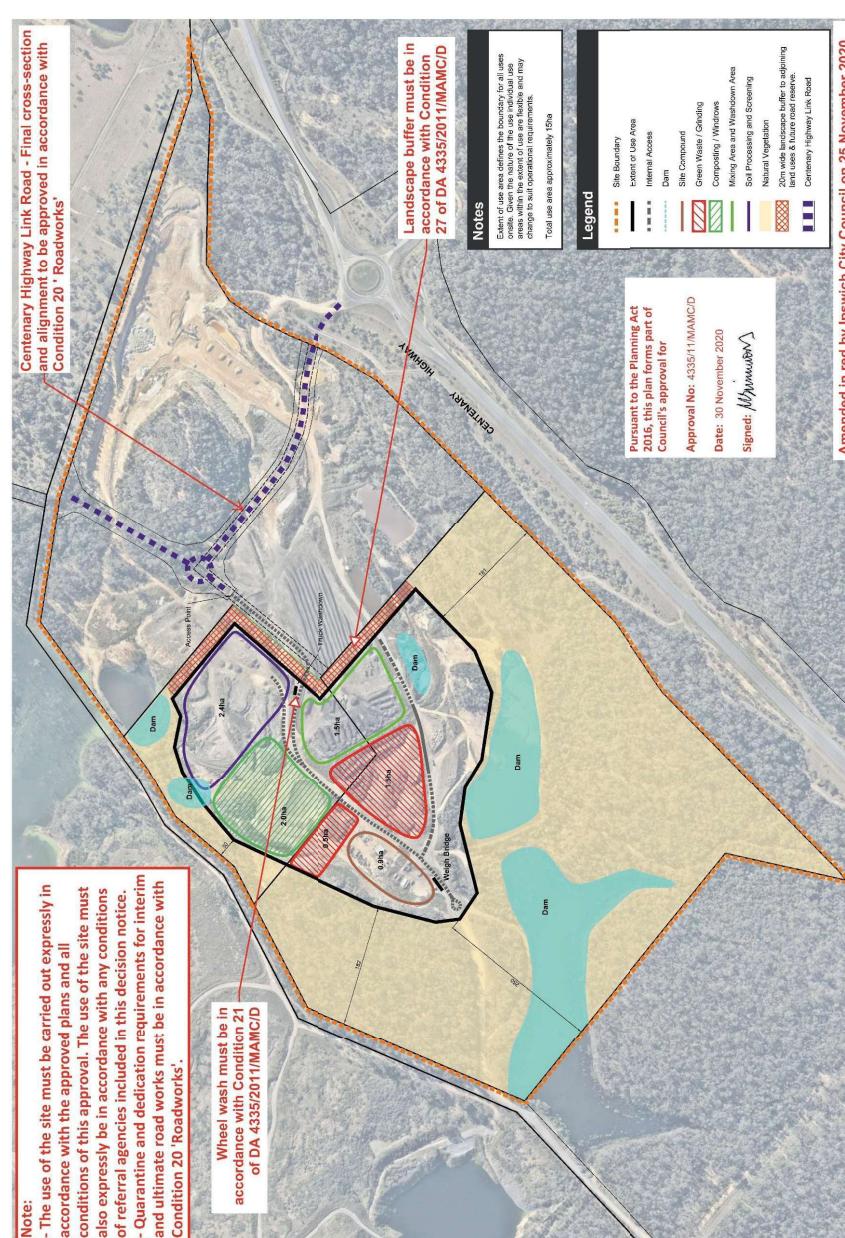
**Waters** includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off,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

**You** means the holder of the environmental authority.

**Note:** *This EA does not authorise the importation of PFAS Water onto the **premises**, or the carrying out of ERA 55.*

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Appendix A – Site Layout Plan



Amended in red by Ipswich City Council on 25 November 2020

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

Drawing Ref: UD-7888-006-B

Date: 28/09/2017 13:00:00 @ A3

Scale: 1:5000

0 50 100 150 200m



**SURVEYORS | PLANNERS | DEVELOPMENT ADVISORS**  
jensenbowers.com.au  
172 Coombe Street, Fortitude Valley, Qld 4006 | PO Box 9796, Spring Hill, Qld 4004 | (07) 3852 1771  
ABN 61 073 979 607

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**Schedule 1—Odour rating of composting feedstock**

Notes:

- If a feedstock can fit within multiple listings in *Table – 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 – 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 <sup>3</sup> , 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: <ul style="list-style-type: none"> <li>(a) AS 47362006 (Biodegradable plastics) or the most recent or replaced version of that standard or</li> <li>(b) AS 5810:2010 (Biodegradable plastics - Biodegradable plastics suitable for home</li> </ul>	Low

<sup>3</sup> That meets the Resource quality criteria for the approved use in the Sugar Mill By-Products End of Waste Code (ENEW07359817)

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Feedstock	Examples	Odour Rating
	composting) or the most recent or replaced version of that standard.	
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
	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
Food Organics and Garden Organics (FOGO)	Food waste and Green waste from a municipal collection service from households.	High
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

**Permit**  
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Feedstock	Examples	Odour Rating
Wood waste from untreated timber	Untreated pallets, offcuts, boards, stumps and logs, sawdust, shavings, timber offcuts, crates, wood packaging	Low

**END OF ENVIRONMENTAL AUTHORITY**

RE2-N



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

Our reference: 1908-12790 SPD

30 September 2019

Wood Mulching Industries Pty Ltd  
c/- Ethos Urban Pty Ltd  
Level 1, 356 St. Paul's Terrace  
FORTITUDE VALLEY QLD 4006  
KGrainger@ethosurban.com

Attention: Ms Keri Grainger

Dear Ms Grainger

**Decision notice—change application**

(Given under section 83 of the *Planning Act 2016*)

Your change application under section 78 of the *Planning Act 2016* for the development approval dated 17 August 2015 was made to the Department of State Development, Manufacturing, Infrastructure and Planning on 26 August 2019.

**Decision for change application**

Date of decision: 30 September 2019

Decision details: Make the change and amend existing conditions.

The changes agreed to are:

1. Amendment to Condition 3(iii) of the Department of Transport and Main Roads' concurrence agency response, dated 9 January 2013, to extend the time period of the temporary road access location.

For further information please contact Alana Richardson, A/Planning Officer, on 3432 2408 or via email [IpswichSARA@dsdmip.qld.gov.au](mailto:IpswichSARA@dsdmip.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gareth Richardson'.

Gareth Richardson  
\*\*Delegate position\*\*

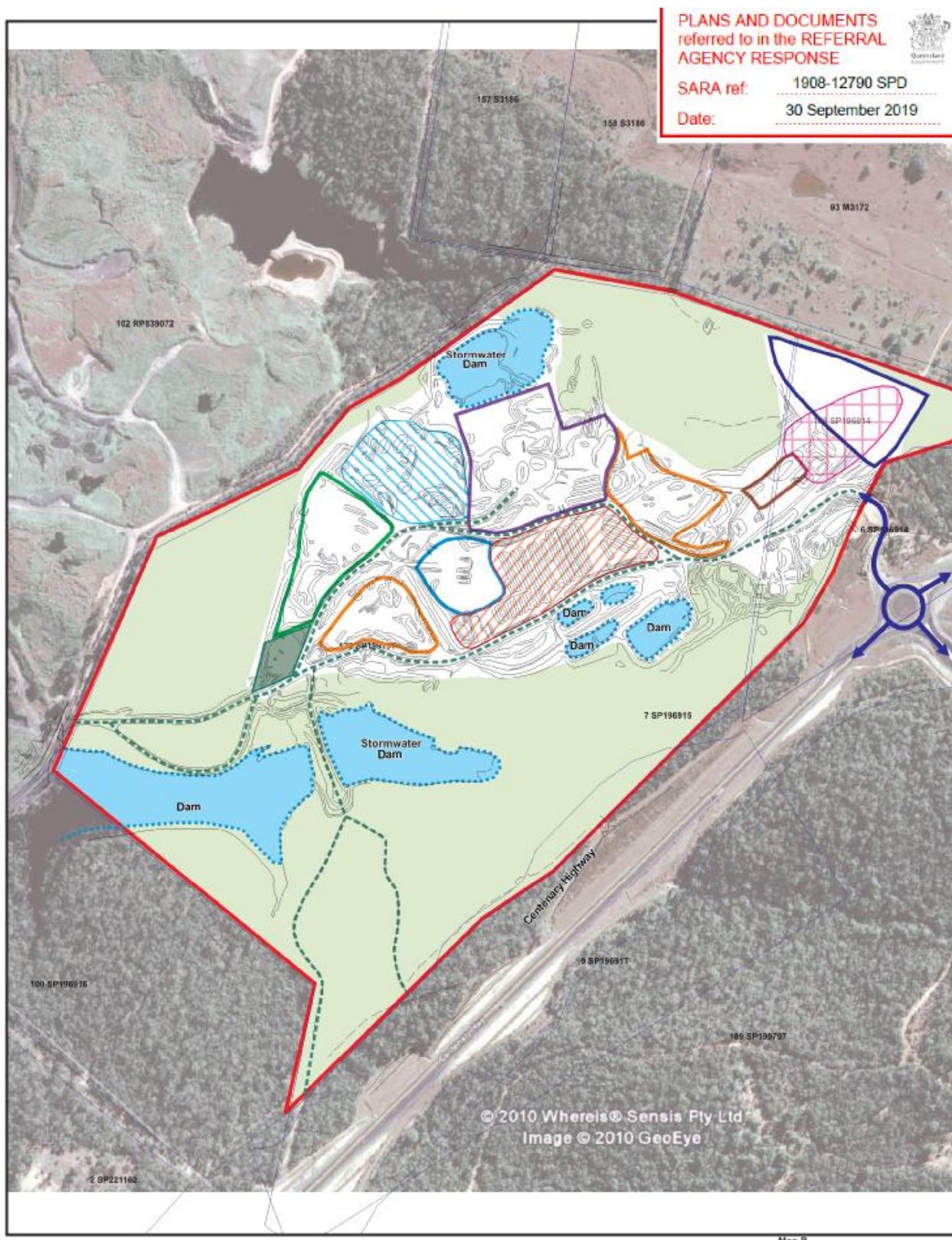
enc Referral agency response showing the change  
Approved plans and specifications  
Appeal provisions

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**Item 3 / Attachment 4.**

1908-12790 SPD

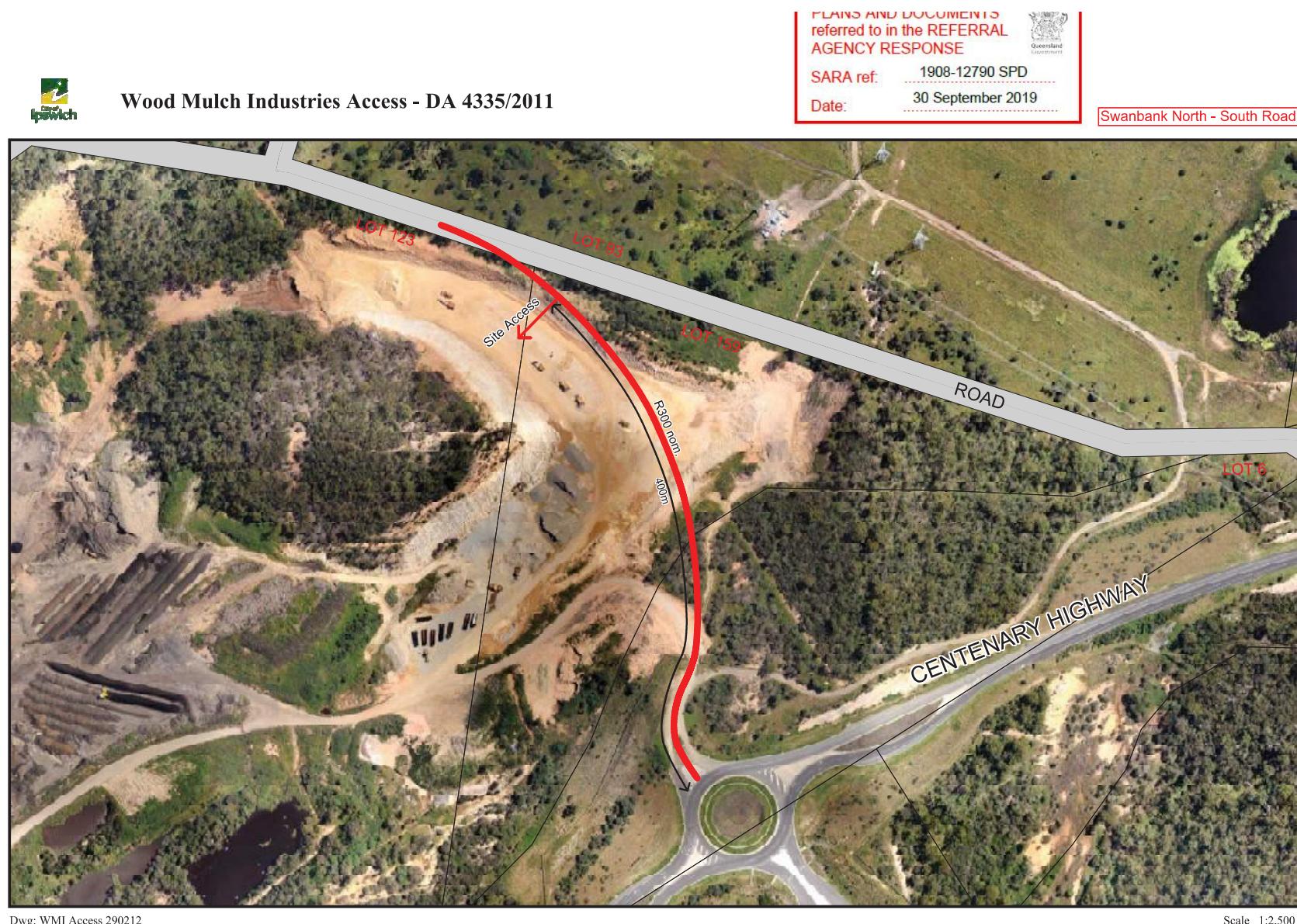
cc      Ipswich City Council, development@ipswich.qld.gov.au

