

CONDITIONS PACKAGE



DEVELOPMENT APPLICATION NUMBER - MCU17/0142 AND MCU17/1042.01

APPLICATION DETAILS

Application No:	MCU17/0142 AND MCU17/0142.01
Street Address:	586 BLI BLI ROAD AND 18, 26, 40, 50, 66 COONEY ROAD, BLI BLI QLD 4560
Real Property Description:	Lot 1 RP 202997, Lot 1 RP 208600, Lot 2 RP 208600, Lot 1 CG 2584, Lot 4 RP 803104, Lot 3 SP 193049
Planning Scheme:	Sunshine Coast Planning Scheme (Version 8 – 27 February 2017)

APPROVAL DETAILS

Type of Approval:	Preliminary Approval for Material Change of Use that varies the effect of the planning scheme under Section 242 of the Sustainable Planning Act 2009 (Environment Facility, Extractive Industry, High Impact Industry, Medium Impact Industry, Shop, Transport Depot and Utility Installation in accordance with the Sunshine Coast Waste Precinct Plan of Development)
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AND

Development Permit for Material Change of Use (Utility installation (Major utility – Refuse disposal involving a landfill and ancillary activities), Extractive industry, Undefined use (Landfill gas power generation plant), including ERA60 (1)(d) – Waste disposal for operating a facility for disposing of, in a calendar year, more than 200,000 tonnes of waste (regulated waste and any combination of general waste, limited regulated waste), ERA 16(2)(b) – Extracting, other than by dredging, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA16(3)(b) – Screening, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA 33 – Crushing, grinding, milling or screening more than 5000 tonnes of material in a year)

Date of Decision:	17 May, 2018
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RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is as follows:

Aspect of Development	Currency Period
Preliminary Approval for Material Change of Use that varies the effect of the planning scheme under Section 242 of the Sustainable Planning Act 2009 (Environment Facility, Extractive Industry, High Impact Industry, Medium Impact Industry, Shop, Transport Depot and Utility Installation in accordance with the Sunshine Coast Waste Precinct Plan of Development)	20 years
Development Permit for Material Change of Use (Utility installation (Major utility – Refuse disposal involving a landfill and ancillary activities), Extractive industry, Undefined use (Landfill gas power generation plant), including ERA60 (1)(d) – Waste disposal for operating a facility for disposing of, in a calendar year, more than 200,000 tonnes of waste (regulated waste and any combination of general waste, limited regulated waste), ERA 16(2)(b) – Extracting, other than by dredging, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA16(3)(b) – Screening, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA 33 – Crushing, grinding, milling or screening more than 5000 tonnes of material in a year)	10 years

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 8 of the *Sustainable Planning Act 2009*.

ASSESSMENT MANAGER CONDITIONS**PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE – MCU17/0142.01****PLANNING****When Conditions Must Be Complied With**

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised under this preliminary approval must be undertaken generally in accordance with the Approved Plans listed within this development approval.

Nature and Extent of Approved Use

3. A Preliminary Approval is granted in relation to a material change of use for Environment Facility, Extractive Industry, High Impact Industry, Medium Impact Industry, Shop (where for a Recycled and Recovered Goods Store), Transport Depot and Utility Installation and associated Building Works.

Requirements for Future Development

4. Pursuant to s242 of the *Sustainable Planning Act 2009*, this approval overrides the planning scheme (whether current, new or amended) for the life of the approval to the extent directed by the conditions of this approval and the plans and documents referenced by it, and in particular that:
 - (a) the Table of Assessment in the approved *Sunshine Coast Waste Precinct Plan of Development* replaces the planning scheme in declaring the level of assessment for development to the extent stated within that document
 - (b) the approved *Sunshine Coast Waste Precinct Development Code* replaces the planning scheme codes to the extent identified in the Table of Assessment provided in the *Sunshine Coast Waste Precinct Plan of Development*
 - (c) the Biodiversity, waterways and wetlands overlay only applies to development within the Waste Management Investigation Precinct as shown on *Sunshine Coast Waste Precinct Preliminary Approval Map 1*
 - (d) the Height of buildings and structures overlay does not apply to development within the Sunshine Coast Waste Precinct Development Area as shown on *Sunshine Coast Waste Precinct Preliminary Approval Map 1*.
5. Assessment criteria of future development within the land subject to this preliminary approval will be as follows:
 - (a) for any future material change of use and/or building work, as directed by the Table of Assessment listed in the approved *Sunshine Coast Waste Precinct Plan of Development*

