

Attachment 10

SDA Wide Assessment Criteria

Bromelton Development Scheme – SDA Wide Assessment Criteria

Section	Response
2.5.1 Services	
<p>(1) Development maximises the use and minimises the costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.</p>	<p>Complies</p> <p>The proposed development seeks approval for an extractive industry operation of 800,000 tonnes per annum. Currently, Bromelton North Quarry produces up to 400,000 tonnes of per annum. The existing site infrastructure is intended to be retained unchanged, this includes existing site office, amenities block, parking area, weighbridge, workshop and other supporting infrastructure. The haulage route will remain unchanged, utilising Sandy Creek Road before connecting with the state-transport network. The current truck fleet consists of a mixture of trucks, truck and dog and b-doubles. It is not proposed to alter the existing fleet. 15 staff will continue to be employed at the site.</p> <p>Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p> <p>The Beaudesert-Boonah Road / Sandy Creek Road intersection appears to provide an auxiliary left turn (AUL) treatment and a channelised right turn (CHR) treatment. These treatments are understood to be sufficient to cater for the proposed development.</p> <p>No works are necessary to ensure the ongoing safety and efficiency of the road network.</p>
<p>(2) Development plans for and addresses the impacts of the development on existing and future planned telecommunications, transport, water, wastewater, recycled water and energy networks.</p>	<p>Complies</p> <p>Refer to response to (1) above.</p>
<p>(3) Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.</p>	<p>Complies</p> <p>The site is currently connected to the infrastructure required to service an extractive industry use. No additional infrastructure is</p>

	required to support the proposed changes, other than additional stormwater management controls.
(4) Development is to avoid or minimise adverse impacts on existing or proposed state or local government services.	Complies No known state or local government services occur within proximity of the site.
(5) Development is located, designed and constructed to avoid or mitigate potential flood damage, ensure no net worsening, avoid risks to public safety, and not adversely impact on transport and service infrastructure.	Complies The proposed development is not located within a mapped flood hazard area, therefore there would be no flood impacts on safety and service infrastructure.
2.5.2 Transport	
(1) Increased traffic arising from development is either able to be accommodated within existing road networks, or works are undertaken to minimise adverse impacts on existing and future infrastructure networks.	Complies The existing and proposed development haulage route will remain unchanged, with vehicle movements generally heading north on Sandy Creek Road and connecting to the state-transport network. The current truck fleet consists of a mixture of trucks, truck and dog and b-doubles. It is not proposed to alter the existing fleet. 15 staff will continue to be employed at the site. Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary. The Beaudesert-Boonah Road / Sandy Creek Road intersection appears to provide an AUL treatment and a channelised right turn CHR treatment. These treatments are understood to be sufficient to cater for the proposed development. It is requested that the current Consent Order permit, which allows deliveries to local premises off Sandy Creek Road to the south of the quarry entrance, is applied to this proposed activity.
(2) Development is established to take advantage of proximity to appropriate transport routes and does not adversely impact on the safe and efficient functioning of the Sydney-Brisbane Rail corridor as well as integrated rail and road transport routes.	Complies The proposed development will continue to utilise the existing haulage routes and will not occur in a manner which compromises the efficiency of the Sydney-Brisbane Rail corridor.

<p>(3) Local road networks within the Bromelton SDA are to be designated to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.</p>	<p>Complies</p> <p>The existing and proposed haulage route will remain unchanged, with vehicle movements generally heading north on Sandy Creek Road. Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p>
<p>(4) The establishment and operation of existing and planned transport infrastructure is not compromised.</p>	<p>Complies</p> <p>The road infrastructure which will be utilised by the proposed development will not compromise the operation of existing or planned transport infrastructure.</p>
<p>(5) Sufficient car parking, vehicular manoeuvring and off-street loading/unloading facilities, which are adaptable to a variety of uses, are provided within the development site.</p>	<p>Complies</p> <p>No change is proposed to the current car parking, access or vehicular manoeuvring on site. These areas are sufficient for the nature of the operation and vehicle types frequenting the site (refer Attachment 4 – Site Layout Plan).</p>
<p>(6) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of external roads, rail, transport infrastructure or services.</p>	<p>Complies</p> <p>No change is proposed to the current site access location or onsite manoeuvring and queuing areas. There is sufficient area on site for vehicles to que prior to loading. All vehicles enter and exit the site in a forward motion.</p>
<p>(7) Rail spurs and sidings are designed in accordance with appropriate design standards.</p>	<p>Not applicable</p>
<p>2.5.3 Character and Amenity</p>	
<p>(1) Visual impacts of development are minimised through building design, materials and landscaping when viewed from a significant publicly accessible viewpoint such as major roads.</p>	<p>Complies</p> <p>There are known publicly accessible viewpoints in the immediate area. The current operation does not extend to the ultimate approved footprint. The east pit, and ancillary areas, will extend towards the northern boundary of the site. This is beyond that currently permitted by the Court Order.</p> <p>It is proposed to establish a vegetated buffer along the north of the east pit. This vegetation will assist in minimising the view of the operation from nearby receptors.</p>
<p>2.5.4 Emissions</p>	

