Scenic Rim Agricultural Industrial Precinct project

Coordinator-General's evaluation report on the impact assessment report

May 2024

COORDINATOR-GENERAL

Queensland Government

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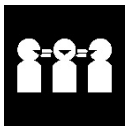

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Summary

This report details my evaluation of the Scenic Rim Agricultural Industrial Precinct (SRAIP) project (the project). This report has been prepared in accordance with section 34L of the *State Development and Public Works Organisation Act 1971* (SDPWO Act).

Kalfresh Pty Ltd (the proponent) proposes to develop an integrated agricultural industrial precinct at Kalbar, 85 kilometres south-west of Brisbane. The project would enable the expansion of the proponent's existing horticultural production and processing company and creates a consolidated precinct for rural industry activities. The proponent's vision is to create a regional hub that co-locates complementary agricultural manufacturing and value-adding businesses to encourage collaboration, innovation and diversification.

The project is expected to result in an environmentally sustainable operating model, creating direct economic and supply chain contributions, unlocking new market opportunities for farmers, and creating new employment opportunities in the Scenic Rim local government area. A unique feature of the project is the inclusion of a renewable energy system which converts organic agricultural waste to energy, gas and fertiliser via anaerobic digestion. The energy (electricity and biogas) produced from anaerobic digestion would be used within the precinct, and fertiliser within the local farming community.

The proponent estimates an initial capital expenditure of $55 million and anticipates the project would result in a total investment of $291 million. The project is anticipated to create 641 direct and 354 indirect jobs over the 10-year construction period and an additional 475 direct and 572 indirect jobs annually during operation. These jobs, combined with innovative automation and storage operations, are anticipated to minimise the need for seasonal workers and generate a reliable and stable local employment opportunity.

The project is located within the designated Rural Zone of the Scenic Rim Planning Scheme 2020 (Planning Scheme) and the regional landscape and rural production area (RLRPA) of the ShapingSEQ – South East Queensland Regional Plan 2023 (Regional Plan). The intent of these designations is to provide for rural uses and protect rural land from encroachment by urban and rural residential development. Subdivision below 100 hectares is prohibited in the RLRPA and there are restrictions placed on the establishment of urban uses. The project proposes both subdivision of less than 100 hectares and urban activities (albeit linked to agricultural activities).

As a declared coordinated project under the SDPWO Act, exemptions apply, providing a regulatory pathway for the project to proceed subject to my evaluation and the proponent obtaining necessary approvals. Despite this exemption, I need to be satisfied the project aligns with the land use planning intent of the Planning Scheme and Regional Plan. I have considered the proponent's justification for the locational requirements of the project and I consider that while the project is not a form of development typically envisaged in a rural location, it fundamentally relates to rural production and processing activities. I am satisfied the proponent has demonstrated the project's requirement to be located within the RLRPA. In addition, I consider there to be an overriding need, in the public interest, for the project to be carried out.

To enable the project to proceed, the proponent requires a preliminary approval (variation approval) to override the Planning Scheme and establish a planning framework that reflects the project's unique requirements. I have stated conditions for the Scenic Rim Regional Council (SRRC) to attach to the subsequent preliminary approval (variation approval) which gives effect to the SRAIP Development Plan. The SRAIP Development Plan varies the effect of the Planning Scheme by specifying the types of development that may take place within the project area, the level of assessment for proposed

development and the assessment benchmarks against which subsequent development applications will be assessed.

In addition, the proponent is seeking subsequent development approvals to reconfigure the project area and establish agricultural industrial activities including the anaerobic digestion facility, a composting facility, a sewage treatment facility, agricultural industrial warehouses, and offices. I have stated conditions in Appendix 2 for SRRC to attach to these subsequent development approvals. These conditions reflect key state interests for environmental and other matters. The conditions also require that each application submitted to SRRC is to contain more detailed information relevant to each activity for which approval is sought.

The proponent is currently exploring various governance arrangements for managing shared services across the project, including water, sewage, power and roads. I encourage entities considering establishing or investing in the SRAIP to make themselves familiar with the project's final governance arrangements to ensure they understand service provisions and obligations.

In undertaking my evaluation of the impact assessment report (IAR), I have considered the draft IAR, the revised draft IAR, submissions made during public consultation, and advice from relevant state and local government agencies.

Overall, I am satisfied the project would improve the economic and environmental sustainability of agriculture in the Scenic Rim farming region and provide significant employment benefits. Additionally, the project would support the advancement of agriculture-related innovation and technologies while realising a circular economy approach through waste reduction and decarbonisation initiatives.

I conclude that there are local, regional and state benefits to be derived from the project, and that any adverse environmental impacts can be acceptably avoided, mitigated and/or offset through the implementation of measures and commitments outlined in the IAR. Conditions proposed in this report have been formulated to further manage potential project impacts.

Accordingly, I recommend the project proceed subject to the conditions and recommendations set out in Appendices 1 and 2 of this report. In addition, I expect the proponent to fully implement their commitments as set out in Appendix 3 of this report.

In accordance with section 35A of the SDPWO Act, this report will lapse 6 years following the publication date of this report, unless I set another date at a future time that extends the report.

A copy of this report will be provided to the proponent, relevant local and state government agencies and will be made publicly available at: **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**.

I would like to acknowledge and thank SRRC and state advisory agencies for their advice throughout the coordinated project process.

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Gerard Coggan
Coordinator General
1 May 2024

1. Introduction

This report has been prepared pursuant to section 34L of the *State Development and Public Works Organisation Act 1971* (SDPWO Act) and provides an evaluation of the impact assessment report (IAR) for the Scenic Rim Agricultural Industrial Precinct (SRAIP) project (the project).

This report does not record all matters identified and subsequently addressed during the assessment. Rather, this report concentrates on the substantive issues identified during the IAR process. This report:

- summarises key issues associated with the potential impacts of the project on the natural, physical, social and economic environments at local, regional and state levels
- presents an evaluation of the project, based on information contained in the IAR, submissions made on the draft IAR during public and advisory agency consultation, and information and advice from advisory agencies, the Scenic Rim Regional Council (SRRC), and the project proponent
- states and imposes conditions under which the project may proceed
- makes general recommendations
- documents the proponent's commitments.

2. About the project

2.1 The proponent

Kalfresh Pty Ltd (Kalfresh) (the proponent) (ABN 33 060 428 775) is an Australian rural agricultural production company that grows and supplies fresh produce directly to distribution centres for major supermarkets and food service customers in Australia and overseas.

At the time of writing, Kalfresh advises it employs up to 400 people (directly and indirectly) at peak production times, with about 2,000 hectares (ha) under crop across the Scenic Rim, Lockyer Valley, Southern Downs, and North Queensland.

2.2 Project location

The SRAIP project is proposed at 6200-6206 Cunningham Highway Kalbar, approximately 85 kilometres (km) south-west of Brisbane (Figure 1) within the Scenic Rim local government area (LGA). The project is located in the Fassifern Valley, which is identified in the ShapingSEQ - South East Queensland Regional Plan 2023 (the Regional Plan) as a priority agricultural area.

The project is located on country significant to the Yuggera Ugarapul People. There are no identified sites of cultural heritage significance within the project area.

Figure 1. Project location and regional context

Source: IAR Figure 1

2.3 Project description

The project involves the creation of an agricultural industrial precinct and associated infrastructure on approximately 250 ha, properly described as Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974, and Lot 2 on RP44024 (the project area). The primary frontage of the project adjoins the Cunningham Highway, a state-controlled road traversing from Ipswich to the Darling Downs region.

The project is proposed to accommodate:

- processing or value-adding of agricultural or farm products to produce food, beverages or other products
- industries or activities necessary to support the precinct, such as warehousing and distribution activities
- intensive horticulture
- agriculture-related research, innovation and technologies to support the farming and agriculture industry
- a circular economy through re-use of waste and water, decarbonisation of industrial processes, production of fertiliser, composting, and renewable energy production via the anaerobic digestion facility.

2.3.1 Project site and project area

Throughout this report reference is made to 2 distinct areas, the project site and the project area, depicted in Figure 2 below. The project site includes the entirety of existing lots within which the SRAIP project is proposed to occur. The project area is the area that would be impacted by the establishment of SRAIP (i.e. the impact area).

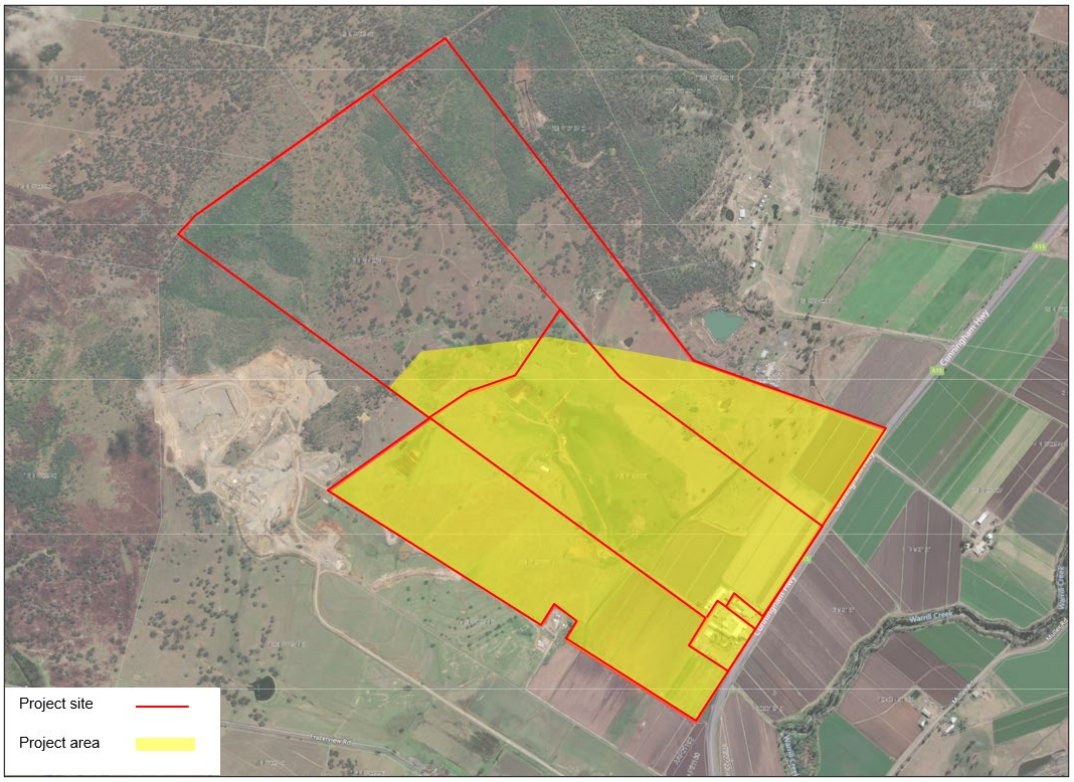

Figure 2. Project site and project area

2.3.2 Existing operations

Kalfresh's existing Kalbar operations were established in 1992 and have developed to include cropping, value-adding, processing, packaging, and distribution to domestic and international customers. Existing facilities span Lot 1 on RP216694 and Lots 2 and 4 on SP19222, and include large packaging and processing warehouses, water tanks, workshop areas, staff office and amenities, and truck unloading bays. Cropping areas are established towards the Cunningham Highway frontage of the site, while undeveloped land spans the remainder of the site moving west from the Cunningham Highway.

2.3.3 Proposed project and rationale

The IAR submits the intent of the SRAIP is to improve the economic and environmental sustainability of agriculture in a key South East Queensland (SEQ) farming region. The agricultural sector is a fundamental component of the Queensland economy, supplying fresh and reliable food to households across the nation. The Scenic Rim is a prime production area with a suitable growing climate for various types of fruits and vegetables. The IAR submits that the project is expected to enhance agricultural production in the region by increasing value-adding and diversification opportunities. In addition, the IAR notes the project would support advancement of agriculture-related research, innovation and technologies to support farming and agriculture industries.

The project proposes a sustainable circular approach to farming, where an anaerobic digestion facility would enable the production of electricity and gas from agricultural waste. This aspect of the project directly aligns with the Queensland Low Emissions Agriculture Roadmap 2022-2032,[1] providing consumers a carbon neutral option to food consumption and unlocking 'on-farm energy opportunities'.

The proponent expects the anaerobic digester would divert approximately 250-450 tonne per annum (tpa) of waste from landfill and provide a new source of fertiliser for the local farming community. The capture of gas and reduction in waste are expected to significantly reduce greenhouse gas emissions. Assessments undertaken by the proponent found the project could potentially reduce emissions by 430,000 tonnes of carbon dioxide equivalent (tCO_2-e) per annum. If realised, such reductions would demonstrate how some forms of agricultural development can contribute to Queensland's emission reduction targets (Net Zero by 2050).

The project closely aligns with SRRC's region-wide vision for agricultural growth as outlined in the Agri-business and Agritourism 10-year Roadmap 2022-2032.[2] The project is anticipated to grow investment, create employment opportunities and provide new market opportunities for regional landholders. The project supports the Scenic Rim Regional Prosperity Strategy 2020-2025,[3] as a 'strategic enabling project' through job creation, innovation opportunities and increased regional output.

The proponent estimates the project's benefits would include total investment of $291 million, up to 641 full-time equivalent jobs over the 10-year construction period and up to 475 full-time equivalent jobs during operation. Section 5.11.3 evaluates the economic benefits and impacts of the project as stated in the IAR.

The project includes the following key components, an overview of which is provided below:

- planning scheme variation

[1] Department of Agriculture and Fisheries (2022) Queensland Low Emissions Agriculture Roadmap 2022-2032, available at: https://www.publications.qld.gov.au/dataset/78a205af-8e4c-4c6d-81f3-0b8c078ad6af/resource/d60e9ba9-ff5c-4897-891e-2d6fe8b1d81a/download/queensland-low-emissions-agriculture-roadmap-20222032.pdf
[2] SRRC (2022) Scenic Rim Agribusiness and Agritourism 10-Year Roadmap 2022-2032 & Scenic Rim Agribusiness and Agritourism 3-Year Action Plan, available at:https://www.scenicrim.qld.gov.au/agribusiness-agritourism-roadmap-action-plan
[3] SRRC (2020) Scenic Rim Regional Prosperity Strategy 2020-2025, available at: https://www.scenicrim.qld.gov.au/rps

- reconfiguring lots and operational works
- establishment of essential infrastructure
- establishment of permissible agricultural and industrial uses.

2.3.3.1 Planning scheme variation

The proposed project area spans 250 ha of rural zoned land. To enable SRAIP establishment, the proponent is seeking a variation to the Scenic Rim Planning Scheme 2020 (Planning Scheme) to enable 40 ha to be converted to industrial zoned land and enable subdivision (refer also Section 2.3.5 and Section 4). The variation would result in 2 new precincts; an Industry Precinct and a Rural Precinct, as depicted in Figure 3. The Industry Precinct would facilitate co-location of appropriate industrial uses, including a proposed anaerobic digestion facility, warehouses, food processing, production and storage facilities, ancillary offices as well as a service station and transport depot to service the needs of the precinct. The Rural Precinct would accommodate low-impact rural activities that can operate near intensive industrial activities, such as composting facilities and dams.

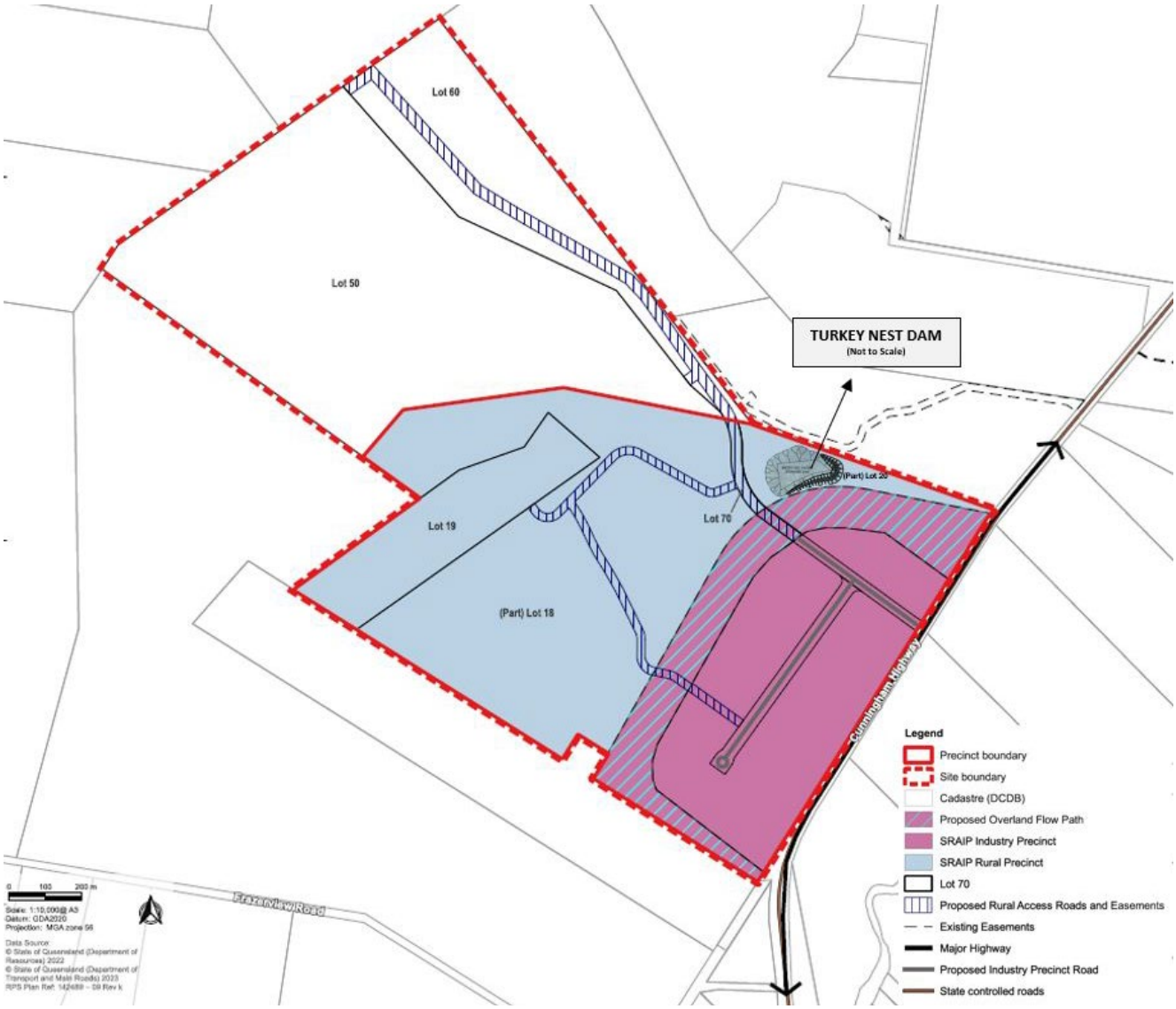

Figure 3. Proposed precinct plan
Source: adapted from IAR Appendix A.5 Map 1

2.3.3.2 Reconfiguring lots and operational works

Following a variation to the planning scheme, the proponent intends to reconfigure the existing 5 lots that comprise the project area into 16 industrial lots, 3 rural lots, an infrastructure lot, 2 balance lots excluded from the SRAIP, a volumetric lot, access easements and common property. The form of these proposed lots are depicted in Figure 4.

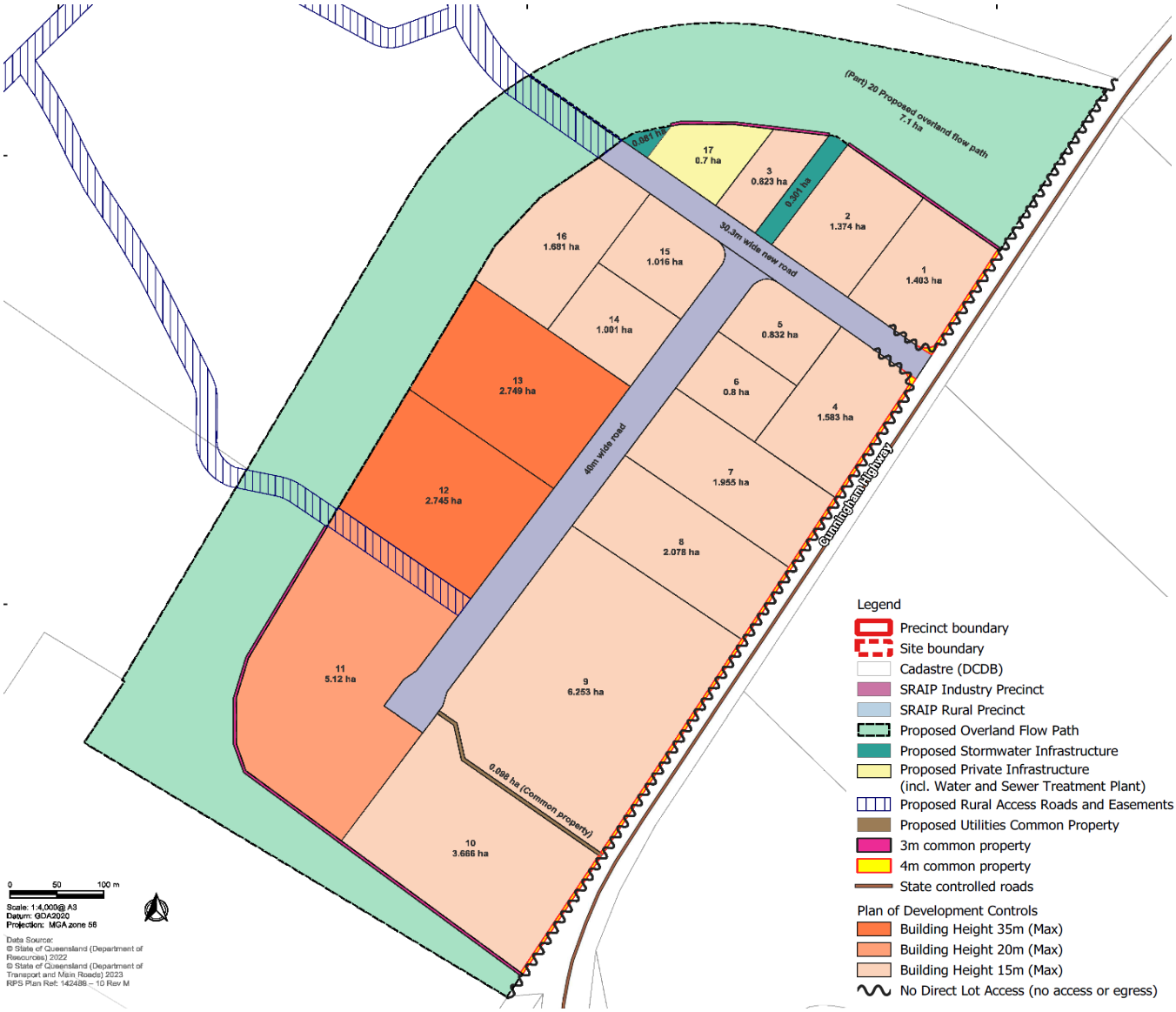

Figure 4. SRAIP Concept layout
Source: adapted from IAR Appendix A.5 Map 2

2.3.3.3 Essential infrastructure

Water supply infrastructure

Kalfresh's existing operations are not connected to urban water and sewage services and the proponent does not propose that the project would be in the future. The proponent intends the SRAIP to be self-sufficient in relation to potable water, and notes the predicted water demand of approximately 103 megalitres (ML) per annum would be sourced from:

- existing underground bore water supply (volcanic aquifer) – 200 ML per annum available
- existing underground bore water supply (alluvial aquifer) – 130 ML per annum available
- Warrill Creek high priority allocation – 145 ML per annum available
- on-site 50 ML turkey nest dam to store water from the above sources to ensure supply continuity.

The SRAIP would be serviced by an internal network, consisting of:

- raw water pipelines connecting the turkey nest dam with bores and the Warrill Valley Creek water
- a conventional potable pressure water reticulation system treated to drinking standard
- a recycled water main network for industrial and/or processing uses
- a sewerage pipeline connecting lots to the sewage treatment plant.

The IAR describes the project as being serviced by 2 water mains. One main would be a conventional potable water system treated to drinking water standards (Kalfresh plans to seek approval to become a water service provider with the Department of Regional Development, Manufacturing and Water (DRDMW)). The second main would be a recycled water network for industrial and/or processing uses.

It is proposed that wastewater from the processing facilities would be re-used in relevant industrial process or stored in the turkey nest dam before progressing for treatment.

Kalfresh states it is committed to implementing a demand mechanism through proposed precinct governance arrangements (further described in Section 2.3.4) to ensure water use does not exceed availability and long-term water supply for the project.

Sewage treatment plant and sewer reticulation

The IAR notes the project would operate self-sufficiently in relation to sewage reticulation, treatment and disposal. Sewage from existing operations is currently treated at an on-site sewage treatment facility. As part of the project, a new 200 kilolitre sewage treatment plant is proposed on Lot 17 (Figure 4).

An internal sewerage network would be constructed, where wastewater flows generated by the development would be transferred to an on-site sewage treatment plant. Treated sewage would then be piped to an on-site effluent irrigation area to the north-west of the Industry Precinct.

2.3.3.4 Agricultural and industrial uses

Electricity - anaerobic digestion facility (SRAIP Biodigester)

Kalfresh propose the electricity infrastructure servicing existing operations would be extended to service the SRAIP until such time as the anaerobic digestion facility becomes operational.

The anaerobic digestion facility, proposed on Lot 11 (Figure 4), is intended to support the project's circular economy goals, enabling recovery and re-use of food waste to generate renewable electricity. The anaerobic digestion facility would utilise organic processes to break down (decompose) organic

agricultural wastes and feedstocks (such as chicken manure, paunch and silage) to create a natural biogas. This gas would be used to generate baseload power, for distribution to premises that establish across the SRAIP.

The anaerobic digestion facility is proposed to be delivered in 2 stages: stage 1 would produce approximately 1.6 megawatts (MW) per annum of renewable electricity, while stage 2 would have a potential maximum output of 10 MW per annum. The IAR submits that the facility would generate the SRAIP's full power needs, with residual power fed back into the local electricity grid.

Composting facility (SRAIP Composting)

A 50,000 tpa composting facility is proposed on Lot 19 (Figure 3) to produce nutrient-rich compost. It is intended that compost would provide high-quality soil conditioner for existing crop production within the immediate region, including cropping undertaken by Kalfresh and independent local producers.

Warehouses, ancillary offices and other high impact agriculture industry

The SRAIP Industry Precinct (Figure 3) is proposed to accommodate industrial uses that complement agricultural activities. In addition to uses described above, warehouses, a fresh and frozen vegetable processing facility, cold storage, and ancillary office spaces are proposed. These uses are further described at Section 5.2.

2.3.4 SRAIP governance

Kalfresh proposes to supply the essential infrastructure and services required to support the project (i.e. water, sewerage, roads, electricity generation and transmission). Kalfresh advises it is considering various governance arrangements to ensure shared services are appropriately managed, including:

- private ownership (Kalfresh-held)
- Community Titles Scheme under the *Body Corporate and Community Management Act 1997*
- Building Management Statement under the *Land Title Act 1994*
- commercial agreements.

The project's governance arrangements are proposed to be finalised and confirmed prior to submission of the survey plans for the Reconfiguring a Lot component of the project.

It is recommended that entities and parties considering establishing facilities within, or investing in, the SRAIP seek appropriate advice and undertake due diligence to ensure they are aware of governance arrangements that may apply to them.

2.3.5 Project approvals and staging

The project requires a series of approvals under the *Planning Act 2016* (Planning Act) and the *Environmental Protection Act 1994* (EP Act). These are identified in Table 1 and described in Section 4.

The proposed timeframes for key project components are also provided in Table 1. Implementation of the SRAIP can be summarised as occurring in 2 main stages. Stage 1 includes the creation of the precinct and activities to deliver development-ready land. Stage 2 includes the establishment of permissible agricultural and related industrial uses on individual lots.

Table 1. Proposed timeframes for key project approvals

Stage	Applications	Anticipated application lodgement date	Anticipated construction commencement date
Stage 1	Application 1: Preliminary Approval for Variation Approval to override the Planning Scheme	April 2024	NA
	Application 2: Development Permit for Reconfiguring a Lot and Development Permit for Operational Works (Earthworks)	Mid-June 2024	Q3, 2024
	Application 3: Lot 17 – Development Permit for Material Change of Use (MCU) for Utility Installation,[4] and Development Permit for an Environmentally Relevant Activity (ERA63) – Sewage Treatment Facility	July 2024	Q4, 2024
Stage 2	Application 4: Lot 11 – Development Permit for MCU for Renewable Energy Facility (SRAIP Biodigester) and Development Permit for an Environmentally Relevant Activity (ERA53(b))	Q3, 2024	Q2, 2025
	Application 5: Lot 8 – Development Permit for MCU for High Impact Industry and Warehouse	Q4, 2024	Q2, 2025
	Application 6: Lot 9 – Development Permit for MCU for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office	Q1, 2025	Q1, 2026
	Application 7: Lot 19 – Development Permit for MCU for High Impact Industry (SRAIP Composting) and Development Permit for an Environmentally Relevant Activity (ERA53(a))	Q3, 2025	Q3, 2026
	Application 8: Lot 12 – Development Permit for MCU for High Impact Industry and Warehouse	2025–2030	TBC
	Application 9: Lot 15 – Development Permit for MCU for Warehouse	2025–2030	TBC

[4] The proponent has not included the Development Permit for Material Change of Use for Utility Installation on Lot 17 required for the establishment of the sewage treatment plant for consideration through the coordinated project process.

3. Environmental impact assessment

In undertaking this evaluation, the following matters have been considered:

- the Initial Advice Statement
- the IAR documentation and technical reports
- matters raised in submissions on the draft IAR
- advice from SRRC
- advice from the following state government agencies:[5]
  - Department of Agriculture and Fisheries (DAF)
  - Department of Environment, Science and Innovation (DESI)
  - Department of Resources (DoR)
  - Department of Regional Development, Manufacturing and Water (DRDMW)
  - Department of State Development and Infrastructure (DSDI)
  - Department of Transport and Main Roads (DTMR)
  - Department of Housing, Local Government, Planning and Public Works (DHLGPPW)
  - Department of Employment, Small Business and Training (DESBT)
  - Queensland Ambulance Service
  - Queensland Fire and Emergency Services
  - Queensland Health
  - Queensland Police Service
  - Resources Safety and Health Queensland (RSHQ)
  - Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (DTATSIPCA)
  - Department of Justice and Attorney-General (DJAG).
- advice from a property owner adjoining the project site
- additional information and advice from the proponent requested during the evaluation of the project's IAR.

The stages of the project's IAR process are documented on the project's webpage at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**

[5] Note: Department naming has changed since public notification. Current department names have been used in this list and report, however previous department names can be found in the Acronyms.

3.1 Coordinated project declaration

On 31 May 2019, the Coordinator-General declared the project to be a coordinated project under section 26(1)(b) of the SDPWO Act. This declaration initiated the statutory environmental impact evaluation procedure of Part 4 of the SDPWO Act, which required the proponent to prepare an IAR.

3.2 Review of the draft IAR

3.2.1 Consultation on the draft IAR

The proponent describes that stakeholder engagement activities commenced prior to the project being declared a coordinated project under the SDPWO Act. Presentations were made to SRRC in 2017 and 2018 to provide background to the SRAIP project concept. The proponent notes they also hosted open community information forums, provided radio interviews, met with Queensland Government agencies, held discussions with local crop growers, published articles in local newspapers and responded to requests for information received via the Kalfresh website.

In April 2020, the proponent submitted a draft IAR in accordance with section 34G of the SDPWO Act. The draft IAR was made available for public comment between 16 May 2020 to 26 June 2020. During the public notification period, community engagement was supported by letters to adjoining landholders, signage at existing Kalfresh operations, newspaper advertisements and physical copies of the IAR in local libraries.

A total of 31 submissions were received from state agencies, local government, interest groups and individuals. Seventeen submissions were directly in support of the project, citing its potential to create local employment opportunities, benefits of the renewable energy power facility, reduction and re-use of waste, increased tourism opportunity and delivery of regional economic benefits. One submission directly opposed the project.

Overall, 15 of the 31 submissions raised potential issues for consideration through the IAR process. These have been further discussed throughout the relevant sections of this report. The most prominent issues raised in submissions related to:

- concerns about overland flow, after hours noise, dust emissions, health risks, traffic movements on the Cunningham Highway, demand for water and water quality impacts
- requests for further clarification on matters including water allocation and infrastructure, relationship with the existing Key Resource Area (KRA), koala habitat, feedstock screening, transportation requirements, groundwater modelling and end of waste
- inconsistencies with the Planning Scheme.

In response to agency and public submissions, and ongoing targeted consultation with key advisory agencies, the proponent provided additional information in the form of a revised IAR. The revised IAR included additional detail on the following key matters:

- a planning needs assessment
- landscape and visual impact assessment
- environmental, social and economic impact assessments
- traffic and roads impact assessments.

3.2.2 Review of the revised draft IAR

A revised draft IAR was prepared by the proponent, addressing matters raised in submissions, and submitted for consideration. On 25 September 2020 the then Coordinator-General decided not to accept the revised draft IAR as the final IAR for the project. The then Coordinator-General considered that additional information about planning, environmental effects, and other matters relevant to the project were required. The then Coordinator-General decided that public notification of requested information was not required. On 1 October 2020 further information was requested from the proponent on a range of matters including:

- further information for some proposed land uses, including their proposed scale and intensity
- the desired pathway to regulate liquid and solid digestate
- clarification of traffic modelling undertaken for the project
- clarification of water supply options to service the project.

In response, the proponent submitted an updated revised draft IAR on 28 February 2023. On 23 June 2023 the Office of the Coordinator-General sought further clarifications of specific matters related to the revised draft IAR including:

- further explanation to justify loss of Class A and Class B agricultural land and the proposed subdivision
- impact and mitigation measures for visual amenity considerations relating to the 35 metre (m) high buildings
- how the project would avoid and minimise impacts prior to consideration of offsets
- assessment of environmentally relevant activities, flooding and pavement impacts
- regional water availability
- updated social and economic data for the region.

On 27 September 2023 the proponent submitted an updated revised draft IAR responding to matters raised by the Office of the Coordinator-General. This was further amended by the proponent and resubmitted on 14 February 2024.

3.2.3 Final impact assessment report

On 5 March 2024 the revised IAR was accepted as the final IAR under section 34I of the SDPWO Act. This decision considered the revised draft IAR, requested clarifications, additional information provided by the proponent, submissions and the proponent's responses to submissions.

4. Regulatory framework and project approvals

This section outlines the applicable regulatory framework and approvals required before the project can proceed.

4.1 Regulatory framework

The regulatory framework primarily relevant to the project includes the Planning Act, Planning Regulation 2017 (Planning Regulation), Regional Plan, the State Planning Policy 2017 (SPP) and the Planning Scheme. These instruments constitute the framework through which most state legislation and regulatory provisions are applied (including the EP Act).

4.1.1 Planning Act

The Planning Act establishes Queensland's planning framework and is supported by other Acts and regulations. It also establishes the framework of planning instruments that support the operation of the 3 main systems: plan-making, development assessment and dispute resolution. State and local governments share the responsibility for the delivery and operation of these systems.

The Planning Act aims to establish an efficient and accountable system of land-use planning and development assessment to lead to ecological sustainability which balances:

- the protection of ecological processes and natural systems at local, regional, state and national levels
- economic development
- the cultural, economic, physical and social wellbeing of Queenslanders.

The Planning Act is supported by other regulations and policies relevant to this project, including:

- the Planning Regulation
- the Regional Plan
- the SPP
- the Planning Scheme.

4.1.1.1 Planning Regulation

The Planning Regulation supports the Planning Act by providing detailed requirements and processes. The Planning Regulation deals with practical matters such as:

- how development is categorised
- who will assess a development application
- the state matters for development
- referencing more detailed planning instruments and guidelines such as the SPP, Development Assessment Rules and Minister's Guidelines and Rules.

Of importance to this project, the Planning Regulation includes regulatory provisions for development in the regional landscape and rural production area (RLRPA). The project is in the RLRPA as mapped in

the Regional Plan. Under the Planning Regulation, certain development in the RLRPA is prohibited development, including reconfiguring a lot under 100 ha. Certain urban activities (including those linked with agricultural activities) become assessable development under the Planning Regulation. Both reconfiguring a lot less than 100 ha and urban activities are proposed by the project.

4.1.1.2 ShapingSEQ – South East Queensland Regional Plan 2023

The Regional Plan provides a framework for growth management to ensure the long-term planning direction for SEQ. Land within the Regional Plan is allocated into one of 3 regional land use categories: urban footprint, RLRPA, or the rural living area. In doing so, it provides a framework for the efficient delivery of urban and rural residential growth and the protection and sustainable use of SEQ's landscape, natural assets and productive rural areas.

The Regional Plan and associated Planning Regulation provisions prohibit subdivisions and make MCU applications for urban purposes assessable development when they are of a certain size. Section 5.1 provides an assessment of how the project meets the objectives of the Regional Plan.

4.1.1.3 State Planning Policy 2017 (relevant state interests)

The SPP expresses state interests in land use planning and development assessment. The SPP has effect throughout Queensland and sits above regional plans and local planning instruments in the hierarchy established by the Planning Act.

Under the Planning Regulation, an assessment manager must have regard to the SPP (including the relevant state interest statement and policies) where the local planning instrument has not appropriately integrated a state interest. The SPP only applies as a matter to have regard to where the assessment manager considers these matters are relevant to the proposed development and only to the extent of any inconsistency with the local planning instrument.

There are 17 state interests contained within the SPP. Several of these are relevant to the project, including agriculture, mining and extractive resources, natural hazards, risk and resilience, and transport infrastructure. Section 5.1 provides an assessment of applicable state interests and how the project meets the intent of the SPP.

4.1.1.4 Scenic Rim Planning Scheme 2020

The project is located in the Rural Zone of the Planning Scheme. The Rural Zone seeks to "*provide for rural uses and activities, or provide for other uses and activities that are compatible with existing and future rural uses and activities, and the character and environmental features of the zone*".

The SRAIP is a form of development not typically envisaged within the Rural Zone, even though it relates to rural production and processing activities. Accordingly, the proponent is seeking to override the Planning Scheme to allow the project, and the uses envisaged to occur within it, to be established.

Section 5.1 provides an assessment of the locational requirements and overriding need for the project to be carried out.

4.1.2 Planning Act/SDPWO Act relationship

4.1.2.1 Excluded development

As a coordinated project, the project is excluded development pursuant to Schedule 24 of the Planning Regulation. In this instance, the effect of the coordinated project declaration provides a regulatory pathway for the proponent to seek necessary approvals that would have otherwise been prohibited. However, for this to occur, I must be satisfied the proponent has adequately demonstrated project

alignment with the overall outcomes of the Regional Plan and the intent of the RLRPA. This requires the project to demonstrate that:

- the project's locational requirements necessitate it being located outside the SEQ urban footprint
- there is an overriding need, in the public interest, for the development to be carried out.

Section 5.1 provides an assessment of the locational requirements and overriding need for the development to be carried out.

4.1.2.2 Development assessment

Part 4, Division 4 of the SDPWO Act outlines the relationship between coordinated projects and the Planning Act. In effect, the coordinated project process replaces the referral and public notification stages of a related assessment under the Planning Act. In accordance with section 38(1)(a) of the SDPWO Act, the decision-making period for the relevant applications do not start until the Coordinator-General gives an assessment manager a copy of the relevant Coordinator-General's report for the project.

4.2 Project approvals

Following the release of this evaluation report, the proponent will need to obtain development approvals from state and local government agencies before the project can proceed. Table 2 provides a list of key approvals required for the project. This evaluation report contains stated conditions for a number of these approvals.

Table 2. Proposed timeframes for key project approvals

Project components	Permit/approvals	Legislation	Assessment Manager/lead agency
State government			
Lot 11 – SRAIP Biodigester	Environmental Authority – Environmentally Relevant Activity ERA53(b)	EP Act	DESI
Lot 19 – SRAIP Composting	Environmental Authority - Environmentally Relevant Activity ERA53(a)	EP Act	DESI
Lot 17 - Sewage Treatment Plant	Environmental Authority- Environmentally Relevant Activity ERA63	EP Act	DESI
Construction activities (roads/crossing of waterways)	Development Permit for Operational Works – works involving constructing or raising waterway barrier works	Planning Act and Planning Regulation, *Fisheries Act 1994* (Fisheries Act)	DHLGPPW – State Assessment Referral Agency (SARA)
Electricity generation, transmission and distribution	Electricity authority (licence)	*Electricity Act 1994*	Department of Energy and Climate
Water supply and sewage service provider	Registration as a water supplier and sewage service provider and registration of the recycled water scheme	*Water Supply (Safety and Reliability) Act 2008* (Water Supply Act)	DRDMW

Project components	Permit/approvals	Legislation	Assessment Manager/lead agency
Intersection works, site access and water supply infrastructure	Works within a state-controlled road corridor and road corridor permits	*Transport Infrastructure Act 1994*	DTMR
Local Government			
Whole of project	Preliminary Approval for Variation Approval to override the Planning Scheme	Planning Act and Planning Regulation	SRRC/SARA
Development approval for Reconfiguring a Lot and Operational Works (Earthworks)	Development Permit for Reconfiguring a Lot Development Permit for Operational Works (Earthworks)	Planning Act and Planning Regulation	SRRC/SARA
Lot 11 – SRAIP Biodigester	Development Permit for a MCU for Renewable Energy Facility (SRAIP Biodigester)	Planning Act and Planning Regulation	SRRC
Lot 19 – SRAIP Composting	Development Permit for a MCU for High Impact Industry (SRAIP Composting)	Planning Act and Planning Regulation	SRRC
Lot 9 – Extension to an Existing High Impact Industry and Warehouse with Ancillary Office	Development Permit for a MCU for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office	Planning Act and Planning Regulation	SRRC
Lot 8 – High Impact Industry and Warehouse	Development Permit for a MCU for a High Impact Industry and Warehouse	Planning Act and Planning Regulation	SRRC
Lot 15 – Warehouse	Development Permit for a MCU for Warehouse	Planning Act and Planning Regulation	SRRC
Lot 12 – High impact Industry and Warehouse	Development Permit for a MCU for a High impact Industry and Warehouse	Planning Act and Planning Regulation	SRRC
Development approval for a utility installation (Sewerage Treatment Plant)	Development permit for a utility installation (Sewerage Treatment Plant)	Planning Act and Planning Regulation	SRRC
Plumbing and drainage works	Plumbing and drainage approvals	*Plumbing and Drainage Act 2018*, Plumbing and Drainage Regulation 2019	Contractor/SRRC
Building Works	Development permit for building works	*Building Act 1975*, Building Regulation 2021	Building certifier
Other detailed approvals	Detailed approvals as required by the Planning Scheme or by conditions of approval.	Planning Act and Planning Regulation	SRRC/SARA

4.2.1 State Government approvals

4.2.1.1 Planning Act

Development permits are assessed and issued under processes established by the Planning Act.

Stated conditions to be attached to subsequent Planning Act development approvals are provided in Appendix 2 of this report.

4.2.1.2 Environmentally relevant activities (EP Act)

A key management tool under the EP Act is the regulation of environmentally relevant activities. An approval for an environmental authority is required to carry out any environmentally relevant activity. Where an environmentally relevant activity is an MCU, a development permit under the Planning Act is required for the use (as defined by the Planning Scheme) as well as the environmental authority. DESI assesses environmentally relevant activity applications and if approved can set conditions to manage environmental impacts. Part 4, Division 6 of the SDPWO Act outlines the relationship between coordinated projects and the EP Act.

Stated conditions to be attached to subsequent EP Act environmental authority approvals are provided in Appendix 2 of this report.

4.2.1.3 Regional planning interests

The *Regional Planning Interests Act 2014* (RPI Act) has identified the following areas of regional interests for the project land:

- strategic cropping area – an area of land that is, or is likely to be, highly suitable for cropping because of a combination of soil, climate and landscape features
- priority agricultural area – strategic areas of regional interest that contain significant clusters of the region's high-value intensive agricultural land uses.

While the project land has been recognised under RPI Act provisions, minimal loss of mapped strategic cropping area and priority agricultural area is envisaged. For this reason, a regional interests development approval under section 53 of the RPI Act is not required.

4.2.1.4 Water supply and sewage

The project would establish infrastructure to obtain water from the Warrill Valley Water Supply Scheme. The proponent is required to hold a water licence granted under the *Water Act 2000* to authorise the taking of the water.

The proponent proposes to provide water and sewage treatment services to the SRAIP. In accordance with the Water Supply Act, water and sewage service providers must register with the water supply regulator.

