

Neilsens Bromelton North Quarry

Planning Assessment Report

Prepared for: The Neilsen Group Pty Ltd

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1 Introduction

1.1 Application Scope

Groundwork Plus have been engaged by The Neilsen Group (**Neilsens**) to prepare and submit a development application to the Office of the Coordinator-General for the proposed development for a Material Change of Use – Development Permit for Extractive Industry for the existing Bromelton North Quarry located at 291 Sandy Creek Road, Bromelton, properly described as Lot 1 on RP98576 (the **site**).

The proposed development is an Extractive industry which produces a maximum of 800,000 tonnes per annum (**tpa**). The site benefits from a current Consent Order for a Material Change of Use – Development Permit for Extractive Industry (**Court Order**). However, due to changes in the planning framework, this existing approval can not be amended. As such, this development application is intended to replace the Consent Order and become the relevant land use approval regulating the site in conjunction with the Environmental Authority (**EA**) under the *Environmental Protection Act 1994* (**EP Act**).

This Planning Assessment Report (**this report**) examines the relevant provisions of the Bromelton Development Scheme under the *State Development and Public Works Organisation Act 1971* (**SDPWO Act**). This report has been prepared to accompany the application to describe the proposed development, identify potential impacts, nominate environmental management measures to be implemented to manage any potential impacts and to assess the proposed development against applicable legislative requirements.

This report is intended to ensure that sufficient information is provided to the Office of the Coordinator-General and other interested parties, so as to reach an informed decision regarding the proposed development.

1.2 Bromelton North Quarry Background

Bromelton North Quarry is operated pursuant to Consent Order for Material Change of Use – Development Permit for Extractive Industry (ref: 3448 of 2003) granted on 23 June 2004. The Consent Order allows for extraction of 400,000 tonnes per annum of material in stages. The Court Order incorporates responses from the Department of Environment and Science (**DES**) and Department of Transport and Main Road (**DTMR**). The original application was not referred to the former Department of Natural Resources as no remnant vegetation existed on the site in 2000 (refer **Attachment 1 – Current Approval**).

Neilsens also hold an Environmental Authority (**EA**) for Environmentally Relevant Activities (**ERAs**) 16(2)(b) and 16(3)(b) which allow for the extraction and screening of between 100,000 and 1,000,000 tonnes per annum (**tpa**) (refer **Attachment 2 – Current EA**).

Bromelton North Quarry is located within the Bromelton State Development Area (**Bromelton SDA**), which was declared by the Coordinator-General in 2008 under the SDPWO Act. New development within the Bromelton SDA is regulated by the Office of the Coordinator-General under the *Development Scheme for the Bromelton State Development Area* (**Development Scheme**), rather than under the framework established by the *Planning Act 2016*.

1.3 Relevant Matters

Pursuant to the Court Order, Bromelton North Quarry currently produces up to 400,000 tonnes of quarry material per annum. Since commencement in the early 2000’s the primary focus of extraction has been in the west pit. Presently, much of the resource is currently being extracted from the east pit.

The existing site infrastructure is intended to be retained unchanged, this includes the existing site office, amenities block, parking area, weighbridge, workshop and other supporting infrastructure. This development application is intended to become the relevant land use approval regulating the site in conjunction with the EA under the *Environmental Protection Act 1994 (EP Act)*.

In assessing a development application, under the SDPWO Act, the Office of the Coordinator-General seeks comment from the local government and relevant State agencies.

A summary of each agencies interest, and whether this is applicable to the proposed development, is provided in **Table 1 – Relevant Matters**.