<p>(1) Development is designed to avoid or minimise:</p> <p>(a) adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals and</p> <p>(b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.</p>	<p>Complies</p> <p>The proposed development seeks approval for an extractive industry use which produces 800,000tpa. The current operation is limited to a production rate of 400,000tpa. Increased extraction at the site will primarily be achieved through using the existing site infrastructure more efficiently.</p> <p>Noise and air quality assessments have been undertaken to confirm whether additional mitigation measures were required to achieve relevant criteria. It was determined that, with the implementation of mitigation measures, the activity would not have an adverse impact the health and wellbeing of sensitive receptors.</p> <p>The use will not result in spray drift, odour, light spill, smoke or ash emissions.</p>
<p>(2) Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) policy 2008 and the Environmental Protection (Air) Policy 2008.</p>	<p>Complies</p> <p>Environmental Protection (Noise) and Environmental Protection (Air) policy 2008 has since been superseded. The mitigation measures in the air quality and noise assessments will achieve the relevant acoustic and air quality objectives outlined in the current policy, dated 2018.</p>
<p>(3) Development with high levels of emissions is to, in accordance with current best practice, avoid adverse impacts on the cumulative air quality¹ of the Bromelton air shed.</p> <p>¹ Consideration of cumulative impacts includes the impacts of one or more existing and future pressures and the interactions between those pressures.</p>	<p>The air quality and noise assessments considered the cumulative impacts of nearby activities. This includes adopting a 1.5 million tpa extraction rate from the adjoining Bromelton Quarry. The assessments confirmed that, with the implementation of mitigation measures, the development would not result in unacceptable emissions.</p>
<p>2.5.5 Natural Hazards – Flooding</p>	
<p>(1) Development, in accordance with current best practice, is to:</p> <p>(a) achieve an appropriate level of flood immunity and</p> <p>(b) not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.</p>	<p>Complies</p> <p>The proposed development is not located within a mapped flood hazard area, therefore there would be no flood impacts on safety and service infrastructure.</p>

<p>(2) The risk of, and the adverse impacts from, flooding are avoided, minimised or mitigated to protect people and property, and enhance the community's resilience to flooding.</p>	<p>Complies Refer to response 2.5.5(1) above.</p>
<p>(3) Development maintains the safety of noxious and hazardous materials and chemicals manufactured or stored in bulk during flood events.</p>	<p>Complies Refer to response 2.5.5(1) above.</p>
<p>2.5.6 Naturals Hazards – Other</p>	
<p>(1) Development, in accordance with current best practice:</p> <ul style="list-style-type: none"> (a) identifies relevant natural hazards that may impact upon the development. (b) appropriately manages risk associated with the identified hazards and (c) avoids increasing the severity of the natural hazard. 	<p>Complies</p> <p>Relevant natural hazards have been identified for the site using the SPP mapping. The SPP mapping identifies the east pit is identified as being subject to bushfire hazard and landslide hazards. Extractive industry by its nature is well equipped to respond to bushfire risks, having access to heavy machinery and water supply in the event of a fire. Bushfire hazard will be reduced through the progressive removal of vegetation identified in the east pit.</p> <p>No buildings or structures are proposed to be constructed on areas identified as being subject to landslide hazard risks. The extractive industry activity will reprofile the site, removing landslide hazards. Prior to the surrender of the EA, the operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining.</p>
<p>(2) Development within the sunny day failure extent of the Bromelton Offstream Storage is designed and sited to be compatible with the risk to public safety and property associated with a failure of the facility.</p> <p><i>Note: Further details on the Bromelton Offstream Storage facility, including mapping and information on the level of risk are available in the Bromelton Dam Emergency Action Plan.</i></p>	<p>Not Applicable</p> <p>The proposed development is not within the sunny day failure extent of the Bromelton Offstream Storage.</p>
<p>2.5.7 Contaminated Land</p>	
<p>(1) Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.</p>	<p>Complies</p> <p>The proposed site area is not recorded on the Environmental Management Register or the Contaminated Land Register. Development on the site would not adversely impact human health or the surrounding environment via the movement of contaminants.</p>