Wastewater from industrial activities within the SRAIP is proposed to be recycled wherever possible. Where the recycled water is reticulated to third parties, the proponent (or its related entity) must register the recycled water scheme with the water supply regulator, in accordance with the Water Supply Act.

4.2.1.5 Waterway barrier works

Approval is required to construct or raise assessable waterway barriers on a waterway under the Fisheries Act. Waterway barrier works must be authorised as per the Accepted Development

Requirements.[6] Any waterway barrier works not meeting the Accepted Development Requirements are assessable development and require a development approval. A Development Permit for Operational Works for constructing or raising waterway barrier works is required.

Stated conditions to be attached to the subsequent operational works approval are provided in Appendix 2 of this report.

4.2.1.6 State transport infrastructure

Consistent with DTMR's *Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment,*[7] the proponent is required to pay a financial contribution to DTMR for anticipated pavement impacts on state-controlled roads. DTMR has also determined requirements in relation to a new proposed intersection from the Cunningham Highway that would provide access to the project.

Stated conditions to be attached to subsequent development approvals are provided within Appendix 2 of this report, including DTMR requirements relating to pavement impact contributions and the new intersection and access requirements.

4.2.2 Local Government approvals

Development associated with the project is subject to the Planning Act's development assessment processes. Development (including MCU, reconfiguring a lot, operational work and building work) is made assessable (code or impact assessable) by the Planning Scheme or by the Planning Regulation. Primary approvals required for the project are provided in Table 2 above and further detailed at Section 5.2.

[6] Department of Agriculture and Fisheries (2018) Accepted development requirements for operational work that is constructing or raising waterway barrier works, available at: **https://www.publications.qld.gov.au/dataset/fisheries-development-activities/resource/011a916e-30ad-4f52-87e9-f9c5a6b2532f**

[7] Department of Transport and Main Roads (2018) Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment, available at: **https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment**

5. Environmental assessment

5.1 Land use and planning

This section evaluates the proponent's planning and locational assessment (IAR Appendix A.1). The evaluation is to determine if there is an overriding planning need, in the public interest, for the project to proceed, and whether locational requirements or environmental impacts require the project to be outside the urban footprint.

5.1.1 Submissions

During public consultation on the draft IAR, 6 submitters raised matters relating to land use and planning. The summarised matters are:

- as the project is to be located outside the urban footprint, it would be a departure from the intent of the Regional Plan
- approval of the project would permit uses incompatible with the RLRPA, and the IAR does not sufficiently demonstrate why the project cannot be located elsewhere, in a zone where such uses are supported (e.g. industrial zoned land in Aratula, Kalbar, Bromelton, Beaudesert)
- the IAR does not adequately demonstrate why the Planning Scheme and Regional Plan should be overridden to facilitate the project
- the planning need for the additional industrial land proposed has not been demonstrated
- the preliminary approval (variation approval) would reverse planning controls by changing levels of assessment for certain developments and removing overlay code provisions.

5.1.2 S41A of the Planning Regulation (locational requirements)

Section 41A of the Planning Regulation applies when deciding whether development is required to be outside the SEQ urban footprint. A referral agency may decide the locational requirements or environmental impacts of the development require it to be outside the SEQ urban footprint if (Planning Regulation section 41A(1)):

(a) the premises have particular characteristics that are necessary for the carrying out of the development; and

(b) the development could not reasonably be located on premises in the SEQ urban footprint that have the particular characteristics.

5.1.2.1 Site characteristics

To demonstrate the project's locational requirements, the proponent has identified the key site characteristics required for the project to realise circular economy and broader agribusiness objectives that would contribute to the region's agricultural prosperity. The key site characteristics required for the project are summarised below.

Co-location and circular economy

The project's ability to co-locate the anaerobic digestion facility with the composting facility and agricultural industrial activities (from which waste is generated) is critical to both the project's financial viability and its capability to meet the following decarbonisation and circular economy objectives:

- reduction in food waste through value-adding activities and waste re-use through the anaerobic digestion facility to generate electricity and digestate fertiliser
- recycling of water and matter by using treated water from the sewage treatment plant to irrigate crops which are in turn used in the anaerobic digestion facility
- reduction in transport distances between farms and processing facilities, and the farms and their fertiliser supply, ultimately reducing both financial costs and the project's carbon footprint
- eliminating additional handling and transport through the vertical integration of all processing and manufacturing activities allowing raw produce to arrive at the SRAIP and leave ready to be sold
- establishing the ability for nutrients produced through liquid digestate outputs (organic fertiliser) from the anaerobic digestion facility to be easily returned to the soil where the crops are grown.

The co-location of the agricultural industrial activity with the cropping activities and waste processing areas is a fundamental project requirement which is met through the project's rural location in the RLRPA.

Proximity to agricultural lands

Locating food production and manufacturing businesses in proximity (within 8 km) to the source of the raw produce presents logistical benefits. Local farms could utilise the SRAIP for warehousing, processing, value-adding and distribution purposes. The IAR submits the project's location is necessary to increase economic opportunity for local farms to engage with the food retailer market in a more significant way, gaining additional exposure and opportunity to sell their products to major supermarket retailers across Australia.

Transport infrastructure

The project requires direct access to transport infrastructure that supports the distribution of perishable vegetables and other products to local and interstate markets. The project would benefit from existing transport infrastructure at the Kalfresh site, which includes access to the state-controlled Cunningham Highway. The Cunningham Highway links the site to local, state and national food retailer markets and provides fast and easy access between the raw ingredients from the surrounding agricultural lands and the packaging and warehousing facilities on site.

Environmental impact

The unique nature of the project location would result in minimal impacts to environmental values of the area, as the location:

- has few sensitive receivers in proximity to the project and the IAR submits that the project is not expected to cause any nuisance as a result of air, noise and odour impacts
- is of a size (250 ha) that can accommodate large scale industrial and rural uses on a single site with adequate space for future growth while providing sufficient separation from sensitive receptors
- has been previously modified, is predominantly clear of vegetation and is in an area generally unconstrained by environmental values. Where environmental values are impacted, the impacts are considered minor and able to be mitigated or offset achieving a net positive environmental outcome.

Locating the project in the RLRPA provides better separation distances to sensitive receptors than would usually be found in urban footprint locations. Separation is important for the waste management, water re-use and recycling, and circular economy components of the project. The urban footprint is generally unable to provide sites with equivalent characteristics to the project site. Locating the project in the RLRPA avoids or minimises impacts because of the large land area under the proponent's control and the distance to sensitive receptors.

Current site activities

The project is proposed on land owned by the proponent. It currently accommodates Kalfresh's warehousing, food processing and packaging and transport logistics facilities that service the broader agricultural area. The project would add to and build upon existing Kalfresh agricultural industry operations. There is planning merit and economic efficiencies in expanding existing food processing, water resources and agricultural activities at Kalfresh's existing location and co-locating new waste processing and energy producing infrastructure.

5.1.2.2 Alternate location analysis

To demonstrate the project's locational requirements under section 41A(2)(a) of the Planning Regulation, the IAR includes an analysis comparing the proposed location against the Bromelton State Development Area (SDA). This analysis is provided to demonstrate the project could not reasonably be located in the Bromelton SDA, or similarly, in any existing industrial zoned land in the urban footprint. This is because such sites do not contain the particular characteristics necessary to carry out the project (outlined above).

Bromelton SDA

Declared in 2008 and totalling approximately 15,610 ha, the Bromelton SDA is in the Scenic Rim LGA, approximately 6 km west of the Beaudesert township and 30 km east of the project. The Bromelton SDA provides access to the standard gauge rail network along the Sydney-Brisbane rail corridor and is therefore an ideal location for rail-dependent industries, such as intrastate and interstate freight and logistics operations.

During public notification of the IAR, SRRC identified the Bromelton SDA as a potential alternative location for the project as it provides greenfield land for medium- to large-scale industrial activities of regional, state, and national significance. The IAR contests that although the Bromelton SDA provides good access to rail transport infrastructure, there is a significant lack of high-value productive cropping land in the immediate area. This inhibits the project's ability to co-locate anaerobic digestion technologies with the high-quality agricultural lands in proximity to the project. Equally, it is considered that alternative industrial zoned land in Kalbar, Aratula, Boonah and Ipswich share similar limitations, in addition to their inability to provide the necessary site characteristics.

To demonstrate the project would not be viable within the Bromelton SDA, or similar industrial premises in the urban footprint, a cost-benefit analysis (CBA) was undertaken (IAR Appendix A.1). The results of this analysis indicate the project would contribute approximately 41% less net present value (NPV) if located in the Bromelton SDA when compared to the proposed location. Locating the project at the proposed site represents an additional net benefit of between $55 million and $142 million over the CBA 20-year assessment period. This translates to a reduction of over $5 million in NPV per year for 20 years if the project were to be located in Bromelton SDA.

5.1.2.3 Other land in the SEQ urban footprint in the vicinity of existing operations

Land within the urban footprint south-west of Brisbane includes the townships of Boonah, Kalbar and Aratula. These towns lack sufficient industrial land or separation distances needed to operate the project's agricultural industries, waste management and energy production activities.

Bromelton is included in the urban footprint but for reasons outlined above, is deemed unsuitable.

Beaudesert contains industrial areas within the urban footprint but the land size and separation distances to sensitive receptors are limiting factors for locating the project there. Kooralbyn, although located in the urban footprint, is primarily a residential and recreational area that includes an educational facility, and as a result is an unsuitable location for the project.

5.1.2.4 Conclusion – locational characteristics

When considering the project's locational requirements, I have found several key matters which require the project to be located outside the SEQ urban footprint, including but not limited to the:

- separation distances needed to sensitive receptors given the industrial and waste treatment activities inherent to the project
- large land areas needed to operate waste recycling and waste treatment processes
- opportunity to service cropping areas in the locality, as well as provide by-products from the waste processing including fertiliser
- access to state and national transport routes
- lack of land within the urban footprint which has adequate separation from sensitive receptors
- opportunity to process agricultural products at or near the cropping land, which brings a range of environmental and economic advantages
- opportunity to extend an existing facility's agricultural processing which already has significant investment and locational advantages.

5.1.3 S41B of the Planning Regulation (overriding need considerations)

5.1.3.1 Planning assessment requirements

Section 41B(2) of the Planning Regulation applies if under Schedule 10, Part 16, a referral agency is deciding whether an overriding need exists in the public interest for a development to be carried out. The referral agency may decide there is an overriding need only if the development application demonstrates it is able to meet the requirements of Planning Regulation section 41B(2), as set out below:

(a) the development will have a social, economic or environmental benefit for the community that outweighs-

(i) any adverse impact of the development on the regional biodiversity network, regional landscape values or natural economic resource areas stated in the SEQ regional plan; and

(ii) the desirability of achieving the outcomes and strategies, and subregional directions, stated in the SEQ regional plan, particularly the outcomes and strategies about—

(A) consolidating urban development in the SEQ urban footprint; and

(B) preventing land fragmentation in the SEQ regional landscape and rural production area; and

(b) there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out.

Matters associated with overriding need in the public interest are discussed below.

5.1.3.2 Consideration of regional planning impacts

The regional planning landscape and natural asset considerations relevant to the project area are set out in Table 3.

Table 3. Proposed timeframes for key project approvals

Landscape area or natural asset	Definition	Consideration of impacts
Matters of state environmental significance (MSES)	MSES as defined by the SPP.	The project area does not impact on MSES. The broader project site includes areas of regulated vegetation (MSES) and the intersection of a watercourse but neither is proposed to be impacted.
Regional biodiversity values	Regional biodiversity values have been mapped in SEQ and identify: • large tracts of vegetation • aquatic connectivity • areas of species richness and diversity • areas of ecosystem representation and uniqueness • climate adaptation zones and refugia.	The project area is not located in a regional biodiversity corridor. While mapped as containing small patches of regional biodiversity value, these have been determined to be of limited ecological value (sparse, individual trees in a grazed paddock). Part of the project area contains mapped Category X vegetation that is not regulated by vegetation management laws. The project has been designed to minimise impacts to vegetation where practical. The broader project site contains some mapped Category B or C regulated vegetation that is outside the proposed development area. Assessment of impacts to regional biodiversity is provided in Section 5.8 and at *Regional biodiversity network* below.
Koala habitat	Areas of remnant vegetation and regrowth supporting regional ecosystems known to contain koala habitat values.	Assessment of impacts to koala habitat has been undertaken; refer Section 5.8 and *Regional biodiversity network* below.
Scenic amenity areas	Landscape areas identified by the SEQ regional amenity methodology as having scenic amenity value.	Assessment of scenic amenity impacts has been undertaken; refer Section 5.3 and *Regional landscape values and scenic amenity* below.
Culturally significant places	Places which are important for preserving non-Indigenous sociocultural and historic connections. These include those places listed on the Queensland Heritage Register and considered under the SPP.	There are no identified sites of cultural heritage significance within the project area.

Landscape area or natural asset	Definition	Consideration of impacts
Agricultural land	Important agricultural resources, including agricultural land classification (Class A and B), and Important Agricultural Areas. This mapping supports and strengthens the state interest for agriculture, particularly the guidelines to avoid or mitigate irreversible impacts.	The project is a major expansion of existing agricultural industrial operations which would result in a loss of approximately 32 ha of Class A and B agricultural land. A detailed evaluation of the project benefits is provided at Section 5.1.3.3 and *Agricultural land* below.
Key resource area (KRA)	KRA is a planning tool designed to protect resources like sand, gravel, rock, clay and soil from being rendered inaccessible by urban expansion.	The project layout has been refined to avoid the mapped KRA but is located within the KRA separation area. The SRAIP Development Plan includes provisions to ensure future development is compatible with the KRA. Land uses located close to the KRA are waste management (composting facility), the sewage treatment irrigation area and rural buffer areas, which are considered compatible with quarry activities.
Water resource catchments	Catchments (including aquifer recharge areas) that primarily supply water for human consumption and other secondary purposes.	The proponent has committed to a long-term water resource plan to ensure appropriate water supply services can be provided. Refer Section 5.7 and *Water supply* below.

Regional biodiversity network

The proposed project area avoids mapped ecological values, and primarily includes existing agricultural cropping activities and grazing land. The north-western edge of the project site (outside the proposed disturbance footprint) contains areas of mapped regional biodiversity value and an area identified as containing ecological values.

The IAR identifies the project area is not within a mapped koala assessable development area, or a koala priority area or core koala habitat area. The IAR identifies the project area is included in non-statutory mapping as being a suitable area for koala ecosystem rehabilitation.

The IAR submits the project area does not contain important habitat for any fauna of significance; however, the project proposes the unavoidable removal of 20 unmapped non-juvenile koala habitat trees. These trees are ‘scattered and isolated’ and not an ideal habitat for the koala. No significant project impacts are considered for fauna species of conservation value.

Notwithstanding the minimal anticipated impacts to flora and fauna, the IAR identifies a range of mitigations to reduce impacts, including voluntary planting of 60 native Queensland blue gums and

delivery of an environmental offset noting provisions of the Queensland Environmental Offsets Policy (QEOP).[8]

The proponent has demonstrated the project is able to comply with the Environmental Significance Overlay Code and Natural Features Overlay Code of the Planning Scheme.

Regional landscape values and scenic amenity

The proponent has completed a visual impact assessment (IAR Appendix A.3), including the production of photomontages to assess potential impacts on visual amenity. Consideration of landscape and visual impacts has focused on the project's built form, including proposed 35 m high buildings on Lot 12.

The Locational and Visual Impact Assessment (LVIA) (IAR Appendix A.3) identified that key landscape values mainly relate to lowland farming landscape and the prominent landscape values of the Main Range, Mt Edwards and Mt French, among other forested hills and mountains. The assessment noted the location of nearby extractive industries and the existing visual impacts arising from the adjacent quarry from certain viewpoints.

Viewpoints were identified and visual impacts from these assessed through a view analysis. The main viewpoints were located along the Cunningham Highway. The view analysis concluded a 'negligible', 'low' or 'low to moderate' impact in the absence of key mitigation. The consideration of mitigations like landscaping, siting and design resulted in the final LVIA report identifying a visual impact rating between 'low' and 'negligible'.

The assessment noted the careful positioning of the proposed tallest buildings (35 m high) on Lot 12 which is set back approximately 250 m from the Cunningham Highway. It noted Lot 12 was the furthest distance from the Cunningham Highway. The assessment also noted the use of muted and natural building finishes and landscaping to better integrate the project into the rural setting. A detailed Landscape Design Plan (IAR Appendix B.11) has been prepared which provides for a mixture of aesthetic, screen, buffer and street landscaping across the project that would soften the visual impact of the proposed buildings. Landscaping will be a requirement for future development.

Agricultural land

The extent of cropping land affected by the project development footprint is 32 ha. The project's primary justification for the loss of Class A and Class B agricultural land is the growth and development opportunities it creates for agriculture in the region. The project is anticipated to provide overall benefits such as enhancing agricultural processing that will directly improve overall value of the region's agricultural production. It will also facilitate efficient resource use through water recycling and repurposing waste to energy and fertiliser. These initiatives have the potential to increase productivity of local agricultural lands within proximity of the project.

The proponent reports an estimated loss of $270,560 in cropping income per annum from the 32 ha of lost cropping land. The proponent claims economic benefits that would be derived from the project offset the loss in cropping income over the land. The IAR has identified the following project outcomes if a change in land use is supported:

- adding value to the regional community, agricultural and transport sectors of the local and regional economy, including employment growth and local economic multipliers for local business
- indicative total revenue from the potential processing is estimated at over $350 million, creating 475 direct jobs, 572 indirect jobs and adding $140 million to the Scenic Rim economy

[8] Department of Environment and Science (2023) Queensland Environmental Offsets Policy, available at: https://environment.des.qld.gov.au/__data/assets/pdf_file/0014/330224/offsets-policyv1-15.pdf

- creating additional demand for approximately 9,000 ha of cropping land in the Fassifern Valley and surrounding region, which exceeds the loss of the 32 ha of agricultural land
- creating a local pathway for the processing of farming and agricultural waste through the anaerobic digestion facility.

These findings are supported by DAF, who recognise that while the project would result in some limited impacts to tracts of prime agricultural land, the project would advance local and regional agricultural development.

Water supply

The proponent was required to demonstrate access to a secure and reliable water supply to service the project in perpetuity. The project's notional base water demand is approximately 104 ML per annum, and the IAR (Appendix B.5) states the proponent has secured 371 ML of water per annum (refer Section 2.3.3). The IAR indicates this is considered to provide a 'very high security performance' for the project. In addition, recycled water is proposed as a project efficiency measure.

Specialised hydraulic and ground water analysis has been undertaken to support the water supply requirements.

The proponent's proposed governance arrangements nominate Kalfresh (or a related entity) as the infrastructure provider for the project. The water supply entity is required to have an approved Drinking Water Quality Management Plan within 12 months of becoming registered as a water supplier and sewage treatment provider under the Water Supply Act. The water supply entity may be subject to interim water quality monitoring and reporting.

Sewer reticulation

The sewer reticulation plan anticipates servicing the entire project and would require detailed planning and environmental approvals for the sewage treatment plant (ERA 63). The proposed sewer arrangements would accommodate 200 kilolitres of wastewater flows and treat sewage to a Class B standard as per the recycled water guidelines,[9] and Queensland Public Health Regulation 2018, before being used for irrigation in a designated area.

No approval is required from Queensland Urban Utilities as the sewage treatment system would not be connected to its reticulated sewage system. Operation of the system is to be incorporated in proposed project governance arrangements being developed by Kalfresh.

5.1.3.3 Project benefits

The project's vision is to create a regional hub that co-locates complementary agricultural manufacturing and value-adding businesses to encourage collaboration, innovation and diversification. The SRAIP would offer surrounding agricultural production areas with direct access to food, beverage and fibre processing opportunities. It aims to support faster paddock-to-plate turnaround, operational efficiencies and a more competitive agricultural sector. The project aims to encourage investment in a sustainable agricultural sector by supporting circular economy principles including:

- waste recovery and re-use
- generation of energy from waste
- decarbonisation and greenhouse gas reduction

[9] Refer https://www.health.qld.gov.au/public-health/industry-environment/environment-land-water/water/quality/recycled-water

- value-adding to agricultural production at its source.

The benefits the project seeks to realise align with a range of national, state and local government policy outcomes,[10] seeking to create a more sustainable future for the agricultural sector.

The project is considered to have strategic importance to the locality and region, and as a result, was declared a coordinated project under the SDPWO Act. The project is considered unique in that it brings together many parts of the supply chain to provide an integrated circular economy precinct, including Queensland's first anaerobic digestion facility. The project is likely to offer significant employment and act as an economic catalyst for its surrounds in the Scenic Rim region.

DAF supports the project on the basis that it will enable outcomes consistent with the intent of the Queensland Government's state interest in agriculture under the SPP. DAF notes the project demonstrates linkages to DAF's innovation policies including circular economy concepts, low emissions and decarbonisation outcomes. The project is also anticipated to advance outcomes consistent with the *Department of Agriculture and Fisheries Strategic Plan 2023-2027*,[11] particularly relating to resilient communities and opportunities for industry.

A summary of the economic, environmental and social benefits of the project are outlined below.

Economic

The IAR (Appendices A.1 and A.2) states that the project would have the following economic benefits:

- local focus, providing:
  - increased demand for local grower (within 8 km of the project site) produce, which currently makes up 50-70% of Kalfresh's existing operations, with the balance of produce from growers in the surrounding region
  - projected payments of $7.7 million to $9 million to local growers over a 12-month period.
- significant economic contribution to the Boonah and Scenic Rim communities, including increased demand for agricultural produce, providing permanent employment opportunities for skilled workers and creating a sustainable construction pipeline
- significant investment in agricultural processing in the Scenic Rim and Queensland generally
- containing 'nominal present value of benefits' as depicted in Figure 5.

[10] IAR Appendix A.1 sets out how the project aligns with government policies. Queensland Low Emissions Agriculture Roadmap 2022-2032, available at **https://www.publications.qld.gov.au/dataset/78a205af-8e4c-4c6d-81f3-0b8c078ad6af/resource/d60e9ba9-ff5c-4897-891e-2d6fe8b1d81a/download/queensland-low-emissions-agriculture-roadmap-20222032.pdf**
SRRC (2020) Scenic Rim Regional Prosperity Strategy 2020-2025, available at: **https://www.scenicrim.qld.gov.au/rps**
[11] DAF Strategic Plan 2023-2027, available at **https://www.publications.qld.gov.au/dataset/b67b3ba1-d5ad-4e3d-b653-aa58c235dfc7/resource/67884371-8acc-4c66-986f-1899f54e6c1a/download/daf-strategic-plan-2023-27_final.pdf**

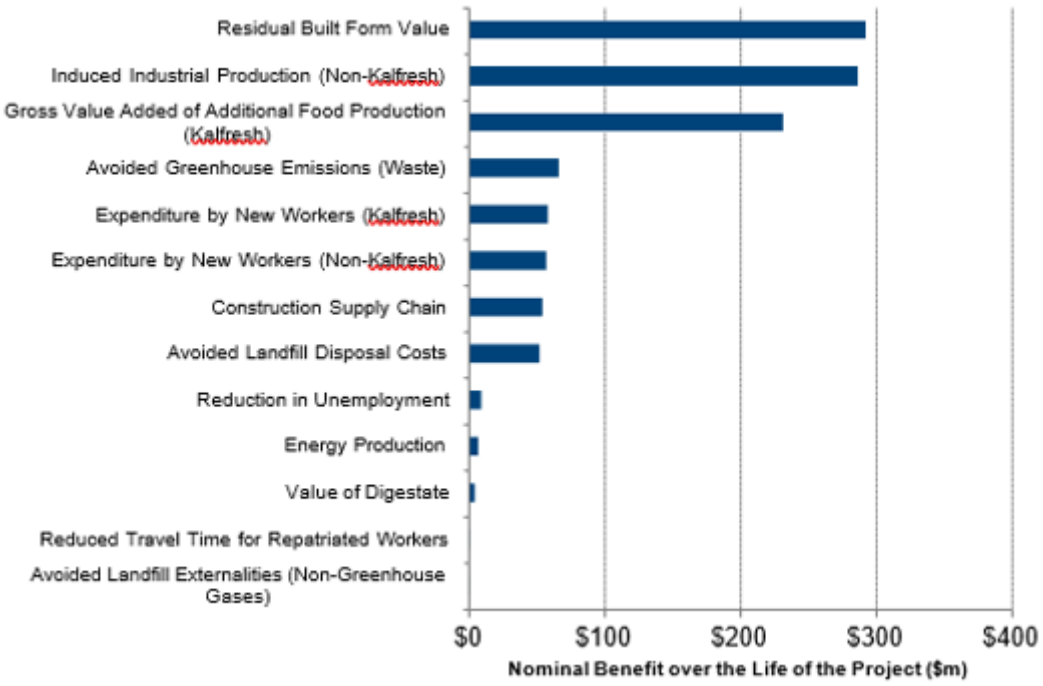

Figure 5. Benefits over the life of the project
Source: IAR Appendix A.1 Figure 9

Environmental

The environmental outcomes expected from the project include, but are not limited to:

- circular economy outcomes which result in less 'food miles' and emissions savings
- re-use of waste that would otherwise be destined for landfill
- waste to energy (green gas for vehicle use, and electricity generation) and fertiliser
- alignment with policy initiatives to reduce carbon emissions including the Queensland Low Emissions Agriculture Roadmap 2022-2032
- water re-use and recycling across agricultural processing industries
- at full scale (10 MW) the anaerobic digestion facility would achieve greenhouse emission reductions of 423,684 tCO_2-e per annum
- a development footprint located outside areas of high environmental values and as a result able to avoid detrimental environmental impacts on the environment.

Social

The project is expected to result in a range of social benefits including, but not limited to:

- increased employment opportunities within the local area of Kalbar, Boonah and other developing areas south of Brisbane for a range of socio-economic and age cohorts
- providing more permanent job opportunities, reducing employment volatility
- flow-on economic benefits (multipliers) for local and regional businesses
- building on the success of local producers.

The IAR (Appendices A.1 and A.2) identifies the project is unlikely to exacerbate housing affordability issues because the project would take approximately 10 years to build, representing a gradual increase in requirements.

Growth in the local Boonah labour force has increased and the IAR submits this should be sufficient to accommodate the project's net additional labour requirements. The IAR also suggests the project would not adversely affect outcomes identified in the 2022 Scenic Rim Housing Needs Assessment (IAR Appendix A.2).

Impact if project is not carried out

The IAR submits that should the project not proceed in the proposed location, the lost economic opportunity would be 'significant' with a NPV of 41% lower, and the region forgoing more than $5 million in NPV per annum over a 20-year assessment period (IAR Appendix A.1).

Project benefits outlined in sections above would not be realised if the project did not proceed.

5.1.3.4 Conclusion – overriding need in the public interest

I find that the project has considerable social, economic and environmental benefits. I have reviewed and assessed the project outcomes and their potential impacts on the regional biodiversity network, regional landscape values and natural economic resource areas. The impacts on the regional biodiversity network and regional landscape values are minor, and mitigation strategies will be a requirement of future development. In consultation with DAF, I am satisfied the impacts on the natural economic resources (in particular the loss of agricultural land) are acceptable and outweighed by the project's benefits to the agricultural sector and its broader social, economic and environmental benefits.

I find the project's benefits outweigh the Regional Plan's policies about development in the urban footprint and land fragmentation in the RLRPA. I consider that there will be an adverse social, economic or environmental impact on the community if the project does not proceed. Accordingly, I am satisfied that there is overriding need in the public interest for the project to proceed.

5.2 Development assessment

5.2.1 Overview

As a declared coordinated project (refer Section 3.1) the project is afforded the benefit of being defined as 'excluded development' under Schedule 24 of the Planning Regulation. As a result, the proposed reconfiguring a lot (prohibited development) and the proposed MCU applications (assessable development) are exempt from the provisions of the Planning Regulation. This provides a regulatory pathway for the project to proceed, subject to evaluation by the Coordinator-General and obtaining the necessary approvals. The applications include:

- Application 1: Preliminary Approval for Variation Approval to override the Scenic Rim Planning Scheme 2020
- Application 2: Development Permit for Reconfiguring a Lot and Development Permit for Operational Works (Earthworks)
- Application 3: Lot 17 – Development Permit for an Environmentally Relevant Activity (ERA63) – Sewage Treatment Facility.
- Application 4: Lot 11 – Development Permit for a MCU for a Renewable Energy Facility (SRAIP Biodigester) and Development Permit for an Environmentally Relevant Activity (ERA53(b))

- Application 5: Lot 8 – Development Permit for a MCU for High Impact Industry and Warehouse
- Application 6: Lot 9 – Development Permit for a MCU for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office
- Application 7: Lot 19 – Development Permit for a MCU for High Impact Industry (SRAIP Composting) and Development Permit for an Environmentally Relevant Activity (ERA53(a))
- Application 8: Lot 12 – Development Permit for a MCU for High Impact Industry and Warehouse
- Application 9: Lot 15 – Development Permit for a MCU for a Warehouse.

This section of the report provides an outline of each of the applications listed above.

5.2.2 Application 1: Preliminary Approval for Variation Approval to override the Planning Scheme

5.2.2.1 Description and background

Application 1 seeks a Preliminary Approval for a Variation Approval to override the Planning Scheme to establish the project.

The preliminary approval (variation approval) establishes a planning framework for the assessment of development within the SRAIP that reflects the project's unique requirements. The preliminary approval (variation approval) includes the SRAIP Development Plan which comprises a precinct plan, a proposed development plan, variations to the level of assessment tables and a development code to guide future development. The preliminary approval (variation approval) varies the effect of the Planning Scheme by specifying:

(1) the types of development that may take place within the SRAIP

(2) the level of assessment for proposed development, which prevails over the levels of assessment for that development identified in the Planning Scheme

(3) the SRAIP Development Plan Code which forms the assessment benchmarks against which subsequent development applications within the Plan area will be assessed.

The preliminary approval (variation approval) varies the assessment processes and benchmarks for certain types of development as follows:

- agricultural supplies store
- bulk landscape supplies
- food and drink outlet
- garden centre
- high impact industry
- intensive horticulture
- low impact industry
- medium impact industry
- research and technology industry
- renewable energy facility
- rural industry
- sales office
- service station
- transport depot
- utility installation
- warehouse
- operational work (advertising device)
- reconfiguring a lot.

Development not regulated by the preliminary approval (variation approval) is regulated by the Planning Scheme.

The preliminary approval (variation approval) is the first application the proponent will need to lodge with SRRC for approval. If approved, it enables subsequent applications to be lodged and assessed against the assessment framework specified in the SRAIP Development Plan.

5.2.2.2 Summary of assessment and conditions

I consider Application 1 demonstrates a strong alignment between project objectives and the SRAIP Development Plan, which will provide an appropriate statutory framework for the assessment of subsequent applications. The assessment Application 1 found that:

- the preliminary approval (variation approval) appropriately overrides the Planning Scheme to create a development plan that will guide assessment and provide appropriate requirements for new development within the SRAIP (SRAIP Development Plan)
- the SRAIP Development Plan contains suitable assessment benchmarks that identify the outcomes and expected development parameters for future development
- development aligned to SRAIP objectives becomes code assessment, which is a similar approach to planning schemes where development consistent with zone outcomes is code assessment
- where possible and appropriate to do so, the SRAIP Development Plan utilises planning principles and standards from the Planning Scheme.

Precinct-wide noise and air impact assessments (IAR Appendices E.2 and E.3) confirm that compliance with relevant noise amenity criteria and air quality guidelines can be achieved at sensitive receptors through the implementation of appropriate controls and management measures. More specific noise, air and odour quality impact assessment reports will be required for each subsequent application.

I have imposed a condition at Appendix 2 to ensure other significant development occurs within the SRAIP before a service station can operate.

I have stated conditions at Appendix 2 for SRRC to adopt should Application 1 be approved. This would give effect to the SRAIP Development Plan and reflect the strategic focus of the application. The conditions require that each of the subsequent development applications contain more detailed outcomes relevant to each aspect of development for which approval is sought. I have also made recommendations for potential SRRC conditions for subsequent development applications.

5.2.3 Application 2: Reconfiguring a Lot and Operational Works

5.2.3.1 Description and background

Application 2 applies to the whole project area. It is a combined application for a Development Permit for Reconfiguring a Lot and a Development Permit for Operational Works (Earthworks). Application 2 seeks approval for:

- road access and location
- proposed new lots
- access and infrastructure arrangements
- operational works (bulk earthworks) that creates the overland flow, allotment levels and earthworks for related infrastructure.

The Reconfiguring a Lot component of Application 2 provides the layout for each of the above components and needs to be approved after Application 1 and prior to other applications for development on lots created by the reconfiguration. The reconfiguration provides for:

- the creation of 16 industrial lots, 3 rural lots and an infrastructure lot (to accommodate water and sewer infrastructure)
- access via a private road via access easements and a management scheme
- common property
- a volumetric lot, to allow access to services.

The application includes phases, which provide a logical sequence for the subdivision and the creation of easements (IAR Section 5.1.1 and Appendix B.1.3).

The Operational Works component of Application 2 relates to the bulk earthworks required to develop the SRAIP allotments, road corridors, waterway barrier works, flood mitigation and stormwater management to meet required standards.

5.2.3.2 Summary of assessment and conditions

I am satisfied Application 2 is consistent with the expected outcomes of the project and facilitates the proponent's arrangements for the reticulation of infrastructure to proposed allotments.

The Reconfiguring a Lot component reflects the expected layout of the SRAIP and is consistent with Application 1 outcomes contained in the SRAIP Development Plan. Detailed operational works applications would be required following the approval of the reconfiguration application.

The Operational Works component is aligned with the Reconfiguring a Lot component and with project outcomes. It is consistent with standards expected for the project including the creation of industrial allotments above the 1% Annual Exceedance Probability (AEP) climate change flood level. The operational works component provides for overland flow and the passage of flood waters to appropriately manage water levels during flood events. The operational works for the bulk earthworks also facilitate the infrastructure arrangements for the project including road access, stormwater management and infrastructure reticulation.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant development permits be approved for Application 2. This includes conditions provided by DTMR relating to road access and pavement impact provisions and conditions provided by DAF for waterway barrier works. I have also made recommendations to SRRC regarding additional information that would assist the assessment of the Reconfiguring a Lot and Operational Works applications.

5.2.4 Application 3: Lot 17 – Sewage Treatment Facility

5.2.4.1 Description and background

Application 3 is for an Environmentally Relevant Activity (ERA63) for a sewage treatment facility on proposed Lot 17.

Although the sewage treatment facility is proposed on Lot 17, which would also be used for water and sewer infrastructure, Application 3 may be required to apply over land it relies on including the sewage treatment irrigation area on proposed Lot 18.

The proponent has only sought stated conditions for ERA63 for a sewage treatment facility and not for the development permit that would also be required. The proponent has not provided operational details or plans describing the proposed sewage treatment plant.

5.2.4.2 Summary of assessment and conditions

The sewage treatment plant is an expected SRAIP use and is important for the operation of activities across the SRAIP. In consultation with DESI, I am satisfied there is sufficient information for the assessment of Application 3 and for conditions to be applied should it be approved.

The proponent will need to apply to SRRC for a Development Permit for a MCU for a Utility Installation (sewerage treatment plant). The proponent has not sought conditions for this approval through the coordinated project process and it has not been considered by this evaluation report. The proponent will be required to submit the following information to SRRC at time of lodgement:

- studies to assess and confirm compliance with air, odour and noise criteria
- stormwater management planning
- waste treatment planning
- plans of layout including buildings/structures, access arrangements and landscaping.

I have stated conditions at Appendix 2 for the administering authority (DESI) to adopt should the relevant development permit for ERA63 be approved. I have also made recommendations for SRRC to request additional information as set out above.

5.2.5 Application 4: Lot 11 – SRAIP Biodigester

5.2.5.1 Description and background

Application 4 is a Development Permit for a MCU for a Renewable Energy Facility (SRAIP Biodigester) and a Development Permit for an Environmentally Relevant Activity (ERA53(b)) on proposed Lot 11. The proposed anaerobic digestion facility (SRAIP Biodigester) is a key initiative to achieve a circular economy. The proposed ERA53(b) involves:

- operating a facility to convert organic material to energy using a variety of specified feedstocks
- generation of a digestate liquid fraction fertiliser for use under the End of Waste Code (Digestate) (EoWC) and re-use in the composting activities on-site
- generation of a digestate solid fraction fertiliser for incorporation in on-site composting (adjacent to Lot 19), and in accordance with the EoWC.

The anaerobic digestion facility would generate electricity and biogas. If all biogas produced at the facility was converted to electricity, the expected output would be 1.6 MW (scalable to 10 MW). Indicative operating scenarios envision 26% of biogas from the anaerobic digestion facility could be used to generate electricity. Remaining biogas could be supplied to vehicles as a renewable fuel source. Actual operating scenarios and outputs are to be confirmed and use may depend on offtake agreements.

The anaerobic digestion facility is expected to recycle food waste produced by Kalfresh and other liquid and organic waste which would otherwise have been taken to landfill. The waste material would be converted into a nutrient-rich biofertiliser to be used for crops in place of a synthetic fertiliser. The anaerobic digestion facility significantly contributes to the SRAIP's ambitions to:

- reduce greenhouse gas emissions by up to ~430,000 tCO_2-e per annum
- divert ~250,450 tpa of waste from landfill
- generate 180 to 240 tpa of liquid digestate (organic fertiliser)
- generate 30 to 50 tpa of solid digestate (organic fertiliser).

The anaerobic digestion facility includes buildings for receiving waste, a fermenter and digester infrastructure, digestate treatment, transport and offtake of biogas and ancillary office space.

The decomposition of organic matter also produces nutrient-rich digestate. Digestate produced from the anaerobic digestion facility would be separated into liquid and solid forms and would be used as fertiliser and soil conditioners in accordance with the EoWC. The EoWC stipulates strict quality requirements that must be achieved by the operators to ensure the digestate is environmentally friendly and safe to be used as a fertiliser on cropping lands.

It is important to note the environmentally relevant activity relates to the operation of the anaerobic digestion facility and creation of digestate only. The subsequent use of solid and liquid digestate is regulated by the EoWC.

The *Petroleum and Gas (Production and Safety) Act 2004* (P&G Act) requires facilities classified as operating plants to comply with the provisions of the P&G Act, and RSHQ's Guideline for operating plant – Biogas: RSHQ- Petroleum and Gas Inspectorate.[12] The anaerobic digestion facility is classed as an "operating plant", as such the P&G Act and RSHQ guideline are applicable. Kalfresh will need to comply with all applicable requirements and provide evidence of compliance with both the P&G Act and RSHQ guideline, prior to commissioning the plant.

Kalfresh has stated it is committed to meeting its obligations under the P&G Act and consulting with the Petroleum and Gas Inspectorate throughout the planning, construction and operation of the anaerobic digestion facility.

5.2.5.2 Summary of assessment and conditions

I am satisfied the proposed anaerobic digestion facility (SRAIP Biodigester) is an integral part of the project, applying circular economy principles through waste and resource recovery for re-use and energy generation. Aspects of Application 4 require supporting information that would need to be provided before the anaerobic digestion facility could be approved by SRRC, including:

- studies to assess and confirm compliance with noise criteria
- site layout redesign to provide appropriate setbacks
- confirmation of car parking requirements.

An assessment of the environmentally relevant activity has been completed by DESI.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant development permits be approved for Application 4. This includes conditions provided by DESI for ERA53(b). I have also made recommendations for SRRC to request additional information as set out above.

[12] Resources Safety and Health Queensland (2023) Guideline for operating plant – Biogas: RSHQ – Petroleum and Gas Inspectorate, available at: **https://www.rshq.qld.gov.au/__data/assets/pdf_file/0009/1790352/Guideline-for-Operating-Plant-Biogas.pdf**

5.2.6 Application 5: Lot 8 – High Impact Industry and Warehouse

5.2.6.1 Description and background

Application 5 is a Development Permit for a MCU for a High Impact Industry and Warehouse on proposed Lot 8. The proposed use is expected to accommodate further food processing facilities (onion processing) adjoining the existing Kalfresh facility as described below.

The proposal comprises a major processing, storage and logistics facility contained in an industrial shed of approximately 7,500 square metre (m^2) gross floor area (GFA). The height of the facility is approximately 12.3 m and contains car parking and reticulated vehicle access and manoeuvring, as well as landscaping to the Cunningham Highway and internal access road.

5.2.6.2 Summary of assessment and conditions

I consider Application 5 aligns with the vision and key outcomes for the project. It adds to the existing food processing operations and benefits from the co-location of operations, shared infrastructure, and efficiencies established from shared waste processing. The application includes a preliminary site plan.

I expect that when the application is lodged with SRRC, a greater level of detail will be provided including:

- detailed plans of layout, including landscaping
- studies to assess and confirm compliance with air, odour and noise criteria.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant development permit be approved for Application 5. I have also made recommendations for SRRC to request additional information as set out above.

5.2.7 Application 6: Lot 9 – Extension to an Existing High Impact Industry and Warehouse with Ancillary Office

5.2.7.1 Description and background

Application 6 is a Development Permit for a MCU for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office on proposed Lot 9.

The proposal is for an extension to existing Kalfresh food processing and logistics operations on the site, and comprises extensions to existing buildings and new buildings including:

- a new office building ancillary to the current high impact industry and logistics operation that Kalfresh operates from the site, with approximately 2,000 m^2 GFA
- a new high industry building with an approximate GFA of 2,500 m^2
- a new cold room of approximately 850 m^2
- additional car parking and vehicle manoeuvring areas.

Importantly there are several existing approvals over the site which allow for extensions to the existing high impact industry. The activity would utilise new access arrangements for the project from the Cunningham Highway once the subdivision has been completed.

5.2.7.2 Summary of assessment and conditions

The proponent's current use of the site for food processing and warehousing/logistics is a long-established activity. Application 6 provides an opportunity to expand existing food processing, storage and distribution activities, and provide appropriate office accommodation for the administration of the food growing and food processing operations. The application includes a preliminary site plan.

I expect a greater level of detail would be provided to SRRC when the application is lodged, including:

- detailed plans of layout, including elevations of the proposed buildings and landscaping
- studies to assess and confirm compliance with air, odour and noise criteria
- confirmation of car parking requirements.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant development permit be approved for Application 6. I have also made recommendations for SRRC to request additional information as set out above.

5.2.8 Application 7: Lot 19 – SRAIP Composting

5.2.8.1 Description and background

Application 7 is a Development Permit for MCU for High Impact Industry (SRAIP Composting) and Development Permit for an Environmentally Relevant Activity (ERA53(a)) on proposed Lot 19.

The composting facility comprises windrow pads, feedstock holding bay, storage areas and leachate storage. Access to the site would be provided via an easement connecting the composter to a private road and an existing access track maintained from the anaerobic digestion facility on proposed Lot 11 to facilitate delivery of compost materials.

The facility would produce 50,000 tpa of compost. The compost would provide high-quality soil conditioner for existing crop production within the immediate region including cropping undertaken by Kalfresh and independent local producers.

The proposed development involves ERA53a – organic material processing (by composting organic material). The process would involve typical open windrow composting methods from feedstocks including digestate, green waste, wood chop, vegetable waste, anaerobic digestion solids, and mushroom substrate.

5.2.8.2 Summary of assessment and conditions

The composting facility is an expected SRAIP use and is important for the recycling of organic material to create compost and soil conditioner, providing fertiliser to local farms.

I expect a greater level of detail would be provided to SRRC when Application 7 is lodged including:

- more detailed plans of layout, including infrastructure services
- more detail on vehicle access, including the types of vehicles expected, the standard of access road and on-site car parking and vehicle manoeuvring area
- studies to assess and confirm compliance with air, odour and noise criteria.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant development permits be approved for Application 7. This includes conditions provided by DESI for ERA53(a). I have also made recommendations for SRRC to request additional information as set out above.

5.2.9 Application 8: Lot 12 – High Impact Industry and Warehouse

5.2.9.1 Description and background

Application 8 is a Development Permit for MCU for a High impact Industry and Warehouse on proposed Lot 12. The application seeks to establish facilities for processing local produce, cold storage, an ancillary office and showroom. It would comprise:

- building height up to 35 m in height, which is needed to reflect the contemporary stacking and storage logistics solutions found in major distribution warehouses
- a GFA of approximately 12,100 m^2
- associated parking, articulated vehicle parking, manoeuvring and loading bays.

5.2.9.2 Summary of assessment and conditions

I am satisfied Application 8 aligns with the vision and key outcomes of the project. It adds to existing food processing operations and benefits from the co-location of operations.

A key matter for Application 8 is size and bulk of the proposed 35 m building height. The visual amenity study undertaken for the project (refer Section 5.3) identified a range of landscaping treatments throughout the precinct to ameliorate visual amenity impacts of the buildings. Landscaping forms part of conditions of development.

