

# PLANNING REPORT

REDESIGN AND REHABILITATION OF NEW CHUM WASTE MANAGEMENT FACILITY:  
100 CHUM STREET AND 20 RHONDDA ROAD, NEW CHUM  
Cleanaway Solid Waste Pty Ltd  
June 2019



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## EXECUTIVE SUMMARY

Wolter Consulting Group Pty Ltd ('WCG') has been commissioned by Cleanaway Solid Waste Pty Ltd ('Cleanaway') to prepare this town planning report to accompany a changed development application which seeks approval of the proposed redesign and rehabilitation of the New Chum Waste Management Facility in Ipswich.

The subject site (the 'site') is located at 100 Chum Street & 20 Rhondda Road, New Chum, and is described as Lot 268 on SP103913 and Lot 227 on SP103913. The site has road frontage to Chum Street, Rhondda Road and Child Street. The primary access point is via Chum Street, at the north-western corner of the site.

The site currently operates as a landfill and waste transfer station incorporating crushing, milling, grinding and screening activities and ancillary land uses. The relevant State and local development approvals are in place. The approved landfill footprint is contained within Lot 268 on SP103913.

This changed development application proposes redesign of the final landform, adopting best practice landfill design to optimise environmental performance. The proposed redesign will realise additional landfill capacity primarily by increasing the height of the final landform from RL71m to RL85m post-





landfill footprint, extending into Lot 227 on SP103913. The proposed landform otherwise fits within the approved landfill footprint.

In addition to the landfill redesign, the proposal involves:

- continuation of the approved waste transfer station and crushing, milling, grinding or screening activities. These activities are intended to be carried out throughout the landfill footprint area, as operations dictate.
- establishment of a dedicated resource recovery area immediately east of the site office for sorting and removal and stockpiling of received materials that are not intended to be taken to the landfill.

The proposal does not involve any change to the current waste stream acceptance criteria, or increase in the intensity of operations in terms of vehicle movements. Cleanaway anticipates traffic volumes may reduce as a result of the introduction of the waste levy.

The changed development application is subject to impact assessment, as per the original development application, and seeks approval for:

- Development Permit for a Material Change of Use for Waste Activity Use – Landfill; and Special Industry (waste transfer station; crushing, milling, grinding or screening activities; and resource recovery area).

- Development Permit for a Material Change of Use for Environmentally Relevant Activities:
  - ERA60, threshold (2)(h) – operating a facility for disposing of, in a year, more than 200,000t of general waste and a quantity of limited regulated waste (that is no more than 10% of the total amount of waste received at the facility in a year);
  - ERA33 – Crushing, grinding, milling or screening more than 5,000t of material in a year;
  - ERA62 – Waste transfer station operation.

Cleanaway has engaged detailed specialist assessment of potential impacts on amenity and the environment and will carry out the use in a manner which complies with the relevant quantitative and qualitative requirements.

Cleanaway has also identified a possible opportunity to deliver community outcomes through rehabilitation of land within the site, over and above the landfill rehabilitation requirements in the Environmental Authority. This includes rehabilitation of part of the southern and south-eastern parts of the site, outside of the landfill footprint; and rehabilitation works within Six Mile Creek to improve the existing corridor. These rehabilitation works may in future support dedication of part of the site to Council.

This initiative would deliver a considerable area of rehabilitated public open space into the existing Six Mile Creek linear park network, resulting in improved environmental outcomes such as the preservation of existing habitat and creation of additional habitat, supporting a range of fauna species.

The proposal has been assessed against all relevant assessment benchmarks, and other relevant assessment criteria, with the findings summarised:

- The proposed development complies with most outcomes of the Temporary Local Planning Instrument No 1 of 2018 (Waste Activity Regulation), as amended on 31 August 2018 ('TLPI').
- Where the proposal does not comply with an outcome of the TLPI, facts and circumstances exist to support approval of the changed application.
- The proposed development otherwise complies with the relevant Local planning instruments. In the instance of non-compliance, facts and circumstances exist to support approval of the changed application.
- The proposed development complies with the relevant State planning instruments.
- The supporting technical documents demonstrate that the proposed development is able to operate in accordance with relevant legislation and standards, and that unavoidable impacts can be suitably managed or mitigated.
- The proposed development will result in an improved environmental outcome for the site in comparison to the lawful existing use.

- The proposed development can continue to operate in accordance with the conditions of the existing EA.
- Approval of the development will satisfy a planning and economic need.

The assessment concludes that the proposed development should be approved, subject to reasonable and relevant conditions.

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## ABBREVIATIONS

<b>LGA</b>	Local Government Area
<b>SPP</b>	State Planning Policy
<b>SEQRP</b>	ShapingSEQ- South East Queensland Regional Plan
<b>Planning Act</b>	Planning Act 2016
<b>Planning Regulation</b>	Planning Regulation 2017
<b>SARA</b>	State Assessment and Referral Agency
<b>SDAP</b>	State Development Assessment Provisions

## 1. INTRODUCTION

### 1.1. PURPOSE OF REPORT

WCG has been commissioned by Cleanaway to prepare this town planning report to accompany a changed development application which seeks approval for the redesign and rehabilitation of the New Chum Waste Management Facility (the 'Facility'). The site is located at 100 Chum Street and 20 Rhondda Road, New Chum and described as Lot 268 on SP103913 and Lot 227 on SP103913.

The changed development application seeks approval for the same aspects of development as the original development application, which are:

- Development Permit for a Material Change of Use under the TLPI for:
  - Waste Activity Use for Landfill in the Swanbank / New Chum Buffer Area and in the Swanbank / New Chum Waste Activity Area;
- Development Permit for a Material Change of Use under the under the *Ipswich City Council Planning Scheme 2006* (as amended) ('Planning Scheme') for:
  - Special Industry for waste recycling, reprocessing and disposal including:
    - Operating a facility for disposing of only general waste or limited regulated waste if the facility receives waste at the rate of 50 tonnes or more a year;

- Waste transfer station: operating a waste transfer station which receives waste at the rate of 20,000 tonnes or more per year;
- Special Industry for miscellaneous industrial activities involving crushing milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating in works producing 5,000 tonnes or more per year;
- Development Permit for a Material Change of Use for Environmentally Relevant Activities:
  - ERA60, threshold (2)(h) – operating a facility for disposing of, in a year, more than 200,000t of general waste and a quantity of limited regulated waste (that is no more than 10% of the total amount of waste received at the facility in a year);
  - ERA33 – Crushing, grinding, milling or screening more than 5,000t of material in a year;
  - ERA62 – Waste transfer station operation.

This report assesses the proposed development against the relevant State and Local planning instruments and provides the following information:

- Site analysis;
- Description of the proposed development;
- Summary of supporting technical information;



- Summary of prelodgement and community engagement;
- State and regional planning framework assessment;
- Local planning framework assessment;
- Key planning considerations and other relevant matters;
- Summary of assessment, conclusions, and recommendations

**Table A** below summarises site and application information.

## 1.2. SITE AND APPLICATION DETAILS

**Table A: Site and application details**

### Site Details

<b>Address</b>	100 Chum Street and 20 Rhondda Road, NEW CHUM QLD 4303		
<b>Property Description</b>	Lot 268 on SP103913 and Lot 227 on SP103913		
<b>Area</b>	134.71 hectares	<b>Owner</b>	Cleanaway Solid Waste Pty Ltd (formerly Transpacific Waste Management Pty Ltd)
<b>Local Government</b>	Ipswich City Council	<b>Planning Scheme</b>	Ipswich Planning Scheme 2006
<b>Zoning</b>	<ul style="list-style-type: none"> <li>Regional Business and Industry Investigation Zone (Swanbank and New Chum sub area)</li> <li>Regional Business and Industry Zone (Swanbank / New Chum Medium Impact Business and Industry sub area)</li> <li>Recreation Zone</li> </ul>		
<b>Overlays</b>	<ul style="list-style-type: none"> <li>Key Resource Areas, Buffers and Haul Routes (OV02)</li> <li>Mining Influence Areas (OV03)</li> <li>Difficult Topography (OV04)</li> <li>Flooding and Urban Catchment Flow Paths (OV05)</li> <li>Defence (Area Control) Regulations and Obstruction Clearance (OV07(a))</li> <li>Operational Airspace, Wildlife Attraction and Lighting Issues (OV07(b))</li> <li>High Voltage Electricity Transmission Lines (OV13)</li> </ul>		

### Applications Details

<b>Type of Development</b>	Material Change of Use	<b>Required Approval</b>	Development Permit
<b>Proposed Use</b>	<ul style="list-style-type: none"> <li>Waste Activity Use (Landfill) as per Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation)</li> <li>Special Industry (waste transfer station; crushing, milling, grinding or screening activities; resource recovery area)</li> </ul>		
<b>Category of Assessment</b>	Impact	<b>Public Notification</b>	Required (15 Business Days)
<b>Referral(s)</b>	Required		

<b>Applicant</b>	Cleanaway Solid Waste Pty Ltd	<b>Contact Person</b>	Michael Dargusch (Wolter Consulting Group)
<b>Contact Phone</b>	(07) 3666 5200	<b>Contact Email</b>	mdargusch@wolterconsulting.com.au
<b>Client</b>	Cleanaway Solid Waste Pty Ltd		

### 1.3. SUPPORTING TECHNICAL REPORTS

This report is accompanied by the plans, reports and supporting information listed in **Table B**.

Table B: Supporting plans, reports and documents	
Type	Appendix
Acoustic Assessment Report	A
Air Quality Assessment Report	B
Concept Design Report	C
Ecological Assessment Report	D
Geotechnical and Hydrogeological Review	E
Landscape Concept Master Plan	F
Leachate Management and Water Balance Assessment including addendum	G
Addendum to Site Based Stormwater Management Plan	H
Site Based Management Plan	I
Visual Impact Assessment	J
Temporary Local Planning Instrument Response	K
Code Compliance Statements	L
Property Searches	M

## 2. SITE ANALYSIS

### 2.1. SITE LOCATION & CHARACTERISTICS

The site is located at 100 Chum Street and 20 Rhondda Road, New Chum and comprises two land parcels, described as Lot 268 on SP103913 and Lot 227 on SP103913 and totaling 134.71ha in area (refer Figure 1).

The site is owned by Cleanaway and is currently operated as a landfill and waste transfer station incorporating crushing, milling, grinding and screening activities and ancillary land uses. The relevant State and local development approvals are in place.

Vehicular access is via Chum Street and the site also has road frontages to Rhondda Road and Child Street. The site is located in close proximity to major transport infrastructure, being the Cunningham Highway, Warrego Highway and Ipswich Motorway.

Table C below further characterises the physical features of the site.

**Table C: Site characteristics**

<b>Easements</b>	<p>The following easements burden the site:</p> <ul style="list-style-type: none"> <li>Easement B on RP126793 burdening the land for the purpose of electricity supply;</li> </ul>
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	<ul style="list-style-type: none"> <li>Easement C on RP126793 burdening the land for the purpose of electricity supply;</li> <li>Easement B on RP126945 burdening the land for the purpose of electricity supply;</li> <li>Easement subdivision 2 on RP22500 burdening the land for the purpose of railway infrastructure, known as the Redbank and Bundamba Loop Line;</li> <li>Easement subdivision 2 on RP22499 burdening the land for the purpose of railway infrastructure, known as the Redbank and Bundamba Loop Line.</li> </ul>
<b>Topography</b>	<p>The site is subject to former mining activities and existing landfill activities. As such, the ground is highly disturbed and natural ground level (pre-mining) is not able to be determined conclusively. At this point in time, ground level is highest at the western boundary of the site and generally falls toward the common boundary of the two lots. The ground continues to be altered by the existing, approved landfill activity. The highest point of the site currently is exposed landfill liner associated with completed landfill cells, near the western boundary.</p>
<b>Vegetation</b>	<p>Regulated vegetation mapping indicates the site is subject to the following mapped vegetation categories:</p> <ul style="list-style-type: none"> <li>Category B area (remnant vegetation), containing endangered and least concern regional ecosystems and essential habitat.</li> <li>Category C area (high value regrowth), containing endangered and of concern regional ecosystems.</li> </ul> <p>The existing landfill is located in the area identified as Category X on the regulated vegetation management map.</p> <p>Please refer to the Ecological Assessment Report (<b>Appendix D</b>) for further details.</p>
<b>Contaminated land</b>	<p>The site is listed on the environmental management register due to landfill operations involving disposal of</p>



	waste. Please refer to the Property Searches in <b>Appendix M</b> .
<b>Stormwater</b>	On-site stormwater is controlled through an existing management plan. Stormwater currently drains from the landform into a series of sediment ponds, which discharge via licensed discharge points. Please refer to Sections 2.9 and 2.10 of the Site Based Management Plan ( <b>Appendix I</b> ) for further details.

The site has approved infrastructure and systems in place to support the existing operations, including:

- Leachate management system;
- Stormwater management system;
- Groundwater management system;
- Landfill gas management system;
- Intermediate landfill cover system with final capping staging plan.

The ancillary facilities at the site include weighbridges, administrative offices, an amenity building, a heavy equipment maintenance workshop, and staff and visitor parking areas. Further details of the on-site infrastructure are described in the Concept Design Report (**Appendix C**) and Site Based Management Plan (**Appendix I**).

