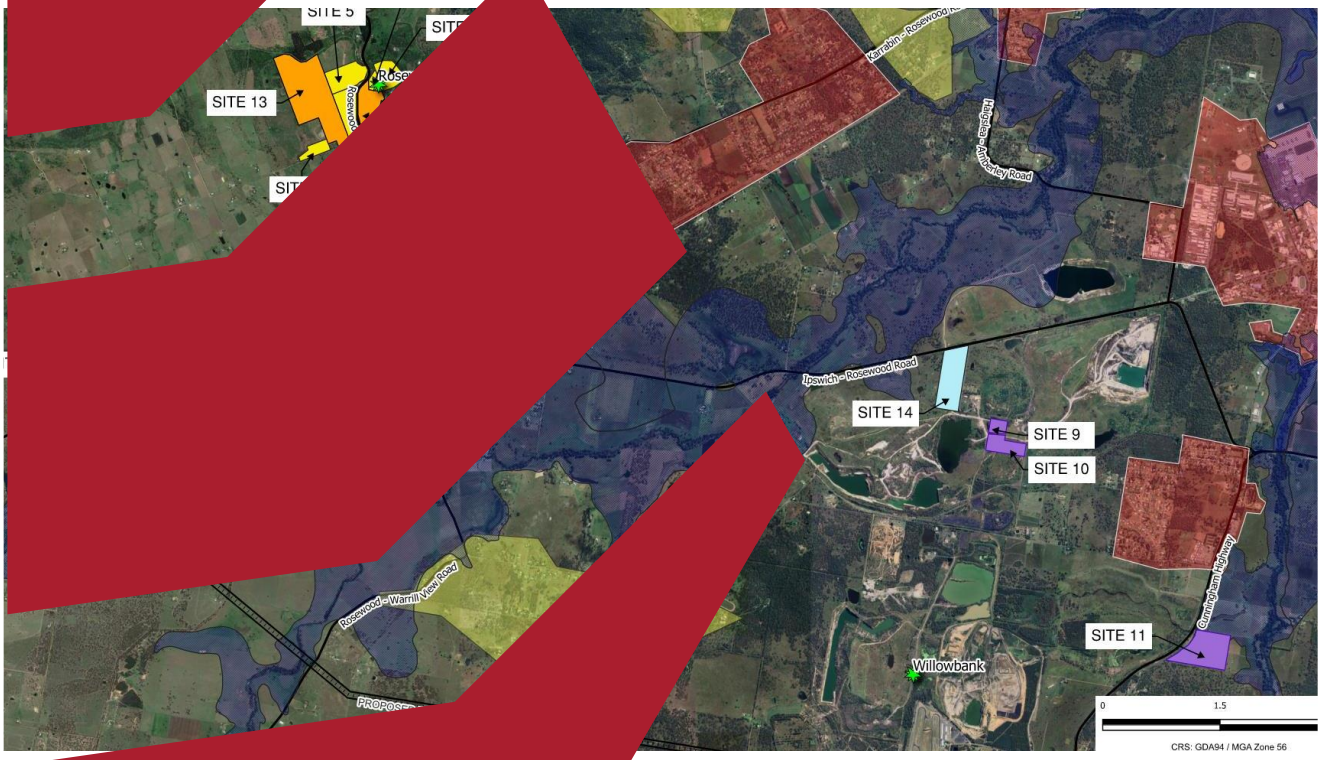
REPORT

IPSWICH CITY COUNCIL
ABN: 61 461 981 077

Western Resource Recovery Centre (RRC)
Desktop assessment of potential sites – Summary Report

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CONTENTS

1 INTRODUCTION 1

1.1 Project Context and Background 1
1.2 Site Localities 1

2 MULTIFACTOR ANALYSIS – SELECTION CRITERIA 4

3 DESKSTOP ASSESSMENTS 4

3.1 Conclusion and Recommendations 7

TABLES

TABLE 1: POTENTIAL SITES FOR ASSESSMENT 1

TABLE 2: ASSESSMENT SUMMARY 4

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1 INTRODUCTION

As the western part of Ipswich anticipates rapid growth, it has become clear that the current resource recovery services will be insufficient to meet the demands of this expanding population. The Rosewood Recycling and Refuse Centre (Rosewood RRC), which is at 94 Oakleigh Colliery Road currently has served the western community for more than 30 years. Meeting the needs of the population together with Ipswich Waste Services (IWS) strong focus on increasing resource recovery in the region has highlighted the urgency for a fit-for-purpose RRC.