Table 1 – Relevant Matters

Government Agency	Interest	Relevant	Applicant Comment
Office of the Coordinator-General	Appropriateness of the land use	Yes	<p>This development application seeks approval to produce 800,000 tonnes per annum from Bromelton North Quarry.</p> <p>This report and supporting technical assessments have addressed the relevant assessment benchmarks in the Development Scheme, confirming the continued use of the site for an extractive industry use is appropriate.</p> <p>The proposed site layout plan and conceptual rehabilitation plan are expected to replace the currently approved drawing set (refer Attachment 4 – Site Plans and Attachment 7 – Environmental Management Plan).</p> <p>Standard conditions are expected to be applied in relation to management of complaints, hours of operation, maximum extraction rate, continued access to services and utilities, fencing, vehicle parking, manoeuvring areas and internal access ways, traffic management, blasting, land management, record keeping and site rehabilitation.</p> <p>It is suggested that operational-specific conditions be imposed as follows:</p> <ul style="list-style-type: none"> - Noise mitigation: operations undertaken in the night-time hours are mitigated by (a) no operation of the trio crushing or (b) modifications to the processing plant. - Landscaping: a visual amenity buffer is to be provided along the north of the east pit. This buffer is to comprise, 2 overlapping rows of

			<p>large trees and shrubs to provide effective screening.</p> <ul style="list-style-type: none"> - Subsequent approvals: Development approval for operational works for filling or excavation or vegetation clearing is not required under the Scenic Rim Planning Scheme where development occurs in accordance with the approved plans.
Scenic Rim Regional Council	Potential impacts to Sandy Creek Road	Yes	<p>Bromelton North Quarry currently operates pursuant to a Court Order which is regulated by Scenic Rim Regional Council.</p> <p>Had it not been for the SDA designation, the proposed development would have been assessed in accordance with the Scenic Rim Planning Scheme. For completeness, this development application provides an assessment against the Scenic Rim Planning Scheme has been provided (refer Attachment 11 – SDA Wide Assessment Criteria).</p> <p>However, this development application is to be assessed under the SDPOW Act, and regulated by the Office of the Coordinator-General. The development application is intended to replace the Consent Order and become the relevant land use approval regulating the site, in conjunction with the EA.</p> <p>Relevant to Scenic Rim Council is the continued use of Sandy Creek Road, which is a two (2) lane sealed road. Sandy Creek Road currently supports the movement of heavy vehicles from Bromelton North Quarry, and other activities on Sandy Creek Road. The site access is currently appropriate for heavy vehicle movements, and sufficient area for queuing exists on site. No works are considered necessary to ensure the ongoing safety and efficiency of the road network (refer Attachment 13 – Traffic Assessment).</p>
Department of Transport and Main Roads	Potential impacts to state-transport network	Yes	<p>Had it not been for the SDA designation, the proposed development would trigger referral to the State Assessment and Referral Agency (SARA) for an assessment of the potential impacts to the state-transport network. An assessment against State Development Assessment Provisions – State code 6 has been provided (refer Attachment 12 – SDAP Codes).</p> <p>The Beaudesert-Boonah Road / Sandy Creek Road intersection is currently suitable for heavy vehicles. No works are considered necessary to ensure the ongoing safety and efficiency of the road network (refer Attachment 13 – Traffic Assessment).</p>

<p>Department of Resources</p>	<p>Clearing remnant vegetation</p>	<p>No</p>	<p>The quarry footprint avoids areas of Category B (remnant vegetation). Category C (regrowth vegetation) will be cleared as a result of the proposed development. Under the Planning Regulation framework, clearing of Category C vegetation for extractive industry in a KRA is <i>exempt clearing work</i> under Schedule 21.</p> <p>As such, further assessment of this matter is not required.</p>
<p>Department of Environment and Science</p>	<p>Interfering with Koala Habitat outside a Koala Priority Area</p>	<p>No</p>	<p>The site is mapped by the State as providing core koala habitat but is not identified in a priority koala habitat area.</p> <p>Clearing of koala habitat for the purpose of extractive industry within a KRA would generally have triggered assessment by SARA for interfering with koala habitat. However, as the development is proposed within a State Development Area, the clearing falls under the definition of <i>exempted development</i> in Schedule 24 of the <i>Planning Act 2016</i>.</p> <p>As such, further assessment of this matter is not required.</p>
<p>Department of Environment and Science</p>	<p>Environmentally Relevant Activities</p>	<p>Yes</p>	<p>The proposed development seeks to produce 800,000 tonnes per annum.</p> <p>DES already has oversight of extraction and screening activities via the existing EA for ERA 16(2)(b) and 16(3)(b), which allow for the extraction and screening of between 100,000 to 1,000,000tpa from the site.</p> <p>A separate amendment application under the EP Act will be made to update the approved plans to reflect the amended stormwater management devices and quarry footprint.</p> <p>Notwithstanding this, an assessment against State Development Assessment Provisions – State code 22 has been provided (refer Attachment 12 – SDAP Codes) and is supported by an Environmental Assessment Report (refer Attachment 6 – Environmental Assessment Report).</p> <p>An updated Environmental Management Plan (EMP) has also been prepared, which incorporates the mitigation measures identified via a noise and air quality assessment (refer Attachment 7 – Environmental Management Plan).</p>