The landfilling activities and ancillary support facilities are predominately located on Lot 268 on SP103913. The disposal areas on Lot 268 on SP103913 are referred

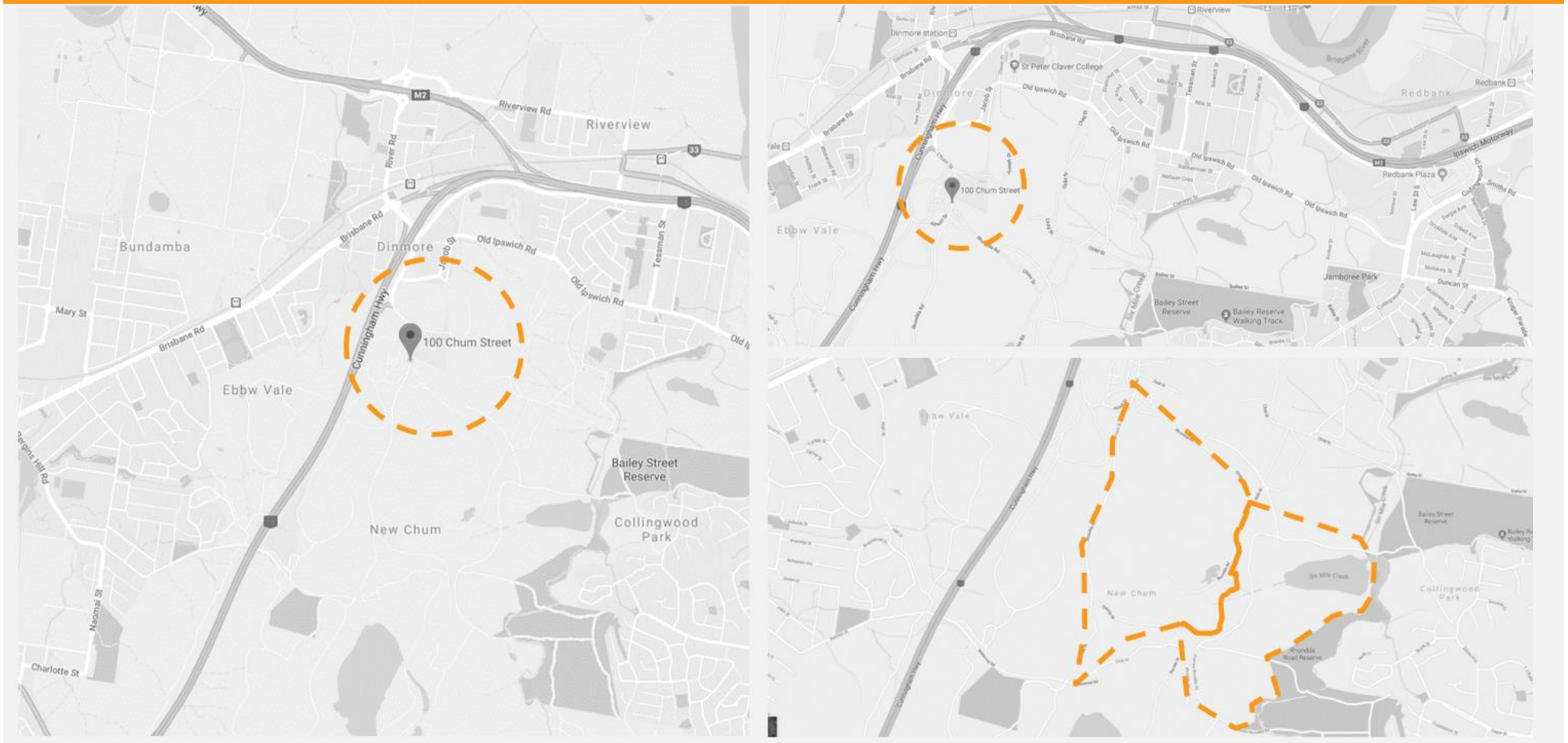
to as cells. Other disposal areas at the site include dedicated cells for asbestos and contaminated soil. There are also separate stockpile areas for concrete.

Lot 227 on SP103913 contains a former mining pit void that has filled with water over time, referred to as 'Void 10'; and a perched dam. Void 10 and the perched dam are currently used as part of the stormwater management system for the Facility.

Further details about the existing landfill and site operations are set out in the Concept Design Report (**Appendix C**) and Site Based Management Plan (**Appendix I**). Table D provides an overview of infrastructure servicing the site.

Table D: Site services	
<b>Water Supply</b>	Via onsite water tanks. No reticulated water supply.
<b>Sewerage</b>	Via onsite tanks. No reticulated sewer connection.
<b>Stormwater</b>	The existing lawful point of stormwater discharge is to the leachate pond and detention basin to the east of Cell 3, at the south-eastern corner of the landfill footprint area.
<b>Electricity, Gas &amp; Telecommunications</b>	The site is connected to electricity and telecommunications services.

Figure 1: Site Location and Context



### Site Location

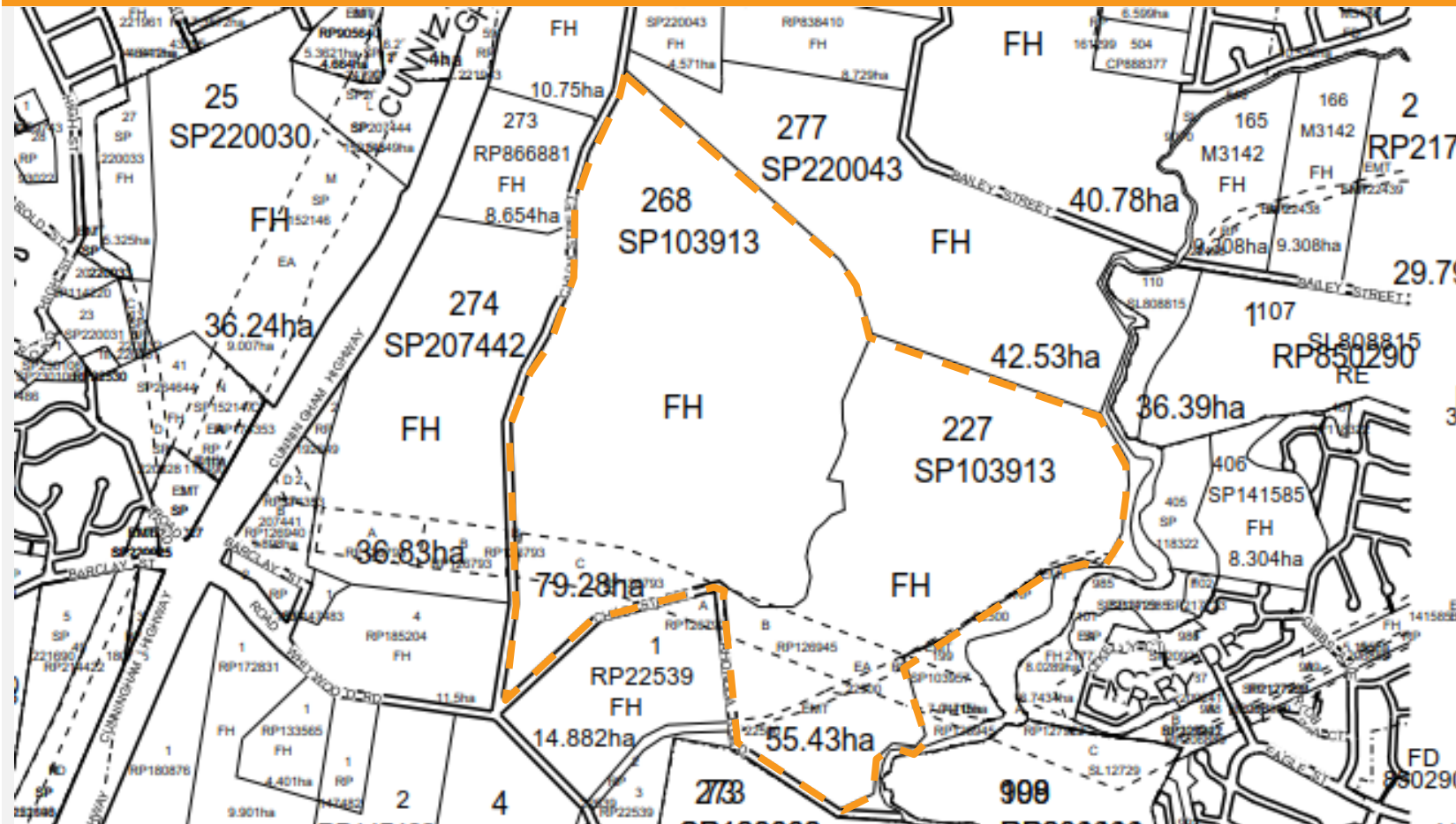
100 Chum Street and 20 Rhondda Road, New Chum

Source: GoogleMaps

### Date

26-06-2019

Figure 2: SmartMap



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### Site Location

100 Chum Street and 20 Rhondda Road, New Chum

### Date

26-06-2019

Source: The State of Queensland, 2018

## 2.2. CONTEXT

The site is located on the eastern side of the Cunningham Highway and to the south of the Highway's intersection with the Warrego Highway and the Ipswich Motorway. The surrounding areas of New Chum and Swanbank have historically been subject to open cut mining, with mining activities occurring as early as the late 19<sup>th</sup> century. The area has more recently been developed for a variety of industrial uses which include Claypave to the west of the site across Chum Street and waste management facilities further to the south. The immediate adjoining land uses are:

- North: industry (FertPro Manufacturing);
- South: electricity easement and the completed Ipswich City Council landfill site;
- East: Rhondda Road Reserve, Bailey Street Reserve and Six Mile Creek;
- West: Chum Street, Claypave and various overburden stockpiles.

## 2.3. SITE HISTORY

The site has been subject to both underground and open cut mining activities, resulting in a void which has been partially backfilled with a range of material. The Geotechnical and Hydrogeological Review (**Appendix E**) provides a detailed history of mining activities involving the site and includes information regarding ground level pre-mining and subsequent alterations. Landfill operations have been occurring on the site since 1996.

## 2.4. CURRENT DEVELOPMENT APPROVALS

The site currently operates under multiple development approvals granted by Ipswich City Council ('ICC') and an Environmental Authority ('EA') administered by the Queensland Department of Environment and Science ('DES'). The relevant development approvals are summarised below.

### 2.4.1. LANDFILL

The landfill was originally approved by ICC via Town Planning Consent Permit 192/98 for Landfill (General waste disposal with limited regulated waste). A number of subsequent permissible changes have been approved by ICC. These changes addressed various design and operational matters including approval of a revised landform design. The current landfill development permit approval is Council reference 4629/2013/MA/C. The current approved landfill design is illustrated in Figure 3.

### 2.4.2. ANCILLARY USES

Uses ancillary to the landfill were approved by ICC via Town Planning Consent Permit 140/98. A number of subsequent permissible changes have been approved by ICC. The ancillary uses under this approval include site entry, weighbridge and site office. The current ancillary uses development permit approval is Council reference 4631/2013/MA/C.



### 2.4.3. WASTE TRANSFER STATION; CRUSHING, GRINDING, MILLING OR SCREENING AND SERVICE TRADES (MOTOR VEHICLE REPAIR)

The waste transfer station, involving crushing, grinding, milling or screening activities and the motor vehicle workshop were approved by ICC via Development Permit 4250/2011. A number of subsequent permissible changes have been approved by ICC, and the current development permit approval is Council reference 4250/2011/MAMC/A.

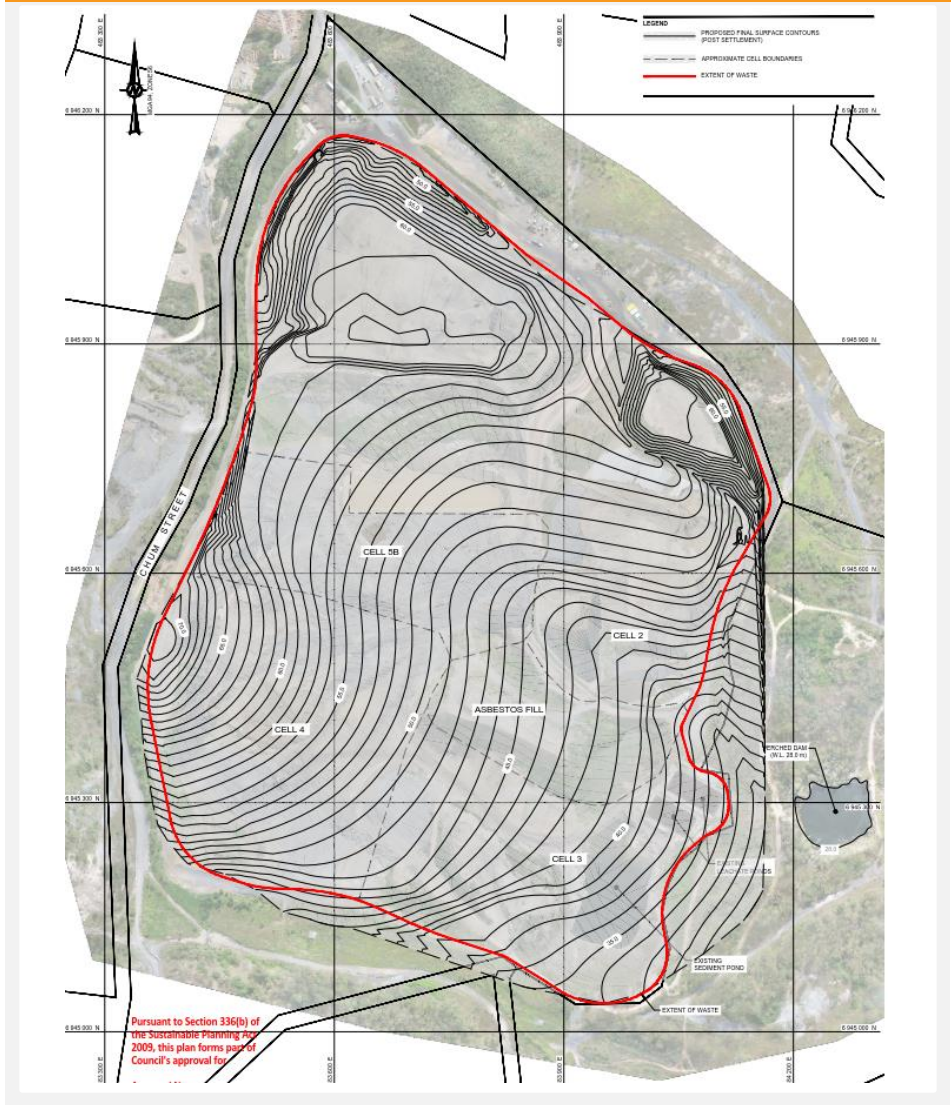
### 2.4.4. ENVIRONMENTAL AUTHORITY

The site operates under EA EPPR00445713. The following ERAs are approved over both lots:

- ERA 62 – Waste transfer station operation;
- ERA 60(2)(h) – operating a facility for disposing of, in a year, more than 200,000t of general waste and a quantity of limited regulated waste (that is no more than 10% of the total amount of waste received at the facility in a year);
- ERA 33 – Crushing, milling, grinding or screening more than 5,000t of material in a year.

