

Independent Assessment Report

560 Bli Bli Road and 18, 26, 40, 50, 66
Cooney Road, Bli Bli

HRP17176

- 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)
- 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)

Prepared for
Sunshine Coast Council

May 2018



Document Information

Prepared for Sunshine Coast Council
 Project Name 560 Bli Bli Road and 18, 26, 40, 50, 66 Cooney Road, Bli Bli
 File Reference HRP17176.R01.003.Assessment Report.docx
 Job Reference HRP17176
 Date May 2018

Document Control

| Version | Date | Author | Author Initials | Reviewer | Reviewer Initials |
|---------|----------|---------------|-----------------|------------|-------------------|
| 001 | 07/03/18 | Morgan Wilson | MW | Leo Mewing | LM |
| 002 | 23/04/18 | Morgan Wilson | MW | Leo Mewing | LM |
| 003 | 30/04/18 | Morgan Wilson | MW | Leo Mewing | LM |
| 004 | 02/04/18 | Morgan Wilson | MW | Leo Mewing | LM |

Prepared for:
 Sunshine Coast Council

Prepared by:
 Cardno

Cardno retains ownership and copyright of the contents of this document including drawings, plans, figures and other work produced by Cardno. This document is not to be reproduced in full or in part, unless separately approved by Cardno. The client may use this document only for the purpose for which it was prepared. No third party is entitled to use or rely on this document.

This report is based on our opinion of the town planning issues that arise from the statutory provisions relating to this site. Comments and conclusions in or construed from this report relating to matters of law are not to be relied upon. You should only rely upon the advice of your professional legal advisors with respect to matters of law. This report is provided on the basis that our standard Terms and Conditions apply. For a copy, please contact us or visit <http://www.cardno.com/en-us/AboutUs/CardnoHRP/Documents/Cardno%20HRP%20Terms%20and%20Conditions.pdf>. Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno HRP is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

Table of Contents

| | | |
|----------|--|-----------|
| 1 | Executive Summary | 5 |
| 1.1 | Report Details | 5 |
| 1.2 | Application Summary | 5 |
| 2 | Introduction | 7 |
| 3 | Site Details and Characteristics | 8 |
| 3.1 | Site Details | 8 |
| 4 | Proposal Details | 10 |
| 4.1 | Application Particulars | 10 |
| 4.2 | Preliminary Approval | 10 |
| 4.2.1 | Uses sought under the Preliminary Approval | 10 |
| 4.2.2 | Time Limit | 11 |
| 4.2.3 | Proposed Variations to the Planning Scheme | 11 |
| 4.2.4 | Proposed Levels of Assessment | 11 |
| 4.2.5 | Sunshine Coast Waste Precinct Development Code | 12 |
| 4.3 | Development Permit for Material Change of Use | 13 |
| 4.3.1 | Major Utility (refuse involving a landfill and ancillary activities) | 13 |
| 4.3.2 | Extractive Industry | 14 |
| 4.3.3 | Undefined Use (Landfill Gas Power Generation Plant) | 15 |
| 4.4 | Environmentally Relevant Activities | 15 |
| 5 | Assessment | 16 |
| 5.1 | Introduction | 16 |
| 5.2 | Sustainable Planning Act 2009 | 16 |
| 5.3 | State Planning Regulatory Provisions | 16 |
| 5.4 | State Planning Policy | 16 |
| 5.5 | State Development Assessment Provisions | 17 |
| 5.6 | South East Queensland Regional Plan 2009-2031 | 17 |
| 5.7 | Sunshine Coast Planning Scheme 2014 | 19 |
| 5.7.1 | Strategic Framework | 19 |
| 5.7.2 | Nambour Local Plan | 27 |
| 5.7.3 | Community Facilities Zone Code | 29 |
| 5.7.4 | High Impact Industry Zone | 30 |
| 5.7.5 | Rural Zone | 31 |
| 5.7.6 | Development Codes | 33 |
| 5.7.7 | Overlay Codes | 37 |
| 5.7.8 | Preliminary approval | 42 |
| 6 | Referral and Consultation | 44 |
| 6.1 | Referral agencies | 44 |
| 6.2 | Other referrals | 44 |
| 6.3 | Public Notification | 44 |
| 7 | Conclusion and Recommendation | 47 |
| 7.1 | Conclusion | 47 |
| 7.2 | Recommendation | 48 |

Figures

- Figure 1 – Location Plan
- Figure 2 – Site Plan
- Figure 3 – SEQRP map extract
- Figure 4 – Sunshine Coast Waste Precinct Preliminary Approval extract
- Figure 5 – Nambour Local Plan extract
- Figure 6 – SCRC Zone Map extract
- Figure 7 – Development Area and Precinct Plan extract

Appendices

- Appendix A – Sunshine Coast Waste Precinct Plan of Development
- Appendix B – Proposal plans (Major utility (landfill – refuse), Extractive industry, Landfill Gas Power Plant)
- Appendix C – Landscape and Visual Amenity Assessment
- Appendix D – Acoustic Assessment
- Appendix E – Air Quality Impact Assessment
- Appendix F – Civil Engineering Assessment
- Appendix G – Traffic and Transport Assessment
- Appendix H – Ecological Assessment
- Appendix I – Bushfire Hazard Assessment
- Appendix J – SARA Concurrence Response
- Appendix K – Department of Environment and Energy controlled action decision

1 Executive Summary

1.1 Report Details

| Report Details | |
|----------------------------------|---|
| Application No. | MCU17/0142 & MCU17/0142.01 |
| Author | Morgan Wilson (Senior Planner) – Cardno as coordinator of Independent Assessment Team |
| Sunshine Council Director | Coast Project Patricia Jenson – Manager, Development Services |

1.2 Application Summary

The assessment of this application has been carried out by an external independent assessment team (refer to detail below) based on the significant nature of the application and Council being the landowner and applicant for the proposed development.

| Application Summary | |
|----------------------------------|---|
| Division | Division 9 – Councillor Robinson |
| Applicant | Sunshine Coast Council (Waste and Resource Management – Infrastructure Services) |
| Proposal | <ul style="list-style-type: none"> 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) 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) <p>Refer to Appendix A and Appendix B for details.</p> |
| Properly Made Date | 30/06/2017 |
| Information Request | Issued 10/08/2017 |
| 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 |
| Assessment Type | Impact Assessment |
| Number of Submissions | 5 Properly Made Submissions |
| State Referral Agencies | Department of Infrastructure, Local Government and Planning (now Department of State Development, Manufacturing, Infrastructure and Planning) relating to: <ul style="list-style-type: none"> Environmentally relevant activities – A material change of use for an ERA made assessable under schedule 3, part 1, table 2, item 1 of the <i>Sustainable Planning Regulation 2009</i> (Schedule 7, table 2, item 1) |

| Application Summary | | | |
|------------------------------------|--|----------------------|---|
| | <ul style="list-style-type: none"> • State-controlled road – The site adjoins Bli Bli Road and is located within 25 metres of the Bruce Highway (Schedule 7, table 3, item 1); • Development impacting upon State transport infrastructure – The proposed development exceeds the Schedule 9 threshold for extractive industry, being the use of machinery having an annual throughput of product of 10,000 tonnes (Schedule 7, table 3, item 2); • Clearing Vegetation – The site is greater than 5ha in size and the lot contains native vegetation shown on the regulated vegetation management map (Schedule 7, table 3, item 10); • Regional plans – The development involves a material change of use to which division 2 of the regulatory provisions of the SEQ region applies (Schedule 7, table 3, item 12). | | |
| Independent Assessment Team | Morgan Wilson | Cardno | Town Planning |
| | David Wassman | Cardno | Ecology |
| | Nerida Thomas/Alan Chenoweth | Cardno | Visual Impact and Amenity |
| | Julie McDonagh | Cardno | Acoustic |
| | Tracey Hooper | Cardno | Environmental and Contaminated Land |
| | Dianne Hayes | Cardno | Traffic and Transport |
| | John Delaney | Cardno | Bushfire |
| | Tony Howard | Cardno | Civil and Hydraulic Engineering (including stormwater and flooding) |
| | Richard Maurice | Cardno | Geotechnical |
| | Claire Richardson/Sam Wong | Acoustic Environment | Noise |

2 Introduction

This planning report accompanies a development application over land located at 560 Bli Bli Road and 18, 26, 40, 50, 66 Cooney Road, Bli Bli

The Applicant, Sunshine Coast Council, proposes to expand the footprint of the existing Nambour Landfill to extend its operational life and cater for regional landfill requirements through until approximately 2050. The proposed development includes a range of waste management and landfill uses, including extractive industry uses and a landfill gas power generator use (undefined use) to beneficially reuse the landfill gas generated by the landfill operation.

The Applicant also seeks preliminary approval to vary the effect of the local planning instrument to allow for a range of associated industrial uses that will complement the operation of the Sunshine Coast Waste Precinct.

Section 4 – The Proposed Development contains detailed information with regard to the proposed development.

To undertake the work proposed, the Applicant is seeking:

- 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)
- 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)

The proposal is assessable development under the *Sunshine Coast Planning Scheme 2014* (the planning scheme).

The planning scheme requires an Impact Assessable development application to be made in this instance.

It is noted that the application was made prior to the commencement of the *Planning Act 2016*, and as such the application was made and is to be assessed in accordance with the *Sustainable Planning Act 2009* which was in effect at the time of lodgement of the application.

This report provides a comprehensive town planning assessment of the proposed development and provides a recommendation to Council regarding approval of the proposed development. In particular, **Section 5 – Compliance Assessment** of this report provides a summary of the proposed development's compliance with the applicable provisions of the relevant planning framework.

3 Site Details and Characteristics

3.1 Site Details

| Site details | |
|--|--|
| Address | 586 Bli Bli Road and 18, 26, 40, 50, 66 Cooney Road, BLI BLI QLD 4560 |
| Real Property Description | Lot 1 RP202997, Lot 1 RP208600, Lot 2 RP208600, Lot 1 CG2584, Lot 4 RP803104, Lot 3 SP193049 |
| Ownership | Sunshine Coast Regional Council |
| Site Area | 97.4739 hectares 974,739m ² |
| SEQ Regional Land Use category | Partly Urban Footprint Partly Regional Landscape and Rural Production Area |
| Strategic Designation | Plan Urban Area Industry and Enterprise Area Rural Enterprise and Landscape Area |
| Local Plan | Nambour Local Plan Area |
| Zone | Community Facilities Zone (Annotation 21 for major utility – refuse) High Impact Industry Zone Rural Zone |
| Overlays | Acid Sulfate Soils Overlay Airport Environs Overlay Biodiversity, Waterways and Wetlands Overlay Bushfire Hazard Overlay Extractive Resources Overlay Flood Hazard Overlay Height of Buildings and Structures Overlay Landslide Hazard and Steep Land Overlay Regional Infrastructure Overlay Scenic Amenity Overlay |
| Historic Land Use | Agriculture/Rural uses |
| Current Land Use | Nambour Waste Facility (an integrated waste management facility incorporating Nambour Landfill, Resource Recovery Centre, Material Recycling Facility and associated facilities including site offices, weigh bridge, landfill gas flare and interpretive education centre). |
| Road Frontages | Nambour Bli Bli Road Cooney Road |
| Significant Features and Topography | The southern part of the site is generally flat, grading upwards towards a heavily vegetated ridgeline on the northern parts of the site |
| Surrounding Land Uses | North – land to the north of the site is heavily vegetated and forms part of the Parklands State Forest; South – land to the south is used for a range of industrial and associated purposes including a BP fuel facility, plant/machinery hire business and towing businesses and associated offices and holding yards. Land on the opposite side of Nambour Bli Bli Road is used as a general hardstand area and storage yard, with the Nambour STP further to the south-west; East – land to the east accommodates a small number of residential dwellings on large heavily vegetated lots, with some industrial land uses including towing yards clustered on the Nambour Bli Bli Road frontage; West – land to the west includes the Holcim Quarry and an associated asphalt plant |

Current and Previous Approvals REC05/0061 – Subdivision for 19 industrial lots (southern parts of Lot 4 RP803104 and Lot 1 CG2584)

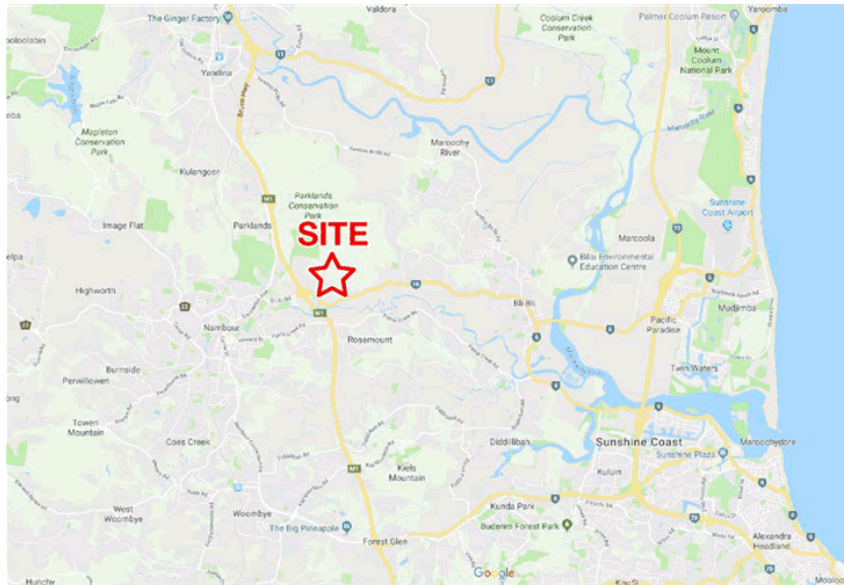


Figure 1 – Site Location



Figure 2 – Site Plan

4 Proposal Details

4.1 Application Particulars

Application Particulars

Development Type

- 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)
- 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)

Categories of Assessment Impact Assessment

It is important to note that the Preliminary Approval aspect of the application does not authorise this development to occur. The Preliminary Approval provides a planning framework for future development of the site, and future uses that are made assessable under the proposed Plan of Development must seek a further development approval from Council before they can establish and operate on the site.