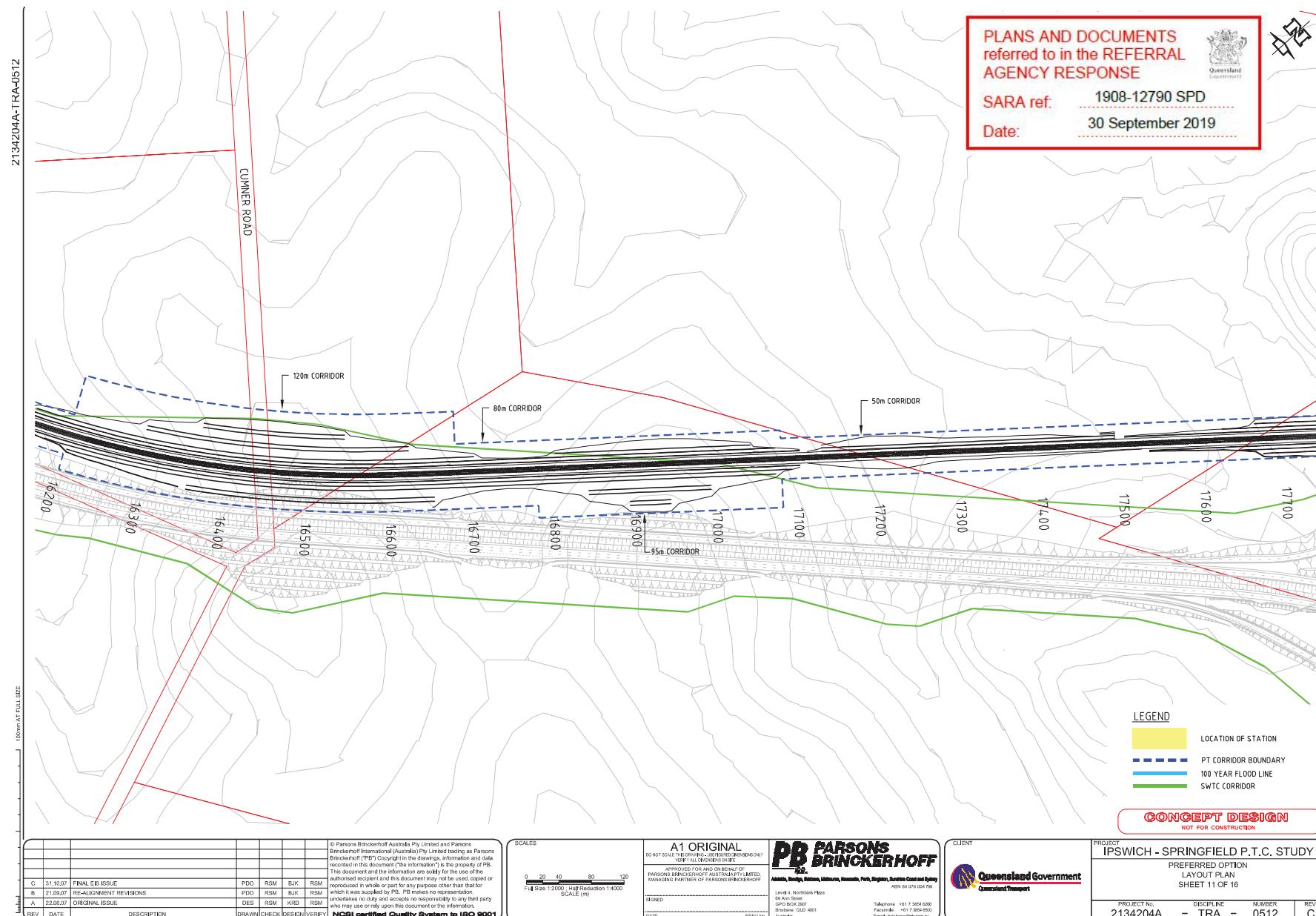


Legend	
Site Boundary	Site Boundary
Roads	Roads
Dam	Dam
Site Compound	Site Compound
Proposed New Access	Proposed New Access
Green Waste/Grinding	Green Waste/Grinding
Sand/Washing Plant	Sand/Washing Plant
Crushing Area	Crushing Area

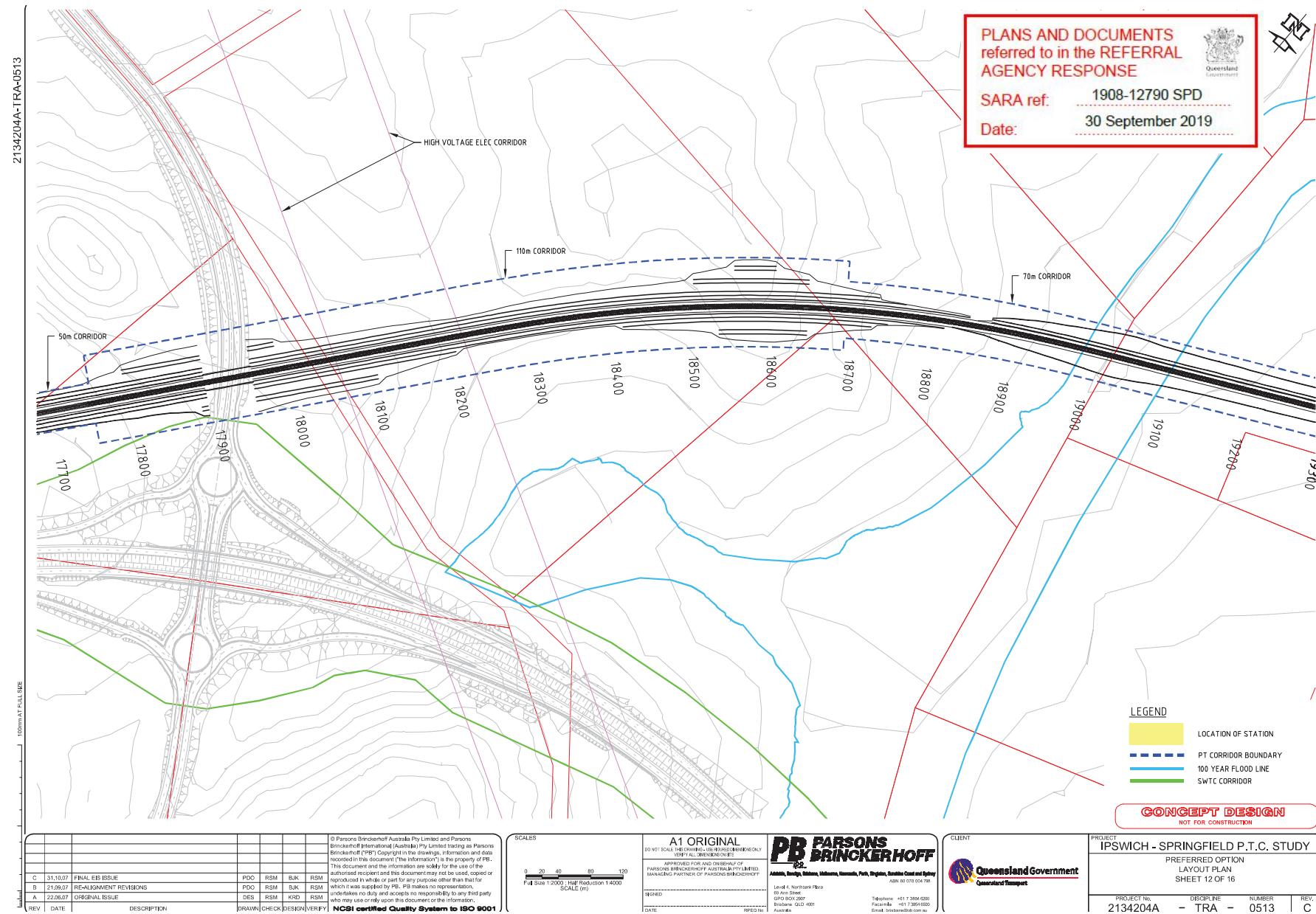
Map B		Proposed Development
Client:	Wood Mulching Industries Pty Ltd	
Project:	Wood Mulching Industries	MCU Development Application
Drawing No:	011434a, MCL_C001_R2.cdr	
Date:	18/07/2011	Drawing size: A2
Drawn by:	ML	Reviewed by: KD
Scale:	Refer to Scale Bar	
	0 100 200m	
Notes and figures contained within this document may be based on field surveys, may not be to scale and is intended for use as a guide only. ERM does not warrant the accuracy of any such images or figures.		







### **Item 3 / Attachment 4.**



RE6-N



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

**Changed referral agency response**

Our reference: 1908-12790 SPD

**Referral agency response—with conditions**

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

Date of original response: 9 January 2013  
Original reference: TMR12-001363

The development application described below was properly referred to the Department of Transport and Main Roads on 3 October 2011.

**Applicant details**

Applicant name:	Wood Mulching Industries Pty Ltd
Applicant contact details:	c/- Ethos Urban Pty Ltd Level 1, 356 St. Paul's Terrace Fortitude Valley QLD 4006 KGrainger@ethosurban.com

**Location details**

Street address:	Unnamed Road and Centenary Motorway, Swanbank
Real property description:	Lots 400 and 402 – 405 on SP283238 and Lot 6 on SP196914
Local government area	Ipswich City Council

**Application details**

Development permit	Material Change of Use for Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)
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**Referral triggers**

The development application was referred to the Department of Transport and Main Roads under the following provisions of the repealed Sustainable Planning Regulation 2009:

- Schedule 7, table 3, item 1 State-controlled road

**Conditions**

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

South East Queensland (West) regional office  
Level 4, 117 Brisbane Street, Ipswich  
PO Box 2390, North Ipswich QLD 4305

1908-12790 SPD

**Advice to the applicant**

Under section 56(3) of the Act, the department offers advice about the application to the applicant—see Attachment 3.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Map B Proposed development	Environmental Resource Management Australia	18 July 2011	0114394s _MCU_C0 01_R0.cdr	-
Wood Mulch Industries Access, Swanbank North – South Road	Ipswich City Council	-	DA 4335/2011	
Ipswich - Springfield P.T.C. Study Preferred Option Layout Plan Sheet 11 of 16	Parsons Brinckerhoff	30 October 2007	0512	C
Ipswich - Springfield P.T.C. Study Preferred Option Layout Plan Sheet 12 of 16	Parsons Brinckerhoff	30 October 2007	0513	C

enc      Attachment 1—Changed conditions to be imposed  
Attachment 2—Reasons for imposing conditions  
Attachment 3—Advice to the applicant

1908-12790 SPD

**Attachment 1—Changed conditions to be imposed**

No.	Conditions of development approval	Condition timing
<b>Development permit for a material change of use for Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas)</b>		
State transport corridors – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>Development must be carried out generally in accordance with the following plan/s and report/s, except as modified by these concurrence agency conditions:</p> <ul style="list-style-type: none"> <li>• <i>Map B Proposed Development</i>, Environmental Resources Management Australia Pty Ltd, 18 July 2011, 0114394s_MCU_C001_R0.cdr (Enclosure 3)</li> <li>• <i>Traffic Impact of Quarry on Centenary Highway Roundabout</i>, TTM Consulting Pty Ltd, 16 June 2011, 34635</li> <li>• <i>Traffic Impact of Quarry on Centenary Highway</i>, TTM Consulting Pty Ltd, 29 November 2011, 11GCT0055</li> </ul>	Prior to the commencement of use and to be maintained at all times.
2.	<p>(a) Vehicles must enter and exit between Swanbank Road and the subject site at the permitted road access location in a forward direction.</p> <p>(b) The road access location to Swanbank Road is permitted in principle only and commencement and operation of road access is subject to:</p> <ul style="list-style-type: none"> <li>(i) the applicant shall pay 8.15c per tonne hauled onto Swanbank Road;</li> <li>(ii) the payment in (i) here of is subject to rise and fall based on the Consumer Price Index (CPI) for Brisbane;</li> <li>(iii) the tonnage shall be tallied from weigh bridge records;</li> <li>(iv) the payment shall be made six monthly in arrears.</li> </ul> <p><b>Note:</b> the above clauses (i) - (iv) are taken from the Court Order dated 07 April 2000, Appeal 212 of 2000, Condition 1(k). A copy of the Court Order extract has been attached (Enclosure 4).</p>	(a) & (b) At all times.
3.	<p>Direct access is not permitted between the South West Arterial Road (Centenary Highway) and the subject site at any location other than the temporary permitted road access location.</p> <p>The temporary road access location between the subject site and the South West Arterial Road (Centenary Highway) shall be:</p> <p>(i) as shown on Environmental Resources Management drawing entitled <i>Map B Proposed Development</i> (Enclosure 3);</p>	As indicated.