The conditions of the EA set out the holder's requirements and obligations for carrying out the approved ERAs. In addition to general requirements, the EA

**Figure 3: Current Approved Landfill Design**



Source: Council Approval 4629/2013/MA/C



includes conditions regarding air, water, acoustics, and waste management matters. The EA also sets out self-monitoring and reporting obligations.

Conditions, W6, W7, W8 and W9 of the EA set out capping, rehabilitation and post-closure care obligations with respect to the current approved landfill. Notably, capping and rehabilitation is currently required to be carried out at the conclusion of landfilling.

Figure 4: Aerial Map of the Site and Surrounding Context



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### Site Location

100 Chum Street and 20 Rhondda Road, New Chum

Source: Near Map

### Date

4-06-2018



### 3. PROPOSAL

#### 3.1. DEVELOPMENT PARTICULARS

The changed development application seeks approval for:

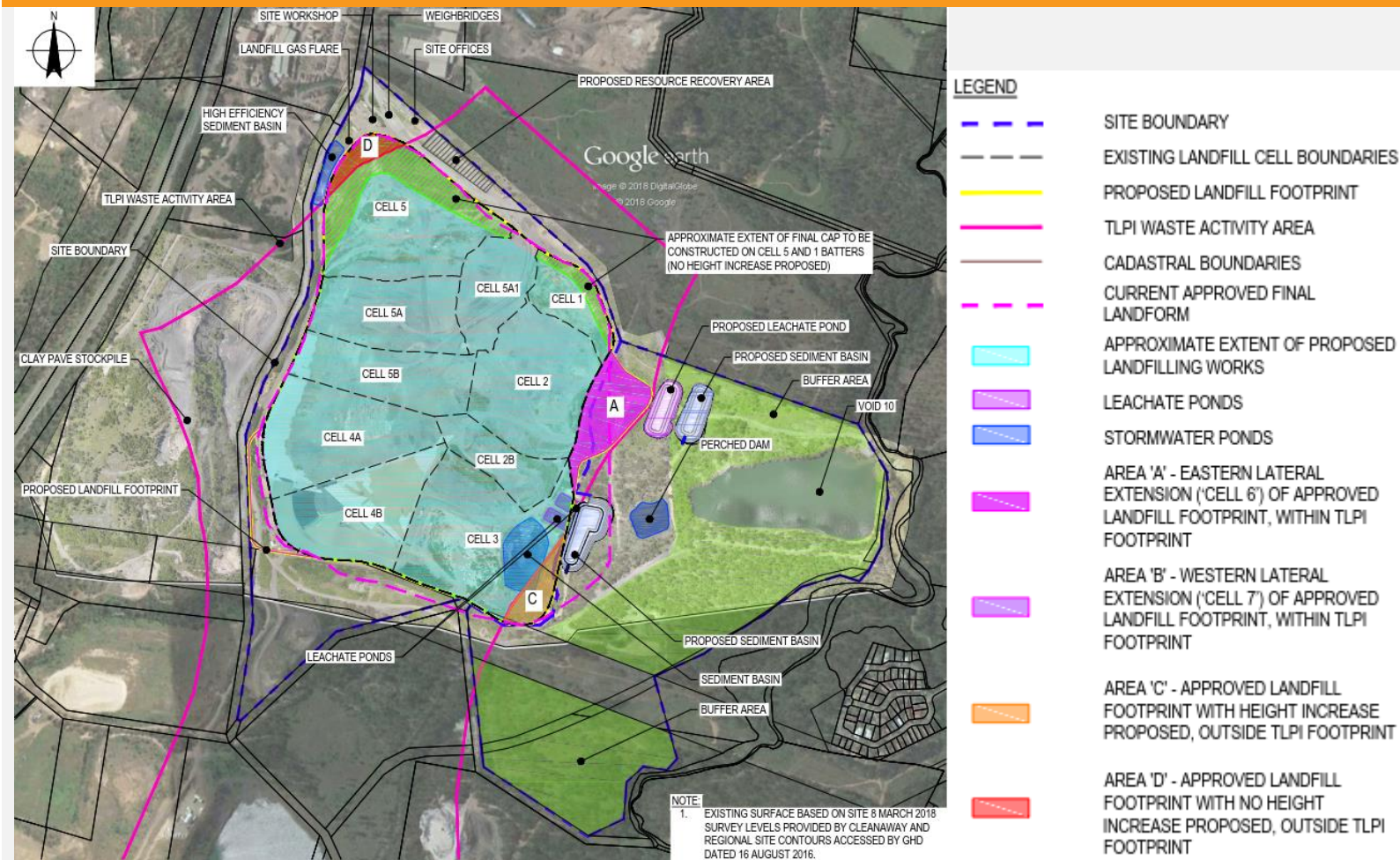
- Development Permit for a Material Change of Use under the TLPI for:
  - Waste Activity Use for Landfill in the Swanbank / New Chum Buffer Area and in the Swanbank / New Chum Waste Activity Area;
- Development Permit for a Material Change of Use under the under the Planning Scheme for:
  - Special Industry for waste recycling, reprocessing and disposal including:
    - Operating a facility for disposing of only general waste or limited regulated waste if the facility receives waste at the rate of 50 tonnes or more a year;
    - Waste transfer station: operating a waste transfer station which receives waste at the rate of 20,000 tonnes or more per year;
  - Special Industry for miscellaneous industrial activities involving crushing milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating in works producing 5,000 tonnes or more per year;
- Development Permit for a Material Change of Use for Environmentally Relevant Activities:

- ERA60, threshold (2)(h) – operating a facility for disposing of, in a year, more than 200,000t of general waste and a quantity of limited regulated waste (that is no more than 10% of the total amount of waste received at the facility in a year);
- ERA33 – Crushing, grinding, milling or screening more than 5,000t of material in a year;
- ERA62 – Waste transfer station operation.

The proposed landfill design is set out in the Concept Design Report (**Appendix C**). Figure 5 contains the General Arrangement Master Plan which illustrates:

- Extent of approved and proposed landfill footprint and relationship to the TLPI Waste Activity Area;
- Location and size of proposed resource recovery area;
- Existing and proposed leachate ponds, stormwater ponds and sediment basins; and
- Existing site entry, weighbridge and ancillary uses and activities to be retained and continued in association with the existing and proposed uses.

Figure 5: General Arrangement Master Plan



## 3.2. GENERAL PROPOSAL OVERVIEW AND PROPOSED LAND USES

### 3.2.1. LANDFILL

The landfill aspect of the proposal involves redesign of the final landform, creating approximately 7,479,000m<sup>3</sup> additional landfill capacity and optimizing the final form in accordance with contemporary best practice. The additional capacity will primarily be realized by an increase to the overall height of the landfill, to a maximum post-settlement level of RL85m, within the approved landfill footprint. A lateral expansion of the approved landfill footprint is proposed toward the northern end of the common boundary between the subject lots, however the total area to be filled as part of this proposal will be less than the approved landfill footprint.

A leachate pond and two sediment basins will also be constructed to the east of the proposed final footprint, to support the landfill operation and post-closure management.

The proposed redesign does not involve any change to:

- Current waste stream acceptance criteria;
- Volume of waste accepted per day / year;
- Hours of operation; or
- Daily traffic volumes.

A new Site Based Management Plan ('SBMP') has been prepared, providing a comprehensive overview of the proposed onsite operations and detailing the measures that will be implemented to minimise environmental harm. In this regard, the SBMP includes a stormwater management plan; landfill gas management plan; Cleanaway's environment policy; and a spontaneous combustion management plan.

Through the SBMP, Cleanaway will continue to avoid, manage and / or mitigate real or potential impacts on the environment and community. The new SBMP has been informed by a suite of technical reports which are also attached to this application. The attached SBMP will supersede the version current relied upon for operations under EA EPPR00445713.

### 3.2.2. WASTE TRANSFER STATION

It is proposed to continue the approved waste transfer station use and crushing, milling, grinding or screening activities on the site. These activities will be carried out throughout the landfill footprint, as required and will support the evolution of the waste management cycle toward increased recycling.

It has been identified that the proposed activities may potentially be operated differently to the manner proposed by the previous development application. Accordingly, and partly out of an abundance of caution, this application seeks a



Development Permit for a Material Change of Use for both the land use (under the planning scheme), and ERA 33 and ERA 62.

### 3.2.3. RESOURCE RECOVERY AREA

The proposal includes establishment of a dedicated Resource Recovery Area ('RRA') immediately east of the site office for sorting and removal and stockpiling of received materials not intended to be taken to landfill. This aspect of the proposal will further support the evolution of the waste management cycle toward increased recycling.

Select waste streams from an incoming load will be identified for resource recovery and directed to the RRA. The materials will be unloaded onto a hardstand surface and using sorting equipment, recoverable resources including, but not limited to, steel, concrete and wood will be removed and placed in dedicated bins.

### 3.2.4. SITE ENTRY AND ANCILLARY ACTIVITIES

The existing site entry, weighbridges, site office, site workshop and staff amenities will be retained and continue to be utilised in association with the proposed development (landfill expansion, waste transfer station, crushing, milling, grinding or screening activities and resource recovery activities).

### 3.2.5. HOURS OF OPERATION

It is proposed to continue in accordance with the approved hours of operation, which are:

- Monday to Friday – 6:00am to 6:00pm;
- Saturday – 6:00am to 4:00pm;
- Sunday – 7:00am to 4:00pm.

Actual hours of operation for construction are currently less than approved and it is anticipated that this would continue under the new proposal.

Certain activities such as routine security patrols, preparation of office and weighbridge for commencement of use and access to the staff car park are permitted to be undertaken outside these hours. It is intended that these arrangements would also remain in place.

### 3.2.6. LANDFILL CONSTRUCTION AND OPERATION

Landfill construction methodology is detailed in the Concept Design Report (**Appendix C**). The proposed landfill construction method includes the establishment of a visual screening bund and barrier system which will be progressively constructed along the edge of the landform to screen the operational landfill from the surrounding area. Site operations are detailed comprehensively in the Concept Design Report (**Appendix C**) and SBMP (**Appendix I**).

### 3.2.7. REHABILITATION STRATEGY

The proposal includes a rehabilitation strategy, which includes:

- Progressive capping and rehabilitation of the final landform to achieve a rehabilitation outcome which accords with the EA conditions; and
- Opportunities to deliver community outcomes through rehabilitation and possible dedication of land within the site to integrate with the existing Six Mile Creek corridor and create an increased, enhanced buffer to the surrounding area.

By optimising the final landform design, this proposal will assist in the certainty of capping and rehabilitation outcomes. It is also proposed to carry out progressive rehabilitation as the landfill is developed, rather than at the conclusion of landfill operations as per the existing EA. Progressive rehabilitation will improve visual amenity throughout the lifespan of the landfill, by minimising exposed surfaces.

Relevant current EA conditions include:

#### Condition W6

When the deposition of waste to the landfill unit ceases, a final capping system to the landfill unit must be designed by an appropriately qualified person and installed to minimise:

- Infiltration of water into the landfill unit and water ponding on the surface; and
- The likelihood of any erosion occurring to either the final capping system or the landfilled materials.
- A final capping system is not required where the deposition of waste to a landfill unit ceases temporary for the purpose of using an alternative working face.

#### Condition W7

Land that has been disturbed for activities conducted under the EA must be rehabilitated in a manner such that:

- Suitable species of vegetation for the location are established and sustained for earthen surfaces;
- Potential for erosion is minimized;
- The quality of water, including seepage, released from the site does not cause environmental harm;
- Potential for environmental nuisance caused by dust is minimized;
- The water quality of any residual water body does not have potential to cause environmental harm;
- The final landform is stable and protects public safety;
- The contaminant concentrations within the final capping layer are appropriate for the final land use and in accordance with the '*National Environmental Protection (Assessment of Soil Contamination) Measure 1999*'.

Conditions W8, W9 and W10 set out post-closure care obligations. Cleanaway advises that it intends to incorporate a phyto-cap or a geosynthetic cap with sufficiently thick revegetation soils to accommodate endemic grasses and shrubs.

The application has also identified an opportunity to deliver improved environmental outcomes by carrying out additional rehabilitation of land in the southern part of the site, adjacent to the Six Mile Creek linear park network. A Landscape Concept Master Plan (**Appendix F**) has been prepared, identifying existing rehabilitation requirements and setting out potential additional rehabilitation outcomes that are consistent with the landfill capping strategy.

This proposed Rehabilitation Strategy incorporates the following key components:

#### Landfill footprint and adjacent environs

- Rehabilitation will be carried out progressively through the life of the proposed landfill operation, in line with the landfill construction strategy in the Concept Design Report (**Appendix C**).
- Progressive rehabilitation, compared to post-landfill rehabilitation, will result in improved visual amenity throughout the life of the landfill use.

- Shrubs and low canopy trees (0.5m to 5.0m) will be established at the lower level phyto-bund to assist with erosion control and manage impacts on visual amenity.
- Grasses and low shrubs will be planted at the upper levels of the landfill.