4.2 Preliminary Approval

The development application seeks a preliminary approval mentioned in section 242 of SPA to vary the effect of the Planning Scheme to provide a development control framework for the approval of subsequent development applications. This form of preliminary approval over-rides the planning scheme and proposes alternative levels of assessment, specifies the applicability of overlays, and provides a new code to regulate future development of the site.

The proposal includes 'The Sunshine Coast Waste Precinct Plan of Development' (refer to **Appendix A**). The Plan of Development (PoD) functions as part of the preliminary approval which varies the effect of the Planning Scheme for the Sunshine Coast Waste Precinct Development Area by specifying:

- a) the types of development that may take place within the Sunshine Coast Waste Precinct Development Area;
- b) the levels of assessment for the approved development, which are to prevail over the levels of assessment for that development in the local planning instrument; and
- c) identifying the Sunshine Coast Waste Precinct Development Code for the approved development, which forms part of the common material against which subsequent development applications within the Plan of Development Area will be assessed against.

4.2.1 Uses sought under the Preliminary Approval

The Preliminary Approval seeks approval for the following uses in accordance with the submitted Plan of Development:

- Environment facility;
- Extractive industry;

- High impact industry;
- Medium impact industry;
- Shop;
- Transport Depot; and
- Utility installation.

4.2.2 **Time Limit**

As provided for under section 343 (3)(b) of the SPA, the application seeks a validity period of thirty (30) years from the date on which it is approved and takes effect.

4.2.3 **Proposed Variations to the Planning Scheme**

The proposed Sunshine Coast Waste Precinct Plan of Development seeks to vary specific aspects of the Planning Scheme, including:

- a) the tables of assessment in Section 5.5 (Level of assessment – material change of use) and Section 5.9 (Levels of assessment – local plans), limited to the defined uses identifies in Section 1.2 of the Plan of Development (refer to Section 4.2.1 above);
- b) the tables of assessment in Section 5.10 (Level of assessment – overlays), limited to specifying that:
 - i. the 'Height of buildings and structures overlay' does not apply to development within the Sunshine Coast Waste Precinct Development Area;
 - ii. the 'Biodiversity, waterways and wetlands overlay' only applies to development within the Waste Management Investigation Precinct shown on the Sunshine Coast Waste Precinct Preliminary Approval Map 1.
- c) the Nambour Local Plan Code by specifying it does not apply to development within the Sunshine Coast Waste Precinct Development Area;
- d) the Community Facilities Zone Code, High Impact Industry Zone Code and the Rural Zone Code by specifying the zone codes do not apply to development within the Sunshine Coast Waste Precinct Development Area;
- e) the Height of buildings and structures overlay code by specifying the overlay code does not apply to development within the Sunshine Coast Waste Precinct Development Area; and
- f) The Biodiversity, waterways and wetlands overlay code by specifying the code only applies to development within the Waste Management Investigation Precinct shown on the Sunshine Coast Waste Precinct Preliminary Approval Map 1.

4.2.4 **Proposed Levels of Assessment**

The proposed PoD seeks to override the levels of assessment for a range of uses to facilitate the delivery of the core waste management and associated industry and other uses over the life of the development. It is noted that the site is included in three zones under the current planning scheme.

Table 4 provides an overview of the proposed levels of assessment and the variation from the current level of assessment. The proposed levels of assessment reflect the terminology of the Planning Act 2016 to align with the current statutory framework and maintain consistency with the version of the planning scheme now in effect.

Table 4 – Proposed Levels of Assessment

| Defined Use | Community Facilities Zone | High Impact Industry Zone | Rural Zone | Proposed Sunshine Coast Waste Precinct Plan of Development |
|-------------------------------|--|---------------------------|-------------------|--|
| Environment facility | Exempt (if annotated on a Community facilities zone, located on Council owned or controlled land, and not for a renewable energy facility or utility installation (major utility) OR Annotated on a Community facilities zone and in an existing building) | Impact Assessment | Impact Assessment | Accepted |
| Extractive industry | Impact Assessment | Impact Assessment | Impact Assessment | Code Assessment |
| High impact industry | Impact Assessment | Code Assessment | Impact Assessment | Code Assessment |
| Medium impact industry | Impact Assessment | Code Assessment | Impact Assessment | Code Assessment |
| Shop | Impact Assessment | Impact Assessment | Impact Assessment | Accepted subject to requirements if for a Recycled and Recovered Goods Store Impact assessment if not otherwise specified |
| Transport depot | Impact Assessment | Code Assessment | Impact Assessment | Code Assessment |
| Utility installation | Code Assessment | Code Assessment | Impact Assessment | Code Assessment |

4.2.5 **Sunshine Coast Waste Precinct Development Code**

The proposal includes a new development code (The Sunshine Coast Waste Precinct Development Code) which is intended to replace and prevail over the following existing codes:

- the Nambour local plan code;
- the Community facilities zone code, High impact industry zone code and the Rural zone code;
- the Height of buildings and structures overlay code; and
- the Biodiversity, waterways and wetlands overlay code.

The new code is similar in format and structure to the current zone codes within the planning scheme, and includes a purpose statement, a series of fifteen (15) overall outcomes, and a table that identifies 'consistent' and 'potentially consistent' land uses. No Performance Outcomes or Acceptable Outcomes are provided as part of the new code. The overall outcomes of the Sunshine Coast Waste Precinct Development Code are a replication of certain overall outcomes from the relevant zone codes applying to the site. Certain variations to the standard overall

outcomes contained within the Planning Scheme have been made to reflect the specific development outcomes sought and the characteristics and conditions of the site.

The Overlay Codes (apart from the Biodiversity, waterways and wetlands overlay and the Height of buildings and structures overlay), Development Codes and Prescribed Other Development Codes of the Planning Scheme will continue to apply to development the subject of the Preliminary Approval.

4.3 Development Permit for Material Change of Use

This aspect of the development application seeks approval for a development permit for making a material change of use for utility installation (major utility - refuse disposal involving a landfill and ancillary activities), extractive industry (involving crushing, grinding, milling or screening) and an undefined use (landfill gas power generation plant).

Any use or aspect of a use that is not approved as part of the Material Change of Use (Development Permit) aspect of the application will potentially require further approvals under the Preliminary Approval.

It is noted that the existing lawful landfill, material recycling facility, resource recovery facility and other ancillary onsite activities are intended to continue operating on the site.

4.3.1 Major Utility (refuse involving a landfill and ancillary activities)

The development of the Major Utility involves three elements as described below (refer to **Appendix B**):

4.3.1.1 Landfill Construction and Development

This element will involve construction of the landfill cell base, batters and intermediate landforms. Development of the Nambour Landfill Expansion will take place in five stages, which will occur progressively from north to south across the site. The overall development will comprise the following key activities and features:

- Bulk excavation within the site, predominantly the northern portion, will be undertaken to accommodate the overall landfill development layout and maximise airspace capacity.
- Localised excavation and filling within the flatter central and southern portions of the site will be undertaken to achieve the landfill base profile.
- Engineered lining of the base and sidewalls of the landfill will be constructed using a combination of low permeability soil materials and geosynthetics, providing a barrier to minimise the outward migration of contaminants in solution (leachate) and in landfill gas (LFG).
- Landfill batters will be shaped and contoured to form intermediate and final landforms, which will be capped using either low permeability soils or geosynthetics, with subsoils and topsoil materials placed for revegetation purposes.
- Management of stormwater for each development stage and the final landform will occur through construction of clean water diversion drains, site stormwater drains and bunds, sedimentation ponds and other required erosion and sediment control measures.

4.3.1.2 Waste Placement

Landfill operating practices including waste placement processes will be consistent with those currently employed at the existing Nambour Landfill where waste is driven to the disposal face in the collection vehicles, offloaded and spread with dozers and then compacted with landfill compactors.

The size of the operating face will be appropriate to the volume of waste received to accommodate the timely tipping of trucks with safe operating distances maintained (expected 30m face width).

Annual waste volumes are predicted to increase based on population growth estimates, rising from some 90,000 tonnes per annum when the existing Nambour Landfill reaches capacity, to around 225,000 tonnes per annum when the Pierce Avenue (Caloundra) Landfill is closed around 2035 with this waste diverted to the Nambour Landfill Expansion.

An ultimate waste acceptance rate of more than 300,000 tonnes per annum towards the end of the development life is expected.

4.3.1.3 **Landfill Infrastructure and Associated Ancillary Activities**

The key landfill infrastructure of the Nambour Landfill Expansion will be developed to be consistent with the management systems utilised within the existing landfill and where appropriate will employ or be connected to these existing systems. An overview of the landfill management approach is provided as follows:

- Landfill Gas (LFG) Management System – An active LFG collection system will be established progressively as each landfill stage develops. LFG will be treated initially by piping to the existing Nambour Landfill flaring system. Future LFG management will occur through operation of a proposed power generation system that will service the total landfill development;
- Leachate Management System – As per existing Nambour Landfill leachate management practices, leachate will be collected within each stage of the landfill, transferred by submerged pumps to a perimeter leachate collection line. The leachate will be accumulated and transferred to the existing Nambour Landfill leachate disposal system. This system comprises storage within holding tanks prior to discharge to sewer with or without undergoing pre-treatment. Leachate collection within each development stage will be such that the quantity of residual leachate remaining within the waste mass is minimised.
- Stormwater Management – Stormwater generated during the landfill operating period will be captured within dedicated drainage channels and either diverted as clean water for discharge to the local unnamed creek line to the south of the site, or directed as site stormwater to a stormwater control pond for treatment prior to offsite discharge. The existing Nambour Landfill HES (high efficiency sediment) Basin would continue to be used for as long as possible, until it is required to be decommissioned to accommodate the expansion.

The following ancillary activities will also be undertaken on the site:

- Office for site operations and administrative support;
- Storage and stockpiling of materials and articles; and
- Repairs and maintenance to vehicles and equipment.

4.3.2 **Extractive Industry**

The proposed extractive industry activity directly correlates to the site preparatory works necessary to achieve the proposed landfill base profile.

These works would typically include drill and blast techniques, with spoil removed by excavator and truck. A total fill quantity in excess of 400,000m³ is anticipated to be extracted.

Processing of excavated material via crushing and screening may be required prior to stockpiling or offsite removal, which would be undertaken within the excavation area using mobile crushing and screening plant.

This material will be stockpiled in the southern portion of the site for future use either as construction fill and daily cover within the development, or as fill/aggregate product for removal and use offsite in other developments.

4.3.3 **Undefined Use (Landfill Gas Power Generation Plant)**

The landfill gas power generation plant is to be co-located with the proposed leachate plant and is to be located on Lot 1 on RP202997 (refer to **Appendix B**). The definition of the use as an 'Undefined use' is due to the dual and contingent nature of the proposed plant: the proposed facility is used to manage and destroy a noxious by-product (landfill gas) of the primary landfill use of the site as much as it is to produce electricity, and the proposed facility cannot operate without the ongoing functioning of the primary landfill use.

An active landfill gas collection system will be established progressively as each landfill stage develops.

Initially, landfill gas will be disposed of by piping to the existing Nambour Landfill flaring system. Future landfill gas management will occur through operation of a proposed landfill gas power generation plant. Once fully constructed and operational, the landfill gas power generation plant will service the total landfill development.

It is likely that the operation and management of the landfill gas power generation plant will be undertaken by an external party, with the power generated at the site being supplied back to the electricity network.

4.4 **Environmentally Relevant Activities**

Land uses that have potentially significant impacts on the environment or surrounding land uses are identified as Environmentally Relevant Activities (ERAs) under the *Environmental Protection Regulation 2008*. The proposed development includes a number of land uses that have potentially significant offsite impacts and includes the following prescribed ERAs:

- ERA 60 (1d) – Waste Disposal for operating a facility for disposing of, in a year, more than 200,000 tonnes of waste (regulated waste and any combination of general waste, limited regulated waste);
- ERA16 (2b) – Extracting, other than by dredging, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material;
- ERA16 (3b) – Screening, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes of material; and
- ERA 33 – Crushing, grinding, milling or screening more than 5000 tonnes of material in a year (existing approval to be retained and expanded to Lot 4 on RP803104).

These ERAs are concurrence ERAs, meaning that the application is referred for concurrence assessment by the State. On approval, the concurrence agency will issue an Environmental Authority for the ERA. It is noted that the aspects of the proposed development that are an ERA cannot operate without a valid EA.

5 Assessment

5.1 Introduction

The application was lodged on 30 June 2017, prior to the commencement of the now current *Planning Act 2016*.

On this basis, the application is to be assessed and decided in accordance with the statutory planning framework that was in force at the time of the application, which includes the following:

- *Sustainable Planning Act 2009*;
- *Sustainable Planning Regulation 2009*;
- State Planning Regulatory Provisions;
- State Planning Policy (April 2016);
- Southeast Queensland Regional Plan 2009-2031;
- Sunshine Coast Planning Scheme 2014 (version 8 dated 27 February 2017).