1908-12790 SPD

No.	Conditions of development approval	Condition timing
	<p>(ii) operate as a left-in, left-out arrangement onto the roundabout, as shown on Environmental Resources Management drawing entitled <i>Map B Proposed Development</i>; and</p> <p>(iii) approved for a <b>maximum</b> period of 5 <b>7 years</b> from the date <b>of the approval taking effect or until the opening of the Swabank North - South Road (Enclosure 5), whichever occurs first</b>, here of and there after month-to-month subject to termination by written notice. Such termination is to be without compensation or cost to the State or local government.</p> <p><b>Note:</b> the temporary road access location is expected to <b>will</b> be terminated by the development and opening of Swabank North - South Road (Enclosure 5). A permanent road access between the site and Swabank North - South Road is expected to <b>will</b> replace the temporary road access location.</p>	
4.	<p>(a) The applicant must upgrade the road access works between the South West Arterial Road (Centenary Highway) carriageway and the temporary site access location, comprising of a sealed rural road with an appropriately designed pavement to cater for industrial traffic use.</p> <p><b>Note:</b> this access is temporary until such time as Swabank North - South Road (Enclosure 5) is constructed.</p> <p>(b) The applicant is to submit detailed engineering drawings of all the required works to the Department of Transport and Main Roads (Metropolitan Office) prior to commencement of works. These are to be prepared by a suitably qualified engineer (RPEQ), in accordance with the requirements of the Department of Transport and Main Roads <i>Road Planning and Design Manual</i> including the Interim Guide to Road Planning and Design Practice or Ipswich City Council Design Standards.</p> <p>(c) The temporary road access works must be provided by the applicant at no cost to the Department of Transport and Main Roads.</p> <p>(d) All adjustments to and/or relocations of existing services within the State-controlled road as a result of the development is at the applicant's expense.</p> <p>(e) Unless otherwise specified by Ipswich City Council, the applicant shall install and satisfactorily maintain a wheel wash system for vehicles exiting the site at a location within the site adjacent to the road access location between the South West Arterial Road (Centenary Highway) and the site.</p>	(a) to (e) Prior to the commencement of use and to be maintained at all times for the approved period
5.	The temporary road access location must be removed and all relevant infrastructure/fencing, kerb and channel reinstated between	<b>Following completion of</b>

1908-12790 SPD

No.	Conditions of development approval	Condition timing
	the road edge and the property boundary by the applicant in accordance with the Department of Transport and Main Roads' Road <i>Planning and Design Manual</i> including the Interim Guide to Road Planning and Design Practice and to the satisfaction of Ipswich City Council.	Swanbank North - South Road (Enclosure 5) is constructed so that a practical access can be achieved from the subject site <b><u>construction</u></b> .
6.	No dust/debris or hauled product to and from the subject site must fall/ spill/ enter Swanbank Road.	To be maintained at all times during construction and operation
7.	No dust/debris from the subject site must enter the South West Arterial Road (Centenary Highway).	To be maintained at all times during construction and operation
8.	Fauna fencing (including gates) constructed along the South West Arterial Road (Centenary Highway) boundary and the site and or constructed within the subject site by the State is to be retained by the applicant, unless otherwise inconsistent with this Referral Agency Response or Ipswich City Council's conditions of development.	To be maintained at all times

1908-12790 SPD

**Attachment 2—Reasons for imposing conditions**

**The department's reasons for imposing conditions are:**

- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

1908-12790 SPD

**Attachment 3—Advice to the applicant**

<b>General advice</b>	
1.	<p><b>Road works approval</b></p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Metropolitan Compliance Team at the Department of Transport and Main Roads (Metropolitan Office) at <a href="mailto:Metropolitan.IDAS@tmr.qld.gov.au">Metropolitan.IDAS@tmr.qld.gov.au</a> to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

Department of Environment  
and Resource Management

RECEIVED
13 OCT 2011
Doc. No.
Ap. No. 4335111/mu
Action Off. S Nanjappa

Notice

Negotiated Decision notice

This notice is issued by the Department of Environment and Resource Management pursuant to section 363 (Negotiated decision notice) of the Sustainable Planning Act 2009 ("the Act"), and replaces the decision notice issued 3 October 2011.

Wood Mulching Industries Pty Ltd  
c/- Environmental Resources Management (ERM)  
Australia  
PO Box 1400  
SPRING HILL QLD 4004

Our reference: 240663

**Re: Application for development approval**

**1. Application Details**

Date application made to DERM: 23 December 2010

Development approval applied for: Development permit

Aspect of development:

Material change of use of premises – For an environmentally relevant activity	<i>Sustainable Planning Regulation 2009 - Schedule 3, Part 1, Table 2, item 1</i>	DERM ref. no. – 451095 DERM Permit No. SPDE01436710
---	---	--

Development description: ERA 8 Chemical Storage Threshold 3(a) – Storing the following quantity of chemicals of class C1 or C2 combustible liquids under AS1940 dangerous goods class 3 under subsection (1)(c) – 10m<sup>3</sup> to 500m<sup>3</sup>;

ERA 33 Crushing, milling, grinding or screening more than 5000t of material in a year.

Property/Location description: Swanbank Road, White Rock QLD 4306 (Lot 1 on SP199797)

**2. The name and address of each referral agency is as follows:**

Nil

**3. The Chief Executive, Department of Environment and Resource Management (DERM) negotiated decision notice, for the aspect of development involved with the application the subject of this Notice is as follows:**

(a) a decision was made to issue a negotiated decision notice, and the nature of the change made by this notice was to correct a typographical error in the decision notice of 3 October 2011, namely changing the "Date application made to DERM" from 23 December 2011 to 23 December 2010;

(b) the application was decided on 12 October 2011 and is approved subject to conditions;

**Notice  
Negotiated Decision notice**

(b) the application is approved, and the approval is a development permit; and

(c) the application is approved subject to the conditions attached to this Notice, and the conditions are stated to be assessment manager conditions.

4. Any other development permits or compliance permits necessary to allow the aspect of development the subject of this Notice to be carried out are stated below:

Nil

5. Any code the applicant must comply with for self-assessable development related to the aspect of approved development the subject of this Notice is stated below:

Nil

6. Details of any compliance assessment required under chapter 6, part 10 of the Act for documents or work in relation to the aspect of development the subject of this Notice are stated below:

Nil

7. The assessment manager considers the assessment manager's decision for the aspect of development the subject of this Notice does not conflict with a relevant instrument.

8. Information about the rights of appeal for the applicant any submitters are attached to this Notice.

9. **Approved plans and specifications**

Document No.	Document Name	Date
1	Wood Mulching Industries — Site Features (Existing) – Drawing No. 0114394a_ERA_C001_R2	20 June 2011

  
John Rice  
Delegate of the Chief Executive administering the  
*Environmental Protection Act 1994*  
Department of Environment and Resource Management  
12 October 2011

**Enquiries:**  
Tamara Emms  
Department of Environment and Resource  
Management  
Level 1, 114 Brisbane St IPSWICH QLD 4305  
PO Box 864 IPSWICH QLD 4305  
Phone: (07) 3381 7556  
Fax: (07) 3381 7560  
Email: [tamara.emms@derm.qld.gov.au](mailto:tamara.emms@derm.qld.gov.au)

**Attachments**

DERM Permit No. SPDE01436710

Approved plans and specifications

Information Sheet – Appeals – *Sustainable Planning Act 2009* (extract from the *Sustainable Planning Act 2009*).

Department of Environment  
and Resource Management

*Sustainable Planning Act 2009*

**DERM Permit<sup>1</sup> number: SPDE01436710**

Assessment manager reference:	240663
Date application received:	23 December 2010
Permit type:	Development permit
Date of decision:	12 October 2011
Decision:	The application is approved subject to conditions, and the assessment manager's conditions are stated in this permit.
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation
Jurisdiction(s):	Material change of use of premises – for an environmentally relevant activity, <i>Sustainable Planning Regulation 2009</i> – Schedule 3, Part 1, table 2, item 1

**Development Description(s)**

Property/Location		Development
Swanbank Rd WHITE ROCK QLD 4306	Lot 123 on SP199797	ERA 33 Crushing, milling, grinding or screening - crushing, grinding, milling or screening more than 5000t of material in a year  ERA 8 Chemical storage Threshold 3(a) - storing 10m <sup>3</sup> to 500m <sup>3</sup> of chemicals of class C1 or C2 combustible liquids under AS 1940 or dangerous goods class 3

**Additional information for applicant**

*Contaminated land*

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a notifiable activity (as defined by the *Environmental Protection Act 1994*) is being carried out on the land or that the land has been affected by a hazardous contaminant, they must, within 22 business days after becoming so aware, give notice to the administering authority.

*Duty to notify environmental harm*

The *Environmental Protection Act 1994* requires a person to notify the administering authority if the person becomes aware that an activity (whether by act or omission) has caused, or threatened, unlawful

<sup>1</sup> Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

DERM Permit number: SPDE01436710

material or serious environmental harm. It is an offence to fail to notify in accordance with this section, and the duty extends to all persons (including employers and employees). This obligation exists irrespective of any conditions forming part of DERM's concurrence agency response.

*Environmentally relevant activities*

The aforementioned description of any environmentally relevant activity (ERA) for which this permit is issued is simply a restatement of the ERA as prescribed in the legislation at the time of issuing this permit. Where there is any conflict between the abovementioned description of the ERA for which this permit is issued and the conditions specified herein as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This permit authorises the ERA. It does not authorise environmental harm unless a condition within this permit explicitly authorises that harm. Where there is no such condition, or the permit is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

In addition to this permit, the person to carry out the ERA must be a registered operator under the *Environmental Protection Act 1994*. For the person to become a registered operator, they must apply to the administering authority for a registration certificate under section 73F of the *Environmental Protection Act 1994*.

*Trackable waste*

Where regulated waste is removed from site, the registered operator must complete records in accordance with schedule 2 of the *Environmental Protection (Waste Management) Regulation 2000 – Prescribed information for waste tracking*.



John Rice  
Delegate of the Chief Executive  
Department of Environment and Resource Management  
12 October 2011

DERM Permit number: SPDE01436710

## CONDITIONS

### Agency Interest: General

General 1 The person undertaking the activity to which this approval relates:

- (a) must undertake grinding only in the places identified as 'Green Waste/Grinding' or 'Grinding' as per Appendix A - Drawing 1 – WMI – Site Layout Plan forming part of this approval; and
- (b) must not grind any material other than green waste or timber; and
- (c) must not grind, in any period of 1 year, more than 100,000 tonnes of material.

General 2 In carrying out an activity to which this approval relates, all reasonable and practicable measures must be taken to prevent or to minimise the likelihood of environmental harm being caused.

General 3 The person undertaking the activities to which this approval relates must:

- (a) install all measures, plant and equipment necessary to ensure compliance with the conditions of this approval;
- (b) maintain such measures, plant and equipment in a proper and efficient condition; and
- (c) operate such measures, plant and equipment in a proper and efficient manner.

General 4 From commencement of the activities to which this approval relates, a site based management plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all activities that are carried out.

The SBMP must address the following matters:

- (a) environmental commitments - a commitment by senior management to achieve specified and relevant environmental goals;
- (b) identification of environmental issues and potential impacts;
- (c) control measures for routine operations to minimise likelihood of environmental harm;
- (d) contingency plans and emergency procedures for non-routine situations;
- (e) organisational structure and responsibility;
- (f) effective communication;
- (g) monitoring of contaminant releases;
- (h) conducting environmental impact assessments;
- (i) staff training;
- (j) record keeping; and
- (k) periodic review of environmental performance and continual improvement.

General 5 The site based management plan must not be implemented or amended in a way that contravenes any condition of this approval.

General 6 Record, compile and keep all monitoring results required by this approval and present this information to the administering authority when requested.

General 7 All records required by this approval must be kept for 5 years.

General 8 The person undertaking the activities to which this approval relates must contact the administering authority's Pollution Hotline or applicable district office of the administering authority as soon as practicable after becoming aware of any release of contaminants not in accordance with the conditions of this approval.

