

Planning Scheme Policy Extractive Industry



Planning scheme policy – Extractive industry

Adoption

Moreton Bay Regional Council adopted this planning scheme policy on 24 November 2015.

Commencement

This planning scheme policy will take effect from 1 February 2016.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 3, Part 4, Division 2 and Part 5, Division 1 of the *Sustainable Planning Act 2009*.

1.1 Purpose

The purpose of this Planning scheme policy is to provide guidance for an environmental management plan and transport route impact assessment that may be required supporting a development application where subject to the Extractive industry zone code and Overlay map – Extractive industry zone transportation route.

1.2 Application

This planning scheme policy applies to development of extractive industry within the Extractive industry zone. The policy also applies to development subject to Overlay map – Extractive industry zone transportation route.

Where the information required by this policy is not supplied when the development application is made, they will be the subject of an information request under the Integrated development assessment system (IDAS).

1.3 Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the planning scheme applies.

2. Guidance for the preparation of an Extractive industry environmental management plan

An Extractive industry environmental management plan (management plan) is to be prepared that describes, through detailed analysis and assessment, the potential impacts of the proposed development on the following:

a. Extracted resource

The management plan must demonstrate the efficient utilisation of the resource by providing details on the following:

- i. geological and geotechnical information about the resource, and a description and evaluation of alternatives considered for the exploitation of the resource;
- ii. an evaluation of the need for the development, including markets and proposed rates of extraction; and
- iii. the likely impacts of the development on the existing or future exploitation of extractive resources in the area.

b. Noise

Provide a Noise impact assessment prepared by a suitably qualified acoustic expert in accordance with Planning Scheme Policy – Noise demonstrating how potential noise nuisance is to be managed on site.

c. Water quality

Provide a water quality assessment on how on-site water quality satisfies the Development and water quality vision, Development water quality objectives and relevant specific outcomes of the Seqwater Development Guidelines, *Development Guidelines for Water Quality Management in Drinking Water Catchments*.

d. Air quality

Provide an air quality assessment on how air quality from any source at the operation will be controlled to contain any dust and particular nuisance to within the site. The assessment should be prepared by a qualified consultant and must address the following:

- i. anticipated dust and particulate emission levels at the site boundary;
- ii. details of buffers on the periphery of the site (including treatment such as planting);
- iii. proposed location of equipment and heavy vehicle parking and the distance from surrounding development; and
- iv. proposed measures to prevent or minimise environmental nuisance and harm from dust and particulate emissions.

Additionally, air quality produced from any source at the operation must not exceed the Air Quality Objectives contained in the *Environmental Protection (Air) Policy 2008, Schedule 2*.

e. Lighting

Provide a lighting assessment on how lighting will be limited and designed to contain illumination, glare, light spill and other related impacts are to be contained within the site.

f. Rehabilitation

Provide details on the possible site uses following cessation of extractive operations and the means for ensuring that the site is left in a suitable condition for such use. Rehabilitation plans having progressive planting, including demonstration of visual impact over time, should be included where relevant.

g. Amenity

Provide details on how the site will be visually screened during the operations and post operations to ensure any adverse visual impacts are contained within the site.

3. Guidance for the preparation of a Transport route impact assessment

A Transport route impact assessment is to be prepared that describes the potential impacts on the local government road network as a result of the proposed development. Department of Transport and Main Roads, *Guidelines for Assessment of Road Impacts of Development* provides information and guidance in preparing a Transport route impact assessment suitable for a local government road network.

References

Department of Transport and Main Roads, *Guidelines for assessment of road impacts of development* (2006). <http://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guidelines-for-assessment-of-road-impacts-of-development.aspx>

Seqwater. Seqwater Development Guidelines, Development Guidelines for Water Quality Management in Drinking Water Catchments (2012). <http://www.seqwater.com.au/water-supply/catchments/planning-development>

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