5.2 Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* (the SPA) is the applicable statutory instrument for the State of Queensland under which, amongst other matters, provides the framework under which development applications were previously assessed by local governments.

5.3 State Planning Regulatory Provisions

State Planning Regulatory Provisions (SPRPs) are State planning instruments that regulate specific aspects of development. SPRPs can apply to all or part of the State and can be used to provide regulatory support or respond to specific environmental, cultural, economic or social matters. They provide a single overarching planning instrument that can be applied in a range of circumstances, with the ability to regulate and prohibit development.

The only SPRP that is applicable to the assessment of the application are the 'Southeast Queensland Regional Plan 2009-2031 Regulatory Provisions' (SEQRPSRP), in relation to the proposal to establish an urban activity within the Regional Landscape and Rural Production Area. The SEQRPSRP provides assessment criteria against which the proposal will be assessed by the relevant referral agency. Although the assessment of the application against the relevant criteria of the SEQRPSRP is not within the jurisdiction of Council, further discussion on the matter is provided in Section 5.6 of this report.

5.4 State Planning Policy

The State Planning Policy (SPP), which commenced on 1 July 2014, contains 16 state interests that are intended to protect and enhance Queensland's continued development. It is a key component of the State's land use planning system that enables responsible development whilst seeking to guide development to create a liveable, sustainable and prosperous Queensland.

In relation to development assessment, the SPP applies only to the extent that the SPP has not been identified in the planning scheme as being appropriately integrated and reflected.

The Sunshine Coast Planning Scheme is identified in Part 2 as appropriately integrating all aspects of the SPP, however the SPP was amended in April 2016 and the planning scheme does not technically reflect this version of the SPP. However, the amendments to the April 2016 SPP do not involve any aspect of development applicable to the proposed development, and as such no further assessment of the proposed development against the SPP is required.

5.5 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) are a statutory instrument made under the *Sustainable Planning Act 2009* (SPA) and set out the matters of interest to the state for development assessment.

The SDAP is not applied by local government in the assessment of development applications, and the assessment of an application against the relevant SDAP codes is the jurisdiction of the relevant referral agency.

The SDAP Codes relevant to the assessment of the current application are:

- Module 1: Community Amenity.
 - 1.1 Managing noise and vibration impacts from transport corridors state code.
 - Managing air and lighting impacts from transport corridors state code.
- Module 4: Environmentally Relevant Activities.
 - 4.1 Concurrence environmentally relevant activities state code.
- Module 8: Native Vegetation Clearing.
 - 8.1 Queensland Vegetation Management State Code.
- Module 17: Public passenger transport.
 - 17.1 Public passenger transport state code.
- Module 18: State transport infrastructure protection.
 - 18.1 Filling, excavation and structures state code.
 - 18.2 Stormwater and drainage impacts on state transport infrastructure state code.
- Module 19: State transport network functionality.
 - 19.1 Access to state-controlled roads state code.
 - 19.2 Transport infrastructure and network design state code.

5.6 South East Queensland Regional Plan 2009-2031

The Southeast Queensland Regional Plan 2009-2031 (SEQRP) is the pre-eminent plan for the region and provides the broader land use framework to manage regional growth and change.

The SEQRP includes land within various land use categories to provide for the regional settlement pattern. The site is identified as primarily within the Urban Footprint land use category which is intended to accommodate urban land uses, however two small portions of Lot 1 CG2584 are included within the Regional Landscape and Rural Production Area (RLRPA)(refer to **Figure 3**).

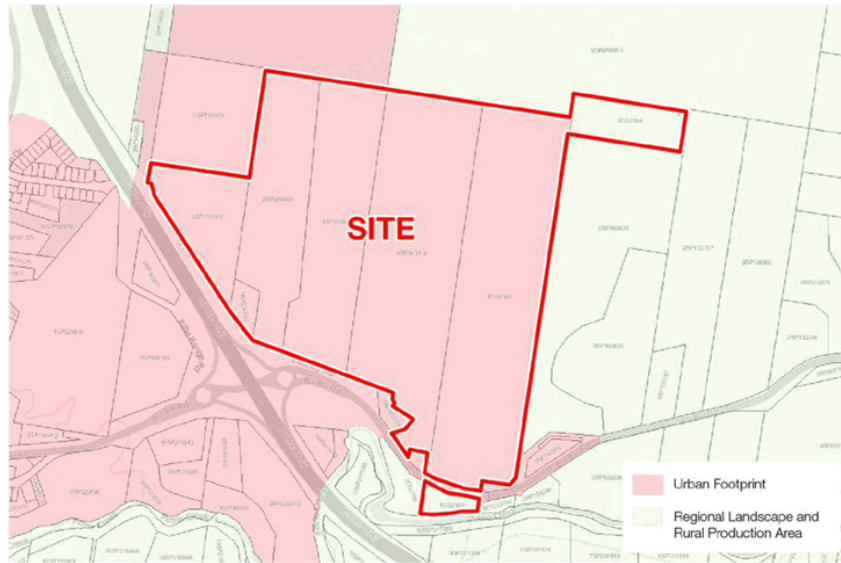


Figure 3 – SEQRP land use category mapping

As noted in Section 5.3 of this report, a proposal to establish an urban land use (such as a landfill and associated industrial land uses) within the RLRPA requires assessment against the SEQRPSRP. While the application has been referred for assessment to DSDMIP as the relevant assessment agency for this matter, the following considerations are noted:

- The land within the RLRPA forms part of the broader Lot 1 CG2584. The part of the lot to the south that is within the RLRPA is severed from the major part of the lot by Nambour Bli Bli Road, and the part of the lot to the north-east that is within the RLRPA is due to the historical shape of the lot;
- No part of the actual land uses proposed as part of the application for a development permit are intended to locate within the RLRPA;
- Although the southern part of the lot within the RLRPA is included within the proposed Sunshine Coast Waste Precinct Development Area, the extent of future land uses in this area will likely be limited due to flooding and amenity and character constraints;
- The southern part of the lot within the RLRPA is small in area and located on a major road corridor and is unlikely to be used for rural production purposes;
- The southern part of the lot within the RLRPA does not contribute to the scenic amenity of the locality and is a small pocket of land in a fragmented semi-industrial locality;
- The north-eastern part of the lot within the RLRPA is not included in the proposed Sunshine Coast Waste Precinct Development Area (which is identified as that part of the site that will be used for landfill or associated purposes), and as such will be retained in its current vegetated state and maintain the vegetated character of the ridgeline; and
- The proposed range of landfill and resource recovery uses consolidate an existing facility, and are an efficient use of land for a necessary piece of community infrastructure.

It is noted that although the southern part of Lot 1 CG2584 is included within the Waste Precinct Use Area (refer to **Figure 4**), the application states that:

“The part of the site located within the Regional Landscape and Rural Production Land Use category has been largely cleared of vegetation as a result of historic land uses. It is acknowledged the site will contain certain ecological values due to it adjoining Petrie Creek.

Importantly, future development will be subject to assessment against the Biodiversity, Waterways and Wetlands Overlay Code of the Planning Scheme, as specified in the Sunshine Coast Waste Precinct Plan of Development"



Figure 4 – Southern part of Lot 1 CG2584 is included within the Waste precinct use area (extract from proposed Sunshine Coast Waste Precinct Preliminary Approval)

This is not the case, as the preliminary approval seeks to remove the applicability of the Biodiversity, waterways and wetlands overlay from all land included within the Waste Precinct Use Area. It is recommended that the inclusion of the southern part of Lot 1 CG2584 (the severed part to the south of Nambour Bli Bli Road) within the Waste Management Investigation Precinct is more appropriate and will allow for greater scrutiny of future applications within this part of the site. Through negotiation with the applicant the proposed Plan of Development has been amended to include the severed part of Lot 1 CG2584 into the Waste Management Investigation Precinct.

On this basis, and subject to inclusion of the southern part of Lot 1 CG2584 within the Waste Management Investigation Precinct of the Plan of Development to allow for greater scrutiny of future applications within this part of the lot, it is considered that the proposed development is generally consistent with the principles and outcomes envisaged by the SEQRP for urban development within the RLRPA.

5.7 Sunshine Coast Planning Scheme 2014

The Sunshine Coast Planning Scheme 2014 (Version 8 dated 27 February 2017) is the relevant planning scheme for the assessment of the application. As an Impact Assessable development application, the application is to be assessed against the whole of the planning scheme to the extent relevant.

5.7.1 Strategic Framework

The strategic framework is divided into eight (8) separate themes relating to the following aspects:

- Settlement Pattern;
- Economic development;
- Transport;
- Infrastructure and services;
- Natural Environment;

- Community Identity, Character and Social Inclusion;
- Natural Resources;
- Natural Hazards.

The following sections provide an assessment of the proposed development against the relevant parts of the strategic framework.

5.7.1.1 Settlement Pattern

The settlement pattern theme relates to the general arrangement and location of land uses throughout the region. The site is primarily identified as being partially within an 'Urban Area' and partially within an 'Industry and Enterprise Area', however a small area of Lot 1 CG2584 is included within the Rural Enterprise and Landscape Area and is located outside the Urban Growth Management Boundary.

Relevant Strategic Outcomes and Specific Outcomes relating to the Settlement Pattern theme are extracted below:

Strategic outcomes

- (b) *Growth is contained within defined local growth management boundaries that apply and refine the land use categories in the SEQ Regional Plan. These local growth management boundaries reflect the outcomes of detailed local investigations.*
- (c) *Urban development and rural residential development is contained within local growth management boundaries so as to protect biophysical and landscape values and natural resources, avoid natural hazards, maintain the individuality of communities and provide for the efficient delivery of infrastructure and services.*

Specific outcomes – 3.3.3 Element 2 Growth management boundaries and land use

- (b) *Urban development is limited to land within the urban growth management boundary identified conceptually on Strategic Framework Map SFM 1 (Land use elements) and in further detail on the zoning maps.*
- (d) *The physical extent of urban development and rural residential development is contained within defined local growth management boundaries so as to:-*
 - (i) *protect biophysical values including those within habitat areas, ecological linkages and natural waterways, wetlands and water bodies;*
 - (ii) *protect natural resources including agricultural land class A and class B1, strategic cropping land and potential strategic cropping land, rural land in general and extractive resources;*
 - (iii) *avoid natural hazards, including an allowance for the predicted impacts of climate change that may worsen these hazards;*
 - (iv) *maintain the largest possible area of land for rural, landscape and environmental protection purposes into the future;*
 - (v) *protect the discrete identities of individual places and communities; and*
 - (vi) *maximise opportunities for the efficient delivery of infrastructure and services.*

While the general intent of the settlement pattern theme is to contain urban development within the defined local growth management boundary, the proposed development is not considered to interfere with the achievement of a compact and consolidated settlement pattern for the following reasons:

- The proposed development is not typical urban development in that it will not introduce housing or other forms of development into a non-urban area;

- Notwithstanding the land categorisation under the planning scheme, the surrounding locality is characterised as being peri-urban in nature, comprising of a mix of medium to heavy industrial and service industry uses within a fragmented landscape;
- The proposed development is predominantly located within the growth management boundary, with only the severed southern part of Lot 1 CG2584 and the north-eastern part of Lot 1 CG2584 being located outside the boundary;
- The use of the southern part of Lot 1 CG2584 (that is outside the urban growth boundary) for small scale urban purposes would not introduce an incompatible land use into the locality;
- The use is a logical extension of an existing urban type land use (landfill and associated land uses);
- The principle of retaining urban land uses within the growth management boundaries is to protect biophysical values, protect natural resources, avoid natural hazards, and protect the identity of individual places. The proposed development includes management plans and design parameters to protect biophysical values, does not alienate rural or other natural resources, avoids natural hazards, and is compatible with the fragmented semi-industrial character of the surrounding locality.

On this basis, the proposed development is considered to comply with the Settlement Pattern theme.

5.7.1.2 **Economic Development**

The site is identified on Strategic Framework Map 2 as being part of the Nambour East Industrial Area, and contains land identified as being for 'Regional Industry and Enterprise' and 'Other Industry and Enterprise'.

Relevant Strategic Outcomes and Specific Outcomes relating to the Economic Development theme are extracted below:

Strategic Outcomes

(s) *The Sunshine Coast's industry and enterprise areas provide opportunities for high value industry and related enterprise which contribute to the strength and diversity of the economy and improved employment opportunities. Industry and enterprise areas are well-designed and accessible to major transport routes to attract niche business and industry investment and are appropriately serviced and connected to contemporary, business grade telecommunications infrastructure as well as being connected to other centres, employment areas and communities. Industry and enterprise areas are protected from encroachment by sensitive land uses.*

(t) *Rural lands are protected and support a range of innovative and sustainable agribusinesses which contribute to the Sunshine Coast economy including niche food and beverage product and value adding production in a clean environment. Agricultural land class A and class B6, strategic cropping land (SCL), potential SCL and fisheries habitat areas are maintained to support and encourage local food production and supply growing markets external to the region. Sustainable farming practices and rural industries which supply the local population and have potential to provide education and tourism opportunities are encouraged.*

Specific Outcomes – Element 4 Industry and enterprise areas

(c) *Industry and enterprise areas provide for a scale and nature of industrial use that is compatible with its regional, sub-regional or local classification and the industry zone type.*

(d) *Development in an industry and enterprise area protects legitimate industry activity from unwarranted intrusion by non-industrial or less intensive industrial development and ensures that non-industrial uses are limited to those uses that are compatible with and provide a desirable support activity to industrial uses.*

(e) Industry and enterprise areas are protected from intrusion by incompatible land uses.