Note: Pollution Hotline: 1300 130 372

DERM Permit number: SPDE01436710

General 9 A written notice detailing the following information must be provided to the administering authority within 14 days of any advice provided in accordance with condition General 8:

- (a) the name of the operator, including their approval / registration number;
- (b) the name and telephone number of a designated contact person;
- (c) quantity and substance released;
- (d) vehicle and registration details (if applicable);
- (e) person/s involved;
- (f) the location and time of the release;
- (g) the suspected cause of the release;
- (h) a description of the effects of the release;
- (i) the results of any sampling performed in relation to the release;
- (j) actions taken to mitigate any environmental harm caused by the release; and
- (k) proposed actions to prevent a recurrence of the release.

General 10 A competent person(s) must conduct any monitoring required by this approval.

General 11 All instruments, equipment and measuring devices used for measuring or monitoring in accordance with any condition of this approval must be calibrated, and appropriately operated and maintained in accordance with the manufacturer's instructions.

General 12 An appropriate spill kit, personal protective equipment and relevant operator instructions and emergency procedure guides for the management of wastes and chemicals associated with the activities must be kept at the site.

General 13 Anyone operating under this approval must be trained in the use of the spill kit.

**Agency Interest: Air**

Air 1 The release of dust or particulate matter resulting from the activity to which this approval relates must not cause an environmental nuisance at any nuisance sensitive or commercial place.

Air 2 Dust and particulate matter must not exceed a dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 of 2003 (or more recent editions), when measured at any nuisance sensitive or commercial place.

Air 3 When requested by the administering authority, dust and particulate monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust or particulate matter, and the results notified within 14 days to the administering authority following completion of monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected dust sensitive place and at upwind control sites and must include:

- (a) for a complaint alleging dust nuisance, dust deposition; and
- (b) for a complaint alleging adverse health effects caused by dust - the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre ( $\mu\text{m}$ ) ( $\text{PM}_{10}$ ) suspended in the atmosphere over a 24hr averaging time.

Air 4 Measures must be taken to minimise the point source releases of dust to the atmosphere from the mulching and grinding equipment and any plant or equipment associated with the mulching and grinding equipment at the approved place.

Note:

Reasonable and practicable measures include:

- (a) installation of windshields or barriers;
- (b) water sprays; or
- (c) keeping material moist.

DERM Permit number: SPDE01436710

Air 5 Stockpiles at the approved place must be maintained to minimise the release of wind blown dust or particulate matter to the atmosphere.

Note:  
Reasonable and practicable measures include:  
(a) use of water sprays as required during winds likely to generate dust or particulate matter release; or  
(b) shielding and covering.

Air 6 Trafficable areas at the approved place must be maintained using reasonable and practicable measures to minimise the release of wind blown or traffic generated dust or particulate matter to the atmosphere.

Note:  
Reasonable and practicable measures include but are not limited to:  
a) using water sprays;  
b) using dust suppressants and wind breaks.

Air 7 The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any nuisance sensitive or commercial place.

**Agency Interest: Land**

Land 1 Contaminants must not be released to land.

Land 2 All chemicals containers kept on site must be stored within an on-site containment system and controlled in a manner that minimises the potential for any releases, accidental or otherwise, to be released into the environment.

**Agency Interest: Noise**

Noise 1 Noise from the activities to which this approval relates must not cause an environmental nuisance at any nuisance sensitive place or commercial place.

Noise 2 All noise from activities must not exceed the levels specified in Table 1 - Noise Limits at any nuisance sensitive or commercial place.

Table 1 – Noise Limits

Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$	Period
Background noise level plus 5 dB(A)	7 am - 6 pm
Background noise level plus 5 dB(A)	6 pm - 10 pm
Background noise level plus 3 dB(A)	10 pm - 7 am

DERM Permit number: SPDE01436710

Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj, T}$	Period
Background noise level plus 10 dB(A)	7 am - 6 pm
Background noise level plus 10 dB(A)	6 pm - 10 pm
Background noise level plus 8 dB(A)	10 pm - 7 am

Noise 3 When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:

- (a) background noise levels;
- (b)  $L_{A Max, adj T}$ ;
- (c)  $L_{A, 10, adj, 10 mins}$ ;
- (d)  $L_{A, 1, adj, 10 mins}$ ;
- (e)  $L_{Aeq,adj,1hr}$ ;
- (f) the level and frequency of occurrence of impulsive or tonal noise;
- (g) atmospheric conditions including wind speed and direction;
- (h) effects due to extraneous factors such as traffic noise; and
- (i) location, date and time of recording.

Noise 4 The method of measurement and reporting of noise levels must comply with the latest edition of the administering authority's Noise Measurement Manual.

**Agency Interest: Social**

Social 1 The person undertaking the activity to which this approval relates must record the following details for all complaints received, and provides this information to the administering authority on request:

- (a) time, date, name and contact details of the complainant;
- (b) reasons for the complaint;
- (c) any investigations undertaken;
- (d) conclusions formed; and
- (e) any actions taken.

**Agency Interest: Water**

Water 1 Erosion protection measures and sediment control measures must be implemented and maintained to minimise erosion and the release of sediment.

Water 2 There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

Water 3 Waste or products must not be placed or stored in a location that is likely to result in the release of contaminants to waters or bed and banks of waters.

Water 4 All ponds used for the storage or treatment of contaminants or wastes at or on the approved place must be constructed, installed and maintained:

- (a) so as to minimise the likelihood of any release of effluent through the bed or banks of the pond to any waters (including ground water);
- (b) so that a freeboard of not less than 0.5 metres is maintained at all times; and

DERM Permit number: SPDE01436710

(c) so as to ensure the stability of the ponds construction.

Water 5 Banks or diversion drains must be installed and maintained to exclude stormwater runoff from entering any ponds or other structures used for the storage or treatment of contaminants or wastes.

**Approved plans / specifications**

Document No.	Document Name	Date
1	Wood Mulching Industries Pty Ltd – Site Features (Existing) – Drawing No. 0114394a_ERA_C001_R2	20 June 2011

DERM Permit number: SPDE01436710

## Appendix A – Figures



DERM Permit number: SPDE01436710

## DEFINITIONS

**"approved place"** means the site situated at Swanbank Rd White Rock (Lot 123 on SP199797).

**"background noise"** means  $L_{A_{90},T}$  being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes, using fast response.

**"commercial place"** means a place, other than a nuisance sensitive place, used as an office or for business or commercial purposes including the place within the curtilage of that place reasonably used by persons at that place.

**" $L_{A1,10\text{min}}$ "** means an A-weighted sound pressure level equal to or exceeded for 1% of a 10 minute sample period, measured using fast ("F") response.

**" $L_{A10,\text{adj},10\text{min}}$ "** means an A-weighted sound pressure level equal to or exceeded for 10% of a 10 minute sample period, measured using fast ("F") response, and adjusted for impulsiveness and tonality.

**" $L_{A90,\text{adj},1\text{hr}}$ "** means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 1 hour period has the same mean square sound pressure of a sound that varies with time.

**" $L_{A\text{max},\text{adj},T}$ "** means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response.

**"noxious"** means harmful or injurious to health or physical well being.

**"nuisance sensitive place"** means a place that is one or more of the following —

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises;
- a motel, hotel or hostel;
- a kindergarten, school, university or other educational institution;
- a medical centre or hospital;
- a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
- a public thoroughfare, park or gardens.

**"offensive"** means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

**"waters"** includes any 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.

## END OF CONDITIONS



9 January 2013

The Chief Executive Officer  
Ipswich City Council  
PO Box 191  
Ipswich QLD 4305

**Attention: Mr Sandeep Nanjappa**

Dear Sir/Madam

**AMENDED CONCURRENCE AGENCY RESPONSE**

**Proposed Development:** Development Permit for Material Change of Use (Special Industry ±Wood Mulching Facility)

**Real Property Description:** Lot 123 on SP199797, Lot 159 on SP196914 and Lot 6 on SP196914

**Street Address:** Lot 123, Lot 159 and Lot 6 Unnamed Road, White Rock QLD 4306

**Assessment Manager ref.:** 4335/2010/MCU

**Local Government Area:** Ipswich City Council

The Department of Transport and Main Roads (the department) issued its concurrence agency response regarding the above application on 20 December 2012. On 09 January 2013, the applicant made representations to the department requesting amendments to its concurrence agency response.

The department has reviewed the request and with the applicant's agreement, amended its concurrence agency response. Please find enclosed a copy of the department's amended response and the applicant's agreement to this response pursuant to section 290(4)(a) of the *Sustainable Planning Act 2009* (SPA).

The assessment manager must take the actions set out in the amended concurrence agency response as required under section 325 of the SPA. In particular, the attached Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons ± Amended on 20 December 2012 should be included in any approval granted for the application. The previously issued concurrence agency response should now be disregarded.

**Department of Transport and Main Roads**  
Program Delivery and Operations  
Metropolitan Region  
183 Wharf Street Brisbane Queensland 4000  
PO Box 70 Spring Hill Queensland 4004

Our ref	TMR12-001363
Your ref	4335/2010/MCU
Enquiries	Madeline Hersant
Telephone	+61 7 13 23 80
Facsimile	+61 7 3137 8363
Website	<a href="http://www.tmr.qld.gov.au">www.tmr.qld.gov.au</a>
Email	<a href="mailto:developmentcontrol@tmr.qld.gov.au">developmentcontrol@tmr.qld.gov.au</a>

Page 1 of 2

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

A copy of the amended concurrence agency response has been provided to the applicant for their information in accordance with section 290(4)(b) of the SPA.

If you have any queries or wish to seek clarification about any of the details in this response, please contact **Madeline Hersant**, Town Planner (Land Use Management) on **13 23 80**.

Yours sincerely



Stephen Smaha  
**Principal Advisor (Development Control)**

Enc. (2)

Enclosure 1

Amended concurrence agency response letter and attached  
Department of Transport and Main Roads Concurrence Agency  
Conditions and Statement of Reasons ±Amended

Enclosure 2

Copy of applicant's agreement to amend concurrence agency  
response

C/c

Wood Mulching Industries  
c/- Environmental Resources Management Australia PO Box 1400  
Spring Hill QLD 4004



Our ref.: TMR12-001363  
Your ref.: 0114394

C/c      Wood Mulching Industries  
c/- Environmental Resources Management Australia PO Box 1400  
Spring Hill QLD 4004

**Attention: Kaye Ormsby**

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact **Madeline Hersant**, Town Planner (Land Use Management) on **13 23 80**.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stephen Smaha".

Stephen Smaha  
**Principal Advisor (Development Control)**

9 January 2013

Enc. (2)

Enclosure 1

Amended concurrence agency response letter and attached  
Department of Transport and Main Roads Concurrence Agency  
Conditions and Statement of Reasons ±Amended

Enclosure 2

Copy of applicant's agreement to amend concurrence agency  
response



20 December 2012

Wood Mulching Industries  
c/- Environmental Resources Management  
Australia PO Box 1400  
Spring Hill QLD 4004

**Attention: Kaye Ormsby**

Dear Sir/Madam

**REQUEST TO AMEND CONCURRENCE AGENCY RESPONSE - APPROVAL**

**Proposed Development:** Development Permit for Material Change of Use (Special Industry ±Wood Mulching Facility)  
**Real Property Description:** Lot 123 on SP199797, Lot 159 on SP196914 and Lot 6 on SP196914  
**Street Address:** Lot 123, Lot 159 and Lot 6 Unnamed Road, White Rock QLD 4306  
**Assessment Manager ref.:** 4335/2010/MCU  
**Local Government Area:** Ipswich City Council

The Department of Transport and Main Roads (the department) refers to your correspondence received on 20 December 2012, requesting the department to amend its concurrence agency response for the above application in accordance with section 290(1)(b)(i) of the *Sustainable Planning Act 2009* (SPA).

Your request has been investigated and in this instance the department advises it will amend its response. The particulars of the change/s are as follows:

- x amend condition 3, (i) and (ii) to remove drawing *Wood Mulch Industries Access ± DA 4335/2011* and reference drawing **Map B Proposed Development** in its place, as this illustrates the temporary road access;
- x amend condition 4 (a) to include ~~temporary~~ as follows the applicant must upgrade the road access works between the South West Arterial Road (Centenary Highway) carriageway and the **temporary** site access location « ¶ »
- x correct typographical error in *Advice* section to ¶ should be replaced with ~~do~~ ¶

**Department of Transport and Main Roads**  
Program Delivery and Operations  
Metropolitan Region  
183 Wharf Street Brisbane Queensland 4000  
PO Box 70 Spring Hill Queensland 4004

Our ref TMR12-001363  
Your ref 0114394  
Enquiries Madeline Hersant  
Telephone +61 7 13 23 80  
Facsimile +61 7 3137 8363  
Website [www.tmr.qld.gov.au](http://www.tmr.qld.gov.au)  
Email [developmentcontrol@tmr.qld.gov.au](mailto:developmentcontrol@tmr.qld.gov.au)

Page 1 of 2

The amended Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons has been attached to this correspondence.

Pursuant to section 290(1)(b)(i) of the SPA, you must provide written agreement for these amendments to take effect. Please provide written agreement to the department in amended response at your earliest convenience. A pro forma is attached to assist you with this requirement.