1.1 Project Context and Background

In mid 2022, Ipswich City Council (Council) engaged ATC Williams (ATC) for the site assessment and conceptual design of a new Western Resource Recovery Centre at Lot 545-583 Rosewood Laidley Road. During the early stages of the design process it was found that there were several design challenges and surrounding sensitive receptors which constrained the site layout restricting optimal operations. This site was later removed as an option following council resolution in October 2022.

An additional six sites were selected by Council for investigation. Council also approached the Community for Consultation on suggestions for potential sites along with searching available database for land that met a set of criteria.

Out of this, a quick review process of over 700 sites that included assessing minimum land size, surrounding sensitive receptors (i.e. residential, impact from the Inland Rail project) distance from Rosewood Township and existing land use, an additional nine sites were added bringing the total to fifteen potential sites.

Ultimately the site must have a sufficient buffer distance from the nearby residences and adequate land area for current and future development, whilst also being within 20 minutes for servicing the majority of the population within the Rosewood Town Centre.

Recently, ownership of the neighbouring property to the current site changed to a new company who also purchased a lot of the historic mining lease sites in the area. Initial conversations have been held between the parties with indications that the property may now be available for consideration.

A multifactor analysis of the fifteen potential sites was conducted with the aim of shortlisting the top three sites to proceed with further investigation. Details of the multifactor analysis criteria used are outlined **Section 2**.

1.2 Site Localities

The 15 sites that were identified and assessed through the multifactor analysis with the sites' locality listed in **TABLE 1**. The location of these sites is also illustrated on **MAP 1**.

TABLE 1: POTENTIAL SITES FOR ASSESSMENT

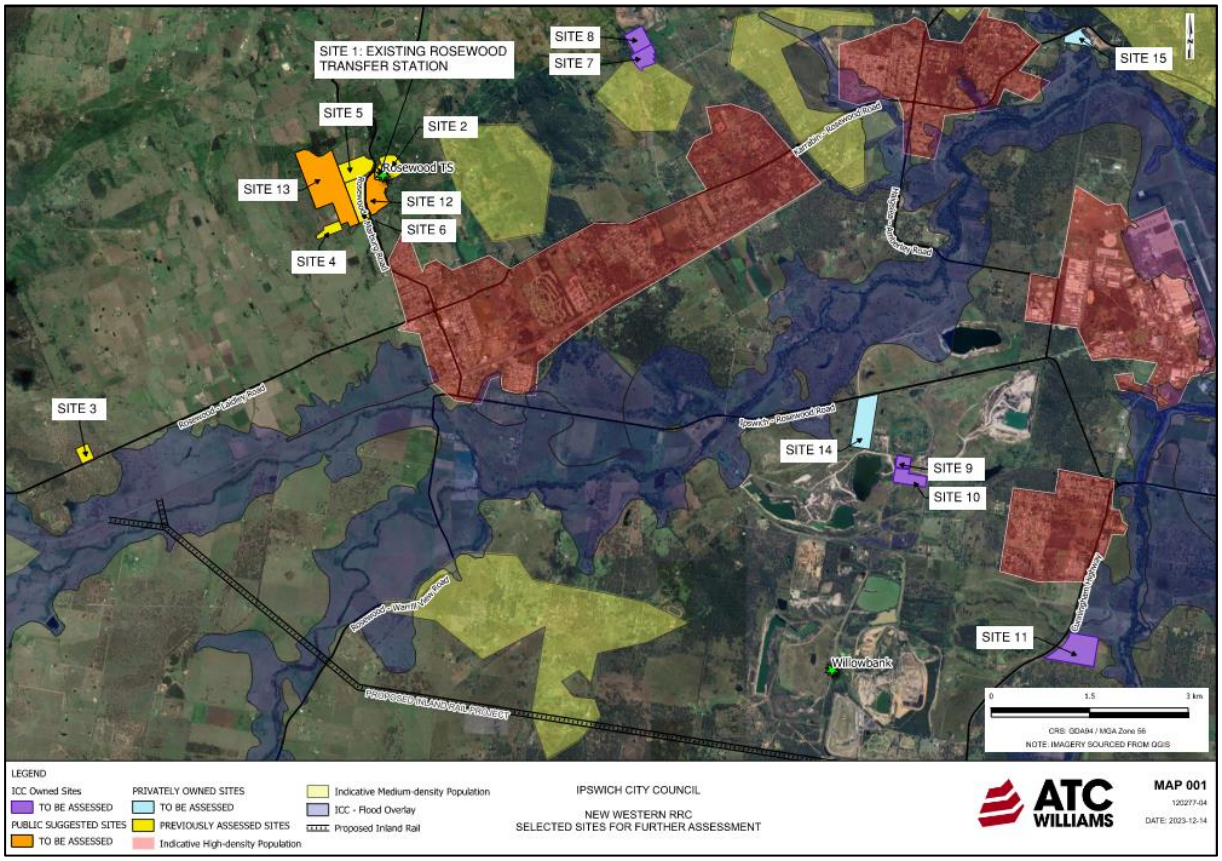
Name	Location	Lot and Plan
Site #1: Rosewood Recycling & Refuse Centre	94 Oakleigh Colliery Road, Rosewood	Lot 608 of Plan CC3056
Site #2: Opposite existing Rosewood RRC	95 Oakleigh Colliery Road, Rosewood	Lot 1 of Plan RP162096
Site #3: Closed Laidley Landfill	545-583 Rosewood - Laidley Road, Calvert	Lot 1 of Plan RP98743 Lot 1 of Plan RP87643
Site #4: Historic mine site	47-73 Urry Road, Rosewood.	• The southern portion of:

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Name	Location	Lot and Plan
		– Lot 2 of Plan RP35748 – Lot 5 of Plan RP893628 • Lot 2 of Plan RP213689 • Lot 3 of Plan RP804740 • Lot 1 of Plan RP203566
Site #5: Historic mine site	248 Rosewood Marburg Road, Rosewood	Lot 1 of Plan RP112647
Site #6: Historic mine site	182 – 246 Rosewood Marburg Road, Rosewood	Lot 2 of Plan RP35724
Site #7: ICC Historic Quarry	Lot 1 Unnamed Road Mount Marrow QLD 4306	Lot 1 of Plan RP102071
Site #8: ICC Historic Quarry	Lot 2 Unnamed Road Mount Marrow QLD 4306	Lot 2 of Plan RP130943
Site #9: Historic mine site	Lot 276 Unnamed Road Jeebropilly QLD 4340	Lot 276 of Plan CC2025
Site #10: Historic mine site	Lot 277 Unnamed Road Jeebropilly QLD 4340	Lot 277 of Plan CC2025
Site #11: Warrill Park Cemetery (part)	12 Anderson Day Drive Willowbank QLD 4306	Lot 283 of Plan SP135010
Site #12: South of existing Rosewood RRC	187 - 261 Rosewood Marburg Rd, Tallegalla QLD 4340	Lot 2 of Plan CC2260
Site #13: West of Site 5 and 6 (Historic mine site)	19-35 Urry road, Rosewood	Lot 4 of Plan RP893629
Site #14: Historic mine site	486-516 Ipswich Rosewood Road, Jeebropilly	Lot 205 of Plan CC3467
Site 15: Old foundry for lease	250 Karrabin-Rosewood Road, Karrabin	Lot 44 of Plan C155911

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MAP 1: SITE LOCATIONS



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2 MULTIFACTOR ANALYSIS – SELECTION CRITERIA

The criteria included as part of the Multifactor Analysis as well as their respective weightings are as follows:

- **Planning Approvals (30%):** This details the existing zoning, land-use and Development Constraints (Overlays) of the site and summarises any requirements for attaining approvals to develop the Resource Recovery Centre.
- **Environmental (30%)**: This details the presence of any Flora and/or Fauna Overlays, Waterways, Cultural Significance and any other sensitive receptor that impacts the site. That may include the Matters of State Environmental Significance (MSES), Wildlife Reports, waterways traversing through the site, registered cultural land and potential for nearby resident impacts.
- **Technical (30%)**: This includes the size, topography, access to site and utilities and proposed layout of the Resource Recovery Centre.
- **Financial (10%)**: This summarises the estimated cost for constructing/upgrading the Resource Recovery Centre and any other associated costs including rehabilitation, access road upgrade and land purchase. This criterion has the lowest weighting as costing of the site should be a minor influence on the ultimate selection of the Site.

It should be noted that the weightings were updated from the previous version based on the community's feedback and preference for these selection criteria during the community consultation held in July 2023.

3 DESKTOP ASSESSMENTS

Among the 15 sites, some are located right next to each other, and if deemed suitable or necessary for amalgamation, were assessed individually and combined under the selection criteria. These sites include:

- Sites 1 and 2: 94 and 95 Oakleigh Colliery Road, Rosewood
- Sites 7 and 8: Lot 1 and 2 Unnamed Road Mount Marrow

These sites were assessed under the multifactor analysis criteria and is summarised based on their ranking in **TABLE 2**. The suitability score is a number between 1 and 5, with 5 being an ideal site with no significant constraints.

The full detail of the multi-factor assessment of each site has been included in the Full Report (report number: *120277-04R02*).

TABLE 2: ASSESSMENT SUMMARY

Name and Location	Suitability Score	Description
Combination of Site #1 and #2: 94 & 95 Oakleigh Colliery Road	**3.4**	Community familiar with site, ICC as site trustee/inconsistent land use, current operation remain as is with sufficient space for expansion in Site 2 , road/utility access constraints requiring upgrade costs/approvals, both sites require rehabilitation.
Combination of Site #7 and #8: Lot 1 & 2 Unnamed Road Mount Marrow	**3.4**	Site owned by ICC, MSES coverage on a large portion of site and steep site, however sufficient for development of RRC when combined, significant road upgrade costs, school nearby, quarry next door.

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Name and Location	Suitability Score	Description
Site #14: 486-516 Ipswich Rosewood Road, Jeebropilly	**3.3**	Existing infrastructure can be repurposed, no MSES, minor intersection upgrades, inconsistent land use, land purchase required, flooding risk of access to site, cemetery across the road.
Site #15: 250 Karrabin-Rosewood Road, Karrabin	**3.2**	Existing infrastructure can be repurposed, minimal road/utility upgrades, inconsistent land use, land purchase required (high cost based in historic price), flooding risk.
Site #13: 19-35 Urry Road, Rosewood	**3.1**	Sufficient land site, inconsistent land use, land purchase required, road upgrade costs, visible to elevated residents.
Site #7: Lot 1, Unnamed Road, Mount Marrow	**3.0**	Site owned by ICC, MSES coverage on a large portion of site reducing land site (insufficient for the RRC), steep site, significant road upgrade costs, school nearby, quarry next door.
Site #8: Lot 2, Unnamed Road, Mount Marrow	**3.0**	Site owned by ICC, MSES coverage on a large portion of site reducing land site (insufficient for the RRC), steep site, significant road upgrade costs, school nearby, quarry next door.
Site #1: Rosewood Recycling & Refuse Centre: 94 Oakleigh Colliery Road, Rosewood	**2.9**	Community familiar with site, ICC as site trustee, limited space with high upgrade cost due to topography, disrupts current operation, road/utility access constraints. Requires rehabilitation as part of existing mining lease.
Site #4: 47-73 Urry Road, Rosewood.	**2.9**	Sufficient land size, inconsistent land use, land purchase required, road upgrades required, visible by nearby elevated and surrounding residents.
Site #10: Lot 277 Unnamed Road Jeebropilly	**2.9**	Owned by ICC, some MSES located on site, Inconsistent land use, significant electricity connection costs, landlocked.
Site #9: Lot 276 Unnamed Road Jeebropilly	**2.9**	Owned by ICC, some MSES located on site, Inconsistent land use, significant electricity connection costs, landlocked.
Site #5: 248 Rosewood Marburg Road, Rosewood	**2.8**	Directly across from Rosewood RRC to the west, inconsistent land use, land purchase required, existing infrastructure, site access from Rosewood Marburg Road unlikely to be approved by TMR **(potential fatal flaw),** site is visible to nearby elevated resident.
Site #2: 95 Oakleigh Colliery Road, Rosewood	**2.7**	Beside Rosewood RRC, inconsistent land use, road/utility access constraints, land purchase required, rehabilitation of site required.