<p>(2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.</p>	<p>Not Applicable Refer to response 2.5.7(1) above.</p>
<p>2.5.8 Water Quality</p>	
<p>(1) Development, consistent with the Environmental Protection (Water) Policy 2009, avoids potential adverse impacts on the environmental values and water quality objectives of receiving waters, arising from:</p> <ul style="list-style-type: none"> (a) altered stormwater quality or flow (b) wastewater (other than contaminated stormwater and sewage) and (c) the creation or expansion of non-tidal artificial waterways. 	<p>Complies The proposed development will be operated in accordance with the Drainage, Erosion and Sediment Control Plan in Section 4.2 to the EMP. This control plan ensures that the environmental values and water quality objectives listed in 2.5.8 (1) are protected (refer Attachment 7 - Environmental Management Plan).</p>
<p>(2) Development protects the ecological and hydraulic function of water assets within and adjacent to the Bromelton SDA.</p>	<p>Not Applicable Known water assets are not located within proximity of the site.</p>
<p>(3) Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.</p>	<p>Not Applicable The site is not located in an urban environment.</p>
<p>2.5.9 Energy and Water Efficiency</p>	
<p>(1) Where practicable, building, site design and layout maximises energy efficiency, having regard to:</p> <ul style="list-style-type: none"> (a) building orientation and passive solar design (b) natural lighting opportunities (c) maximising cross ventilation (d) provision of sun shading devices at north, east and east facing windows and doors and (e) landscaping treatments to the western side of the building. 	<p>Not Applicable No additional buildings are proposed.</p>
<p>(2) The use of reticulated water supply is minimised through the use of alternative water supply sources, including:</p> <ul style="list-style-type: none"> (a) rain water harvesting and (b) recycled water sources 	<p>Complies The proposed development does not currently have access to reticulated water supply. Water is provided on site for staff needs. Water captured on site in stormwater basins is reused for dust suppression. Where necessary, water is delivered to the site via truck.</p>
<p>2.5.10 Climate Change</p>	

<p>(1) Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.</p>	<p>Complies Extractive industry by its nature is fixed and finite. Transportation costs are a significant component of the cost of quarry material and therefore resources must be located close to market. Being located in proximity with the market ensures that less heavy vehicle haulage is required and in turn, will lead to less greenhouse gas emissions.</p>
<p>2.5.11 Environment, Cultural Heritage and Community</p>	
<p>(1) Environmental values, cultural heritage values and community values of the site on which the development is undertaken and immediate surrounds are identified and protected, consistent with current best practice.</p> <p><i>Note: Duty of Care Guidelines under Section 28 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement of all development.</i></p>	<p>Complies The proposed development will involve the clearing of vegetation mapped as regrowth vegetation (Category C) and core koala habitat outside a priority koala habitat area. The clearing can occur without further assessment as it meets exempted development/exempt clearing definitions under relevant legislation. As such, the environmental values in this area are not subject to assessment.</p> <p>The Bromelton North Quarry has operated on the site for almost 20 years. The purpose of this application is to secure access to the known, regionally significant resource.</p> <p>Neilsens will review their duty of care under the Aboriginal Cultural Heritage Act, in relation to the extended quarry footprint. Should engagement with the registered party be required, this will occur outside of the planning approval process.</p>
<p>(2) Development is designed to avoid the clearing of regulated vegetation. Where avoidance is not possible, minimise clearing to:</p> <ul style="list-style-type: none"> (a) avoid land degradation (b) avoid the loss of biodiversity and (c) maintain ecological processes. 	<p>Complies Refer to response to (1) above. The quarry design has been amended to avoid clearing of an area of as remnant vegetation (Category B) identified as of concern and essential habitat which exists between the east and west pits.</p>
<p>(3) Development is designed and sited to:</p> <ul style="list-style-type: none"> (a) minimise impacts on matters of local and state environmental significance (b) maintain ecological connectivity avoid fragmentation of matters of local and State environmental significance (c) avoid or minimise impacts to the movement of fish (fish passage) along waterways. 	<p>Complies Refer to response (2) above.</p>
<p>(4) Where the development requires a buffer to mitigate the environment impacts of the</p>	<p>Complies</p>