The proposed development is considered to contribute to the achievement of the strategic outcomes and specific outcomes on the following basis:

- The proposed landfill and associated industrial development is compatible with existing and future industrial development both on the site and the surrounding locality;
- The site has good access to major transport routes and is separated from incompatible development due to the historical nature of industrial and noxious land uses on the site that have driven land use decisions in the surrounding locality;
- The parts of the site that are located in the rural zone are small and fragmented and are not viable for rural production purposes; and
- Associated industrial land uses are intended to be compatible and complementary to the primary waste management use on the site, providing for a consolidated waste management precinct that will assist in employment creation.

5.7.1.3 Infrastructure and Services

The site is identified as being a 'Resource Recovery and Waste Management Facility' on Strategic Framework Map 4.

Relevant Strategic Outcomes and Specific Outcomes relating to the Infrastructure and Services theme are extracted below:

Strategic Outcomes

- (a) In 2031, coordinated, timely and efficient infrastructure and services are provided to communities and places on the Sunshine Coast to meet the long-term needs of the community, support growth, maintain a quality lifestyle and facilitate regional economic development.*
- (b) Infrastructure and services are designed to maximise the capacity and flexibility of existing and proposed networks, ensure the efficient use of natural resources and avoid or minimise adverse environmental and community impacts.*
- (d) Major infrastructure corridors, sites and other elements that service the Sunshine Coast and other parts of metropolitan South East Queensland are protected and designed for co-location of services where possible.*
- (i) The Sunshine Coast has reduced its waste and maximised recycling, reuse and energy recovery to minimise the need for the disposal of waste to landfill.*

Specific Outcomes – Element 1 Coordinated and sustainable infrastructure

- (d) Infrastructure is designed with sufficient capacity and flexibility to accommodate future needs and maximise infrastructure delivery options.*
- (e) Infrastructure is designed to respond to the needs, scale, character and identity of local communities including coastal urban, rural town and village, rural residential and rural communities.*
- (g) Infrastructure is located, designed, constructed and operated to maintain public health and safety.*
- (h) Infrastructure is located, designed, constructed and operated to avoid as far as practicable, or where avoidance is not practicable, minimise and mitigate, adverse environmental impacts.*
- (i) Infrastructure is located and designed to protect the landscape amenity of the Sunshine Coast and make a positive contribution to the landscape character, identity and sense of place of the locality.*

Specific Outcomes – Element 2 Protection of infrastructure corridors and sites

- (a) Existing and planned major infrastructure corridors, sites and other elements, including those identified conceptually on Strategic Framework Map SFM 4 (Infrastructure elements), are secured and protected to support the long-term infrastructure needs of the Sunshine Coast community.
- (b) Major infrastructure corridors, sites and other elements are managed in a manner that meets the needs of the community and avoids or minimises environmental and amenity impacts as far as practicable.

Specific Outcomes – Element 7 Waste management and recycling infrastructure

- (a) Waste management and recycling infrastructure and practices meet the needs of the community and avoid, or where avoidance is not practicable, otherwise minimise and mitigate, environmental impacts.
- (e) To protect the function and long term expansion opportunities of landfill and waste transfer station facilities, appropriate separation distances and buffers are provided and maintained to avoid encroachment by incompatible land uses and development.

The proposed development is considered to contribute to the achievement of the strategic outcomes and specific outcomes on the following basis:

- The site is specifically identified as being for major waste management infrastructure;
- The proposed landfill expansion is required to meet the waste management needs of the community into the future, with the Nambour facility being the only landfill available within the region on the closure of the Caloundra (Pierce Avenue) site in approximately 2023;
- A range of studies into potential alternative landfill sites have been undertaken with the expansion of the Nambour landfill site being the preferred option to meet the region's waste management needs into the future;
- The site currently operates as a landfill and waste management facility and includes significant on-site infrastructure to manage environmental impacts including leachate capture and treatment and landfill gas capture and management. The extension of the site builds upon the current environmental management infrastructure and assists in protecting environmental values and local amenity;
- The site is well buffered from sensitive land uses, and incorporates mitigation and minimisation strategies and devices that protect as far as practicable the current amenity of the site and surrounding land uses;
- The proposed development maintains the ability of Council to manage waste within the region and minimise cost (in terms of monetary cost and environmental costs) incurred in transporting waste to available landfill sites in other regions;
- On-site resource recovery and recycling facilities will assist in reducing landfill and provide opportunity for allied resource management uses and industries to co-locate within a waste management facility.

5.7.1.4 Natural Environment

While the site is currently used for the operations of the Nambour landfill, the northern and eastern parts of the site remain vegetated and are identified as being core habitat areas, with the vegetated areas located along the Cooney Road frontage of the site identified as being Natural wetlands on Strategic Framework 5

Relevant Strategic Outcomes and Specific Outcomes relating to the Natural Environment theme are extracted below:

Strategic Outcomes

- (c) A diverse array of ecosystem types is protected across the Sunshine Coast from coastal wallum to dry and wet eucalypt forest and sub-tropical rainforests. These ecosystems provide habitat for nationally and internationally recognised flora and fauna species.
- (d) Koala habitat and connectivity is maintained and improved thereby contributing to the long term stabilisation and recovery of Koala populations on the Sunshine Coast and in South East Queensland more generally.

Specific Outcomes – Element 1 Natural habitats and biodiversity

- (a) Development is located, designed, constructed and operated to avoid, as far as practicable, or where avoidance is not practicable, minimise and mitigate, adverse impacts on the ecologically important areas identified conceptually on Strategic Framework Map SFM 5 (Natural environment elements) which include remnant and regrowth native vegetation, riparian areas and natural waterways, wetlands and waterbodies.
- (b) Habitat for endangered, vulnerable, rare and other regionally and locally significant flora and fauna species is protected and enhanced with mitigation measures for species recovery implemented.
- (c) Ecologically important areas are not disturbed or diminished by development except where:-
- (i) on the balance of social, economic and environmental considerations, it is demonstrated that the development is in the interests of the community; and
 - (ii) any adverse impacts incurred are compensated by the provision of a biodiversity offset that results in a net gain and enhancement to the overall habitat values of the Sunshine Coast.
- (d) Ecological buffers, fauna fencing, supplementary planting to prevent edge effects and other measures as appropriate are provided to mitigate adverse impacts from development on land adjacent to an ecologically important area.

Specific Outcomes – Element 2 Koalas and Koala Habitat

- (a) Development avoids as far as practicable or where avoidance is not practicable otherwise minimises adverse impacts on koala habitat.
- (b) Connectivity between areas of koala habitat is retained and improved.

Specific Outcomes – Element 3 – Waterways, wetlands and natural water catchments

- (a) Natural waterways and wetlands are maintained predominantly in their natural state with development providing for rehabilitation and enhancement to improve their ecological functioning and water quality.
- (d) The quality of ground and surface water is protected and enhanced in a manner that ensures its long-term environmental values and sustainability.

Specific Outcomes – Element 5 Air and acoustic environment

- (a) The quality of air and acoustic environments is maintained at a high level to protect the health and wellbeing of the community and the natural environment.
- (b) Activities that are likely to generate noise or air emissions are appropriately separated from the natural environment and sensitive receiving environments to avoid unacceptable environmental and amenity impacts.
- (c) Development is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on the natural environment and sensitive receiving environments.

Having regard to the proposed development and the application material, the proposed development is considered to contribute to the achievement of the relevant strategic outcomes and specific outcomes on the following basis:

- The proposed development is a necessary piece of infrastructure that is on balance in the interests of the community. A multi-criteria analysis prepared as part of the Community Needs Assessment lodged as part of the application concludes that the social and economic benefits of the proposal outweigh the potential negative environmental impacts;
- Environmental impacts are proposed to be managed through a range of mitigation and management actions including a leachate management plan, stormwater management plans, sediment and erosion control plans, blast management plans, and site based management plans that will minimise environmental impacts to the greatest degree practicable;
- Vegetation clearing for the proposed leachate management plant on Lot 1 RP202997 and Lot 2 RP208600 will be minimised to maintain the wetland environs and habitat for the tusked frog, with site lighting to be managed to minimise light intrusion;
- Koala surveys undertaken as part of the site investigations did not record any recent koala habitation on the northern part of the subject site. Vegetation clearing on the northern part of the subject site is proposed to be limited to the footprint of the landfill void, and will maintain a buffer of approximately 75m to the broader regional corridor of koala habitat that extends across the northern part of the site through the Parklands State Forrest and conservation parks. Any future vegetation clearing within the Waste Precinct Investigation Area on the eastern part of the site (Lot 1 CG2584) will be subject to further application and approvals at a later date;
- Vegetation offsets are proposed to mitigate any residual impacts from vegetation clearing on the site;
- Potential noise impacts are predicted to be limited due to the location of the site. Potential noise impacts will be managed through construction of landforms (earthen berms etc) around operating equipment, minimising of blasting on site, use of silencing equipment on machinery, and management of site operations to limit noise generation as far as practicable in more exposed areas. An Operational Noise and Vibration Management Plan will be conditioned to manage noise and vibration emissions from the site;
- Air pollution and contamination impacts on the surrounding environment were predicted using air dispersion modelling, which predicts that air quality impacts are limited and odour and particulate impacts at nearby sensitive receptors are below required health and amenity criteria. Mitigation strategies are recommended including covering of waste with daily cover, coverage of incoming waste trucks, minimise active tipping face, ensure burial of highly odorous waste, and planting of landscape buffering to minimise dispersal of odours and particulates.

5.7.1.5 **Community Identity, Character and Social Inclusion**

Due to the location, nature and scale of the proposed development, there is the potential for the site to have impacts on the character and amenity of the locality. The site is identified as being within a High Value Scenic Amenity Area on Strategic Framework Map 6.

Relevant Strategic Outcomes and Specific Outcomes relating to the Community Identity, Character and Social Inclusion theme are extracted below:

Specific Outcomes – Element 1 Landscape elements and features

(a) *The landscape elements identified conceptually on Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements) which include regional and sub-regional inter-urban breaks, high value scenic areas, regional gateways and scenic routes are protected and enhanced.*

(d) *Scenic routes are protected and enhanced as major transport routes providing a high level of scenic and visual amenity to travellers.*

Having regard to the proposed development and the application material, the proposed development is considered to contribute to the achievement of the relevant strategic outcomes and specific outcomes on the following basis:

- The site is currently used for a landfill purpose, and is located within a semi-industrial area that includes active quarry uses and other industrial land uses that contribute to the fragmented urban character for the locality. In this regard, the site and the locality is not a pristine natural environment and disturbance will not be as apparent;
- The vegetated ridgeline to the north of the site is the most prominent feature of the site and the locality. No disturbance to this area is proposed and as such the broad landscape character and high value scenic amenity of this feature will be maintained;
- Significant buffer landscaping will be planted to the northern and eastern boundaries of the site. The landscape will incorporate locally endemic fast growing species that will reach a mature height of approximately 30m within 30 years, providing a buffer to the scenic route (Bruce Highway and Nambour Bli Bli Road) and assisting in screening the development from surrounding vantage points;
- The finished landforms will be shaped to form natural rounded hillocks and will be grassed to visually recess into the surrounding ridgeline; and
- Views from the scenic routes (Bruce Highway and Nambour Bli Bli Road) include the fragmented industrial area in the foreground, with more natural landscapes in distant views. The continued use of the site for landfill and associated industrial purposes will not significantly alter the current character of the locality, and proposed landscaping and landform shaping will alleviate visual intrusion over time.

5.7.1.6 **Natural Resources**

The subject site is not mapped as containing extractive resources of either local or regional significance on Strategic Framework Map 7, or as being a Key Resource Area (KRA). Specific outcome (c) of Element 5 - Extractive resources relevantly states the following:

(c) A new extractive industry is located only:-

- (i) on land identified as a key resource area;*
- (ii) on land identified as a locally significant extractive resource area; or*
- (iii) on other land where it has been demonstrated that the extractive industry will fulfil a demonstrated need for the resource in development projects in the region.*

The strategic framework generally intends to limit extractive industry uses to identified regionally or locally significant resources, to limit the environmental and amenity impacts of these potentially high impact uses on surrounding land uses. However, the strategic framework does envisage that in some circumstances, the winning of an extractive resource may be appropriate where the extractive industry will contribute to a demonstrated need in specific development projects.

In this instance, the inclusion of a defined 'Extractive industry' use within the application is technical, in that to create the landfill void a large amount of material will need to be removed (approximately 400,000m³). While much of the removed material will be used within the landfill site for ongoing construction works (roads, walls, earthen berms etc) and operational needs (such as landform capping), there is opportunity for some of the material to be used for third party projects off site. The intention to potentially utilise some of the extracted material for offsite uses is to provide maximum flexibility in terms of stockpiling and managing the extracted material to meet ongoing operational needs of the landfill.

It is only due to the extracted material potentially being sold and/or used offsite that has resulted in the use being technically considered as an 'Extractive industry'.