I expect a greater level of detail will be provided to SRRC when Application 8 is lodged, including:

- detailed architectural plans to address the SRAIP Development Plan's building design requirements
- studies to assess and confirm compliance with air, odour and noise criteria
- confirmation of car parking requirements.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant Development Permit be approved for Application 8. I have also made recommendations for SRRC to request additional information as set out above.

5.2.10 Application 9: Lot 15 – Warehouse

5.2.10.1 Description and background

Application 9 is a Development Permit for MCU for Warehouse on proposed Lot 15. No specific information on the type of warehouse use has been provided. Details of the built form are:

- GFA of approximately 4,500 m^2
- building height of 13.5 m
- car parking for 46 spaces.

5.2.10.2 Summary of assessment and conditions

I consider the proposed warehouse generally aligns with the intent of the project, subject to the warehouse supporting SRAIP uses and outcomes. The application includes a preliminary site plan.

In the IAR, the proponent sought approval for a 'showroom' in addition to a warehouse and ancillary office. A 'showroom' is not a use regulated by the preliminary approval (variation approval) (Application

1). A showroom is separately defined and requires an impact assessment application under the Planning Scheme.

I expect a greater level of detail to be provided to SRRC when the application is lodged, including:

- more detailed plans of layout, including parking and landscaping
- specific studies to assess and confirm compliance with air, odour and noise levels to sensitive receptors.

I have stated conditions at Appendix 2 for the administering authority to adopt should the relevant Development Permit be approved for Application 9. I have also made recommendations for SRRC to request additional information as set out above.

5.3 Landscape and visual amenity

As described in Section 2.3 the project is located within the Rural Zone of the Planning Scheme. The Planning Scheme sets out the broad vision and intent for the Rural Zone to ensure protection of, among other things, rural landscape amenity. This section assesses the project impact on landscape and visual amenity.

5.3.1 Submissions

One submission was received during public notification of the IAR. The submission was from SRRC and raised concerns regarding the number of 35 m high buildings proposed on site and included a request for additional information on proposed landscaping.

5.3.2 Existing landscape

The landscape surrounding the project is characterised by broadacre cropping farmland and undulating mountain ranges including Cunningham's Gap, Mt Edwards Peak, Mt French and other prominent ridgelines.

The IAR describes that industrial-agricultural processing warehouses and rural activities are located on the existing site, and quarries operate on the adjoining properties. Power lines, irrigation systems, sheds and associated farming infrastructure also form part of the existing scenic amenity around the proposed project.

5.3.3 Potential impacts and mitigation measures

To assist with the consideration of potential landscape and visual amenity impacts, I sought technical advice from a qualified landscape architect at SLR Consulting Australia Pty Ltd (SLR Consulting), including peer review of relevant sections of the IAR.

5.3.3.1 Impacts

The IAR recognises the project may disrupt local scenic amenity and view lines for motorists travelling along the Cunninham Highway and Frazerview Road.

The IAR submits that proposed 35 m high buildings on Lots 12 and 13 and potential building heights of up to 20 m on Lot 11 are key features contributing to visual amenity impacts. In addition, an increase in the extent and quantity of industrial buildings would lead to greater visual bulk and scale when compared to Kalfresh's current operations.

The LVIA (IAR Appendix A.3) focuses on the potential impacts of the 35 m and 20 m buildings as they exceed the Planning Scheme's nominated maximum building height of 15 m. These larger buildings have the potential to impact view lines of iconic ridgelines associated with the mountain ranges for motorists travelling along the Cunningham Highway.

The IAR submits that no other significant views would be visually impacted by the project. Reasons for this finding are that scenic amenity was of comparatively lower value; visitation and traffic was observed to be low; or that distance from the project would render it indiscernible or not visible, due to the presence of intervening terrain and vegetation.

The LVIA assessed 4 viewpoints along the Cunningham Highway (Figure 6) to determine potential visual amenity impacts of the project with and without the 35 m buildings (refer Figure 8 to Figure 14). The IAR found that the inclusion of the 35 m buildings would have a negligible or low impact on visual amenity at Viewpoints 1, 3 and 3a, and a low to moderate impact on visual amenity at Viewpoint 2 (shown in Figure 6).

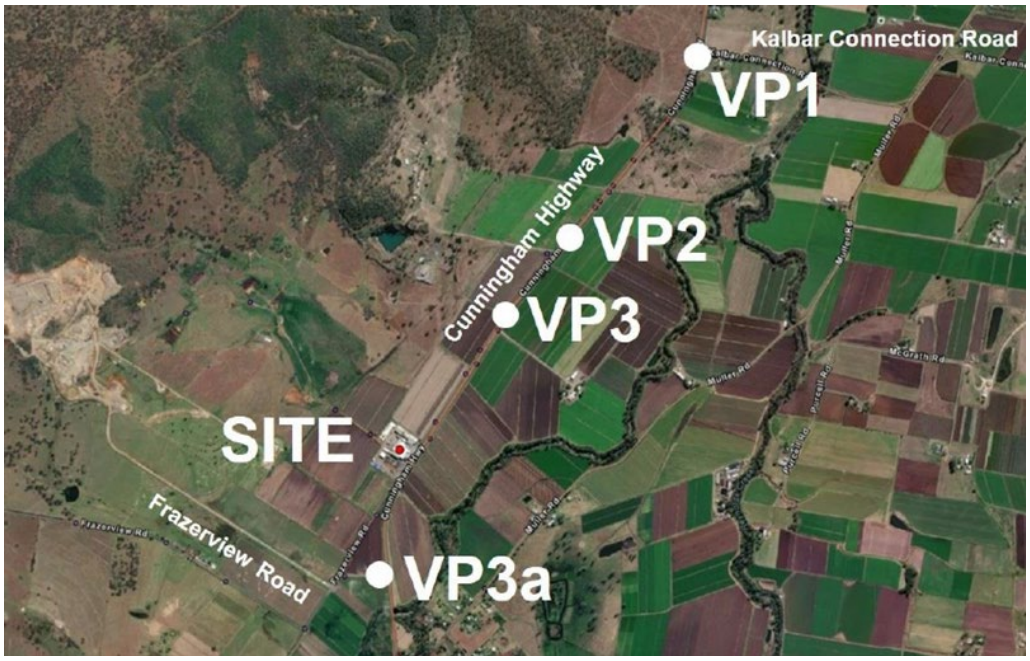

Figure 6. Viewpoint locations
Source: Adapted from IAR Appendix A.3

A review conducted by SLR Consulting identified there are currently no 35 m high buildings (constructed or approved) within the Rural Zone of the Planning Scheme. The review noted the inclusion of tall buildings could represent a moderate-high change to the visual environment. It also noted that, from several viewpoints, the increased height was unlikely to interrupt or obscure the vegetated hills in the background. The review found that significant screening and design features could moderate the size, height and form of the proposed built form, and the use of native trees would enhance the appearance of the local rural amenity.

5.3.3.2 Mitigation measures

In response to concerns raised during public consultation, the proponent reduced the number of proposed 35 m high buildings from 5 to 2. The proponent also prepared the LVIA (IAR Appendix A.3) to support the identification of impacts and development of mitigation measures.

The IAR describes the project layout as being strategically designed to reduce visual dominance of 35 m and 20 m buildings by siting them to the rear of the SRAIP Industry Precinct, behind smaller buildings (Figure 7). This layout better obscures the taller buildings from viewpoints along the Cunningham

Highway. The IAR states building materials and finishes would be utilised to help the built form blend into the landscape as depicted in Figure 9, Figure 11 and Figure 13 below. Proposed building materials and finishes include use of muted and earthy tones and low-reflectivity materials. In addition, the proponent has prepared a detailed Landscape Design Plan (IAR Appendix B.11) which provides for a mixture of aesthetic, screen, buffer and street landscaping across the project that would obscure buildings.

As described in Section 5.2.2, the SRAIP Development Plan (IAR Appendix A.5) provides provisions to guide development across the project. The SRAIP Development Plan stipulates provisions relating to scenic amenity, including codes to regulate the appearance of future development (building form, height and finishes), as well as landscaping requirements. Importantly, these provisions enforce planting and screening schedules proportionate to locations within the precinct and the height of proposed buildings (i.e. development fronting key viewpoints requires a greater level of planting).

The SRAIP Development Plan's requirements are consistent with SRRC's Planning Scheme Policy 2 – Landscape Design (PSP2). This ensures development proceeds consistently across the Scenic Rim LGA. Where the SRAIP Development Plan does not prescribe landscaping requirements for a particular situation, the SRRC PSP2 provisions apply.

The IAR provides that with the implementation of proposed mitigation measures, the visual dominance of the tall buildings would be significantly reduced, including at nominated viewpoints (negligible for viewpoints 1, 3 and 3a, and low for viewpoint 2). The IAR notes that impacts at nominated viewpoints are relevant to motorists travelling along the Cunningham Highway and are therefore temporary in nature. I am satisfied with the proponent's assessment and proposed management measures.

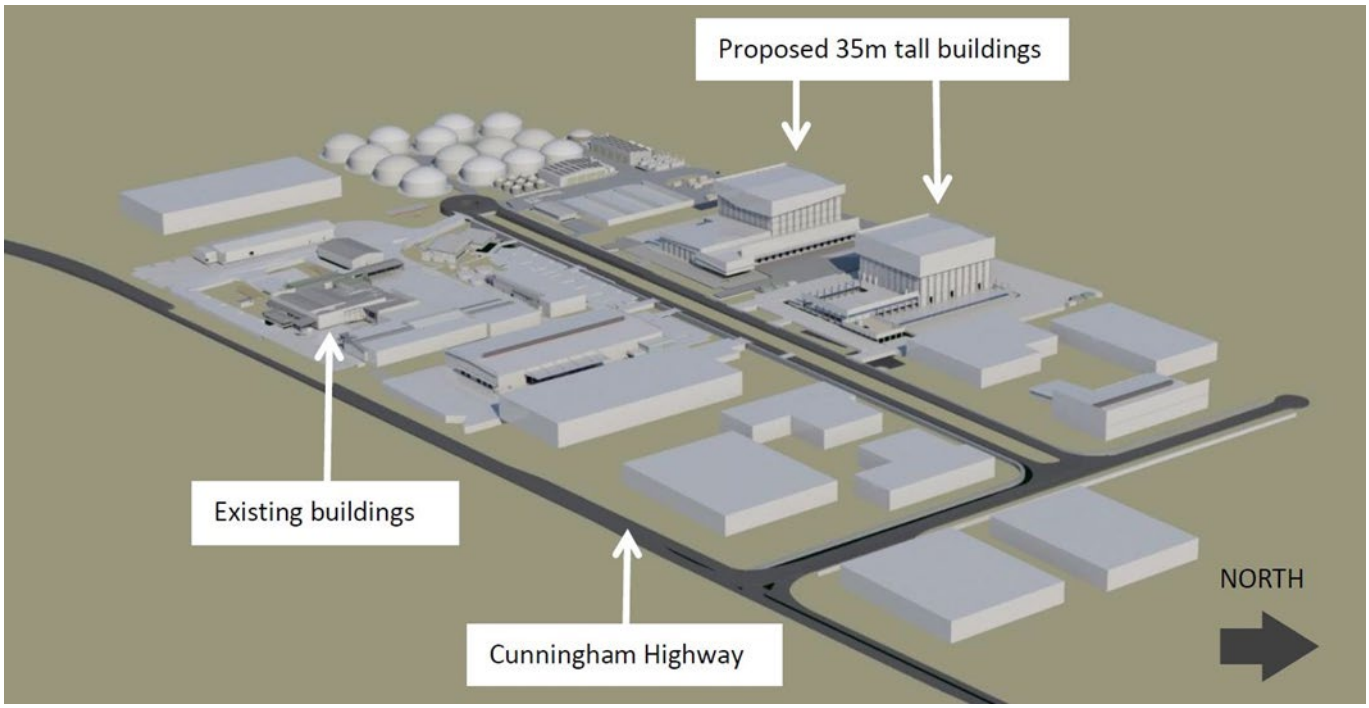

Figure 7. Project layout
Source: IAR Appendix A.3 Figure 3-1

Figure 8. V1 – existing view looking south-west along Cunningham Highway near Kalbar Connection Road
Source: IAR Appendix A.3 Appendix A

Figure 9. V1 – photomontage of project with landscaping and building finish mitigation
Source: adapted from IAR Appendix A.3 Appendix A

Figure 10. V2 – existing view looking south-west along Cunningham Highway near PLASVACC entrance
Source: IAR Appendix A.3 Appendix A

Figure 11. V2 – photomontage of project with landscaping and building finish mitigation
Source: IAR Appendix A.3 Appendix A

Figure 12. V3 – existing view looking south-west along Cunningham Highway near northern site boundary
Source: IAR Appendix A.3 Appendix A

Figure 13. V3 – photomontage of the project with landscaping and building finishes
Source: IAR Appendix A.3 Appendix A

Figure 14. V3a – photomontage of the project (excluding landscaping and building finishes) looking north-east from Frazerview Road
Source: IAR Appendix A.3 Figure 6-8

5.3.4 Coordinator-General's conclusions

I recognise that when fully developed, the project would ultimately increase the visual bulk and scale of industrial operations at the proposed site, which has the potential to affect the local rural landscape.

I am satisfied that visual amenity concerns raised in the submission received during public consultation have been adequately addressed and resolved. Of note, the proposed design would preserve the unique mountain ridgelines observed when driving into the Scenic Rim region thus meeting the strategic outcomes of the Planning Scheme.

On advice from SLR Consulting, I am satisfied the LVIA adequately evaluates the project's impacts on visual amenity. The findings in the IAR note that from the 4 key nominated viewpoints the project does not exceed a low impact rating as these views are limited to motorists travelling along the Cunningham

Highway. As such the views would be temporary and be of appropriately sited buildings screened with vegetation.

The proponent has sought to minimise impacts through building siting and use of muted and natural building finishes and landscaping to better integrate the project into the rural setting. These strategies seek to meet the intent of the Rural Zone as prescribed under the Planning Scheme while allowing the growth of agricultural production opportunities.

I am satisfied the proposed mitigation strategies would address key viewpoints along the Cunningham Highway and minimise impacts on local amenity.

To ensure the proposed mitigation measures are achieved, I have stated conditions that give effect to the SRAIP Development Plan (IAR Appendix A.5) and the Landscape Design Plan (IAR Appendix B.11).

5.4 Air and odour

This section evaluates the proponent's air and odour impact assessment, which is provided at Appendix E.3 of the IAR.

5.4.1 Submissions

During public consultation, DESI and 2 private submitters raised matters relating to air and odour, including:

- concerns about odour and dust impacts, including subsequent health impacts from emissions
- odour impacts, management, and storage methods for feedstocks
- request for clarification or additional technical information relating to:
  - odour emission rates, cumulative impacts of air contaminants, air and odour emission monitoring, nitrogen, airborne bioaerosols and/or microorganisms in the vicinity of waste composting sites
  - anaerobic digestion facility and composting facility equipment design and management.

5.4.2 Existing environment

The IAR identifies 14 sensitive receptors (residential) within 1,500 m of the proposed project activities.

Appendix E.3 of the IAR provides the proponent's analysis of ambient air quality data, which was obtained from the closest DESI monitoring stations: Flinders View, Springwood and South Brisbane. The analysis found the existing air environment in the immediate local area is highly disturbed, characterised by cropping and agricultural activities, quarrying activities and road use. The IAR submits the topography of the project's surrounding area is not anticipated to influence air quality dispersion, particularly noting the dominant wind directions.

Ambient air quality data was used to underpin air quality and odour modelling for the project.

5.4.3 Potential impacts and mitigation measures

Potential causes of air and odour impacts include:

- construction activities required to establish the SRAIP
- construction activities for the development of individual lots within the precinct
- ongoing operation of uses on individual lots.

5.4.3.1 Construction air and odour impacts from SRAIP establishment

Impact

The IAR describes that during establishment of the SRAIP, potential construction-related air quality impacts could include dust emissions, and potential odour emissions include chemical sealants, paints and glues.

In 2020, the proponent undertook an air quality assessment (IAR Appendix E.3); however, this did not consider air and odour impacts resulting from construction of the SRAIP.

Mitigation

A preliminary Construction Environment Management Plan (CEMP) is provided at IAR Appendix E.4. The CEMP includes air and odour nuisance mitigation measures including minimising vehicle activity during dry and dusty conditions, stabilising internal roads and storing chemicals within bunded containers in accordance with Australian Standards.[13]

The CEMP includes objectives, targets, monitoring procedures, auditing, training, and reporting requirements guided by general regulatory requirements. The proponent has committed to maintaining a CEMP for the project (Appendix 3), guided by various overarching environmental management procedures, plans and permit conditions.

In line with this commitment, I have stated a condition at Appendix 2 requiring the proponent to prepare a revised CEMP for approval by SRRC during their consideration of Application 2 (Reconfiguring a Lot and Operational Works) (refer Section 5.2.3). The CEMP must demonstrate how the proponent will manage and mitigate potential air quality and odour impacts associated with establishing the SRAIP.

I am satisfied that potential construction air and odour emissions during the establishment of the SRAIP can be adequately managed through the completion of a CEMP.

5.4.3.2 Construction air and odour impacts from individual lots

Impact

Following the establishment of the SRAIP, construction would be required for the establishment of permissible uses on individual lots (refer Section 5.2). Air and odour impacts associated with construction works for individual lots may include dust emissions from heavy machinery and unsealed roads as well as odour impacts from construction materials used on site.

Potential air and odour emissions from the development of individual lots have not been assessed in the IAR.

Mitigation

I have stated conditions for each development permit considered by this evaluation report (Appendix 2). Stated conditions require the proponent, or developer, to undertake works in a manner that ensures no environmental nuisance from air or odour impacts.

I have made a recommendation to SRRC to implement a similar requirement for future development on all other SRAIP lots (i.e. not considered in this evaluation report). This recommendation will help ensure that when the development permit applications are assessed by SRRC, conditions to manage air and odour impacts are considered.

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[13] *AS1940:2017 The storage and handling of flammable and combustible liquids*

I am satisfied the conditions I have stated and the recommendation I have made, in conjunction with SRRC's established development assessment processes, will adequately manage and mitigate air quality and odour nuisance.

5.4.3.3 Operational air and odour impacts from individual lots

There are a variety of uses proposed to occur on individual lots within the SRAIP, some of which are outlined in the IAR and assessed as part of the coordinated project process (refer Section 5.2). To aid consideration of air and odour impacts, discussion of proposed uses has been separated into those that include environmentally relevant activities and those that do not.

For proposed lots where the future use is not yet known, impacts have not been considered through the IAR or coordinated project process. Development on these lots would be managed through established development assessment processes that include consideration of air and odour impacts.

Lots without environmentally relevant activities

Impact

Potential impacts from the establishment of individual lots that do not include environmentally relevant activities could include air and odour emissions from heavy vehicle movements, manufacturing and processing, and material handling. Emissions from such sources could affect the environmental amenity of sensitive receptors.

Potential air and odour impacts from operational uses on individual lots (without proposed environmentally relevant activities) have not been assessed in the IAR.

Mitigation

I have stated conditions for Application 1 (preliminary approval (variation approval)) to manage air quality and odour impacts (Appendix 2). The conditions apply to all development within the SRAIP. These conditions require the proponent to provide certification from a suitably qualified person that final design of each development achieves the relevant air quality objectives at sensitive receptors identified in the IAR Appendix E.3. The conditions also require the proponent to submit an odour management plan, prepared by a suitably qualified person, to SRRC for approval prior to the commencement of use. Development must be undertaken in accordance with the plan at all times. These conditions apply to all lots and future development in the precinct. The conditions will mitigate against air and odour impacts resulting from future uses within the SRAIP.

I am satisfied the conditions I have stated, in conjunction with the SRRC's established development assessment processes, will adequately manage and mitigate air and odour emissions.

Lots with proposed environmentally relevant activities

Composting facility

Impact

The IAR air quality assessment (Appendix E.3) used dispersion modelling to estimate air pollutant and odour emissions from ongoing uses expected to occur within the SRAIP. The model was used to predict the concentrations of odours and air toxins uses at discrete receptor locations. Identified odour emissions sources for the composting facility are the raw material stockpiles, composting windrows and leachate management ponds. The IAR anticipates compost production rates of 15,000 tpa initially, and up to 50,000 tpa at full operation. The IAR states that in the hours following turning of the composting material, odour emissions rates can be 8 times higher than undisturbed windrow emission rates. The

proponent's air quality assessment has represented odour emissions as varying with the time of day, with turning operations occurring progressively between 6am and 6pm.

The IAR identifies air and dust emissions sources as vehicle and equipment movements on unsealed roads, raw material handling, blending and mixing, product handling, wind erosion and windrow turning. Emissions estimates were modelled assuming the full production rate of 50,000 tpa.

Mitigation

The proponent's air quality assessment states the composting operation can comply with the relevant odour amenity guidelines at surrounding sensitive receptors. I understand that since the assessment was undertaken, the proponent has refined the types of feedstocks that will be used to minimise odour impacts at sensitive receptors.

To manage dust emissions the IAR identifies mitigation measures including the regular watering of unsealed access roads and trafficable areas within the composting facility and implementing a wheel wash (or similar) to minimise silt track off-site. Modelling indicates the proposed dust control measures would comply with air quality objectives at sensitive receptors.

In consultation with DESI, I have stated conditions (Appendix 2) for the composting facility, which provide acceptable outcomes for air and odour emissions. The conditions will ensure the activity is operated in a way which minimises environmental harm including provisions for monitoring and testing, feedstock and compost management, an odour management plan, and dust and particulate emissions standards. I am satisfied that this activity can be adequately managed through these conditions.

The proponent has committed (Appendix 3) to completing a suite of management plans to ensure operations are undertaken in a manner which avoids environmental nuisance from air and odour emissions, consistent with regulatory requirements and conditions of approval. The proponent proposes to combine these management plans to form an overarching Operational Environmental Management Plan (OEMP) (Appendix 3). In line with their commitment, I expect the proponent to update and maintain management plans and submit them to the regulator(s) on request and/or as required by conditions.

Anaerobic digestion facility

Impact

The proponent's Air Quality Assessment identified the potential for odour emissions from the anaerobic digestion facility as the: waste processing building, digestate storage building, corn silage stockpiles, and digestate irrigation. The IAR identified the potential air impacts as 'air toxics' (production emissions) from the biogas plant.

The IAR acknowledges that detailed design of the anaerobic digestion facility has not been completed, and design changes may have implications for air and odour emissions.

Mitigation

The proponent's odour assessment of the anaerobic digestion facility concluded that odour emissions from the anaerobic digester and biogas plant can comply with relevant odour amenity guidelines at the identified sensitive receptors. The assessment is contingent on the implementation of appropriate odour control systems.

The IAR proposes mitigation measures to minimise odour emissions from the anaerobic digestion facility, including:

- the waste receival and processing building will be operated at negative pressure

- odour emissions from all activities within the waste receival and processing building will be treated using a 'BioAir' odour control unit
- vehicle access to the waste receival and processing building will be via fast-acting automatic closing doors to minimise fugitive emissions
- pedestrian access doors will be self-closing
- anaerobic digester tanks will be sealed with all gases produced collected through the gas treatment system and biogas power generation units for combustion
- an additional 'BioAir' system is proposed to treat odour emissions associated with the digestate treatment building and buffer tank
- silage stockpiles will be covered when not being stocked or reclaimed.

The proponent's air quality assessment investigated combustion emissions from the biogas power generation plant and flare using preliminary specifications for the technology. The results suggest a concentration at sensitive receptors lower than the guideline concentration.

Odour impacts from the use of digestate on cropping land is proposed to be mitigated by using sealed storage tanks and low-pressure, low-elevation or dripline technologies. The IAR states that modelling demonstrated that odour emissions from digestate irrigation can comply with odour amenity guidelines.

In consultation with DESI, I have stated conditions (Appendix 2) for this environmentally relevant activity. The conditions provide acceptable outcomes for air and odour emissions to ensure the activities are operated in a way that minimises environmental harm. Conditions include monitoring and testing requirements, feedstock requirements, an odour management plan and dust and particulate emissions standards.

I note this activity is included in the proponent's management plans discussed above. I also note the EoWC, discussed in Section 5.6, has been developed to manage and mitigate environmental harm associated with digestate use.

I recognise that detailed design of the anaerobic digestion facility is not available; however, I am satisfied that management procedures proposed by the proponent, in conjunction with conditions stated at Appendix 2, would mitigate against environmental harm from air and odour emissions from the anaerobic digestion facility.

Sewage Treatment Plant

Impact

The IAR identifies potential impacts arising from the sewage treatment plant include odour emissions from the plant and from wastewater irrigation. However, the IAR considers these impacts to be minor due to the small size of the treatment plant and effluent volumes. Odour emissions from the sewage treatment plant were not included in the air quality assessment.

Mitigation

The proponent has stated that on-site irrigation of wastewater from the sewage treatment plant would occur using droplet irrigation to minimise odour impacts.

I note detailed design of the sewage treatment plant has not been included with the IAR. In consultation with DESI, I have stated conditions to manage the risk of environmental harm from the sewage treatment plant (Appendix 2). The stated conditions outline the technology and the disposal area which can be used for irrigation, monitoring and reporting requirements, and complaint management (among other

requirements). The proponent will also be required to complete an odour management plan prior to the activity commencing.

I am satisfied that management procedures proposed by the proponent and the conditions I have stated, provided by DESI, would mitigate potential environmental risk from the sewage treatment plant.

5.4.4 Coordinator-General's conclusions

I acknowledge the air quality assessment submitted by the proponent does not consider all proposed activities. I also acknowledge the limitations of information provided in the IAR regarding potential air quality and odour impacts. However, having reviewed the proponent's management plans and on advice from DESI I am satisfied that conditions provided at Appendix 2 can appropriately manage and mitigate against operational air quality impacts for environmentally relevant activities and general industrial uses.

The proponent has committed to completing a suite of management plans and strategies in accordance with the final approval conditions from regulating agencies to minimise potential environmental nuisance impacts. In line with their commitments (Appendix 3), I expect the proponent to keep management plans up to date and provide them to the regulator as required by conditions and/or if requested.

I am satisfied that any air or odour impacts resulting from construction can be adequately managed through development permits issued by SRRC, in conjunction with the proponent's revised CEMP.

I am satisfied that concerns raised by submitters have been adequately addressed.

5.5 Noise and vibration

This section evaluates the proponent's noise and vibration assessment, which is provided at IAR Appendix E.2.

5.5.1 Submissions

Two submitters, DESI and a private submitter, raised matters relating to noise and vibration during public notification including:

- potential impact of after-hours noise on surrounding residents
- noise complaint management, including identifying noise nuisance parameters.

5.5.2 Existing environment

5.5.2.1 Noise

The IAR describes the local noise environment as being characterised by surrounding land uses, including agricultural, quarrying and industrial activities, natural processes (such as rain, fire and water flow) and ambient noise from the Cunningham Highway.

The IAR identifies 14 sensitive receptors (residential) within 1,500 m of proposed project activities.

Baseline noise monitoring was undertaken in 2018 to characterise the ambient noise environment within and surrounding the project area. Two monitoring locations were selected:

- one located to the north of the project area, approximately 2.4 km from the Cunningham Highway – representative of sensitive receptors more than 1 km from the highway

- one located within the project area, approximately 700 m from the Cunningham Highway – representative of sensitive receptors within 1 km from the highway.

The baseline noise assessment was used to underpin noise modelling for the project.

5.5.2.2 Vibration

The IAR provides limited information on the existing vibration environment. It notes existing quarrying activities located to the north-west of the project site have potential vibration implications for the proposed project. The IAR also notes that project siting and design has been developed with due consideration for the existing vibration environment.

5.5.3 Potential impacts and mitigation measures

The IAR (Appendix E.2) describes the proponent's development of project-specific noise assessment criteria consistent with Environmental Protection (Noise) Policy 2019 and relevant noise quality objectives. As the project is proposed to operate 24 hours a day, the IAR considered potential for noise emissions to interfere with sleep at residential dwellings – this addresses submitter concerns regarding after-hours noise.

5.5.3.1 Construction noise from SRAIP establishment

Impact

The IAR states that key construction activities expected to contribute to noise emissions during establishment of the SRAIP include clearing works, earthworks, general construction works and increased vehicle movements.

The IAR does not provide an assessment of potential construction noise impacts, however the proponent has rated 'offensive noise emissions' and 'nuisance noise' as being 'low risk' to sensitive receptors (IAR Appendix E.4).

Mitigation

The preliminary CEMP (IAR Appendix E.4) includes objectives, targets, monitoring procedures, auditing, training, and reporting requirements guided by general regulatory requirements. The CEMP includes noise nuisance mitigation measures for mobile plant and equipment, including no unnecessary use of horns or other audible signals, and maintaining equipment in good working order. The proponent has committed to updating and maintaining the CEMP, which is intended to be a living document that ensures adequate environmental management during construction (Appendix 3).

In line with the proponent's commitment, I have stated a condition at Appendix 2 requiring the proponent to prepare a revised CEMP for approval by SRRC during their consideration of Application 2 (Reconfiguring a Lot and Operational Works) (refer Section 5.2.3). The CEMP must adequately demonstrate how the proponent will manage and mitigate potential environmental noise nuisance associated with establishing the SRAIP.

I have also stated a condition which limits construction activity and noise to the hours of 6:00 am to 6:30 pm Monday to Saturday. No work is to occur on Sundays or public holidays. I am satisfied that construction noise impacts from the establishment of the SRAIP can be adequately managed through the completion of a CEMP and the limitation of construction hours. I consider these conditions address submitter comments regarding potential for after-hours noise impacts.

5.5.3.2 Construction noise from individual lots

Impact

Following establishment of the SRAIP, subsequent development permits are required for development of new permissible agricultural and related industrial uses to occur. Construction would be required on individual lots to implement and operationalise approved uses. Proposed lots and uses assessed by this evaluation report are further described at Section 5.2.

Construction noise that may arise from the future development of individual lots has the potential to impact surrounding sensitive receptors. Construction noise sources could include earthworks, general construction noise and increased vehicle movements. Construction noise from the development of individual lots in the future has not been assessed as part of the IAR.

Mitigation

I have stated conditions for each development permit considered by this evaluation report (Appendix 2). Stated conditions require the proponent, or developer of the relevant lot/activity, to undertake works in a manner that ensures no environmental nuisance from noise.

I have made a recommendation to SRRC to implement a similar requirement for future development on all other SRAIP lots (i.e. not considered in this evaluation report). The recommendation will help ensure development permits are subject to conditions to manage noise and other impacts at the time they are considered.

I am satisfied the conditions I have stated and the recommendation I have made, in conjunction with SRRC's established development assessment processes, will adequately manage and mitigate construction noise nuisance.

5.5.3.3 Operational noise from individual lots

Impact

The proponent's Noise Impact Assessment (IAR Appendix E.2) provides an assessment of potential noise impacts for 3 key uses: the anaerobic digestion facility, the composting facility, and general SRAIP Industry Precinct activities such as heavy vehicle movements, manufacturing and processing, material handling and stockpiling. The IAR provides that noise modelling results indicate that with the implementation of appropriate controls and management measures, operational activities would comply with adopted daytime and night-time noise criteria at surrounding sensitive land uses.

The IAR acknowledges that detailed design of the anaerobic digestion facility has not been completed, and design changes may have implications for noise emissions. I also note that noise modelling does not include all proposed project activities. For example, the sewage treatment plant has not been considered, and the IAR acknowledges that not all future lot uses are known.

Mitigation

Noting limitations in the proponent's noise assessment, I have stated a condition (Appendix 2) that requires future operators of each individual lot to develop and submit to SRRC a site-specific Noise Impact Assessment Report (NIAR). The NIAR is to be prepared in accordance with the Environmental Protection (Noise) Policy 2019. The condition requires a suitably qualified person to certify the final design achieves relevant noise requirements and recommendations specified by the NIAR.

In consultation with DESI, I have stated conditions (Appendix 2) for the environmentally relevant activities proposed by the project: the anaerobic digestion facility, composting facility and sewage

treatment plant. The conditions provide acceptable outcomes for noise to ensure the activities are operated in a way which does not cause environmental nuisance to any sensitive or commercial place. The conditions also identify noise limits which the operator must comply with, and a process to manage all environmental complaints received.

As described at Section 5.5.3.2 above, I have also stated conditions for each development permit assessed as part of this evaluation report (Appendix 2). The conditions require the proponent or developer to undertake works in a manner that ensures there is no environmental nuisance from noise. I have also made a recommendation to SRRC to implement a similar requirement for future development on all other SRAIP lots (i.e. not considered in this evaluation report).

The proponent has committed (Appendix 3) to completing a suite of management plans to ensure operations are undertaken in a manner which avoids environmental nuisance from noise, consistent with regulatory requirements and conditions of approval. These management plans are proposed to be combined to into an overarching OEMP, as described in Section 5.4.3.3. I note the proponent has prepared draft management plans for the anaerobic digestion facility,[14] and composting facility, which outline work practices consistent with regulatory requirements. In line with their commitment, I expect the proponent to update and maintain management plans and submit them to the regulator(s) on request and/or as required by conditions.

I am satisfied the conditions I have stated and the recommendation I have made, in conjunction with the SRRC's established development assessment processes will adequately manage and mitigate nuisance from operational noise.

5.5.3.4 Vibration

Impact

The IAR does not provide an assessment of potential vibration impacts from the establishment of the SRAIP or future development that may occur within it.

Mitigation

The proponent submits that potential vibration impacts would be managed in accordance with legislative requirements, and management procedures would be included in the CEMP and OEMP.

I have stated conditions (Appendix 2) requiring the proponent to prepare a revised CEMP for approval by SRRC. The CEMP must adequately demonstrate how the proponent will manage and mitigate vibration nuisance associated with establishing the SRAIP.

In addition, I have stated conditions (Appendix 2) for each of the lots assessed by this evaluation report requiring the proponent to undertake works so that there is no environmental nuisance from vibration. I am satisfied the process of managing and mitigating vibration nuisance to sensitive receptors during operations can be adequately managed by SRRC through established development assessment processes.

5.5.4 Coordinator-General's conclusions

I recognise the limitations of information provided by the proponent in the IAR regarding potential noise and vibration impacts. However, environmental nuisance relating to noise and vibration impacts can be

[14]Note that draft management plans for the anaerobic digestion facility were provided to the Office of the Coordinator-General and DESI for assessment. As they contain Commercial-in-Confidence information, they will not be publicly available through the OCG.

adequately assessed and conditioned by SRRC through established development assessment processes.

I am satisfied the conditions I have stated for noise and vibration (Appendix 2), in conjunction with the SRRC's established development assessment processes, will adequately manage and mitigate impacts. I am also satisfied the conditions I have stated can appropriately manage and mitigate against construction and operational noise nuisance for environmentally relevant activities and general industrial uses.

I acknowledge that construction on individual lots may overlap with operational activities. I am satisfied that potential combined impacts can be managed by ensuring noise criteria are being met for each individual lot activity. In addition, conditions for environmentally relevant activities require noise monitoring to ensure that where environmental nuisances are reported, compliance can be investigated and managed appropriately.

I have considered the concerns of submitters relating to noise nuisance and believe these have been adequately addressed.

5.6 Waste

This section evaluates the proponent's assessment of waste management, which is provided at IAR Appendices B.6 and C.

5.6.1 Submissions

One submission was received during public consultation on the draft IAR in relation to waste. DESI requested additional information relating to the following matters:

- digestate – understanding the proportion of digestate generated excess to proponent requirements; contingency plans for when storage would reach capacity; proposed application rates for irrigation areas; and risk controls in the event of a spill
- feedstock contamination – understanding the quality control measures for both composting and anaerobic digestion facilities as well as impacts of utilising grease trap waste
- leachate – understanding the permeability of the pond barrier at the composting facility; management strategies associated with excess leachate and wet weather scenarios; and any considered impacts on surface and groundwater
- treated effluent disposal area – understanding the location of the sewage treatment plant infrastructure and effluent disposal area; groundwater impacts; and clarification of irrigation crop and effluent volumes.

5.6.2 Waste generating activities within the SRAIP

The proponent intends to utilise a circular economy approach, converting waste into useable resources wherever practicable. The IAR states the proponent is committed to providing a sustainable solution for managing waste streams on-site wherever possible to alleviate negative environmental impacts.

The IAR describes the project as utilising and producing waste through 3 environmentally relevant activities regulated under the EP Act. An Environmental Authority is required for the anaerobic digestion facility, composting facility and the sewage treatment plant. Each of these activities produces an output that can be used as a resource when in compliance with prescribed conditions.

The environmentally relevant activities have the potential to produce non-reusable waste from rejected feedstocks, excess leachate and waste associated with the operation of facilities.

Wastes produced within the precinct which are not regulated by the EP Act, or a relevant EoWC can be appropriately and safely regulated by the SRRC Local Law No. 5 (Waste Management) 2018,[15] and can include general or industrial waste types.

5.6.3 Potential impacts and mitigation measures

5.6.3.1 Waste streams – anaerobic digestion facility and composting facility

Digestate

The proposed anaerobic digestion facility would produce whole digestate which can be separated into solid and liquid forms for different uses.[16] The IAR states that whole digestate is intended for uses specified under the EoWC or re-use within the composting facility. The separated solid digestate is intended for on-site windrow composting and direct application as a soil conditioner. The separated liquid digestate is intended for use in windrow composting, as a feedstock back into the anaerobic digestion facility and for off-site uses specified under the EoWC.

Impact

The use of digestate on cropping land has the potential to generate nutrient related run-off as well as alter the chemical composition of soil, surface water and groundwater. Spills and unplanned release events can pose a potential risk to the surrounding environment.

Mitigation

The IAR states that risk mitigation measures include regular inspections of equipment, an earth bund around the site to contain spills, and multiple methods of preventing over-pressurisation of tanks.

I have stated conditions which relate to the operation of the anaerobic digestion facility and conversion of organic matter to digestate (Appendix 2). These conditions include construction requirements for storage tanks to safely contain products at various stages of the anaerobic digestion process. I am satisfied these conditions, administered by DESI, would adequately manage the risk of digestate causing environmental harm through spillage.

In 2022, following public consultation on the draft IAR, the EoWC was gazetted under the *Waste Reduction and Recycling Act 2011*. The EoWC enables digestate to be used as a resource where the producer is compliant with conditions including using only approved feedstocks, resource quality criteria, storage requirements and record keeping. The digestate may be sold to an approved resource user, who must also comply with conditions of use. I note that because of EoWC gazettal, the concern raised by DESI during public notification regarding digestate application rates are no longer relevant for the purpose of stating conditions for this activity. I am satisfied the process established by the EoWC would adequately manage and mitigate environmental harm associated with the use of digestate.

The proponent's management plans listed in IAR Section 4.3.1 outline work practices consistent with regulatory requirements of undertaking this activity in compliance with an Environmental Authority. The

[15] SRRC Local Lan No. 5 (Waste Management) 2018, available at:**https://www.scenicrim.qld.gov.au/downloads/file/1233/local-law-no-5-waste-management-2018**

[16] End of Waste Code Digestate (EOWC010001054) defines digestate as 'the nutrient rich by-product of the anaerobic digestion process and is a wet mixture (whole digestate) which can be separated into solid (solid digestate) and liquid (liquid digestate) components.

proponent has drafted management plans for the anaerobic digestion facility[17]. I note that management plans were an important consideration for the regulator when determining conditions for this activity.

To ensure the facility is operated in compliance with regulatory requirements, the proponent has committed to preparing management plans and strategies (Appendix 3). The management plans would reflect final approval conditions from regulatory agencies to ensure activities are undertaken in a way that minimises environmental nuisance and harm. In line with their commitment, I expect the proponent to update and maintain relevant management plans and submit them to the regulator(s) on request and/or as required by conditions.

I am satisfied the concerns raised by DESI during public consultation relating to digestate are appropriately managed by my stated conditions and the EoWC.

Leachate

Both the anaerobic digestion facility and the composting facility are likely to produce leachate.[18]

The anaerobic digestion facility is likely to produce leachate in the feedstock receival building though liquids such as stormwater filtering through feedstocks. The IAR states that solid substrates (feedstocks) would be stored temporarily inside a receival building while products like maize silage would be stored outside the building in concrete silage bays.

Similarly, the proposed composting facility has the potential to produce leachate though feedstock holding bays and as a by-product of the composting process. The IAR states that composting pads, holding bays and finished product storage areas required for composting would be constructed with an impervious base and incorporated leachate collection system.

Impact

Leachate has the potential to impact groundwater and surface water quality, affecting nutrient levels and water quality in the surrounding environment. The IAR recognises that uncontrolled leachate release could potentially cause negative impacts to surface water and groundwater quality and environmental values.

Mitigation

I have stated conditions to manage the risks of leachate produced at the anaerobic digestion facility and the composting facility (Appendix 2). Leachate management conditions include draining leachate to a collection area, preventing leachate ponding in areas other than a designated leachate collection area and preventing leachate entering a stormwater system. Leachate produced at the anaerobic digestion facility and the composting facility may be re-used in their respective original processes under stated conditions.

The IAR states that for the anaerobic digestion facility, silage would be covered to prevent precipitation reaching it, reducing leachate generation. Run-off from silage bays would be captured by drains and collection points and processed within the anaerobic digestion facility.

The IAR states that for the composting facility a leachate containment system would be implemented. The system includes a leachate barrier, 100% separation of leachate and stormwater and a minimum design capacity for one-in-ten average recurrence interval (24 hour) storm event, plus additional storage for leachate re-use and/or evaporation. The system would be supported by a management hierarchy for

[17] These documents were provided to the Office of the Coordinator-General and DESI for assessment. As they contain Commercial-in-Confidence information, they will not be publicly available through the Office of the Coordinator-General.
[18] DESI defines leachate as a liquid that has passed through or emerged from, or is likely to have passed through or emerged from, a material that contains soluble, suspended or miscible contaminants.

collected leachate, preferencing on-site re-use for compost wetting and evaporation, followed by collection by a licensed waste contractor.

The proponent has committed to constructing an impervious leachate barrier to uphold the requirements of stated conditions while detailed engineering design of the composting facility is being finalised (Appendix 3). The proponent has prepared a management plan for the composting facility (IAR Appendix C.3.4), which contains procedures to ensure compliance with regulatory provisions and stated conditions. In line with the proponent's commitment (Appendix 3), I expect them to maintain management plans and provide them to the regulator(s) on request and/or as required by conditions.

I note the requirement for an impervious leachate barrier and corresponding IAR statement that "*due to the low environmental risk that the proposed composting system poses to surface water and groundwater, a routine water monitoring program is not required*." While not a regulatory requirement, baseline water quality monitoring is best practice and would ensure the proponent is able to respond to any complaints that may arise about potential project-related environmental impacts in the future. I recommend the proponent undertake baseline water sampling prior to commencing an activity and submit these results to the regulator for their records.

In consultation with DESI, I am satisfied the proponent's proposed management procedures, in conjunction with conditions stated at Appendix 2, would mitigate against environmental risk from leachate produced at the anaerobic digestion and composting facilities.

Contaminated feedstocks

Feedstocks for the anaerobic digestion and composting facilities are proposed to be sourced from on-site operations and from a network of surrounding agricultural producers.

The IAR states that feedstocks for the anaerobic digestion facility include paunch, chicken manure, maize silage, liquid digestate and food processing waste which includes water only from primary production and manufacturing within the SRAIP. The IAR states that approximately 84,000 tpa of feedstocks would be required in the initial production stage.

The IAR states that feedstocks for the composting facility include green waste, digestate – liquid, solid and whole, vegetable waste and mushroom substrate. The IAR estimates that approximately 85,000 tpa of feedstocks would be required for the activity. The composting facility would use open windrow composting methods, with material requiring shredding or sorting being imported to site pre-processed. The IAR states that at peak capacity, the activity would produce 4 to 5 batches of between 10,000 to 12,500 tpa based on a typical 12-week composting period per batch.

Impact

Potential feedstock contaminants can include chemical contaminants, pathogens, physical contaminants such as rocks, plastics from packaging, wood or metal fragments, or any non-approved feedstocks. Contaminated feedstocks are considered a waste and should be refused on delivery or removed from site by a licensed waste contractor.

Mitigation

I have stated conditions to manage the risks of feedstock contamination in the anaerobic digestion and composting facilities (Appendix 2). Feedstock management conditions include the completion of a Feedstock Management Plan prior to the commencement of the activities. The plan is to include feedstock processing requirements, assessment procedures for accepting or rejecting feedstocks and procedures for reporting unlawful waste delivery to the regulator. The conditions also stipulate testing, monitoring and reporting requirements for the activities.

