



PLANNING SCHEME POLICY NO. 3 – INFORMATION COUNCIL MAY REQUEST

1. INFORMATION COUNCIL MAY REQUEST

Woocoo Shire Council may request the following information from the applicant to assist the assessment of a development application:

1.1 ECOLOGICAL ASSESSMENT AND ENVIRONMENTAL MANAGEMENT

To assist with the assessment of impacts on the environment- the preparation and submission of Ecological Assessment Reports and Environmental Management Plans

1.2 GOOD QUALITY AGRICULTURAL LAND

If an application involving land identified as good quality agricultural land – information in accordance with *State Planning Policy 1/92 Planning Guidelines – The Identification of Good Quality Agricultural Land and State Planning Policy 1/92 Planning Guidelines – Separating Agricultural and Residential Land Uses*

1.3 CONSTRUCTION MATERIALS

If application for use or works located within 1km of an identified construction materials site – information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the construction materials.

1.4 ACID SULFATE SOILS

If an application involving land identified as containing actual of potentially acid sulfate soils – information in accordance with the annexes of *State Planning Policy 2/02 Planning and management of coastal development involving acid sulfate soils*).

1.5 OTHER OVERLAY ASSESSMENT

If an application requiring assessment against an overlay code (other than covered by 1.2, 1.3 and 1.4):

- (i) an assessment of how the development or effects of the development may affect the values of the feature or resource;
- (ii) an assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
- (iii) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development.

1.6 HERITAGE CONSERVATION

If an application could affect these values:

- (i) an assessment of the Indigenous and non-Indigenous cultural heritage values of the site or area;
- (ii) results of consultation with traditional owners and the Environmental Protection Agency in relation to the cultural heritage values;
- (iii) potential impact of the development on the identified cultural heritage values; and
- (iv) proposed measures to avoid or mitigate such impacts including, where ongoing management is required to safeguard these resources, a cultural heritage management plan.

1.7 INFRASTRUCTURE WORKS

If an application involving infrastructure works, including works for the reconfiguring a lot:

- (i) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting to it; and
- (ii) an assessment of any proposed variation of the standards stated in Planning Scheme Policies.

1.8 ZONE ASSESSMENT

If an application requiring assessment against a zone code (other than covered by 1.7):

- (i) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone; and
- (ii) if applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes.

1.9 RESIDENTIAL USES

If an application involving residential uses or reconfiguring a lot for residential purposes-information in accordance with:

- Queensland Residential Design Guidelines;
- Guide to Good Residential Design;
- Guide to Residential Group Titles;
- Bush Fire Prone Areas – Siting and Design of Residential Buildings;
- Guidelines on Good Design for Caravan Parks and Relocatable Home Parks; and
- Planning Circular 2/97 – Guidelines on Bed and Breakfast and Host Home Accommodation.

1.10 EXTRACTIVE INDUSTRY

If an application involving extractive industry – the preparation and submission of an Environment Management Plan that addresses the following matters:

- site establishment works;
- type and quantity of materials to be excavated per year and the time period involved;
- limits of the area proposed to excavated;
- method and staging of operations;
- depth and extent of excavations;
- existing contours of the land;
- estimated depth and description of overburden;
- buffering of the proposed excavation from nearby drains, watercourses, roads, footpaths, buildings and other structures, and buffer area management;
- energy efficiency and management;
- erosion and sediment control;
- natural and cultural heritage preservation/management;
- noise control;
- air quality;
- vibration impacts;
- landscaping;
- resource and waste management;
- stormwater management;
- vegetation management;
- prevention of groundwater contamination;
- rehabilitation works;
- the capacity of the existing road system to carry the type and volume of traffic generated by the proposed use; and
- traffic at the site and along haul routes.