#### Balance land and adjacent creek corridor

- Part of the balance land immediately east of the landfill (which is not subject to rehabilitation obligations under the current approval) will be rehabilitated through a strategy that is responsive to and actively improves the current site conditions.
- These areas are predominantly mapped as Buffer Area and key elements of the rehabilitation strategy include retention of the existing native tree canopy; weed management and removal of exotic species listed under the *Biosecurity Act 2014*. Supplementary planting, utilizing local species, will be undertaken in areas lacking existing native species. Both RE12.9-10.2 and RE12.3-3 include species which are known to support koala habitat, and these tree species will be prioritised during species selection.
- Although not included in this changed development application, the strategy identifies an opportunity to undertake rehabilitation of Council-owned land (linear park) between the subject site and Six Mile Creek. This could include weed management and revegetation with suitable species, assisting with bank stabilization. The applicant recommends these works be included as

part of the rehabilitation obligations in association with the proposed landfill expansion.

#### Timing and Delivery

- Rehabilitation of the landfill will be undertaken progressively in line with landfill construction. Vegetation will be managed and sustained through a comprehensive long-term post closure monitoring program.
- It is proposed to undertake rehabilitation of the south-east portion of the balance site area and the Council owned creek side linear park, if agreed with Council, during landfill operation.
- Delivery of the proposed rehabilitation strategy can be secured through appropriate mechanisms in line with a development approval. This may include conditions of a development approval and/or an infrastructure agreement.

#### **3.2.8. RELATIONSHIP TO EXISTING APPROVALS**

Section 2.4 of this report describes the existing development approvals and EA which apply to the site. If granted, this development approval will:

- Replace any existing approvals for landfill, waste transfer station, crushing, milling, grinding, screening and resource recovery area;
- Not alter the existing approvals for ancillary uses and service trades use (motor vehicle repair);
- Replicate the existing EA.

## 4. TECHNICAL AND SPECIALIST ASSESSMENT

A range of technical documents have been submitted during the development application process to date. These are:

- Acoustic Assessment Report;
- Air Quality Assessment Report;
- Bushfire Management Plan;
- Community Engagement Report;
- Concept Design Report;
- Ecological Assessment Report;
- Geotechnical and Hydrogeological Review;
- Groundwater Quality Assessment Report;
- Landscape Concept Master Plan;
- Leachate, Surface Water and Hydrogeological Assessment Report including addendum;
- Needs Analysis;
- Site Based Stormwater Management Plan including addendum;
- Site Based Management Plan;
- Spontaneous Combustion Management Plan;
- Traffic Impact Assessment;
- Visual Amenity Impact Assessment;

Table E provides a summary of each supporting document and details its relevance to the changed proposal.



**Table E: Summary of Supporting Documents**

Document	Summary
Acoustic Assessment Report	<p>A revised Acoustic Assessment Report has been prepared for the changed proposal and is provided as <b>Appendix A</b>. The assessment comprises two parts, being noise monitoring, to assess existing noise levels; and noise modelling, to predict the potential noise impacts generated by the proposed development. The key assessment benchmarks for noise considered in the Report are the <i>Environmental Protection (Noise) Policy 2008</i> ('Noise EPP') and the Planning Scheme.</p> <p>The Report identifies a total of 536 sensitive receivers in the surrounding area and finds that predicted daytime, night-time (morning shoulder period) and night-time noise levels will comply with the relevant criteria. In addition, the assessment finds that noise associated with rehabilitation works will comply with the relevant criteria during standard weekday and Saturday construction hours. The Report includes recommendations for further mitigation, which are contained in the SBMP. The Report also provides a response to relevant aspects of the Planning Scheme; and supports the TLPI Response (<b>Appendix K</b>) and Code Compliance Statements (<b>Appendix L</b>).</p>
Air Quality Assessment Report	<p>A revised Air Quality Assessment Report has been prepared for the changed proposal and is provided as <b>Appendix B</b>. The assessment involves a review of the site context, including local terrain and location of nearest sensitive receivers; development of an inventory of dust emissions rates; development of a meteorological dataset; and dispersion modelling to predict dust impacts. The key assessment benchmarks for air quality considered in the Report are the <i>Environmental Protection (Air) Policy 2008</i> ('Air EPP') and the Planning Scheme. The Report identifies a total of 5 sensitive receivers in the surrounding area, being the nearest sensitive receivers to the north-west; north; south-east; south-west. Due to the nature of air quality impacts, compliance at the nearest sensitive receivers can also be taken to demonstrate compliance at sensitive receivers further from the site.</p> <p>The Report identifies that potential offsite impacts in terms of air quality could be in the form of odour or dust. Due to the nature of the landuse, being non-putrescible and primarily accepting C&amp;D and C&amp;I waste, the potential for offsite odour impact is categorized by the Report as being negligible, to the extent that further detailed assessment is not required. This position has remained unchanged through the application process.</p> <p>Potential offsite impacts in terms of dust are categorized in four ways, being TSP, PM<sub>2.5</sub>, PM<sub>10</sub> and dust deposition. The assessment finds:</p> <ul style="list-style-type: none"> <li>▪ Predicted TSP concentrations comply with the Air EPP criterion at all sensitive receptors.</li> </ul>

Table E: Summary of Supporting Documents

Document	Summary
	<ul style="list-style-type: none"> <li>Predicted PM<sub>10</sub> concentrations comply with the Air EPP criterion at all sensitive receptors.</li> <li>Predicted PM<sub>2.5</sub> concentrations comply with the Air EPP criteria at all sensitive receptors.</li> <li>Predicted dust deposition complies with the Air EPP criterion at all sensitive receptors.</li> </ul> <p>The Report includes recommendations for further mitigation, which are contained in the SBMP. The Report also supports the TLPI Response (<b>Appendix K</b>) and Code Compliance Statements (<b>Appendix L</b>).</p>
Bushfire Management Plan	A Bushfire Management Plan ('BMP') was prepared and submitted as part of the original development application. The BMP has not been updated to accord with the redesigned proposal, however the outcomes and recommendations remain relevant.
Community Engagement Report	The Community Engagement Report was prepared and submitted as part of the original development application, to detail the engagement program undertaken prior to lodgement. The Report has not been updated to reflect formal and informal community engagement that has occurred throughout the development application process to date.
Concept Design Report	A revised Concept Design Report has been prepared for the changed proposal and is provided as <b>Appendix C</b> . The Concept Design Report presents the basis for the proposed redesign; provides for ongoing management of settlement, staging, environmental matters and visual amenity; and documents the engineering rationale.
Ecological Assessment Report	A revised Ecological Assessment Report ('EAR') has been prepared for the changed proposal and is provided as <b>Appendix D</b> . Detailed ecological assessments were carried out prior to and during the iterative redesign process for the original development application. These assessments guided the redesign, to ensure that impacts on flora, fauna and fauna habitat are avoided where possible; and are otherwise able to be managed and mitigated appropriately. The EAR also supports the TLPI Response ( <b>Appendix K</b> ) and Code Compliance Statements ( <b>Appendix L</b> ).
Geotechnical and Hydrogeological Review	A revised Geotechnical and Hydrogeological Review has been prepared for the changed proposal and is provided as <b>Appendix E</b> . The review includes an assessment of four key matters, which are estimated ranges of settlement of spoil beneath the proposed footprint; estimated ranges of subsidence of underground workings beneath the footprint; review of hydrogeological aspects and groundwater levels; and spontaneous combustion. The Review provides recommendations to ensure that the site can be developed in a manner that meets relevant State and other license requirements. The Report also provides information in regard to re-mining ground levels which support the TLPI Response ( <b>Appendix K</b> ).
Groundwater Quality Assessment Report	An updated Groundwater Quality Assessment Report is being prepared and will be submitted as part of the changed application. The Groundwater Quality Assessment Report, as previously lodged, is not materially affected by changes made to the proposal. The purpose of the update is to address further advice given by the referral agency.

**Table E: Summary of Supporting Documents**

Document	Summary
Landscape Concept Master Plan	<p>The Landscape Concept Master Plan, which includes the proposed Rehabilitation Strategy and identifies potential additional rehabilitation opportunities, has been updated to reflect the revised proposed and is provided as <b>Appendix F</b>. The Landscape Concept Master Plan includes the following:</p> <ul style="list-style-type: none"> <li>Map 1: current rehabilitation obligations, as per the EA. This application proposes to meet the same obligations, however will undertake progressive rehabilitation of the landform. Compared to the existing situation, which requires only that rehabilitation is carried out at the conclusion of landfilling, the proposal will result in improved visual amenity across the lifespan of the project.</li> <li>Map 2: proposed rehabilitation strategy, including the phytobund referenced in other supporting reports and additional rehabilitation in the southern and south-eastern parts of the site. This plan also indicatively demonstrates opportunities for external rehabilitation (i.e. outside of the site) which could integrate with rehabilitation carried out within the site to enhance the vegetation buffer between the site and Six Mile Creek.</li> <li>Map 3: conceptual landscape design outcome, including rehabilitation of the landfill footprint, the southern and south-eastern parts of the site and potential external rehabilitation within the Six Mile Creek corridor.</li> <li>Map 4: high level, conceptual long-term landscape design outcome including proposed rehabilitation within the site and potential integration with the broader greenspace network.</li> </ul> <p>The Landscape Concept Master Plan supports the TLPI Response (<b>Appendix K</b>) and Code Compliance Statements (<b>Appendix L</b>).</p>
Leachate, Surface Water and Hydrogeological Assessment Report	<p>An updated Leachate, Surface Water and Hydrogeological Assessment Report is being prepared and will be submitted as part of the changed application. The Report as previously lodged, is not materially affected by changes made to the proposal. The purpose of the update is to address further advice given by the referral agency.</p>
Needs Analysis	<p>A Needs Analysis was prepared and submitted as part of the original development application; and revised in response to the Council Information Request. The findings of the latest Needs Analysis remain relevant to the changed proposal.</p>
Site Based Stormwater Management Plan including addendum	<p>The Site Based Stormwater Management Plan is to be supplemented by an addendum which is provided as <b>Appendix H</b>. The addendum provides rationale for the changed design, specifically in terms of achieving best practice stormwater management and drainage outcomes. The addendum also demonstrates that the proposed design will achieve better overall stormwater performance in comparison to the approved landfill, which in turn lowers the risk of infiltration and leachate generation. The addendum supports the TLPI Response (<b>Appendix K</b>) and Code Compliance Statements (<b>Appendix L</b>).</p>

**Table E: Summary of Supporting Documents**

Document	Summary
Site Based Management Plan	An updated Site Based Management Plan ('SBMP') has been prepared and is provided as <b>Appendix I</b> . The SBMP provides a comprehensive overview of the proposed onsite operations and details the measures that will be implemented to minimise environmental harm. The SBMP also includes a stormwater management plan; landfill gas management plan; Cleanaway's environment policy; and a spontaneous combustion management plan.
Spontaneous Combustion Management Plan	The Spontaneous Combustion Management Plan is a component of the SBMP and is not materially affected by changes made to the proposal.
Traffic Impact Assessment	The Traffic Impact Assessment is not materially affected by changes made to the proposal. The redesign does not alter the documented traffic generation and distribution data that has previously been submitted. Additional information will be submitted in response to further advice given by the referral agency.
Visual Impact Assessment	<p>A revised Visual Impact Assessment has been prepared and is provided as <b>Appendix J</b>. The redesign alters the visual outcomes, as a consequence of the reduced maximum height, overall height and overall bulk and informs the TLPI Response (<b>Appendix K</b>). The Assessment considers the existing site context, including the approved landfill and surrounding conditions; and the relevant planning assessment benchmarks, to identify likely impacts on existing amenity and landscape character. The assessment also details relevant visual impact analysis principles which underpin the findings.</p> <p>The proposed development seeks to improve visual amenity throughout the life of the operation, in comparison to the approved landfill, by carrying out progressive rehabilitation of the landform and providing a visual screening system to block views of landfill and onsite operations. These elements are integrated in the other supporting documents and can be conditions of approval, to ensure certainty of the outcome.</p> <p>The assessment concludes that the proposal is not considered to have a detrimental impact on the visual amenity of affected residences, nor on the views, during both the operational stages and post-completion and rehabilitation. The assessment also indicates that the local landscape and amenity of residences from some viewpoints will be improved, compared to their current visual amenity.</p>

## 5. PRELODGEEMENT MEETINGS AND COMMUNITY ENGAGEMENT

### 5.1. PRELODGEEMENT MEETINGS

Pre-lodgement meetings were conducted with Council and the Department of State Development, Manufacturing, Infrastructure and Planning ('DSDMIP') prior to lodgement of the original development application. Engagement has continued throughout the application process to date.

### 5.2. COMMUNITY ENGAGEMENT

A comprehensive community engagement program was undertaken in April – May 2018, prior to lodgement of the original development application. The program involved the following key initiatives:

- Introduction letter delivered to circa-5,600 residents in Collingwood Park, Dinmore, Riverview and Ebbw Vale;
- Newspaper advertisements published to promote and communicate community drop-in sessions and shopping centre displays;
- Media releases conducted to maximise community awareness;
- New Chum Waste Management Facility Community Reference Group meeting conducted;
- Meeting conducted with Ipswich Residents against Toxic Environments;
- Community drop-in sessions conducted at the Facility;

- Meeting conducted with local community group;
- Shopping centre displays undertaken.

The Community Engagement Report provides further details regarding the engagement program. Notably, the majority of feedback received was positive, particularly in relation to proposed and potential rehabilitation strategies identified in the original development application. The Landscape Concept Master Plan (**Appendix F**) for this application is similar to the version submitted with the original application.



## 6. STATUTORY AND REGIONAL PLANNING FRAMEWORK

### 6.1. SUMMARY OF INSTRUMENTS AND ASSESSMENT BENCHMARKS

The changed development application requires assessment against the relevant provisions of the Planning Act, Planning Regulation, SPP and SEQRP. Consideration of these matters is outlined in Table F below.