- (b) for any future Operational Work, as per the requirements of the planning scheme and planning legislation in effect at the time of lodgement of a future application for the Operational Work
6. The provisions of the current and any amended or future planning scheme have no effect for the life of this approval, except as expressly directed by the conditions of this approval and the plans and documents referenced by it.
7. Where the conditions of this approval and the plans and documents referenced by it are “silent” about a particular matter, then the provisions of the *Sunshine Coast Planning Scheme 2014* (Version 8, dated 27 February 2017) will have effect.
8. Development that is defined as high impact industry, medium impact industry, or transport depot only establishes on the site:
- (a) where it is genuinely associated and ancillary to the primary waste management and landfill uses on the site. High impact industry, medium impact industry, and transport depot uses must use, process, recycle, restore, transport, store, sort, manage or transform waste or waste by-products to demonstrate a genuine nexus with the primary waste management and landfill uses on the site; or
- (b) where it is for a use or facility that is owned or operated by, for or on behalf of Council and is operationally required to deliver a local government service or function.

Sunset Date for Completion of Development under Preliminary Approval

9. Pursuant to s343 of the *Sustainable Planning Act 2009*, if development, or an aspect of development to which the approval relates is started but not completed, the preliminary approval, to the extent it relates to the development or aspect not completed, lapses:
- (a) if the *Sunshine Coast Planning Scheme 2014* is amended, or a new planning scheme is prepared, and reflects the provisions of the preliminary approval in full; or
- (b) if paragraph (a) does not apply, at the end of 20 years starting on the day this Preliminary Approval takes effect.

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – MCU17/0142

PLANNING

When Conditions Must Be Complied With

10. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

11. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans referenced documents listed within this development approval. Where indicated the Approved Plans and referenced

documents must be amended to incorporate the amendments listed within the conditions of this development approval, and must be resubmitted to Council for approval prior to the commencement of use.

**(Refer to Advisory Note)*

Nature and Extent of Approved Use

12. This development permit authorises the following land uses to occur:
 - (a) Utility installation (Major utility – Refuse disposal involving a landfill and ancillary activities) including ERA60 (1)(d) – Waste disposal for operating a facility for disposing of, in a calendar year, more than 200,000 tonnes of waste (regulated waste and any combination of general waste, limited regulated waste
 - (b) Extractive industry including ERA 16(2)(b) – Extracting, other than by dredging, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA16(3)(b) – Screening, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material, ERA 33 – Crushing, grinding, milling or screening more than 5000 tonnes of material in a year)
 - (c) Undefined use (Landfill gas power generation plant)

Public Safety

13. A safety/security fence must be erected along external property boundaries of the site to prevent unauthorized or accidental public entry.
14. Public signage must be erected to all boundaries of the site warning of the safety hazards associated with the approved uses on the site.

Extractive Industry

15. Prior to the commencement of the extractive industry use on the site the approved blast management plan is to be provided to the airport operator for review and endorsement.
16. Excavation activities for the winning of extractive materials must not extend outside the extent of the landfill footprint as shown on the Approved Plans.
17. A metes and bounds survey must be lodged with council prior to commencement of any extractive works which demonstrates compliance with the approved extent of the landfill footprint as shown on the approved plans.
18. Extractive resources extracted from the site must not exceed an overall output of 500,000m³. A record of each year's output must be kept on the site and must be provided to council at any time upon request.
19. No material is permitted to be processed on the site other than extractive resources extracted from within the landfill footprint as shown on the approved plans.