If you have any queries or wish to seek clarification about any of the details in this letter, please contact **Madeline Hersant**, Town Planner (Land Use Management) on **13 23 80**.

Yours sincerely



Stephen Smaha  
**Principal Advisor (Development Control)**

Enc. (7)

Enclosure 1	Pro forma - Written agreement to amend the Department of Transport and Main Roads concurrence agency response
Enclosure 2	Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended
Enclosure 3	<i>Map B Proposed Development</i> , Environmental Resources Management Australia Pty Ltd, 18 July 2011, 0114394s_MCU_C001_R0.cdr
Enclosure 4	Court Order extract, 07 April 2000, Appeal No. 212 of 2000
Enclosure 5	<i>Wood Mulch Industries Access ±DA 4335/2011</i> , Ipswich City Council, 29 February 2012, WMI Access
Enclosure 6	<i>Ipswich ±Springfield P.T.C. Study Preferred Option Layout Plan Sheet 11 of 16</i> , Parsons Brinckerhoff, 31 October 2007, 0512 Revision C
Enclosure 7	<i>Ipswich ±Springfield P.T.C. Study Preferred Option Layout Plan Sheet 12 of 16</i> , Parsons Brinckerhoff, 31 October 2007, 0513 Revision C

C/c      The Chief Executive Officer  
Ipswich City Council  
PO Box 191  
Ipswich QLD 4305



Our ref.: TMR12-001363  
Your ref.: 4335/2010/MCU

C/c The Chief Executive Officer  
Ipswich City Council  
PO Box 191  
Ipswich QLD 4305

**Attention: Mr Sandeep Nanjappa**

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact **Madeline Hersant**, Town Planner (Land Use Management) on **13 23 80**.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stephen Smaha".

Stephen Smaha  
**Principal Advisor (Development Control)**

20 December 2012

Enc. (7)

Enclosure 1	Pro forma - Written agreement to amend the Department of Transport and Main Roads concurrence agency response
Enclosure 2	Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended
Enclosure 3	<i>Map B Proposed Development</i> , Environmental Resources Management Australia Pty Ltd, 18 July 2011, 0114394s_MCU_C001_R0.cdr
Enclosure 4	Court Order extract, 07 April 2000, Appeal No. 212 of 2000
Enclosure 5	<i>Wood Mulch Industries Access ±DA 4335/2011</i> , Ipswich City Council, 29 February 2012, WMI Access
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Enclosure 7	<i>Ipswich ±Springfield P.T.C. Study Preferred Option Layout Plan Sheet 12 of 16</i> , Parsons Brinckerhoff, 31 October 2007, 0513 Revision C

**WRITTEN AGREEMENT TO AMEND THE DEPARTMENT OF TRANSPORT AND MAIN ROADS CONCURRENCE AGENCY RESPONSE**

**Proposed Development:** Development Permit for Material Change of Use (Special Industry ±Wood Mulching Facility)

**Real Property Description:** Lot 123 on SP199797, Lot 159 on SP196914 and Lot 6 on SP196914

**Street Address:** Lot 123, Lot 159 and Lot 6 Unnamed Road, White Rock QLD 4306

**Assessment Manager ref.:** 4335/2010/MCU

**Local Government Area:** Ipswich City Council

, as the applicant of the abovementioned development application, hereby agree to the amended concurrence agency response set out in the attached correspondence and Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended dated 20 December 2012:

This agreement is pursuant to section 290(1)(b)(i) of the *Sustainable Planning Act 2009*.

Name of Applicant \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_



Department of Transport and Main Roads  
Concurrence Agency Conditions and Statement of Reasons - Amended

**Proposed Development:** Development Permit for Material Change of Use (Special Industry ±Wood Mulching Facility)

**Real Property Description:** Lot 123 on SP199797, Lot 159 on SP196914 and Lot 6 on SP196914

**Street Address:** Lot 123, Lot 159 and Lot 6 Unnamed Road, White Rock QLD 4306

**Assessment Manager ref.:** 4335/2010/MCU

**Local Government Area:** Ipswich City Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
<b>Development Permit- Material Change of Use</b>			
1	<p>Development must be carried out generally in accordance with the following plan/s and report/s, except as modified by these concurrence agency conditions:</p> <ul style="list-style-type: none"><li>x <i>Map B Proposed Development</i>, Environmental Resources Management Australia Pty Ltd, 18 July 2011, 0114394s_MCU_C001_R0.cdr (Enclosure 3)</li><li>x <i>Traffic Impact of Quarry on Centenary Highway Roundabout</i>, TTM Consulting Pty Ltd, 16 June 2011, 34635</li><li>x <i>Traffic Impact of Quarry on Centenary Highway</i>, TTM Consulting Pty Ltd, 29 November 2011, 11GCT0055</li></ul>	Prior to the commencement of use and to be maintained at all times	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> and the <i>Transport Planning and Coordination Act 1994</i>.</p> <p>The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.</p>
2	(a) Vehicles must enter and exit between Swanbank Road and the subject site at the permitted road access location in a forward direction.	(a) & (b) At all times	The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>(b) The road access location to Swanbank Road is permitted in principle only and commencement and operation of road access is subject to:</p> <ul style="list-style-type: none"><li>(i) the applicant shall pay 8.15c per tonne hauled onto Swanbank Road;</li><li>(ii) the payment in (i) here of is subject to rise and fall based on the Consumer Price Index (CPI) for Brisbane;</li><li>(iii) the tonnage shall be tallied from weigh bridge records;</li><li>(iv) the payment shall be made six monthly in arrears.</li></ul> <p><b>Note:</b> the above clauses (i) - (iv) are taken from the Court Order dated 07 April 2000, Appeal 212 of 2000, Condition 1(k). A copy of the Court Order extract has been attached (Enclosure 4).</p>		<p>These movements will minimise impacts on the safety and efficiency of the State-controlled road network.</p> <p><b>Note:</b> Haulage on Swanbank Road implies acceptance of (b) (i) ±(iv).</p>
3	<p>Direct access is not permitted between the South West Arterial Road (Centenary Highway) and the subject site at any location other than the temporary permitted road access location.</p> <p>The temporary road access location between the subject site and the South West Arterial Road (Centenary Highway) shall be:</p> <ul style="list-style-type: none"><li>(i) as shown on Environmental Resources Management drawing entitled <i>Map B Proposed Development</i> (Enclosure 3);</li><li>(ii) operate as a left-in, left-out arrangement onto the</li></ul>	At all times	<p>The purposes of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Vehicular access at the permitted road access location minimises impacts on the safety and efficiency of the State-controlled road network.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>roundabout, as shown on Environmental Resources Management drawing entitled <i>Map B Proposed Development</i>;</p> <p>(iii) approved for a period of 5 years from the date here of and there after month to month, subject to termination by written notice. Such termination is to be without compensation or cost to the State or local government.</p> <p><b>Note:</b> the temporary road access location is expected to be terminated by the development and opening of Swanbank North ± South Road (Enclosure 5). A permanent road access between the site and Swanbank North ±South Road is expected to replace the temporary road access location.</p>		
4	<p>(a) The applicant must upgrade the road access works between the South West Arterial Road (Centenary Highway) carriageway and the temporary site access location, comprising of a sealed rural road with an appropriately designed pavement to cater for industrial traffic use.</p> <p><b>Note:</b> this access is temporary until such time as Swanbank North ±South Road (Enclosure 5) is constructed.</p> <p>(b) The applicant is to submit detailed engineering drawings of all the required works to the Department of Transport and Main Roads (Metropolitan Office) prior to commencement of works. These are to be prepared by a suitably qualified engineer (RPEQ),</p>	<p>(a) ±(e) Prior to the commencement of use and to be maintained at all times for the approved period</p>	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>Temporary access of this type and standard is required to minimise impacts on the safety and efficiency of the State-controlled road network.</p> <p>This is a decision under section 62(1) of the TIA in conjunction with a development approval for road access works for construction to be of a stated type, standard or extent or be constructed in a stated way.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>in accordance with the requirements of the Department of Transport and Main Roads <i>Road Planning and Design Manual</i> including the Interim Guide to Road Planning and Design Practice or Ipswich City Council Design Standards.</p> <p>(c) The temporary road access works must be provided by the applicant at no cost to the Department of Transport and Main Roads.</p> <p>(d) All adjustments to and/or relocations of existing services within the State-controlled road as a result of the development is at the applicant's expense.</p> <p>(e) Unless otherwise specified by Ipswich City Council, the applicant shall install and satisfactorily maintain a wheel wash system for vehicles exiting the site at a location within the site adjacent to the road access location between the South West Arterial Road (Centenary Highway) and the site.</p>		<p>In accordance with section 33 of the TIA, you must have written approval to carry out road works, including road access works (including road signage and line marking) on a State-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads (Metropolitan Office) ±Brijesh Kumar on 13 23 80 to make an application for approval under section 33 of the TIA to carry out road works.</p> <p>The Department of Transport and Main Roads' technical standards and publications can be accessed at <a href="http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx">http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</a></p> <p>Where services within the State-controlled road reserve will be impacted by the development, the applicant will need to contact the relevant service provider.</p>
5	The temporary road access location must be removed and all relevant infrastructure ±fencing, kerb and channel reinstated between the road edge and the property boundary by the applicant in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual</i> .	When Swanbank North - South Road (Enclosure 5) is constructed so that a practical access can be	<p>The purposes of the <i>Transport Infrastructure Act 1994</i> (TIA).</p> <p>It is in the Department of Transport and Main</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<i>Road Planning and Design Manual</i> including the Interim Guide to Road Planning and Design Practice and to the satisfaction of Ipswich City Council.	achieved from the subject site	Roads <del>¶</del> Interest to ensure the State-controlled road is of a suitable standard.
6	No dust/debris or hauled product to and from the subject site must fall/ spill/ enter Swanbank Road.	To be maintained at all times during construction and operation	The purposes of the <i>Transport Infrastructure Act 1994</i> .  Dust and debris from development on the site can affect the State-controlled road, causing a safety hazard to road users.
7	No dust/debris from the subject site must enter the South West Arterial Road (Centenary Highway).	To be maintained at all times during construction and operation	The purposes of the <i>Transport Infrastructure Act 1994</i> .  Dust and debris from development on the site can affect the State-controlled road, causing a safety hazard to road users.
8	Fauna fencing (including gates) constructed along the South West Arterial Road (Centenary Highway) boundary and the site and or constructed within the subject site by the State is to be retained by the applicant, unless otherwise inconsistent with this Referral Agency Response or Ipswich City Council <del>¶</del> conditions of development.	To be maintained at all times	The purposes of the <i>Transport Infrastructure Act 1994</i> .



#### Advice

The Connecting SEQ 2031: An Integrated Regional Transport Plan provides a 20 year transport vision for South East Queensland. The plan identifies a future railway corridor from Springfield to Ipswich. As such, railway planning indicates that a future land requirement affects this property. It is recommended that proposed activities do not extend into this requirement as shown on plans entitled *Ipswich ± Springfield P.T.C. Study Preferred Option Layout Plan Sheet 11 of 16*, Parsons Brinckerhoff, 31 October 2007, 0512 Revision C (Enclosure 6) and *Ipswich ± Springfield P.T.C. Study Preferred Option Layout Plan Sheet 12 of 16*, Parsons Brinckerhoff, 31 October 2007, 0513 Revision C (Enclosure 7). Further, the temporary access for the site to and from the South West Arterial Road (Centenary Highway) should not impede on future railway land.

#### Advice for State controlled roads

Under section 43 of the *Transport Infrastructure Act 1994*, a local government must obtain the Department of Transport and Main Roads approval if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a motorway; and beyond the boundaries of the motorway; and reasonably likely to create a traffic hazard for the motorway.

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road. Please contact the Department of Transport and Main Roads (Metropolitan Office) to make an application for road works approval. This approval must be obtained prior to commencing any works on the State-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

An application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the *Transport Infrastructure (State-Controlled Roads) Regulation 2006*. Please contact the Department of Transport and Main Roads (Metropolitan Office) to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.



#### Advice for State controlled roads

Pursuant to section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a State-controlled road reserve, must be in accordance with the Department of Transport and Main Roads requirements.

#### Advice for public passenger transport and railways

Pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.

To the extent any subsequent development of the land (for example, building work or operational work) involves a State resource, evidence of an allocation of, or an entitlement to, the resource will be required to support the development application. Please contact the Rail Ports & Freight Division on telephone number 07 3306 7430 regarding resource entitlements for rail corridor land.