While not an identified resource, and not strictly required to fulfil the needs of development projects, it is considered that the proposed extractive industry component of the proposal is appropriate in light of the following considerations:

The identification of the use as an extractive industry is due to a technical consideration of potential future use of the extracted materials, and the use is not intended to operate as a typical extractive industry operation;

- The won materials will be used to facilitate the ongoing construction and operation of the landfill use, with the assumed material consumption of the landfill over the life of the facility exceeding the amount of materials extracted. This means that all materials extracted could potentially be used only to contribute to the construction and operation of the landfill, and no third party offsite use of the materials is required;
- The use of the extracted materials for off-site uses is an efficient and beneficial use of an otherwise underutilised resource; and
- The use of the site as an extractive industry (including on-site crushing and milling) is compatible with the surrounding landfill and associated industrial land uses. The co-location also maximises the benefit of site separation, buffering, and other mitigation and environmental protection measures that are built into the site and provide an appropriate framework to manage amenity and environmental impacts on surrounding land uses.

5.7.2 Nambour Local Plan

The subject site is located predominantly within the Nambour Local Plan Area, with the southern and north-eastern parts of Lot 1 CG2584 located outside the local plan area. More specifically, the site is identified as accommodating the Nambour Landfill and Resource Recovery Centre.

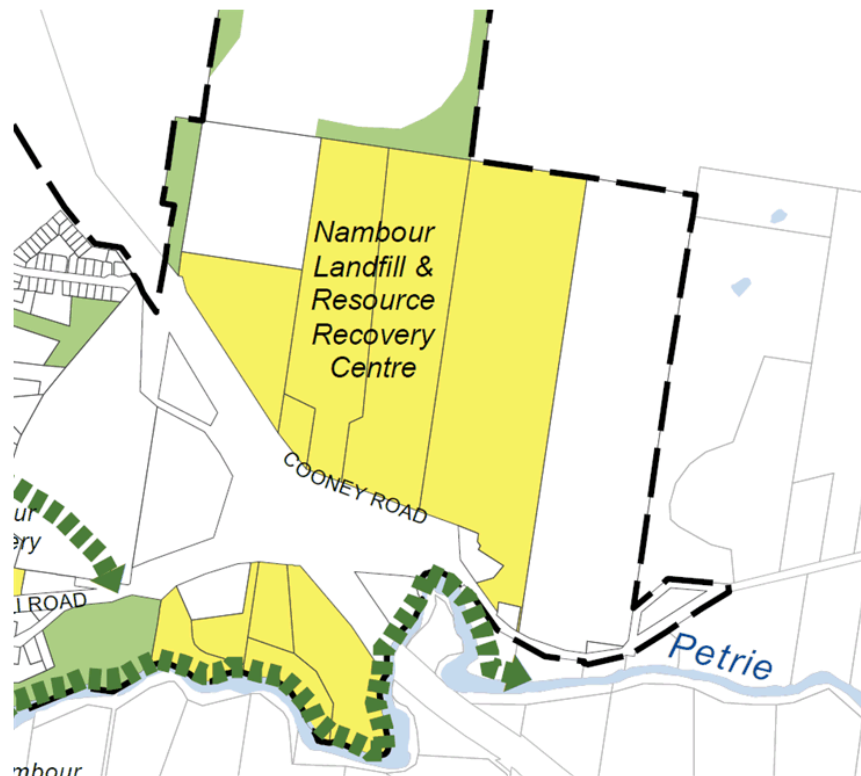


Figure 5 – Nambour Local Plan Extract (Sunshine Coast Planning Scheme)

The Nambour Local Plan Code is intended to provide for the finer grained planning of the Nambour Local Plan area, and includes provisions relating to desired land uses and intensity as well as design outcomes for specified precincts.

It is noted that while the purpose, overall outcomes and performance outcomes of the Nambour local plan area are primarily related to development within the urban precincts of the local plan area, the proposed development is taken to comply with the relevant aspects of the local plan code and in particular:

- The site is identified specifically as being for the Nambour Landfill and Resource Recovery Centre. At the time of preparation of the local plan mapping, the additional land to the east of the site had not been acquired by Council and as such the local plan map does not reflect the extent of current Council landholdings;
- The land to the east of the identified Nambour Landfill and Resource Recovery Centre is not identified on the local plan map as being for any particular land use. The inclusion of the site within the broader Sunshine Coast Waste Precinct is a logical extension of a necessary community infrastructure item, consolidates high impact and noxious industries within a defined area, and does not encroach on any sensitive land uses within the local plan area;
- Although extrinsic material, Section 7.2.22.2 (Context and siting) for the Nambour Local Plan Code specifically identifies the north-eastern corner of the local plan area as accommodating industrial uses and development, including municipal services such as the landfill and the waste water treatment plant. This further reinforces the intent for this part of the local plan area to accommodate the range of land uses proposed;

- The proposed development will maintain the vegetated ridgeline to the north of the site, and will not interfere with the riparian vegetation along Petrie Creek;
- The proposed development will not interfere with the ongoing use of Petrie Creek as an ecological linkage into and through the local plan area; and
- The proposed development will not compromise the provision of the North Coast Rail Line duplication.

5.7.3 Community Facilities Zone Code

The site is located predominantly within the Community Facilities Zone Code, with five (5) of the six (6) lots being included in the Community Facilities Zone (Annotation 21 – Utility installation – Major Utility – Refuse).

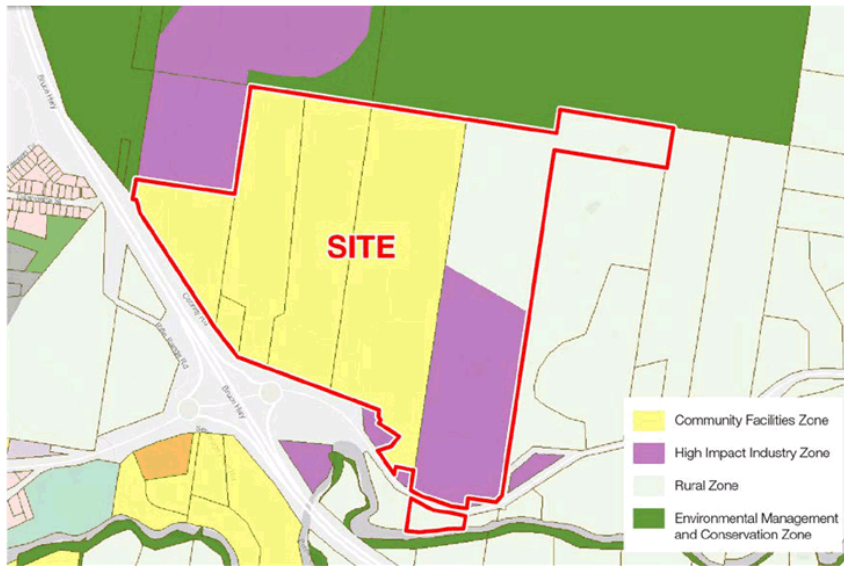


Figure 6 – Zone Map Extract (Sunshine Coast Planning Scheme)

The purpose of the zone is as follows:

- (a) *provide for a range of community activities and other activities at varying degrees of scale and intensity which meet the social, educational, spiritual, cultural, creative, health or infrastructure related needs of the Sunshine Coast's existing and future communities; and*
- (b) *provide for the effective operation of, and public accessibility to, community related activities.*

Further, the overall outcomes for the zone provide that:

- (b) *a limited range of allied and compatible uses are provided to fulfil ancillary functions required for community facilities to function effectively;*

Having regard to the specific annotation for the part of the site within the Community facilities zone, the site is intended to accommodate major refuse facilities as well as ancillary uses that support the landfill operations. On this basis, it is considered that the proposed development (both the landfill and the range of supporting uses envisaged to establish on the site over time) is consistent with the purpose and overall outcomes for the zone in terms of land use.

The balance overall outcomes relate to more general environmental and amenity outcomes, and the proposed use can be operated and managed through appropriate conditions to achieve compliance with the outcomes, and in particular:

- The consolidation of waste management uses on the site optimises efficiency and accessibility;
- The site is an existing and operational waste management facility, and as such amenity impacts will be less noticeable than a greenfield site. Residual amenity impacts will be appropriately managed through landscape buffering and operational management plans to mitigate noise, odour, and particulate emissions from the site;
- Ecological impacts will be minimised through locating the working parts of the site within the already cleared and disturbed areas as far as practicable. Management plans and operational controls relating to leachate management will protect water quality and minimise habitat disturbance, and offsets for vegetation removal will be provided.

5.7.4 **High Impact Industry Zone**

A part of Lot 1 CG2584 is included within the High Impact Industry Zone. It is our understanding that Council's waste management unit has recently acquired this lot for the purposes of future proofing the landfill operation, and the current zoning has therefore been overtaken by events and does not necessarily align with the strategic intent for the site and operation.

The purpose of the High impact industry zone is:

to provide for predominantly medium impact industry and high impact industry activities and limited non-industrial activities that are ancillary to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.

The uses that are intended to establish in the part of the site within the High impact industry zone are generally identified (in Table 6.2.11.2.1) as being Consistent uses within the High impact industry zone including:

- High impact industry;
- Medium impact industry;
- Transport depot; and
- Utility installation.

The remaining uses proposed and intended to potentially establish in the High impact industry zone (Environment facility, Extractive industry, and Shop being a recycled and recovered goods

store as defined within the preliminary approval Plan of Development) are considered to be compatible with the prevailing and intended landfill/waste management use of the broader site, and would not introduce incompatible uses that would interfere with the ability of the site to operate as an integrated waste management precinct.

Further, more intense industrial land uses within this part of the site will be subject to the provisions of the Sunshine Coast Waste Precinct Development Code as well as relevant existing use codes (such as the Extractive industry code or the Industrial use code) which will provide appropriate opportunity for Council to scrutinise future land uses within this part of the site.

It is however important that to manage potential land use conflicts over time, the proposed industry uses do not form a de facto general industrial precinct. In this regard, it is recommended that conditions be imposed that limit the scale, type and nature of industrial land uses that can establish within the Sunshine Coast Waste Management Precinct to those that have a genuine nexus and association with the primary landfill/waste management use of the precinct.

5.7.5 **Rural Zone**

The north-eastern and southern part of Lot 1 CG2584 are included within the Rural Zone.

The purpose of the Rural Zone is:

to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

The north-eastern part of the lot is not intended to be used for any purposes associated with the proposed landfill and will be maintained in its current vegetated state. To this end, this part of the lot is not included within the Sunshine Coast Waste Precinct Development Area as proposed within the preliminary approval (refer to Figure 6), and will remain subject to the planning framework applicable to Rural zoned land within the region. On this basis no further consideration of this part of the lot is warranted.

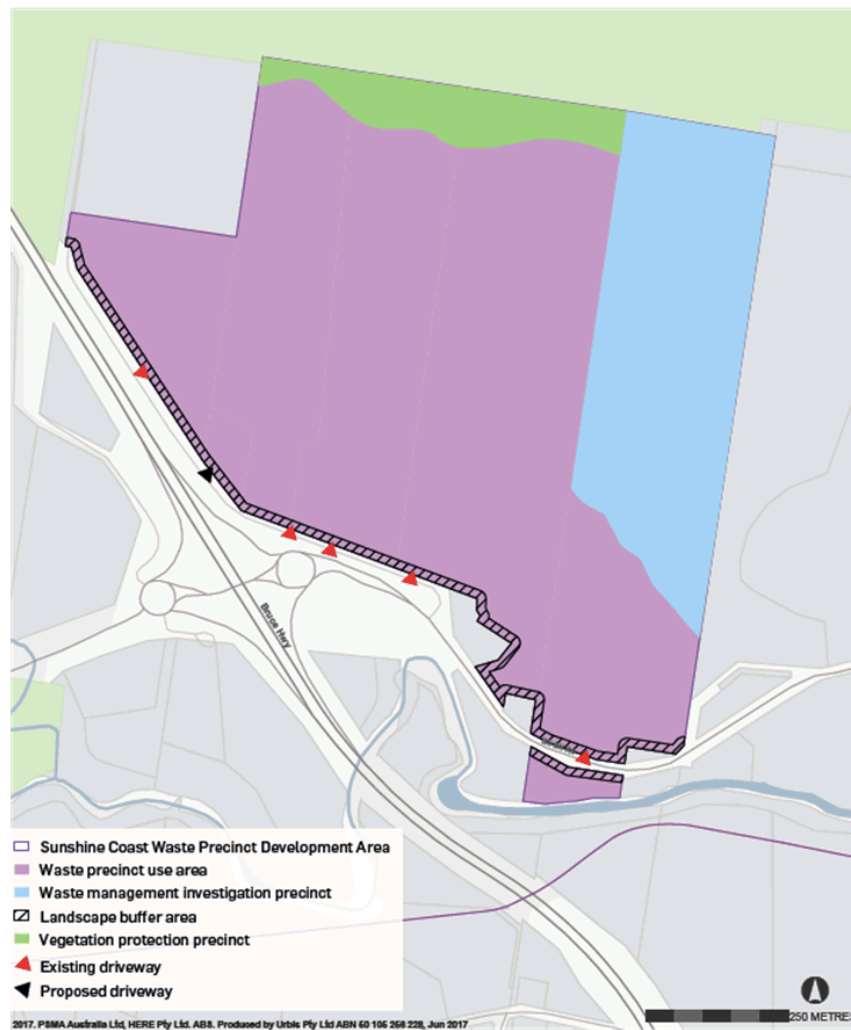


Figure 7 – Development Area and Precinct Plan (extract from proposed Sunshine Coast Waste Precinct Preliminary Approval)

The southern part of the lot is severed by the Nambour Bli Bli Road. Currently vacant, this part of Lot 1 CG2584 is intended under the preliminary approval to potentially accommodate waste management or resource recovery activities. While the Rural zone is generally not intended to accommodate such activities, in this context it is considered appropriate given the following:

- The southern part of the lot is small and irregularly shaped and is not able to viably accommodate rural production activities;
- The southern part of the lot is adjacent to existing light industrial activities that are compatible with the proposed range of waste management and resource recovery land uses;
- The locality is not an intact rural landscape and the use of the land for non-rural activities will not significantly alter the character or amenity of the locality;

- Any future use of the site for more intensive non-rural activities will be subject to the provisions of the Waste Precinct Code as well as the balance assessment benchmarks included in the planning scheme, providing appropriate opportunity for Council to scrutinise future land uses.