20. Activities associated with the approved extractive industry use must not operate outside the hours of:
- 7am to 6pm Monday to Friday
 - 7am to 1pm Saturday.
21. Blasting associated with the approved extractive industry use must not be undertaken outside the hours of:
- 9am to 3pm Monday to Friday;
 - 9am to 1pm on Saturdays.
- No blasting is permitted at any time on Sundays or public holidays.
22. The approved extractive industry use must be carried out in accordance with the *Landfill Engineering Report* and *Blast Management Plan* listed within this development approval.
23. Stockpile materials must be located on the southern part of the site within a maximum of two (2) stockpiles generally in the location as shown on the Approved Plan - *Landfill Engineering Report Stockpile Management Plan Indicative Layout* listed within this development approval.
24. Stockpiles must be sprayed with coloured hydro-mulch to provide a natural green appearance.
25. Heavy vehicles for haulage of extractive materials must only access and exit the site via Cooney Road using the Site Entrance for Operational Access as identified on *Proposed Infrastructure and Site Access Plan* listed within this development approval.
26. Any laden vehicle (associated with transport of extractive resources) must have its load fully covered and secured prior to leaving the site.

Utility Installation – Major utility – Refuse disposal (Landfill)

27. The Major utility – refuse disposal (landfill) must not operate outside the hours of 6am to 7pm Monday to Sunday.
28. Landfilling and placing of waste activities associated with the Major utility – refuse disposal (landfill) must be staged generally in accordance with the staging approach in the approved plans. Completed stages must be progressively rehabilitated. Rehabilitation works must commence immediately upon completion of the completed stage.
29. The Major utility – refuse disposal (landfill) must be designed and operated generally in accordance with the *Landfill Engineering Report* and the Approved Plans listed within this development approval.

Undefined use (Landfill Gas Power Plant)

30. The landfill gas power plant is to be contained entirely within Lot 1 RP202977.
31. The landfill gas power plant is to be designed generally in accordance with the typical power station site layout shown on the Approved Plan - *Proposed Leachate and Landfill Gas Management Area* listed within this development approval.
32. Drawings showing the final layout and design (including elevations, dimensions and materials) for the landfill gas power plant are to be provided to Council for endorsement prior to the issue of a Building Approval for the use.
33. The landfill gas power plant must incorporate appropriate acoustic shielding to all generator modules or other items of plant that generate machinery or operational noise that has a potential to cause nuisance.
34. The landfill gas power plant must incorporate colours, materials and finishes that are visually recessive.
35. No storage of landfill gas or other landfill gas derived fuels are to be stored on Lot 1 RP202977.
36. The landfill gas power plant flare must achieve a destructive efficiency of 98%.
37. The exhaust stack associated with the landfill gas power plant is limited to a maximum height of 8.5m above ground level.

ACOUSTIC AMENITY

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

38. Acoustic measures and treatments must be incorporated into the development in accordance with Section 7.9 and Section 9.0 of the *Noise & Vibration Assessment Report* listed within this development approval.
39. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.
40. Where complaints (other than frivolous or vexatious complaints) are made to council about noise from the approved use, council may require the site management entity to:
 - (a) submit a Noise Impact Assessment prepared by a qualified person* in accordance with council's *Planning scheme policy for the nuisance code*, and/or
 - (b) undertake further noise amelioration measures or operations, install volume limiting devices or barriers and/or shield or relocate mechanical plant and equipment and have such measures certified by a qualified person*.

**(Refer to Advisory Note)*

41. Certification must be submitted to council from a qualified person* that the development and recommended mitigation measures have been constructed in accordance with the *Noise & Vibration Assessment Report* listed within this development approval and/or the acoustic amenity conditions of this development approval.

*(Refer to Advisory Note)

AIR QUALITY

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

42. The following limits apply to Major utility – Refuse disposal (landfill) site operations:

Stage 1 earthworks

- (a) A maximum daily excavation rate of 1,000m³ per day

Operations – Stage 2-3

- (a) Tipping face maximum of 1,999m³
 (b) Day cover area maximum of 23,000m³
 (c) Intermediate capping area maximum of 100,000m³
 (d) Green waste area maximum of 2,000m³

Operations Stage 5

- (a) Tipping face maximum of 700m³
 (b) Day cover area maximum of 7,000m³
 (c) Intermediate capping area maximum of 7,000m³
 (d) Green waste area maximum of 2,000m³