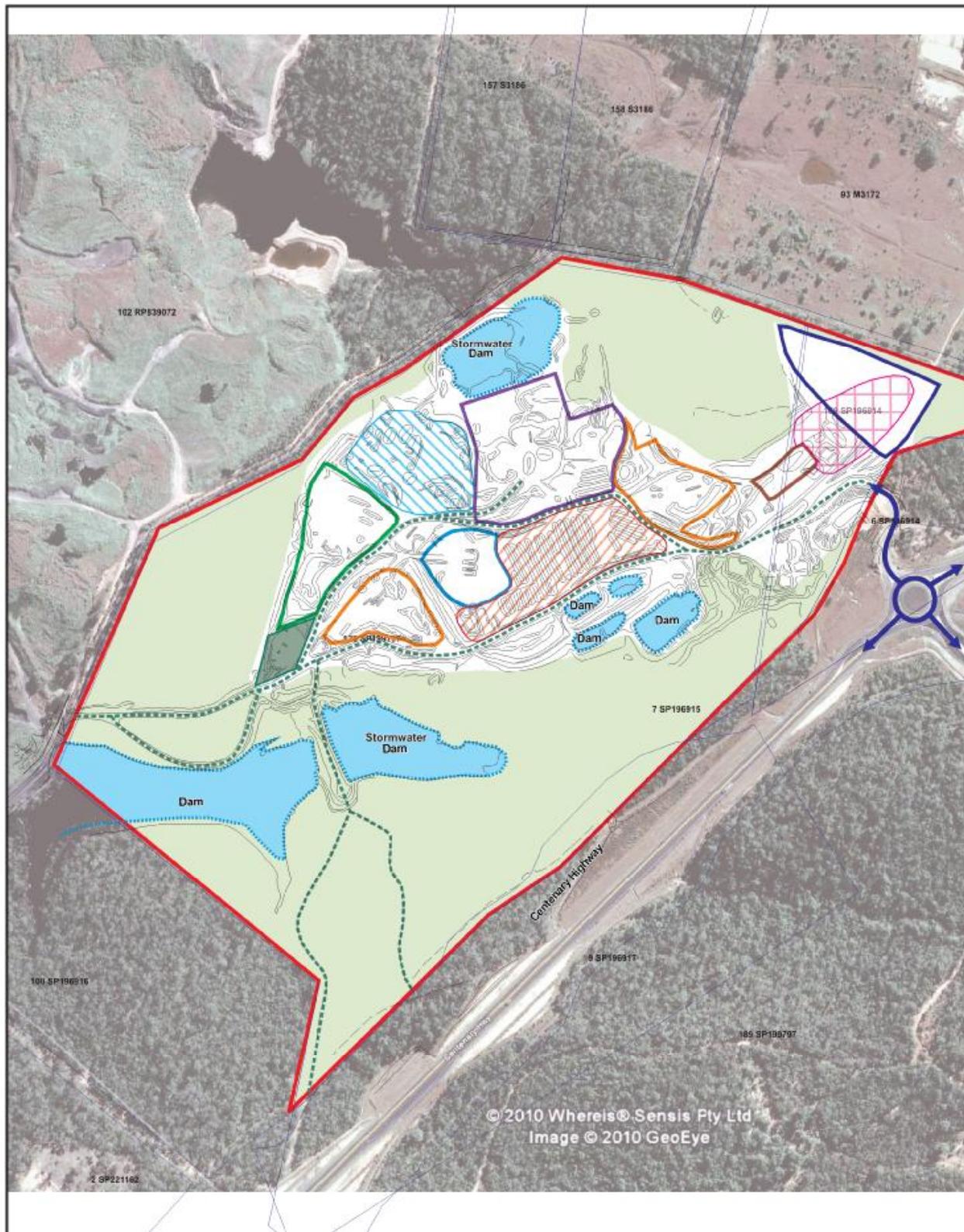
Section 179 of the *Property Law Act 1974*, attaches an obligation to any land to ensure development does not withdraw support from any other land or from any building, structure or erection that has been placed on or below it.

Further information regarding development in a railway environment can be obtained from the *Guide for Development in a Railway Environment* which is available at <http://www.tmr.qld.gov.au/businessindustry/Technical-standards-publications/Guide-for-development-in-a-railway-environment.aspx>

The Department of Transport and Main Roads technical standards and publications can be accessed at <http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx>

The *Transport Planning and Coordination Regulation 2005* is available at [www.legislation.qld.gov.au](http://www.legislation.qld.gov.au)

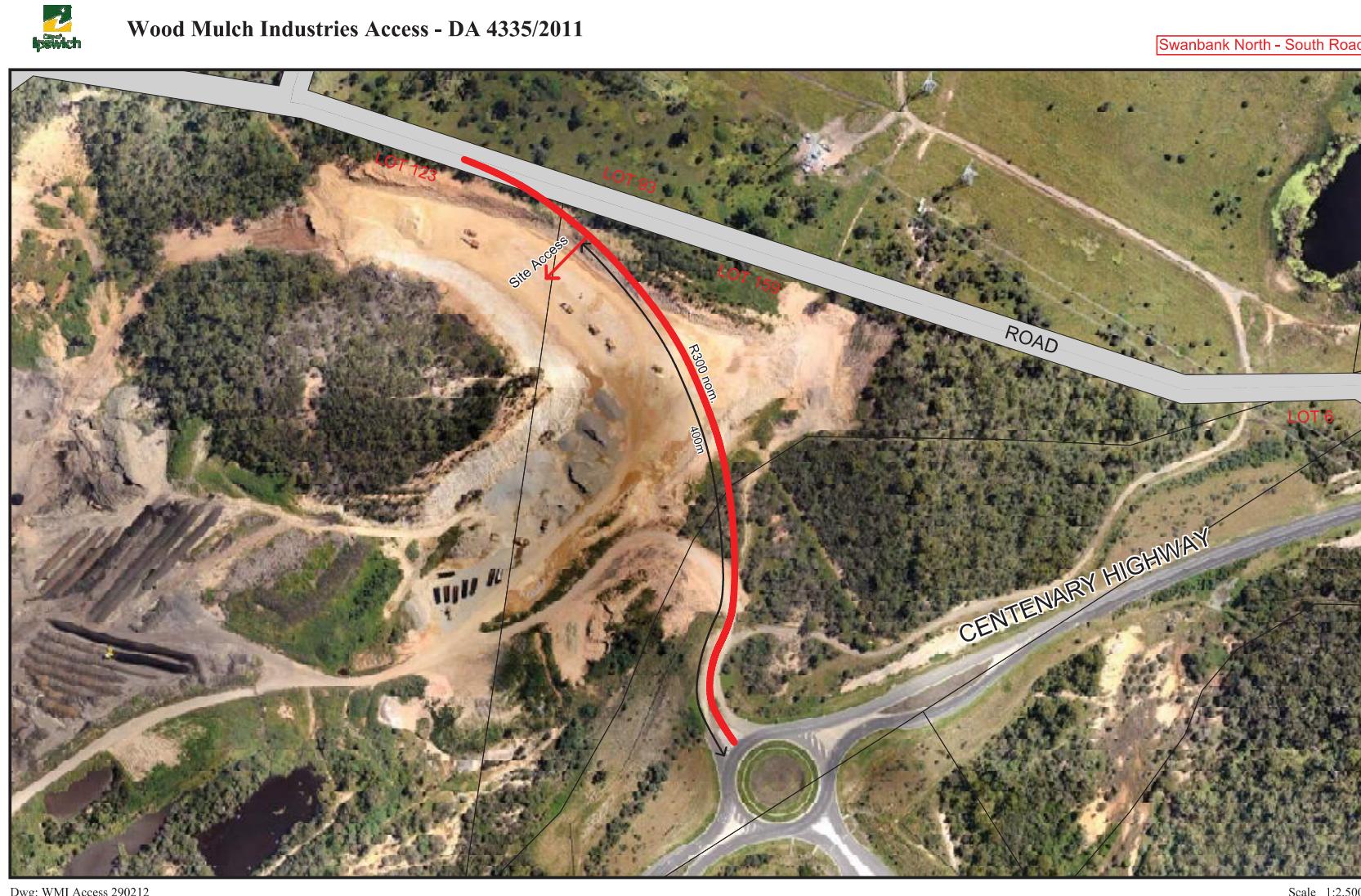


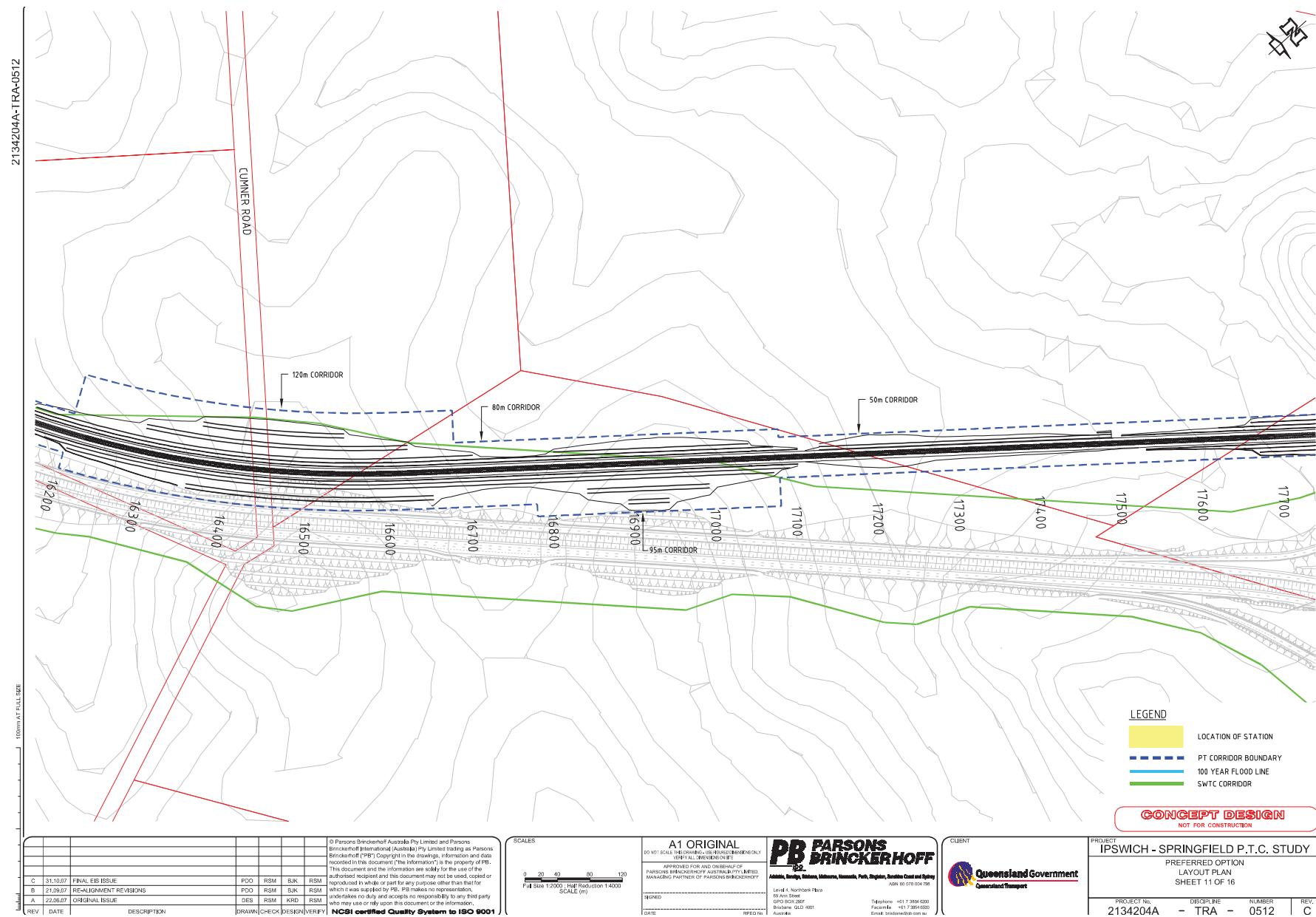


Legend	
Site Boundary	
Roads	
Dam	
Site Compound	
Proposed New Access	
Granite Grading	
Sand/Washing Plant	
Crushing Area	
	Sand Mining
	Composting Windows
	Mining Area and Washdown Area
	Composting Pad
	Soil Processing and Screening
	Grinding Area
	Natural Vegetation