ADMINISTRATION RECORD

IPA Version	Adopted:	15 th November 2006
	Commenced:	27 th November 2006
	Amended:	

PLANNING SCHEME POLICY APPENDIX 1.1 – PREPARATION OF ECOLOGICAL ASSESSMENT REPORTS AND ENVIRONMENTAL MANAGEMENT PLANS

1.0 PURPOSE

- To enhance existing ecological information about a site in order to inform the development assessment process;
- To minimise adverse impacts on areas of ecological significance and to maximise the beneficial impacts of the development;
- To provide guidance on the preparation and assessment of ecological assessment reports and environment management plans.

2.0 PREPARATION OF AN ECOLOGICAL ASSESSMENT REPORT

2.1 REPORT TO BE PREPARED BY A SUITABLE QUALIFIED PERSON

The Ecological Assessment Report should be prepared by a suitably qualified person and references naming other similar reports prepared by the consultant or consultants should also be included.

2.2 REPORT FORMAT AND CONTENT

It is recommended that the proponent should consult with Council prior to preparation of the report in order to ensure that all issues are covered in the report. As a general guide the following format and contents description indicates the depth of detail required.

STATE INTERESTS

The report should include reference to any applicable State policy documentation.

SUMMARY AND CONCLUSIONS

- Site location – a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures/maps of all locations;
- Project description – summarise the objectives of the project and proposal for the construction and operation of the project and associated infrastructure developments;
- Alternatives to proposed development (for major or intensive development projects) – summarise the features of alternatives investigated and detail the reasons for choosing the preferred option;
- Existing environment – summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure;
- Principal potential environmental impacts summarise the main potential impacts of the project (direct, indirect and cumulative, both beneficial and detrimental). And any alternatives, on the existing environment;
- Potential impacts of natural hazards and means of avoiding these impacts;
- Environmental monitoring, protection and management procedures – summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts;
- Conclusions – summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.

BACKGROUND AND SCOPE OF PROPOSAL

- Outline the purpose and objectives of the proposed development;
- Discuss the following to illustrate the background of the proposal:
 - The need for the proposed development or works;
 - The history of proposal formulation;
 - Any alternatives considered and reasons for choosing the preferred option;
 - Action already taken;
- Description of the projects:
 - The precise nature and scale of works;
 - The location and site requirements;
 - The plant and/or building layout, size and design and the development staging program;

- The range and quantity of materials to be produced;
- The production process;
- Possible waste discharges;
- On-site works and operations;
- Off-site works and operations;
- Transport systems;
- Infrastructure requirement (water, sewerage, energy waste disposal);
- The workforce;
- Project life and time scale for completion;
- The possible future expansion of associated development/works;
- Use of resources – detail the implications of the proposal for the use of natural resources, including the quantity and source of water, raw materials and energy to be used.

EXISTING ENVIRONMENT

- Site and locality;
- Landform, geology and geomorphology;
- Hydrology (surface water and groundwater);
- Climate;
- Air quality;
- Water quality;
- Noise environment;
- Coastal processes (if applicable);
- Ecological status/significance including:
 - Types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration;
 - Species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species;
 - Conservation significance – bioregional status, national, State and local status;
 - Environmental qualities of receiving waters;
 - Special ecological values of the site such as refuge habitat, breeding habitat, corridors for wildlife movement and use by migratory species;
- Social, cultural and economic characteristics;
- Landscape character and visual amenity;
- Infrastructure;
- Transport;
- Water supply;
- Effluent treatment and disposal;
- Solid waste;
- Power supply/consumption and communications.

POTENTIAL IMPACTS OF THE DEVELOPMENT ON THE EXISTING ENVIRONMENT

Identify and detail the nature of any potential impacts, including cumulative impacts of the development on the existing environment (adverse or beneficial, direct or indirect, short or long term or incremental) including potential impacts on:

- Geology and geomorphology;
- Hydrology (surface and groundwater);
- Ecological status/significance;
- Vegetation (e.g. total development footprint, area of retained vegetation, habitat networks, building location, firebreaks etc);
- Air quality (e.g. emissions that could result in nuisance or threaten maintenance of air quality in adjacent areas within relevant indicators in Schedule 1 of the Environment Protection (Air) Policy);
- Water quality (e.g. waste water or stormwater discharge that could adversely affect water quality in natural waters);
- Noise levels;
- Coastal processes (if applicable);
- Infrastructure;
- Potential events;
- Safety programs.