development, that buffers must be accommodated within the development site. <i>Note: Examples of buffers for (4) above, may be a vegetated screen to mitigate the visual impacts of a large industrial facility from a public road; or retaining additional vegetation around a protected flora species; or buffer to the curtilage of a listed cultural heritage site.</i>	With the exception of vegetation within the east pit, vegetation on site will be retained, with additional vegetation proposed along the northern boundary of the east pit to assist in reducing the visual appearance of this area from nearby sensitive receptors.
(5) Development avoids significant adverse environmental impacts on matters of national or State significance, or where significant impacts cannot be reasonably avoided they are minimised. Any residual significant adverse impacts are offset in accordance with the relevant commonwealth or Queensland environmental offset framework.	Not Applicable Vegetation clearing associated with the proposed development is defined as exempted development/exempt clearing under the Planning Act.
(6) The ecological values associated with the Logan River, Allan Creek and Sandy Creek shall be protected and enhanced.	Not Applicable The site is located approx. 1.2km west of the Logan River. A stormwater management device has been proposed to capture and treat water prior to discharge offsite. It is a requirement under the EA to ensure releases of water do not result in environmental harm.
2.5.12 Built Form	
(1) The scale and character of built form is consistent with surrounding areas and the preferred land use intent of the precinct.	Complies The Neilsens Bromelton Quarry is an established operation in the area. The proposed development does not involve the establishment of buildings and will have no impact on the scale, character and amenity of the surrounding areas.
(2) Development incorporates high quality urban design treatments to help integrate the building into the surrounding environment.	Not Applicable The proposed development is not within an urban area, therefore urban design treatments would not be required.
(3) Development contributes to a high standard of amenity.	Complies Refer to response to 2.5.12(3) above.
(4) Development must be designed and built in accordance with current best practice.	Complies Refer to response to 2.5.12(3) above.
2.5.13 Other Government Matters	
(1) Development is to demonstrate consistency with other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions where the State interests articulated by	Complies The proposed development has been assessed against the relevant codes within the Scenic Rim Planning Scheme and the State Development Assessment Provisions (refer Attachment 11 – Planning Scheme Assessment and Attachment 12 – SDAP Codes).

<p>these instruments are likely to be affected by the development.</p>	
<p>(2) Development is to avoid or minimise adverse impacts on existing or proposed state or local infrastructure.</p>	<p>Complies</p> <p>The existing and proposed development haulage route will remain unchanged, with vehicle movements generally heading north on Sandy Creek Road and connecting to the state-transport network.</p> <p>Sandy Creek Road is a two (2) lane sealed road which currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. Having regard to the sight distances at the site access, and the ability to provide queuing onsite, no upgrade works are considered necessary.</p> <p>The Beaudesert-Boonah Road / Sandy Creek Road intersection appears to provide an AUL treatment and a channelised right turn CHR treatment. These treatments are understood to be sufficient to cater for the proposed development.</p>
<p>2.5.14 Landscaping</p>	
<p>(1) Development provides landscaping that:</p> <ul style="list-style-type: none"> (a) minimises the visual impacts of the development. (b) incorporates at least 50% local species and (c) is low maintenance. 	<p>Complies</p> <p>Given the site context, and existing approved operation, it is proposed to provide a landscaped buffer (consisting of 2 rows of trees) along the northern boundary in front of the east pit. This buffer will soften the activity from sensitive receptors. All planting will be locally endemic to the region and low maintenance.</p>
<p>2.5.15 Engineering Standards</p>	
<p>(1) Development is to be designed and constructed in accordance with the relevant engineering standards (and any subsequent revisions to the relevant standards) stated in Table 7 below. Alternative, innovative solutions that demonstrate compliance with the relevant standards are encouraged.</p>	<p>Complies</p> <p>A Water Quality Management Plan has been prepared to include the extended east pit (refer Section 4.2 of Attachment 7 – Environmental Management Plan). Given the nature and location of the site, WSUD principles are not relevant. Stormwater on site will continue to be captured in basins and treated prior to release off site.</p>