

## ATTACHMENT 4 – CHANGE REPRESENTATIONS ASSESSMENT

### Nature of Changes:

Nature of Change	Decision
Part 3 'Approved Plans Specifications and Drawings'	To be amended
Attachment A - Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot	
Condition 5(a)(i) 'Subdivision Plan'	To be amended
Condition 9(a) 'Utility Services'	To be amended
Condition 10(b)(iv) 'Roadworks'	To be deleted
Attachment B - Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development	
Conditions 9(c) and 9(g) 'Limits of Approval'	To be amended
Condition 21(b) 'Trade Materials, Products and Plant'	To be amended
Condition 26(b) 'Roadworks'	To be amended
Condition 28(a) 'Access, Parking and Manoeuvring Areas'	To be amended
Infrastructure Charges Notice (ICN)	To be amended

### Change Representations Assessment:

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

#### Condition 5 (from original Decision Notice):

5.	Subdivision Plan	
(a)	<p>The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plan (Reconfiguring a Lot). The plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>(i) The new 22m wide road adjoining proposed Lots 1 and 2 must be entirely on development Lot 406 SP283238;</li> <li>(ii) Amend Lot 2 boundary to include Bio-Gas facility under Stage 2 of the development;</li> <li>(iii) Amend Lot 1 boundary to include Raw Green Waste Area of Stage 1 development;</li> <li>(iv) Amend Easement/Common Property Area to include all stormwater infrastructure and effluent disposal area for Stage 1 and Stage 2 development;</li> </ul>	In conjunction with the lodgement of the application to sign the relevant subdivision plan.

	<p>(v) Minimum 4m wide easements located centrally over any Council stormwater drains (375mm diameter or greater) and overland flow paths, water mains and sewerage rising mains, where they are located within private property, granted free of cost to or compensation payable by Council; and</p> <p>(vi) Easements over the alignment of stormwater paths of sufficient width to encompass the overland flow from a storm event with an AEP of 1%, granted free of cost to or compensation payable by Council;</p> <p><i>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</i></p>	
(b)	The applicant must register an easement for discharge of stormwater over any property where discharge of stormwater from a Council road is proposed.	Prior to the assessment manager signing the relevant subdivision plan.

#### Applicant's Change Representations:

Condition(a)(i) requires the proposed 22m wide road adjoining proposed Lots 1 and 2 to be entirely on parent Lot 406 SP283238 as half of this road is on Lot 405 SP283238 which is not included in the subject application.

The applicant states that while the subject road is likely to be constructed in its entirety as part of other approvals, they request the condition to be deleted as it requires the whole development to be moved southward resulting in some operational areas being reduced in size as well as modified earthworks and potential impacts on vegetation to be retained.

#### Evaluation of Change Representations:

The requested deletion would mean that only half of the proposed road would be constructed as part of this development approval given the other half is over land that is not part of the subject development application. Nevertheless, it is acknowledged that the subject road is required to be built as part of Development Approvals 7905/2015/MCU and 7920/2015/MCU, and as such, the condition is recommended to be amended (not deleted) to allow flexibility for the requirement for relocation of proposed road to be entirely on parent Lot 406 SP283238 only if the subject road is not already built as part of Development Approvals 7905/2015/MCU and 7920/2015/MCU.

#### Condition 5 (to appear in Negotiated Decision Notice):

5.	Subdivision Plan	
(a)	The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plan (Reconfiguring a Lot). The plan must include the following requirements:	In conjunction with the lodgement of the application to sign the relevant subdivision plan.

	<p>(i) Unless already constructed (as part of Development Approvals 7905/2015/MCU or 7920/2015/MCU) and open to public, the new 22m wide road adjoining proposed Lots 1 and 2 must be entirely on parent development Lot 406 SP283238 that creates proposed Lots 1 and 2;</p> <p>(ii) Amend Lot 2 boundary to include Bio-Gas facility under Stage 2 of the development;</p> <p>(iii) Amend Lot 1 boundary to include Raw Green Waste Area of Stage 1 development;</p> <p>(iv) Amend Easement/Common Property Area to include all stormwater infrastructure and effluent disposal area for Stage 1 and Stage 2 development;</p> <p>(v) Minimum 4m wide easements located centrally over any Council stormwater drains (375mm diameter or greater) and overland flow paths, water mains and sewerage rising mains, where they are located within private property, granted free of cost to or compensation payable by Council; and</p> <p>(vi) Easements over the alignment of stormwater paths of sufficient width to encompass the overland flow from a storm event with an AEP of 1%, granted free of cost to or compensation payable by Council;</p> <p><i>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</i></p>	
(b)	The applicant must register an easement for discharge of stormwater over any property where discharge of stormwater from a Council road is proposed.	Prior to the assessment manager signing the relevant subdivision plan.