43. In the event of a complaint that is not frivolous or vexatious, or at the request of the administering authority, complete dust and suspended particulate matter (as PM10) sampling in accordance with the following methodologies:
- (a) for dust nuisance, dust fallout monitoring for a minimum of a 1 month period in accordance with *AS 3580.10.1 – Determination of particulate matter – Deposited matter – Gravimetric Method*
- (b) for suspended particulates, PM10 sampling in accordance with an approved method as defined in the *Department of Environment and Science Air Quality Sampling Manual 1997*, or later revisions if available. Sampling must be completed over a minimum of 7 x 24 hour periods, during weather conditions representative of worst case receptor impacts.

Results of the sampling are to be assessed for compliance with reference to the Air Quality Objectives defined in the *Environmental Protection (Air) Policy 2008*. The results and comparison to the Air Quality Objectives must be provided to the administering authority within 28 days of completion. The results must be provided separately for the dust fallout sampling and PM10 sampling, within the specified timeframe. If the monitoring demonstrates an actual or potential for exceedance of the air quality objectives, the measures taken to address the non-compliance are to be submitted to the administering authority within 28 days of lodgement of the air quality sampling results.

44. Flare gas emission testing, to be completed within 3 months of commencement of this approval, and then annually thereafter. The flare gas emission testing is to determine the combustion efficiency achieved by the flare for all compounds listed in Tables 29 and 30 of the *Air Quality Assessment Report* listed within this development approval at 93 % or greater.
45. Complete haul route silt content testing to demonstrate silt content no greater than 6.4 % is achieved within the first 3 months of operations, and annually thereafter. If a higher silt content is present, revised air quality emission calculations are to be undertaken to demonstrate that compliance with the air quality objectives can be achieved for the higher particulate emission rates.

Testing to be completed in accordance with *AS 3.6.1: Soil Classification Tests – Determination of particle size distribution of a soil – Standard method of analysis by sieving*.

46. Haul route watering is to be completed at a minimum rate of 4 litres/m² per hour for all unsealed trafficable areas that are in use, or chemical surface treatments applied and maintained throughout to achieve a particulate emission reduction of ≥ 90 %.
47. A wheel wash is to be installed at all exits from the site. The wheel wash facility must be suitable for removing silt, dirt and dust from the wheels and chassis of vehicles exiting the site, to prevent off site tracking of particulates. The wheel wash must be maintained in an operable condition at all times, and spare parts to provide for this must be maintained on site at all times. All vehicles exiting the site must exit via the wheel wash facility.
48. The load of all commercial waste transport vehicles and vehicles transporting extractive materials accessing the site must be covered to prevent emissions of dust, waste or other materials en route.
49. All loads of compost transported from the site must be covered, or dampened to prevent dust or compost being emitted from the load en route.
50. Prior to commencement of Stage 1 of the operations, the current *Site Based Management Plan* (as required under the existing ERA approval) must be updated to incorporate all air quality control measures identified in Section 7 of the *Air Quality Impact Assessment* listed within this development approval.

The site based EMP must be amended to incorporate a requirement to minimise open erodible areas to a maximum of 10 % for all rehabilitation activities. The site based EMP should be amended to incorporate the management commitments identified in the ERA application supporting report prepared by Mark Rigby and Associates, dated December 2017. The report must be submitted to Council for endorsement at least 28 days prior to commencement of the use.

LANDSCAPE AND VISUAL AMENITY

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

51. Prior to the commencement of the use, a detailed landscape design of the proposed landscape buffer areas as shown on the *Nambour Landfill Expansion Area - Landscape Intent Plan* is required to be submitted to Council for endorsement.
52. Landscaping is to commence as soon as practicable to assist in screening of the early stages of the proposed site activities, and is to incorporate fast growing species that have the capacity to achieve a mature of height of 30m.
53. The 3m wide screening buffer to the leachate plant and landfill gas power plant along Cooney Road as shown on the *Nambour Landfill Expansion Area - Landscape Intent Plan* is to be densely planted with bushy plants incorporating low, mid and canopy foliage specimens to assist in screening of views from the Bruce Highway scenic route and the Bli Bli Road exit travelling south.

