

**City of
Ipswich**

- **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)**

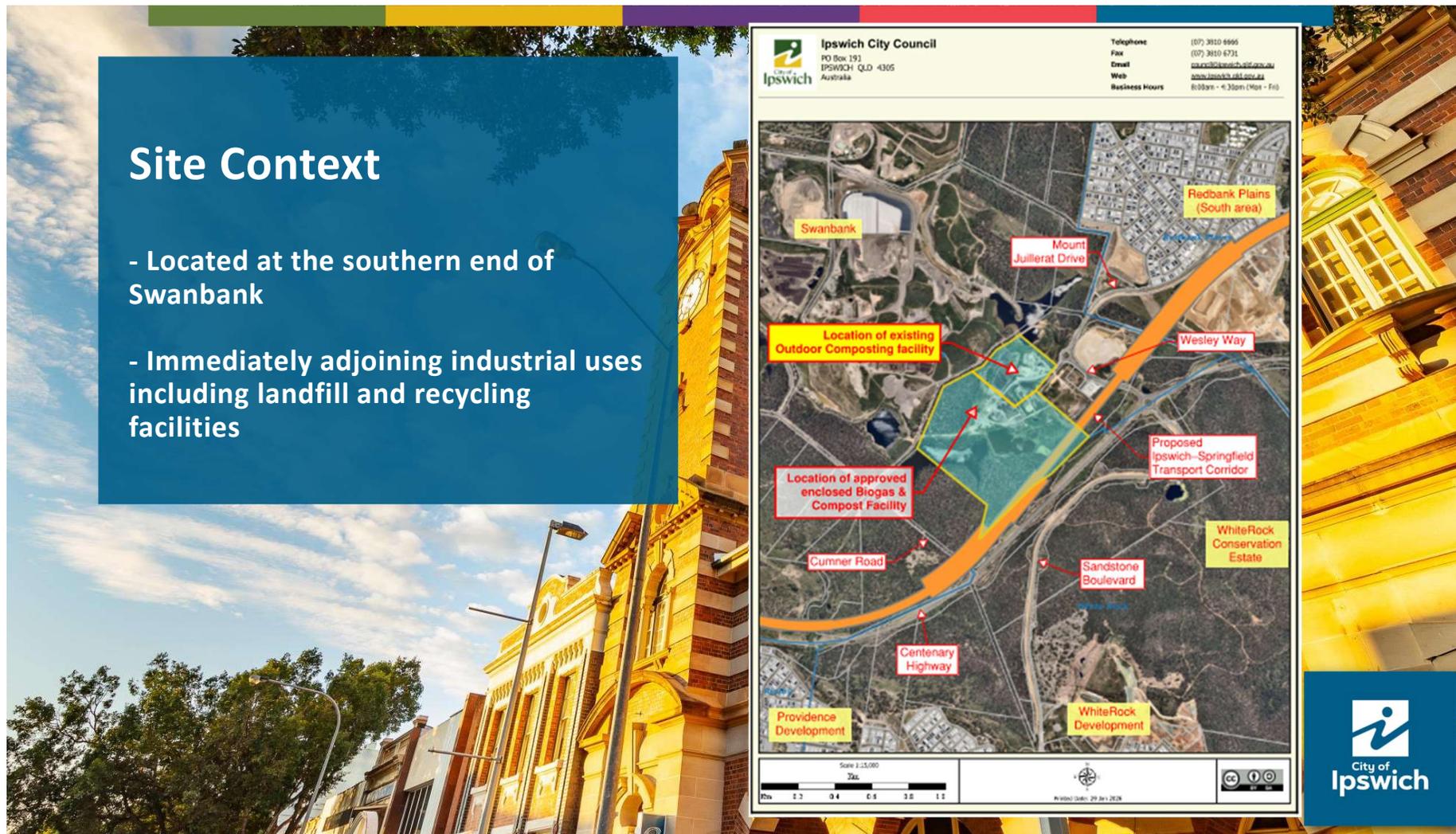
Attachment 1	Presentation for Item 3 - Development Application 4335/2011/MAMC/E	3
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Proposal

- Extension to operational period by 3 years for existing unenclosed wood mulching and composting facility at Swanbank
- Transition pathway to approved enclosed Biogas & Compost Facility





Site Context

- Located at the southern end of Swanbank
- Immediately adjoining industrial uses including landfill and recycling facilities

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Map labels: Swanbank, Redbank Plains (South area), Mount Jullerat Drive, Wesley Way, Location of existing Outdoor Composting facility, Location of approved enclosed Biogas & Compost Facility, Cumner Road, Sandstone Boulevard, WhiteRock Conservation Estate, Providence Development, WhiteRock Development, Centenary Highway.