Condition 9 (from original Decision Notice):

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

Applicant's Change Representations:

Condition 9(a) requires the development to be connected to sewer effluent system.

The applicant requests deletion of this requirement as the Material Change of Use (MCU) component of the development relies on on-site wastewater treatment and disposal until such time as sewer reticulation system is available, and hence connection to sewer effluent system is not required as part of proposed reconfiguration of the lot.

Evaluation of Change Representations:

The applicant's request is considered reasonable. Further, Condition 25(b) of the MCU component requires the development to be connected to a sewer system in accordance with the submitted Engineering Services Report that details the type of on-site sewer system proposed. Accordingly, this request for deletion of the requirement to connect to a sewer effluent system at reconfiguration stage is supported and the condition is recommended to be amended as below.

Condition 9 (to appear in Negotiated Decision Notice):

9.	Utility Services	
(a)	The applicant must connect the development to water supply, <del>sewer effluent</del> , electricity supply and telecommunication utilities. Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g., connection certification) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.

Condition 10 (from original Decision Notice):

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

	Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.	
(c)	The applicant must construct roadworks generally in accordance with the approved designs as required by Condition 10(b) above	Prior to the assessment manager signing the relevant subdivision plan.

#### Applicant's Change Representations:

Condition 10(b)(iv) requires the design of the proposed 22.0m wide road to make allowance for the future extension of this road (via Lot 405 SP283238) to connect to the existing roundabout at the intersection of Mount Juillerat Drive and Wesley Way.

The applicant requests deletion of this requirement as the future road connections are to be addressed through future development application/s over Lot 405 and are not applicable to this subject application.

#### Evaluation of Change Representations:

While it should be noted the requirement is to make allowance for future connection rather than actual construction for the road connection, the applicant's request is considered reasonable as the appropriate time and mechanism for construction of the required road connection is part of a future development application over Lot 405. Further it should be noted that the currently proposed road layout does allow for future orderly development over lot 405 including required road connection/s. Accordingly, the condition is recommended to be amended as below to remove this requirement.

#### Condition 10 (to appear in Negotiated Decision Notice):

10.	Roadworks	
(a)	Unless constructed by others, the applicant must construct internal road and footpaths to service all proposed allotments.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>Unless constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p>	In conjunction with the lodgement of the application for operational works.

	<p><u>Proposed new 22.0m wide Road</u></p> <p>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</p> <p>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</p> <p>(iv) Deleted The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</p> <p>(v) Demonstrate consistency with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p><u>Intersection:</u></p> <p>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.</p>	
(c)	The applicant must construct roadworks generally in accordance with the approved designs as required by Condition 10(b) above	Prior to the assessment manager signing the relevant subdivision plan.

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

Condition 9 (from original Decision Notice):

9.	Limits of Approval	
(a)	The approval herein for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as	At all times after the approval is granted.

	identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i> ) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	
(b)	The approval herein for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i> ) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	At all times after the approval is granted.
(c)	The applicant must submit for approval by the assessment manager an amended 'Site Operation Management Plan' {amend the document currently titled 'Operations Management Plan - Biogas and Composting' (Version 1_08/2021), identified in Part 3 of this development permit}. The amended 'Site Operation Management Plan' amongst other matters must include details on how material volume and vehicle movements shall be monitored including details of type of vehicles (heavy vehicle, staff vehicle etc), vehicle trips etc while adhering to a maximum of 180 vehicle trips per day for any movements to and from the site, along any route (as required by Condition 9(g) below).	Prior to commencement of the use.
(d)	Unless otherwise determined in writing by the Assessment Manager, the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval	From the commencement of the use and at all times thereafter.



	3827/2019/CA - Stage 2 of development, must operate in accordance with the amended 'Site Operations Management Plan' required by Condition 9(c) above, and the requirements of Environmental Authority P-EA-100119834 for the subject development.	
(e)	<p>The designated haulage route for all operations to and from the development site must be restricted to Wesley Way and Centenary Highway, and must be utilised only upon completion of works required by Condition 29 'Roadworks' of Attachment B.</p> <p>Access and haulage by any heavy vehicles used in conjunction with the development is not permitted through residential areas including but not limited to Mount Juillerat Drive, School Road, Cedar Road or Redbank Plains Road, unless associated with the delivery of product to the eastern/western suburbs of the Ipswich Local Government Area.</p>	From the commencement of the use and at all times thereafter.
(f)	The applicant must ensure that all employees and contractors are made aware of the requirement at Condition 9(d) above and take necessary measures to ensure the requirement is being complied with by employees and contractors.	From the commencement of the use and at all times thereafter.
(g)	The maximum number of daily vehicle trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site must be limited to 180 vehicle trips per day for any movements to and from the site, along any route.	From the commencement of the use and at all times thereafter.
(h)	<p>The applicant must maintain records of all daily vehicle (that carry waste material and/or products to and from the facility) trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, ensuring the number of total daily vehicle trips (includes vehicle that carry waste material and/or products to and from the facility, staff and customer/visitor vehicles, etc) are compliant with Condition 9(g) above.</p> <p>Vehicle trips recording/monitoring must be in accordance with the amended 'Site Operation</p>	From the commencement of the use and at all times thereafter.