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Name and Location	Suitability Score	Description
Site #6: 182 – 246 Rosewood Marburg Road, Rosewood	**2.6**	Directly across from Rosewood RRC to the west, inconsistent land use, land purchase required, waterways onsite, site access from Rosewood Marburg Road unlikely to be approved by TMR **(potential fatal flaw),** site is visible to nearby elevated resident.
Site #12: 187 - 261 Rosewood Marburg Rd, Tallegalla	**2.6**	Inconsistent land use, land purchase required, steep site topography, insufficient land size, significant road upgrade costs.
Site #11: 12 Anderson Day Drive Willowbank	**0.0**	Removed as site is an existing cemetery (Cultural Significance).
Site #3: Closed Laidley Landfill: 545-583 Rosewood - Laidley Road, Calvert	**0.0**	Removed after Council resolution in 2023.

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3.1 Conclusion and Recommendations

Based on the multifactor analysis performed for the 15 sites, the top three (3) sites were:

- **Combination of Site #1 and #2: 94 & 95 Oakleigh Colliery Road**

  This site has a suitability scoring of **3.4,** due to community familiarity with the site's location, and the amalgamation of both sites allows for sufficient space for the expansion of the RRC. The recently upgraded residual bins operation can remain as is, whilst expansion of the resource recovery and green waste stockpile can be located at Site 2.

  However, the constraints that impact site development include:

  - Both sites require rehabilitation by the mining lease/land owner to remove the sites from the mining lease. This means that ICC will need to vacate the current use as the Rosewood RRC to enable rehabilitation. ICC will need to review and renegotiate the lease conditions to determine the extent and effort of rehabilitation required and determine whether current use is sufficiently considered as rehabilitation. Site 2 can be rehabilitated by the mining lease owner prior to leasing or purchase by Council.

  - Upgrading of Oakleigh Colliery Road with a new entry/exit is required. A concept plan has been previously designed by the ICC's Technical Services department which also includes the potential need for purchase of TMR property to achieve minimum road reserve. This should be reviewed by Council as part of the design stage.

- **Combination of Site #7 and #8: Lot 1 & 2 Unnamed Road Mount Marrow**

  The amalgamated sites have a suitability scoring of **3.4** as the sites are owned by Council and although was found to have a large coverage of MSES, has sufficient land area when combined for the development of the new Western RRC.

  However, the sites are constrained by access to the site via Thagoona Haigslea Road and Schumanns Road. This requires passing a school and several residences. The access road to site will require further investigation to determine the type and size of vehicles (depending on customer and service vehicles type) and servicing of the bins will likely need to be timed to access sites only during non-peak hours i.e. mid-morning to mid-day only.

- **Site #14: 486-516 Ipswich Rosewood Road , Jeebropilly**

  This site has a suitability scoring of **3.3** since there is existing infrastructure previously constructed by the mine lease owner that can be repurposed for the Western RRC. The site is also not impacted by MSES and will not require any road upgrades as the existing Stone Quarry Road with the entry/exit deemed sufficient for the RRC activities. Minor intersection upgrades may be expected for Ipswich Rosewood Road depending on the projected traffic numbers towards the facility. This can be confirmed as part of the detailed design stage.

  However access to site may be inundated during wet seasons i.e. Ipswich-Rosewood Road, and the land will need to be leased or purchased by Council. This may be a significant cost due to the existing infrastructure. The site is also located across from a cemetery, which may be deemed as impacted by Cultural Significance. These constraints will require further investigation during the design stage.

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