On this basis, it is considered that the proposed development will not interfere with the intended overall outcomes for the Rural zone.

5.7.6 **Development Codes**

5.7.6.1 **Extractive industry code**

The Extractive industry component of the proposed development complies with the relevant assessment benchmarks of the Extractive industry code. The proposed extractive industry relates to works required onsite to achieve the necessary landfill base profile, with the won materials potentially being made available for sale to third parties as well as for site works. The development includes a range of proposed operations and management controls that will be implemented to ensure the development complies with applicable environmental standards and guidelines.

In relation to separation distances, it is noted that the proposed extractive industry is located approximately 600m to the nearest sensitive receptor, and Acceptable Outcome AO5.1 requires a minimum distance of 1 kilometre. While not meeting the Acceptable Outcome, it is considered that the proposed separation distance will be appropriate to manage potential unacceptable impacts of extractive industry operations given that:

- Landscaped buffers will be provided to screen the development and mitigate noise and visual intrusion;
- Blast management plans and protocols have been prepared to manage blast activities to limit noise impacts on surrounding receivers; and
- Extractive industry operations will be limited in time of operation to between 7am and 5pm Monday to Saturday.

Detailed impact assessments relating to potential noise, odour, and air quality were provided as part of the application material, which demonstrated that the proposed development met relevant criteria in relation to noise, air quality, and visual impact. These materials were assessed by technical experts who have determined that the potential impacts have been appropriately considered and mitigated to maintain an acceptable level of amenity for surrounding development.

It is noted that the Extractive industry component of the proposed development is an Environmentally Relevant Activity (ERA), and a range of conditions have been imposed as part of the Environmental Authority for this aspect of the use relating to blasting and management of potential noise impacts on nearby receivers.

5.7.6.2 **Utility code**

The landfill component of the proposed development complies with the applicable assessment benchmarks of the Utility Code. In particular, the proposed landfill:

- Consolidates a regional waste management facility on the site of an existing facility, making an efficient use of infrastructure and existing site capabilities;
- Takes advantage of the site environmental infrastructure such as stormwater management and control, leachate management and control, and odour and noise management strategies to mitigate and minimise environmental impacts on surrounding development; and
- Includes landscaping to buffer and screen the works area and minimise visual intrusion into the landscape. It is noted that the character of the locality is somewhat compromised by the existing range of industrial and public utility facilities, and the extension of the proposed landfill does not introduce any new impacts into the locality.

5.7.6.3 **Landscape code**

The proposal is generally considered to comply with the relevant provisions of the Landscape code.

The key visual amenity issues relate to:

- the large scale nature of the proposed landfill and extent of landscape change;
- potential visibility of the Leachate Plant & Landfill Gas Power Generation Plant from some sections of the Bruce Highway and the Bli Bli Road exit travelling south due to limited screening buffer widths and the height difference between the highway and proposed landfill expansion site. (It is noted that existing mature vegetation is to be retained within this area);
- potential visibility from nearby residents and local roads on elevated land to the south of the subject land;
- visibility of stockpile areas until the proposed buffer vegetation is established;
- potential visibility of the upper part of the approximately 40+m high cut faces until the landfill expansion is complete;
- potential impacts of lighting which have not been addressed in the VIA; and
- areas of high scenic quality within the local area under the Strategic Framework Map 6 Community Identity, Character and Social Inclusion Element which were not sufficiently identified in the VIA (Dec 2017).

A detailed review assessing compliance with the relevant visual amenity related codes and provisions under the Sunshine Coast Regional Planning Scheme was undertaken by Cardno (refer to **Attachment C**). Based on this assessment, the proposed development is considered to comply with the relevant assessment benchmarks due to:

- The provision of sufficient landscape buffering to adequately screen most views from lower elevations and views from Bruce Highway travelling north;
- Views from residents and local roads on elevated areas towards a large grassy mound surrounded by higher forested hills will not significantly detract from current scenic amenity and character;
- The proposal will be consistent with community expectations for a landfill facility under the Nambour Local Plan Elements Figure 7.2.2A (Sunshine Coast Council 2017) and infrastructure use under the Community Facilities Zone;
- The proposal represents an expansion of an existing landfill operating on the subject land and the site borders adjacent industrial uses within the High Impact Industry Zone including the New Korgan Quarry;
- The proposed buffering species have been selected to be compatible with the existing landscape;
- Proposed mitigation measures for on-site infrastructure will assist with reducing visibility; and
- Whilst not all areas of local high scenic quality were sufficiently identified, the additional cross sections and visualisations adequately demonstrate how the final landform will be integrated into the surrounding landscape from a range of distances.

5.7.6.4 **Nuisance code**

In relation to noise impacts, the application was supported by a 'Noise and Vibration Assessment'. Further detail regarding this assessment was requested as part of the Information Request, and additional materials and details were provided to clarify outstanding issues. Based on the Noise and Vibration Assessment and having regard to the additional clarifications and materials, the

proposed development is considered to comply, or be able to be conditioned to comply, with the relevant assessment benchmarks of the Nuisance code (refer to **Appendix D**). While there are minor exceedences in derived noise limits during the construction phase of the landfill predominantly due to blasting operations, daily operation of the landfill is predicted to meet applicable noise criteria. The proposal includes the following measures to control and mitigate noise impacts:

- Construction of 5m high localised earth berms in the vicinity of the crushing and screening equipment;
- Management of excessive noise by employing noise control measures to equipment such as baffling and shielding, and locating and operating machinery in appropriate locations; and
- Preparation and implementation of an Operational Noise and Vibration Management Plan that provides a framework to manage noise and vibration from site activities.

Potential noise impacts from blasting activities will be managed through undertaking a test blast to confirm the maximum instantaneous charge (MIC) that does not exceed noise criteria at the nearest sensitive receptor. Blasting operations will be managed in an ongoing fashion with ongoing monitoring of compliance with sound levels at nearest receptors, as well as including protocols for informing neighbouring receptors as to the timing and duration of blasting activities. A Blast Management Plan has been prepared which sets out relevant acoustic limits for blasting activities (as required under current ERA requirements) and provides operational and management strategies to maintain compliance with these noise criteria.

In relation to air quality impacts, the Air Quality Impact Assessment provided as part of the application material (and revised and clarified in response to the Information Request). This report was reviewed by technical experts (refer to **Attachment E**) who conclude that the odour and particulate emissions (such as dust and other particulate matter) potentially generated by the proposed development meet the relevant air quality and odour criteria as set out in relevant legislation.

A range of mitigation strategies and operational responses are recommended to minimise offsite impacts and assist in achieving an appropriate level of amenity for surrounding land uses including:

- Watering of haulage routes;
- Minimise working areas to reduce disturbance of waste and other materials;
- Rehabilitate and revegetate worked areas as soon as practicable after operations cease;
- Cover waste face daily to minimise opportunity for odorous emissions;
- Use of deodorisers where appropriate;
- Cover incoming waste trucks to limit exposure to air; and
- Special burial of highly odorous waste streams.

On this basis, it is considered that the proposed development can achieve, or be conditioned to achieve, compliance with the Nuisance code.

5.7.6.5 Safety and security code

The proposed development complies with the relevant criteria of the Safety and security code, and in particular:

- The site will form part of the existing landfill operation and will be appropriately fenced and signed;
- Public access is limited and highly controlled to operational areas of the site where casual surveillance is maintained at all time;

- Site buildings provide windows and openings that address public and staff use areas;
- Site buildings and staff use areas incorporate appropriate lighting (notwithstanding that the site does not operate during night hours); and
- Site landscaping within the facility is minimal and does not provide opportunity for concealment.

5.7.6.6 **Stormwater management code**

The proposed development complies with the relevant criteria of the Stormwater management code, and in particular:

- The proposed development includes an integrated stormwater management system that includes key drainage and storage infrastructure to protect water quality, reduce runoff and peak flows and meet the environmental values for the site;
- The stormwater system has been designed in accordance with the Planning Scheme Policy for Development Works and maintains the current discharge capacity (i.e. no worsening of current situation) at the legal point of discharge to Petrie Creek;
- Includes a stormwater capture system in HES ponds to treat potentially contaminated water prior to discharge from the site;
- Maintains surface and groundwater monitoring upstream and downstream of the site to maintain environmental values; and
- Does not increase flood impacts on the site and surrounding development.

Refer to **Attachment F** for further detail.

5.7.6.7 **Sustainable Design Code**

The applicability of the Sustainable design code to the application is limited given the industrial nature of the use, and the specific requirements for site buildings and structures to manage waste materials that may have potential impacts on surrounding land uses. The structures associated with the proposed development will be consistent with the built form and construction typology of similar industrial/waste management land uses and where practicable will be designed and oriented to take advantage of sustainable design principles.

5.7.6.8 **Transport and parking code**

The proposed development complies with the relevant aspects of the Transport and parking code, and in particular:

- The surrounding road network has sufficient capacity to safely accommodate the predicted traffic levels expected to be generated by the proposed landfill expansion;
- The proposed additional seven (7) parking spaces are appropriate to cater for the increase in staff that will work from the site and facility;
- No connections to public transport networks are required due to the nature of the facility; and
- Existing site road networks are appropriate to safely and efficiently allow for onsite movement of vehicles (including larger waste collection vehicles).

Based on the assessment of predicted traffic generation due to the expansion of the landfill facility, an upgrade to the main intersection to the landfill facility (on Cooney Road) to a BAR intersection is required to maintain the safe and efficient functioning of the intersection.

Further detail regarding transport and traffic matters is provided in **Appendix G**.

5.7.6.9 Waste management code

The applicability of the Waste management code is limited, given that the proposed development forms part of the system designed to accept and manage waste at a regional scale as opposed to an individual development.

To the extent relevant the proposed development is considered to comply with the Waste management code, and all waste generated by on-site operations and activities will be appropriately stored, collected, and transported into the general waste stream for the facility.

5.7.6.10 Works, services and infrastructure code

The proposed development is considered to comply, or can be conditioned to comply, with the relevant criteria of the Works, services and infrastructure code.

In particular, it is noted that:

- The proposed development will operate in accordance with a range of management plans (including Air Quality Management Plan, Noise and Vibration Operational Management Plan, Blast Management Plan) that will manage construction and operation activities and protect environmental values of the site;
- The site is an existing facility that has access to all infrastructure networks;
- Impacts on fauna and habitat will be managed through an Impact Management Plan which will implement mitigation and protection measures in relation to tusked frog habitat, Richmond birdwing butterfly and the Richmond birdwing butterfly vine;
- Construction and operation will be undertaken in accordance with an erosion and sediment control plan prepared as part of the overall Landfill Engineering Report for the facility;
- A geotechnical and landslip risk assessment has been prepared for the site which includes recommendations to ensure the long term stability of the site; and
- All filling and excavation will be undertaken in accordance with relevant management plans that minimises environmental harm and protects ecological values of the site and surrounds.

5.7.7 Overlay Codes

5.7.7.1 Acid sulfate soils overlay code

An Acid sulfate soils (ASS) report was provided as part of the application materials. The report confirms the limited presence of possible ASS, and provides an Acid Sulfate Soils Management Plan (ASSMO) which will control and manage possible ASS impacts on the site.

Subject to appropriate implementation of the management strategies in the ASSMP, the proposed development complies with the outcomes of the Acid sulfate soils overlay code.

5.7.7.2 Airport environs overlay code

The site is located within the Runway separation distance area 8-13kn, and is also within the Obstacle Limitation Surface (OLS) which provides a lower level of approximately 153mAHD for the site.

In relation to the OLS, the proposed development has a ground level of approximately 10mRL, and rises towards the ridge at the rear of the site which has a height of approximately 95RL. No structures are proposed to locate within the ridgeline (which is to be maintained as a vegetated buffer to the Parklands Reserve), and no structures greater than 25m are proposed to establish on the site. In this regard, no structures or buildings associated with the proposal will intrude into the OLS and the navigational safety of aircraft operating in the locality will not be compromised due to airspace intrusions by structures.

Development that includes the storage or handling of putrescible waste is not intended within 13km of the airport. However, the code does provide that for existing landfill operations within 13km, any expansion includes measures to reduce the bird attraction potential of the facility. The SBMP prepared for the site includes specific responsibilities relating to pest management on the site, including measures to reduce the potential to attract a range of potential pests and vermin including birds and bats. In particular, the landfill operators implement an 'Australian White Ibis Management Program' which aims to manage the ibis population within the Sunshine Coast Local Government Area. Further management measures include daily cover for tip face, limiting tip face to 30m x 30m and the intermediate and final capping as landform progresses. Given that the location of the landfill is not within a flight critical corridor such as an approach or departure path for aircraft, these measures are considered to be appropriate to manage the potential for bird intrusion into the airspace of the airport.