**Table F: Summary of State and Regional Planning Framework**

Instrument / Document	Version date	Summary
Planning Act 2016 ('Planning Act')	24 May 2019	The statutory framework for decision making in relation to land use and development in Queensland is contained within the Planning Act and its subordinate legislation. The changed development application is subject to impact assessment which is to be carried out in accordance with Section 45(5) of the Planning Act; and requires public notification in accordance with Section 53(1) of the Planning Act. Sub-section 45(8) is also relevant in regard to assessment of the application. The TLPI was amended after the development application was properly made. Sub-section 45(8) allows the assessment manager to give the weight that it considers appropriate to the amended statutory instrument. As the application is being changed after amendment of the TLPI, the applicant has considered it most appropriate to assess the changed proposal against the amended TLPI.
Planning Regulation 2017 ('Planning Regulation')	28 May 2019	<p>Section 30 of the Planning Regulation sets out the assessment benchmarks applicable to a development application under Section 45(5) of the Planning Act. The following assessment benchmarks apply to assessment of this changed development application, to the extent relevant:</p> <ul style="list-style-type: none"> <li>▪ Assessment benchmarks stated in Schedule 10;</li> <li>▪ Assessment benchmarks stated in the SEQRP and the SPP, part E;</li> <li>▪ The Planning Scheme, TLPI and the Local Government Infrastructure Plan ('LGIP').</li> </ul>

Development Assessment Rules ('DA Rules')	11 August 2017	<p>The Development Assessment Rules is a statutory instrument made pursuant to Section 68(1) of the Planning Act. The changed development application will be lodged, referred and assessed in accordance with the DA Rules to the extent relevant.</p>
State Planning Policy ('SPP')	3 July 2017	<p>The SPP is a statutory instrument, which considers the 17 separate interests of the State grouped under five broad themes. Assessment of a development application is to be undertaken against the SPP, where it is not integrated into the applicable local planning instrument. The Planning Scheme has not integrated the SPP, and therefore this changed development application has been assessed against the following parts of the SPP (which are identified as the matters of State interest relevant to the development application):</p> <ul style="list-style-type: none"> <li>▪ Biodiversity:             <ul style="list-style-type: none"> <li>□ MSES – Wildlife habitat;</li> <li>□ MSES – Regulated vegetation (category B);</li> <li>□ MSES – Regulated vegetation (intersecting a watercourse).</li> </ul> </li> <li>▪ Natural Hazards, Risk and Resilience:             <ul style="list-style-type: none"> <li>□ Flood hazard area – Local Government flood mapping area;</li> <li>□ Bushfire prone area.</li> </ul> </li> <li>▪ Energy and Water Supply:             <ul style="list-style-type: none"> <li>□ Major electricity infrastructure (Powerlink).</li> </ul> </li> <li>▪ Strategic Airports and Aviation Facilities:             <ul style="list-style-type: none"> <li>□ Wildlife hazard buffer zone;</li> <li>□ Height restriction zone 90m.</li> </ul> </li> </ul> <p>Assessment benchmarks in Part E of the SPP that apply to the changed development application have been identified and addressed, as follows:</p> <ul style="list-style-type: none"> <li>▪ A response to the assessment benchmarks for Natural Hazards, Risk and Resilience (regarding bushfire risk) is provided in part 9 of the BMP.</li> </ul>

		<ul style="list-style-type: none"> <li>▪ The area of the site containing the proposed development is not subject to flood mapping under the relevant local planning instrument, therefore a response to the assessment benchmarks for Natural Hazards, Risk and Resilience (regarding flood risk) is not required.</li> <li>▪ A response to the assessment benchmarks for Strategic Airports and Aviation Facilities is provided in the Code Compliance Statements (<b>Appendix L</b>).</li> </ul> <p>In addition, Section 5.6 of the EAR (<b>Appendix D</b>) provides a response to matters of State interest for biodiversity. Otherwise, where identified State interests do not contain specific assessment benchmarks, the Planning Scheme satisfactorily addresses these matters and further assessment is not required.</p>
South-East Queensland Regional Plan ('SEQRP')	11 August 2017	<p>The SEQRP provides the framework for managing growth, change, land use and development in the SEQ Region to the year 2041. Under the SEQRP, the site is mapped within the Urban Footprint. The Urban Footprint identifies land within which the region's urban development needs to 2041 can be accommodated in a way consistent with the goals, elements and strategies of ShapingSEQ.</p> <p>The proposed redesign and rehabilitation of the New Chum Waste Management Facility is consistent with the intent of the Urban Footprint, as it provides a necessary industrial land use on suitably zoned land to support the needs of the regional urban population. The proposal involves the expansion and continuing use of an established waste activity use. This is consistent with key principles of the Urban Footprint which promote opportunities to increase capacity of land within the Urban Footprint and consolidation of urban development over expansion of the footprint.</p> <p>The site is located in the New Chum Major Enterprise and Industrial Area within the South-West Industrial Corridor. The proposal is consistent with the SEQRP strategies for these significant industrial precincts. A key strategy is to enable the intensification and expansion of major enterprise and industrial areas, where appropriate, to improve their capacity and</p>

		functionality. The proposed expansion of the existing waste activity use is both an efficient and appropriate utilisation of land, and consistent with the SEQRP strategy.
State Development Assessment Provisions ('SDAP')	17 June 2019	<p>The development requires assessment against the following SDAP State Codes:</p> <ul style="list-style-type: none"> <li>State Code 6 – Protection of state transport networks; and</li> <li>State Code 22 – Environmentally relevant activities.</li> </ul> <p>A response to the relevant SDAP assessment benchmarks is provided in the Code Compliance Statements (<b>Appendix L</b>).</p>

## 6.2. OTHER MATTERS

### 6.2.1. PLANNING REGULATION SCHEDULE 11

Schedule 11 of the Planning Regulation regulates development in Koala Habitat Areas based on mapping affecting the site and the nature of the proposed development. Under the Koala State Planning Regulatory Provision ('SPRP') mapping (**Appendix M**) the site is not located within a koala assessable development area, and the assessment benchmarks in Schedule 11 are not applicable.

Under the Koala Habitat in SEQ Mapping, the site is identified as containing parts within Bushland habitat, Suitable for rehabilitation, and Other areas of value. This is applicable for mapping MSES and to the State Planning Policy. Please refer to the EAR (**Appendix D**) for further details.

### 6.2.2. ASSESSMENT CRITERIA FOR CONCURRENCE ERA

Section 19B(2) of the *Environmental Protection Regulation 2008* states:

The following matters are assessment benchmarks for the Planning Act for the material change of use –

- an environmental objective assessment against the environmental objectives and performance outcomes stated in Schedule 5, Part 3, Table 2;
- the standard criteria;
- if the concurrence ERA is to be carried out in a strategic environmental area – the impacts of the activity on the environmental attributes for the area under the *Regional Planning Instruments Act 2014*.

With respect to the land use assessment matters in the Schedule 5, part 3, table 2 of the *Environmental Protection Regulation 2008*:

- The proposal meets the environmental objective for site suitability. The proposed development does not cause serious environmental harm on areas of high conservation value and special significance and sensitive land uses at adjacent places. Please refer to the relevant technical reports accompanying the changed development application which demonstrate the proposal achieves compliance.
- The proposal meets the environmental objective for location on site. The activity is located on land suitably zoned for the intended purpose, and the proposed landfill redesign is predominantly located within the existing approved and operating landfill, which is subject to an EA. The accompanying technical reports demonstrate that the activity is located such that all environmental values relevant to adjacent land uses are protected.
- The proposal meets the environmental objective for critical design requirements. The facility is designed to be carried out in accordance with best practice environmental management. The proposal is intended to continue operation in accordance with the conditions of the existing EA. The SBMP (**Appendix I**) sets out reasonable and practicable measures to prevent or minimise any potential environmental impacts associated with the operation of the facility.

The proposal meets the standard criteria for environmental management decisions. The proposal is an established and operating facility and the proposed

ERAs are also approved to the required operating levels. Detailed technical reports accompanying the changed development application address all relevant environmental assessment matters. These reports conclude that the proposed development can achieve satisfactory compliance. The SBMP (**Appendix I**) provides a management framework to ensure compliance will be achieved and standards maintained during operation of the site.

### 6.2.3. INFRASTRUCTURE DESIGNATION

The Planning Act Chapter 2, Part 5 is concerned with Designation of premises for development of infrastructure. Where premises are designated for development of infrastructure, this may have implications for assessment benchmarks and development of land. Part of the site, being the land contained within Easement B on RP126793, Easement C on RP126793 and Easement B on RP126945 is subject to an Infrastructure Designation. The proposed development will not occur within the Infrastructure Designation therefore will not compromise its purpose.



## 7. LOCAL FRAMEWORK

It is noted that the Local Government Planning Scheme is the key instrument for integrating State, Regional and Local planning outcomes. Accordingly, this changed development application is required to be assessed against the relevant provisions of the *Ipswich Planning Scheme 2006* ('Planning Scheme'). A detailed assessment of these provisions is carried out in the following sections of this report.

### 7.1. INTRODUCTION

Section 45(5) of the Planning Act requires impact assessment to be carried out against the assessment benchmarks in a categorising instrument for the development; and having regard to any matters prescribed by regulation. In addition, an impact assessment may be carried out against, or having regard to, any other relevant matter. This section provides an assessment against the relevant local categorising instruments.

### 7.2. TEMPORARY LOCAL PLANNING INSTRUMENT

The Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation) ('TLPI') took effect on 6 April 2018 and was subsequently amended on 31 August 2018. The TLPI is a local categorising instrument for the proposed development. A detailed assessment against the TLPI is provided in **Appendix K**.

### 7.3. IPSWICH PLANNING SCHEME 2006

The Planning Scheme is also a local categorizing instrument for the proposal. An assessment against the relevant aspects of the Planning Scheme is carried out below.

#### 7.3.1. DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes ('DEOs') provide a highest order strategic policy framework for the Planning Scheme. Where a development application is assessed against the DEO's, it is noted that this should be considered to the extent practicable having regard to each of the other desired environmental outcomes. An assessment of the proposed development against the DEO's is undertaken in **Table G** below.

**Table G: Assessment of Proposal against Desired Environmental Outcomes and Performance Indicators**

Overall Outcome	Response
(a) the values of significant natural features, including the principal conservation areas are not compromised;	<p><b>Complies</b></p> <p>The EAR (<b>Appendix D</b>) demonstrates that the proposed development will not compromise the values of significant natural features, including the principal conservation area.</p>
(b) adverse effects on the natural environment are minimised or prevented with respect to the loss of natural vegetation and associated habitat, soil degradation, air pollution and water pollution owing to erosion, chemical contamination, acidification, salinity, sewage and wastewater treatment, management and effluent disposal and the like;	<p><b>Complies</b></p> <p>The proposed redesigned landfill is generally located within the approved landfill footprint and to this extent, will not generate any adverse impacts on the natural environment with respect to the loss of natural vegetation and associated habitat. The EAR (<b>Appendix D</b>) confirms that effects on the natural environment have been minimised and are low; and provides recommendations for the mitigation of identified impacts.</p> <p>The SBMP (<b>Appendix I</b>) sets out reasonable and practical measures to prevent or minimise any potential environmental impacts associated with the operation of the facility. This includes environmental management plans for the following: Stormwater management; Erosion management; Leachate management; Groundwater management; Odour management; Dust management; Landfill gas management; Asbestos management; Waste management; Litter management; Noise management; Spontaneous combustion management; Fuel and chemical management; Pest and weed management; and Fauna management.</p> <p>Other supporting reports demonstrate that other adverse effects on the natural environment are minimised or prevented in accordance with relevant legislative guidelines.</p>
(c) agricultural, mining and extractive activity in the rural areas, business and industry activities in the urban and township areas and tourism activity throughout the Local Government area reflect the economic potential of the Local Government area;	<p><b>Complies</b></p> <p>The proposal is consistent with intended development outcomes for the Swanbank New Chum Sub Area. As referenced in the Planning Scheme, the Swanbank / New Chum locality has been subject to significant impacts from historical mining activity. The site is currently approved for and operating as a landfill activity, and the proposed redesign and continuation of this use represents both an efficient and economically viable use of the land.</p> <p>The proposed development is an appropriately located industrial activity that will continue to support broader city wide and regional economic growth through the clustering of hard to locate and transport dependant industrial activities within the South West Industrial Corridor. The applicant has identified potential short term, medium to long term, and post closure rehabilitation strategies which will ultimately support the LGA.</p>

**Table G: Assessment of Proposal against Desired Environmental Outcomes and Performance Indicators**

Overall Outcome	Response
(d) the availability of resources, including significant extractive and mineral resources, water resources and good quality agricultural lands are protected for ongoing use;	<p><b>Complies</b></p> <p>The site and immediate surrounding area have been subject to extensive underground and open cut mining; however is no longer considered to contain significant extractive or mineral resources. The site is also not identified as containing water resources or being good quality agricultural land. Landfill represents a logical and sustainable mechanism to facilitate the rehabilitation of the site.</p>
(e) the Ipswich City Centre's role and identity as a Key Regional Centre is consolidated and enhanced;	<p><b>Not Applicable</b></p> <p>The site is located in New Chum and will not impact on the achievement of the outcomes sought by this DEO.</p>
(f) standards for the built environment are affordable and cost effective and reflect community expectations;	<p><b>Not Applicable</b></p> <p>Given the nature of the proposal and its location, built environment outcomes are not considered relevant and the proposed development will not impact upon the achievement of the outcomes sought by this DEO.</p>
(g) the range of housing types and community services and facilities reflects community need;	<p><b>Not Applicable</b></p> <p>Given the nature of the proposal and its location, housing type and community services and facilities outcomes are not considered relevant and the proposed development will not impact upon the achievement of the outcomes sought by this DEO.</p>
(h) the efficient use and extension and safe operation of infrastructure, including the water and sewerage systems and the products of those systems (e.g. appropriately treated effluent and recycled water and sewerage sludges), roads and the Amberley Air Base and the Archerfield Aerodrome are maximised;	<p><b>Complies</b></p> <p>The site is not connected to reticulated sewer and water infrastructure networks, and does not impact on the efficient and ongoing use of this infrastructure outside of the site. All water and sewer will be managed onsite in accordance with relevant standards and conditions of approval.</p> <p>The proposed development does not involve any changes to access arrangements and traffic volumes at the existing operating facility. The Traffic Impact Assessment Report confirms the proposal will not create an unacceptable impact on the existing road network.</p> <p>The existing facility complies with obstacle clearances in relation to the Amberley Air Base. No new buildings are proposed. The landfill height is substantially below the maximum height of 90m above the original ground level.</p>
(i) the adverse effects from natural and other hazards, including flooding, land subsidence, bush fires, ordnance	<p><b>Complies</b></p> <p>The site is subject to limited potential impacts from natural and other hazards, such as flooding, ordnance explosions and aircraft operations. A Bushfire Hazard Assessment Report has been prepared to assess the existing site conditions with respect to bushfire</p>