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

**Applicant's Change Representations:**

Conditions 9© and 9(g) limit the vehicle trips (VT) for the development at 180 trips per day for any movements to and from the site, along any route.

The applicant requests that these conditions are amended to allow 324 vehicle trips per day consistent with the number of vehicle trips permitted under their existing Development Approval 4335/2011/MAMC/D for the existing Wood Mulching and Composting Facility.

**Evaluation of Change Representations:**

It should be noted that the now requested 324VT for the development was not identified in the submitted application material that went through public notification, and hence this change cannot be accommodated as part of this negotiated decision process. The traffic assessment report submitted as part of the subject development application relied on 180VT per day and hence the same was included in the conditions. Notwithstanding, it is noted that the 180VT exclusively referred to heavy vehicle trips and not all vehicle trips associated with the proposal. As such, the condition is recommended to be amended as below to reflect a maximum limit of 240VT consisting of 180VT for heavy vehicles and 60VT for staff and customer/visitor vehicles as nominated in the submitted traffic assessment report.

**Condition 9 (to appear in Negotiated Decision Notice):**

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

	material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	
(c)	The applicant must submit for approval by the assessment manager an amended 'Site Operation Management Plan' {amend the document currently titled 'Operations Management Plan - Biogas and Composting' (Version 1_08/2021), identified in Part 3 of this development permit}. The amended 'Site Operation Management Plan' amongst other matters must include details on how material volume and vehicle movements shall be monitored including details of type of vehicles (heavy vehicle, staff vehicle etc), vehicle trips etc while adhering to a maximum of <del>180</del> 240 vehicle trips (consisting of 180 vehicle trips for vehicles that carry waste material and/or products to and from the facility including any outward movements of unladen vehicles, and 60 vehicle trips for staff and customer/visitor vehicles) per day for any movements to and from the site, along any route (as required by Condition 9(g) below).	Prior to commencement of the use.
(d)	Unless otherwise determined in writing by the Assessment Manager, the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, must operate in accordance with the amended 'Site Operations Management Plan' required by Condition 9(c) above, and the requirements of Environmental Authority P-EA-100119834 for the subject development.	From the commencement of the use and at all times thereafter.
(e)	<p>The designated haulage route for all operations to and from the development site must be restricted to Wesley Way and Centenary Highway, and must be utilised only upon completion of works required by Condition 29 'Roadworks' of Attachment B.</p> <p>Access and haulage by any heavy vehicles used in conjunction with the development is not permitted through residential areas including but not limited to Mount Juillerat Drive, School Road, Cedar Road or Redbank Plains Road, unless associated with the delivery of product to the eastern/western suburbs of the Ipswich Local Government Area.</p>	From the commencement of the use and at all times thereafter.

(f)	The applicant must ensure that all employees and contractors are made aware of the requirement at Condition 9(d) above and take necessary measures to ensure the requirement is being complied with by employees and contractors.	From the commencement of the use and at all times thereafter.
(g)	The maximum number of daily vehicle trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site must be limited to <del>180</del> 240 vehicle trips (consisting of 180 vehicle trips for vehicles that carry waste material and/or products to and from the facility including any outward movements of unladen vehicles, and 60 vehicle trips for staff and customer/visitor vehicles) per day for any movements to and from the site, along any route.	From the commencement of the use and at all times thereafter.
(h)	<p>The applicant must maintain records of all daily vehicle (that carry waste material and/or products to and from the facility) trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, ensuring the number of total daily vehicle trips (includes vehicle that carry waste material and/or products to and from the facility, staff and customer/visitor vehicles, etc) are compliant with Condition 9(g) above.</p> <p>Vehicle trips recording/monitoring must be in accordance with the amended 'Site Operation Management Plan' required by Condition 9(c) above and such records must be preserved for a minimum period of five (5) years and must be provided by the applicant/operator of the facility to the Assessment Manager upon request.</p>	From the commencement of the use and at all times thereafter.
(i)	The location and extent of area/s to be used for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site is strictly	From the commencement of the use and at all times thereafter.