Extractive industry involving blasting is also not envisaged as establishing within 13km of the airport, unless a management plan agreed with the airport operator is put in place to manage potential impacts. In this regard a management plan relating to site blasting has been prepared which limits blasting times and frequencies to align with known aircraft movements at the airport, as well as implementation of modern techniques which reduce blast plumes in terms of height and extent. It is not known whether this plan has been agreed with the airport operator, however given that the location of the extractive industry component is not within a critical approach or departure path the measures are considered to be appropriate. It is recommended that a condition requiring the management plan be formally agreed to by the airport operator be undertaken prior to the commencement of the extractive industry use on the site.

5.7.7.3 **Biodiversity, waterways and wetlands overlay code**

The proposed development includes the following clearing of vegetation:

- Clearing Footprint A: Approximately 1.3 hectares proposed to be cleared on Lot 1 on RP202997 and Lots 1 and 2 on RP208600 for leachate and landfill gas management purposes. This vegetation type is mapped as RE 12.3.2, and also contains mapped wetlands, with riverine wetlands typically associated with RE12.3.2. Clearing Footprint A is located 3 metres from the top of the southern bank of the waterway located in the northern portion of the Lot 1 on RP202997 and also contains habitat for threatened species and regulated vegetation;
- Clearing Footprint B: Approximately 5.6 hectares (refer to Figure 21) proposed to be cleared on Lot 4 on RP803104 for landfill purposes. An estimated two (2) hectares has been ground truthed as Koala habitat and regulated vegetation (RE 12.12.15/12.12.2) and contains threatened species habitat for Tusked Frog and Richmond Birdwing Butterfly;
- Approximately 0.8 hectares of the clearing footprint is identified as being a wetland within three metres of the watercourse for proposed leachate and landfill gas management infrastructure on Lot 1 on RP202997.

On this basis, the proposed development conflicts with the following elements of the Biodiversity, waterways and wetlands code:

- The purpose of the biodiversity, waterways and wetlands code which seeks to ensure ecologically important areas are protected, rehabilitated and enhanced;
- Performance Outcome 1 of the biodiversity, waterways and wetlands code relating to the protection of ecologically important areas;
- Performance Outcome 5 of the biodiversity, waterways and wetlands code relating to koala conservation; and
- Performance Outcome 9 of the biodiversity, waterways and wetlands code relating to buffers to natural waterways and wetlands.

It is noted that the ecological values on the site include:

- Matters of National Environmental Significance (MNES) including Koala habitat and Lowland rainforest critically endangered community, as well as the presence the Tusked Frog, Richmond Birdwing Butterfly, and Richmond Birdwing Vine (listed species under the *Nature Conservation Act 1992*);
- Matters of State Environmental Significance (MSES) including HES wetlands and wildlife habitat, Koala bushland habitat, and regulated vegetation; and
- Matters of Local Environmental Significance (MLES) including native vegetation, wetlands and riparian protection areas.

Many of these matters overlap between the jurisdictions, and the application was referred to both the Commonwealth Government (in relation to whether the action was a controlled action for the purposes of the Environmental Protection and Biodiversity Conservation (EPBC) Act), as well as to the State government (through the State Assessment and Referral Agency - SARA) for assessment of matters relating to clearing of regulated vegetation. In relation to matters addressed by other agencies, the following decisions and approvals have been granted:

- Notice of Not a Controlled Action under the EPBC Act – dated 21 June 2017;
- An Exempt clearing notification for protected plants in relation to clearing on Lot 1 RP202997, Lot 2 RP208600 and Lot 2 RP208600 dated 17 March 2017;
- Protected plant clearing permit in relation to clearing having an impact on Richmond Birdwing Butterfly Vine on Lot 4 RP803104 dated 31 July 2017; and
- Species Management Plan in relation to tampering with animal breeding places (protected wildlife) that may have high risk of impacts dated 19 July 2017.

A technical assessment of the ecological impact of the proposed development was undertaken to inform this assessment (refer to **Appendix H**). Having regard to the range of flora and fauna assessments prepared as part of the application material, and the approvals and conditions provided by other agencies in terms of protecting ecological values on the site, it is considered that on balance the proposal is justified despite the conflict with the specific provisions of the planning scheme on the following basis:

- The Residual Impact Assessment relating to MSES prepared by Native Foresters and submitted as part of the development application package concludes that any significant residual impact on MSES can be managed through provision of vegetation offsets that result in a net increase in vegetation communities. Offsets have been conditioned by SARA as part of State interest referral response, and these are considered to be appropriate in terms of quantum and type of vegetation communities to be offset;
- the proposed vegetation clearing is not expected to significantly impact upon koala conservation within the Sunshine Coast Local Government Area. A Koala Survey and Habitat Assessment prepared by Native Forest found no direct evidence of Koalas (scat) in the forested ridge within the survey area or within the southern section of Parklands Conservation Park, despite the presence of mature, preferred koala food trees and high quality habitat. Given the extensive search effort within these areas, it is considered unlikely that Koalas have visited the site or deposited scats, within the last 6 to 12 months;
- The site is well connected to Parklands Regional Park, a large core area of remnant eucalypt forest and rainforest to the north. The proposed vegetation removal will not significantly impact upon safe fauna movement opportunities for Koala and other species, when considering the lack of movement corridors and site disturbance on the central and southern parts of the site;
- the development will preserve Richmond Birdwing Butterfly breeding habitat and protect the Tusked Frog and the Richmond Birdwing Vine through implementation of the Species Management Plan approved by DEHP which will manage clearing and site operations in a manner that protects habitat and species examples.

5.7.7.4 Bushfire hazard overlay code

The proposed development is considered to be generally compliant, or can be conditioned to be compliant, with the relevant aspects of the Bushfire hazard overlay code.

In relation to access by firefighting and emergency response crews, the proposed development does not incorporate a perimeter fire trail along the interface between the proposed facility and adjoining areas of bushfire prone vegetation. It is recommended that such a trail be provided to ensure appropriate access is available to the internal parts of the site, and a condition to this effect be included in any forthcoming approval.

The Bushfire Hazard Assessment and Management Plan identifies that water from site sediment dams can be utilised as a water resource for fire fighting activities. No information is provided to demonstrate that this water is fit for purpose and will not expose emergency crews or the environment to unacceptable health or environmental impacts. It is recommended that a fit for purpose water supply is demonstrated as being available for firefighting purposes at all times.

Refer to **Attachment I** for further details.

5.7.7.5 Extractive resource overlay code

Part of the site is located within the Extractive resources separation buffer associated with the existing Holcim quarry to the north and north-west of the site. The general intent of the separation buffer is to ensure that incompatible land uses do not intrude on an existing extractive industry operation and interfere with its ongoing viability. In this regard, the range of uses proposed to potentially locate within the separation distance buffer are considered to be compatible with the quarry operations, and are not sensitive uses that could potentially impede the ongoing operation of the existing quarry.

However, the separation buffer is also intended to maintain separation between extractive industry uses and surrounding sensitive development. In this regard, the proposed development reduces the scale and effectiveness of the existing separation buffer and erodes the separation distance between sensitive land uses to the east and south and the existing quarry. While this separation distance has been reduced, noise impact assessments provided as part of the application material demonstrate that noise criteria for all sensitive receptors will be met subject to the implementation of the appropriate mitigation strategies including:

- Construction of 5m high earthen berms around noisy machinery;
- Baffling and shielding of machinery and site plant engines;
- Locating machinery and plant away from site boundaries;
- Implementation of a Blast Management Plan to manage noise from blasting operations; and
- Provision of site landscaping to the site boundaries which will provide 30m screening vegetation at maturity.

On this basis, the proposed development is considered to comply with the Extractive industry overlay code.

5.7.7.6 Flood hazard overlay code

The proposed development complies with the criteria of the Flood hazard overlay code.

In relation to off-site impacts of flood hydrology, additional detail was sought from the applicant during the Information Request to better demonstrate that the development of the site did not increase flood impacts (in terms of both depth and velocity) at the southern boundary of the site as floodwaters cross Nambour Bli Bli Road. The additional information confirmed the validity of earlier modelling which shows an increase of approximately 20mm in water depth and 1% increase in water velocity in the existing drain across Bli Bli Road. This increase is considered to be minor and will not materially impact on the safety of people or property, or increase the numbers of people or property exposed to flood hazard.

Refer to **Attachment F** for further detail.

5.7.7.7 Height of buildings and structures overlay code

The subject site is subject to the following building heights under the Building height overlay:

- Predominantly within the 15m height limit (the southern and central parts of the site); and
- Partially within the 8.5m limit (the northern and north-eastern parts of Lot 1 CG2584).

No buildings or structures proposed as part of the development permit aspect of the application are greater in height than the designated height limits, and as such comply with the Height of buildings and structures overlay code.

The Preliminary Approval aspect of the application seeks to increase the building height over the site to 25m. This is on the basis that future industrial uses on the site may require additional height, and the current Height of buildings and structures overlay code does not apply to structures associated with industrial uses within the High impact and Medium impact industry zone. It is noted that 'building' and 'structure' are terms defined in the *Building Act 1975*, with a building being a structure with roof and walls while a structure includes a wall or fence or anything projecting from a building. In this regard, the current regulation of height allows for structures to exceed the identified height limit for a given site within an industry zone, however buildings must not exceed the identified height. This recognises that certain industrial structures such as conveyor belts or silos etc may be taller structures, however seeks to contain building height within an identified limit.

It is acknowledged that current and future industrial activities associated with the Sunshine Coast Waste Management precinct may have height requirements for certain structural aspects that would be unreasonably limited by the current height restrictions. However, given that the likely location for future industrial activities is on the southern part of the site adjacent to the Nambour Bli Bli Road corridor, it is considered that the variation sought by the preliminary approval should only apply to 'structures' associated with industrial land uses, and not 'buildings'. This approach will maintain consistency with the application and operation of the Height of buildings and structures overlay code across the region, and maintain a lower rise built form to the southern frontages to the site to protect amenity and character. As part of negotiations with the Applicant, the Plan of Development has been amended to include a distinction between the height of buildings and the height of structures to appropriately manage the impacts described above.

5.7.7.8 Landslide hazard and steep land code

A Geotechnical and Landslide Risk Assessment was prepared by SMEC Australia, dated 22 May 2017, to support the application.

The assessment considers that the assessed risk level is generally low to medium, and provides a range of management and operational strategies including the following:

- Safety measures will be required for cut slopes higher than 5m and are to be assessed on-site by an appropriately qualified person,
- Geotechnical batter slope design to be carried out prior to excavation commencement, and,
- Batter slope construction will be supervised by an Experienced Geotechnical Engineer or Engineering Geologist.

Provided that the development construction and post construction maintenance of the site is undertaken in accordance with the restrictions and precautions outlined in Section 6.3 and in Appendix D of the submitted SMEC report, the likelihood of slope instability is considered to be low.

In this regard, the proposed development is considered to comply with the Landslide hazard and steep land code subject to carrying out the recommendations of the SMEC Geotechnical and Landslide Risk Assessment.

5.7.7.9 **Regional infrastructure overlay code**

The only aspect of the Regional infrastructure overlay code that is applicable to the site relates to the Major road buffer to the Bruce Highway that affects the western part of the site.

The proposed development will not impact on the safe and efficient functioning of the Bruce Highway or the surrounding road network, and a Traffic Impact Assessment undertaken in support of the application predicts that traffic generation is likely to be relatively low.

On this basis the proposed development complies with the relevant aspects of the Regional infrastructure and overlay code.

5.7.7.10 **Scenic amenity overlay code**

The site is identified on the scenic amenity overlay as being adjacent to a scenic route. As the proposed development seeks to remove vegetation, the proposed development does not achieve compliance with the accepted outcomes (AO1) relating to the development on land adjoining a scenic route.

While Bli Bli Nambour Road is identified as a scenic route, the fragmented nature of the immediate locality does not present a high quality or intact urban or rural landscape, and is an ad hoc and opportunistic semi industrial area within a backdrop of forested ridgelines that provide some reflection of the more natural and scenic qualities of the region.

In this regard, the proposed development is considered to generally comply with the performance outcomes envisaged for the scenic route in that:

- sufficient landscape buffering is proposed to be provided (30m high at maturity) to adequately screen most views from lower elevations and views from Bruce Highway travelling north;
- Views from residents and local roads on elevated areas towards the large grassy mound (the final landforms to remain post rehabilitation) surrounded by higher forested hills will not significantly detract from current scenic amenity and character;
- The proposed buffering species have been selected to be compatible with the existing landscape; and
- Proposed mitigation measures for on-site infrastructure will assist with reducing visibility

On this basis the proposed development is considered to comply with the Scenic amenity overlay code.

5.7.8 **Preliminary approval**

The proposed preliminary approval aspect of the application is considered to be generally consistent with the balance of the planning scheme.

The preliminary approval document has been drafted to be consistent with the format of the planning scheme, and as such provides for ease of use and understanding in terms of its operation.

The levels of assessment proposed by the preliminary approval are considered to be generally appropriate given the range of uses and the overall land use intent for the waste management precinct. Higher impact industrial activities (such as High impact industry, Medium impact industry, Transport depot, Extractive industry) are Code Assessable, which maintains an appropriate scrutiny for future land uses within the precinct.

While general Shop uses are not considered appropriate within the precinct, the preliminary approval provides a separate administrative definition to specify Shop uses where they are a recycled and recovered goods store. In this regard, Shop uses where meeting this definition are Accepted development which is considered to be appropriate, and any other Shop use would be subject to Impact Assessment.

