Fact Sheet

Western Resource Recovery Site Location Community Consultation

This fact sheet covers:

- how to identify a suitable site for a Resource Recovery Centre
- how to make a submission in the Western Resource Recovery Centre Location Community Consultation
- how to find out more information or ask a question about the Resource Recovery Centre location process.

Ipswich City Council is currently undertaking community consultation to help inform a location for the Western Resource Recovery Centre.

Community can provide input into the site selection process and suggest specific locations for consideration.

Steps to identify a suitable site for a Resource Recovery Centre:

STEP 1: Start the planning process by answering some big questions
STEP 2: Identify a group of potential sites that meet the necessary selection criteria
STEP 3: Rank the potential sites according to the site ranking criteria to identify a preferred site
STEP 4: Once a site has been selected, several additional steps must be taken

STEP 1: Start the planning process by answering some big questions

- What facilities do we need to provide the community, so they have the opportunity to recover and recycle their household waste?
- How big does the facility need to be?
- What exactly will it be used for?
- Who will use it and at what times of day?
- Where is this infrastructure needed most?

The Ipswich City Council Resource Recovery Infrastructure Plan documents answer many of these questions by outlining how we are upgrading our existing facilities and building new facilities to meet the needs of our growing community, recover more resources, and reduce waste to landfill.

STEP 2: Identify a group of potential sites that meet the necessary selection criteria

There are six necessary site selection criteria that make a particular location a viable site for a Resource Recovery Centre.

Based on technical specifications and industry best-practice, these six criteria are used to identify a group of potential sites.

CRITERIA 1: Land area size required

A potential site needs to be big enough to incorporate necessary facilities, operate efficiently and minimise any impact on the surrounding community. Council has identified that our future Resource Recovery Centres require a location with a land size of at least 30,000m^2.

Factors considered in determining the minimum land size required include:

- visitation numbers
- volumes of material dropped off at the site (taking into account seasonality and other fluctuations)
- necessary infrastructure, plant, and equipment including space for equipment storage and maintenance
- capacity for onsite functions and activities
- size and type of vehicles expected to deliver and remove materials from the site
- access and traffic movement on site (including queuing areas and parking)
- allowance for future expansion (particularly if population is growing)
- flexible spaces for other activities (e.g. community education centre, recycle mart).

CRITERIA 2: Necessary vehicle and traffic allowances

It is critical that a potential site has good road access and proximity to major roads to support effective transportation. Specific factors considered include:

- proximity to major roads and highways to support effective transportation
- suitable road access to the site (including slip-roads off main highways and heavy vehicle access)
- all-weather access, including any potential seasonal flooding
- proximity to processing plants
- the distance that local communities are willing to travel to use the facility*

*During community consultation conducted in 2019, the Ipswich community expressed that they would prefer to travel 10 minutes or less to visit a Resource Recovery Centre.

CRITERIA 3: Natural conditions and site history

The natural conditions and history of a potential site significantly impact the feasibility of building a Resource Recovery Centre. Specific factors to consider include:

- **Topography**
  - topography refers to the arrangement of natural and artificial physical features of an area.
- **Climate**
  - local climate conditions, for example wind direction, can affect management practices of litter, odour, stormwater, site amenity and storage requirements.
- **Hydrological and hydrogeological features**
  - water flow management needs to be considered to minimise the infrastructure required to manage the water flows. Sites with high water tables or in groundwater recharge or discharge areas need to be avoided where possible.
- **Geological conditions**
  - sites with poor subsurface soil stability such as existing landfills may need more investment in foundations and floor slabs, depending on the facility's expected loading.
  - the risk of pre-existing soil pollution should also be assessed.
- **Ecology**
  - if land containing areas of remnant or sensitive vegetation is near the site, a flora and fauna study should be conducted to determine whether any unique or threatened species or vegetation communities are present or endangered.
- **Soil contamination**
  - contamination of the soil can result in additional remediation requirements and higher overall cost.
- **Aesthetics**
  - the design of the facility needs to blend in with the surrounding environment.
- **Cultural heritage of the site**
  - consideration needs to be given to previous user groups within the community.
- **Other previous use of the land**
  - this is where we ask questions such as: is this location a rehabilitated landfill? and does previous use of this site present any problems?