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

**Condition 21 (from original Decision Notice):**

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

**Applicant's Change Representations:**

Condition 21(b) stipulates a height limit on 3.0m for stacking of materials within outdoor storage areas.

The applicant requests deletion of this condition on the basis that it is not reasonable or practical for a commercial contractor to have a height limit for stockpiling, and also as the development provides a landscape buffer to mitigate any adverse visual impacts from outdoor storage areas.

#### Evaluation of Change Representations:

While the applicant's request is considered reasonable it should also be noted that the development contains extensive outdoor storage/use areas that adjoin a future major road network thereby leading to potential undesirable visual impacts from uncontrolled staking of material within outdoor storage/use areas. As such, the condition is recommended to be retained but be amended as below to clarify that the height limit of 3.0m does not apply to windrows and/or stockpiles of raw waste material and finished products which are the core parts of the approved development.

#### Condition 21 (to appear in Negotiated Decision Notice):

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

#### Condition 26 (from original Decision Notice):

26.	Roadworks	
(a)	Unless already constructed by others, the applicant must construct internal road and footpaths to service the development.	Prior to the commencement of the use of Stage 1.
(b)	<p>Unless already constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p>	In conjunction with the lodgement of the application for operational works.

	<p><u><i>Proposed 22.0m wide New Road</i></u></p> <ul style="list-style-type: none"> <li>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</li> <li>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</li> <li>(iv) The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</li> <li>(v) Demonstrate consistency with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</li> </ul> <p><u><i>Intersection:</i></u></p> <ul style="list-style-type: none"> <li>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.</li> </ul>	
(c)	Unless already constructed by others, the applicant must construct roadworks generally in accordance with the approved designs as required by Condition 26(b) above.	Prior to the commencement of the use of Stage 1.

#### Applicant's Change Representations:

Similar to Condition 10(b)(iv) 'Roadworks' of Attachment A, this Condition 26(b) requires the design of the proposed 22.0m wide road to make allowance for the future extension of this road (via Lot 405 SP283238) to connect to the existing roundabout at the intersection of Mount Juillerat Drive and Wesley Way.

The applicant requests deletion of this requirement as the future road connections are to be addressed through future development application/s over Lot 405 and not applicable to subject application.

#### Evaluation of Change Representations:

While it should be noted the requirement is to make allowance for future connection rather than actual construction for the road connection, the applicant's request is considered reasonable as the appropriate time and mechanism for construction of the required road connection is part of



future development application over Lot 405. Further it should be noted that the currently proposed road layout does allow for future orderly development over lot 405 including required road connection/s. Accordingly, the condition is recommended to be amended as below to remove this requirement.

Condition 26 (to appear in Negotiated Decision Notice):

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

	in Environmental Authority P-EA-100119834.  <u>Intersection:</u>  (vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.	
(c)	Unless already constructed by others, the applicant must construct roadworks generally in accordance with the approved designs as required by Condition 26(b) above.	Prior to the commencement of the use of Stage 1.

Condition 28 (from original Decision Notice):

28.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	From the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	From the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.
(d)	The applicant must construct a concrete layback and driveway slab in accordance with the following:  (i) From the kerb alignment to the property boundary for access to the development;  (ii) A minimum of 7.0m wide; and  (iii) In accordance with Council Standard Drawing SR.13.	From the commencement of the use of Stage 1 and at all times thereafter.

Applicant's Change Representations:

Condition 28(a) requires all parking, access and manoeuvring areas to be constructed of concrete, bitumen or equivalent materials approved by the assessment manager.

The applicant requests amendment to this condition to allow 'gravel seal' for internal driveway areas 50m south-west of the wheel wash location.

Evaluation of Change Representations:

While the applicant's request is considered reasonable, technical details of the proposed 'gravel seal' has not been provided to ascertain its suitability for the type/nature of development. Further, it should be noted that the condition already allows flexibility for alternative treatment subject to approval by the assessment manager. The applicant has the ability as part of a future

operational works application to submit more technical details about the suitability of a proposed alternative treatment. As such, the condition is recommended to remain unchanged.

Condition 28 (to appear in Negotiated Decision Notice):

Condition 28 to remain unchanged.

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Infrastructure Charges Notice (ICN):

The ICN requires payment of infrastructure charges of \$784,695.75 which have been calculated based on gross floor area (GFA) of 14,890m<sup>2</sup> for the Compost Mixing Shed in Stage 1.