The IAR states the anaerobic digestion and composting facilities would be operated with rigorous selection and quality control of feedstock. The IAR contains information requirements for feedstock suppliers and acceptance criteria for each different feedstock type, including preventative measures against chemical and biological contamination. Feedstocks would be screened on arrival at the facility, with deliveries turned away if contamination is greater than 10%. Feedstocks that are accepted would be further screened and sorted on-site. The proponent's management plans ensure that procedures are in place to maintain compliance with the stated conditions.

I understand that grease trap waste, which was previously considered as a feedstock for the anaerobic digestion facility, is no longer proposed, and is no longer relevant to the assessment of this activity. The removal of grease trap waste addresses concerns raised during public consultation.

On advice from DESI, I am satisfied management procedures proposed by the proponent, accompanied by my stated conditions, would mitigate environmental risk from feedstock contamination at both the anaerobic digestion and composting facilities.

5.6.3.2 Waste stream – sewage treatment plant

Wastewater for irrigation

A 200 kilolitre sewage treatment plant is proposed to service the project's domestic (human and kitchen) wastewater. The plant would recycle effluent for use as treated water on feedstock crops (not associated with human consumption). The proposed design is based on flows of 40 kilolitres per day, which would allow for a minimum irrigation area of 2 ha at the designated effluent disposal area mapped in Figure 5 of IAR Appendix B.6.

Impact

The use of treated water from the sewage treatment plant has the potential to impact nutrient levels of the soil macronutrients, soil composition, groundwater and crop growth.

Mitigation

I acknowledge that detailed design of the sewage treatment plant has not been included in the IAR. In consultation with DESI, I have stated conditions to manage the risk of environmental harm from waste generated by this activity (Appendix 2). To ensure appropriate environmental outcomes, the facility and its operator must comply with the following conditions:

- inflows to the sewage treatment plant must not exceed 40,000 litres on any day
- the effluent disposal area must be maintained with lucerne crops
- effluent must only be released to the effluent disposal area via low-drift spray irrigation
- an enclosed wet weather storage tank with a minimum volume of 200,000 litres must be installed and maintained on-site for the storage of effluent
- monitoring and reporting as prescribed in the conditions.

The IAR states that when weather or soil conditions prevent the release of effluent to land, effluent would be directed to wet weather storage tanks or lawfully removed from site. If tank capacity is exceeded, a licensed contractor would collect the waste and dispose of it off-site. The IAR states that an alarm system would alert the operator when the tanks are at 80% capacity, which would allow sufficient time for a waste removal contractor to collect the waste.

On advice from DESI, I am satisfied that the management procedures proposed by the proponent, accompanied by my stated conditions, would mitigate against environmental risk from the sewage treatment plant.

5.6.4 Coordinator-General's conclusions

I acknowledge that waste streams from the project's facilities have the potential to impact the surrounding environment including groundwater and surface water. However, having reviewed the proponent's management plans, I am satisfied that proposed procedures accompanied by the conditions I have stated for environmentally relevant activities would adequately manage and/or mitigate risks to the surrounding environment.

The proponent has committed to updating management plans to reflect the final approval conditions from regulating agencies and management strategies to ensure activities are undertaken in a way which would minimise potential environmental impacts, consistent with regulatory requirements and conditions of approval.

I note that the proponent has stated the project is unlikely to impact groundwater and surface water. However, I encourage the proponent to act in accordance with best practice and undertake baseline water testing to be submitted to the regulator (DESI).

I am satisfied that concerns raised during public consultation have been adequately addressed.

5.7 Water resources

This section evaluates the proponent's water quality and hydrology assessment provided at Sections 8.4 and 8.5 and Appendices B.3 to B.6 of the IAR.

5.7.1 Submissions

During the Coordinator-General's public notification of the draft IAR, 4 submissions were received, all from state and local government bodies. Key issues raised in the submissions included:

- the proposed water storage dam cannot capture overland flow as this is prohibited under the Water Plan (Moreton) 2007
- the project has the risk of contaminants leaching, leaking, seeping and overflowing into the environment; baseline water quality for both surface and groundwater should be provided including a proposed water quality monitoring plan
- request that the Integrated Water Management Plan (IWMP) include additional information relating to flood safety and stormwater release and monitoring and how the water quality objectives for Warrill Creek will be met
- provide detail about the proposed upstream and downstream monitoring locations, sampling frequency, sampling techniques and trigger values used to assess water quality
- provide detail on the proposed quality and quantity of stormwater to be released from sediment basin in the composting area, including the proposed monitoring location and release procedures
- provide detail on how excess leachate will be handled, managed and monitored so that it does not result in the release of contaminants
- provide a register of groundwater users, indicating which aquifers are being used and how much water per annum is required so that risks and impacts to water users can be assessed

- assess the impacts of taking groundwater from the alluvium to the receiving environment, including groundwater dependent ecosystems (GDEs)
- the flood study has not adequately addressed the flood storage capacity and predicted off-site impacts as a result of filling in the flood hazard area
- it is not clear if there is water available for the whole of the project.

The submission issues raised, and the corresponding responses received by the proponent, have been considered in the evaluation of the project.

5.7.2 Existing environment

The SRAIP project area is subject to both local and regional flooding. Local flooding is caused by catchments west of the site draining through the north-west portion of the subject area; and regional flooding from the Warrill Creek catchment, located east of the site. Two existing stormwater catchments in the locality divert water around the existing Kalfresh facilities before discharging to Warrill Creek via a series of local watercourses (IAR Figure 50).

Volcanic and alluvial aquifers exist within the proposed project area. The proponent currently takes alluvial groundwater within the Warrill-Bremer alluvial groundwater management area via a number of existing bores including a registered subartesian bore, 5 unregistered operational bores and one unregistered non-operational bore. There are also several small dams on site used to store water.

Kalfresh's existing operations are not connected to the urban water supply network and it is intended the SRAIP would be self-sufficient in relation to potable water.

5.7.3 Potential impacts and mitigation

5.7.3.1 Surface water and groundwater

Surface water impacts

The IAR describes that earthworks and construction phases of the project have the potential to impact surface water through increases in pollutant loads, such as suspended sediments, discharging from the site. Earthworks pose an additional risk of disturbing contamination sources on site, either unknown or known (e.g. cattle dips and former service station), which have the potential to impact surface water within the project area and surrounding region.

The project has the potential to impact surface water through activities taking place predominantly in the rural precinct, such as the composting activity which is proposed to occur outside the IWMP for the SRAIP. Standard urban treatments that effectively manage risks to the receiving environments would be established in the industrial precinct.

Feedstocks and products associated with the composting facility are a potential threat to surface water as these have the potential to release leachate, such as chemical contaminants and nutrients, to downstream surface water sources and users. Leaks or spills from fuel or oils used in the operation of the plant and equipment used throughout the project area pose additional threats to downstream waters.

Groundwater impacts

The IAR notes groundwater would be extracted from the existing bores on site. The risk of adverse impacts to groundwater is limited to the rural precinct due to standard urban water management and infrastructure being proposed in the industrial precinct. The IAR identifies the potential for the project to impact groundwater as low, based on the following:

- low permeability leachate barriers to be incorporated in construction of the compost pads, feedstock holding bays, finished product storage and leachate collection system
- depth to groundwater based on records for registered bores located on the low-lying adjacent land, and elevation of the subject area
- clayey soil profile and relatively shallow bedrock expected across the subject area
- proposed re-use of leachate in the anaerobic digestion facility and composting facility to aid management of leachate dams and maximise water content. In the event of potential overtopping, leachate would be pumped from the dams and disposed of at a licensed waste facility.

The proponent is not seeking new or amended approvals/conditions for the taking of groundwater; as such, the consideration of groundwater take on GDEs has not been considered further in this assessment process.

Surface water and groundwater mitigation and management

To ensure potential project impacts to surface water and groundwater are mitigated, the proponent has committed to implementing a CEMP, which would include the following environmental management measures (IAR Appendix E.4):

- stormwater management system to incorporate design principles such as the separation of leachate and stormwater, and sediment storage capacity designed in accordance with industry best standards
- surface water quality monitoring program comprising:
  - development of site-derived water quality objectives (WQOs) immediately upstream and downstream of the compost activity area
  - routine and event-based monitoring at select upstream and downstream locations to monitor potential adverse impacts on downstream waters
  - assessment of water quality results against relevant WQOs for Warrill Creek and other freshwater tributaries, until such time as site-derived WQOs have been established
  - adoption of Environmental Protection (Water) Policy 2009 (assessment of potential water quality impacts).
- design of the anaerobic digestion facility to include impermeable surfaces to contain minor spills, and an earthen bund in the unlikely event of a major loss of containment
- monitoring of potential pollution sources on site (e.g. feedstock, digestate)
- education and training of all operational staff and contractors to ensure compliance to management measures
- Corrective Action Register
- regular review of the Environmental Risk Assessment Register and project management plans to ensure these remain effective in achieving environmental objectives and performance targets
- implementation of erosion and sediment control measures as outlined in IAR Appendix B.13.

I have stated a condition requiring the proponent to prepare a revised CEMP for approval by SRRC prior to commencement of construction works. The CEMP must adequately demonstrate how the development will mitigate potential adverse impacts associated with sediment and stormwater run-off on Class A and B agricultural land. I consider the implementation of the above management measures would support minimisation of potential impacts for later operations.

I have stated a condition requiring the proponent to undertake works in a manner that ensures no environmental nuisance (Appendix 2). The proponent has committed to preparing management plans (Appendix 3) to ensure activities are undertaken in a way which minimise environmental nuisance and harm, consistent with regulatory requirements and conditions of approval.

To remove the risk of surface water contamination from the composting facility, the proponent has committed to design and construct the leachate containment and management systems in accordance with the standard model operating conditions for composting. I have stated conditions to manage risk of composting facility contamination to surface and groundwaters. Section 5.6 provides a more detailed assessment of potential impacts, management measures and conditions related to the composting and anaerobic digestion facilities.

I am satisfied the proponent's proposed management measures and conditions I have stated, in conjunction with SRRC's established development assessment processes, will adequately manage and mitigate potential surface water and groundwater impacts.

5.7.3.2 Flooding

Flood modelling was undertaken for the project under 10%, 5%, 2% and 1% AEP events as well as a 1% AEP climate change event (IAR Appendix B.4).

Impact

The project has been designed to ensure that inundation of the project area does not occur under any significant AEP events. Additionally, development has been planned to ensure that no significant impact occurs to the surrounding properties or the Cunningham Highway during these events.

The IAR provides that while modelling indicates the proposed development would have minor impacts on a neighbouring property and the Cunningham Highway, these impacts are not projected to cause actionable nuisance (IAR Appendix B.4), as:

- there is no predicted change to the frequency or duration of flooding in modelled design events
- afflux is a marginal increase over a state of significant innundation
- afflux does not result in any increase to flooding of structure or homes on the neighbouring property to the north of the project area
- buildings external to the SRAIP would maintain in excess of 3 m freeboard during a 1% AEP climate change event
- impact to land is confined to rural land and would not alter the way that land is currently being used, nor would it constrain or restrict the use of land into the future, based on its current uses
- while there are proposed increased impacts on the Cunningham Highway (50 millimetres (mm) during 2% AEP event, 60 mm during a 1% AEP event), the affected section of the Cunningham Highway would already be impassable, with existing flood levels of 500 mm for a 2% AEP event and 700 mm for a 1% AEP.

Mitigation

While the proposed development has minor off-site flooding impacts, the proponent has proposed mitigations to reduce these, including:

- low-flow culverts to be installed across the overland flow path
- construction of a bund on the northern boundary to redistribute flows and provide additional on-site detention

- design of proposed overland flow path to achieve minimum gradient and provide additional flood storage capacity to partially compensate for earthworks within the flood plain
- proposed plantings of aquatic vegetation in the proposed overland flow path to reduce velocities
- establishing the industry precinct at the optimum location to avoid high hazard locations as much as practicable.

In addition, the landowner of the property who would be impacted by changed flooding effects from the proposed development has been consulted about the predicted increase in flooding on their property. The landowner has advised they do not object to the proposed development on the basis the property would already be experiencing flood depths in excess of 1 m and that flood waters would still be 4 m below the nearest structure on the property. Further, DTMR has advised the project's contribution to flood levels is acceptable in the context of the Cunningham Highway.

A Flood Emergency Management Plan (IAR Appendix B.12) has been prepared for the SRAIP project and outlines the management measures developed to minimise risk to people and property during flood events. I note that as detailed design is further progressed, the proponent may update the flood and hydraulic assessments and management measures presented in IAR Appendices B.4 and B.12. I expect the proponent to consult with DTMR on any revised flood and hydraulic assessments. I am satisfied that through the local government approvals process, SRRC would consider any potential implications of flooding on the Cunningham Highway.

5.7.3.3 Stormwater

The stormwater management strategies and outcomes for the proposed project are outlined in the IWMP (IAR Appendix B.4). The IWMP seeks to ensure that the development achieves no worsening of post-development run-off compared to the run-off experienced pre-development.

To achieve no worsening of stormwater discharge, the proponent proposes to provide stormwater detention basins at the low point of each developed catchment. Run-off generated from the developed site would be detained in the proposed flood conveyance channel located along the western site boundary before discharging into the detention basins. The existing drainage channel to the north of the project would continue to be maintained as the lawful point of discharge for most of the site with a smaller section discharging directly to the existing table drain running along the Cunningham Highway.

The IAR provides a stormwater management strategy (IAR Appendix B.4) which outlines the water treatment measures required to treat stormwater run-off from the project in accordance with policy governing stormwater quality objectives. The proposed stormwater management strategy comprises the construction of bio-retention systems to treat stormwater run-off so that overall pollutant load reduction meets the individual pollutant load reduction targets as well as the required water quality objectives.

5.7.3.4 Water Allocation

The proponent is required to demonstrate that a secure and reliable water allocation can be provided to service the project in perpetuity and to satisfy the provision of water supply to proposed new allotments owned and operated by third parties. Hydrology reporting prepared for the project (IAR Appendix B.5) indicates that 371 ML of water can be secured annually which would meet the notional base water supply demand of 103.49 ML per annum, providing a 'very high security performance' for the project. Specifically, water for the project is proposed to be secured through:

- existing underground bore water supply (volcanic aquifer) – 200 ML per annum
- existing underground bore water supply (alluvial aquifer) – 130 ML per annum

- Warrill Creek high priority allocation – 145 ML per annum
- on-site 50 ML turkey nest dam.

The 145 ML annual surface water allocation secured from the Warrill Valley Creek would be pumped via pipeline to a turkey nest dam. The allocation ensures the project is not solely reliant on groundwater sources. Additionally, the IAR notes "*Under the existing regulatory framework additional alluvial bores cannot be constructed to increase supply. Also, although the bores can continue to be used for industrial and irrigation purposes (usage has not materially changed since access to the alluvial aquifer was regulated under the Moreton Water Plan in 2007) usage cannot be increased*." This existing regulatory measure mitigates the potential for increased alluvial groundwater take from the project. As the groundwater take from alluvial bores on the project area commenced prior to the commencement of the Water Plan (Moreton) 2007, a licence with DRDMW is not required.

The Water Plan (Moreton) 2007 does not restrict use of the existing volcanic aquifer. The proponent is investigating the potential for additional volcanic bores as this represents an important water source for security of supply for both existing and planned demands.

To ensure compliance with the Water Plan (Moreton) 2007, I have stated a condition requiring the proponent to provide certification from a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the proposed water storage dam does not capture overland flow (Appendix 2).

5.7.4 Coordinator-General's Conclusions

The proponent predicts that following the proposed mitigation measures, the residual risk to surface water and groundwater would be negligible. I consider the potential impacts of the project have been adequately addressed in the IAR and have determined that the proponent's mitigation measures and commitments are appropriate. Where required, I have included conditions to ensure that mitigation measures are carried out during the course of the project. I am satisfied the proponent's proposed management measures and conditions I have stated, in conjunction with SRRC's established development assessment processes, will adequately manage and mitigate potential surface water and groundwater impacts.

While the proposed development is predicted to have minor off-site flooding impacts, I am satisfied the proponent's proposed mitigations would ensure no significant impact to surrounding properties or the Cunningham Highway occur during flood events.

To ensure the proposed water storage dam does not capture overland flow, I have stated a condition requiring the proponent to provide certification from an RPEQ at dam completion.

I am satisfied that through the implementation of the proponent's commitments and the stated conditions in this report, the concerns of submitters relating to water resources have been adequately addressed.

5.8 Terrestrial ecology

This section assesses the proponent's ecological assessment, which is provided at Appendix E.1 of the IAR. The IAR describes the ecological assessment as including:

- a detailed desktop review of available online resources to determine flora and fauna species (identified as matters of national, state and local environmental significance), vegetation communities and important wildlife habitat within and surrounding the project area
- a field survey conducted in October 2019, ground-truthing and targeting areas and species identified as part of the desktop review.

5.8.1 Submissions on flora and fauna matters

During public consultation, SRRC and 2 state agencies raised matters relevant to flora and fauna. Key comments and matters included:

- concerns regarding potential impacts to core koala habitat and regulated vegetation (MSES)
- requests for confirmation around potential impacts to koala habitat
- advice that offsets would be required where there is a significant residual impact to koala habitat.

5.8.2 Flora assessment

The Queensland Herbarium pre-clearing mapping indicates the project site has historically been characterised by 5 regional ecosystems (REs):

- RE 12.3.3 and RE 12.3.7 in the Warrill Creek floodplain
- RE 12.8.16 in the higher areas to the west and south-west
- RE 12.8.17 and 12.8.9 in the north and north-west.

The Queensland Government's Development Assessment Mapping System, which provides a single point of access to vegetation mapping for a range of state government planning matters, maps the project area as Category X vegetation. Category X vegetation is usually vegetation that has previously been cleared. Under the *Vegetation Management Act 1999* and *Planning Act 2016*, clearing of Category X vegetation on freehold land is accepted development, and no notification or clearing permit is required.

The IAR confirms the site does not contain any mapped threatened flora species as defined under the *Nature Conservation Act 1992*, Nature Conservation (Plants) Regulation 2020 or matters of national environmental significance as regulated by the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

The IAR describes that sequential historic aerial photography shows evidence the project area has been highly modified by ongoing intensive agricultural purposes for over 75 years. The IAR flora assessment concludes the project area does not support any significant bodies of native vegetation; however, 34 scattered mature native trees were identified (Figure 15 – trees numbered and circled in green and red).

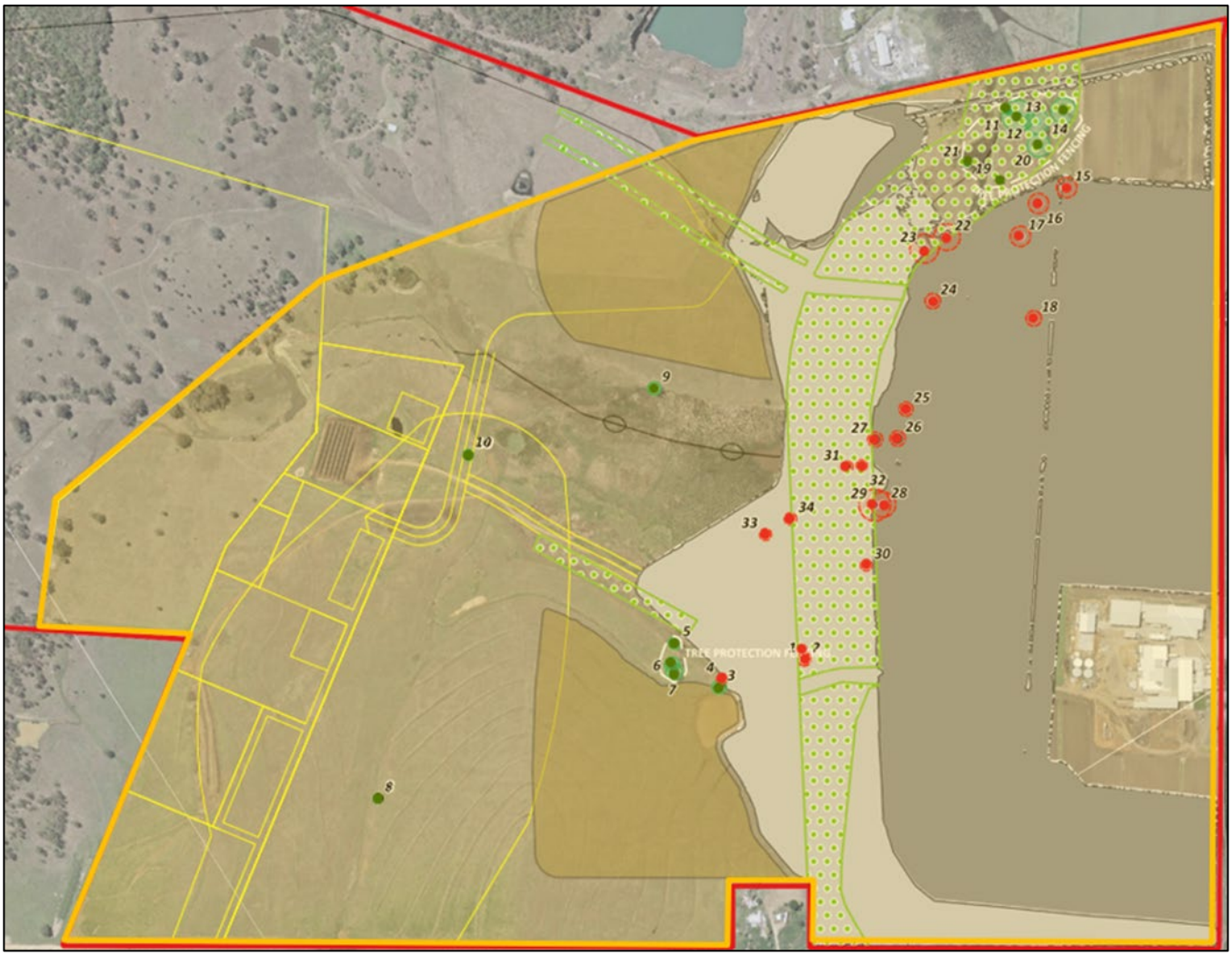

Figure 15. Scattered mature native trees
Source: adapted from IAR Appendix E.1 Figure 7

5.8.3 Fauna assessment

The IAR states that a desktop assessment identified 8 species of conservation significance mapped across the project site (IAR Section 8.6.1.2, Table 29).

To determine the likelihood of the project impacting these species, the proponent undertook a fauna habitat assessment survey, which provided a detailed understanding of habitat and microhabitat features within the project area. The IAR concludes that of the 8 listed species, 7 are unlikely to be impacted by the project. This conclusion is derived from the following findings:

- brush-tailed rock wallaby – no suitable habitat (rocky outcrops, steep rock slopes, cliffs and gorges) within the project area
- white-throated needletail – infrequent recordings along the east coast, wide-ranging and high mobility, and unsuitable habitat in the project area. The IAR identifies that there may be habitat opportunities for the species to roost in old-growth trees within the broader project site, but it is unlikely that it would be reliant on these habitats given the high abundance of these in the broader region
- black-faced monarch, spectacled monarch, and rufous fantail (migratory) – no suitable habitat for these species within the project area, however remnant habitats in the far north-east of the broader project site (>500 m from project area) may facilitate movement opportunities for these species

- fork-tailed swift (migratory) – neither the project area or broader project site held any particular values considered uniquely important to the species given their widespread habitat and ability to forage in urban and rural areas
- common death adder – while listed as a species of conservation significance known to occur in the region, the proponent's habitat assessment found that the project area and much of the broader project site do not support suitable habitat for this species.

The IAR acknowledges that through clearing of non-juvenile koala habitat trees, the project would impact potential koala habitat (refer *Koala* below).

Key habitats that would be impacted by the project primarily include cropping lands, a table drain and heavily grazed paddock areas with sporadic relic native trees. The IAR submits the predominant fauna that utilise these habitats are likely to consist of introduced species (e.g. field mouse), and locally common and robust species such as reptiles and arboreal mammals (e.g. possums).

The IAR acknowledges that traffic, light and noise changes associated with the proposed development may indirectly impact on fauna in the vicinity of construction and operational activities. The IAR submits these indirect impacts would likely continue to deter native animals from entering the operational areas of the development, thus promoting ongoing use of safe peripheral habitat areas.

Koala

The IAR provides that during field surveys, 34 scattered mature native trees were surveyed and identified as non-juvenile koala habitat trees. Canopy scanning of the trees found no physical presence of koalas, however old koala scats and scratch marks were identified on a small number of Queensland blue gums in the far north-east part of the project area.

The proposed development would result in the removal of 20 of the 34 non-juvenile koala habitat trees through widening of the existing overland flow path/drainage channel and creating of the new industrial allotments (Figure 15 – red circles indicate trees for removal, green circles indicate those to be retained).

5.8.4 Mitigation measures

The IAR states the project area has been strategically positioned to minimise potential impacts on flora and fauna by confining development to land that has historically been cleared for cropping and grazing activities. The IAR provides that, following public consultation, the project area was further refined to:

- entirely avoid core koala habitat and regulated vegetation (MSES)
- minimise removal of non-juvenile koala habitat trees as far as reasonably practicable, noting engineering, topography and flooding constraints.

The IAR acknowledges that through clearing of non-juvenile koala habitat trees, the project would have a significant residual impact on non-juvenile koala habitat trees. The proponent proposes a financial contribution to offset impacts noting provisions of Chapter 2A of the QEOP.

The QEOP specifies the total area of impact for a single non-juvenile koala habitat tree in SEQ is taken to be 4 m^2. Therefore, the removal of 20 trees equates to an impact of 0.08 ha.

The proponent also proposes to voluntarily deliver revegetation plantings of approximately 30 Queensland blue gums within the proposed overland flow path and landscaping buffer areas (IAR Appendix B.11). An additional 30 blue gums will also be planted to the north-east of the project site, where state-mapped regulated vegetation and essential koala habitat occur. It is intended that these plantings would support use of the area by koalas and arboreal fauna species. In addition to planting blue gums, the landscape plan provides for the delivery of native vegetation around and within the

Industry Precinct for screening and aesthetic purposes. Landscaping would create additional fauna habitat opportunities.

The proponent has prepared a Vegetation Management Plan and Fauna Management Plan (VFMP) (IAR Appendix E.1) in accordance with SRRC's Planning Scheme Policy 5 – Ecological Assessments. The VFMP provides flora and fauna impact management measures to be employed during and after the construction phase of the project. These include procedures such as engaging a licensed spotter catcher to manage the protection and relocation of any fauna prior to and during vegetation clearing; treatment and removal of injured fauna, vegetation retention; and establishing tree protection zones and fencing. The IAR submits the management measures proposed in the VFMP accord with best practice standards and are to be employed in a proactive manner.

5.8.5 Coordinator-General's conclusions

I consider the proponent's methodology presented in the IAR is appropriate for the purpose of determining the potential impacts on terrestrial ecology associated with the project. I understand that historical clearing and limited suitable habitat has resulted in minimal diversity of flora and fauna of conservation significance within the project area.

I am satisfied the IAR has adequately demonstrated that the project footprint has been configured to avoid impacts to core koala habitat and regulated vegetation.

I acknowledge the project would have a significant residual impact on koala habitat and note the impact would be limited to the removal of 20 non-juvenile koala habitat trees. I have stated a condition requiring the proponent to deliver the nominated environmental offset.

In addition, I have stated a condition requiring the proponent to implement the VFMP, which provides management measures to safeguard flora and fauna during and following construction, including limiting clearing of non-juvenile koala habitat trees.

I support the proponent's strategy to deliver revegetation plantings of Queensland blue gums to counterbalance the proposed removal of non-juvenile koala habitat trees. My stated conditions require the proponent to provide landscaping consistent with the Landscape Design Plan (IAR Appendix B.11) and the SRAIP Development Plan (IAR Appendix A.5). I am satisfied that these conditions, in addition to the proposed blue gum planting, would ensure the proponent delivers substantial native vegetation, enhancing habitat opportunities for fauna across the project area.

5.9 Aquatic ecology

This section evaluates the proponent's assessment of potential impacts on aquatic ecology matters described at IAR Appendix B.8.

5.9.1 Submissions on aquatic ecology

One submission from DAF was received during public notification of the IAR relating to aquatic ecology. The submission raised matters relating to fish passage including:

- a request that the proponent address waterways providing for fish passage
- feedback on design matters, including proposed culverts and junctions, and billabong refuges
- a recommendation for additional management measures including fish salvage.

5.9.2 Existing environment

The IAR describes that the project intersects waterways mapped as providing for fish passage as defined and administered under the *Fisheries Act 1994*. Site surveys undertaken to support the IAR assessment found that several of the mapped waterways were equivalent to drainage lines as they did not contain waterway features, retain water, or have any flow despite recent and substantial rainfall. The IAR submits the main waterway traversing the project area contains some defined beds, banks and interspersed pools. The IAR notes the main waterway has a pre-existing narrow pipe culvert that is likely acting as a waterway barrier preventing fish passage up and down stream.

Overland flow and wastewater from a vegetable washing facility at Kalfresh's existing operations are directed to an artificial drainage channel, which intersects the main waterway traversing the project area. Proponent site surveys found the artificial drainage channel remains almost continuously wet and provides semi-permanent pools suitable for fish habitat. In addition, the channel connects (via lawful discharge to the east of the project area) to the Warrill Creek system, a higher value mapped waterway. This artificial drainage channel was therefore considered in the IAR assessment as part of the downstream reach of mapped waterways.

The IAR describes that targeted fish sampling was conducted at 4 sites across the waterway and artificial drainage channel. Five native common fish species and one pest fish species were identified from the 618 fish captured in sampling. All fish were captured in the lower reaches of the waterway and were mainly concentrated in the artificial drainage channel. The IAR provides anecdotal evidence indicating that during periods of low flow, the middle reaches of the waterway separate into semi-permanent isolated pools of water. However, no fish were found in the middle to upper reaches despite rainfall the week prior to sampling. This is consistent with the proponent's suggestion that the culvert is causing a barrier to fish passage.

5.9.3 Potential impacts and mitigation measures

As part of the proposed development, 340 m of the existing artificial drainage channel and 150 m of the main waterway would require modification and diversion to support stormwater drainage and flood mitigation.

 shows the proposed waterway realignment and integration into a new floodway, which would replace a large portion of the existing artificial drainage channel. The IAR proposes that overland flow and water from the Industrial Precinct would flow into this new floodway through effective lot design and stormwater management practices.

The IAR states the design of the waterway diversion and proposed floodway would improve waterway connectivity and fish passage across the site, as well as increase potential fish habitat. Key features of the proposed design include:

- four 20-30 m long billabong refuges located along the middle and upstream reaches of the existing waterway and the proposed floodway (
-), which would mimic natural pools (irregular shaping, varied widths and depths), with deeper sections to maintain water presence in low flow periods
- a 20-centimetre-deep spoon drain connecting the billabongs, concentrating and directing water for fish movement in times of low flow
- planting of native trees and shrubs adjacent to billabongs to provide shade and cool the water in hotter months
- no drops in elevation greater than 1:30 on the downstream side to support fish passage

- improved connectivity between upper and middle reaches of the waterway to support fish passage
- culverts to direct water beneath the proposed road network, designed in accordance with accepted development design standards, with site specific refinements applied in consultation with DAF (
-).

The proponent proposes to replace the existing culverts in middle/upper reaches of the main waterway that are believed to cause a barrier to fish passage. The new culverts would be constructed in accordance with accepted development design standards. The IAR describes the upgraded culvert would provide for improved up and downstream fish passage in the middle/upper reaches of the waterway.

The IAR concludes the proposed project would have an overall positive impact for waterway function, enhancing the quality of fish passage across the site and increasing fish habitat.

I note that during construction, there may be temporary impacts on fish including trapping, stranding and isolation. On advice from DAF, I am satisfied that these would be short-term impacts that could be appropriately managed through the adoption of a fish salvage program.

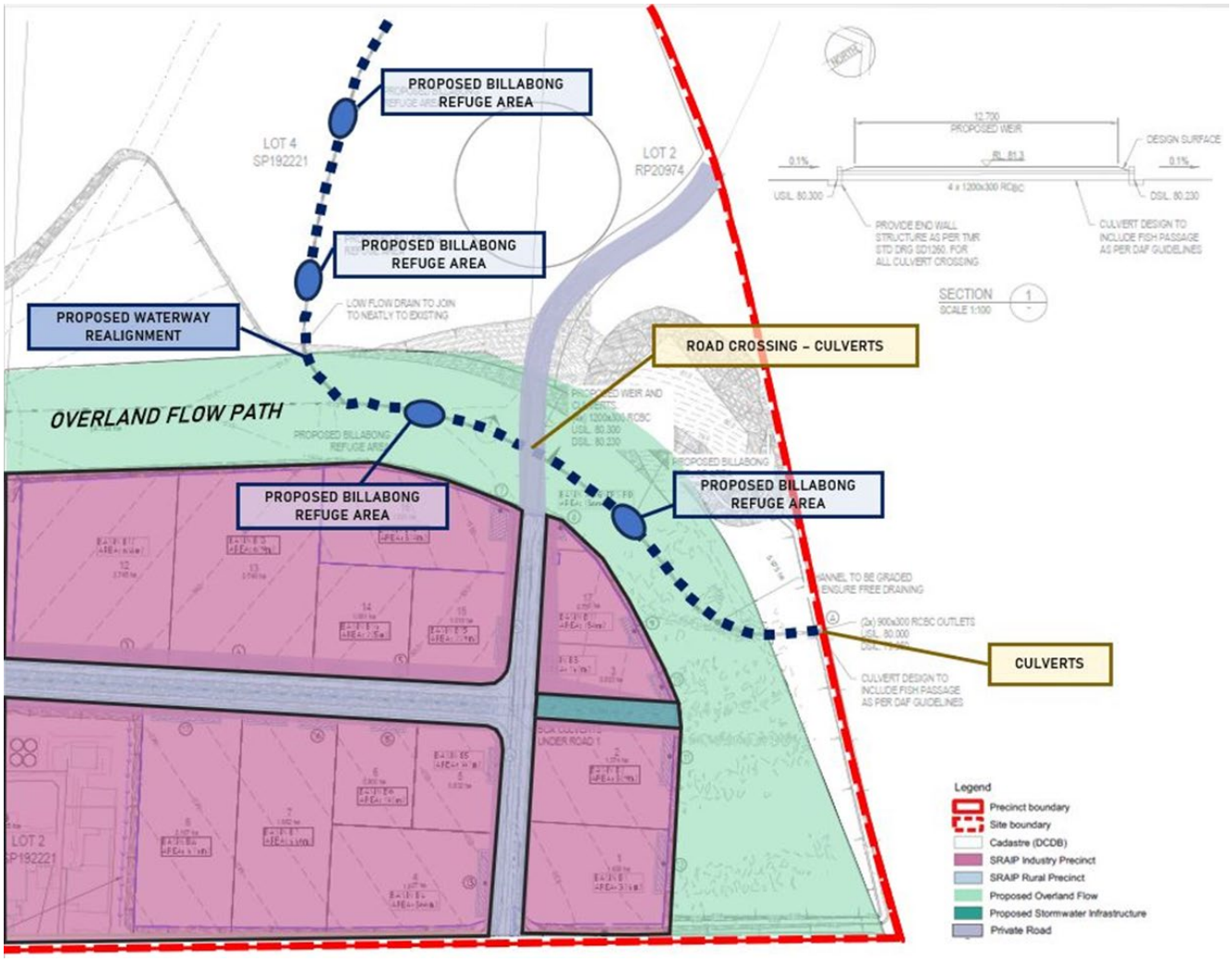

Figure 16. Proposed waterway alignment and billabong refuge areas
Source: adapted from IAR Appendix B.1.4

5.9.4 Coordinator-General's conclusions

I recognise the proposed project would modify an existing mapped waterway; however, on advice from DAF I am satisfied the project would not have a significant residual impact on fish passage.

I accept the proponent's findings that the proposed waterway diversion and floodway design features, along with the replacement of the existing culvert, could ameliorate waterway health and fish passage through the project area. I have stated conditions in Appendix 2 for Application 2 (operational works), which require the proponent to deliver waterway barrier works (including culvert designs) in accordance with plans as approved by DAF.

In addition, to minimise potential for temporary impacts to fish during construction, I have stated a condition at Appendix 2 requiring the proponent to implement a fish salvage program in accordance with DAF *Guidelines for fish salvage*.[19]

5.10 Traffic and transport

The section outlines my evaluation of the project's potential impacts on traffic and roads. The proponent's assessment is provided at IAR Appendices B.7.1, B.7.2 and B.7.3 and includes a traffic impact assessment, pavement impact assessment and road safety assessment.

5.10.1 Submissions on traffic and transport

The following key traffic and transport matters were raised by SRRC, DTMR and a private submitter during public consultation:

- limited investigation of the impacts of traffic generation and traffic movements across the Highway and the access road in respect to neighbouring operations
- concerns the pavement impact assessment contribution calculations did not consider the cumulative impacts of uses across all lots
- concerns the impact assessment and proposed design of the new intersection did not give sufficient consideration to the largest anticipated vehicles
- a request for confirmation that pavement widths are sufficient to carry services.

5.10.2 Traffic and access

5.10.2.1 Existing environment

The project fronts the Cunningham Highway, a state-controlled road connecting Ipswich to the Darling Downs. Kalbar Connection Road to the north-east and Boonah Fassifern Road to the south-east are nearby state-controlled roads that are proposed to be utilised by the project (Figure 17). A search of SRRC's Local Government Infrastructure Plan did not identify any future transport related upgrades in the vicinity of the project. The IAR submits that historical traffic data indicates that traffic within the region maintained steady growth (between 2014 and 2022), and this growth is anticipated to continue.

The proponent undertook background traffic monitoring, measured at intersections along the Cunningham Highway proximal to the project, and found that local traffic volumes peak between

[19] DAF (2024) Waterway works and structures: Fish salvage, available at: **https://www.daf.qld.gov.au/business-priorities/fisheries/habitats/policies-guidelines/factsheets/guidelines-for-fish-salvage**

7:00 to 8:00 am and 2:45 to 3:45 pm. These peak periods correlate with key shift changeover times for Kalfresh's existing operations.

Currently, existing Kalfresh operations are accessed from the Cunningham Highway at 3 locations, as depicted on Figure 17.

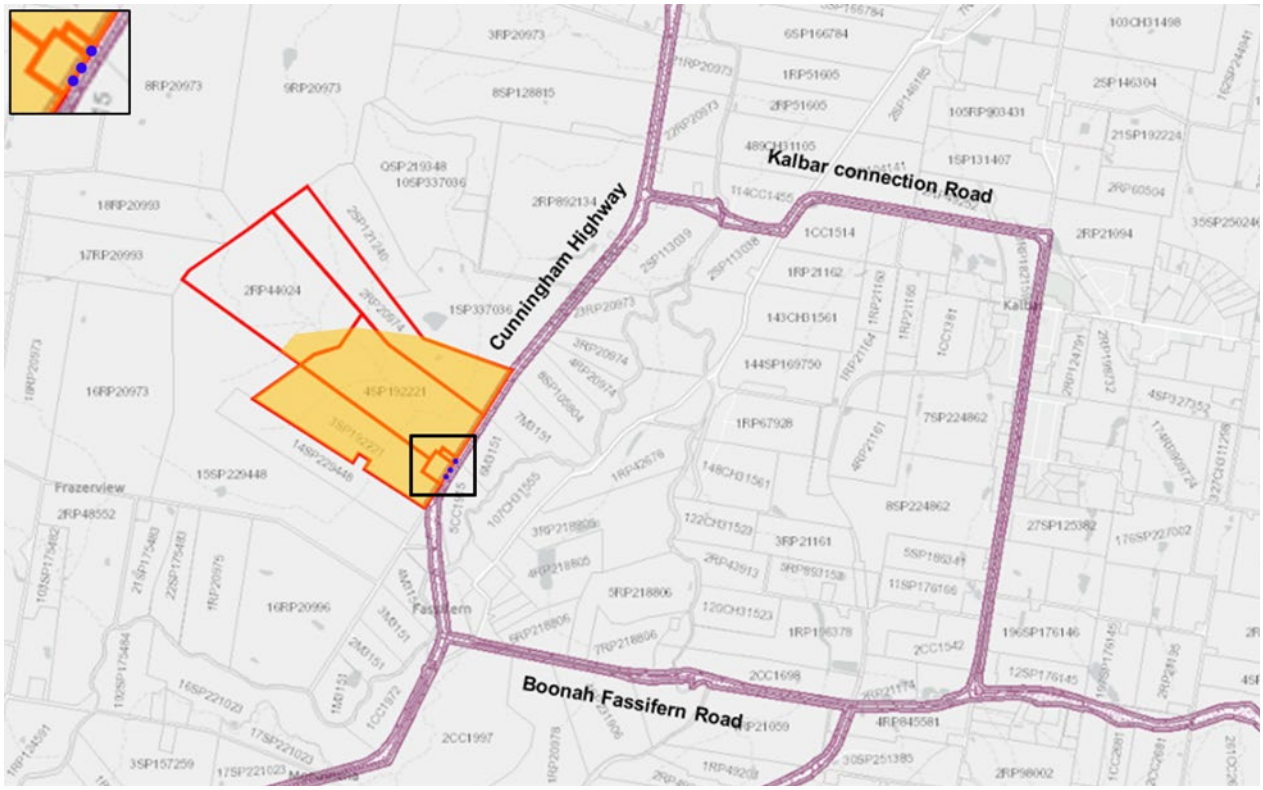

Figure 17. Existing access locations and state-controlled roads

5.10.2.2 Potential impacts

The IAR's traffic impact assessment (IAR Appendix B.7.3) confirms that during construction and operations, the project would contribute to increased local traffic generation. The Cunningham Highway would be most affected, with an increase in the number of vehicles entering and exiting the project. The IAR acknowledges the increase in traffic would have implications for traffic management and the safety of vehicles travelling along this section of the Cunningham Highway, particularly given the number of existing access points.

5.10.2.3 Mitigation and management measures

Following public consultation on the IAR, the overall development intensity and scale of the project was reduced, and the site layout was revised. As a result, the extent of earthworks required to support development of the project was minimised, significantly reducing predicted construction traffic volumes. In addition, the proponent submits that implementation of initiatives such as promoting staff carpooling would further reduce traffic volumes during operations.

The IAR proposes the permanent closure of the 3 existing project access points to the Cunningham Highway and their replacement by a single intersection (Figure 18). The proposed new intersection would provide access to the SRAIP project and the neighbouring Frazerview Quarry via a new internal road network.

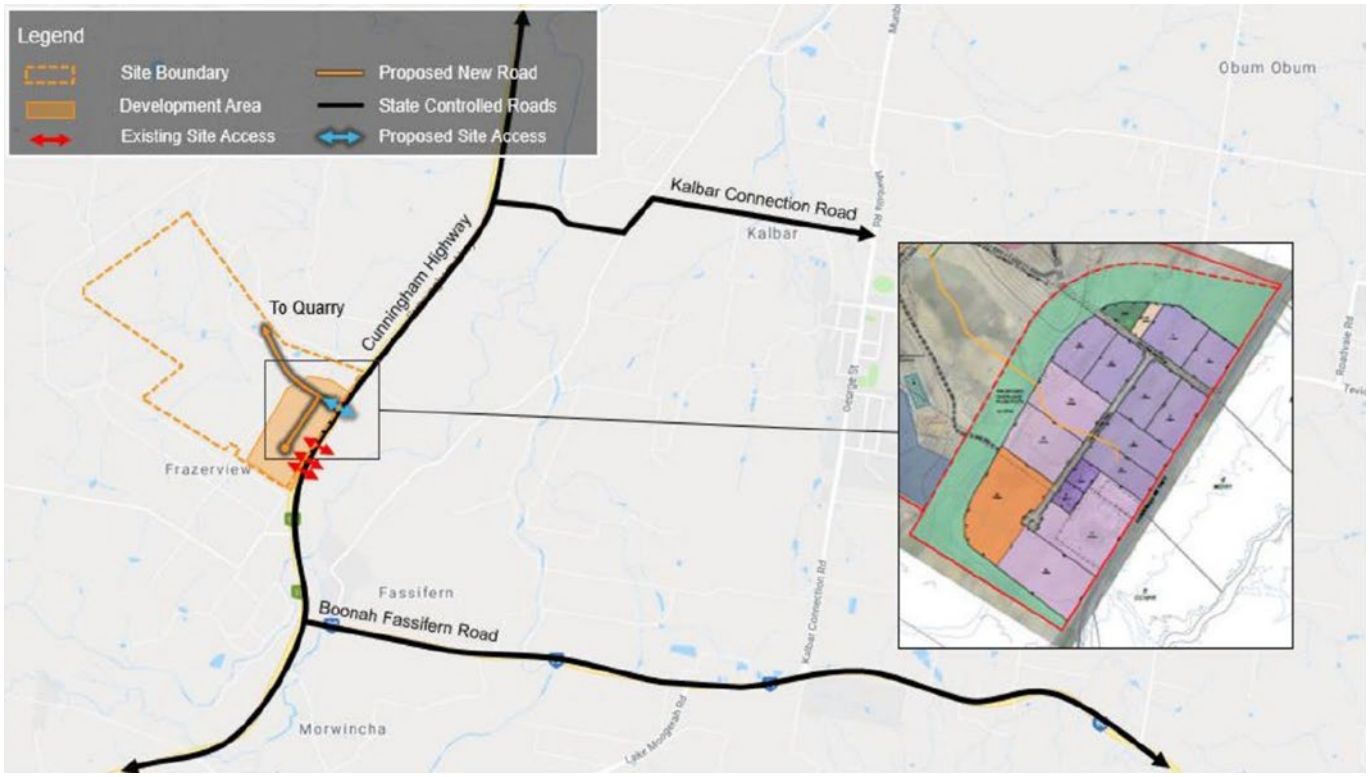

Figure 18. Proposed site access and local state-controlled road network
Source: IAR Figure 39

Wagner Investments Pty Ltd, the proponent for Frazerview Quarry, has secured an approval for construction of this intersection and road access location by way of a Decision Notice issued by DTMR.[20] Key elements of the intersection's proposed design include:

- accommodation for A-double vehicles, which are larger than vehicles proposed to be used by the SRAIP project
- turning lanes for vehicles entering and exiting the project from the Cunningham Highway, to separate through traffic from turning vehicles, ensuring minimised project access-related impacts to traffic flow, particularly during peak periods.