**Table G: Assessment of Proposal against Desired Environmental Outcomes and Performance Indicators**

Overall Outcome	Response
explosions and aircraft operations, are minimised;	hazard; and provides recommendations for risk mitigation and management. The proposed development will not increase the number of staff onsite therefore will not increase the risk of exposure to hazard. Risk management will be carried out through the construction of fire trails; the creation of four separate burn zones; ensuring adequate water supply for fire-fighting; and managing fuel load by carrying out controlled backburning.
(j) the health and safety of people, and the amenity they enjoy, are maximised, particularly in the urban and township areas where different types of uses are located close together;	<p><b>Complies</b></p> <p>The changed development application is supported by detailed technical reports which assess any potential amenity impacts of the proposal. These reports establish to a high degree of certainty that the proposal will not introduce significant, detrimental or unacceptable amenity impacts to surrounding residential uses or sensitive receivers. In addition, the SBMP (<b>Appendix I</b>) sets out reasonable or practical measures to prevent or minimise any potential environmental impacts associated with the operation of the facility.</p>
(k) areas and places of cultural significance or streetscape value are conserved and protected as much as practicable;	<p><b>Not Applicable</b></p> <p>The site is subject to historical mining activity and is characterised by areas of significant disturbance. The site does not contain any cultural significance or streetscape character values, and accordingly the proposal does not affect such values.</p>
(l) in the urban and township areas there are adequate public spaces and land available for cultural, recreational or social interaction;	<p><b>Not Applicable</b></p> <p>The proposal is for redesign and expansion of an existing, operational landfill which will ultimately rehabilitate a former mining void. The site is not currently suitable to provide public space or land for cultural, recreational or social interaction. The rehabilitation which will be undertaken may ultimately allow the land to be dedicated for park and open space purposes, subject to a separate development application.</p>
(m) rural areas are conserved and protected from incompatible uses such as urban residential.	<p><b>Not Applicable</b></p> <p>The proposal is not located within a rural area.</p>

## 7.5. LAND USE DEFINITIONS

Parts of the proposed development are defined as Special Industry under the Planning Scheme. This means the use of the premises for, inter alia:

...

(f) Waste recycling, reprocessing and disposal, including:

...

(iv) operating a facility for disposing of only general waste or limited regulated waste if the facility receives waste at the rate of 50 tonnes or more a year;

(v) waste transfer station: operating a waste transfer station which receives waste at the rate of 20,000 tonnes or more per year;

...

(g) Miscellaneous industrial activities, including:

...

(iii) crushing, milling or grinding: screening, washing, crushing, grinding, milling, sizing or separating (including, for example, material extracted from the earth, uncured rubber and chemicals) in works producing 5000 tonnes or more per year.

Other parts of the proposed development are defined as Landfill under the TLPI, which is identified as a Waste Activity Use. Under the TLPI:

**‘Landfill’** means—

- a) the use of land for the disposal of material such as domestic waste, putrescible waste, organic waste, regulated waste, building waste, commercial and industrial waste or the like, to raise the level of the site, or to fill or partly fill a mining void on a site.
- b) The term includes the reprocessing of material from landfill on or off site.

**‘Waste Activity Use’** means—

the use of premises for:

- a) “Compost Manufacturing Enclosed”;
- b) “Compost Manufacturing Unenclosed”;
- c) “Landfill”; and
- d) “Rehabilitating a mining void.”

The TLPI definition of Landfill includes “...the reprocessing of material from landfill on or off site”. It is not clear if this includes waste transfer station and resource recovery area. Out of an abundance of caution, approval is sought for these uses (part of Special Industry use).

## 7.6. LAND USE AND ZONING

The site is located within the Regionally Significant Business and Enterprise Area under the Planning Scheme. The overall vision for this part of the city is that



regionally significant business enterprise and industry nodes are created and maintained, which enjoy sustained economic growth, good design and ecological sustainability.

The site is more specifically located within the Swanbank / New Chum Sub-Area. The site is primarily located within the Land Extensive Business Enterprises, whilst the eastern portion of the site is located in Regional Business and Industry Investigation Areas and Buffer / Greenspace Area.

Please refer to the Code Compliance Statements (**Appendix L**) which provide a response to the Overall and Specific Outcomes for the Regionally Significant Business and Industry Areas.

The site is included in multiple zones:

- The majority of the site is located in the Regional Business and Industry Investigation Zone;
- A small portion of the site in the north-western corner is included in the Regional Business and Industry Zone;
- Parts of the site along the eastern boundary and containing the area known as Void 10 are in the Recreation Zone.

Detailed assessment of the changed development application is undertaken with reference to the Regional Business and Industry Investigation Zone only, because:

- The extent of the proposed development, and the actual material change in the scale intensity of use, is contained wholly within that area of the site in the Regional Business and Industry Investigation Zone.
- The Regional Business and Industry Zone only affects a small corner of the site, which contains the site entry and no other aspects of existing or proposed development.
- The proposal is not located within the Recreation Zone.

The Regional Business and Industry Investigation Zone generally accommodates regional business enterprise and industry employment opportunities. These types of uses are supported where applicable constraints, particularly potential amenity impacts on nearby residential areas, mining, flooding and availability of services, can be addressed appropriately.

The proposed development (Special Industry) is anticipated within the zone. It is considered consistent with the outcomes sought for the Regional Business and Industry Investigation Zone if of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds.

The site is further located within the Swanbank New Chum Sub-Area (RBIA2). The broad planning intent for this Sub-Area includes the following policy direction:

- The area is subject to extensive and significant impacts from mining and is further constrained by flooding and existing or planned residential areas to the north, east, west and south-east;
- It is further intended to promote this area for business and industry uses which generally have minimal building requirements;
- The Sub Area also provides significant opportunities for major waste recycling, high energy uses and some 'difficult to locate' industries.

The proposal is consistent with the intended planning outcomes for the Regional Business and Industry Investigation Zone, and the Swanbank New Chum Sub-Area. It is a consistent use in the zone. Furthermore, the proposal is designed to ensure no encroachment into that part of the site in the Recreation Zone.

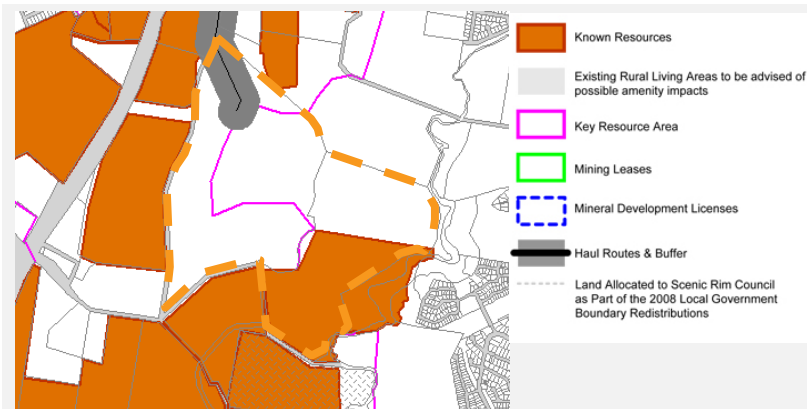
The proposal aligns with the principles of the sub-area insofar as it provides opportunities for major waste recycling, it is a difficult to locate activity, and it is a use that has minimal building requirements.

In conclusion, the proposed development is consistent with the intent of the zone, and the associated sub-areas. Please refer to the Code Compliance Statements in **Appendix L** for a full response to the assessment benchmarks of the zone code.

## 7.7. OVERLAYS

Table H below identifies the overlays which have been applied to the land based on a review of City Plan mapping and provides a brief commentary regarding the effect of each overlay on the level of assessment associated with the proposed development. A full assessment against relevant overlays is provided in the Code Compliance Statements at **Appendix L**.

**Table H: Overlays applying to the land Overlay Mapping**



## Assessment

### Key Resource Areas, Buffers and Haul Routes (OV02)

The site is affected by the following overlay sub-categories:

- Known Resources
- Key Resource Area
- Haul Routes & Buffer

The proposal is for the redesign and expansion of an existing landfill, therefore is not of a nature which has the potential to be significantly adversely impacted by former mining areas.

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**).



### Mining Influence Areas (OV03)

The site is affected by the following overlay sub-categories:

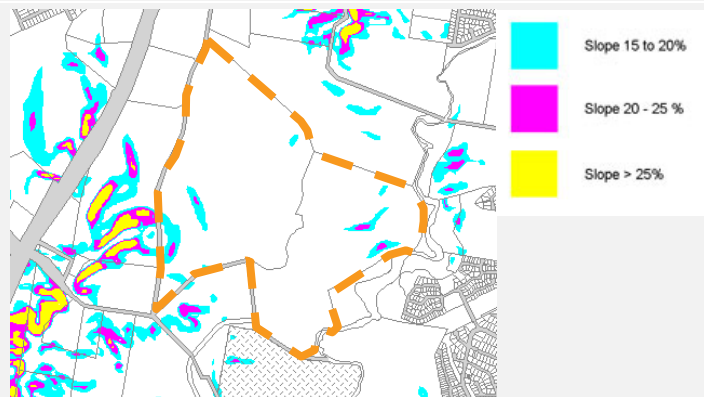
- Mining influence constrained areas
- Area affected by underground mining
- Surface disturbance – including open-cut mining
- Shaft
- Tunnel with approximate direction of drive

Buildings and infrastructure will not be situated within areas which are prone to sink holes or where there is a known history of mining subsidence.

**Table H: Overlays applying to the land  
Overlay Mapping**

### Assessment

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**).



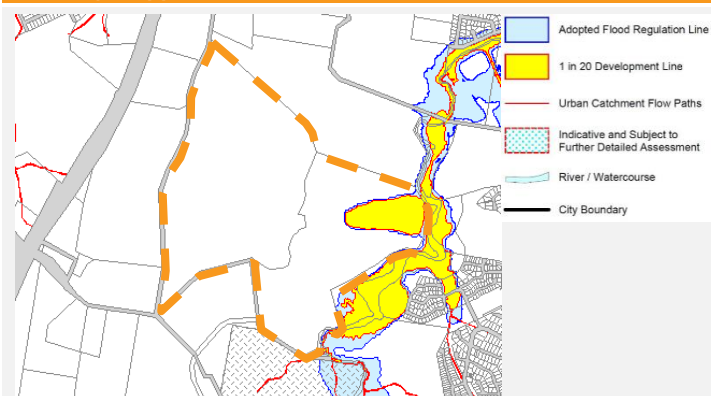
#### Difficult Topography (OV04)

The site contains areas with a slope grading of 15-20% and 20-25%. The landfill is designed and will be managed to maintain the safety of people and property from the risk of landslide.

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**).

**Table H: Overlays applying to the land Overlay Mapping**

## Assessment



### Flooding and Urban Catchment Flow Paths (OV05)

The site is impacted by the 1 in 20 Development Flood Line - Adopted flood regulation line and Urban Catchment Flow Paths which are contained in the north-eastern portion of the site. Notably, the proposed redesign and rehabilitation of the landfill does not encroach within any flood affected areas.

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**). For completeness, an assessment of Section 11.4.7 (Flooding and Urban Catchment Flow Paths) is provided.



### Defence (Area Control) Regulations and Obstruction Clearance (OV07(a))

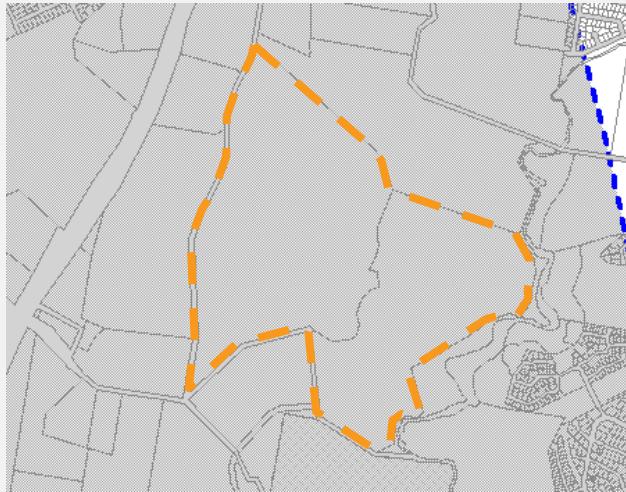
The site is identified within a building height restriction area of 90m. The proposal is for the redesign and expansion of an existing landfill facility and does not involve any buildings which exceed the maximum building height.

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**).