The removal of the Biodiversity, waterways and wetlands overlay code from having effect within the Waste Management Precinct Use Area is considered to be generally appropriate having regard to the investigations, assessments, and approvals relating to vegetation and species management that have been undertaken to date.

However, it is unclear whether the severed part of Lot 1 CG2584 to the south of Nambour Bli Bli Road is intended to be subject to the biodiversity overlay or not.

This part of the lot is included in the Regional Landscape and Rural Production Area (RLRPA) land use category of the regional plan. In describing the appropriateness of the proposed land uses within the RLRPA of the regional plan, the application states that:

"The part of the site located within the Regional Landscape and Rural Production Land Use category has been largely cleared of vegetation as a result of historic land uses. It is acknowledged the site will contain certain ecological values due to it adjoining Petrie Creek. Importantly, future development will be subject to assessment against the Biodiversity, Waterways and Wetlands Overlay Code of the Planning Scheme, as specified in the Sunshine Coast Waste Precinct Plan of Development"

This is not the case, as the preliminary approval seeks to remove the applicability of the Biodiversity, waterways and wetlands overlay from land included within the Waste Precinct Use Area. The inclusion of this part of the land within the Waste Management Investigation Precinct is more appropriate and will allow for greater scrutiny of future applications within this part of the site.

The Preliminary Approval aspect of the application seeks to increase the building height over the site to 25m. This is on the basis that future industrial uses on the site may require additional height, and the current Height of buildings and structures overlay code does not apply to structures associated with industrial uses within the High impact and Medium impact industry zone.

It is acknowledged that current and future industrial activities associated with the Sunshine Coast Waste Management precinct may have height requirements for certain aspects that would be unreasonably limited by the current height restrictions. However, given that the likely location for future industrial activities is on the southern part of the site adjacent to the Nambour Bli Bli Road corridor, it is considered that the variation sought by the preliminary approval should only apply to 'structures' associated with industrial land uses, and not 'buildings'. This approach will maintain consistency with the application and operation of the Height of buildings and structures overlay code across the region, and maintain a lower rise built form to the southern frontages to the site to protect amenity and character. As part of negotiations with the Applicant, the Plan of Development has been amended to include a distinction between the height of buildings and the height of structures to appropriately manage the impacts described above.

6 Referral and Consultation

6.1 Referral agencies

The application required referral to Department of State Development, Manufacturing, Infrastructure and Planning (State Assessment and Referral Agency (SARA)) in relation to the following matters as identified in the *Sustainable Planning Regulation 2009*:

- Environmentally relevant activities – A material change of use for an ERA made assessable under schedule 3, part 1, table 2, item 1 of the *Sustainable Planning Regulation 2009* (Schedule 7, table 2, item 1)
- State-controlled road – The site adjoins Bli Bli Road and is located within 25 metres of the Bruce Highway (Schedule 7, table 3, item 1);
- Development impacting upon State transport infrastructure – The proposed development exceeds the Schedule 9 threshold for extractive industry, being the use of machinery having an annual throughput of product of 10,000 tonnes (Schedule 7, table 3, item 2);
- Clearing Vegetation – The site is greater than 5ha in size and the lot contains native vegetation shown on the regulated vegetation management map (Schedule 7, table 3, item 10);
- Regional plans – The development involves a material change of use to which division 2 of the regulatory provisions of the SEQ region applies (Schedule 7, table 3, item 12).

The Department provided a referral response in relation to the relevant matters on 27 April 2018 which recommended the proposed development be subject to a range of conditions. A copy of the referral agency response and recommended conditions is provided in **Attachment J**.

6.2 Other referrals

The application was referred to the Commonwealth Department of Environment and Energy under the *Environment Protection and Biodiversity Conservation Act 1999* (EBC Act) in relation to the proposal having potential impacts on a Matter of National Environmental Significance (the Koala) which is a listed species under the Act.

The Department decided that the proposal was not a controlled action under the Act, and no further assessment or decisions under the EPBC Act are required.

Refer to **Attachment K** for the decision notice from the Department.

6.3 Public Notification

As an Impact Assessable application, the application was subject to public notification procedures in accordance with Section 295 of the *Sustainable Planning Act 2009*.

Public notification commenced on 10 January 2018 and was carried out until 22 February 2018. In accordance with the requirement of Section 297 of the SPA, public notification included:

- Publishing a newspaper notice in the Sunshine Coast Daily on Tuesday 9 January 2018;
- Posting notices on Monday 8 January 2018 to the owners of all land adjoining the development site via registered post; and
- Placing of notices along each road frontage of the development site on Tuesday 9 January 2017 which were maintained until the end of the notification period.

A Notice of Commencement was provided to Council on 10 January 2018, and a Notice of Compliance was provided on 23 February, confirming that the notification had been carried out in accordance with the requirements under the SPA.

A total of five (5) properly made submissions were received in relation to the application. Table 6.1 provides a summary of the submissions and an assessment of the issues raised by the submitters.

Table 6.1: Summary of Submissions

| Submitter issue | Assessment |
|---|--|
| <p>The site adjoins Parklands Conservation Park which has high environmental values (including Koala habitat and presence of listed species) which should be protected.</p> | <p>The northern part of the site which adjoins the Parkland Conservation Park is not intended to be used, and will remain as an identified 'Vegetation Protection Precinct' within the Sunshine Coast Waste Precinct Plan of Development. No development will occur in this area, and it will provide a vegetated buffer of between approximately 30m-90m between site use areas and the conservation parkland.</p> <p>Detailed specialist reporting and management plans have been prepared to guide the long term management of the landfill operations, including:</p> <ul style="list-style-type: none"> • Air Quality Impact Assessment prepared by AECOM; • Noise and Vibration Assessment prepared by Renzo Tonin Ron Rumble; • Blast Management Plan prepared by ATP Consulting Engineers; • A Residual Impact Assessment relating to MSES prepared by Native Foresters; • Impact Management Plan has been prepared by Native Foresters in relation to potential impacts on Tusked Frog and Richmond Birdwing Butterfly and Vine. <p>These management plans include Potential impacts on the parkland will be managed through the following measures:</p> <ul style="list-style-type: none"> • Site earthworks activities will be undertaken in accordance with erosion and sediment control plans and geotechnical stability assessments to maintain the stability of batter slopes and minimise sediment transportation; • Working faces of the landfill will be covered daily to prevent windborne contaminants being transported off-site; • Truck loads will be covered to prevent spillage and windborne transportation to offsite receipts; • Site operations are during daytime hours only minimising light and noise disruption to nocturnal species; and • Exclusion fences for rubbish, dust and fauna will be erected to all working areas to prevent access of wildlife into these areas; • Works to be undertaken in high quality habitat areas in accordance with approved Species Management Program for Tusked frog and Richmond birdwing butterfly; • Bush revegetation/weed control works will be undertaken in the retained remnant vegetation areas onsite with particular emphasis on undertaking weed control works within the retained vegetation buffer zone to the Lowland Subtropical Rainforest (Parklands Conservation Park). <p>These measures are considered to appropriately address the interface between the Parklands Conservation Park and the proposed waste management precinct and maintain the environmental values of the park.</p> |
| <p>What is the impact of the development on flood levels at 542 and 563 Nambour Bli Bli Road.</p> | <p>A Flood Hazard Assessment and associated Addendum Report were prepared by Hydrology and Water Management Consulting Pty Ltd and submitted as part of the development application package. Further detail regarding the impact of the development on flood levels (both depth and velocity) at this location were requested in the Information Request, and further detail regarding this was provided.</p> <p>The modelling provided by the applicant indicates that flood levels in this location will increase by approximately 20mm, which is considered to be negligible in terms of impact to business operations and trafficability of Nambour Bli Bli Road during flood events.</p> |

| Submitter issue | Assessment |
|--|--|
| <p>The proposed development should not be permitted to make noise before 7.00AM</p> | <p>A Noise Impact Assessment regarding the operation of the proposed development (including landfilling and blasting operations) was prepared in support of the application. Review of this assessment (refer to Attachment B) concludes that site activities will comply with the relevant noise criteria subject to proposed mitigation measures being appropriately implemented. A recommended condition of approval is that site uses should not operate outside the hours of 7.00AM-5.00PM Monday to Saturday, and 9.00AM-5.00PM on Sunday or public holidays.</p> |
| <p>The proposed expansion will be visually intrusive and negatively impact on the amenity of surrounding properties.</p> | <p>Landscape buffering is proposed to the southern frontage of the site to Nambour Bli Bli Road. The landscape buffer will incorporate fast growing endemic species that will have a mature height of approximately 30m which will screen direct visual views of the facility from the south. Review of the submitted Visual Impact Assessment concludes that:</p> <ul style="list-style-type: none"> • The landscape buffering proposed adequately screens most views from lower elevations and views from Bruce Highway travelling north; • Views from residents and local roads on elevated areas towards a large grassy mound surrounded by higher forested hills will not significantly detract from current scenic amenity and character; • The proposal will be consistent with community expectations for a landfill facility under the Nambour Local Plan Elements Figure 7.2.2A (Sunshine Coast Council 2017) and infrastructure use under the Community Facilities Zone; • The proposal represents an expansion of an existing landfill operating on the subject land and the site borders adjacent industrial uses within the High Impact Industry Zone including the New Korgan Quarry; • The proposed buffering species have been selected to be compatible with the existing landscape; and • Proposed mitigation measures for on-site infrastructure will assist with reducing visibility. |

7 Conclusion and Recommendation

7.1 Conclusion

The proposed development generally complies with the relevant criteria of the planning scheme, however there are aspects of non-compliance in relation to:

- The establishment of inconsistent uses (Extractive industry and Industry uses) with the Rural zone and the High impact industry zone; and
- The protection of ecologically important areas and koala habitat as required under the Biodiversity, waterways and wetlands overlay code.

Having regard to the nature and context of the application, it is considered that there are sufficient grounds to approve the application despite the conflict with the planning scheme on the following grounds:

- The range of uses intended to establish on those parts of the site included within the Rural zone and the High impact industry zone are compatible with the intended use and function of the broader Sunshine Coast Waste Management Precinct;
- The proposed Sunshine Coast Waste Precinct Development Code provides an appropriate planning mechanism (in conjunction with the balance of the Sunshine Coast Planning Scheme) to manage potential impacts of future industrial uses on the site and ensure an appropriate amenity and character for surrounding land uses;
- The site is identified as being for Major Waste Management Infrastructure on Strategic Framework Map 4 of the planning scheme;
- There is strong community, economic and planning need for the proposed development given:
 - Population projections estimate that approximately 493,000 persons will reside in the region in 2041, and increase of approximately 50%. The corresponding increase in waste is from approximately 257,000 tonnes currently to 423,000 tonnes in 2041, requiring a significant increase in landfill capacity to manage forecast waste volumes;
 - The pending closure of the Caloundra landfill (Peirce Avenue) will reduce the landfill capacity of the region, and the proposed expansion will provide for self-containment of waste management through until approximately 2050;
 - Lack of realistic alternatives as demonstrated through previous searches for alternative landfill sites in 1993, 2004, 2005, 2008 and 2015 which all ranked expansion of the Nambour landfill as the best option in respect of geological, engineering, environmental, financial, visual amenity, odour, transportation and capacity perspectives;
 - Alternatives to increasing landfill capacity will require out of region transport of waste to other available landfills (such as Ipswich) which will have potential transport costs of approximately \$4.5 million per year, as well as increased truck movements and greenhouse gas emissions;
- Specific outcome 3.7.1.2 of the Strategic Framework contemplates disturbance of ecologically important areas where:
 - (i) *on the balance of social, economic and environmental considerations, it is demonstrated that the development is in the interests of the community; and*
 - (ii) *any adverse impacts incurred are compensated by the provision of a biodiversity offset that results in a net gain and enhancement to the overall habitat values of the Sunshine Coast.*

Given the economic, social and planning need for the proposal, the impacts of the proposed development on ecologically important areas will be offset by a contribution of 9.6 hectares of vegetation to enhance the net environmental position of the region. The offsets require that 1.3 hectares of wetlands of high ecological significance, 4.8 hectares of protected wildlife habitat (tusked frog habitat), and 3.5 hectares of wildlife habitat (Richmond Birdwing Butterfly) are provided;

- Vegetation clearing on the site is not expected to significantly impact on Koala conservation objectives for the region given that Koala presence on site over the last 6-12 months was not recorded during site investigations, and the maintenance of the remnant vegetation to the north of the site within the Parklands Conservation Park which will provide habitat and connectivity for continued Koala habitation and movement in the locality;
- Vegetation disturbance on the site will be carried out in accordance with an approved Species Management Plan which manages the potential impact of vegetation removal on threatened species of Tusked Frog and Richmond Birdwing Butterfly;
- Potential impacts of noise, odour and visual intrusion will be appropriately managed through the implementation of the following management plans:
 - Air Quality Impact Assessment prepared by AECOM;
 - Noise and Vibration Assessment prepared by Renzo Tonin Ron Rumble;
 - Blast Management Plan prepared by ATP Consulting Engineers;
 - Landscape Intent Plan prepared by Mark Rigby and Associates; and
 - Landfill Engineering Report prepared by ATC Williams

7.2 Recommendation

That Council approve the development application subject to:

- (a) reasonable and relevant conditions contained within **Appendix 1** of the agenda report; and
- (b) plans and documents where modified by conditions or amendments in red contained within **Attachment 12** of the agenda report.