The IAR submits the project's proposed internal road network has been designed to further minimise potential traffic and road safety impacts. For example, within the Industry Precinct no direct access to lots would be permitted within 50 m of the intersection, thereby minimising potential for build-up of traffic within the Industry Precinct and potential flow-on effects to the Cunningham Highway.

The proponent claims the removal of the 3 existing Cunningham Highway access points and the construction of the proposed new intersection and internal road network would enhance safety and efficiency of the Cunningham Highway at the proposed location.

In consideration of the existing approval for the new intersection and advice from DTMR regarding project access, I have stated a condition to ensure consistency with the intersection and access design as approved for Wagner Investments Pty Ltd. In addition, my stated conditions require the proponent to ensure the 3 existing access points are closed, and the new intersection constructed prior to commencement of construction on individual lots.

[20] Decision Notice – Permitted Road Access Location (section 62 (1) *Transport Infrastructure Act 1994*) (Ref:TMR19-026799), mandated by Court Order 3471 of 2020 on 1 October 2021

5.10.3 Pavement assessment

5.10.3.1 Potential impacts

The proponent undertook a pavement impact assessment which considered the project's potential impacts on the Cunningham Highway, Boonah-Fassifern Road and Kalbar Connection Road. The pavement impact assessment was updated following feedback received during public consultation on the draft IAR. The updated assessment was supported by background road pavement data from DTMR. The updated assessment incorporated anticipated project-related traffic volumes, consideration of cumulative impacts from the project, and the development of the proposed new intersection and internal access road.

The pavement impact assessment found that while the project would contribute to degradation of the state-controlled road pavements, the proposed new Cunningham Highway intersection would benefit the road network. Benefits would be derived by better managing current and future traffic volumes into and out of the project.

5.10.3.2 Mitigation and management measures

The proponent has committed to paying a financial contribution to DTMR for anticipated pavement impacts consistent with DTMR's *Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment*.[21] The IAR submits that, as the SRAIP project development would be staged, pavement impacts would also be staged. Nevertheless, the proponent has calculated pavement contributions based on the cumulative construction and operational traffic (heavy vehicle movements) for the SRAIP project. On advice from DTMR, I am satisfied with this approach.

Given proposed project staging, and potential for lots within the SRAIP project to be owned by separate entities, I have stated conditions at Appendix 2 requiring that pavement impact contributions be provided for each lot.

5.10.4 Coordinator-General's conclusions

The IAR predicts the project would contribute to increased traffic generation on the Cunningham Highway and increased vehicles entering and exiting the project site. The IAR provides that, despite a predicted increase in traffic generation, the implementation of management measures, including the proposed new intersection, would improve safety and efficiency of access into and out of the project. On advice from DTMR, I am satisfied with the proponent's proposed management measures.

To ensure the proponent's proposed management measures are realised, I have stated conditions at Appendix 2 for access and intersection requirements and pavement impact contributions. Conditions I have stated require the new intersection and road access from Cunningham Highway be designed and constructed generally in accordance with the approved Decision Notice issued to Wagner Investments Pty Ltd. The conditions will also ensure the closure of the 3 existing access points once the new intersection is constructed.

I acknowledge that project-related increase in traffic movements would have an impact on the pavement life of state-controlled roads. I have stated conditions requiring a financial contribution to DTMR, which would apply towards protecting and maintaining the safety or efficiency of these roads.

[21] Department of Transport and Main Roads (2018) Guide to Traffic Impact Assessment Practice Note: Pavement Impact Assessment, available at: **https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment**

5.11 Economic and social impacts

This section evaluates the proponent's economic and social impact assessment, which is provided at Appendix A.2 of the IAR. The assessment was informed by Australian Bureau of Statistics (ABS) census data and other secondary sources of information supported by feedback from stakeholder consultation. The social impact assessment was undertaken in line with the key matters and overarching structure outlined in the Coordinator-General's Social Impact Assessment Guideline (March 2018).

5.11.1 Submissions on social and economic matters

During public notification of the draft IAR, 24 submitters commented on social and economic matters, including private individuals, SRRC and state agencies. Of these, 17 submitters were in support of the project. Key social and economic matters raised include:

- support for the project as an employment generator in the region
- support for the project's provision of general economic benefits, such as increased regional growth and social viability to support essential services
- views that the project would support growth and innovation in the agriculture sector, including through the demonstration of anaerobic digestion technology, on-site renewable power facility and employment of circular economy principles
- views that a concentrated value-adding food hub would improve efficiencies and open new markets to regional crop growers
- concerns the visual amenity of the landscape would be negatively impacted
- concerns the development would impact water security for the region
- concerns noise, odour, dust and increased traffic would affect neighbouring properties
- concerns about the loss of agricultural land to industrial development.

Following public notification, the economic and social impact assessment was updated to reflect 2021 Australian Census data and changes to the region's housing market. The IAR was also updated to provide additional justification regarding the chosen location of the precinct and the subsequent loss of agricultural land, and to provide further evidence as to how the proponent would preserve the visual amenity of the landscape (refer Sections 5.1 and 5.3 of this report respectively). Sections 5.7, 5.5, 5.4 and 5.10 of this report address the project's potential impacts on water, noise, odour and increased traffic.

I have considered all submissions received and the responses provided by the proponent in my evaluation of the project.

5.11.2 Community and stakeholder engagement

Section 3.2.1 outlines the proponent's consultation and stakeholder engagement activities. I am satisfied the proponent has undertaken sufficient community and stakeholder engagement. The proponent has provided the community opportunities to gain more information about the project and provide feedback, either to the Coordinator-General, or directly to the proponent.

The proponent has committed to developing a Community Engagement Plan. The plan will focus on residents and businesses in Aratula, Boonah and Kalbar and provide construction updates, employment

availability and opportunities for involvement in community activities. The plan would outline available methods of community engagement during all stages of development.

The proponent has developed a SRAIP project website which allows interested parties to access information about the project, including its location, benefits and timeline, and contact details. The proponent has committed to maintaining this website to support information dispersal, including advertisement of employment and tender opportunities, and as an avenue for feedback.

I am satisfied the proponent is committed to ongoing community engagement. I consider the development of a community engagement plan would ensure the local community can continue to engage with the proponent throughout the project's implementation.

5.11.3 Economic impacts

5.11.3.1 Economic and employment

The proponent anticipates the project would result in a total investment of $291 million. Of this, $30 million would be required for the initial site development, including the construction of sewage and water treatment facilities in the precinct. The construction of the bioenergy facility requires a further investment of $25 million. The proponent proposes to invest an additional $130 million in new facilities for their own operations including value-add fresh and frozen vegetable production and cold store facilities, an onion processing facility and an ancillary office. The IAR states the project has the potential to attract additional capital investment – up to the identified $291 million total investment – through the attraction of food production and manufacturing businesses to the precinct.

The IAR submits the project would provide significant returns to the regional economy, contributing $89.5 million in gross value added (GVA)[22] to the Scenic Rim economy during construction, and $140.5 million in GVA each year once fully developed. Similar positive benefits are anticipated for the national economy, including a contribution of $238.9 million GVA over the 10-year construction phase, and $211.9 million GVA annually once fully developed.

The IAR describes the project as creating employment opportunities, including an anticipated 641 direct and 354 indirect jobs over the 10-year construction period and an additional 475 direct and 572 indirect jobs annually during operation. The 10-year construction phase would provide a reliable pipeline of employment opportunities in the local area.

On advice from economic expertise within DSDI, I am satisfied the proponent's estimates of economic and employment outcomes are in line with expectations.

To ensure economic benefits remain largely within the region, the proponent has committed to implementing a local workforce strategy that would target locally based agricultural, construction and manufacturing workers who would otherwise travel outside of the Scenic Rim region for work. This initiative includes the establishment of a SRAIP online jobs board.

5.11.3.2 Industry development

The agricultural sector plays an important role in the Scenic Rim region. The IAR states that in 2022, 24% of business registrations in the region were in the agriculture, forestry and fishing sector. In 2021, the gross value of agricultural commodities reached $276.4 million; a 7% increase from the previous reporting period in 2016.

[22] The IAR assesses economic impact based on total economic output, incomes and gross value added. The IAR describes that gross value added is most closely aligned to gross regional and domestic product which is the main indicator of the size, composition and growth of the economy.

The intent of the SRAIP is to co-locate cropping activities with an industrial facility that enables on-site processing and packaging of fresh produce, a characteristic not ordinarily available in processing industries. The proponent's vision for the project is a fully integrated circular economy, reusing waste to produce renewable power for use within the SRAIP. The project would accommodate agricultural industries and supporting activities to enable more efficient infrastructure provision and supply chain synergies not available in traditional industrial areas where cropping activities are not co-located. The IAR states the innovative nature of the precinct and co-location of activities would attract agricultural research, innovation, new product development and technologies to support the farming industry. These findings are supported by DAF, who considers the project demonstrates linkages to DAF's innovation policies including circular economy concepts, low emissions and decarbonisation outcomes. The project would advance outcomes consistent with DAF's strategic plan,[23] particularly relating to resilient communities and opportunities for industry.

Recognising these advantages, the proponent has committed to participating in investment attraction activities by working with relevant Queensland and Australian Government departments and SRRC to position the SRAIP as an agricultural manufacturing destination of choice for investors.

I understand the project provides a unique opportunity for sectoral development and innovation, including a specialised industrial hub for new product development and technological enhancement. The project is anticipated to further grow the Scenic Rim's agricultural sector. The proponent's vision of a functioning circular economy precinct would be of significant benefit to the region and Queensland. I encourage the proponent to share learnings and innovation generated through the SRAIP in the hope of contributing to the wider growth of Queensland's agricultural sector. During targeted consultation in 2023, DESBT noted that the Rural Centre of Excellence (RCoE) at the Toowoomba TAFE campus may present opportunities for the proponent to develop skilling programs for current and future employees. The RCoE features modern primary industry technologies such as high-yield urban farming containers, smart bots and aerial drones for land use and mapping, as well as a contemporary AgScience lab. I encourage the proponent to liaise with organisations such as RCoE to pursue and/or support training opportunities to further bolster innovation in the agricultural sector.

5.11.3.3 Local business and industry procurement

The proponent anticipates the construction and operational phases of the project would provide opportunities for local businesses and industry in 3 distinct elements: construction supply chain benefits, operational supply chain benefits and local energy production and security.

The IAR estimates that over the 10-year construction period, the project would generate an economic benefit of $25.5 million in GVA to Scenic Rim construction supply chains. The proponent has committed to engaging with SRRC to maximise local procurement opportunities during the construction phase of the project, both directly and through subcontractors. The IAR describes that during the operational phase, the project's addition of significant food manufacturing capacity would benefit local agricultural producers and businesses by enhancing supply chain benefits and ensuring consistent, reliable market demand. The IAR estimates operational supply chain GVA at $72 million per annum.

The project is proposed to incorporate an anaerobic digestion facility which, at full capacity, would generate up to 10 MW per hour of power per year, resulting in improvements to local energy security for current and intensive power users.

I am satisfied the proponent has identified potential benefits for local businesses and is committed to working within the community to maximise positive returns for the region.

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[23] DAF Strategic Plan 2023-2027, available at **https://www.publications.qld.gov.au/dataset/b67b3ba1-d5ad-4e3d-b653-aa58c235dfc7/resource/67884371-8acc-4c66-986f-1899f54e6c1a/download/daf-strategic-plan-2023-27_final.pdf**

5.11.4 Social impacts

5.11.4.1 Population and essential services

The IAR describes the population in the Scenic Rim LGA as growing 1.6% per year over the past 15 years, with this trend expected to continue.[24] The IAR predicts that approximately 50% of the future workforce would live within the Scenic Rim region, while the remaining 50% of workers would commute from nearby regions. The 50% local workforce would include locals currently travelling outside the region for work, currently unemployed workers, and residents relocating to the region. I recognise the labour market in the Boonah statistical area is currently tight, with an unemployment rate of less than 4%.[25] Given this, it is reasonable to assume the project would attract workers living outside the Scenic Rim region.

The IAR submits that in generating regional job opportunities, the project would have the following community benefits:

- addressing socioeconomic and age profile challenges in the region by increasing the attractiveness of the region to younger workers and households
- improving the quality of life of workers by reducing travel times
- reducing unemployment and improving the dynamics of local communities through more permanent, non-seasonal employment and economic opportunities.

I support the proponent's commitment to implementing the local workforce strategy described at Section 5.11.3.

The IAR submits that, given the current level of service provided within the region and the relatively low population across the statistical area of Boonah, the project is unlikely to result in a need for additional community and emergency services. In consultation with the Queensland Police Service, I am satisfied the projected local population increase associated with the project is not likely to place undue pressure on emergency services.

I accept the IAR's conclusion that increased population resulting from the project would be beneficial to the region and that existing essential services would be able to support any population growth attributable to the project. I expect the proponent to further engage with essential services throughout the development of the CEMP and OEMP and during the construction period to ensure any potential impacts are identified early and managed appropriately.

5.11.4.2 Housing and accommodation

The IAR notes that Kalbar and the wider statistical area of Boonah SA2 experienced strong growth in house prices between 2020 and 2022. The IAR attributes this growth to accelerated interstate migration and generational housing transitions. The IAR describes prices as having since plateaued in the region, likely because of increases to interest rates and the overall cost of living.

The IAR acknowledges that new housing, in the order of 171 dwellings, would be required to support the project's expectant increase to local population over a 10-year period. The IAR notes this is consistent with increased demand from underlying population growth within the region, noting SRRC's Scenic Rim

[24] Conclusion drawn by proponent based on population projections published by the Queensland Government Statistician's Office 2023.
[25] Australian Bureau of Statistics, 2021 Australian Census data, Boonah SA2

Housing Needs Assessment anticipates approximately 1,700 additional dwellings would be required in Boonah SA2 by 2041.[26]

The IAR submits there is sufficient developable land that could support the region's housing demand. SRRC's Growth Management Strategy 2041[27] confirms that in 2022 there were over 3,000 developable lots within Kalbar, Aratula and Boonah[28] under the existing Planning Scheme provisions.

The SRRC Growth Management Strategy 2041 proposes mechanisms which could increase housing land supply in strategic locations to address the anticipated need of 11,000 dwellings across the broader Scenic Rim region by 2041. The implementation of these mechanisms could further increase availability of developable lots across the region, where required.

Noting the project's scale relative to the region, on advice from economic expertise in DSDI I am satisfied the project's demand prediction is reasonable and in line with the predicted regional growth rate. I accept the proponent's conclusions that gradual increases in the projected operational workforce over a 10-year period would ensure that demand for housing stock is staggered. I am satisfied the SRAIP would not place any significant immediate pressure on the region's existing available accommodation.

5.11.5 Coordinator-General's conclusions

The project is underpinned by a unique concept which would co-locate cropping activities with modern processing facilities, providing supply chain efficiencies for businesses in the precinct, and facilitate opportunities for regional crops. The proposed anaerobic digestion facility would provide opportunities to demonstrate circular economy principles, producing renewable energy benefits for the proponent, businesses within the SRAIP and the region, and provide opportunities to upskill regional workers. In consultation with DAF, I am satisfied these initiatives align with state agricultural industry priorities.

I agree with the proponent's conclusions about the project's potential for increased employment. I believe these opportunities would have positive impacts on community wellbeing, reducing unemployment and improving community dynamics by creating more permanent and non-seasonal jobs.

I welcome the proponent's commitments to develop and implement a local workforce strategy and a local construction supply chain procurement strategy, as they would help maximise economic benefits for the local community.

I acknowledge the anticipated increase in demand for housing stock has the potential to negatively affect regional housing prices and availability. However, I agree with the proponent's conclusion that the staggered nature of the project's implementation means it is unlikely to cause a sudden influx of new residents that would result in a housing market shock. In addition, given the project's scale relative to the region, I consider the likely demand for additional housing stock is reasonable. I am satisfied the housing requirements of new residents resulting from the project would be consistent with forecast population growth within the Scenic Rim region in the short to medium term.

I note SRRC is actively planning for future growth across the Scenic Rim region through its Planning Scheme. Additionally, SRRC has developed a Growth Management Strategy 2041 which provides mechanisms to further support housing growth. I expect the proponent to continue to liaise with SRRC

[26] SRRC Scenic Rim Housing Needs Assessment 2022, available at **https://www.scenicrim.qld.gov.au/downloads/file/5646/web-scenic-rim-housing-needs-assessment-august-2022**
[27] SRRC Growth Management Strategy 2041, available at **https://www.scenicrim.qld.gov.au/downloads/file/5643/scenic-rim-growth-management-strategy-2041**
[28] Noting these are three key towns in Boonah SA2 within proximity to the project.

throughout the development of the SRAIP to ensure housing demand from the project is staggered and can be considered in ongoing SRRC planning.

Through their commitment to ongoing community engagement, I expect the proponent to maintain contact with relevant essential services throughout the development of the CEMP and OEMP and during the construction period. I also expect the proponent will maintain current community contact avenues, which will allow residents to raise issues that may be affecting them.

5.12 Cultural heritage

Appendix B.10 of the IAR provides the proponent's assessment of potential impacts of the project on Aboriginal cultural heritage values and Queensland (non-Indigenous) cultural heritage values. This section evaluates the proponent's assessment of potential impacts on cultural heritage matters.

5.12.1 Aboriginal cultural heritage

5.12.1.1 Existing environment

The project area is in country significant to the Yuggera Ugarapul People, who are the recognised Aboriginal Party for the area under the *Aboriginal Cultural Heritage Act 2003* (ACH Act). The National Native Title Tribunal website confirms a Native Title claim application filed on 7 April 2017 by Queensland South Native Title Services Limited on behalf of the Yuggera Ugarapul People.[29] The Native Title claim area covers land west of Brisbane (including the SRAIP project area) with an approximate land area of 6,150 km^2. At the time of writing, the application status was 'active', although no determinations of native title had been made.

The IAR describes that a search of the Aboriginal Cultural Heritage Database and Register did not identify any Aboriginal or Torres Strait Islander cultural heritage sites, Designated Landscape Areas, Registered Cultural Heritage Study Areas or National Heritage Areas within the project area. I note that advice on the Cultural Heritage Database and Register Search Report informs users that the database should not be considered conclusive or comprehensive. The advice notes that a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage, regardless of whether they are recorded in an official register.

The IAR describes that land which comprises the SRAIP project area has been subject to historic and modern agricultural activities. As such, the majority of land within the SRAIP project area has been subject to significant ground disturbance.

5.12.1.2 Submissions

Two submissions were received relating to cultural heritage matters during public notification of the draft IAR, one from DTATSIPCA and the other from a private submitter. Key matters raised include:

- the limited extent of ground-truthing for Indigenous artefacts and grave sites undertaken by the proponent
- whether management measures had been developed should any Indigenous artefacts and/or grave sites be found

[29] National Native Title Tribunal, available at http://www.nntt.gov.au/searchRegApps/NativeTitleClaims/Pages/details.aspx?NTDA_Fileno=QC2017/005

- how the proponent would take reasonable and practicable measures to ensure activities do not harm Aboriginal cultural heritage in accordance with the ACH Act.

At the time of public notification of the draft IAR in 2020, a Cultural Heritage Memorandum had not been undertaken. Following public notification, the proponent undertook site investigations and prepared a Cultural Heritage Memorandum to address cultural heritage matters and submitter concerns. I have considered all submissions received and the responses provided by the proponent in my evaluation of the project.

5.12.1.3 Potential impacts

The IAR describes that significant ground disturbance activities would take place as part of the project, including the development of about 40 ha of land for industrial allotments. The IAR notes that approximately 1 m of fill will be placed across the entirety of the developable area.

The IAR observes that environmental conditions, soils, surface geology, vegetation, and topography likely provided suitable resources for use by Aboriginal people historically. However, the IAR noted the disturbance footprint of the SRAIP project is mostly confined to areas subject to significant previous ground disturbance.[30] The ACH Act Duty of Care Guidelines[31] note that where an activity is proposed in an area which has previously been subject to significant ground disturbance, it is "*generally unlikely that the activity would harm Aboriginal cultural heritage and the activity will comply with these guidelines*".[32] Areas previously subject to significant ground disturbance are classified as Category 4 under the guidelines.

Notwithstanding, the IAR notes that remnant vegetation exists within the project area, such as at the far north-western extent of the project boundary. The IAR has identified project activities which may cause additional surface disturbance (Category 5 under the guidelines) including a small section of the proposed quarry access road and some land on the periphery of the proposed composting activity. The guidelines state that "*where an activity is proposed under category 5, there is generally a high risk that it could harm Aboriginal cultural heritage. In these circumstances, the activity should not proceed without cultural heritage assessment*".[33]

5.12.1.4 Mitigation measures

Under the ACH Act, a Cultural Heritage Management Plan is not required for this project,[34] however the proponent must still comply with the cultural heritage duty of care which states that "*a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage*".[35] The proponent is relying on compliance with the cultural heritage duty of care established through the ACH Act Duty of Care Guidelines. In consultation with and following guidance from DTATSIPCA, I acknowledge and accept this approach.

The guidelines state that where an activity is proposed under Category 5, it is necessary to notify the Aboriginal Party and seek advice as to whether the feature constitutes Aboriginal cultural heritage and how the activity may be managed to avoid or minimise harm to any Aboriginal cultural heritage. In response to this requirement, and following advice from DTATSIPCA, the proponent has committed to

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[30] The ACH Act Duty of Care Guidelines define 'Significant Ground Disturbance' as disturbance by machinery of the topsoil or surface rock layer of the ground, such or by ploughing, drilling or dredging; the removal of native vegetation by disturbing root systems and exposing underlying soil.
[31] Queensland Government (2004) *Aboriginal Cultural Heritage Act 2003*: Duty of Care Guidelines, available at: https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care
[32] *Aboriginal Cultural Heritage Act 2003*: Duty of Care Guidelines, section 5.4
[33] *Aboriginal Cultural Heritage Act 2003*: Duty of Care Guidelines, section 5.14
[34] *Aboriginal Cultural Heritage Act 2003*, Division 2
[35] *Aboriginal Cultural Heritage Act 2003*, section 23(1)

notifying the Yuggera Ugarapul People of project works and consult with them prior to ground disturbance to confirm land categorisations within the project area. The IAR acknowledges the Yuggera Ugarapul People may attribute residual cultural heritage significance to ceremonial places, burials, scarred or carved trees and/or occupation sites across the project area regardless of the severity of previous ground disturbance. The outcomes of this consultation will determine the proponent's next steps in complying with the ACH Act Duty of Care Guidelines.

I have imposed a condition requiring that prior to the commencement of any site works, the proponent must demonstrate that consultation with the Yuggera Ugarapul People has commenced. The condition requires the proponent to notify me of consultation outcomes, including land categorisation and cultural heritage assessments as applicable.

5.12.2 Non-Indigenous cultural heritage

A review of the Queensland Heritage Register and SRRC's Local Heritage Register did not identify any state or local non-Indigenous cultural heritage sites or artefacts within the project area.[36] Given this, and with consideration for the level of previous disturbance across the project area, I am satisfied the likelihood of the project impacting non-Indigenous cultural heritage sites or artefacts is low. The *Queensland Heritage Act 1992* sets out requirements to give notice to the Chief Executive of DESI if a person discovers an archaeological artefact that is an important source of information about an aspect of Queensland's history. I expect the proponent to comply with these requirements.

5.12.3 Coordinator-General's conclusions

I acknowledge the project has the potential to impact on Aboriginal cultural heritage; however, I am satisfied that potential for impacts is likely to be low as the project area has previously been subject to significant ground disturbance. I welcome the proponent's commitment to comply with the ACH Act Duty of Care Guidelines in carrying out the project, including notifying and consulting with the Yuggera Ugarapul People prior to any ground disturbance activities. I expect the proponent to commence consultation with the Yuggera Ugarapul People as early as possible. To ensure this occurs, I have imposed a condition requiring that prior to commencement of any site works, the proponent must demonstrate consultation with the Yuggera Ugarapul People has commenced. Outcomes of this consultation, and confirmation of land categorisations under the ACH Act Duty of Care Guidelines will determine the appropriate steps the proponent should take to ensure any potential for harm to Aboriginal cultural heritage is avoided or minimised.

Following consultation with DTATSIPCA, I am satisfied the proponent has addressed concerns raised during public notification, and that any potential impacts to Aboriginal cultural heritage values would be appropriately managed.

I recognise the project is unlikely to impact on non-Indigenous cultural heritage; however, I expect the proponent to act in accordance with the *Queensland Heritage Act 1992* requirements should any artefacts be identified.

[36] Council has obligation to have a local heritage register of places of cultural heritage significance in its area in accordance with the *Queensland Heritage Act 1992*, section 112 and 114.

6. Conclusion

In undertaking my evaluation, I have considered the IAR (comprising draft IAR and revised draft IAR), submissions on the IAR, and advice from agencies and SRRC.

I am satisfied that requirements of the SDPWO Act have been met and that sufficient information has been provided to enable the evaluation of potential impacts, and the development of mitigation strategies and approval conditions.

Based on the information provided by the proponent and outlined in this evaluation report, I am satisfied the project would provide significant employment benefits to the Scenic Rim region. I note advice from DAF confirming the project would support the advancement of agriculture industries.

There are local, regional and state benefits to be derived from the project and I am satisfied that any adverse environmental impacts can be acceptably avoided, minimised, mitigated or offset. I consider that mitigation measures, all conditions imposed and stated, recommendations and commitments in this report would result in acceptable overall outcomes.

Accordingly, I recommend the SRAIP project proceed, subject to the conditions and recommendations in Appendix 1 and Appendix 2. In addition, I expect the proponent's commitments will be fully implemented as presented in Appendix 3 of this report.

To proceed further, the proponent will need to obtain relevant development approvals under the Planning Act and an environmental authority for environmentally relevant activities under the EP Act.

Copies of this report will be issued to:

- SRRC
- DHLGPPW
- DESI
- DAF
- DTMR.

A copy of this report will also be available on the DSDI website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**.

This report will lapse 6 years following publication date of this report, unless I set another date at a future time that extends the report.

Acronyms

Acronym	Definition
ABS	Australian Bureau of Statistics
ACH Act	*Aboriginal Cultural Heritage Act 2003*
AEP	Annual Exceedance Probability
CBA	cost-benefit analysis
CEMP	Construction Environmental Management Plan
DAF	Department of Agriculture and Fisheries Also previously known as Department of Agriculture, Fisheries and Forestry
DESBT	Department of Employment, Small Business and Training Also previously known as Department of Youth Justice, Employment, Small Business and Training
DESI	Department of Environment, Science and Innovation Also previously known as Department of Environment and Science
DHLGPPW	Department of Housing, Local Government, Planning and Public Works
DJAG	Department of Justice and Attorney-General
DoR	Department of Resources Also previously known as Department of Natural Resources, Mines and Energy
DRDMW	Department of Regional Development, Manufacturing and Water Also previously known as Department of Regional Development and Manufacturing and Department of Water
DSDI	Department of State Development and Infrastructure Also previously known as Department of State Development, Tourism and Innovation, or Department of State Development, Infrastructure, Local Government and Planning or Department of State Development, Manufacturing, Infrastructure and Planning
DTATSIPCA	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts Also previously known as Department of Aboriginal and Torres Strait Islander Partnerships or Department of Seniors, Disability, Services and Aboriginal and Torres Strait Islander Partnerships
DTMR	Department of Transport and Main Roads
EP Act	*Environmental Protection Act 1994*
EoWC	End of Waste Code
ERA	environmentally relevant activity
Fisheries Act	*Fisheries Act 1994*
GFA	gross floor area
GDE	groundwater dependent ecosystem
GVA	Gross Value Added
ha	hectare
IAR	Impact Assessment Report
IWMP	Integrated Water Management Plan

Acronym	Definition
Kalfresh	Kalfresh Pty Ltd (the proponent)
km	kilometre
KRA	Key Resource Area
LGA	local government area
LVIA	Locational and Visual Impact Assessment
m	metre
m^2	square metres
MCU	Material Change of Use
ML	megalitre
mm	millimetre
MSES	matters of state environmental significance
MW	megawatt
NIAR	Noise Impact Assessment Report
NPV	net present value
OCG	Office of the Coordinator-General
OEMP	Operational Environmental Management Plan
P&G Act	*Petroleum and Gas (Production and Safety) Act 2004*
Planning Act	*Planning Act 2016*
Planning Scheme	Scenic Rim Planning Scheme 2020
proponent	Kalfresh Pty Ltd
PSP2	Planning Scheme Policy 2 – Landscape Design
QEOP	Queensland Environmental Offsets Policy
RE	regional ecosystem
Regional Plan	ShapingSEQ – South East Queensland Regional Plan 2023
RCoE	Rural Centre of Excellence
RLRPA	regional landscape and rural production area
RPEQ	Registered Professional Engineer of Queensland
RPI Act	*Regional Planning Interests Act 2014*
RSHQ	Resources Safety and Health Queensland
SARA	State Assessment Referral Agency
SDA	State Development Area
SDPWO Act	*State Development and Public Works Organisation Act 1971*
SEQ	South East Queensland
SLR Consulting	SLR Consulting Australia Pty Ltd
SPP	State Planning Policy
SRRC	Scenic Rim Regional Council
SRAIP	Scenic Rim Agricultural Industry Precinct
tCO_2-e	tonnes of carbon dioxide equivalent
tpa	tonnes per annum

Acronym	Definition
VFMP	Vegetation Management Plan and Fauna Management Plan
Water Supply Act	*Water Supply (Safety and Reliability) Act 2008*
WQO	Water quality objectives

Appendix 1. Imposed conditions

Imposed conditions are provided under section 54B of the *State Development and Public Works Organisation Act 1971* (SDPWO Act). The conditions imposed in this appendix take effect from the date of this Coordinator-General's evaluation report.

The conditions do not relieve the proponent of the obligation to obtain all approvals and licences from all relevant authorities required under any other Act. In accordance with section 54D of the SDPWO Act, the conditions apply to anyone who undertakes the development the imposed condition relates to, such as the proponent or another entity or anyone acting on the behalf of the proponent or another entity.

Note that where the conditions refer to the 'IAR', this means the Scenic Rim Agricultural Industrial Precinct (SRAIP) project Impact Assessment Report (IAR) accepted as final IAR on 5 March 2024 and published on my website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**. References to the proposed lots are in accordance with Map 2 of the SRAIP Development Plan, IAR Appendix A.5.

Imposed condition 1. Lodgement of development applications

Prior to the start of any site works associated with a service station, demonstrate to and obtain written consent from the Coordinator-General that the following uses have lawfully commenced:

(a) Lot 9 (Extension to an Existing High Impact Industry and Warehouse with Ancillary Office); and

(b) Lot 11 (SRAIP Biodigester); and

(c) One of the following:

  (i) Lot 8 (High Impact Industry and Warehouse); or

  (ii) Lot 12 (High Impact Industry and Warehouse); or

  (iii) Lot 19 (SRAIP Composting); or

  (iv) Another high impact agriculture industries use as defined by the Scenic Rim Agricultural Industrial Precinct Development Plan.

Note: lots are as identified on Map 2, IAR Appendix A.5.

Imposed condition 2. Aboriginal Cultural Heritage

(a) Prior to the start of any site works associated with applications considered by this evaluation report, demonstrate and provide evidence that consultation has commenced with the Yuggera Ugarapul People, including:

  (i) steps taken to confirm land categorisation (as defined by the *Aboriginal Cultural Heritage Act 2003* Duty of Care Guidelines) on the project site, and

  (ii) details of consultation activities that have occurred and are planned to occur.

(b) At time of plan sealing of Phase 2, Stage 1 (as described in IAR Appendix B.1.3 SRAIP Subdivision Plans), demonstrate and provide evidence that *Aboriginal Cultural Heritage Act 2003* Duty of Care Guidelines have been and/or are being complied with, including:

  (i) outcomes of land categorisation of the project site in consultation with the Yuggera Ugarapul People, and

  (ii) any further activities undertaken (such as on-site cultural heritage assessments) to fulfill duty of care requirements under the *Aboriginal Cultural Heritage Act 2003*.

Appendix 2. Stated conditions and general recommendations

This appendix includes stated conditions and general recommendations for the Scenic Rim Agricultural Industrial Precinct (SRAIP) project. Stated conditions and general recommendations have been presented for each approval identified as part of the project (refer Section 2.3.5 of this Coordinator-General's evaluation report). This format has been used to assist the proponent and the Scenic Rim Regional Council when preparing and considering applications.

Stated conditions are provided under section 39 of the *State Development and Public Works Organisation Act 1971* (SDPWO Act) for the *Planning Act 2016* (Planning Act). Stated conditions must be attached to development approvals issued under the Planning Act and are taken to be concurrence agency conditions. The conditions stated do not limit the assessment manager's power to assess the development application. Under section 39 of the SDPWO Act the assessment manager may impose conditions that are not inconsistent with the conditions stated in this report.

Stated conditions are provided under section 47C of the SDPWO Act for the *Environmental Protection Act 1994*, for an environmental authority for environmentally relevant activities. These conditions do not form a complete draft environmental authority for the project. The administering authority may develop additional conditions for issues not covered by the stated conditions. Under section 39 of the SDPWO Act the administering authority may impose conditions that are not inconsistent with the conditions stated in this report.

I have provided general recommendations to guide the assessment managers in assessing the development applications. The recommendations do not limit an assessment manager's ability to seek additional information nor power to impose conditions on any development approval required for the project.

Note that where conditions refer to the 'IAR', this means the SRAIP project Impact Assessment Report (IAR) accepted as final IAR on 5 March 2024 and published on my website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**.

The lot description references used in Appendix 2 have been taken from Map 2 of the SRAIP Development Plan, IAR Appendix A.5 and identify the land applicable to each condition.

Appendix 2.1 Preliminary Approval for Variation Approval to override the Scenic Rim Planning Scheme 2020

Appendix 2.1.1 General recommendations – Preliminary Approval (Variation Approval)

I recommend Scenic Rim Regional Council impose the following conditions on any Development Permit sought for activities across the Scenic Rim Agricultural Industrial Precinct project:

- Environmental nuisance: undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.1.2 Conditions stated for the *Planning Act 2016* for a Preliminary Approval for Variation Approval to override the Scenic Rim Planning Scheme 2020

Entities responsible for conditions

Conditions 1 to 13 are stated conditions for the Scenic Rim Regional Council as the assessment manager. The entity responsible for condition 14 is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

Stated conditions

Condition 1. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	IAR location
Appendix A.5 – Scenic Rim Agricultural Industrial Precinct Development Plan	Epic environmental	BAA220050.01	Rev. 2 14 February 2024	Appendix A.5 Scenic Rim Agricultural Industrial Precinct Development Plan

Condition 2. Currency period

The currency period for this preliminary approval (variation approval) is ten (10) years starting the day that this approval takes effect (refer to section 85 'Lapsing of approval at end of currency period' of the *Planning Act 2016*).

Condition 3. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made).

Condition 4. Level of assessment and code variations

At all times:

(a) The level of assessment and applicable assessment benchmarks for all development regulated by this preliminary approval (variation approval) (as identified in Section 2.6 of the Scenic Rim Agricultural Industrial Precinct Development Plan) is to be determined by Part 3, Tables 1 – 4 of the Scenic Rim Agricultural Industrial Precinct Development Plan.

(b) Development not regulated by the preliminary approval (variation approval) is subject to the level of assessment requirements of the relevant planning scheme at the time of lodgement.

Condition 5. Private infrastructure services

At all times, any disclosure statements or contract of sale is to advise future or prospective land purchasers of the private infrastructure service arrangements for the site. This requirement binds the owner, the owner's successors in title, and any occupier of the premises.

Condition 6. Water supply

At all times:

(a) The development must make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the applicant's proposed method of providing an adequate water supply system are to be submitted as part of all subsequent development applications and their related approval for Plumbing and Drainage Works.

(b) The cumulative projected demand for water of all of the users within the Scenic Rim Agricultural Industrial Precinct must not exceed the total amount of water allocations available within the Scenic Rim Agricultural Industrial Precinct community/building management statement at any given time.

(c) Prior to the commencement of use, provide evidence to Scenic Rim Regional Council that the entity providing water is a registered water supply provider as required under the *Water Supply (Safety and Reliability) Act 2008*.

Condition 7. Flood immunity

All industrial lots in the Industrial Precinct are to provide a finished ground level at or above the 1% Annual Exceedance Probability climate change flood event consistent with the IAR Appendix B.4 Integrated Water Management Plan, prepared by Stantec, dated February 2023.

Condition 8. Flood emergency management plan

(a) Prior to the commencement of use of each subsequent development approval (including extensions to existing buildings), prepare a site-specific Flood Emergency Management Plan (FEMP).

(b) The site-specific FEMP must be prepared by a suitably qualified person and include/address:

  (i) operational procedures during flood events

  (ii) risk to both staff and visitors safety

  (iii) training of all staff to ensure awareness of procedures to be following during potential flood events.

(c) Submit a copy of the FEMP to Scenic Rim Regional Council for approval prior to commencement of use.

Condition 9. Acoustic management

(a) Prior to the commencement of use of all subsequent development, prepare and submit to Scenic Rim Regional Council a site-specific Noise Impact Assessment Report by a suitably qualified person. All NIAR are required to be prepared in accordance with the Environmental Protection (Noise) Policy 2019.

(b) Prior to the commencement of use of all subsequent development, provide certification from a suitably qualitied person that the final design achieves the relevant noise requirements and recommendations of the Noise Impact Assessment Report.

Condition 10. Air quality management

Prior to the commencement of use of all subsequent development, provide certification from a suitably qualitied person that the final design achieves the relevant air quality and occurrence criteria at sensitive receptors in accordance with the IAR Appendix E.3.1 Addendum to Air Quality Impact Assessment prepared by MWA Environmental dated 9 December 2022 (reference L27822/BH/19-143).

Condition 11. Odour management plan

(a) Prior to the commencement of use of all subsequent development, provide an Odour Management Plan prepared by a suitably qualified person and submit to Scenic Rim Regional Council for approval.

(b) The development must be undertaken in accordance with the approved Odour Management Plan at all times.

Condition 12. Flora and fauna management

Prior to the commencement of use, implement the recommendations and mitigation measures in the IAR Appendix E.1 Ecological Assessment Report, prepared by 28°S Environmental, dated 21 August 2023.

Condition 13. Offsets

(a) Prior to the commencement of works, provide an environmental offset in accordance with Section 7.4 of IAR Appendix E.1 Ecological Assessment Report, prepared by 28°S Environmental, dated 21 August 2023.

(b) Environmental offsets must be agreed to in writing by Scenic Rim Regional Council.

Condition 14. Pavement impact

The entity responsible for this condition is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

As part of any subsequent development application for a material change of use:

(a) Within 30 days of confirmation of the contribution rate, in accordance with Pavement Impact Assessment for Scenic Rim Agricultural Industrial Precinct for Kalfresh Pty Ltd dated 22 September 2023 Project Code P0048179 Report Number 1, pay a monetary contribution to the Department of Transport and Main Roads' (South Coast District on 07 5563 6600 or at southcoast@tmr.qld.gov.au) towards protecting and maintaining the safety and efficiency of the Cunningham Highway pursuant to section 146(2)(a) of the *Planning Act 2016*. The amount of the contribution must be in accordance with the below:

Lot	Area (m^2)	Contribution ($)	Per year (for 20 years following commencement of use)
Lots 8, 9, 11 and 12		$13,590	$679.50
Lot 1	14030	$25,997.98	$1,299.90
Lot 2	13740	$25,460.60	$1,273.03
Lot 3	6230	$11,544.36	$577.22
Lot 7	19550	$36,226.69	$1,811.33
Lot 10	37630	$69,729.44	$3,486.47
Lot 13	27490	$50,939.73	$2,546.99
Lot 14	10010	$18,548.81	$927.44
Lot 15	10160	$18,826.76	$941.34
Lot 16	16810	$31,149.40	$1,557.47

(i) The amount of contribution is to be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment.

(ii) The contributions above can be made in a lump sum with no annual payment requirements for the term of the uses.

(b) Maintain records which document the quantity of material hauled on the State-controlled road network and submit these records to the Department of Transport and Main Roads' South Coast Region **southcoast@tmr.qld.gov.au** quoting TMR 17-021584 at the time of payment referenced in part (a) of this condition.

Appendix 2.2 Development Permit for Reconfiguring a Lot and Development Permit for Operational Work (Earthworks)

Appendix 2.2.1 General recommendations – Reconfiguring a Lot

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for Reconfiguring a Lot:

- Plans and infrastructure staging:
  - a clear outline of the extent of infrastructure that is to be provided for each stage.
- Roadworks:
  - the arrangements/ flood immunity for the rural access road crossings over the overland flow path
  - the road arrangements between the industrial subdivision and the road north to the Scenic Rim Agricultural Industrial Precinct rural lots and Frazerview quarry
  - access arrangements (road widths and standards) for access to proposed Lot 19 (SRAIP Composting).

Appendix 2.2.2 Conditions stated for the *Planning Act 2016* for a Development Permit for Reconfiguring a Lot

Entities responsible for conditions

Conditions 15 to 22 and condition 24 are stated conditions for the Scenic Rim Regional Council as the assessment manager. The entity responsible for condition 23 is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

Stated Conditions

Condition 15. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Management Subdivision Plan – Phase 1	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Management Subdivision Plan – Phase 2, Stage 1	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Management Subdivision Plan – Phase 2, Stage 2	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Management Subdivision Plan – Phase 2, Stage 3	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Management Subdivision Plan – Phase 2, Stage 4	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Management Subdivision Plan – Phase 2, All Stages	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Landscape Works Package	Andrew Gold Landscape Architecture	Rev F	7 February 2024	IAR Appendix B.11 Landscape Design Plan
Bushfire Management Plan	Queensland Bushfire Planning	September 2023	September 2023	IAR Appendix E.5 Bushfire Hazard Assessment
Vegetation Management Plan & Fauna Management Plan	28°S Environmental	Attachment 2	21 August 2023	IAR Appendix E.1 Ecological Assessment Report Attachment 2

Condition 16. Sequence of development

The development must be sequenced generally in accordance with the approved plans referenced in condition 15. Phase 1 is required to be completed with plan sealing registered before Phase 2 Stage 1.

Condition 17. Service to lots

Prior to a request for Scenic Rim Regional Council endorsement of survey plan, all proposed lots in the Scenic Rim Agricultural Industrial Precinct Development Plan Industrial Precinct must demonstrate independent connection to services (reticulated water, sewerage, electricity, and telecommunications). Documented evidence of this will be required from service providers including a relevant connection certificate or an alternate authorised entity consistent with the requirements of the *Water Supply (Safety and Security) Act 2008*, Energex Certificate of Supply, and any other relevant certificate from the relevant utility provider. Alternative arrangements may be available to private providers.

Condition 18. Construction activity and noise

Construction activity and noise must be limited to the hours of 06:00 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays, unless otherwise approved in writing by Scenic Rim Regional Council.

Condition 19. Construction Environmental Management Plan

(a) Prior to lodgement of the first Operational Works application, the applicant must submit a Construction and Environmental Management Plan (CEMP) to Scenic Rim Regional Council for approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate:

  (i) how traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity;

  (ii) how the development will implement best practice waste management strategies during the construction phase; and

  (iii) how the development will mitigate potential adverse impacts associated with:

    (1) dust, odour, noise, vibration and lighting emissions

    (2) sediment and stormwater run-off on ALC Class A and B land

    (3) flora and fauna management

    (4) pest and weed management

    (5) cultural heritage.