Applicant's Change Representations:

The applicant has requested that the GFA identified in the ICN is amended to exclude floor areas associated with mechanical plant/equipment and areas used for parking, loading or manoeuvring of motor vehicles as per the definition of GFA within Schedule 1 'Dictionary' of Ipswich Planning Scheme. The applicant has now also provided a floor plan of the Compost Mixing Shed which demarcates the core 'use/activity' areas and the areas used for mechanical plant/equipment and areas used for parking, loading or manoeuvring of vehicles.

Evaluation of Change Representations:

The applicant's request is considered reasonable and relevant, and hence the ICN is recommended to be amended to reflect a reduced GFA of 8,929m<sup>2</sup> for Stage 1 (i.e. 7,854m<sup>2</sup> Composting Shed + 890m<sup>2</sup> other buildings in Stage 1) calculated based on the detailed floor plan now submitted as part of 'change representations'. It should be noted that the correct GFA (calculated using Council's Bluebeam application – refer Objective ID A8081993) of 'use/activity' areas for Stage 1 is 8,929m<sup>2</sup> and not 8,635m<sup>2</sup> as was quoted in the applicant's representations. Consequently, the amended infrastructure charges based on a total GFA of 10,764m<sup>2</sup> (8,929m<sup>2</sup> for Stage 1 + 1,835m<sup>2</sup> for Stage 2) shall now be a total of \$501,965.52 for Stages 1 and 2 (and not \$488,021.10 as was quoted in applicant's change representations).

Consequent to this, the approval plan titled 'WMI Composting Operation Shed' at Part 3 'Approved Plans Specifications and Drawings' has been amended to clarify the indoor composting activity/use areas at 7,854m<sup>2</sup> with balance area to be used for mechanical plant/equipment and parking, loading or manoeuvring of vehicles.

Part 3 (to appear in Negotiated Decision Notice):

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference Number	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot				
A-1.1	Proposed Reconfiguration Plan, Issue P1	Ethos Urban	18 May 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	As nominated in Condition 5 'Subdivision Plan' of Attachment A
Aspect of development: Material Change of Use for: § Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and § Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development				
A-1.1	Proposed Site Plan, Issue P4	Ethos Urban	6 September 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable
A-SK-00	Cover Sheet, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-01	Site Plan, Revision 2	Thomson Adsett	14 April 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable
A-SK-02	Street Elevations, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-03	3D - Aerial Site Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-04	3D – Perspective Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
718803-004-A	WMI Composting Operation Shed	Submitted by Ethos Urban	6 September 2021 and amended in red by Ipswich City Council on 26 May 2022	Not applicable
Version 1_08/2021	Operations Management Plan - Biogas and Composting	Wood Mulching Industries Pty Ltd	September 2021 / 30 August 2021	As nominated in Condition 9(c) 'Limits of Approval' of Attachment B
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 1, Sheet 1 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg,	Proposed Staging	Ethos Urban	6 September 2021	Not applicable

Rev A	Strategy - Stage 1 / Phase 1, Sheet 2 of 5			
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 3 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 4 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 2, Sheet 5 of 5	Ethos Urban	6 September 2021	Not applicable
718803-003	Proposed temporary internal driveway re-alignment plan	Ethos Urban	2 September 2021	Not applicable
A-1.1	Proposed Temporary Site Compound & Landscape Plan, Issue P1	Ethos Urban	31 August 2021	Not applicable
<b>SPECIFICATIONS/DRAWINGS</b>				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
40-928-SD001 C	Landscape Character - Wood Mulching Industries, Issue C	Citicene	18 May 2021	Not applicable
40-928-SD002 D	Landscape Concept Plan – Biogas Facility Wood Mulching Industries, Issue D	Citicene	6 September 2021	Not applicable
M11900_001-REP-001-3	Swanbank Industrial Park Biogas Facility Stormwater Management Plan, Revision 3	Engeny Water Management	27 September 2021	As per Condition 12 'Stormwater Management (Quantity)', Condition 13 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 14 'Earthworks' of

				Attachment A, and Condition 29 'Stormwater Quantity Management', Condition 30 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 31 'Earthworks' of Attachment B
2020/70	Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank	Moreton Geotechnical Services	16 December 2020	Not applicable
DE18/295 23587	Geotechnical Investigation - Proposed Biogas Facility Swanbank Industrial Estate	Morrison Geotechnical	11 December 2018	Not applicable
15BRT0745	Traffic Engineering Report, Revision 1	TTM	15 April 2019	Not applicable
718803	ICC Further Advice Response & Notification of Minor Change to Application (Staging) - 7006 & Lot 6 Unnamed Road, Swanbank	Ethos Urban	9 September 2021	Not applicable

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