Scale 1:15,000
Date 29 Jan 2026

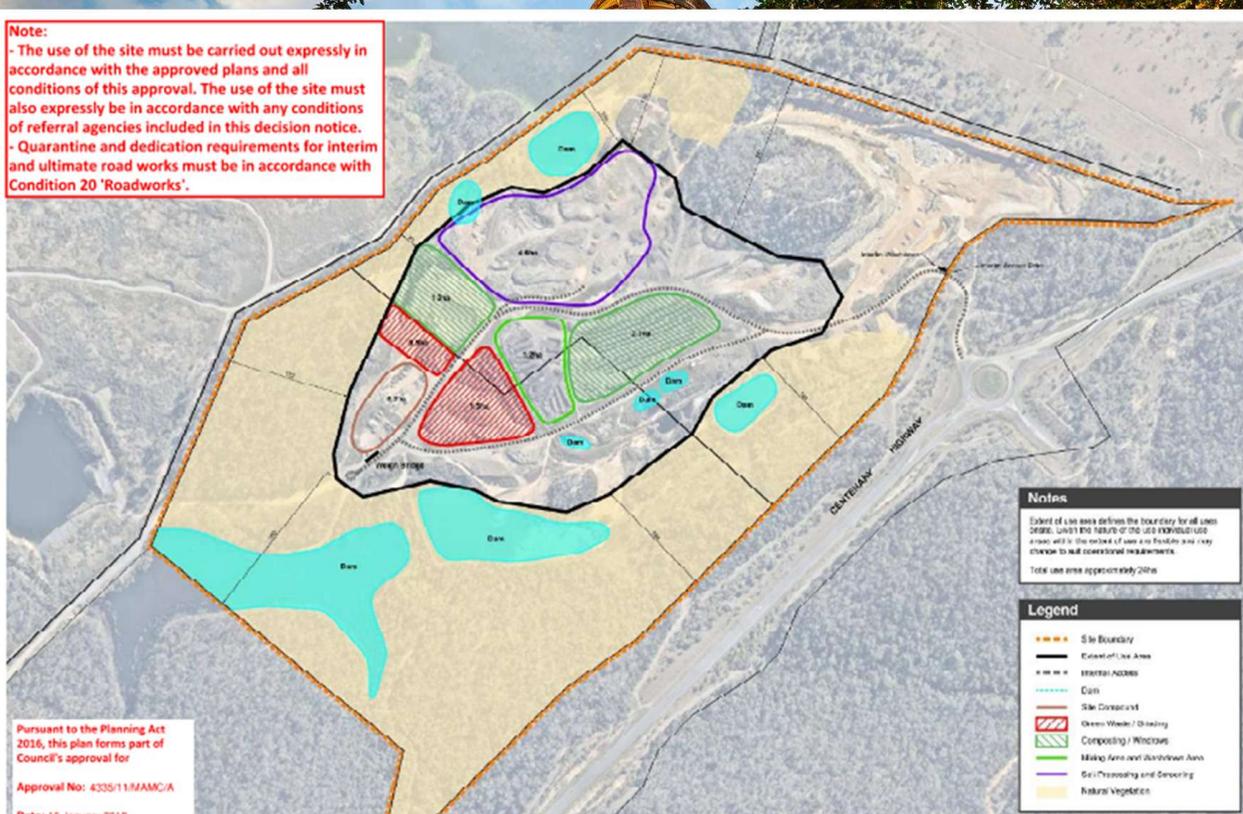


Background

- Existing approval included a 10 year sunset clause
- Original time limit tied to DTMR access via Centenary Highway
- Transition to enclosed facility approved in June 2022
- Delays in transition due to multi-agency approvals, COVID-19, and market uncertainty

Approved Plan of Unenclosed Facility

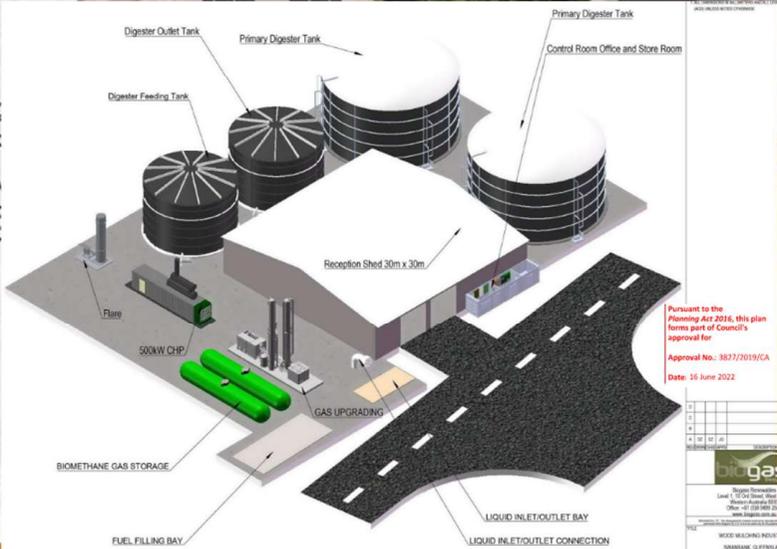
Note:
- The use of the site must be carried out expressly in accordance with the approved plans and all conditions of this approval. The use of the site must also expressly be in accordance with any conditions of referral agencies included in this decision notice.
- Quarantine and dedication requirements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



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



Approved enclosed Biogas & Compost Facility



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for
Approval No.: 3877/2019/CA
Date: 16 June 2022



Community consultation

- 3 submissions received for original application 4335/2011/MCU
- Letter box drop to 1,750 local residents in July 2025
- 1 submission received for change application 4335/2011/MAMC/E



Recommendation & Reasons for Approval

- Support a managed, time-limited 3-year extension
- Stronger conditions including enforceable milestones
- Immediate prohibition of high-odour feedstocks to align with DETSI objectives
- Aligns with Public Health Inquiry