ECOLOGY

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

54. A fauna and litter exclusion fence must be constructed generally in the location shown on the approved plans and in accordance with Section 6.11.2 (a) of the *Queensland Main Roads – Fauna Sensitive Road Design Manual Volume 2*.
55. Vegetation must only be removed or disturbed in accordance with Section 4 of the approved *Impact Management Plan – Cooney Road, Bli Bli Tusked Frog, Richmond Birdwing Butterfly and Richmond Birdwing Vine* listed within this development approval.
56. All undisturbed land and reconstructed waterways on the subject site must be rehabilitated in accordance with an operational works approval and must include the removal of all weeds species listed in the following standards and legislation:
 - (a) invasive plants listing in the *Biosecurity Act 2014*
 - (b) *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

BUSHFIRE

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

57. The development must be carried out in accordance with the *Bushfire Hazard Assessment and Management Plan* listed within this development approval, with the exception of the following:

- (a) the provision of a “cul-de-sac” fire trail with a turning head is not approved as it would unnecessarily result in an elevated risk of entrapment of fire crews;
- (b) the use of leachate water from the land-fill and treated waste water from the Nambour Sewage Treatment Plant is not approved as insufficient information has been provided to demonstrate that these water sources are fit for purpose and the use of that water does not have the potential to adversely affect the health of fire fighters and/or the environment.

A revised Bushfire Hazard and Management Plan must be submitted to council incorporating the above. *

*(Refer to Advisory Note)

58. A Whole of Site Fire Management Plan (WSFMP) is to be prepared and submitted to Council for endorsement prior to the commencement of use. The WSFMP is to guide fire management during the construction and operational phases of development, as per recommendations of Section 10 of the *Bushfire Hazard Assessment and Management Plan* listed within this development approval (as amended) and is to include provision for:
- (a) ensuring adequate vehicular access is available at all times for fire suppression/management purposes around the entire perimeter of the landfill, including provision for a “ring road” to provide access/egress from at least two directions; and
 - (b) ensuring a fit for purpose water supply is available at all times for fire suppression purposes.
59. A copy of the *Bushfire Hazard Assessment and Management Plan* (as amended) and the Council approved WSFMP must be:
- (a) provided to the nearest Queensland Fire and Emergency authority; and
 - (b) maintained at the waste management facility site office at all times.
60. Annual certification must be submitted to Council from an appropriately qualified person which certifies that the development has been constructed and is being operated in accordance with the conditions of this development approval.

ENGINEERING

Note: Unless otherwise stated, the following conditions relate to the approved Major Utility – Refuse Disposal (Landfill), Extractive Industry, and Undefined Use (Landfill Gas Power Plant).

Traffic

61. An upgraded intersection (BAR) must be constructed at the existing primary Site Access on the Cooney Road frontage generally in accordance with the concept design provided in *Figure 2.5 – Basic Right (BAR) Turn Treatment Concept Layout – Landfill Access of Nambour Landfill Expansion, Traffic Impact Assessment* listed within this development approval.

Works must be completed prior to the commencement of Stage 1 of the Major Utility, or an alternative timeframe agreed to with Council. The works must be undertaken in accordance with an Operational Works approval (if required) and *Austrroads Guide to Road Design Part 4b*, and must include in particular:

- (a) BAR requirements
- (b) Road safety audit

Stormwater Drainage

62. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken generally in accordance with the works shown on the Approved Plans and as described in section 7 of the *Nambour Landfill Expansion, Landfill Engineering Report* listed within this development approval.

Stormwater Quality Management

63. A stormwater quality treatment system must be provided for the development. The works must be undertaken generally in accordance with the general design principles and be of a size and location generally in accordance with those described in Section 7 of the *Nambour Landfill Expansion, Landfill Engineering Report* listed within this development approval, and the Approved Plans.

Flooding

64. All works must be carried out generally in accordance with section 8 of the *Flood Hazard Assessment, Nambour Landfill Expansion* and the *Flood Hazard Assessment Addendum – Nambour Landfill Expansion* listed within this development approval.