IMPACT MONITORING, PROTECTION, RISK MANAGEMENT AND POST DEVELOPMENT MANAGEMENT PROCEDURES

- An Environmental Management Plan (EMP) should be prepared for the development (refer to section 3). This should incorporate a vegetation management plan with respect to native vegetation on the site.

CONSULTATION

- The applicant/consultant should consult with relevant interest groups and parties likely to be affected by the proposal, and issues generated should be documented along with any proposed measures to address these issues.

REFERENCES

- List other reference material and literature used;
- List authorities consulted and contributors to the report;
- Cross- reference the reference material in the text to allow easier access to information.

APPENDICES

- Include detailed technical information collected through the investigated; and
- Include relevant documents or correspondence from government authorities.

3.0 ENVIRONMENTAL MANAGEMENT PLANS

An Environmental Management Plan (EMP) seeks to ensure that the impacts of development on the environment are adequately controlled. This can include construction, operational and decommissioning stages of a development.

The range of issues that may be requested to be addressed in an EMP include:

- Acid sulfate soil;
- Air quality;
- Biting insects;
- Bushfire management;
- Buffer area management;
- Building/structure conservation or retention;
- Emergency/evacuation procedures;
- Energy efficiency and management;
- Erosion and sediment control;
- Management of activities and events, including monitoring and corrective action;
- Management of the impacts of land uses on surrounding sites;
- Natural and cultural heritage preservation/management;
- Noise control;
- Rehabilitation/landscaping;
- Rehabilitation of sites;
- Resource and waste management;
- Stormwater management;
- Vegetation management;
- Visual amenity;
- Water quality/waterway health;
- Weed control.

ESSENTIAL COMPONENTS OF AN EMP ARE:

- Establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- Detailed prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts at specific sites;
- Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
- Details of implementation responsibilities for environmental management;

- Timing (milestones) of environmental management initiatives;
- Reporting requirements and auditing responsibilities for meeting environmental performance objectives; and
- Corrective actions to rectify any deviation from performance standards.

The following provides a guide to the type of information that might be included in an EMP and how it could be structured.

INTRODUCTION

- Description of the development proposal;
- The need for the EMP in relation to the development;
- Structure and scope.

AIMS OF THE EMP

- As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
- Compliance with legislative requirements and government policies;
- Evidence that the works and operations are being conducted in an environmentally responsible manner.

Identification of Environmental Issues, Activities Adversely Impacting on the Environment and Associated Management Actions

FOR EACH ISSUE OF ACTIVITY:

- Proposal for addressing the issue/activity;
- Performance criteria;
- Implementation strategy;
- Monitoring program;
- Details of how reporting will influence mitigation measures and how reporting is to take place.

IF A VEGETATION MANAGEMENT PLAN IS INCLUDED IT SHOULD DETAIL:

- Overall site development plans showing the total development footprint;
- Areas of retained vegetation (eg. 30% retention of each community on each lot over the whole area);
- Habitat networks;
- Covenants on individual titles;
- Areas where building is allowed; and
- Firebreaks and how the landowner is going to address fire risks.

A SITE REHABILITATION PLAN IS PREPARED ADDRESSING THE FOLLOWING MATTERS

- Options for subsequent use of the land. Including the most likely or preferred option;
- Conceptual design of infrastructure for subsequent users;
- Proposed final surface contours;
- Capping material to be used;
- Drainage system including final discharge point;
- Identification of revegetation areas;
- Provision for irrigation measures to promote vegetation growth; and
- Anticipated period of site rehabilitation.