CRITERIA 4: Appropriate buffer distances

A potential site location must satisfy:

- appropriate buffer distances between the site and designated residential areas and/or other sensitive issues (e.g. distance to schools or designated areas, hospitals, retirement villages, water catchments, facilities or other land uses sensitive to noise and/or odour and other environmentally sensitive areas).
- appropriate consideration of whether surrounding industries and development are compatible with the use of the site as a Resource Recovery Centre.

CRITERIA 5: Planning requirements

Relevant planning schemes and legislations must be considered when evaluating a potential site location. This criteria includes consideration of:

- potential and future land use conflicts with surrounding land (e.g. conflict between local and state planning codes and legislation)
- ensuring prohibited development will not occur
- approval from the Department of Environment and Science (DES) is needed to operate a Resource Recovery Centre as it is an Environmental relevant activities (ERA)
- other necessary building permits.

CRITERIA 6: Site ownership

For a location to be considered as a potential site, it must be possible for council to purchase the location for the purpose of building a Resource Recovery Centre.

Council owned land is preferred for potential Resource Recovery Centre sites because these facilities are planned and designed to provide valuable infrastructure to the community for long periods of time (25 to 50 years).

STEP 3: Rank the potential sites according to the site ranking criteria to identify a preferred site

After identifying a group of potential sites that meet the site selection criteria in steps 1 and 2, experts with specific knowledge and qualifications work together to rank the potential sites and assist in the final selection. The four broad criteria that are used to rank sites are: Planning, Environmental, Technical and Financial.

RANKING CRITERIA	DETAILS AND COMPONENTS
Planning	The Planning Scheme and legislation must allow the land to be used for this purpose. If not, this potential site option cannot progress. Other planning checks to be completed include: ▪ zoning requirements ▪ tenure ▪ existing land use approvals ▪ easements.
Environmental	Assessing potential sites from an environmental perspective includes examining: ▪ the potential presence of and impact on flora, fauna and waterways ▪ the cultural significance of the land and how it has been used in the past ▪ other sensitive factors such as waterways or endangered species.
Technical	Technical assessment of potential sites includes: ▪ size of the land ▪ topography and slops ▪ accessibility of the site ▪ access to utilities such as power
Financial	Financial impacts need to be assessed and includes: ▪ the cost to construct a Resource Recovery Centre on the land ▪ the cost to purchase the land (if not already owned by Council) ▪ the cost of road upgrades if required ▪ other potential costs (e.g. the cost to rehabilitate the land before council can build on it).

STEP 4: Once a site has been selected, several additional steps must be taken

These steps include:

- begin planning a concept design
- consultation with the community to identify and address potential concerns and seek feedback on proposed design elements where possible
- an application to the environmental authority seeking approval to operate on the site
- following all legislative requirements and submitting any required reports.

How to provide your input on the Western Resource Recovery Site:

The easiest way to provide your input is to make a submission on Shapeyouripswich.com.au.

You will find further information on the site selection process and can share your input by clicking on the Make a Submission link.

Find out more information

If you have any questions about the site selection process or how to make a submission, talk to us in person by attending one of the following question and answer sessions with our Resource Recovery Infrastructure Coordinator:

- Rosewood Library, 15 Railway Street, Rosewood
  - Saturday 5 August 2023, 9.00 am – 12.00 pm
  - Monday 7 August 2023, 10.30 am – 2.30 pm
- Please book a 15 minute appointment with us to avoid waiting:
  - **Phone:** (07) 3810 6666
  - **Email:** resourcerecovery@ipswich.qld.gov.au

If you can't make it to a session, you can ask us your questions directly via phone, email or on Shape Your Ipswich.

City of Ipswich