Geotechnical Stability

65. All works must be carried out in accordance with the recommendations contained in the *Geotechnical and Landslide Risk Assessment, Nambour Landfill Expansion* listed within this development approval.

Earthworks and Retaining Walls

66. All fill and associated batters must be contained entirely within the subject site, in accordance with the *Works, services and infrastructure code*.
67. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height. All retaining walls that are publicly accessible and exceed 1m in height must be fitted with a commercial grade safety fence.

Utility Services

68. An underground connection to reticulated water and sewerage must be available or where necessary provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).

Acid Sulfate Soils

69. All works must be carried out in accordance with the recommendations contained in the *Acid Sulfate Soil Investigation Report* listed in this development approval.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA at DILGP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 Mydas (at www.dilgp.qld.gov.au)	Schedule 7, Table 2, Item 1 – Environmentally Relevant Activities	The agency provided its response on 27 April 2018 (reference No. SDA-0717-040928)
Concurrence	SARA at DILGP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 Mydas (at www.dilgp.qld.gov.au)	Schedule 7, Table 3, Item 1 – State controlled road matters	The agency provided its response on 27 April 2018 (reference No. SDA-0717-040928)
Concurrence	SARA at DILGP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 Mydas (at www.dilgp.qld.gov.au)	Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure	The agency provided its response on 27 April 2018 (reference No. SDA-0717-040928)
Concurrence	SARA at DILGP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 Mydas (at www.dilgp.qld.gov.au)	Schedule 7, Table 3, Item 10 – Vegetation clearing	The agency provided its response on 27 April 2018 (reference No. SDA-0717-040928)

APPROVED PLANS

The following development plans and documents are Approved Plans for the development:

Drawing Name	Number	Date
<i>Proposed Infrastructure and Site Access</i> , prepared by ATC Williams	003, Rev C	05/06/2017
<i>Landfill Base Profile</i> , prepared by ATC Williams	004, Rev C	05/06/2017
<i>Stage 1 Platform</i> , prepared by ATC Williams	005, Rev C	05/06/2017
<i>Stage 1 Landform and Stage 2 Platform</i> , prepared by ATC Williams	006, Rev C	05/06/2017
<i>Stage 2 Landform and Stage 3 Platform</i> , prepared by ATC Williams	007, Rev C	05/06/2017
<i>Stage 3 Landform and Stage 4 Platform</i> , prepared by ATC Williams	008, Rev C	05/06/2017
<i>Stage 4 Landform and Stage 5 Platform</i> , prepared by ATC Williams	009, Rev C	05/06/2017
<i>Stage 5 landform (Final Landform)</i> , prepared by ATC Williams	010, Rev C	05/06/2017
<i>Stockpile Management Plan Indicative Layout</i> , prepared by ATC Williams	012, Rev C	05/06/2017
<i>Leachate Management System</i> , prepared by ATC Williams	105, Rev C	05/06/2017
<i>Monitoring Plan</i> , prepared by ATC Williams	201, Rev C	05/06/2017
<i>Stage 1 Stormwater Management</i> , prepared by ATC Williams	301, Rev C	05/06/2017
<i>Stage 2 Stormwater Management</i> , prepared by ATC Williams	302, Rev C	05/06/2017
<i>Stage 3 Stormwater Management</i> , prepared by ATC Williams	303, Rev C	05/06/2017
<i>Stage 4 Stormwater Management</i> , prepared by ATC Williams	304, Rev C	05/06/2017
<i>Stage 5 Stormwater Management</i> , prepared by ATC Williams	305, Rev C	05/06/2017
<i>Final Landform Stormwater Management</i> , prepared by ATC Williams	306, Rev C	05/06/2017
<i>Landfill Gas Management System (Concept)</i> , prepared by ATC Williams	401, Rev C	05/06/2017
<i>Proposed Leachate and Landfill Gas Management Area</i> , prepared by Mark Rigby and Associates	Figure 1, FINAL	June 2017
<i>Nambour Landfill Expansion Area – Landscape Intent Plan</i> , prepared by Mark Rigby and Associates	Pages 3 – 10	Undated
<i>Sunshine Coast Waste Precinct Plan of Development</i> , prepared by Urbis	Rev 2	30/04/2018