Condition 20. Landscaping works

The development must be carried out generally in accordance with the approved Landscape Works Package identified at condition Condition 15. The development must facilitate the design, installation, and maintenance (for the period of one year) of landscaping works, within all common property or within the individual road reserve(s) (i.e. street trees) and within the overland flow path throughout the development or the relevant stage. The landscaping of the site shall incorporate the preservation of existing vegetation where possible.

An operational work application will be required to be submitted to and approved by Scenic Rim Regional Council.

Condition 21. Fire Ant Management Plan

(a) At the time of first Operational Works application being made, the applicant must submit a Biosecurity Management Plan to manage fire ants, to be implemented during the construction and commissioning phase.

(b) Prior to commencement of earthworks, notify Biosecurity Queensland on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area.

Condition 22. Vegetation and fauna management plan

Prior to relevant plan sealing:

(a) Carry out the development in accordance with the approved Vegetation Management Plan & Fauna Management Plan identified at condition 15.

(b) Submit to Scenic Rim Regional Council:

(i) certification from a qualified arborist (minimum aqf level 5 in arboriculture with a minimum of 5 years' experience), certifying that all works have been carried out in accordance with the approved Vegetation Management Plan & Fauna Management Plan identified at condition 15.

(ii) certification from a licensed fauna spotter catcher (qualified by the relevant Queensland state government authority) that vegetation/ecological feature clearing was carried out in accordance with the approved Vegetation Management Plan & Fauna Management Plan identified at condition 15.

Condition 23. Access and registration

The entity responsible for this condition is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

(a) The Cunningham Highway access must be provided generally in accordance with the following plans:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Proposed Cunningham Highway Access - as amended in red by SARA on 30 September 2021	Pekol Traffic and Transport	Drawing no. SK-001 SARA reference F21/1422(1902-9919 SRA)	27 May 2020 - as amended in red by SARA on 30 September 2021	Attachment 1 of this Appendix
Management Subdivision Plan – Phase 1	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans
Management Subdivision Plan – Phase 2, Stage 1	Epic Environmental	BAA220050.01 Rev 1	13 February 2024	IAR Appendix B.1.3 SRAIP Subdivision Plans

(b) At the time of survey plan registration for Phase 1, the applicant must register the following access easements:

(i) Easement A – burdening Lot 70 in favour of Proposed Lots 30, 40, 50 and 60

(ii) Easement B – burdening Lot 60 in favour of Proposed Lot 50.

(c) Within 20 business days of registration of the easements, the applicant must provide to South Coast Region at southcoast@tmr.qld.gov.au of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (b) of this condition.

(d) Prior to the registration of the subdivision plans for Phase 2, Stage 1:

(i) Construct the proposed Cunningham Highway access generally in accordance with the plan referenced Proposed Cunningham Highway Access, prepared by Pekol Traffic and Transport, dated 27/05/2020, Drawing No: SK-001 as amended in red by SARA on 30 September 2021 (SARA reference F21/1422(1902-9919 SRA)).

(ii) Remove all direct access between the Cunningham Highway and Proposed Lots 4, 7, 8, 9, 10, 20, 91 as well as any proposed overland flowpath lots (excluding the access provided as part of Phase 1, as referred to in part (b) of this condition).

(iii) Direct access is prohibited at any other location other than the permitted Cunningham Highway Access location.

(iv) Reinstate the table drain between the pavement edge and the property boundary in accordance with the Department of Transport and Main Roads Road Planning and Design Manual.

(v) Extinguish all easements granting access to the Cunningham Highway (excluding the access easement provided as part of Phase 1, as referred to in part (b) of this condition).

(vi) Any disclosure statements or contract of sale is to advise future or prospective land purchasers of the restriction in vehicle access to the site.

Advice notes:

- Prior to any access design to Cunningham Highway, a Section 62 Access Decision is required pursuant to the *Transport Infrastructure Act 1994*.
- Road works in state-controlled road reserve:
  - Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road or interfere with a state-controlled road or its operation. No works are to commence within the state-controlled road reserve until approval of the plan/s showing the proposed works is issued by the Department of Transport and Main Roads accordingly with section 33 of the *Transport Infrastructure Act 1994*.
  - The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process. Please contact the department (South Coast Region) on (07) 5563 6600 or at southcoast@tmr.qld.gov.au to make an application for works in the state-controlled road reserve (WSCRR).
- Public Utility Plant (PUP):
  - The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled Road reserve or state transport corridor, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication or other), and in accordance with Department of Transport and Main Roads technical standards (TN163).
  - The owner of the plant must also obtain approval from Department of Transport and Main Roads prior to commencement of any works. Please contact the Department of Transport and Main Roads (South Coast Region) on 5563 6600 or at **southcoast@tmr.qld.gov.au** or any application for PUP in state-controlled road.

– Additional information regarding the installation of public utility plant can be obtained from the Department of Transport and Main Roads Technical Note 163 and Technical Publications for Roadsides – road corridors and utilities, available at **https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities**

Condition 24. Further approvals – operational works

Obtain operational works approval from Scenic Rim Regional Council for all external road works, including the proposed Cunningham Highway access and intersection upgrades. All works must be designed and constructed in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised.

Appendix 2.2.3 General recommendations – Operational Works

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for Operational Works (Earthworks) or submitted in a separate operational works application:

- Infrastructure provision: prior to the commencement of site works for each stage of Reconfiguring a Lot, the proponent is to provide detailed documentation (containing documented evidence of service provision) or if required obtain operational works approvals outlining the infrastructure provision (water, sewer, electricity), road works and stormwater management for each lot.

Appendix 2.2.4 Conditions stated for the *Planning Act 2016* for a Development Permit for Operational Works (Earthworks)

Entities responsible for conditions

Conditions 25 to 27 are stated conditions for the Scenic Rim Regional Council as the assessment manager. The entity responsible for condition 28 is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

Stated conditions

Condition 25. Approved plans and/or documents

At all times, carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Drawing Schedule and Locality Plan	Stantec	510357-008-CI-1001, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
General Notes and Typical Sections	Stantec	510357-008-CI-1002, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Existing Features Plan	Stantec	510357-008-CI-1003, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Erosion and Sediment Control Legend and Notes	Stantec	510357-008-CI-1020, Rev C	Approved 20 February 2020, update notated 22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Erosion and Sediment Control Construction Sequence	Stantec	510357-008-CI-1021, Rev C	Approved 20 February 2020,	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
			update notated 22 February 2023	
Erosion and Sediment Control Concept Device Details	Stantec	510357-008-CI-1022, Rev C	Approved 20 February 2020, update notated 22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Erosion and Sediment Control Concept Layout Plan	Stantec	510357-008-CI-1023, Rev D	Approved 14 April 2020, update notated 22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Bulk Earthworks Overall Layout Plan – Amended by DAF	Stantec	510357-008-CI-1030, Rev D	22 February 2023	Attachment 1 of this Appendix
Cut and Fill Plan Sheet 1	Stantec	510357-008-CI-1031, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Cut and Fill Plan Sheet 2	Stantec	510357-008-CI-1032, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Cut and Fill Plan Sheet 3	Stantec	510357-008-CI-1033, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Cut and Fill Plan Sheet 4	Stantec	510357-008-CI-1034, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Bulk Earthworks Setout Tables	Stantec	510357-008-CI-1035, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Bulk Earthworks Site Sections Sheet 1	Stantec	510357-008-CI-1036, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Bulk Earthworks Site Sections Sheet 2	Stantec	510357-008-CI-1037, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Control Line Setout Plan	Stantec	510357-008-CI-1110, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
MC01 Longitudinal Section	Stantec	510357-008-CI-1130, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
MC02 Longitudinal Section Sheet 1	Stantec	510357-008-CI-1131, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
MC02 Longitudinal Section Sheet 2	Stantec	510357-008-CI-1132, Rev C	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
TD01 Longitudinal Section Sheet 1	Stantec	510357-008-CI-1133, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
TD01 Longitudinal Section Sheet 2	Stantec	510357-008-CI-1134, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
TD01 Longitudinal Section Sheet 3	Stantec	510357-008-CI-1135, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Weir Culvert Plan and Details – Amended by DAF	Stantec	510357-008-CI-1301, Rev D	22 February 2023	Attachment 1 of this Appendix
Bund Culvert Plan and Details – Amended by DAF	Stantec	510357-008-CI-1302, Rev D	22 February 2023	Attachment 1 of this Appendix
Preliminary Engineering Report	Stantec	5103/57-001	25 September 2023	IAR Appendix B.2 Preliminary Engineering Report
Integrated Water Management Plan	Stantec	510357	21 September 2023	IAR Appendix B.4 Integrated Water Management Plan
Waterway Investigation and Fish Community Survey in relation to Scenic Rim Agricultural Industrial Precinct project	Fishology	Technical report – April 2020	14 April 2020	IAR Appendix B.8 Waterway Barrier Works Technical Report

Condition 26. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 27. Water storage dam

Prior to works commencing provide to Scenic Rim Regional Council certification from a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the proposed water storage dam does not capture overland flow.

Condition 28. Waterways providing for fish passage

The entity responsible for this condition is the State Assessment and Referral Agency, Department of Housing, Local Government, Planning and Public Works.

(a) The constructed floodway/diverted waterway must have at least 4 “Billabong refuge areas” that include:

  (i) a depth of at least 1.5 metres

  (ii) an irregular shape between 20 and 30 metres long that varies in width between 3 and 7 metres

(iii) a minimum of 2 clumps of native trees and shrubs to be planted adjacent to each of the Billabong refuge areas with a minimum combined area of 10 m^2 at each Billabong refuge area with the intent that the tree once grown will provide adequate shade to the Billabong refuge areas

(iv) the constructed floodway/diverted waterway should be constructed generally in accordance with:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Bulk Earthworks Overall Layout Plan – Amended by DAF	Stantec	510357-008-CI-1030, Rev D	22 February 2023	Attachment 1 of this Appendix
TD01 Longitudinal Section Sheet 2	Stantec	510357-008-CI-1134, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
TD01 Longitudinal Section Sheet 3	Stantec	510357-008-CI-1135, Rev D	22 February 2023	IAR Appendix B.1.4 Operational Work Drawings (Bulk Earthworks)
Weir Culvert Plan and Details – Amended by DAF	Stantec	510357-008-CI-1301, Rev D	22 February 2023	Attachment 1 of this Appendix
Bund Culvert Plan and Details – Amended by DAF	Stantec	510357-008-CI-1302, Rev D	22 February 2023	Attachment 1 of this Appendix

(b) All waterway crossings are to comply with the *Accepted development requirements for operational work that is constructing or raising waterway barrier works*. This includes the culverts aligning within 10° of the channel flow path.

(c) Implement a fish salvage plan as per the DAF Guidelines for Fish Salvage **https://www.business.qld.gov.au/industries/farms-fishing-forestry/fisheries/development/waterways** should any fish be trapped, stranded or isolated by the proposed works.

Appendix 2.3 Lot 17 – Development Permit for an Environmentally Relevant Activity (ERA63) – Sewage Treatment Facility

Appendix 2.3.1 General recommendations – Lot 17

The proponent will be required to apply to Scenic Rim Regional Council for a Development Permit for a Material Change of Use for a Utility Installation (sewerage treatment plant) (Lot 17). The proponent has not sought conditions for this approval through the coordinated project process, so this future application has not been considered by this Coordinator-General's evaluation report. The following information is to be submitted to Scenic Rim Regional Council at the time of lodgement of the Development Permit for a Material Change of Use for a Utility Installation (sewerage treatment plant):

- Site layout
  - stormwater management
  - waste treatment and disposal
  - detailed plans of layout including buildings/structures, access arrangements and landscaping.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020.
- A Noise Impact Assessment demonstrating compliance with ERA63 requirements and the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.3.2 Conditions stated for the *Environmental Protection Act 1994* for a Development Permit for an Environmentally Relevant Activity (ERA63) – Sewage Treatment Facility

Entities responsible for conditions

The entity with jurisdiction for these conditions is the Department of Environment, Science and Innovation.

Stated conditions

Conditions of approval for the environmentally relevant activity are provided in two tables: Table A provides common conditions relevant to all environmentally relevant activities proposed by the Scenic Rim Agricultural Industrial Precinct, while Table B provides conditions specific to ERA63. The environmentally relevant activity must be conducted in accordance with conditions nominated in both Table A and Table B.

Table A. ERA common conditions

Definitions for Table A are provided at Attachment 2 of this Appendix.

Condition number	Condition
General	
G1	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G2	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: a) an act that causes serious or material environmental harm or an environmental nuisance; or b) an act that contravenes a noise standard; or c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the *Environmental Protection Act 1994*.
G3	**Contravention of conditions** Any contravention of a condition of this environmental authority must be reported to the administering authority as soon as practicable, and within 24 hours of becoming aware of the contravention.
G4	As soon as reasonably practicable and within 20 business days of a report made under condition G3 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions that may have contributed to the contravention; and b) the environmental impact of the contravention; and c) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G5	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G4 (or a longer period agreed to in writing by the administering

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>authority), the reasonable and practicable measures identified in the investigation must be implemented.</td></tr>
<tr><td>G6</td><td>The outcome of the investigation carried out under condition G4 and the reasonable and practicable measures implemented under condition G5 must be recorded.</td></tr>
<tr><td>G7</td><td>Records
Unless otherwise specified by a condition of this environmental authority, records must be:
a) kept for the period outlined in Table (a) – Record keeping requirements; and
b) provided to the administering authority upon request.
Table (a) – Record keeping requirements<table><tr><th>Description of records</th><th>Retention requirement</th></tr><tr><td>Monitoring results</td><td>Retain for 15 years.</td></tr><tr><td>All other records</td><td>Retain for 5 years.</td></tr></table></td></tr>
<tr><td>G8</td><td>Plans
All plans required by the conditions of this environmental authority must be:
a) Developed and endorsed in writing as being compliant with the conditions of this environmental authority by an appropriately qualified person; and
b) Implemented in accordance with the requirements stated within the plan; and
c) Stay in effect at all times during the carrying out of the activity; and
d) Re-endorsed in writing as being in compliance with the conditions of this environmental authority by an appropriately qualified person at least annually; and
e) Provided to the administering authority upon request in the time requested.</td></tr>
<tr><td>G9</td><td>Chemical storage
Chemicals and/or fuels in containers of greater than 15 litres capacity must be stored within a secondary containment system.</td></tr>
<tr><td>G10</td><td>Weather station
A single weather station for the operations under this environmental authority must be installed, operated, calibrated and maintained, within the lot and plan where ERA 53(a) or ERA 53(b) is authorised to be conducted, which continuously and electronically records:
a) Rainfall (mm/day); and
b) Wind speed (km/hour); and
c) Wind direction (cardinal direction, e.g. north-easterly); and
d) Air temperature (degrees Celsius); and
e) Relative humidity (%).</td></tr>
<tr><td>G11</td><td>The weather station required by condition G10 must be installed and operated in compliance with the Australian/New Zealand Standards:
a) AS/NZS 3580.1.1: 2016 (Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment) or, if a more recent version or replacement of that</td></tr>
</table>

Condition number	Condition
	standard has been released, in accordance with the more recent or replaced standard; and b) AS 3580.14:2014 (Methods for sampling and analysis of ambient air – Meteorological monitoring for ambient air) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard.
G12	A visible and legible sign must be located on the front fence or adjacent to the entrance of the site stating: a) Words to the effect 'To contact the operator of this facility please refer all communication via the following contact details;' and b) The name of the environmental authority holder; and c) A business hours and after hours telephone number; and d) An email address for the environmental authority holder.
G13	**Complaints** The following details must be recorded for all environmental complaints received: a) Date and time the complaint was received; and b) If authorised by the person making the complaint, their name and contact details; and c) Nature and details of the complaint including date and time the complaint was received; and d) Investigations carried out in response to the complaint as required by G14; and e) The results of investigations; and f) Measures taken under G15.
G14	An investigation must be undertaken into all environmental complaints within 5 business days of receiving the complaint, or a longer period agreed to in writing by the administering authority to determine: a) The potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) Reasonable measures that could be implemented to address the basis of the complaint.
G15	Measures identified under G14(b) must be taken within: a) Four weeks of the investigation required by G14 being finalised; or b) A longer period agreed to in writing by the administering authority.
G16	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental harm arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G17	**Environmental risk management procedures** Written procedures must be developed and implemented within 3 months of the environmental authority taking effect that ensure: a) Identify all potential risks to the environment from the activity, including during and outside routine operations, during closure and in an **e**mergency (e.g. fire); and b) Identify measures to prevent or minimise the potential for environmental harm for each of the potential risks identified; and c) Establish an inspection and maintenance program for plant and equipment including calibration and servicing that is in accordance with manufacturer's instructions; and

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>d) Establish a staff training program on obligations under this environmental authority and the Environmental Protection Act 1994 to be conducted as part of staff inductions and that training be completed at least annually; and
e) Establish processes to review environmental risks, incidents, performance and complaints.</td></tr>
<tr><td>G18</td><td>Written procedures required by condition G17 must be:
a) Implemented; and
b) Reviewed at least annually; and
c) Provided to the administering authority upon request at the time and in the format requested.</td></tr>
<tr><td>G19</td><td>Plant and equipment necessary to comply with the conditions of this environmental authority must be installed, operated and maintained:
a) in a proper and effective manner; and
b) in accordance with any written procedures developed under condition G17 for the plant and equipment.</td></tr>
<tr><td>G20</td><td>Records must be kept of all persons trained under condition G17(d) and the date they received the training.</td></tr>
<tr><td>G21</td><td>Monitoring and sampling
All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.</td></tr>
<tr><td>G22</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.
The only exception to this condition is for in situ monitoring of pH, electronic conductivity, and total chlorine etc.</td></tr>
<tr><td colspan="2">Agency Interest: Acoustic</td></tr>
<tr><td>N1</td><td>Noise generated by the activity must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
<tr><td>N2</td><td>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table (b) – Noise limits when measured in accordance with the associated requirements at any sensitive place or commercial place.
Table (b) – Noise limits
<table>
<tr><th rowspan="2">Noise level measured in dB(A)</th><th colspan="3">Monday to Sunday</th></tr>
<tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm-7am</th></tr>
<tr><td colspan="3">Noise measured at residences within 1km of the Cunningham Highway</td></tr>
<tr><td>$L_{Aeq\ adj,1hr}$</td><td>41</td><td>41</td><td>35</td></tr>
<tr><td>MaxLpA,T</td><td>N/A</td><td>N/A</td><td>49</td></tr>
<tr><td></td><td colspan="3">Noise measured at residences greater than 1km from the</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>
<table>
<tr><th></th><th colspan="3">Cunningham Highway</th></tr>
<tr><td>$L_{Aeq\ adj,1hr}$</td><td>38</td><td>35</td><td>29</td></tr>
</table>
Associated requirements
1. All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual.
2. Any monitoring must be in accordance with the most recent version of the administering authority's Noise Measurement Manual.
3. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
4. Monitoring location(s) must be relevant to the matter(s) under investigation.
5. Monitoring must include:
a. $L_{Aeq,\ adj,\ T}$
b. Background noise (background) as $L_{A90,\ adj,\ T}$
c. The level and frequency of occurrence of any impulsive or tonal noise
d. Atmospheric conditions including wind speed and direction
e. Effects due to extraneous factors such as traffic noise; and
f. Location, date and time of recording.
</td></tr>
<tr><td colspan="2">Agency Interest: Air</td></tr>
<tr><td>A1</td><td>Odours or airborne contaminants must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
<tr><td>A2</td><td>Dust and particulate matter emissions from the activity must not exceed the following concentrations at any sensitive place or commercial place:
a) dust deposition of 120 milligrams per square metre per day, averaged over 30 days, when monitored in accordance with the latest edition of Australian Standard AS/NZS 3580.10.1 Methods for sampling and analysis of ambient air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method; or
b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM_{10}) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, when monitored in accordance with the latest edition of the relevant Australian Standards.</td></tr>
<tr><td>A3</td><td>An Odour Management Plan must be developed prior to the activity commencing and implemented which includes:
a) Identification of all potential odour sources at the site, including odours and potential odours generated from the activity; and
b) A requirement that odour investigations be completed by an appropriately qualified person; and
c) An analysis of routine and non-routine processes and operating conditions that could result in, and potentially result in, odour emissions; and
d) Measures to avoid the generation and minimise the impacts of odours; and
e) At a minimum, annual reviews of the effectiveness of the measures.</td></tr>
<tr><td colspan="2">Agency Interest: Land</td></tr>
</table>

Condition number	Condition
L1	Other than as permitted within this environmental authority, contaminants must not be released to land.
Agency Interest: Water	
WT1	Other than as permitted within this environmental authority, contaminants must not be released to waters.
WT2	Leachate must not be released to land or waters.
Agency Interest: Waste	
W1	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
W2	Incompatible wastes must not be mixed in the same container or waste storage area.

Table B. ERA63 specific conditions

Definitions for Table B are provided at Attachment 2 of this Appendix.

Note that where conditions refer to the 'IAR', this is taken to mean the Scenic Rim Industrial Agricultural Precinct project Impact Assessment Report (IAR) accepted as final IAR on 5 March 2024 and published on my website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**.

Condition number	Condition
Agency Interest: Air	
4-A1	Effluent spray must not move beyond the Effluent Disposal Area.
4-A2	Effluent must only be released to the Effluent Disposal Area via low drift spray irrigation.
4-A3	Warning signs must be installed and maintained at all land application areas within the Effluent Disposal Area with clearly visible wording that states 'Recycled Water – Avoid Contact – Do Not Drink'.
4-A4	The Effluent Disposal Area must be fenced to prevent public access.
Agency Interest: Waste	
4-W1	Inflows into the sewage treatment plant must not exceed 40,000 L on any day.
Agency Interest: Land	
4-L1	Contaminants generated by the activity must only be released to the Effluent Disposal Area shown in Figure 5 of IAR Appendix B.6.
4-L2	Contaminants generated by the activity must only be released to the Effluent Disposal Area where the following requirements are complied with:

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>
a) the release limits for each quality characteristic are complied with at the monitoring locations as specified in Table (c) – Contaminant limits for releases to land; and
b) releases are monitored at all monitoring locations and at the minimum monitoring frequency for each quality characteristic specified in Table (c) – Contaminant limits for releases to land.

Table (c) – Contaminant limits for releases to land
<table>
<tr><th rowspan="2">Monitoring location</th><th rowspan="2">Quality characteristic (units)</th><th colspan="3">Release limits</th><th rowspan="2">Minimum monitoring frequency</th></tr>
<tr><th>Minimum</th><th>Mean</th><th>Maximum</th></tr>
<tr><td rowspan="8">Outflow of the wet weather storage tank before land release. GPS coordinates – Latitude: -27.943366 Longitude: 152.580100</td><td>Irrigation volume (L/day)</td><td>-</td><td>-</td><td>40,000</td><td rowspan="2">Daily</td></tr>
<tr><td>Irrigation rate – Continuous Lucerne Pasture (mm/day)</td><td>-</td><td>2</td><td>5</td></tr>
<tr><td>Total Nitrogen TN (mg/L as N)</td><td>-</td><td>60</td><td>-</td><td>Monthly</td></tr>
<tr><td>Total Phosphorus TP (mg/L as P)</td><td>-</td><td>10</td><td>-</td><td>Monthly</td></tr>
<tr><td>pH (pH units)</td><td>6</td><td>-</td><td>8.5</td><td>Quarterly</td></tr>
<tr><td>Escherichia coli (E.coli) cfu/100mL)</td><td>-</td><td>-</td><td>150</td><td>Quarterly</td></tr>
<tr><td>Electrical Conductivity (EC) (µS/cm)</td><td>-</td><td>-</td><td>1,600</td><td>Quarterly</td></tr>
<tr><td>Total chlorine (mg/L)</td><td>-</td><td>-</td><td>5.0</td><td>Quarterly</td></tr>
</table>
</td></tr>
<tr><td>4-L3</td><td>Monitoring required by condition 4-L2 must be undertaken when effluent is being disposed, unless effluent disposal has ceased for longer than the relevant parameters specified minimum frequency (e.g., if pH was only required to be monitored once a week, then a pH sample would not be required after the first week following cessation of the release).</td></tr>
<tr><td>4-L4</td><td>The irrigation rate monitoring required by condition 4-L2 must be calculated based on the total area irrigated on that day, and the actual volume of effluent irrigated on that same day.</td></tr>
<tr><td>4-L5</td><td>Mean calculations required by condition 4-L2 must be taken as a Long-Term Rolling Limit, meaning a limit applied to consecutive samples taken over a 6-month period (on a rolling basis for limit calculations) where consecutive samples are taken at the minimum frequency specified in Table (c) - Contaminant limits for releases to land.</td></tr>
<tr><td>4-L6</td><td>Volume monitoring required by condition 4-L2 must be undertaken using a flow meter.</td></tr>
<tr><td>4-L7</td><td>The Effluent Disposal Area must have a minimum surface area of 20,000 m^2.</td></tr>
</table>

Condition number	Condition
4-L8	When soil in the Effluent Disposal Area is saturated, effluent must not be released to land.
4-L9	All organic material removed from vegetation growing in the Effluent Disposal Area identified in Figure 5 of IAR Appendix B.6, must be transported and disposed of in an area other than in the Effluent Disposal Area.
4-L10	An enclosed wet weather storage tank, with a minimum volume of 200,000 L must be installed and maintained on the site for the storage of effluent.
4-L11	Ponding of effluent within the Effluent Disposal Area must not occur after irrigation has ceased.
4-L12	Contaminants must not run off to areas beyond the Effluent Disposal Area.
4-L13	Soil structure must not be degraded as a result of the activity.
4-L14	The build-up of nutrients, salinity, sodicity and heavy metals in the soil and subsoil must be minimised.
4-L15	Vegetation within the Effluent Disposal Area must be maintained in a viable state.
4-L16	The Effluent Disposal Area must be maintained with Lucerne Pasture.

Appendix 2.4 Lot 11 – Development Permit for a Material Change of Use for a Renewable Energy Facility (SRAIP Biodigester) and Development Permit for an Environmentally Relevant Activity (ERA53b)

Appendix 2.4.1 General recommendations – Lot 11

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for a Renewable Energy Facility (SRAIP Biodigester) (Lot 11):

- Site layout: development plans are to comply with the building setback requirements provided for in AO14.1 of the Scenic Rim Agricultural Industrial Precinct Development Plan.
- Parking: the proponent is to clarify the number of parking spaces proposed for the Renewable Energy Facility (SRAIP Biodigester) (the proposed development makes provision for 22 onsite parking spaces, however IAR Appendix B.7.2 transport memorandum dated 22 February 2023 recommends only 5 parking spaces for the development).
- A Noise Impact Assessment demonstrating compliance with ERA53(b) requirements and the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.4.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for a Renewable Energy Facility (SRAIP Biodigester)

Entities responsible for conditions

Conditions 29 to 32 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Several figures/diagrams in the IAR have been identified by the proponent as containing Commercial-in-Confidence information and are redacted in the published IAR. Scenic Rim Regional Council were provided with an unredacted copy of the IAR for their assessment.

Condition 29. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Proposed Site Plan – Stage 1	Biscoe Wilson Architects	DA01.04, Ref F	23 February 2023	IAR Appendix C.1.2 Anaerobic Digestion (AD) Facility Design and Process Information
Proposed Site Plan – Stage 2	Biscoe Wilson Architects	DA01.05, Rev F	23 February 2023	
Site Elevations & Sections – Stage 1	Biscoe Wilson Architects	DA04.01, Rev F	23 February 2023	
Site Elevations & Sections – Stage 2	Biscoe Wilson Architects	DA04.02, Rev F	23 February 2023	

Condition 30. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 31. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **Renewable Energy Facility** and **SRAIP Biodigestion** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Condition 32. Environmental nuisance

Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.4.3 Conditions stated for the *Environmental Protection Act 1994* for a Development Permit for an Environmentally Relevant Activity (ERA 53(b))

Entities responsible for conditions

The entity with jurisdiction for these conditions is the Department of Environment, Science and Innovation.

Stated conditions

Conditions of approval for the environmentally relevant activity are provided in two tables: Table C provides common conditions relevant to all environmentally relevant activities proposed by the Scenic Rim Agricultural Industrial Precinct, while Table D provides conditions specific to ERA53(b). The environmentally relevant activity must be conducted in accordance with conditions nominated in both Table C and Table D.

Table C. ERA common conditions

Definitions for Table C are provided at Attachment 2 of this Appendix.

Condition number	Condition
General	
G23	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G24	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: a) an act that causes serious or material environmental harm or an environmental nuisance; or b) an act that contravenes a noise standard; or c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the *Environmental Protection Act 1994*.
G25	**Contravention of conditions** Any contravention of a condition of this environmental authority must be reported to the administering authority as soon as practicable, and within 24 hours of becoming aware of the contravention.
G26	As soon as reasonably practicable and within 20 business days of a report made under condition G25 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: a) the potential circumstances and actions that may have contributed to the contravention; and b) the environmental impact of the contravention; and c) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G27	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G26 (or a longer period agreed to in writing by the administering

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>authority), the reasonable and practicable measures identified in the investigation must be implemented.</td></tr>
<tr><td>G28</td><td>The outcome of the investigation carried out under condition G26 and the reasonable and practicable measures implemented under condition G27 must be recorded.</td></tr>
<tr><td>G29</td><td>Records
Unless otherwise specified by a condition of this environmental authority, records must be:
a) kept for the period outlined in Table (d) – Record keeping requirements; and
b) provided to the administering authority upon request.
Table (d) – Record keeping requirements<table><tr><th>Description of records</th><th>Retention requirement</th></tr><tr><td>Monitoring results</td><td>Retain for 15 years.</td></tr><tr><td>All other records</td><td>Retain for 5 years.</td></tr></table></td></tr>
<tr><td>G30</td><td>Plans
All plans required by the conditions of this environmental authority must be:
a) Developed and endorsed in writing as being compliant with the conditions of this environmental authority by an appropriately qualified person; and
b) Implemented in accordance with the requirements stated within the plan; and
c) Stay in effect at all times during the carrying out of the activity; and
d) Re-endorsed in writing as being in compliance with the conditions of this environmental authority by an appropriately qualified person at least annually; and
e) Provided to the administering authority upon request in the time requested.</td></tr>
<tr><td>G31</td><td>Chemical storage
Chemicals and/or fuels in containers of greater than 15 litres capacity must be stored within a secondary containment system.</td></tr>
<tr><td>G32</td><td>Weather station
A single weather station for the operations under this environmental authority must be installed, operated, calibrated and maintained, within the lot and plan where ERA 53(a) or ERA 53(b) is authorised to be conducted, which continuously and electronically records:
a) Rainfall (mm/day); and
b) Wind speed (km/hour); and
c) Wind direction (cardinal direction, e.g. north-easterly); and
d) Air temperature (degrees Celsius); and
e) Relative humidity (%).</td></tr>
<tr><td>G33</td><td>The weather station required by condition G32 must be installed and operated in compliance with the Australian/New Zealand Standards:
a) AS/NZS 3580.1.1: 2016 (Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment) or, if a more recent version or replacement of that</td></tr>
</table>

Condition number	Condition
	standard has been released, in accordance with the more recent or replaced standard; and b) AS 3580.14:2014 (Methods for sampling and analysis of ambient air – Meteorological monitoring for ambient air) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard.
G34	A visible and legible sign must be located on the front fence or adjacent to the entrance of the site stating: a) Words to the effect 'To contact the operator of this facility please refer all communication via the following contact details;' and b) The name of the environmental authority holder; and c) A business hours and after hours telephone number; and d) An email address for the environmental authority holder.
G35	**Complaints** The following details must be recorded for all environmental complaints received: a) Date and time the complaint was received; and b) If authorised by the person making the complaint, their name and contact details; and c) Nature and details of the complaint including date and time the complaint was received; and d) Investigations carried out in response to the complaint as required by G36; and e) The results of investigations; and f) Measures taken under G37.
G36	An investigation must be undertaken into all environmental complaints within 5 business days of receiving the complaint, or a longer period agreed to in writing by the administering authority to determine: a) The potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) Reasonable measures that could be implemented to address the basis of the complaint.
G37	Measures identified under G36(b) must be taken within: a) Four weeks of the investigation required by G36 being finalised; or b) A longer period agreed to in writing by the administering authority.
G38	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental harm arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G39	**Environmental risk management procedures** Written procedures must be developed and implemented within 3 months of the environmental authority taking effect that ensure: a) Identify all potential risks to the environment from the activity, including during and outside routine operations, during closure and in an **e**mergency (e.g. fire); and b) Identify measures to prevent or minimise the potential for environmental harm for each of the potential risks identified; and c) Establish an inspection and maintenance program for plant and equipment including calibration and servicing that is in accordance with manufacturer's instructions; and

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>d) Establish a staff training program on obligations under this environmental authority and the Environmental Protection Act 1994 to be conducted as part of staff inductions and that training be completed at least annually; and
e) Establish processes to review environmental risks, incidents, performance and complaints.</td></tr>
<tr><td>G40</td><td>Written procedures required by condition G39 must be:
a) Implemented; and
b) Reviewed at least annually; and
c) Provided to the administering authority upon request at the time and in the format requested.</td></tr>
<tr><td>G41</td><td>Plant and equipment necessary to comply with the conditions of this environmental authority must be installed, operated and maintained:
a) in a proper and effective manner; and
b) in accordance with any written procedures developed under condition G39 for the plant and equipment.</td></tr>
<tr><td>G42</td><td>Records must be kept of all persons trained under condition G39(d) and the date they received the training.</td></tr>
<tr><td>G43</td><td>Monitoring and sampling
All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.</td></tr>
<tr><td>G44</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.
The only exception to this condition is for in situ monitoring of pH, electronic conductivity, and total chlorine etc.</td></tr>
<tr><td colspan="2">Agency Interest: Acoustic</td></tr>
<tr><td>N3</td><td>Noise generated by the activity must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
<tr><td>N4</td><td>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table (e) – Noise limits when measured in accordance with the associated requirements at any sensitive place or commercial place.
Table (e) – Noise limits
<table>
<tr><th rowspan="2">Noise level measured in dB(A)</th><th colspan="3">Monday to Sunday</th></tr>
<tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm-7am</th></tr>
<tr><td colspan="3">Noise measured at residences within 1km of the Cunningham Highway</td></tr>
<tr><td>$L_{Aeq\ adj,1hr}$</td><td>41</td><td>41</td><td>35</td></tr>
<tr><td>MaxLpA,T</td><td>N/A</td><td>N/A</td><td>49</td></tr>
<tr><td></td><td colspan="3">Noise measured at residences greater than 1km from the</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>
<table>
<tr><th></th><th colspan="3">Cunningham Highway</th></tr>
<tr><td>$L_{Aeq\ adj,1hr}$</td><td>38</td><td>35</td><td>29</td></tr>
</table>
Associated requirements
1. All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual.
2. Any monitoring must be in accordance with the most recent version of the administering authority's Noise Measurement Manual.
3. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
4. Monitoring location(s) must be relevant to the matter(s) under investigation.
5. Monitoring must include:
a. $L_{Aeq,\ adj,\ T}$
b. Background noise (background) as $L_{A90,\ adj,\ T}$
c. The level and frequency of occurrence of any impulsive or tonal noise
d. Atmospheric conditions including wind speed and direction
e. Effects due to extraneous factors such as traffic noise; and
f. Location, date and time of recording.
</td></tr>
<tr><td colspan="2">Agency Interest: Air</td></tr>
<tr><td>A4</td><td>Odours or airborne contaminants must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
<tr><td>A5</td><td>Dust and particulate matter emissions from the activity must not exceed the following concentrations at any sensitive place or commercial place:
a) dust deposition of 120 milligrams per square metre per day, averaged over 30 days, when monitored in accordance with the latest edition of Australian Standard AS/NZS 3580.10.1 Methods for sampling and analysis of ambient air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method; or
b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM_{10}) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, when monitored in accordance with the latest edition of the relevant Australian Standards.</td></tr>
<tr><td>A6</td><td>An Odour Management Plan must be developed prior to the activity commencing and implemented which includes:
a) Identification of all potential odour sources at the site, including odours and potential odours generated from the activity; and
b) A requirement that odour investigations be completed by an appropriately qualified person; and
c) An analysis of routine and non-routine processes and operating conditions that could result in, and potentially result in, odour emissions; and
d) Measures to avoid the generation and minimise the impacts of odours; and
e) At a minimum, annual reviews of the effectiveness of the measures.</td></tr>
<tr><td colspan="2">Agency Interest: Land</td></tr>
</table>

Condition number	Condition
L2	Other than as permitted within this environmental authority, contaminants must not be released to land.
Agency Interest: Water	
WT3	Other than as permitted within this environmental authority, contaminants must not be released to waters.
WT4	Leachate must not be released to land or waters.
Agency Interest: Waste	
W3	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
W4	Incompatible wastes must not be mixed in the same container or waste storage area.

Table D. ERA 53(b) specific conditions

Definitions for Table D are provided at Attachment 2 of this Appendix.

Where conditions refer to the 'IAR', this means the Scenic Rim Industrial Agricultural Precinct project Impact Assessment Report (IAR) accepted as final IAR on 5 March 2024 and published on my website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**.

Several figures/diagrams in the IAR have been identified by the proponent as containing Commercial-in-Confidence information and are redacted in the published IAR. DESI were provided with an unredacted copy of the IAR for their assessment and condition development processes.

Condition number	Condition
General	
3-G1	Activities under this environmental authority must be conducted in accordance with the following limitations: a) Only the following feedstocks can be used in the anaerobic digestor: i. Paunch ii. Chicken manure iii. Maize silage iv. Liquid digestate v. Food processing waste which only includes water from primary production and manufacturing available within the Scenic Rim Agricultural Industrial Precinct plan area. b) Feedstock mentioned in Condition 3-G1(a)(i) and (ii) must be received and stored within the 'Receival Building' as depicted in the anaerobic digestor site plan provided at IAR Figure 21*;* c) Feedstock mentioned in in Condition 3-G1(a)(iii) must only be stored in the 'Silage Bays', as depicted in the anaerobic digestor site plan provided at IAR Figure 21 and must be

Condition number	Condition
	covered as soon as practical; d) Feedstock in Condition 3-G1(a)(iv) must be stored in pre-storage tanks or digestate storage tanks as depicted in the anaerobic digestor site plan provided at IAR Figure 21; e) Activities undertaken on site must be conducted within the designated areas for each activity, as specified in the anaerobic digestor site plan provided at IAR Figure 21.
3-G2	Prohibited material or feedstock containing prohibited material must not be used in anaerobic digestion.
3-G3	**Testing and monitoring** All testing and monitoring required by the conditions of this environmental authority: a) Must be carried out in the manner specified by this environmental authority; and b) Must be carried out on samples that are representative of the material being tested; and c) Must be carried out using monitoring devices that are calibrated and maintained according to the manufacturers' specifications; and d) Must be carried out, interpreted and recorded by an appropriately qualified person.
3-G4	**Feedstock Management** A Feedstock Management Plan must be developed prior to the commencement of the activity, which includes: a) Feedstock processing requirements based on physical compositions for each type of feedstock; and b) Procedures to assess whether the feedstock received at the site is suitable for the processing techniques being used; and c) Procedures to assess potential feedstock received at the site to determine whether it is lawfully able to be used as a feedstock, including under the conditions of this environmental authority; and d) Procedures for rejecting unsuitable and/or unlawful feedstock; and e) Procedures for reporting unlawful waste delivery to the administering authority.
3-G5	Feedstock must not be used for the activity unless it is assessed in accordance with the Feedstock Management Plan required by condition 3-G4.
3-G6	The following records must be kept for all feedstock received and anything which is rejected as feedstock under the Feedstock Management Plan required by condition 3-G4: a) Generator and/or transporter of the feedstock including their contact details; and b) Time and date feedstock was received at the site; and c) Description of feedstock; and d) Weight or volume of feedstock; and e) Details of any samples taken (including sample ID, laboratory holding time, storage method and storage location); and f) Measurements, observations and characterisation results of feedstock; and g) The name of any person undertaking any measurements, observations or characterisation of feedstock.

Condition number	Condition
3-G7	Leachate from digester feedstocks stored in the 'Receival Building' as identified within the anaerobic digestor site plan provided at IAR Figure 21 can be used in the digestor.
Agency Interest: Air	
3-A1	The receival and processing building including the pre-storage tanks, as depicted in the anaerobic digestor site plan provided at IAR Figure 21, must be operated under negative pressure with the ventilated air treated using the odour control unit.
3-A2	Any odour control device must be fitted with a pollution control system which must achieve a reduction in odour emissions of at least 90%, using the following equation: $E = 100 – (C_{out} \div C_{in}) \times 100$ Where: • E is the percentage odour control efficiency of the odour control devices • C_{out} is the odour concentration of air exiting the odour control device • C_{in} is the odour concentration of air entering the odour control device
3-A3	The odour control device must be designed, installed, operated and maintained by an appropriately qualified person.
3-A4	An Air Filtration System Efficiency Monitoring Plan must be developed and implemented which includes: a) Determination of relevant performance parameters (taking into account the optimal performance range as recommended by the manufacturer) that can be used to determine whether odour control devices are working effectively to reduce odour emissions and to prevent offensive odours from the feedstock receival and processing building and digestate storage and processing building; and b) Requirements and procedures for daily monitoring of the odour control device's performance to determine whether the relevant performance parameters are being met; and c) Measures that are to be taken within 24 hours of any monitoring result that indicates the odour control devices are operating outside the performance parameters or is otherwise causing the release of offensive odours; and d) A record keeping system for recording the time, date and results of all monitoring, investigations and measures taken to address the operation of the air filtration system outside the performance parameters or otherwise due to a release of offensive odours.
3-A5	The efficiency of the odour control device must be operated and monitored in accordance with Efficiency Monitoring Plan prescribed in condition 3-A4.
3-A6	The flare must be designed and operated to meet the following conditions: • It must be able to achieve Biogas destruction efficiency of 98%; • It must be operated with a flame present at all times; • It must be equipped with a flare tip design to provide good mixing with air and flame stability;

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>

Visible smoke emissions of flare must not be permitted for more than five minutes in any two consecutive hours; and
Contaminants released to the atmosphere from the flare at a height not less than the 10m above ground.

</td></tr>
<tr><td>3-A7</td><td>
Contaminants must only be released to air from the point source in accordance with Table (f) – Point source air release limits and the associated requirements.

Table (f) – Point source air release limits
<table>
<tr><th>Release point</th><th>Minimum release height above ground (metres)</th><th>Minimum velocity (m/sec)</th><th>Contaminant release</th><th>Maximum release limit</th><th>Monitoring Frequency</th></tr>
<tr><td rowspan="6">RP1- Stack serving combustion gases generated from the gas engine CHP unit 1

RP2- Stack serving combustion gases generated from the gas engine CHP unit 2</td><td rowspan="6">10</td><td rowspan="6">25</td><td>Carbon Monoxide (CO)</td><td>1,000 mg/Nm^3 dry @ 3% O_2</td><td rowspan="6">All stacks must be monitored for the contaminants within three months after commissioning of the gas engine and six (6) monthly thereafter.</td></tr>
<tr><td>Oxides of Nitrogen (as NO_2)</td><td>500 mg/Nm^3 (dry) @ 3% O_2</td></tr>
<tr><td>Oxides of Sulphur (sulphur dioxide and sulphur trioxide as SO_2 equivalent)</td><td>350 mg/Nm^3 (dry) @ 3% O_2</td></tr>
<tr><td>Volatile Organic Compounds (as n-propane equivalent)</td><td>20 mg/Nm^3 (dry) @ 3% O_2</td></tr>
<tr><td>Hydrogen Sulphide (H2S)</td><td>5 mg/Nm^3 (dry) @ 3% O_2</td></tr>
<tr><td>Total Solid Particulates (TSP)</td><td>20 mg/Nm^3 dry @ 3% O_2</td></tr>
<tr><td rowspan="2">RP3- Outlet serving waste receival and processing building odour control unit / treatment plant</td><td rowspan="2">12</td><td rowspan="2">3</td><td>VOC</td><td>40 mg/Nm^3 (dry)</td><td rowspan="2">All outlets must be monitored for the contaminants within three months after commissioning of the odour control system and six (6)</td></tr>
<tr><td>Odour concentration using AS: 4323.3, 2001</td><td>1,000 ou</td></tr>
</table>
</td></tr>
</table>

Condition number	Condition
	<table><tr><td>RP4- Outlet serving Digestate storage and processing building odour control unit/ treatment plant</td><td></td><td></td><td></td><td></td><td>monthly thereafter.</td></tr></table> **Associated Requirements** 1) The release of contaminants from a point source must be directed vertically upwards without any impedance or hindrance. 2) Monitoring must be undertaken during a release and at the authorised release points, frequency and for the contaminants specified in *Table (f) – Point source air release limits*. 3) Monitoring must be undertaken when emissions are expected to be representative of actual operating conditions for the sample period. 4) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions and Australian and international standards. 5) Air Monitoring must be in accordance with the current edition of the administering authority's Air Quality Sampling Manual. If monitoring requirements are not described in the administering authority's Air Quality Sampling Manual, monitoring protocols must be in accordance with a method as approved by New South Wales Environmental Protection Authority, Victorian Environmental Protection Authority or United States Environmental Protection Agency. 6) Monitoring provision for the release points (stack) listed in *Table (f) – Point source air release limits* must comply with the Australian Standard AS 4323.1 - 1995 "Stationary source emissions Method 1: Selection of sampling positions". 7) All air emission stack monitoring must be conducted by an experienced person or body which holds current National Association of Testing Authorities (NATA). 8) The following tests must be performed for each required determination specified in *Table (f) – Point source air release limits*: (i) gas velocity and volume flow rate; (ii) temperature and oxygen content; and (iii) water vapour concentration. 9) During the sampling period the following additional information must be gathered: (i) any typical factors that may influence air pollutant emissions; and (ii) reference to the actual test methods and accuracy. 10) All testing and monitoring: (i) For taking odour measurements in the ducts or stack, the sampling must be carried out in accordance with the test methods in AS 4323.1:1995 (Stationary source emissions Selection of sampling positions) or, a more recent version; and (ii) For monitoring odour emissions from an air filtration system surface area such as biofilter, must be carried out using the "Witch's hat" odour sampling method or AS/NZS 4323.4:2009 "Stationary source emissions- Method 4: Area source sampling- Flux chamber technique", whichever is more appropriate; and (iii) For odour concentration, analysed from air samples from the ducts or stack of an air filtration system in accordance with AS 4323.3:2001 (Stationary source emissions – Part 3: Determination of odour concentration by dynamic olfactometry) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard.