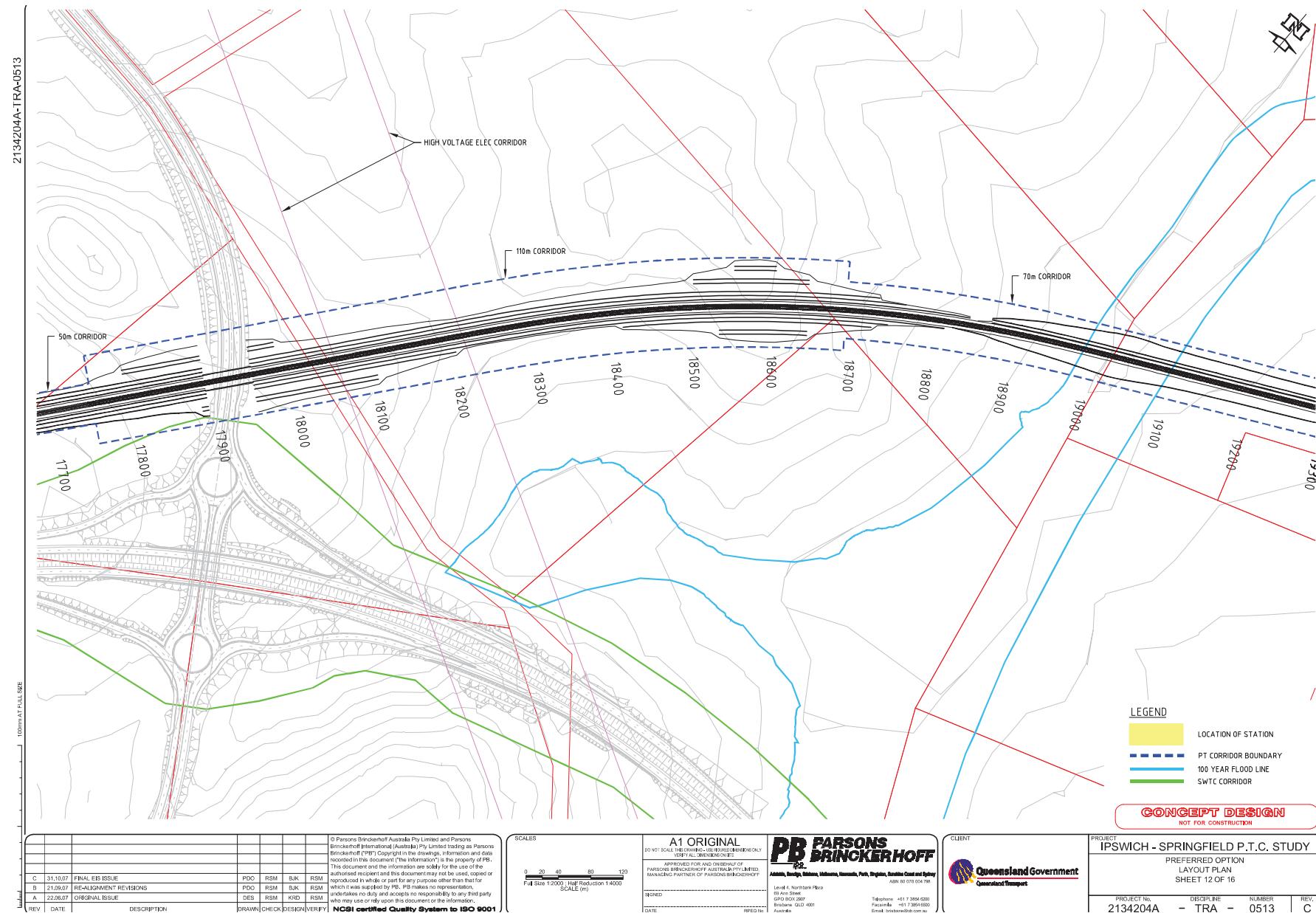
Map B	
Client:	Wood Mulching Industries Pty Ltd
Project:	Wood Mulching Industries MCU Development Application
Drawing No:	0114304s, MCU_C001.R2.dfr
Date:	18/07/2011
Drawn by:	ML
Reviewed by:	KD
Scale:	Refer to Scale Bar
	 Metres and Figures contained within this document may be based on field party data, may not be to scale and is intended for use as a guide only. ERM does not warrant the accuracy of any such images or figures.
Proposed Development	
Environmental Resources Management Australia Pty Ltd Adelaide, Auckland, Brisbane, Canberra, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney	







### **Item 3 / Attachment 4.**



(Form No. PEC-11)

JUDGMENT OF THE COURT

IN THE PLANNING AND ENVIRONMENT COURT  
REGISTRY: BRISBANE

APPEAL NO. 212 OF 2000

BETWEEN:

WOOD MULCHING INDUSTRIES PTY LTD  
(Appellant)

and

IPSWICH CITY COUNCIL  
(Respondent)

Before His Honour Judge Brabazon QC

The Seventh day of April 2000

THIS MATTER having on 7 April 2000 come on for hearing by way of appeal from the decision of the Respondent whereby the Respondent granted approval on 17 December 1999 of an application of the Appellant, dated 3 September 1999 to change a condition of a development approval dated 4 February 1982 subject to conditions.

UPON HEARING MR MS Lythall of for the Appellant and the Solicitors for the Respondent and upon reading the Notice of Appeal filed herein on 19 January 2000.

IT IS FURTHER ORDERED that there has been compliance with the provisions of the Integrated Planning Act 1997 relating to the giving of notice of the appeal to the Respondent.

IT IS FURTHER ORDERED that the said appeal be allowed.

IT IS FURTHER ORDERED that the conditions of the approval given by the Respondent on 17 December 1999 be as follows:

(In the following conditions, where the word 'Developer' it refers to the Appellant and where the word 'Council' appears, it refers to the Respondent.)

The existing conditions 1(d) and 1(h) of the Conditions of the Development Approval dated 4 February 1982 be deleted and the following be in substitution thereof:

Condition 1(d)

(d) All access to the site shall be via Swanbank Road and Cummer Road as shown on Attachment 1 to the submission, dated 5 August 1999 prepared by Kershaw and Co.

JUDGMENT OF THE COURT  
Filed on behalf of the Appellant  
Form No. PEC-11

Davoren Associates  
Mermaid Plaza  
2378 Gold Coast Highway  
MERMAID BEACH QLD 4218  
Ref: Stephen Picken  
Tel: (07) 5575 2144  
Fax: (07) 5572 8520

Town Agents:  
O'Mara Patterson & Petrie  
Lawyers  
Level 8, 300 Queen Street  
BRISBANE QLD 4000  
Tel: (07) 3221 4455  
Fax: (07) 3221 4348

**Condition 1(h)**

(h) The proposed access road shown on plan titled Attachment 1, and dated 5 August 1999 (from Swanbank Road to the site entrance), shall be upgraded by the Developer to a nine metre wide formation with a gravel pavement of a minimum of two hundred millimetres deep and a minimum six metre wide, in addition to the provision of any cross road drainage, to the satisfaction of the Senior Development Engineer. This upgrade shall be undertaken at such time as haulage of extractive material from the site exceeds 20 000 tonne in any twelve month period. The Council is to be advised on a monthly basis of the tonnage removed.

**Condition 1(i)**

(i) The access roads shall be maintained by the Developer and regularly watered during periods of use, to the satisfaction of the Senior Development Engineer. It is to be noted that Council does not maintain these roads.

**Condition 1(j)**

(j) At such time as haulage of extractive material from the site exceeds 55 000 tonnes within any twelve month period, the access road shall be constructed by the Developer to Council's bitumen road standard. Such construction shall be in accordance with the Ipswich City Council's Engineering Works Manual, as it applies to an industrial road. The Council is to be advised on a monthly basis of the tonnage removed.

**Condition 1(k)**

(k) The Developer shall comply with the requirements of the Department of Main Roads as follows:

The Developer and Department of Main Roads shall enter into a formal agreement whereby the Developer remits to the Department of Main Roads a payment per tonne for material delivered from the site.

The general terms of the agreement are as follows:

- (1) The payment shall be 8.15¢/tonne.
- (2) The payment shall be subject to rise and fall based on the Consumer Price Index for Brisbane.
- (3) The tonnage shall be tallied from weigh bridge records.
- (4) The payment shall be made six monthly in arrears.
- (5) The Developer undertakes to make the payments in accordance with agreement.
- (6) The Department of Main Roads undertakes to apply all monies so collected towards maintenance of the safety and efficiency of Swanbank Road.

The Department of Main Roads will draft a contract in accordance with the above terms as a basis for final negotiations.

By the Court

Registrar

**WRITTEN AGREEMENT TO AMEND THE DEPARTMENT OF TRANSPORT AND MAIN ROADS CONCURRENCE AGENCY RESPONSE**

**Proposed Development:** Development Permit for Material Change of Use (Special Industry – Wood Mulching Facility)

**Real Property Description:** Lot 123 on SP199797, Lot 159 on SP196914 and Lot 6 on SP196914

**Street Address:** Lot 123, Lot 159 and Lot 6 Unnamed Road, White Rock QLD 4306

**Assessment Manager ref.:** 4335/2010/MCU

**Local Government Area:** Ipswich City Council

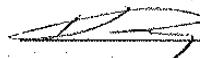
*Wood Mulching Industries (WMI)*  
Wood Mulching Industries, as the applicant of the abovementioned development application, hereby agree to the amended concurrence agency response set out in the attached correspondence and Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons - Amended dated 20 December 2012;

This agreement is pursuant to section 290(1)(b)(i) of the Sustainable Planning Act 2009.

Name of Applicant

Kaye Ormsby on behalf of WMI

Signature of Applicant



Date

09/01/13.



Our Ref: DA3413.1  
MSLink: 344677  
Council Ref: 4335/2011/MAMC/E

1 August 2025

Ipswich City Council  
POBox191  
IPSWICH QLD 4305

Attention: The Assessment Manager  
Via Email: [development@ipswich.qld.gov.au](mailto:development@ipswich.qld.gov.au)

Wood Mulching Industries Pty Ltd  
c/- KG Planning Pty Ltd  
2 Lorama Place  
KURABY QLD 4112

Attention: Keri Grainger  
Via Email: [keri.grainger@gmail.com](mailto:keri.grainger@gmail.com)

Dear Sir/Madam,

**Minor Change Application – Affected Entity Response**

(Given under section 80(4)(a) of the *Planning Act 2016*)

<b>Transmission Infrastructure Impacted</b>	
<b>Transmission Corridor</b>	Greenbank-Swanbank 275kV Transmission Line Corridor Swanbank Tee – Mudgeeraba 275kV Transmission Line Corridor
<b>Easement ID</b>	Easement B on RP888452 (Dealing No 702662740)
<b>Location Details</b>	
<b>Street address</b>	7002 to 7006 and Lot 6 Unnamed Road Swanbank
<b>Real property description</b>	Lots 400 and 402-405 on SP283238 and Lot 6 on SP199797
<b>Local government area</b>	Ipswich City Council
<b>Existing Approval Details</b>	
<b>Approved Development</b>	MCU
<b>Approval Type</b>	Development Permit
<b>Proposed Minor Change Application Details</b>	
<b>Details of change/s sought</b>	Minor Change to Existing approval 4335/2011/MAMC/D

We refer to the above minor change application which has been referred to Powerlink Queensland as an affected entity in accordance with section 80(1) of the *Planning Act 2016*.

**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
WMI – Stage 1 – Proposed Use Areas	Jensen Bowers	Amended by Council 04/01/2018	UD-7808-024-D	-
WMI – Stage 2 – Proposed Use Areas	Jensen Bowers	Amended by Council 25/11/2020	UD-7808-026-B	-

We have reviewed the changes to the development application outlined in the change application and advise that we have **no objection** to the change application.

Powerlink Queensland **supports** the minor change application subject to the following conditions being imposed by the responsible entity:

No.	Condition	Timing	Reason
1	The development must be carried out generally in accordance with the reviewed plans detailed in Table 1.	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 terms and conditions of the easement dealing no. shown in the heading of this letter.	At all times.	To ensure that the existing rights contained in the registered easement dealings are maintained.
4	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. Should any doubt exist in maintaining the prescribed clearance to electrical infrastructure the applicant is obliged under the *Electrical Safety Act 2002* to seek advice from Powerlink.
2. This response does not constitute an approval to commence any works within the easement. Prior written approval is required from Powerlink Queensland before any work is undertaken within the easement areas. All works on easement (including but not limited to earthworks, drainage and detention basins; road construction; underground and overhead service installation) require detailed submissions, assessments and consent (or otherwise) by Powerlink. If referral of a formal Development Application – Operational

Works is not applicable, please complete a Co-Use Form, available at <https://www.powerlink.com.au/co-use-form>, to lodge your submission.

3. 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 Works Control Manager Easements – Mr Ehren Wittmer – Ph: 0418 233 916) to formalise unrestricted 24-hour access arrangements.

4. Compliance with the *Electrical Safety Act 2002* including any Code of Practice under the Act and the *Electrical Safety Regulation 2013* including any safety exclusion zones defined in the Regulation.

In respect of 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.

If works have the potential to come within the prescribed clearance to the conductors and electrical infrastructure, then the applicant must seek advice from Powerlink by completing the attached Application for Safety Advice – Form and submitting to [property@powerlink.com.au](mailto:property@powerlink.com.au)

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 the Property Management Team on (07) 3898 4090 or via email [property@powerlink.com.au](mailto:property@powerlink.com.au) who will be pleased to assist.