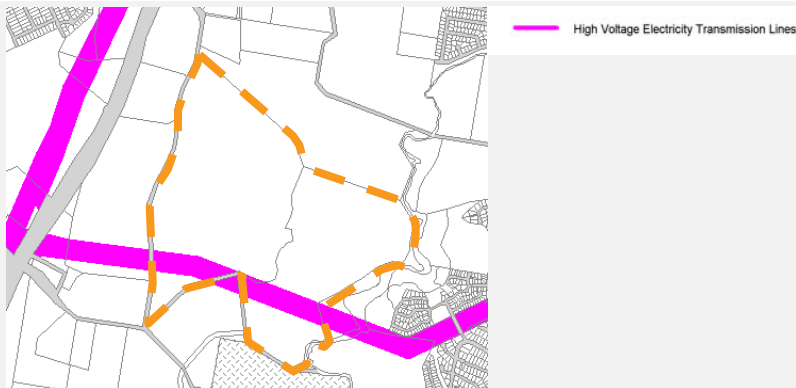
**Table H: Overlays applying to the land  
Overlay Mapping**

### Assessment



#### Operational Airspace, Wildlife Attraction and Lighting Issues (OV07(b))

As per the Operational Airspace, Wildlife Attraction and Lighting Issues mapping, the site is subject to the State Planning Policy (SPP) provisions which have been implemented within the relevant zone and use codes of the Planning Scheme and have been addressed as part of this changed development application. As per Table 11.4.3 of the Planning Scheme, a Waste Activity and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**). Furthermore, a response to the assessment benchmarks for Strategic airports and aviation facilities (as per the SPP) is also provided in the Code Compliance Statements.



#### High Voltage Electricity Transmission Lines (OV13)

The site contains a high voltage electricity transmission line which burdens the southern part of the site over Easements B and C on RP126793 and Easement B on RP126945 to the Queensland Electricity Transmission Corporation Limited. The proposed development will not occur within the easement area.

As per Table 11.4.3 of the Planning Scheme, a Waste Activity Use and Special Industry are assessable development. An assessment of the proposed development against the Development Constraints Overlays Code is provided in the Code Compliance Statements (**Appendix L**).

## 7.8. ASSESSABLE DEVELOPMENT

Following a detailed review of the relevant planning provisions, the following table summarises the level of assessment and relevant codes for all assessable development associated with the proposal.

Table I: Assessable development summary			
Planning Provisions	Assessable Development	Relevant Codes	Response Location
Temporary Local Planning Instrument			
Swanbank / New Chum – Waste Activity Area	MCU (Waste Activity involve Landfill)– Impact Assessable	▪ Relevant Area and Zone Code	▪ Section 7.2 of this Report and Code Compliance Statements (Appendix L)
		▪ Commercial and Industrial Code	▪ Code Compliance Statements (Appendix L)
		▪ Parking Code	▪ Code Compliance Statements (Appendix L)
		▪ Earthworks Code	▪ Code Compliance Statements (Appendix L)
		▪ Swanbank/New Chum Waste Activity Code	▪ Code Compliance Statements (Appendix L)
Swanbank / New Chum – Buffer Area	MCU (Waste Activity Use other than involving Rehabilitating a Mining Void) – Impact Assessable	▪ The whole Planning Scheme	▪ Section 7.3 of this Report for a response to the Desired Environmental Outcomes ▪ Code Compliance Statements (Appendix L)
		▪ Swanbank/New Chum Waste Activity Code	▪ Code Compliance Statements (Appendix L)
Planning Scheme			
Regional Business and Industry Investigation Zone	MCU - Impact Assessable	▪ Regionally Significant Business and Industry Areas Code	▪ Code Compliance Statements (Appendix L)
Regional Business and Industry Zone		▪ Business and Industry Investigation Zone	▪ Code Compliance Statements (Appendix L)
Recreation Zone		▪ Commercial and Industrial Code	▪ Code Compliance Statements (Appendix L)
		▪ Parking Code	▪ Code Compliance Statements (Appendix L)

**Table I: Assessable development summary**

Planning Provisions	Assessable Development	Relevant Codes	Response Location
<b>Development Constraints Overlays:</b> <ul style="list-style-type: none"> <li>▪ Mining Influence Areas</li> <li>▪ Difficult Topography</li> <li>▪ Flooding and Urban Catchment Flow Paths</li> <li>▪ Defence (Area Control) Regulations and Obstruction Clearance</li> <li>▪ Operational Airspace, Wildlife Attraction and Lighting Issues</li> <li>▪ High Voltage Electricity Transmission Lines</li> </ul>	MCU – Code Assessable	<ul style="list-style-type: none"> <li>▪ Development Constraints Overlays Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Code Compliance Statements (<b>Appendix L</b>)</li> </ul>

## 8. REFERRAL AGENCIES

SARA delivers a coordinated, whole-of-government approach to the State's assessment of development applications and relates to development applications where a State agency has jurisdiction. In determining whether a development application requires referral to SARA or 'other persons', the proposed development must be assessed against Schedule 9 and/or Schedule 10 of the Planning Regulation. Schedules 9 and 10 of the Planning Regulation also set out all referral agencies and their jurisdiction.

### 8.1. STATE DEVELOPMENT ASSESSMENT PROVISIONS

The SDAP provide assessment benchmarks for assessment of development applications where the Chief Executive is the assessment manager or a referral agency. Matters of state interest contained within the SDAP can be broadly categorised into two types of interests:

- Interests with the potential to impact on development (e.g. state-controlled roads); and
- Interests that must be protected from the impacts of development (e.g. marine plants).

The SDAP contains twenty-four (24) State codes, all of which are set out in a performance-based code format requiring applicants to address specific criteria.

## 8.2. REFERRALS AND STATE DEVELOPMENT ASSESSMENT PROVISIONS

Based on a review of Schedules 9 and 10 of the planning Regulation and the SDAP, the referral requirements set out in Table J apply.

**Table J: Referral requirements**

Referral trigger reference	Aspect of development	State code(s)
Schedule 10, Part 5, Division 4, Table 2	Non-devolved Environmentally Relevant Activity	State Code 22: Environmentally Relevant Activities
Schedule 10, Part 9, Division 1, Table 1	Development on designated premises	N/A (The designation is the assessment benchmark)
Schedule 10, Part 9, Division 2, Table 2	Material Change of Use subject to an easement for the benefit of a distribution entity	N/A
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	State Transport Infrastructure (Thresholds)	State Code 6: Protection of State Transport Networks

## 9. KEY PLANNING CONSIDERATIONS

### 9.1. SITE AND LAND USE SUITABILITY

#### 9.1.1. CONTEXT

The proposal involves redesign and expansion of an approved and operating waste management facility. In this context, suitability of the site for a waste activity use is established and accepted.

#### 9.1.2. STATE AND REGIONAL PLANNING

The proposal complies with applicable State and regional planning instruments. The site is located within the SEQRP Urban Footprint and provides a necessary industrial land use on suitably zoned land to support the needs of the regional population. The proposal involves the expansion and continuing use of an established waste activity use. This is consistent with key principles of the Urban Footprint which promote opportunities to increase capacity of land within the footprint, and consolidation of urban development.

The site is located in the New Chum Major Enterprise and Industrial Area within the South-West Industrial Corridor. The proposal is consistent with the SEQRP strategies for these significant industrial precincts. A key strategy is to enable the intensification and expansion of major enterprise and industrial areas, where appropriate, to improve their capacity and functionality. The proposed

expansion of the existing waste activity use is both an efficient and appropriate utilisation of land, and consistent with the SEQRP strategy

The proposal also complies with the relevant assessment benchmarks in applicable State Planning Policies and State Development Assessment Provisions.

#### 9.1.3. LOCAL PLANNING

The proposal is located within the Regional Business and Industry Investigation Zone of the Planning Scheme. Special Industry (which includes landfill and associated waste management activities) is identified as consistent with the outcomes sought for the zone where of a type and scale appropriate for the prevailing nature of the area and the particular circumstances of the site and its surrounds.

The site is also within the Swanbank-New Chum Sub Area. This area is identified as providing significant opportunities for major waste recycling, high energy uses and some 'difficult to locate' industries (such as landfill). The proposal is therefore considered to be consistent with the preferred development outcomes for this Sub Area.

Beyond zoning, it is relevant that the area has been subject to historic mining activity. This renders much of the site as unsuitable for other industrial activities. Continuation of the site for landfill purposes is an efficient use of the land, which utilises established supporting infrastructure and reduces pressure to find new sites within or outside the SEQRP Urban Footprint.

The proposal substantially complies with land use expectations in the TLPI, which seek to limit Waste Activity Use involving Landfill to within the mapped Waste Activity Area. The proposed landfill redesign and expansion is located wholly within the Waste Activity Area, except for part of the existing approved landfill footprint which is in the Buffer Area and is subject to a proposed landfill height increase. The extent of development within the Buffer Area is minimal within the context of the overall proposal, and the non-compliance is not determinative due to relevant facts and circumstances.

In conclusion, the site is well placed to accommodate ongoing demand for waste activity uses. It contains a large landholding which is well separated from residential and other sensitive land uses. The proposal is a consistent land use which aligns with the land use planning intent of the TLPI and Planning Scheme. The proposal also complies with State and regional planning instruments.

## 9.2. AMENITY

The term ‘amenity’ is not defined in the Planning Scheme or the TLPI, however both instruments use the term with respect to a range of qualities which impact on the community, including but not limited to noise, dust, odour, air quality, lighting and visual amenity. Community expectation as to the extent or parameters of the amenity of a given location should be informed by objective reading of the relevant planning instruments. The term ‘amenity’ is therefore taken to mean the qualities of a location which the community might expect to enjoy or experience.

The existing landfill operation and the parameters set by the conditions of approval and EA inform the existing level of amenity. The proposed redesign and expansion will allow the use to continue, within key parameters established by the existing operation:

- No change to the existing waste stream acceptance criteria. The facility will continue to accept predominantly inert construction and demolition (‘C&D’) and commercial and industrial (‘C&I’) waste.
- No change to site access and no proposed increase to current traffic volumes.
- No change to existing approved hours of operation.
- No change to existing approved buildings and no new buildings proposed.
- Minor lateral expansion to approved landfill footprint.



- No decrease to current buffer distance of ~700m from waste acceptance areas to the nearest residential uses and other sensitive receiving uses.

The existing operation is not subject to a limited duration, other than as imposed by the approved landfill capacity.

Considering the above, assessment of potential amenity impacts should therefore be focused on the impacts of the proposed vertical height increase in landform and associated continuation of the landfill activity.

The changed development application is supported by a range of technical reports, which demonstrate that the proposed development will not result in any significant, detrimental or unacceptable amenity impacts. The following reports address the various qualities which are relevant to amenity:

- The Air Quality Assessment (**Appendix B**) addresses dust and odour impacts;
- The Acoustic Assessment (**Appendix A**) addresses noise impacts;
- The Visual Amenity Impact Assessment (**Appendix J**) address impacts associated with visibility of the landform and onsite operations;

The key outcomes of each assessment, in regard to amenity, are summarised in the following sections.

### 9.2.1. AIR QUALITY

The Air Quality Assessment is carried out on the basis of a worst case scenario for potential air quality impacts in the form of odour and dust. The relevant parameters for air quality are contained in the *Environmental Protection (Air) Policy 2008* ('Air EPP'). This assessment also underpins parts of the TLPI Response (**Appendix K**) and Code Compliance Statements (**Appendix L**).

Due to the waste acceptance criteria, existing onsite management systems (landfill gas, leachate) and procedures (daily cover, active landfill gas extraction), the assessment finds that there is low risk of odour impacts on sensitive uses. This application does not propose any change to the waste acceptance criteria or the onsite management systems and procedures, therefore does not change the potential for amenity impacts in the form of odour.

The assessment identifies four potential sources of dust generation:

- Hauling, potentially causing dust generated by the wheels of haul trucks;
- Landfilling, including dumping, compacting and spreading;
- Exposed areas subject to wind erosion;
- Resource recovery activities.

Proposed mitigation techniques are included in the assessment, all of which can be imposed as conditions of approval through the SBMP. The assessment concludes that the proposal will achieve compliance with the relevant

requirements at the nearest sensitive receptor. On this basis, the proposal will not have a detrimental impact on amenity in terms of air quality.

### 9.2.2. NOISE

The Acoustic Assessment is also carried out on the basis of the predicted worst case scenario, which would involve equipment operating on an elevated landfill. The *Environmental Protection (Noise) Policy 2008* ('Noise EPP') includes a range of general values and specific parameters. This assessment also underpins parts of the TLPI Response (**Appendix K**) and Code Compliance Statements (**Appendix L**).

This application does not propose any change to the existing approved hours of operation or land use intensity, in terms of vehicular movements. The potential for impacts in excess of the existing situation is therefore primarily a result of additional landform height. The assessment considers the proposed use in terms of onsite operations and construction and confirms compliance with the relevant parameters at all sensitive receiving uses, subject to the implementation of mitigation and management. The assessed mitigation and management techniques can be imposed as conditions of approval through the SBMP. On this basis, the proposal will not have a detrimental impact on amenity in terms of noise.

### 9.2.3. VISUAL AMENITY

The Visual Amenity Impact Assessment includes:

- confirmation of the planning assessment context and review of the established landscape character of the site and surrounding areas to establish a reference framework for the analysis of local character and visual amenity impact;
- analysis of the proposed landfill construction strategy, including associated barrier and bund as a technique to mitigate views of exposed waste and machinery and equipment during landfill operations;
- review of photomontage reports and assessment of the visual amenity impacts of the proposal through change in landform.

The assessment is conducted in regard to both the potential visual impact of the proposed landform; and the potential visual impact of landfill operations and equipment. A range of visual mitigation measures, included in the proposal, inform the assessment:

- staged construction sequence, to allow early establishment of screening bunds which will then be progressively relocated as works progress;
- provision of appropriately coloured and / or camouflaged screening fence atop temporary visual screening bunds;
- seeding of screening bunds to minimize erosion and improve appearance;
- minimal use of lighting, which will be directed downward and shielded;
- ongoing monitoring of erosion, dust, litter and waste as per the SBMP;

- rehabilitation as per the Landscape Concept Master Plan (**Appendix F**).

The assessment concludes that the proposal will not have a significant or detrimental impact on the visual amenity of affected residences; and in some aspects will improve the local landscape and visual amenity compared to the current situation. The Visual Impact Assessment (**Appendix J**) informs the TLPI Response (**Appendix K**) and Code Compliance Statements (**Appendix L**).