Condition number	Condition
Agency Interest: Land	
3-L1	An area that has an impervious barrier to subsoil and groundwater must be used when conducting any of the following: a) Receiving, mixing, storing and processing anaerobic digestate and feedstocks; and b) Collecting and storing leachate or stormwater runoff from disturbed areas.
Agency Interest: Water	
3-WT1	Any stormwater which filters through feedstock in silage bays must be managed as leachate.
3-WT2	Leachate must be collected and stored in appropriate tanks (e.g. pre-storage tanks), as depicted in anaerobic digestor site plan provided at IAR Figure 21.
3-WT3	All tanks used for leachate collection and storage must be designed, installed, operated and maintained by an appropriately qualified person to: a) Prevent ponding of leachate in any area other than the designated leachate collection and/or storage areas; and b) Prevent the leachate directly entering a stormwater system; and c) Drain leachate away from feedstock material; and d) Drain leachate to a collection drain.
3-WT4	Leachate mentioned in condition 3-G7 and leachate generated by the anaerobic digestion activities can be introduced into the anaerobic digestor system before pasteurisation.
Agency Interest: Waste	
3-W1	Fermenter, post digester and digestate tanks, as depicted in the anaerobic digestor site plan provided at IAR Figure 21, must be designed to include double membrane roof systems.

Appendix 2.5 Lot 8 – Development Permit for a Material Change of Use for High Impact Industry and Warehouse

Appendix 2.5.1 General recommendations – Lot 8

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for High Impact Industry and Warehouse (Lot 8):

- Detailed plans of layout including buildings/structures, access arrangements and landscaping.
- A Noise Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.5.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for High Impact Industry and Warehouse

Entities responsible for conditions

Conditions 33 to 36 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Condition 33. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Site Plan	Biscoe Wilson Architects	DA01.01, Rev B	23 February 2023	IAR Appendix D.3.2 Proposal Plans
Ground Floor Plan	Biscoe Wilson Architects	DA02.01, Rev B	23 February 2023	
First Floor Plan	Biscoe Wilson Architects	DA02.02, Rev B	23 February 2023	
Roof Plan	Biscoe Wilson Architects	DA02.03, Rev B	23 February 2023	
Elevations 1	Biscoe Wilson Architects	DA04.01, Rev B	23 February 2023	
Elevations 2	Biscoe Wilson Architects	DA04.02, Rev B	23 February 2023	
Sections 1	Biscoe Wilson Architects	DA05.01, Rev B	23 February 2023	
Sections 2	Biscoe Wilson Architects	DA05.02, Rev B	23 February 2023	

Condition 34. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 35. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **High Impact Industry and Warehouse** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Condition 36. Environmental nuisance

Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.6 Lot 9 – Development Permit for a Material Change of Use for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office

Appendix 2.6.1 General recommendations – Lot 9

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office (Lot 9):

- Land use and building design
  - detailed information about the proposed use including, but not limited to, food processing throughputs, servicing, storage and distribution arrangements
  - detailed plans and elevations of the proposed industrial sheds
  - landscaping.
- Parking: the proponent is to clarify the number of parking spaces proposed for the development. A minimum of 64 parking spaces are to be provided (as per the requirements of the Scenic Rim Planning Scheme Parking and Access Code).
- A Noise Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.6.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for an Extension to an Existing High Impact Industry and Warehouse with Ancillary Office

Entities responsible for conditions

Conditions 37 to 40 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Condition 37. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Demolition Site Plan	Biscoe Wilson Architects	DA01.01, Rev A	23 February 2023	IAR Appendix D.1.2 Proposal Plans
Key Site Plan	Biscoe Wilson Architects	DA01.02, Rev A	23 February 2023	
Proposed Site Plan Part 1	Biscoe Wilson Architects	DA01.03, Rev A	23 February 2023	

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Proposed Site Plan Part 2	Biscoe Wilson Architects	DA01.04, Rev A	23 February 2023	
Proposed Site Plan Part 3	Biscoe Wilson Architects	DA01.05, Rev A	23 February 2023	
Proposed Site Plan Part 4	Biscoe Wilson Architects	DA01.06, Rev A	23 February 2023	
Proposed Site Plan Part 5	Biscoe Wilson Architects	DA01.07, Rev A	23 February 2023	
Proposed Site Plan Part 6	Biscoe Wilson Architects	DA01.08, Rev A	23 February 2023	
Office – Ground Level Floor Plan	Biscoe Wilson Architects	DA02.01, Rev A	23 February 2023	
Office – Upper Level Floor Plan	Biscoe Wilson Architects	DA02.02, Rev A	23 February 2023	
Office – Roof Plan	Biscoe Wilson Architects	DA02.03, Rev A	23 February 2023	
Office – Elevations	Biscoe Wilson Architects	DA04.01, Rev A	23 February 2023	
Office – Sections	Biscoe Wilson Architects	DA05.01, Rev A	23 February 2023	

Condition 38. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 39. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **High Impact Industry** and **Warehouse** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Condition 40. Environmental nuisance

Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.7 Lot 19 – Development Permit for a Material Change of Use for High Impact Industry (SRAIP Composting) and Development Permit for an Environmentally Relevant Activity (ERA53(a))

Appendix 2.7.1 General recommendations – Lot 19

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for High Impact Industry (SRAIP Composting) (Lot 19):

- Vehicle access: details regarding the proposed access arrangements including:
  - types of vehicles accessing the proposed development
  - turn around arrangements for vehicles entering the lot
  - standard of vehicle access proposed
  - parking and servicing arrangements.
- Infrastructure services: detailed information about how infrastructure services (i.e. water, electricity, sewerage treatment) and stormwater management (including legal point of discharge) will be provided.
- A Noise Impact Assessment demonstrating compliance with ERA53(a) requirements and the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020.

Appendix 2.7.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for High Impact Industry (SRAIP Composting)

Entities responsible for conditions

Conditions 41 to 44 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Condition 41. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Proposed composter concept layout	RPS	142489 – 08, Rev G	14 February 2023	IAR Appendix C.3.2 Proposal plan & lot layout
Proposed Composter Functional Layout Plan	Stantec	510357-007-SK001, Rev 2	26 September 2023	IAR Appendix C.3.3 ERA53(a) Composting Environmental Assessment Report

Condition 42. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 43. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **High Impact Industry** and **SRAIP composting** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Note: the approved use does not involve manufacturing substrate for mushroom growing.

Condition 44. Environmental nuisance

Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.7.3 Conditions stated for the *Environmental Protection Act 1994* for a Development Permit for an Environmentally Relevant Activity (ERA 53(a))

Entities responsible for conditions

The entity with jurisdiction for these conditions is the Department of Environment, Science and Innovation.

Stated conditions

Conditions of approval for the environmentally relevant activity are provided in two tables: Table E provides common conditions relevant to all environmentally relevant activities proposed by the Scenic Rim Agricultural Industrial Precinct, while Table F provides conditions specific to ERA53(a). The environmentally relevant activity must be conducted in accordance with conditions nominated in both Table E and Table F.

Table E. ERA common conditions

Definitions for Table E are provided at Attachment 2 of this Appendix.

Condition number	Condition
General	
G45	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G46	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is:

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>a) an act that causes serious or material environmental harm or an environmental nuisance; or
b) an act that contravenes a noise standard; or
c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the Environmental Protection Act 1994.</td></tr>
<tr><td>G47</td><td>Contravention of conditions
Any contravention of a condition of this environmental authority must be reported to the administering authority as soon as practicable, and within 24 hours of becoming aware of the contravention.</td></tr>
<tr><td>G48</td><td>As soon as reasonably practicable and within 20 business days of a report made under condition G47 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine:
a) the potential circumstances and actions that may have contributed to the contravention; and
b) the environmental impact of the contravention; and
c) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.</td></tr>
<tr><td>G49</td><td>As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G48 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.</td></tr>
<tr><td>G50</td><td>The outcome of the investigation carried out under condition G48 and the reasonable and practicable measures implemented under condition G49 must be recorded.</td></tr>
<tr><td>G51</td><td>Records
Unless otherwise specified by a condition of this environmental authority, records must be:
c) kept for the period outlined in Table (g) – Record keeping requirements; and
d) provided to the administering authority upon request.
Table (g) – Record keeping requirements<table><tr><th>Description of records</th><th>Retention requirement</th></tr><tr><td>Monitoring results</td><td>Retain for 15 years.</td></tr><tr><td>All other records</td><td>Retain for 5 years.</td></tr></table></td></tr>
<tr><td>G52</td><td>Plans
All plans required by the conditions of this environmental authority must be:
a) Developed and endorsed in writing as being compliant with the conditions of this environmental authority by an appropriately qualified person; and
b) Implemented in accordance with the requirements stated within the plan; and
c) Stay in effect at all times during the carrying out of the activity; and</td></tr>
</table>

Condition number	Condition
	d) Re-endorsed in writing as being in compliance with the conditions of this environmental authority by an appropriately qualified person at least annually; and e) Provided to the administering authority upon request in the time requested.
G53	**Chemical storage** Chemicals and/or fuels in containers of greater than 15 litres capacity must be stored within a secondary containment system.
G54	**Weather station** A single weather station for the operations under this environmental authority must be installed, operated, calibrated and maintained, within the lot and plan where ERA 53(a) or ERA 53(b) is authorised to be conducted, which continuously and electronically records: a) Rainfall (mm/day); and b) Wind speed (km/hour); and c) Wind direction (cardinal direction, e.g. north-easterly); and d) Air temperature (degrees Celsius); and e) Relative humidity (%).
G55	The weather station required by condition G54 must be installed and operated in compliance with the Australian/New Zealand Standards: a) AS/NZS 3580.1.1: 2016 (Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and b) AS 3580.14:2014 (Methods for sampling and analysis of ambient air – Meteorological monitoring for ambient air) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard.
G56	A visible and legible sign must be located on the front fence or adjacent to the entrance of the site stating: a) Words to the effect 'To contact the operator of this facility please refer all communication via the following contact details;' and b) The name of the environmental authority holder; and c) A business hours and after hours telephone number; and d) An email address for the environmental authority holder.
G57	**Complaints** The following details must be recorded for all environmental complaints received: a) Date and time the complaint was received; and b) If authorised by the person making the complaint, their name and contact details; and c) Nature and details of the complaint including date and time the complaint was received; and d) Investigations carried out in response to the complaint as required by G58; and e) The results of investigations; and f) Measures taken under G59.
G58	An investigation must be undertaken into all environmental complaints within 5 business days of receiving the complaint, or a longer period agreed to in writing by the administering authority to determine:

Condition number	Condition
	a) The potential circumstances and actions on site that may have contributed to the basis of the complaint; and b) Reasonable measures that could be implemented to address the basis of the complaint.
G59	Measures identified under G58(b) must be taken within: a) Four weeks of the investigation required by G58 being finalised; or b) A longer period agreed to in writing by the administering authority.
G60	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental harm arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G61	**Environmental risk management procedures** Written procedures must be developed and implemented within 3 months of the environmental authority taking effect that ensure: a) Identify all potential risks to the environment from the activity, including during and outside routine operations, during closure and in an **e**mergency (e.g. fire); and b) Identify measures to prevent or minimise the potential for environmental harm for each of the potential risks identified; and c) Establish an inspection and maintenance program for plant and equipment including calibration and servicing that is in accordance with manufacturer's instructions; and d) Establish a staff training program on obligations under this environmental authority and the *Environmental Protection Act 1994* to be conducted as part of staff inductions and that training be completed at least annually; and e) Establish processes to review environmental risks, incidents, performance and complaints.
G62	Written procedures required by condition G61 must be: a) Implemented; and b) Reviewed at least annually; and c) Provided to the administering authority upon request at the time and in the format requested.
G63	Plant and equipment necessary to comply with the conditions of this environmental authority must be installed, operated and maintained: a) in a proper and effective manner; and b) in accordance with any written procedures developed under condition G61 for the plant and equipment.
G64	Records must be kept of all persons trained under condition G61(d) and the date they received the training.
G65	**Monitoring and sampling** All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>G66</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.

The only exception to this condition is for in situ monitoring of pH, electronic conductivity, and total chlorine etc.</td></tr>
<tr><td colspan="2">Agency Interest: Acoustic</td></tr>
<tr><td>N5</td><td>Noise generated by the activity must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
<tr><td>N6</td><td>Noise from the activity must not include substantial low frequency noise components and must not exceed the levels identified in Table (h) – Noise limits when measured in accordance with the associated requirements at any sensitive place or commercial place.

Table (h) – Noise limits
<table><tr><th rowspan="2">Noise level measured in dB(A)</th><th colspan="3">Monday to Sunday</th></tr><tr><th>7am–6pm</th><th>6pm–10pm</th><th>10pm-7am</th></tr><tr><td colspan="4">Noise measured at residences within 1km of the Cunningham Highway</td></tr><tr><td>$L_{Aeq\ adj,1hr}$</td><td>41</td><td>41</td><td>35</td></tr><tr><td>MaxLpA,T</td><td>N/A</td><td>N/A</td><td>49</td></tr><tr><td></td><td colspan="3">Noise measured at residences greater than 1km from the Cunningham Highway</td></tr><tr><td>$L_{Aeq\ adj,1hr}$</td><td>38</td><td>35</td><td>29</td></tr></table>Associated requirements
1. All monitoring devices must be calibrated and maintained according to the manufacturer’s instruction manual.
2. Any monitoring must be in accordance with the most recent version of the administering authority’s Noise Measurement Manual.
3. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
4. Monitoring location(s) must be relevant to the matter(s) under investigation.
5. Monitoring must include:
a. $L_{Aeq,\ adj,\ T}$
b. Background noise (background) as $L_{A90,\ adj,\ T}$
c. The level and frequency of occurrence of any impulsive or tonal noise
d. Atmospheric conditions including wind speed and direction
e. Effects due to extraneous factors such as traffic noise; and
f. Location, date and time of recording.</td></tr>
<tr><td colspan="2">Agency Interest: Air</td></tr>
<tr><td>A7</td><td>Odours or airborne contaminants must not cause environmental nuisance to any sensitive or commercial place.</td></tr>
</table>

Condition number	Condition
A8	Dust and particulate matter emissions from the activity must not exceed the following concentrations at any sensitive place or commercial place: a) dust deposition of 120 milligrams per square metre per day, averaged over 30 days, when monitored in accordance with the latest edition of Australian Standard AS/NZS 3580.10.1 Methods for sampling and analysis of ambient air, Method 10.1: Determination of particulate matter – Deposited matter – Gravimetric method; or b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM_{10}) suspended in the atmosphere of 50 micrograms per cubic metre over a 24-hour averaging time, when monitored in accordance with the latest edition of the relevant Australian Standards.
A9	An Odour Management Plan must be developed prior to the activity commencing and implemented which includes: a) Identification of all potential odour sources at the site, including odours and potential odours generated from the activity; and b) A requirement that odour investigations be completed by an appropriately qualified person; and c) An analysis of routine and non-routine processes and operating conditions that could result in, and potentially result in, odour emissions; and d) Measures to avoid the generation and minimise the impacts of odours; and e) At a minimum, annual reviews of the effectiveness of the measures.
Agency Interest: Land	
L3	Other than as permitted within this environmental authority, contaminants must not be released to land.
Agency Interest: Water	
WT5	Other than as permitted within this environmental authority, contaminants must not be released to waters.
WT6	Leachate must not be released to land or waters.
Agency Interest: Waste	
W5	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
W6	Incompatible wastes must not be mixed in the same container or waste storage area.

Table F. ERA53(a) specific conditions

Definitions for Table F are provided at Attachment 2 of this Appendix.

Condition number	Condition
General	
2-G1	Activities under this environmental authority must be conducted in accordance with the following limitations: a) Aerobic composting methods must be used to manufacture compost; b) The following feedstocks can be used in the composting process: i) Green waste; ii) Vegetable waste from agricultural activities; iii) Liquid, solid and whole digestate; and iv) Mushroom substrate c) Feedstock, other than those mentioned in Condition 2-G1(b)(iii), must only be stored in a feedstock holding bay, as shown in the composting site plan provided at Appendix C of IAR Appendix C.3.3; d) Feedstock mentioned in Condition 2-G1(b)(iii) must not be stored within the composting facility on Lot 3 SP192221 and Lot 4 SP192221. e) Activities undertaken on site must be conducted within the designated areas for each activity, as specified in the composting site plan provided at Appendix C of IAR Appendix C.3.3.
2-G2	Prohibited material or feedstock containing prohibited material must not be used in composting.
2-G3	**Testing and monitoring** All testing and monitoring required by the conditions of this environmental authority: a) Must be carried out in the manner specified by this environmental authority; and b) Must be carried out on samples that are representative of the material being tested; and c) Must be carried out using monitoring devices that are calibrated and maintained according to the manufacturers' specifications; and d) Must be carried out, interpreted and recorded by an appropriately qualified person; and e) For finished compost monitoring required by condition 2-G11, must be carried out in accordance with the test methods listed for the relevant parameters in AS 4454:2012 (Composts, soil conditioners and mulches) or, if a more recent version or replacement of that standard has been released, in accordance with the more recent or replaced standard; and f) For PFAS monitoring, must: i. use analysis techniques that achieve lowest practicable limits of reporting (LOR <0.5 µg/kg solids; LOR <0.001 µg/L for liquids) and maximise extraction of PFAS from samples; and ii. comply with recommendations in the PFAS National Environmental Management Plan (NEMP)[37] Version 2.0 or more recent editions adopted by the Queensland Government; and iii. incorporate paired standard and Total Oxidisable Precursor (TOP) Assay analysis to

[37] The PFAS NEMP is available online on the Australian Government Department of Agriculture, Water and Environment website at https://www.environment.gov.au/

Condition number	Condition
	determine PFAS concentrations and must include at least: (A) Perfluoroalkyl carboxylic acids (C_4-C_{14}); and (B) Perfluoroalkyl sulfonic acids (C_4-C_{10}); and (C) Perfluoroalkane sulfonamides (C_8); and (D) Perfluoroalkane sulfonamido acetic acids (FASAAs) (C_8 perfluoro); and (E) N-alkyl perfluoroalkane sulfonamido acetic acids (MeFASAAs, EtFASAAs) (C_8 perfluoro); and (F) n:2 Fluorotelomer sulfonic acids (n= 4, 6, 8 & 10); and iv. incorporate quality assurance checks for Total Oxidisable Precursor (TOP) Assay[38]; and v. give due regard to any advice from the administering authority concerning improvements in analysis techniques for the waste types accepted.
2-G4	**Feedstock Management** A Feedstock Management Plan must be developed prior to the commencement of the activity, and implemented, which includes: a) Methods for characterising all feedstock and determining its odour rating by reference to: i. "Odour Rating" in Schedule 1—Odour: *Table 1 – Odour rating of composting feedstock* [provided at Attachment 3 of this Appendix]; or ii. If the feedstock is not listed in Schedule 1—Odour: *Table 1 – Odour rating of composting feedstock*, methods to assess the odour potential of the feedstock into one of the following categories taking account of the feedstock's intensity and hedonic tone, including unpleasantness at time of receival and during composting: A. None B. Low; C. Medium; D. High; E. Very High. b) Feedstock storage requirements based on the odour ratings and physical compositions of each type of feedstock; and c) Feedstock processing requirements based on the odour ratings and physical compositions for each type of feedstock; and d) Procedures for the sampling and testing the Carbon to Nitrogen ratio (C:N Ratio) of any feedstock accepted on the site; and e) Procedures to assess whether the feedstock received at the site is suitable for the processing techniques being used; and f) Procedures to assess potential feedstock received at the site to determine whether it is lawfully able to be used as a feedstock, including under the conditions of this environmental authority; and g) Procedures for rejecting unsuitable and/or unlawful feedstock; and h) Procedures for reporting unlawful waste delivery to the administering authority.

[38] Refer to recommendations in the Australasian Land & Groundwater Association (ALGA) funded TOP Assay reliability study (Ventia 2019). Ventia (2019) Improving Measurement Reliability of the PFAS TOP Assay. Australasian Land and Groundwater Association Report 20 June 2019, 1-96pp

Condition number	Condition
2-G5	Feedstock must not be used for the activity unless it is assessed in accordance with the Feedstock Management Plan required by condition 2-G4.
2-G6	The following records must be kept for all feedstock received and anything which is rejected as feedstock under the Feedstock Management Plan required by condition 2-G4: a) Generator and/or transporter of the feedstock including their contact details; and b) Time and date feedstock was received at the site; and c) Description of feedstock; and d) Weight or volume of feedstock; and e) Feedstock odour rating as assessed under the Feedstock Management Plan required by condition 2-G4; and f) Details of any samples taken (including sample ID, laboratory holding time, storage method and storage location); and Measurements, observations and characterisation results of feedstock; and g) The name of any person undertaking any measurements, observations or characterisation of feedstock.
2-G7	Once feedstock commences pasteurisation, with the exception of clean water, mixing or addition of any waste to the windrows is prohibited.
2-G8	**Compost Management** A Compost Process Plan must be developed and implemented, which includes: a) Composting process parameters for the feedstock and processing techniques being used on site, which includes process parameters for: i. C:N ratio; and ii. Porosity or bulk density; and iii. Moisture content; and iv. pH; and v. Oxygen content; and vi. Temperature range; and b) Information to support the appropriateness of the composting process parameters with regard to the feedstock and processing techniques being used on site; and c) Methods and frequencies for monitoring composting material to assess that the composting process parameters are being met; and d) At a minimum, annual reviews of the effectiveness of the composting process parameters at achieving pasteurisation and minimising odour impacts.
2-G9	Composting material must comply with composting process parameters identified in the Compost Process Plan required by condition 2-G8.
2-G10	The following records must be kept for all monitoring undertaken to assess that the composting process parameters are being met: a) records of any analysis, measurements or observations of composting material and the name/s of the person/s undertaking the assessment; and b) records of any samples taken (including sample ID, laboratory holding time, storage method and storage location).

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td>2-G11</td><td>All finished compost must be monitored for the quality characteristics and at the frequency listed in Table (j) – Finished Compost Quality Characteristic Limits.

Table (j) – Finished Compost Quality Characteristic Limits
<table>
<tr><th>Quality Characteristic</th><th>Quality Characteristic Limit</th><th>Minimum Monitoring Frequency</th></tr>
<tr><td>pH</td><td>≥5.0</td><td rowspan="36">One composite sample consisting of at least five individual grab samples must be collected before the earlier of the following occurring (measured from when the most recent composite sample was taken);
(a) 90 days having passed; or
(b) 300 dry solid tonnes (dst) of finished compost being produced.</td></tr>
<tr><td>Electrical conductivity</td><td>≤10 (dS/m)</td></tr>
<tr><td>Arsenic</td><td>≤20 (mg/kg)</td></tr>
<tr><td>Cadmium</td><td>≤1 (mg/kg)</td></tr>
<tr><td>Chromium (total)</td><td>≤100 (mg/kg)</td></tr>
<tr><td>Copper</td><td>≤150 (mg/kg)</td></tr>
<tr><td>Lead</td><td>≤150 (mg/kg)</td></tr>
<tr><td>Mercury</td><td>≤1 (mg/kg)</td></tr>
<tr><td>Nickel</td><td>≤60 (mg/kg)</td></tr>
<tr><td>Selenium</td><td>≤5 (mg/kg)</td></tr>
<tr><td>Zinc</td><td>≤300 (mg/kg)</td></tr>
<tr><td>DDT/DDD/DDE</td><td>≤0.5 (mg/kg)</td></tr>
<tr><td>Aldrin</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>Dieldrin</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>Chlordane</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>Heptachlor</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>HCB</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>Lindane</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>BHC</td><td>≤0.02 (mg/kg)</td></tr>
<tr><td>PCBs</td><td>Not detected</td></tr>
<tr><td>E.coli</td><td><100 (MPN/gram)</td></tr>
<tr><td>Faecal coliforms</td><td><1000 (MPN/gram)</td></tr>
<tr><td>Salmonella sp.</td><td>Not Detected in 50 grams (dry weight equivalent)</td></tr>
<tr><td>PFOS</td><td>1 (µg/kg)</td></tr>
<tr><td>PFHxS</td><td>1 (µg/kg)</td></tr>
<tr><td>PFOA</td><td>1 (µg/kg)</td></tr>
<tr><td>Sum of PFBA, PFPeA, PFHxA, PFHpA (above LOR)</td><td>1 (µg/kg)</td></tr>
<tr><td>Sum of all C_9 to C_{14} perfluorocarboxylic acids (above LOR)</td><td>1 (µg/kg)</td></tr>
<tr><td>Sum of all perfluorosulfonamides (above LOR)</td><td>1 (µg/kg)</td></tr>
<tr><td>Sum of all n:2 Fluorotelomer sulfonic acids (above LOR)</td><td>1 (µg/kg)</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Condition number</th><th>Condition</th></tr>
<tr><td></td><td>
<table>
<tr><td>PFAS leachability</td><td>To be kept to minimum practicable (µg/L)</td><td rowspan="4"></td></tr>
<tr><td>Glass, metal, rigid plastics</td><td>≤0.5 (% dry matter weight/weight)</td></tr>
<tr><td>Plastics – light, flexible, film</td><td>≤0.05 (% dry matter weight/weight)</td></tr>
<tr><td>Viable plant propagules</td><td>Not detected</td></tr>
</table>
</td></tr>
<tr><td>2-G12</td><td>Finished compost must comply with the quality characteristics limits listed in Table (j) – Finished Compost Quality Characteristic Limits in condition 2-G11.</td></tr>
<tr><td colspan="2">Agency Interest: Air</td></tr>
<tr><td>2-A1</td><td>All parameters specified in Table (k) – Monitoring of Windrows must be monitored and recorded for windrows aged between 0 and 28 days by an appropriately qualified person(s) in accordance with a recognised standard. If windrow measurements, as required within Table (k) are measured outside of the optimal range, an investigation into the cause and corrective actions must be completed and documented. These documents must be maintained onsite and must be produced upon request of the administering authority.
Table (k) – Monitoring of Windrows
<table>
<tr><th>Parameter</th><th>Minimum Frequency</th><th>Optimal Range</th></tr>
<tr><td>Carbon to Nitrogen Ratio</td><td>At the start of each windrow</td><td>Carbon to Nitrogen ratio of 25:1 to 30:1</td></tr>
<tr><td>Moisture Content</td><td>Weekly</td><td>50% to 60% moisture content</td></tr>
<tr><td>pH</td><td>Weekly</td><td>5.5 – 8</td></tr>
<tr><td>Oxygen content</td><td>Weekly</td><td>>5%</td></tr>
<tr><td>Temperature</td><td>Weekly</td><td>45°C – 65°C</td></tr>
<tr><td>Windrows Turning Activities</td><td>Timing and date for each windrows.</td><td>-</td></tr>
</table>
</td></tr>
<tr><td>2-A2</td><td>Within six months after the commissioning of composting activity, an odour emissions audit must be conducted to develop a representative odour emissions inventory of the site’s operations. Following this audit, odour emissions monitoring and predictive dispersion modelling must be undertaken by a suitably qualified third party which must address the following:
a) Identify all potential odour emissions sources and conduct the emission inventory by measuring all potential known point and area sources,
b) For point sources, measure the volume flow rate and determine the odour concentration and odour mass emission rate.</td></tr>
</table>

Condition number	Condition
	c) For area sources such as windrows, leachate pond and biofilter, air samples must be collected using techniques such as “Witch’s hat”. d) All other odour sampling and measurement must be conducted using methods as prescribed in the Australian Standard: AS/NZS 4323.3:2001, Stationary source emissions – Determination of odour concentration by dynamic olfactometry. e) Determine the odour control efficiency of any odour control devices using the following formula: $$E = 100 - \frac{C_{out}}{C_{in}} \times 100$$ Where E is the percentage odour control efficiency of the odour control devices C_{out} is the odour concentration of air exiting the odour control device C_{in} is the odour concentration of air entering the odour control device f) Based on the above emission inventory, determine the actual and potential impact of the odours on the receiving environment. The air impact assessment modelling must be conducted in accordance with the administering authority’s guidelines of “Odour Impact Assessment from Developments”, to provide estimates of the likely impacts on the surrounding environment and to identify hotspots in the vicinity of the facility. g) The model inputs should be as detailed as possible, reflecting any variation of emissions with time and including at least a full year of representative hourly meteorological data. The ground level concentration (GLC) at the nearest sensitive receptor(s), based on 1-hour average and 99.5 percentile values must be estimated. h) Results of the dispersion modelling must be presented as concentration contour plots. GLC predictions should be also made at all discrete residential and commercial sensitive receptors. The techniques used to obtain the predictions should be referenced, and key assumptions and data sets explained. i) Compare the modelling results against the administering authority’s odour impact assessment criteria and assess whether the predicted GLCs of odour pose a risk of causing environmental harm, including environmental nuisance. j) Compare the modelling results with the results of the Air Quality Impact Assessment Report (prepared by MWA Environmental dated 8 April 2020) and identify and explain any discrepancies between the monitoring results. k) An independent, suitably qualified person must conduct this environmental evaluation to provide information relating to the generation, treatment and environmental impact of odour caused by the carrying out of activities at the said premises. The laboratory or person performing sampling and analyses or on-site monitoring of emissions for the purposes of this investigation must be accredited by the National Association of Testing Authorities (NATA) for all the tests concerned. l) Based on the finding of the above investigation an environmental report prepared by an independent appropriately qualified person must be submitted to the administering authority within nine months after the commissioning of composting activity. If modelling

Condition number	Condition
	results indicate that the release of odour to the atmosphere is likely to cause environmental harm, then the recommendations must be made with consideration to best practice environmental management that should be implemented to avoid or minimise extent of odour emissions from the premises. The recommendation must include details of mitigation measures and implementation of odour abatement plan to achieve environmental compliance.
2-A3	A sprinkler and misting system must be fitted on outdoor dust generating equipment including grinders, screeners and windrow turners and must be in operation when required to minimise dust and bioaerosols emissions.
Agency Interest: Land	
2-L1	Erosion and sediment control measures must be installed and maintained to: a) Allow stormwater to pass across the site in a controlled manner and at non-erosive flow velocities; and b) Minimise the duration that disturbed soils are exposed to the erosive forces of wind, rain, and flowing water; and c) Minimise soil erosion; and d) Minimise sedimentation of contour drains, drainage lines, channels and waterways; and e) Minimise adverse impacts to land, waters or properties downstream to the activities (including roads).
2-L2	An area that has an impervious barrier to subsoil and groundwater must be used when conducting any of the following: a) Receiving, mixing, storing and processing composting materials; and b) Collecting and storing leachate or stormwater runoff from disturbed areas.
Agency Interest: Water	
2-WT1	Where feedstock other than green waste is being accepted, any stormwater which filters through composting piles or stored feedstock must be managed as leachate.
2-WT2	Stormwater runoff from disturbed areas generated by a storm event up to and including a 24 hour storm event with an average recurrence interval (ARI) of 1 in 25 years (3.92% annual exceedance probability) must be beneficially re-used in the carrying out of the activity.
2-WT3	Notwithstanding condition 2-WT2, stormwater may be released from the site only after an event exceeding a 24 hour storm event with an average recurrence interval (ARI) of 1 in 25 years (3.92% annual exceedance probability) and where: a) Beneficial reuse of contained stormwater runoff on site is not viable; and b) The release is required to prevent an exceedance of the stormwater retention capacity required by this environmental authority; and c) There are no contaminants present that will, or that are capable of causing environmental harm.
2-WT4	Leachate must be collected and stored in: a) Aerated ponds that maintain aerobic conditions; or b) An enclosed leachate tank.

Condition number	Condition
2-WT5	All ponds and tanks used for leachate collection and storage must be designed, installed, operated and maintained by an appropriately qualified person to: a) Prevent ponding of leachate in any area other than the designated leachate collection and/or storage areas; and b) Prevent the reintroduction of leachate into composting material; and c) Prevent the leachate directly entering a stormwater basin; and d) Drain leachate away from composting material; and e) Drain leachate to a collection drain.
2-WT6	Leachate generated by the composting activity can be reapplied to compost windrows during the initial mixing and formation of compost windrows.
Agency Interest: Waste	
2-W1	The maximum height for any stockpile of waste or material must not exceed three (3) metres in height from the base of the stockpile.

Appendix 2.8 Lot 12 – Development Permit for a Material Change of Use for High Impact Industry and Warehouse

Appendix 2.8.1 General recommendations – Lot 12

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for High Impact Industry and Warehouse (Lot 12):

- Building height: drawing 1295-L12 SK05.01 B (IAR Appendix D.4.2) is to be amended to reflect a building height of no greater than 35 metres.
- Parking: the proponent is to clarify the number of parking spaces proposed for the development. The parking rate for warehouse prescribed under the Scenic Rim Planning Scheme Parking and Access Code is 1 space per 50 square metre gross floor area or 1 space per employee (whichever is the greater).
- A Noise Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.8.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for High Impact Industry and Warehouse

Entities responsible for conditions

Conditions 45 to 48 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Condition 45. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Site Key Plan	Biscoe Wilson Architects	SK01.01, Rev B	23 February 2023	IAR Appendix D.4.2 Proposal Plans
Proposed Site Plan Part 1	Biscoe Wilson Architects	SK01.02, Rev B	23 February 2023	
Proposed Site Plan Part 2	Biscoe Wilson Architects	SK01.03, Rev B	23 February 2023	
Proposed Site Plan Part 3	Biscoe Wilson Architects	SK01.04, Rev B	23 February 2023	
Proposed Site Plan Part 4	Biscoe Wilson Architects	SK01.05, Rev B	23 February 2023	
Ground Floor Plan	Biscoe Wilson Architects	SK02.01, Rev B	23 February 2023	
First Floor Plan	Biscoe Wilson Architects	SK02.02, Rev B	23 February 2023	
Lower Roof Plan	Biscoe Wilson Architects	SK02.03, Rev B	23 February 2023	
Upper Roof Plan	Biscoe Wilson Architects	SK02.04, Rev B	23 February 2023	
Elevations 1	Biscoe Wilson Architects	SK04.01, Rev B	23 February 2023	
Elevations 2	Biscoe Wilson Architects	SK04.02, Rev B	23 February 2023	
Sections 1	Biscoe Wilson Architects	SK05.01, Rev B	23 February 2023	
Sections 2	Biscoe Wilson Architects	SK05.02, Rev B	23 February 2023	

Condition 46. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

Condition 47. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **High Impact Industry** and **Warehouse** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Condition 48. Environmental nuisance

Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Appendix 2.9 Lot 15 – Development Permit for a Material Change of Use for a Warehouse

Appendix 2.9.1 General recommendations – Lot 15

The following information is to be submitted to Scenic Rim Regional Council to accompany the application for a Development Permit for a Material Change of Use for a Warehouse (Lot 15):

- Land use: detailed information regarding the proposed warehouse, including nature and type of storage proposed, hours of operation, service vehicle requirements, and landscaping.
- A Noise Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and Scenic Rim Planning Scheme 2020, where applicable.
- An Odour and Air Quality Impact Assessment demonstrating compliance with the Scenic Rim Agricultural Industrial Precinct Development Plan and the Scenic Rim Planning Scheme 2020, where applicable.

Appendix 2.9.2 Conditions stated for the *Planning Act 2016* for a Development Permit for a Material Change of Use for a Warehouse

Entities responsible for conditions

Conditions 49 to 52 are stated conditions for the Scenic Rim Regional Council as the assessment manager.

Stated conditions

Condition 49. Approved plans and/or documents

Carry out the approved development generally in accordance with the following plan(s) and/or document(s) (including any amendments marked in red) except insofar as modified by any of the conditions of this approval, unless otherwise approved in writing by Scenic Rim Regional Council:

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Proposed Site Plan	Biscoe Wilson Architects	DA01.04, Rev B	23 February 2023	

Plan name	Prepared by	Drawing/reference number	Plan/revision date	Location
Ground Level Floor Plan	Biscoe Wilson Architects	DA02.01, Rev B	23 February 2023	IAR Appendix D.2.2 Proposal Plans
Upper Level Floor Plan	Biscoe Wilson Architects	DA02.02, Rev B	23 February 2023	
Roof Plan	Biscoe Wilson Architects	DA02.03. Rev B	23 February 2023	
Elevations	Biscoe Wilson Architects	DA04.01, Rev B	23 February 2023	
Sections	Biscoe Wilson Architects	DA05.01, Rev B	23 February 2023	

Condition 50. General compliance requirements

At all times, development of the subject land must comply with the following:

(a) Approved plans and/or documents; and

(b) The conditions of the preliminary approval (variation approval); and

(c) Subsequent material changes of use, reconfiguration of a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals.

Note: Under the preliminary approval (variation approval), where the Scenic Rim Agricultural Industrial Precinct Development Plan requires an assessment against Scenic Rim Planning Scheme 2020 assessment benchmarks, the assessment will occur against the Scenic Rim Planning Scheme 2020 assessment benchmarks in effect at the time a development application is properly made.

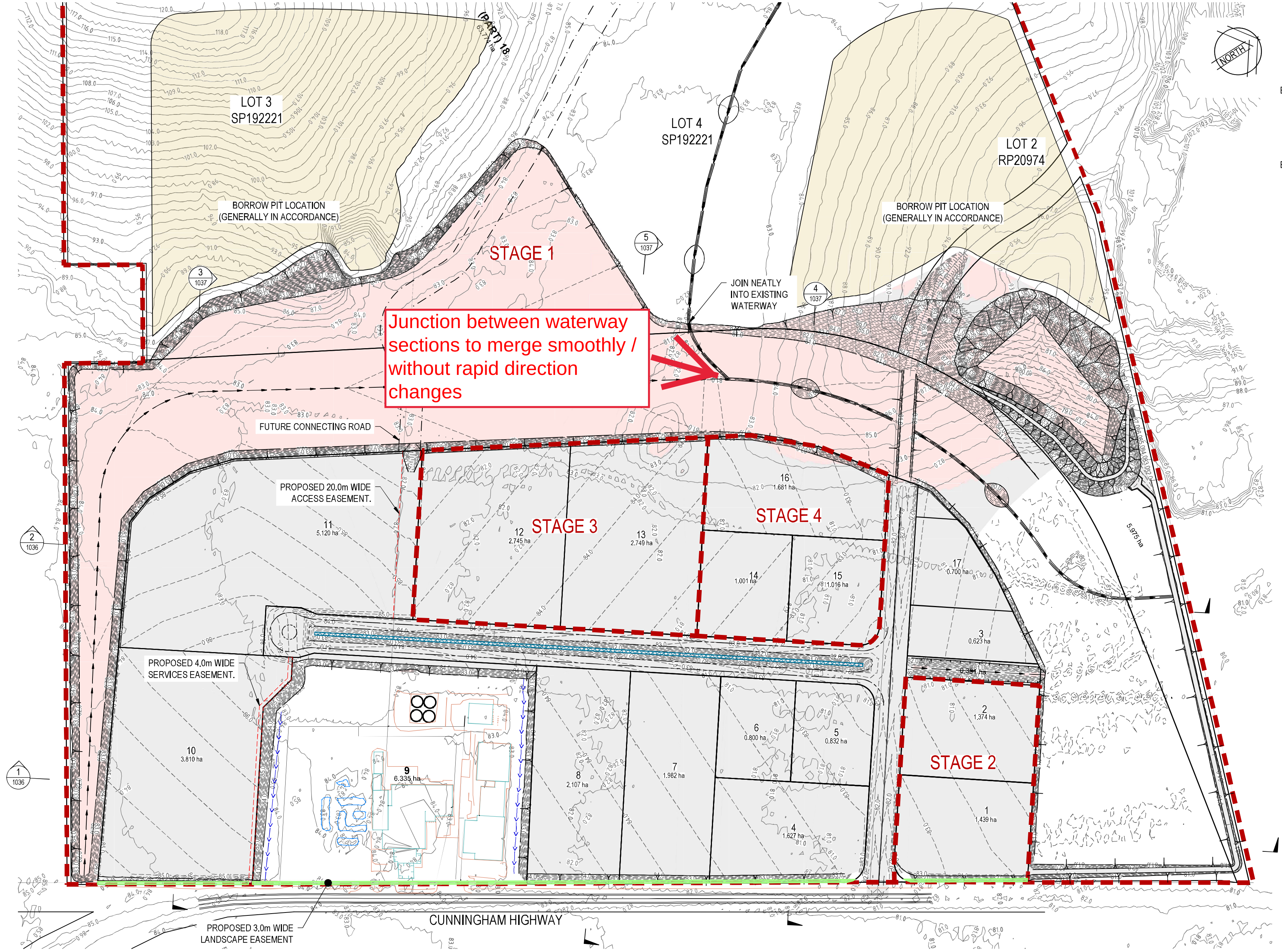
Condition 51. Definition compliance and exclusion

The approved use and associated ancillary activities must at all times comply with the definition of **Warehouse** as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (Amendment No. 7) and Scenic Rim Agricultural Industrial Precinct Development Plan.

Condition 52. Environmental nuisance

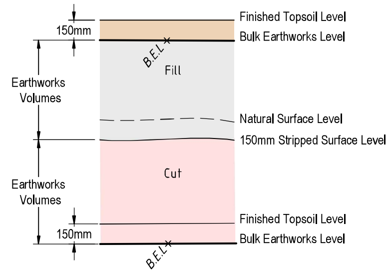
Undertake the works so that there is no environmental nuisance (as defined by the *Environmental Protection Act 1994*) or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.

Attachment 1 to Appendix 2



BULK EARTHWORKS - OVERALL PLAN

SCALE 1:2000



EARTHWORKS PAYLINES

N.T.S.

WARNING!

BEWARE OF UNDERGROUND SERVICES THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM GIS DATA OR KNOWN POSITIONS OF VALVES, MANHOLES ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK.

BATTER NOTE:

- ALL BATTER SLOPES AND STABILITY TO BE CONFIRMED BY GEOTECHNICAL CONSULTANTS DURING CONSTRUCTION.
- BATTERS STEEPER THAN 1 IN 4 (25%) ARE TO BE HYDROMULCHED;
- BATTERS LESS THAN 1 IN 4 (25%) TO BE MULCHED AND LANDSCAPED;
- TABLE DRAINS STEEPER THAN 1 IN 4 (25%) ARE TO BE ROCKED;
- TABLE DRAINS LESS THAN 1 IN 4 (25%) TO BE TURF LINED OR AS SPECIFIED BY SUPERINTENDENT.

NOTE:
REFER DRG. 510357-008-CI-1034 FOR EARTHWORKS VOLUMES.