Yours sincerely,

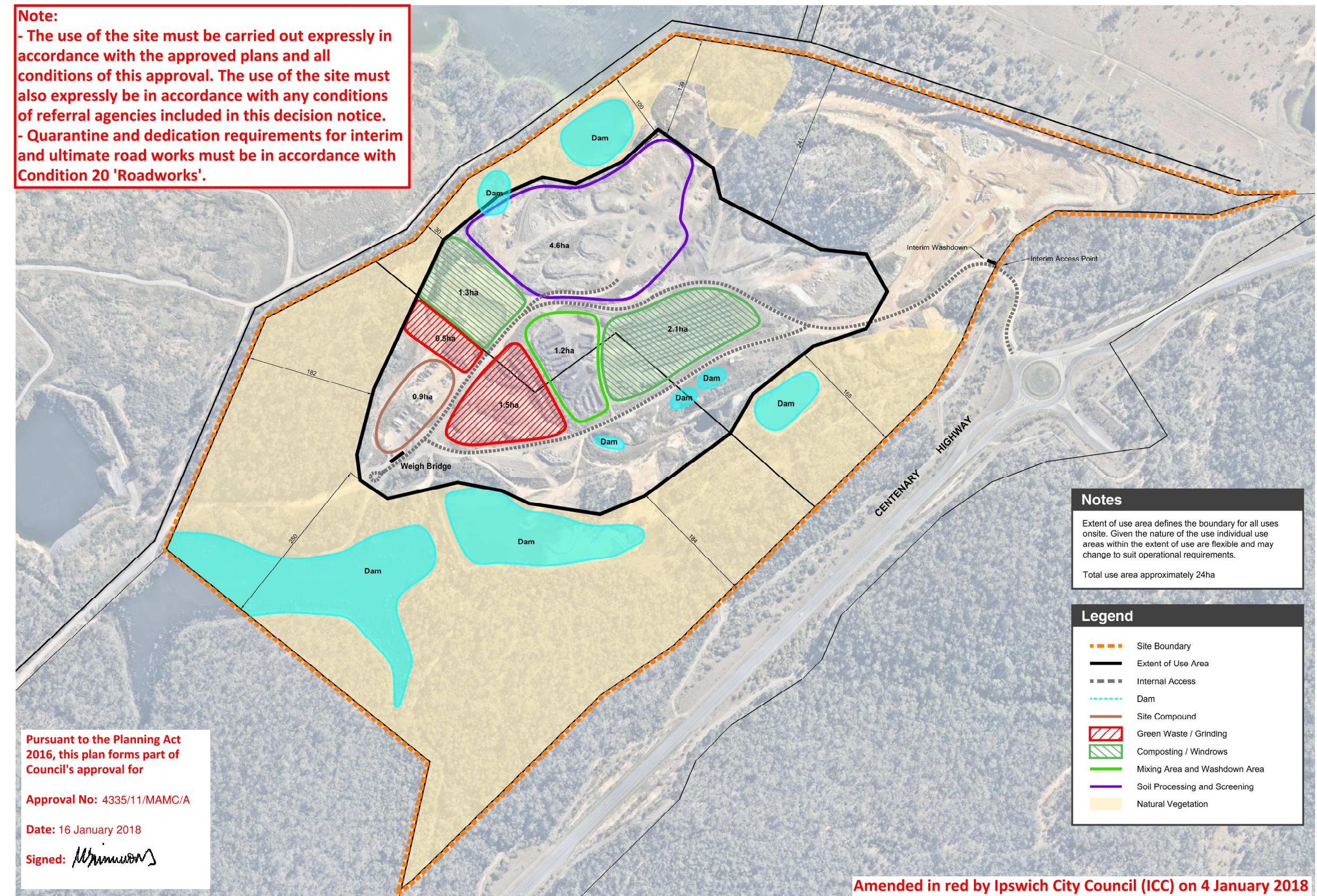
*Karen Godfrey*

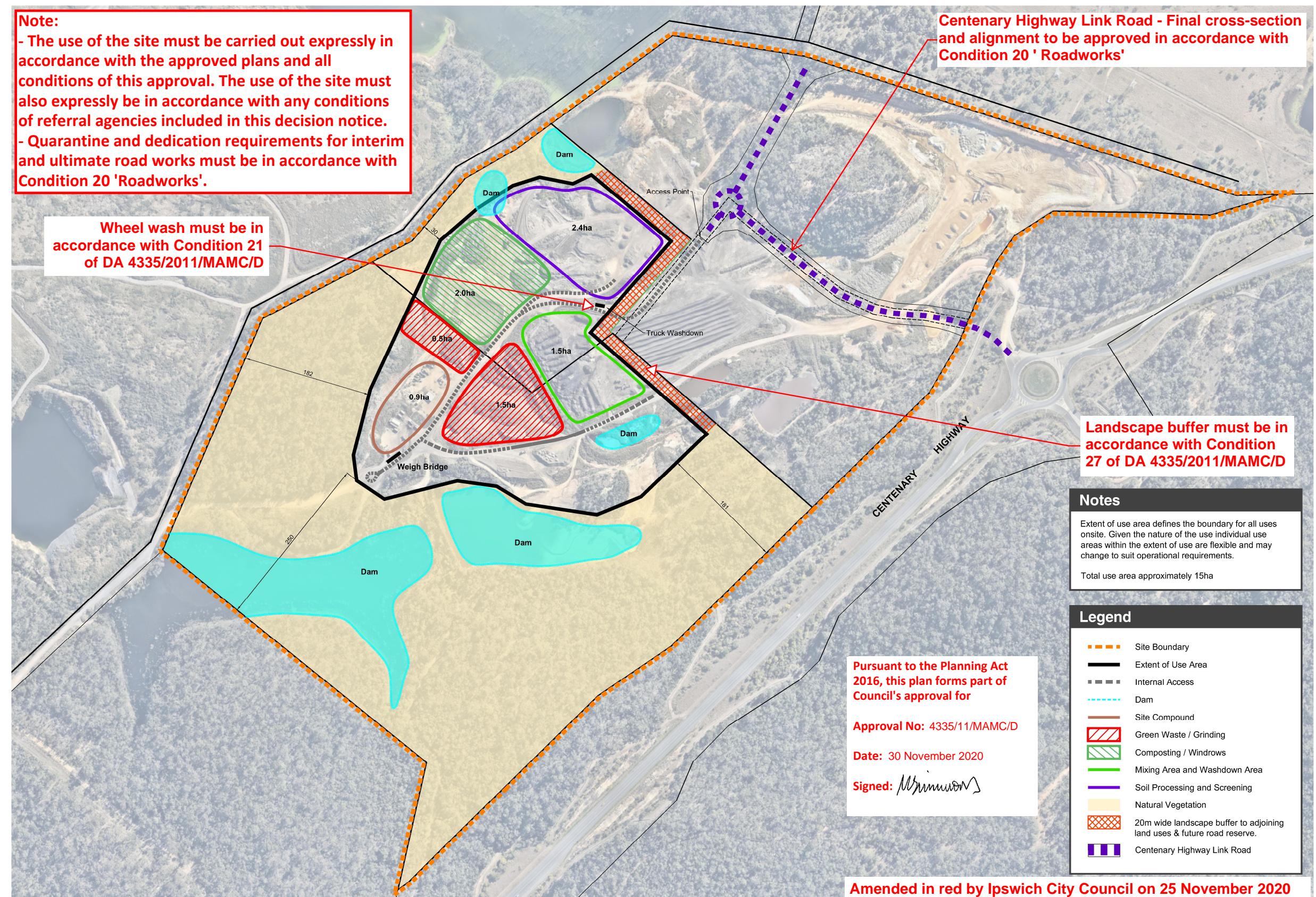
for:

Laura Donaldson

**Property Management Team Leader**

**ATTACHMENT 2 – ASSESSED PLANS**





**ATTACHMENT 3**

**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.

**7. EASEMENTS**

**ATTACHMENT 3**

**Total of 3 Pages**

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 sought.

**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.

**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](http://www.arpansa.gov.au) Information on EMF is also available on the ENA's website: [www.ena.asn.au](http://www.ena.asn.au)



Department of the  
**Environment, Tourism,  
Science and Innovation**

Our Ref: EPPR00816413

28 October 2025

Michael Simmons  
Development Assessment West Manager  
Ipswich City Council  
1 Nicholas Street  
IPSWICH QLD 4305

Cc via email: [development@ipswich.qld.gov.au](mailto:development@ipswich.qld.gov.au)  
[sandeep.nanjappa@ipswich.qld.gov.au](mailto:sandeep.nanjappa@ipswich.qld.gov.au)

Dear Mr Simmons,

**Re: Request for Third Party Advice (Planning Act 2016 – Section 34 of the Development Assessment Rules), Application Number: 4335/2011/MAMC/E**

I refer to your correspondence from Ipswich City Council dated 21 October 2025, received by the Department of the Environment, Tourism, Science and Innovation (the department) regarding the request for third party advice on application number 4335/2011/MAMC/E relating to Wood Mulching Industries Pty Ltd's (WMI's) composting operation at Swanbank.

Please see the below information.

Environmental Authority (EA) Amendment.

Advice is provided in relation to the following questions asked by Council:

**a) Has WMI formally engaged with DETSI regarding the amendment to Condition G1.1 of Environmental Authority EPPR00816413?**

On 20 October 2025, WMI, via its consultant KG Planning Pty Ltd, formally submitted an EA amendment application to the department, requesting amendments to conditions G1.1(a) and G1.1(c). For G1.1.(a) the proposed amendment relates to updating the existing site plan (in Appendix A of EPPR00816413) and associated wording to allow the activity to be carried out within the 'Extent of Use Area'.

Condition G1.1(c) currently includes a requirement to cease receiving odours feedstock (listed in Schedule 18A of the Environmental Protection Regulation 2019) and feedstocks with a high and very high odour classification as of 30 September 2026. The amendment request seeks to add an expedited timeframe for cessation, to the effect of, '*or the date Ipswich City Council's approval in relation to 4335/2011/MAMC/E takes effect, whichever occurs first.*'

b) **Has DETSI advised WMI on the steps that must be followed, including what additional information must be provided to DETSI to facilitate an amendment to Condition G1.1 of Environmental Authority EPPR00816413?**

WMI has provided sufficient supporting information to enable the department to make a decision in relation to the proposed amendments to condition G1.1 of Environmental Authority EPPR00816413. A decision on the proposed amendments to G1.1 will be made within 20 business days of the assessment level decision (ALD) (by 25 November 2025). Any negotiations with WMI around wording of G1.1 will be undertaken within this timeframe.

c) **Is the advice that DETSI provided to WMI consistent with the information contained within WMI's response to Council's RFI dated 17 October 2025?**

The information provided within WMI's response to Council dated 17 October 2025 is consistent with the advice the department has provided to its consultant, KG Planning Pty Ltd.

d) **What is the likely outcome of such a request, including any risk of refusal?**

WMI's amendment request to the department to accelerate the cessation of receiving odorous feedstock (should Councils decision on 4335/2011/MAMC/E allow operations to continue) is supported on principle, as it aligns with efforts to expedite nuisance odour mitigation.

e) **What is the estimated timeframe for DETSI's assessment of a request to amend Environmental Authority EPPR00816413? Please note that WMI is requesting Council to determine application 4335/2011/MAMC/E prior to receiving DETSI's decision.**

The proposed amendments to condition G1.1 meet the definition of a minor amendment under the Environmental Protection Regulation 2019. A decision on the proposed amendments to G1.1 will be made within 20 business days of the ALD (by 25 November 2025).

Noting that there is the DA amendment application under assessment, the department can commit to deciding on the EA amendment application as soon as reasonably practicable and will advise Ipswich City Council when this has been issued.

General comments

While a 3-year extension to the approval period does not specifically impact conditions of WMI's EA EPPR00816413 issued under the *Environmental Protection Act 1994*, it does conflict with the department's strategy to see the facility transition to its enclosed biogas facility as early as possible by allowing the opportunity to delay the overall transition to an enclosed facility. However, any opportunity to expedite odour mitigation actions, such as ceasing the use of odorous feedstocks in the composting process is a positive outcome for community and does reflect a lower risk of causing nuisance odours.

It is also noted that Ipswich City Council's recommendation is to limit the ongoing operations of WMI's open-air windrow composting facility to wood production mulch only, however this would not constitute ERA53 – Organic Material Processing. Organic material processing (ERA53) consists of mixing organic material, including organic waste, to manufacture a soil conditioner. The activity of wood mulching only would be considered ERA54 – Mechanical Waste Reprocessing and would require a separate EA amendment and would be applicant driven.

As Ipswich City Council is aware, the Swanbank Public Health Inquiry was undertaken in relation to odour issues at Swanbank and New Chum. As per the Terms of Reference ([https://www.health.qld.gov.au/\\_data/assets/pdf\\_file/0017/1402532/tor-swanbank-public-health-inquiry.pdf](https://www.health.qld.gov.au/_data/assets/pdf_file/0017/1402532/tor-swanbank-public-health-inquiry.pdf)) the report will be tabled in parliament within fourteen (14) parliamentary sitting days of being submitted to the Health Minister with the latest date being 19 November 2025.

The outcome of the inquiry will make recommendations to mitigate health related impacts experienced by the community and this may affect regulatory agencies, including Ipswich City Council. Ipswich City Council is encouraged to consider these recommendations when the report is released.

If you have any queries in relation to this letter, please contact Daniel Salomone on telephone (07) 3330 5561 or via email at [swanbank@detsi.qld.gov.au](mailto:swanbank@detsi.qld.gov.au)

Yours sincerely,



**Daniel Salomone**  
Compliance Delivery Manager  
Swanbank Project, Industry, Development & Southeast Compliance  
Department of the Environment, Tourism, Science and Innovation