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

<i>Nambour Landfill Expansion Landfill Engineering Report</i> , prepared by ATC Williams	Revision G	November 2017
<i>Blast Management Plan, Nambour Landfill Expansion, Cooney Road</i> , prepared by Core Consultants.	Rev 2	June 2017
<i>Noise & Vibration Assessment Report</i> , prepared by Renzo Tonin Ron Rumble	QA590-02F02 Acoustic Report (r3)	29/08/2016
<i>Nambour Landfill Expansion Air Quality Impact Assessment</i> , prepared by AECOM	Rev 4	13/11/2017
<i>Environmentally Relevant Activity Supporting Report, Nambour Landfill Expansion, Cooney Rd Bli Bli</i>	Rev V.2	December 2017
<i>Nambour Landfill Expansion, Traffic Impact Assessment</i> , prepared by Projex Partners	Project No.103-189, Revision C	November 2017
<i>Impact Management Plan for Tusked Frog, Richmond Birdwing Butterfly and Richmond Birdwing Vine, Nambour Landfill Expansion</i>	170307 - IMP	7/03/2017
<i>Bushfire Hazard Assessment and Management Plan</i> prepared by North Coast Environmental Services (subject to amendments required by the conditions of this development approval)	Version 6	December 2017
<i>Flood Hazard Assessment, Nambour Landfill Expansion</i> , prepared by Hydrology and Water Management Consulting	J00236R1V2	15/08/2016
<i>Flood Hazard Assessment Addendum, Nambour Landfill Expansion</i> , prepared by Hydrology and Water Management Consulting	J00236R2V1	08/06/2017
<i>Geotechnical and Landslide Risk Assessment, Nambour Landfill Expansion</i> , prepared by SMEC	Rev 5	14/12/2017
<i>Acid Sulfate Soil Investigation Report</i> , prepared by WSP Parsons Brinckerhoff	Rev C	22/05/2017

The following documents require amendment and resubmission to Council for endorsement prior to commencement of the use.

Document Name	Number	Date
<i>Bushfire Hazard Assessment and Management Plan</i> prepared by North Coast Environmental Services	Version 6	Dec 2017
<ol style="list-style-type: none"> Amend to include adequate vehicular access is available at all times for fire suppression/management purposes around the entire perimeter of the landfill, including provision for a "ring road" to provide access/egress from at least two directions; and Amend to include a fit for purpose water supply is available at all times for fire suppression purposes. 		

ADVISORY NOTES

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - (a) the *Disability Discrimination Act 1992 (Commonwealth)*
 - (b) the *Anti-Discrimination Act 1991 (Queensland)*
 - (c) the *Disability (Access to Premises – Buildings) Standards*.

Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides 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.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

Other Laws and Requirements

3. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* only. It is the applicant’s responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Infrastructure Charges

4. Infrastructure charges, determined in accordance with council’s Infrastructure Charges Resolution, do not apply to this development approval on the basis that no additional floor area or impervious area is occurring on the site under this development approval. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

Submission of Further Plans and Reports for Council Endorsement

5. Submission of further plans and/or reports for endorsement is required in accordance with the conditions of this development approval. Amended plans are to be resubmitted to Council prior to the commencement of use. To avoid delays and assessment issues, it is recommended the plans be resubmitted prior to site works commencing.

Qualified Person

6. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) with a minimum of three (3) years current experience in the field of acoustics;
 - (b) a Member of the AAS with a minimum of three (3) years current experience in the field of acoustics.
7. For the purpose of preparing a bushfire management plan, and for certifying compliance with the bushfire requirements of this development approval, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of bushfire assessment and management.
8. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.

Environmental Advisory Notes

9. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and landscaping phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Unitywater - Water and Sewerage Services

10. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work
- Development Permit for Operational Work (if required)

SUBMISSIONS

There were 5 properly made submissions about the application. In accordance with the *Sustainable Planning Act 2009*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

ENVIRONMENTAL AUTHORITY

An Environmental Authority has been issued for this application by the administering authority under the *Environmental Protection Act 1994* (Ref: Environmental authority BRID0056).

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the approval package for the application on Council's PD Online webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.