LEGEND

- EARTHWORKS CUT
- EARTHWORKS FILL
- LANDSCAPE EASEMENT
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- STAGE BOUNDARY
- TOP OF BATTER
- BOTTOM OF BATTER
- EARTHWORKS CONTOURS (0,25m)
- EXISTING CONTOURS (1m)
- PROPOSED OVERLAND FLOWPATH
- V-DRAIN

Rev.	Date	Description	Des.	Verif.	Appd.
D	22/02/2023	SITE LAYOUT UPDATED	H.T.	B.W.	J.O.S.
C	01/02/2023	DESIGN AMENDED	H.T.	B.W.	J.O.S.
B	14/04/2020	FISH MITIGATION MEASURES ADDED	B.J.F.	B.W.	J.O.S.
A	20/02/2020	ISSUE FOR APPROVAL	M.D.	B.W.	J.O.S.

0 50 100 150 200m
SCALE 1:2000 @A1

Stantec
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Level 6, Springfield Tower, 145 Sinnathamby Boulevard
Springfield Central QLD 4300
Tel. 07 3381 0111
Web: www.stantec.com/au

Drawn	C.V.	Date 21/01/2020
Checked	B.W.	Date 20/02/2020
Designed	M.D.	Date 20/01/2020
Verified	J.O.S.	Date 20/02/2020
Approved	RPEQ. 19706	Date 22/02/2023

Client: KALFRESH PTY LTD

Project: SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT

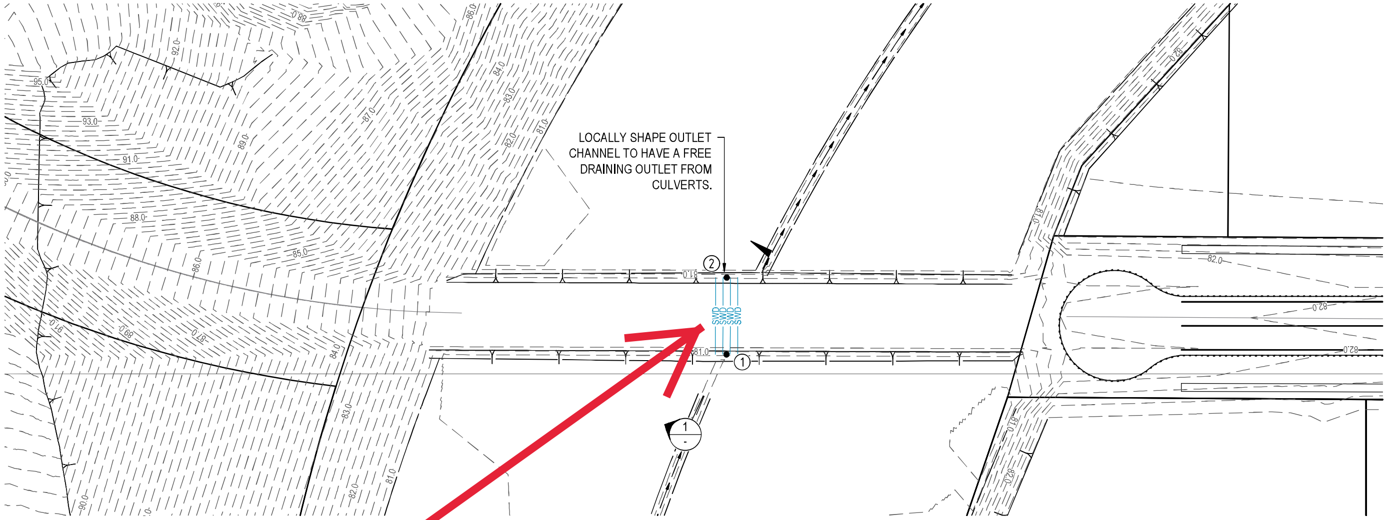
Title: BULK EARTHWORKS OVERALL LAYOUT PLAN

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATUM	GRID	Scale	Size
AHD		AS SHOWN	A1

Drawing Number: 510357-008-CI-1030 Revision: D

DATE PLOTTED: 22 February 2023 5:00 PM BY : PAULO ZOTTIS



WEIR LAYOUT PLAN

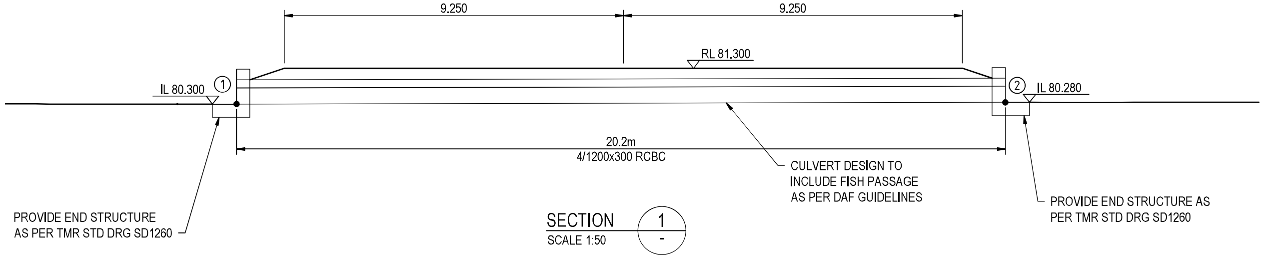
Culvert alignment to be adjusted to be within 10 degrees of the waterway flow path.
A culvert design to comply with work types 1.2 & 1.4 as well as the overarching standards of the Accepted development requirements for operational work that is constructing or raising waterway barrier works

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM GIS DATA OR KNOWN POSITIONS OF VALVES, MANHOLES ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK

SETOUT POINTS

PT No.	EASTING	NORTHING
1	458538.292	6909034.439
2	458546.736	6909046.103



SECTION 1 / -
SCALE 1:50

LEGEND

- PROPERTY BOUNDARY
- TOP OF BATTER
- BOTTOM OF BATTER
- STORMWATER CULVERTS
- DIVERSION CHANNEL
- FINISHED CONTOURS (0.25m)

Rev.	Date	Description	Des.	Verif.	Appd.
D	22/02/2023	SITE LAYOUT UPDATED	H.T.	B.W.	J.O.S.
C	01/02/2023	DESIGN AMENDED	H.T.	B.W.	J.O.S.
B	14/04/2020	FISH MITIGATION MEASURES ADDED	B.J.F.	B.W.	J.O.S.
A	20/02/2020	ISSUE FOR APPROVAL	M.D.	B.W.	J.O.S.

SCALE 1:50 @A1
SCALE 1:500 @A1

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Role	Name	Date
Drawn	C.V.	21/01/2020
Checked	B.W.	20/02/2020
Designed	M.D.	20/01/2020
Verified	J.O.S.	20/02/2020
Approved	RPEQ. 19706	22/02/2023

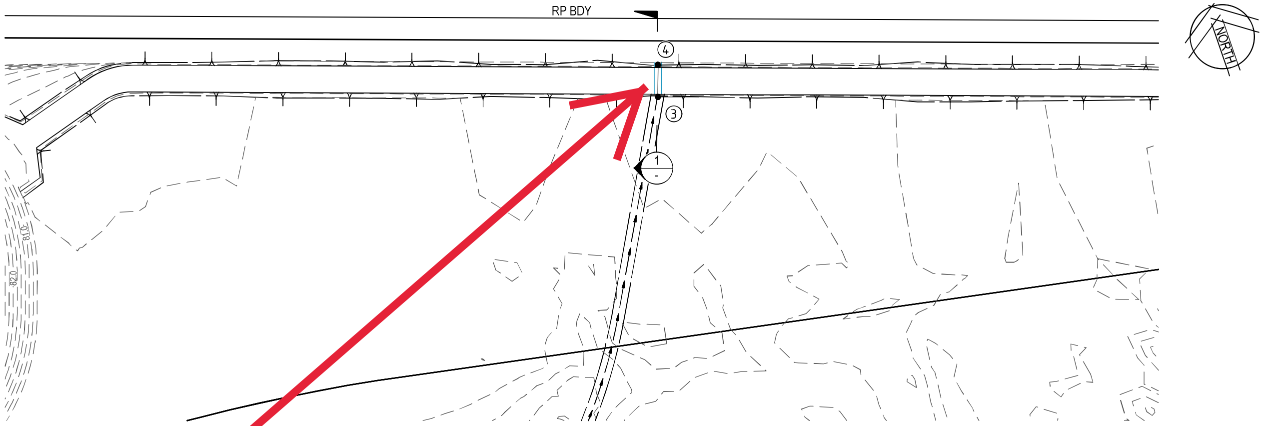
Client: KALFRESH PTY LTD
Project: SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
Title: WEIR CULVERT PLAN AND DETAILS

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATUM	GRID	Scale	Size
AHD		AS SHOWN	A1

Drawing Number: 510357-008-CI-1301
Revision: D

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM GIS DATA OR KNOWN POSITIONS OF VALVES, MANHOLES ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK

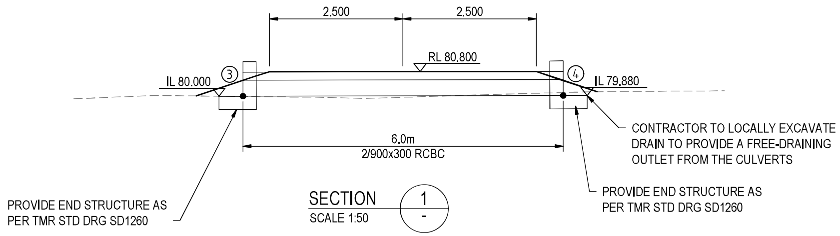


BUND LAYOUT PLAN
SCALE 1:500

Culvert alignment to be adjusted to be within 10 degrees of the waterway flow path.
A culvert design to comply with work types 1.2 & 1.4 as well as the overarching standards of the Accepted development requirements for operational work that is constructing or raising waterway barrier works

SETOUT POINTS

PT No.	EASTING	NORTHING
3	458837.133	6909175.668
4	458839.093	6909181.334



SECTION 1 -
SCALE 1:50

LEGEND

- PROPERTY BOUNDARY
- TOP OF BATTER
- BOTTOM OF BATTER
- STORMWATER CULVERTS (SWD)
- DIVERSION CHANNEL
- FINISHED CONTOURS (0.25m) (36.0)

XREF's: XR-SURVEY; XR-DSGN-OP2; XR-CONT-BULK-EWRK-OP2
CAD File: \\Ausfcfs02\data\5103-57\008 - DETAILED BULK EARTHWORKS\Drawings\510357-008-CI-1301-1302.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
D	22/02/2023	SITE LAYOUT UPDATED	H.T.	B.W.	J.O.S.
C	01/02/2023	DESIGN AMENDED	H.T.	B.W.	J.O.S.
B	14/04/2020	FISH MITIGATION MEASURES ADDED	B.J.F.	B.W.	J.O.S.
A	20/02/2020	ISSUE FOR APPROVAL	M.D.	B.W.	J.O.S.

0 1 2 3 4 5m
SCALE 1:50 @A1

0 10 20 30 40 50m
SCALE 1:500 @A1

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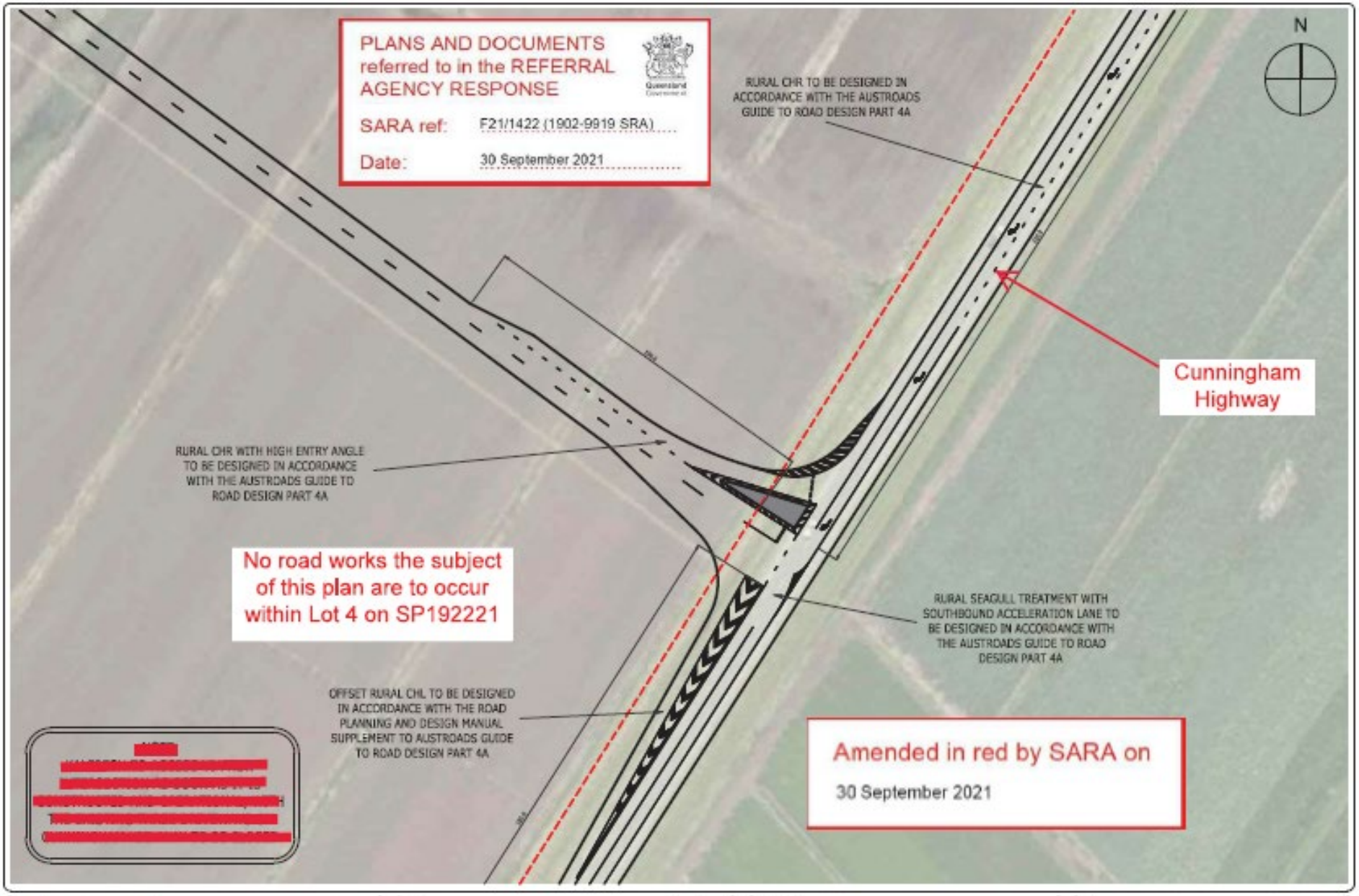
Drawn C.V	Date 21/01/2020	
Checked B.W.	Date 20/02/2020	
Designed M.D.	Date 20/01/2020	
Verified J.O.S.	Date 20/02/2020	
Approved	RPEQ. 19706 Date 22/02/2023	

Digitally signed by JOHN O'SULLIVAN for STANTEC AUSTRALIA Pty Ltd 22/02/2023

Client: KALFRESH PTY LTD
Project: SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
Title: BUND CULVERT PLAN AND DETAILS
Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATUM	GRID	Scale	Size
AHD		AS SHOWN	A1

Drawing Number: 510357-008-CI-1302
Revision: D


PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: F21/1422 (1902-9919 SRA)
Date: 30 September 2021
N
RURAL CHR TO BE DESIGNED IN ACCORDANCE WITH THE AUSTROADS GUIDE TO ROAD DESIGN PART 4A
Cunningham Highway
RURAL CHR WITH HIGH ENTRY ANGLE TO BE DESIGNED IN ACCORDANCE WITH THE AUSTROADS GUIDE TO ROAD DESIGN PART 4A
No road works the subject of this plan are to occur within Lot 4 on SP192221
RURAL SEAGULL TREATMENT WITH SOUTHBOUND ACCELERATION LANE TO BE DESIGNED IN ACCORDANCE WITH THE AUSTROADS GUIDE TO ROAD DESIGN PART 4A
OFFSET RURAL CHL TO BE DESIGNED IN ACCORDANCE WITH THE ROAD PLANNING AND DESIGN MANUAL SUPPLEMENT TO AUSTROADS GUIDE TO ROAD DESIGN PART 4A
Amended in red by SARA on
30 September 2021
PEKOL TRAFFIC & TRANSPORT
ABN 96 067 593 962
P 07 3839 6771 WWW.PTT.COM.AU
Level G 67 St Pauls Tce Spring Hill Q 4000
HORAN ROAD, FRAZERVIEW
PROPOSED CUNNINGHAM HIGHWAY ACCESS
WAGNERS
11/01/2018
1:1500@A3
CG
CB
SK-001
B
18-442

Attachment 2 to Appendix 2

This Attachment includes definitions for Table A and Table B (ERA 63); Table C and Table D (ERA53(b)); and Table E and Table F (ERA53(a)). Environmental value, environmental harm, environmental nuisance, material environmental harm, serious environmental harm and relevant act are defined in the *Environmental Protection Act 1994* and groundwater is defined in the Environmental Protection Regulation 2019. Defined words or phrases in the singular include the plural and vice versa.

24 hour storm event with an average recurrence interval (ARI) of 1 in 25 years means the maximum rainfall depth from a 24 hour duration precipitation event with an average recurrence interval of once in 25 years. For example, an Intensity-Frequency-Duration table for a 24 hour duration event with an average recurrence interval of 1 in 25 years, identifies a rainfall intensity of 8.2mm/hour. The rainfall depth for this event is therefore 24 hour x 8.2mm/hour = 196.8mm.

Activity means the environmentally relevant activity or activities to which the environmental authority relates.

Administering authority means the Chief Executive administering the *Environmental Protection Act 1994*.

Aerobic conditions is demonstrated by stored leachate having a dissolved oxygen concentration of ≥1 mg/L as measured in-situ at a minimum of three different depths (top, middle and bottom) across the entire water column.

Anaerobic digestion means microbial break down of organic matter—such as animal manure and food wastes—in the absence of oxygen

Air filtration system means a system, including biofiltration, which removes or collects noxious or offensive odours and airborne contaminants.

Annual exceedance probability means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to the environmental authority requirement and can give authoritative assessment, advice and analysis in relation to the environmental authority requirement using the relevant protocols, standards, methods or literature. Where a requirement relates to odour, the person or persons must have odour assessment qualifications and must be able to demonstrate a calibrated nose or that their sense of smell has not been comprised.

C:N ratio means the ratio of elemental carbon (C) to elemental nitrogen (N) by weight in organic material.

Commercial place means a place or part of a place that is used as a workplace, an office, or for conducting business or commercial activities.

Complaints means an expression of dissatisfaction, concern or report, whether written or verbal, about the activity and/or its impact on the environment.

Composting material refers to waste or other material received on the site, which is mixed and undergoing a composting process until it becomes finished compost.

Continuous Lucerne Pasture means the areas identified as “Proposed 20,000m² Irrigation Area” in the effluent disposal area identified in Figure 5 of IAR Appendix B.6, that are maintained with Continuous Lucerne (Winter Active) Pasture.

Day means any 24-hour period of a calendar day.

Digestate means the nutrient rich by-product of the anaerobic digestion process and is a wet mixture (whole digestate) that can be separated into solid (solid digestate) and liquid (liquid digestate) components.

Disturbed area/s include areas:

- that are susceptible to erosion; and/or
- that are contaminated by the activity; and/or
- upon which stockpiles of soil or other materials are located.

Effluent disposal area means the areas identified as “Proposed 20,000m² Irrigation Area” in the effluent disposal area identified in Figure 5 of IAR Appendix B.6.

Enclosed system means a large building, or section of a building, operating under negative pressure where the receipt, mixing and composting of feedstocks occurs.
Feedstock means the organic material/s used or intended to be used for organic material processing.

Finished compost means an organic product/s that has undergone controlled aerobic and thermophilic biological transformation through the composting process to achieve pasteurisation.

Food processing waste means waste generated from food processing and manufacturing that includes pet & livestock food manufacturing waste and is disposed of and sourced from primary production and manufacturing, such as harvesting, sorting, cutting, trimming, peeling, processing, manufacturing, quality controlling, spoilage, spillage and packaging.

Generator means a person who sells, or gives away, or otherwise provides, a feedstock.

Groundwater means water that occurs naturally in, or is introduced artificially into, an aquifer.

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

In-vessel system means a system where composting material is contained and/or covered to capture or filter the release of gases from the composting process. Any in-vessel system must allow for air emissions to be captured and managed (including filtering) and is also capable of being operated under either positive or negative air pressure.

Leachate means a liquid that has passed through or emerged from, or is likely to have passed through or emerged from, a material that contains soluble, suspended or miscible contaminants.

Land means land excluding waters and the atmosphere.

Liquid digestate means the liquid fraction of material remaining after separating solid digestate from whole digestate and which can also be recycled back through the digestion process to provide a liquid input.

Mean is the sum of a collection of numbers divided by the count of numbers in the collection.
E.g., (n1+n2+n3)/3.

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

Monitor, monitored and monitoring means monitoring the impact of an activity on the receiving environment and includes analysing, assessing, examining, inspecting, measuring, modelling or reporting any of the following matters—

(a) the quantity, quality, characteristics, timing and variability of the release of any contaminant; and

(b) the effectiveness of any control measure; and

(c) the characteristics of, and impact on, the receiving environment.

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

Pasteurisation, in part 3**,** means the process whereby the digestate is thermally treated to significantly reduce the numbers of plant and animal pathogens. The digestate must undergo heating to a minimum temperature of 55°C for at least 3 consecutive days if only organic material and/or green waste are used as feedstocks or for 15 consecutive days when using any of the other permitted feedstocks. However, pasteurisation at a minimum temperature of 70°C for at least 1 hour is also permitted if preferred.

Paunch means undigested food remaining in the digestive tract of ruminant animals that have been slaughtered for human consumption. This material usually includes partially digested grass, hay, and other feed products such as grain.

Person means an individual and a corporation, as per section 32D of the *Acts Interpretation Act 1954*.

Prohibited material include*:*

Feedstock Material	Description
Asbestos and asbestos containing materials	
Bilge waters	Sea and fresh water from vessel pump outs.
Biosecurity waste	(a) waste that is goods subject to biosecurity control under the *Biosecurity Act 2015* (Cwlth); or (b) goods under the *Biosecurity Act 2015* (Cwlth) that are or were in contact with waste mentioned in paragraph (a).
Dye waste (water based)	By-product from industrial dying processes.
Effluent waste and wastewater	Liquid industrial or domestic effluents and waste streams, including contaminated groundwater and stormwater, except those of known origin and composition solely containing organic material as defined in the definition of environmentally relevant activity organic material processing ERA 53.
Filter cake and presses	Any concentrated solid and semi-solid waste streams from water treatment process (e.g. centrifuge, filter press), excluding material that complies with the requirements of End of Waste Code ENEW07503318.[39]
Filter and ion exchange resin backwash waters	Any backwash and reject water from a filtration (e.g. sand or membrane filter) or ion exchange process, excluding material that complies with the requirements of End of Waste Code ENEW07503318.[39]
Forecourt water	Run off from service station forecourts.
Hide curing effluent	Effluent and wastes from tanneries including, but not limited to, the various steps involved in preparing animal hide e.g. washing for removal of hair, fat removal, chemical treatment.
Leachate waste	A liquid that has passed through, or emerged from, or is likely to have passed through or emerged from, a landfill or from a non-organic waste or contaminated soil deposit.
Materials containing persistent organic pollutants including polybrominated diphenyl ethers (PDBEs), polychlorinated biphenyls (PCBs), polyfluorinated organic compounds[40] and polyaromatic Hydrocarbons (PAHs).	
Materials originating from activities or sites associated with PFAS contamination,[41] except where representative analysis results for the load undertaken in accordance with the PFAS monitoring requirements outlined in condition 2-G3, indicate an absence of PFAS.	

[39] Available online at **https://environment.des.qld.gov.au/**
[40] *Materials containing per and poly-fluoroalkyl substances (PFAS) are considered separately*
[41] Operators should refer to Appendix B of the PFAS NEMP for details of activities associated with PFAS contamination. The PFAS NEMP is available online on the Australian Government Department of Agriculture, Water and Environment website at **https://www.environment.gov.au/**

Feedstock Material	Description
Municipal solid waste (excluding segregated compostable organic waste that does not include another prohibited material under this environmental authority).	
Paint and industrial coatings products and wash	Paint and industrial coatings products and water and solvent wash down water containing paint and industrial coatings residues.
Particle board	Any part of an engineered wood panel product, manufactured from wood particles, coated in adhesive resin and pressed together into a finished panel.
Sullage waste (greywater)	Greywater / wastewater from domestic or commercial buildings excluding sewage but including waters drained from showers, sinks and laundries.
Treatment tank sludges and residues	Any treatment tank sludge or residue, excluding sludges and residues containing only plant or animal based organic matter or material that complies with the requirements of End of Waste Code ENEW07503318.[3]
Treated timber waste	Any treated timber waste that does not meet the requirements of End of Waste Code ENEW07607119.[3]
Waste containing restricted stimulation fluids	
Waste known to be contaminated with glass, metal, rubber and coatings that cannot be eliminated though processing	
Waste treated by immobilisation or fixation	
Water based inks	Liquid wastes from ink use or manufacture.
Water and solvent based paints and industrial coatings	Liquid waste paint, including where undiluted.

Records are documents made or issued in respect of this environmental authority, including contravention notifications, written procedures, analysis results, plans, monitoring reports and monitoring programs required under a condition of this authority.

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

(a) deposit, discharge, emit or disturb the contaminant; or

(b) cause or allow the contaminant to be deposited, discharged, emitted or disturbed; or

(c) fail to prevent the contaminant from being deposited, discharged emitted or disturbed; or

(d) allow the contaminant to escape; or

(e) fail to prevent the contaminant from escaping.

Saturated means the soil moisture level is greater than the soil field capacity. Field capacity means the amount of water retained in soil when the soil has been allowed to drain for 24hrs under normal gravity conditions.

Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, groundwater, or surface waters.

Sensitive place is any part of the following:

- A dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- A motel, hotel or hostel; or
- A kindergarten, school, university or other educational institution; or
- A medical centre or hospital; or
- A protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
- A public park or garden; or
- For noise, a place defined as a sensitive receptor for the purposes of the *Environmental Protection (Noise) Policy 2019*.

Sludge means any residual, semi-solid material that is produced as a by-product from the activity.

Stabilised biosolids means biosolids processed to reduce or eliminate the potential for putrefaction and which, as a result, reduces pathogens, vector attraction and offensive odours.

Solid digestate means the precipitated solid fraction derived by separating the course fibres from whole digestate.

The site, mentioned in Part 4, means the area of land identified as being approved for the carrying out of the activity as per the effluent disposal area identified in Figure 5 of IAR Appendix B.6.

Total Nitrogen (TN) means the sum of Organic Nitrogen, Ammonia Nitrogen, Nitrite plus Nitrate Nitrogen, expressed as mg/L as Nitrogen. This includes both the inorganic and organic fraction of nitrogen.

Total Phosphorus (TP) means the sum of the reactive phosphorus, acid-hydrolysable phosphorus and organic phosphorus, as mg/L of Phosphorus. This includes both the inorganic and organic fraction of phosphorus**.**

Transporter means a person who transports feedstock.

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

Viable state or viability means able to live and grow.

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

Whole digestate means digestate that has not been separated into solid (solid digestate) and liquid (liquid digestate) components.

"Witch's hat" odour sampling method means an odour assessment and measurement technique using a hollow cone-shaped device where:

- the base of the device (large diameter) is placed on the surface of the odour source;
- the odour is funnelled through the device and out the top of the device (small diameter); and
- odour samples are collected at the top of the device (small diameter).

Attachment 3 to Appendix 2

Schedule 1 - Odour rating for compost feedstock

If a feedstock can fit within multiple listings in Table 1 – Odour rating of compost feedstock, the most specific listing applies. For example, 'vegetable waste' could be considered 'Food organics' with a high odour rating. However, as 'vegetable waste' is listed as a specific example under 'Food and food processing waste' the applicable odour rating for 'vegetable waste' is medium.

Table 1 – Odour rating of composting feedstock

Feedstock	Examples	Odour Rating
Abattoir waste	Meat processing leftovers, bone material, blood, tallow waste, abattoir waste including animal effluent and residues from meat processing, including abattoir effluent, liquid animal wastes (blood) and sludge	Very high
	Paunch material	High
Animal manure	Horse manure, chicken manure, cow manure, livestock manure, or any manure produced by animals, wastewater from holding yards.	High
Animal waste and animal processing waste	Any dead animals or part/s of dead animals, remains of animals or part/s of remains of animals (e.g. chickens from poultry farms), egg waste, milk waste, mixtures of animal manure and animal bedding organics	Very High
Bark, lawn clippings, leaves, mulch, pruning waste, sawdust, shavings, woodchip and other waste from forest products	Cane and sorghum residues including bagasse, forest mulches, cypress chip, green waste, mill mud[42], pine bark, sawmill residues non-treated (including sawdust, bark, wood chip, shavings etc.), tub ground mulch (from land clearing and forestry waste), peat, seed hulls/husks, straw, and other natural fibrous organics, wood chips (forestry waste and land clearing, household maintenance), wood waste (including untreated pallets, offcuts, boards, stumps and logs); worm castings suitable for unrestricted use	Low
Biosolids	Biosolids that are not stabilised biosolids	Very high
	Stabilised biosolids	Medium
Cardboard and paper waste	Paper mulch	Low
	Paper pulp effluent, paper sludge dewatered	Medium
Compostable polylactic acid (PLA) plastics	Compostable plastics produced in accordance with: AS 47362006 (Biodegradable plastics) or the most recent or replaced version of that standard or AS 5810:2010 (Biodegradable plastics - Biodegradable plastics suitable for home composting) or the most recent or replaced version of that standard.	Low

[42] That meets the Resource quality criteria for the approved use in the Sugar Mill By-Products End of Waste Code (ENEW07359817).

Feedstock	Examples	Odour Rating
A substance used for manufacturing fertiliser for agricultural, horticultural or garden use	Ammonium Nitrate, dewatered fertiliser sludge	High
	Fertiliser water and fertiliser washings, stormwater from fertiliser manufacturing plants containing fertiliser wash water	Medium
Fish processing waste	Fish bones and other fish remains/leftovers, wastewater from fish processing	Very high
Food and food processing waste	Expired/past used by date non-protein based food from supermarkets, expired beer, vegetable oil wastes and starches, vegetable waste, yeast waste, food processing effluent (wastewater) and solids (including sludges) from non-protein based food	Medium
	Food processing effluent (wastewater) and solids (including sludges) from protein based food	Very high
	Food organics, expired/past used by date protein based food from supermarkets, brewery and distillery effluent and waste	High
	Expired soft drinks, molasses waste, grain waste (hulls / waste grains), starch water waste, sugar and sugar solutions	Low
Grease trap waste	Oil and grease waste recovered from grease traps	Very high
Green waste	Leaves, grass clippings, prunings, tree branches from household maintenance	Low
Inorganic additives with beneficial properties	Bentonite	None
	Crusher dust	None
	Drilling muds (non-CSG and no additives)	None
	Gypsum	Medium
	Lime and lime slurry (inert)	None
Mushroom compost and mushroom growing substrate		Medium
Poultry processing waste	Feathers, meal and bone leftovers, egg waste including poultry processing poultry abattoir effluent and sludges	Very high
Soils	Acid sulfate soils and sludge	High
	Clean soil, clean mud, sand	None

Feedstock	Examples	Odour Rating
Stormwater	Low level organically contaminated stormwaters or groundwaters (tested)	Low
Wood waste from untreated timber	Untreated pallets, offcuts, boards, stumps and logs, sawdust, shavings, timber offcuts, crates, wood packaging	Low

Appendix 3. Proponent commitments

Proponent commitments extracted from Appendix G.1 of the Scenic Rim Agricultural Industrial Precinct (SRAIP) project Impact Assessment Report (IAR) accepted as final IAR on 5 March 2024 and published on my website at **https://www.statedevelopment.qld.gov.au/scenic-rim-agricultural-industrial-precinct**. The final column of the below table has been added to identify mechanisms (where applicable) that give effect to the proponent's commitments. This report is referred to in the below table as the CGER.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
1.	Water availability and reliability for proposed subdivision	Section 5.2.1 RDIAR - Water supply Appendix B.2	The cumulative projected demand for water of all the users within the SRAIP must not exceed the total amount of water allocations available within the SRAIP management scheme at any given time.	A demand management mechanism will be implemented through the SRAIP management scheme / Building management Scheme / Community Title Scheme to ensure water use does not exceed availability and long-term water supply.	Drafting of the management scheme / Building management Statements/ Community Title Scheme to be finalised immediately prior to plan sealing.	CGER Appendix 2.1.2 (Condition 6)
2.	Precinct Governance	Section 5.3 – Precinct Governance	The proposed governance arrangements for the SRAIP is to be incorporated within a Building Management Scheme and/ or a Community Titles Scheme and reflect arrangements for the provision of infrastructure, access and other relevant conditions of development relevant to the allotments. The final governance arrangements need to be confirmed and implemented prior to on- selling any allotments to third parties.	Kalfresh commit to establishing the required governance arrangements as set out in section 6.3 of the RDIAR. Final arrangements are subject to legal review and drafting of appropriate mechanisms – however Kalfresh commit to maintaining control of all project infrastructure to ensure continuity of services at all times and in perpetuity.	Prior to submission of the RoL *[Reconfiguring a Lot]* survey plans to inform the Phase 2 Stage 1 plan sealing application with Scenic Rim Regional Council.	Governance arrangements will be subject to requirements of the *Land Title Act 1994* and *Body Corporate and Community Management Act 1997*.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
3.	Aboriginal Cultural Heritage	Section 3.2.9 RDIAR – Heritage Appendix B.10	Comply with the statutory duty of care in accordance with the *Aboriginal Cultural Heritage Act 2003.* In all areas of the proposal area, the Aboriginal Party may attribute residual cultural heritage significance to ceremonial places, burials, scarred or carved trees and/or occupation sites, regardless of the severity of previous ground disturbance.	Kalfresh commit to complying with the provisions of the *Aboriginal Cultural Heritage Act 2003* and the associated duty of care guidelines. The Yuggera Ugarapul People will be notified of project works and consulted prior to ground disturbance to confirm land categorizations within the project area (Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974, and Lot 2 on RP44024).	Prior to ground disturbance works.	CGER Appendix 1 (Imposed condition 2).
4.	Land contamination	Section 8.3.2.1 RDIAR – Land Contamination	Lot 2 RP20974 is listed on the EMR due to historical cattle dip and service station on site. The historical cattle dip is an indicator of potential land contamination. The extent of potential land contamination needs to be confirmed prior to earthworks or ground disturbance. The service station is a current use which poses no current contamination risk[43].	Prior to the commencement of any site works and/or RaL, Kalfresh will engage an appropriately qualified specialist to undertake the necessary investigations to confirm presence of any land contamination associated with the historical Cattle Dip located on Lot 2 RP20974 (EMR Site ID 6170). In the event land contamination is found to occur, suitable contractors will be engaged to contain, manage and/or remediate the	Prior to application for RaL *[Reconfiguring a Lot]*/ operational works for earthworks.	All persons have a general environmental duty under the *Environmental Protection Act 1994* (EP Act) to not carry out any activity that causes, or is likely to cause, environmental harm unless the person has an authority to do so, or has taken all reasonable and practicable measures to prevent or minimise the harm. In addition, the EP Act requires that the regulator

[43] OCG understands the existing service station is not a current use on site, however would need to be considered by the proponent as a potential contamination risk if disturbed. All persons have a general environmental duty (GED) under the *Environmental Protection Act 1994* to not carry out any activity that causes, or is likely to cause, environmental harm unless the person has an authority to do so, or has taken all

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
				contamination in accordance with relevant Australian Standards and best practice material.		is notified of any change in the condition of contaminated land that is causing, or is reasonably likely to cause, serious or material environmental harm.
5.	ERA 53(a) – Impervious Leachate Barrier	Appendix C.3.3 and C.3.4	Standard model operating conditions for ERA 53(a) (version 4.00 dated 09 July 2021) are sought to be Stated by the Coordinator-General in the Evaluation Report. Detailed design for the composting facility is yet to be undertaken, however compliance with the standard operating conditions is possible through detailed engineering design. By designing and constructing the leachate containment and management systems correctly, there will be no risk for contamination to occur to receiving surface water and groundwater. The effect of this commitment is to avoid the need to undertake routine	To reduce the risk of leachate contaminating surface water and groundwater receiving environments, Kalfresh and their delivery partners commit to constructing an impervious barrier under the composting activity to (windows, receivals and product stockpiles). The impervious barrier will be constructed with a thickness of at least 600 mm with an in-situ permeability (k) of less than 10^{-9} ms^{-1} to achieve the requirement outlined in condition L3 of the Model operating conditions for composting. Details of the impervious barrier will be engineered during detailed design and submitted to the administering authority as part of the	Prior to lodging application for ERA 53(a).	CGER conditions at Appendix 2.7.3.

reasonable and practicable measures to prevent or minimise the harm. When dealing with land that is, or may be contaminated, entities must meet the GED and also obtain any permits that may be required to carry out development on the land or to remove contaminated soil.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
			monitoring of SW and GW over the life of the project.	proponents application for ERA 53(a).		
6.	Obligations under the *Petroleum and Gas (Production and Safety) Act 2004*	Section 4.1 RDIAR – Project approvals and legislative framework Appendix C.1.8 – Technical Memo (P&G Act)	The entity / operator responsible for the Biogas operating plant, in accordance with the *Petroleum and Gas (Production and Safety) Act 2004* (P&G Act), must formally notify the Resources Safety & Health Queensland before commissioning the plant. An inspection and review of the plant and operations by Resources Safety & Health Queensland must conclude that compliance has been achieved with requirements stipulated in the P&G Act. Refer to Guideline for operating plant – Biogas, Petroleum and Gas Inspectorate, 1 September 2018.	Kalfresh in conjunction with the AD Facility operator, is committed to meeting its obligations under the P&G Act and consulting with the Petroleum and Gas Inspectorate throughout the planning, construction, and operation of the AD Facility.	Whole of project life.	The *Petroleum and Gas (Safety and Production) Act 2004*, requires the operator of a biogas or biomethane facility to provide the regulator a notice of plant commissioning at least 20 business days prior to the commissioning. The Act also requires the operator make, implement, and maintain a safety management system (SMS) that complies with the Act for each stage of the plant. The operator must not begin a stage of the plant unless the operator has made the SMS for that stage
7.	Registered Suitable Operator status under the *Environmental Protection Act 1994*	Section 4.2 RDIAR – Environmentally relevant activities	The proponent, Kalfresh Pty Ltd, is not listed as a Registered Suitable Operator (RSO) in the Department of Environment and Science's (DES) *[now DESI]* records. Registering as a suitable operator is a requirement to hold an environmental	At the time of writing this report, Kalfresh Pty Ltd intend to restructure the business and operate ERA 53(a), 53(b) and 63 as sperate entities and in conjunction with 3rd party operators.	Prior to submitting applications for ERAs.	Registration as a suitable operator is required by the *Environmental Protection Act 1994* to carry out an Environmentally Relevant Activity (ERA).

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
			authority issued by DES. The proponent is encouraged to submit an RSO application to DES in preparedness for obtaining the required environmental authority/authorities for their proposed activities. The RSO application does not involve any fees and will generally be processed within 10 business days.	Prior to lodgement of development applications containing Environmentally Relevant Activities, Kalfresh (or the relevant operator) will apply to DES for RSO status.		
8.	Management plans	Section 4.3.1 RDIAR – Management Plans	The key management plans which will be operating throughout the development and operational phases of the SRAIP are provided in Table 7 section 4.3.1 of the RDIAR. These plans will be combined to form the overarching Construction Environmental Management (CEMP) and Operational Management (OEMP) Plans for the life of the project.	Kalfresh, in conjunction with its delivery partners, commit to preparing and implementing management plans detailed at Table 7 (section 4.3.1 of the RDIAR). Management plans will be updated to reflect final approval conditions from regulating agencies and reflect improvements to management actions and strategies over time.	Whole of project life.	CGER conditions at Appendix 2.1.2, Appendix 2.2.2, Appendix 2.2.4, Appendix 2.3.2, Appendix 2.4.3, and Appendix 2.7.3. Legislative requirements of *Water Supply (Safety and Reliability) Act 2008*.
9.	General biosecurity obligations under the *Biosecurity Act 2014*.	Section 8.8.3 RDIAR – Management	Kalfresh, as landholder, has a general biosecurity obligation under Chapter 2, Part 1 of the *Biosecurity Act 2014* to take all reasonable and practical steps to minimise the risks associated with invasive weed and pest species.	Kalfresh commit to achieving the general biosecurity obligations in accordance with the *Biosecurity Act 2014*. This includes, but is not limited to reporting any unusual plant, pest disease or weeds identified on the property to the	Whole of project life.	All persons have an obligation to take all reasonable and practical measures to prevent or minimise biosecurity risk under the *Biosecurity Act 2014*.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
			This is inclusive of all biosecurity risks posed by pests, diseases, or contaminants.	Department of Agriculture and Plant Health Australia.		CGER Appendix 2.2.2 (Condition 19) requires the CEMP to address pest and weed management. CGER Appendix 2.2.2 (Condition 21) requires the submission of a Biosecurity Management Plan to manage fire ants.
10.	Rural access road to composting lot	Appendix E.5 – Bushfire Hazard Assessment	Access to the composting facility in the rural precinct must be constructed and maintained demonstrate compliance with PO1 of the SRPS Bushfire Hazard Overlay Code for provision of a formalised access path to the composter use that enables safe evacuation for occupants and easy access by fire-fighting appliances. The access must be suitable for emergency services access including allowance for a 15t fire truck to access the premises.	Kalfresh commit to constructing a rural standard access road to lot 19. From commencement of the composting use the road will meet the Performance Outcomes and where possible Acceptable Outcomes, stipulated in the QFES *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial lots* dated 03/2019.	Commencement of composting use.	CGER Appendix 2.2.2 (Condition 15) requires compliance with a Bushfire Management Plan (IAR Appendix E.5), which includes access and evacuation requirements.
11.	Local workforce strategy	Appendix A.2	SRAIP represents a critical opportunity to provide local employment opportunities to workers who currently travel from the region for their jobs. Providing local employment will	Kalfresh will establish a strategy to target agricultural, construction and manufacturing workers that currently travel to locations such as Ipswich, Lockyer Valley, Logan and	Prior to significant employment / procurement of operational jobs.	Additional regulatory mechanisms not required.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
			provide local workers with travel time and cost savings, while also maximising the benefits to the local economy from worker expenditure.	Brisbane for employment. This will include direct advertising of new positions and roles as well as the establishment of a SRAIP online jobs board.		
12.	Local construction supply chain procurement	Appendix A.2	The construction phase of SRAIP will generate significant local and regional construction employment as well as procurement supply chain opportunities for the local area.	Kalfresh will engage with Scenic Rim Regional Council to maximise local procurement during the construction phase, with a focus on ensuring local supply chain utilisation in the construction phase, both directly and through subcontractors.	Prior to commencement of construction procurement.	Additional regulatory mechanisms not required.
13.	Agricultural manufacturing investment attraction	Appendix A.2	SRAIP will be anchored by Kalfresh operations but will also provide opportunities to accommodate leading agricultural manufacturing, research and processing tenants from across Australia and the world.	Kalfresh will work with DSDMIP *[now DSDI]*, Scenic Rim Regional Council, TIQ and Austrade to position and promote SRAIP as an agricultural manufacturing destination of choice for inward investment.	Prior to commencement of construction procurement.	Additional regulatory mechanisms not required.
14.	Community engagement plan	Appendix A.2	Being an influential development in a regional setting, the project team propose to ensure engagement with the local community occurs during all stages of development and into operations. This includes regular project construction updates, employment	Kalfresh will prepare and implement a Community Engagement Plan for ongoing engagement with the community, particularly residents and businesses in Aratula, Boonah and Kalbar. This plan will outline the methods by which the community can engage with the	Prior to significant employment / procurement of operational jobs.	Additional regulatory mechanisms not required.

No.	Topic	RDIAR Section/ Appendix Reference	Rationale	Proposed commitment	Timing	Mechanisms that give effect to proponent commitments
			opportunities as well as seeking involvement in existing community activities that Kalfresh has established in the community over many years.	proponent and representatives on an ongoing basis, including regular engagement through activities and events.		
15	Ongoing community engagement	Appendix A.2	Construction and operation of the SRAIP project will be a significant project in the local community generating a level of interest in terms of construction impacts, employment and job opportunities and broader procurement requirements.	Kalfresh will engage with the community throughout construction and operation of the SRAIP project. A precinct wide website will be established to advise of key project updates, milestones, works notices or events. In conjunction with project delivery partners, the website will enable community feedback and contact details. The website will also be a hub to advertise job opportunities within the precinct and provide details of upcoming job tenders.	Following approval of the RDIAR.	Additional regulatory mechanisms not required.

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