### 9.3. ENVIRONMENT

The proposed development, which will ultimately result in the rehabilitation of a site which has been substantially disturbed by previous mining activities, represents a fundamentally positive environmental outcome. Key assessment aspects in regard to the environment include:

- vegetation retention / removal;
- impacts on habitat;
- quality and quantum of rehabilitation; and
- stormwater management.

Each aspect is discussed in the following sections.

#### 9.3.1. FLORA AND FAUNA

The EAR (**Appendix D**) includes a desktop review of environmental databases and field survey, the findings of which underpin a detailed assessment of the potential impacts of the proposal on flora and fauna. The proposed redesign is generally contained within the approved landfill footprint, which limits additional impacts on existing vegetation. Some clearing will be required to support the proposal, notably for sediment basins and a leachate pond. These aspects are also a necessary component of the existing approved landfill.

Table 6.1 of the EAR quantifies the proposed vegetation clearing, although does not quantify the extent of clearing that would be required to carry out the current proposal (in terms of sediment basins and leachate pond). For this reason, the actual quantum of clearing proposed by this application, over and above the existing approval, is likely to be less than stated in Table 6.1.

In terms of vegetation retention and removal, the EAR finds:

- no conservation significant flora species within the study area;
- no known threatened flora species within the study area;
- no removal of non-juvenile koala habitat trees.

The Landscape Concept Master Plan (**Appendix F**) demonstrates a rehabilitation outcome which accords with the current EA and provides additional

rehabilitation outside of the approved and proposed landfill footprint. The proposed rehabilitation will result in vegetation of the final capped landform, as per the existing approval, and additional works:

- revegetation and supplementary planting of existing mixed and regrowth eucalypt woodland;
- potential opportunities for external rehabilitation to enhance the Six Mile Creek Corridor;
- potential opportunities for dedication of land contained in the subject site to integrate with the Six Mile Creek Corridor.

The proposed rehabilitation is an improvement on the existing obligations. In conjunction with the EAR, the Landscape Concept Master Plan demonstrates that the proposal maintains and enhances native vegetation buffers and significant existing vegetation.

The findings of the EAR confirm, with respect to the Nature Conservation Act 1992, the presence of two conservation significant fauna species and the likely presence of three other conservation significant fauna species (grey-headed flying-fox, greater glider and powerful owl). However, none of the relevant fauna species were recorded as being present within the area that will be directly affected by the proposed landfill expansion. The EAR further concludes that impacts on matters of national environmental significance under the Environment Protection and Biodiversity Conservation Act 1999 are unlikely.

The EAR and Landscape Concept Master Plan inform the TLPI Response (**Appendix K**) and Code Compliance Statements (**Appendix L**).

### 9.3.2. REHABILITATION

The proposal includes a comprehensive rehabilitation strategy which incorporates obligations of the existing EA and proposes additional rehabilitation works outside of the landfill footprint. Compared to the existing situation, the proposal will undertake progressive rehabilitation which will result in improved visual amenity across the lifespan of the landfill operation; and will provide additional rehabilitation that would not otherwise be required.

This proposed Rehabilitation Strategy incorporates the following key components:

#### Landfill footprint and adjacent environs

- Rehabilitation will be carried out progressively through the life of the proposed landfill operation, in line with the landfill construction strategy in the Concept Design Report (**Appendix C**). Progressive rehabilitation, compared to post-landfill rehabilitation, will result in improved visual amenity throughout the life of the landfill use.

- Shrubs and low canopy trees (0.5m to 5.0m) will be established at the lower level phyto-bund to assist with erosion control and manage impacts on visual amenity.
- Grasses and low shrubs will be planted at the upper levels of the landfill.

#### Balance land and adjacent creek corridor

- Part of the balance land immediately east of the landfill (which is not subject to rehabilitation obligations under the current approval) will be rehabilitated through a strategy that is responsive to and actively improves the current site conditions.
- These areas are predominantly mapped as Buffer Area and key elements of the rehabilitation strategy include retention of the existing native tree canopy; weed management and removal of exotic species listed under the Biosecurity Act 2014. Supplementary planting, utilizing local species, will be undertaken in areas lacking existing native species. Both RE12.9-10.2 and RE12.3-3 include species which are known to support koala habitat, and these tree species will be prioritised during species selection.
- Although not included in this changed development application, the strategy identifies an opportunity to undertake rehabilitation of Council-owned land (linear park) between the subject site and Six Mile Creek. This could include weed management and revegetation with suitable species, assisting with bank stabilization. The applicant recommends these works

be included as part of the rehabilitation obligations in association with the proposed landfill expansion.

#### Timing and Delivery

- Rehabilitation of the landfill will be undertaken progressively in line with landfill construction. Vegetation will be managed and sustained through a comprehensive long-term post closure monitoring program.
- It is proposed to undertake rehabilitation of the south-east portion of the balance site area and the Council owned creek side linear park, if agreed with Council, during landfill operation.
- Delivery of the proposed rehabilitation strategy can be secured through appropriate mechanisms in line with a development approval. This may include conditions of a development approval and/or an infrastructure agreement.

### 9.3.3. STORMWATER MANAGEMENT

Stormwater and drainage outcomes for the site are underpinned by the landfill design outcome. The proposed landfill design adopts best practice design principles to achieve improved stormwater management and drainage outcomes. These include:

- providing batter slopes with a minimum gradient of 5% to promote stormwater sheetflow and minimize the potential for infiltration;

- providing batter slopes with a maximum gradient of 20% to manage the risk of erosion;
- developing a landform that sheds water toward the perimeter, minimizing flow path lengths to reduce the likelihood of infiltration and erosion;
- providing appropriately designed and located basins to achieve efficient capture of runoff;
- minimizing the extent and duration of disturbance as far as practicable.

Existing topographical conditions are a key factor in determining an appropriate design solution which achieves best practice design principles while also managing potential impacts on amenity. To ensure that stormwater is able to discharge from the final landform, the highest existing level at the perimeter of the footprint was adopted as the starting point for the design. To minimize visual impact, the minimum best practice gradient of 5% is proposed from this point to the central peak; with greater gradients up to the maximum 20% proposed in other locations, allowing the landform to meet existing ground in lower parts of the site.

By comparison, the approved landfill will direct stormwater from west to east across the full span of the cap. The proposed landfill design will demonstrably improve the stormwater management and drainage outcomes, as stated in the Addendum to the Site Based Stormwater Management Plan Addendum (**Appendix H**). Improved stormwater management and drainage outcomes will

also support improved long-term environmental outcomes, by minimizing the potential for leachate generation, which is caused by stormwater infiltration.



## 10. OTHER RELEVANT MATTERS

### 10.1. PLANNING AND ECONOMIC NEED

There is a demonstrated planning and economic need for the proposed development.

Waste generation is directly linked to population growth and economic development of the region. Landfills are therefore a necessary infrastructure feature which deliver an important service to our growing urban and regional communities.

A Needs Analysis has been prepared which establishes the following key facts:

- At the SEQ regional level, annual C&D and C&I waste generation rates remain strong and there is significant ongoing demand for waste disposal facilities into the future.
- Remaining landfill supply is decreasing as a number of facilities (including Cleanaway's New Chum Waste Management Facility) will reach capacity in the next 2-3 years.
- New landfill capacity for C&D and C&I waste is therefore urgently required, and there is an obvious preference to avoid using putrescible waste landfill space for C&D and C&I waste streams.

Landfills are a difficult to locate activity and have limited locational choices, for the following reasons:

- Spatial design requires consideration to potential external impacts and buffers to ameliorate or mitigate impacts, which in turn necessitates large landholdings.
- Landfills generally locate in historical mining and extractive industry areas. These are not evenly distributed throughout the region and are clustered to specific localities, such as, for example, former mining areas in the Swanbank / New Chum area.
- Some planning schemes traditionally don't forward plan to accommodate landfills. In addition, where land is set aside for difficult to locate industrial uses, and this comprises fair and reasonable land, it may find a higher and better use for industrial activities other than landfill.
- Despite the above challenges, landfills need to be in locations where they are supported by necessary infrastructure and can minimise transport costs for customers.

The Swanbank New Chum locality is considered well placed to accommodate ongoing demand for waste activity uses. It contains large landholdings which are well separated from residential and other sensitive land uses, and the area has been subject to former mining activity.

The site is an established operating landfill, and the proposed development represents an economically viable use of the land. Expansion and continuation of an existing waste activity use provides a number of significant benefits including:

- Efficient use of existing land which minimises or delays pressure on urban footprint expansion.
- Utilisation of existing available infrastructure and avoiding or delaying investment in new infrastructure which may be required for new facilities.
- Maintenance of existing operations including established buffers and traffic movements.
- Continuation of environmental approvals and no lead in time required for landfill construction or dewatering requirements.

In summary, there is a strong planning and economic need for the proposed development. The proposal delivers necessary infrastructure to service waste generation aligned with regional population and economic growth. The proposal is well located to meet this need within the context of limited locational choice. Appropriate expansion of an existing Waste Activity Use provides a number of significant economic and operational benefits comparative to establishment of new facilities.

## 10.2. IMPROVED ENVIRONMENTAL OUTCOMES

The proposed development will result in improved environmental outcomes, which can be summarised as:

- progressive visual screening of exposed waste and landfilling operations will improve visual amenity, compared to the current situation where screening is not a requirement of the approval;
- progressive capping and rehabilitation will deliver additional vegetation sooner, reducing the duration of time required for it to mature and provide habitat value to existing fauna, improving the environmental outcome;
- carrying out additional rehabilitation beyond the landfill footprint will support and enhance existing vegetation buffers, improving both amenity and environmental outcomes;
- designing the landfill in accordance with best practice principles will improve stormwater management and drainage outcomes, supporting long term cap performance, stability and leachate management, improving the environmental outcome;
- meeting a demonstrated economic need on an existing landfill site, in a way that improves the amenity and environmental outcomes, will improve community outcomes by reducing the need for new landfill to establish in other locations.

The updated Rehabilitation Strategy (**Appendix F**) proposes rehabilitation of land over and above that required or reasonably expected in association with landfill rehabilitation. This includes:

- Rehabilitation of the landfill footprint involving a more comprehensive vegetation and landscape offering through establishment of shrubs and low canopy trees (0.5m to 5.0m high) at the lower level phyto-bund to assist with erosion control and improve visual amenity, and upper levels of the landfill and adjacent land will be progressively planted out with grasses and low shrubs.
- Rehabilitation of balance land immediately east of the landfill (which is not subject to rehabilitation obligations under the current approval) through a strategy that responds to and actively improves the current site conditions. These areas are predominantly mapped as Buffer Area and key elements of the rehabilitation strategy include retention of the existing native tree canopy; weed management and removal of exotic species listed under the Biosecurity Act 2014. The strategy also seeks to retain and allow for native regeneration, supplementary planting in areas lacking existing native species, and revegetation with local species based on the technical description listed in the specific areas. Both RE12.9-10.2 and RE12.3.3 include species which are known to support koala habitat, and these tree species are intended to be prioritised during species selection.

- Whilst not part of this changed development application, an opportunity has been identified to undertake rehabilitation of Council owned land (linear park) between the subject site and Six Mile Creek. This would include the weed management, revegetation with suitable species and bank stabilisation. The applicant recommends these works be included as part of the rehabilitation obligations in association with the proposed landfill expansion.

The proposed Rehabilitation Strategy facilitates improved outcomes as follows:

- Improved amenity and environmental outcomes in the short term (2-10 years) through an enhanced buffer area and Council owned creek corridor (if Council proposes that the applicant undertake these works).
- Improved amenity, environmental and community outcomes in the mid to long term (10+ years) through comprehensive rehabilitation of the landfill and balance landholdings, including potential transfer of land to Council for parkland or environmental reserve.

### 10.3. MISCELLANEOUS

The proposed development is positioned in a strategic location:

- in close proximity to major transport infrastructure;

- in proximity to areas which are currently, and are anticipated to experience major infrastructure works and development (e.g. Springfield, Ripley Valley);
- greater than 500m from the nearest planned and existing sensitive receiving uses in zones intended for these uses.

The proximity of the site to major existing population centres (e.g. Ipswich, Brisbane) and growing population centres (e.g. Springfield, Ripley Valley) is therefore a positive attribute.

The proposed development will introduce a resource recovery component to the site, supporting the reduction of waste going to landfill and the transition toward a circular waste management economy.

The proposed development has been designed and will be managed to avoid, minimise and mitigate impacts on the environment. Specifically, the proposal will achieve additional landfill capacity substantially within the approved landfill footprint; while the redesign will improve the ultimate environmental outcomes for the site.

## 11. CONCLUSION & STATEMENT OF REASONS

In accordance with section 45(5) of the *Planning Act 2016*, the proposal has been assessed against the relevant assessment benchmarks; matters prescribed in relevant regulations; and other relevant matters. Based on this assessment, the proposed development should be approved subject to reasonable and relevant conditions.

The following is a statement of reasons to approve the changed development application:

- The proposal complies with the Desired Environmental Outcomes in the *Ipswich Planning Scheme 2006* (as amended).
- The proposed land uses are consistent land uses for the zones in which they are proposed to be located.
- The proposed development complies with the intended development outcomes for the Swanbank New Chum Sub Area, which intends to provide opportunities for major waste facilities, difficult to locate activities such as landfills and development that has minimal building requirements.
- The proposed development generally complies with the Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation).
- The instances of non-compliance with the TLPI are not determinative and justification has been provided to support the application.

- The accompanying technical reports demonstrate that the proposed development is able to operate in accordance with relevant legislation and standards; and that potential impacts can be managed or mitigated.
- The proposal to expand and redesign an existing landfill will allow improved amenity, environmental and community outcomes to be achieved while using land efficiently.
- The proposed development meets a planning and economic need without undermining regional waste strategies.



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