2 Site Details

<p>Address:</p>	<p>291 Sandy Creek Road, Bromelton, QLD 4285 (refer Figure 1 – Aerial Photo and Cadastre)</p>  <p><i>Figure 1 – Aerial Photograph, Topography and Cadastral Plan</i></p> <p>(Source: Q Globe 2022)</p>
<p>Property Description:</p>	<p>Lot 1 on RP98576</p>
<p>Property Area:</p>	<p>62.792 hectares</p>
<p>Tenure:</p>	<p>Freehold</p>
<p>Landowners:</p>	<p>Bruce Murray, Mark Murray, Megan Murray, Peter Murray, Susan Rowe, A M Cowan Pty Ltd, J Power Pty Ltd</p> <p>A copy of the title search is provided as Attachment 3 – Title Search.</p>
<p>Easements:</p>	<p>N/A</p>
<p>Existing Land Use:</p>	<p>Quarry</p>
<p>Proposed Land Use:</p>	<p>Quarry</p>
<p>Access:</p>	<p>Sandy Creek Road</p>
<p>Assessment Manager:</p>	<p>Office of the Coordinator-General</p>
<p>Development Scheme:</p>	<p><i>Bromelton SDA Development Scheme 2017</i></p>
<p>Zone:</p>	<p>Transition precinct</p>
<p>Defined Land Use:</p>	<p>Extractive Industry</p>
<p>Level of Assessment:</p>	<p>SDA Assessable Development</p>
<p>State Interests:</p>	<p>Potential impacts to State transport network Environmentally Relevant Activities</p>

2.1 The Resource

The State Planning Policy (SPP) identifies the resource industry as a key driver of the Queensland economy and one of the state’s largest export earners. The supply of extractive resources such as sand, gravel, rock, clay and soil are essential to support development and construction activities and the delivery of infrastructure. Given the high-volume, low-value nature of extractive resource products, it is generally necessary to obtain extractive resources from locations which are close to markets. Such locations are at risk of encroachment from land uses that are sensitive to the impacts of extractive processes. The identification of a Key Resource Area (KRA) assists in protecting the deposit for the future.

The site is identified in the SPP as Bromelton Key Resource Area (KRA 61) as shown in **Figure 2 – Bromelton Key Resource Area (KRA 61)**. The SPP states that:

The resource consists of a thick basalt flow, forming a broad flat-topped hill west of the Logan River. The resource comprises high quality basalt 33 to 65 metres thick. This overlies a weathered basalt of poor quality. The total inferred resources are about 100 million tonnes. The resource is conveniently situated to supply the Scenic Rim, Logan, Ipswich, and Brisbane City markets by either road or rail transport for up to 100 years at the planned rates of extraction. The resource meets the criteria for State significance.



Figure 2 – Bromelton Key Resource Area (KRA 61)

(Source: Q Globe 2022)

2.2 Current Activity

The approved development provides for extraction, processing, stockpiling, ancillary operations areas and stormwater controls over five (5) stages (refer **Attachment 1 – Current Approval** and **Figure 3 – Approved Final Development Plan (drawing 740.019)**).

The current activity generally aligns with Stage 4 of the approved development (refer **Figure 4 – Approved Stage 4 Development Plan (drawing 740.016)** and **Attachment 5 – Approved and Proposed Footprint**). The activity has been developed to avoid areas of mapped remnant vegetation (refer **Figure 5 – Looking south-east across current east pit (Aerial July 2022)** and **Attachment 14 – Site Context Plan**).



Figure 3 – Approved Final Development Plan (drawing 740.019)

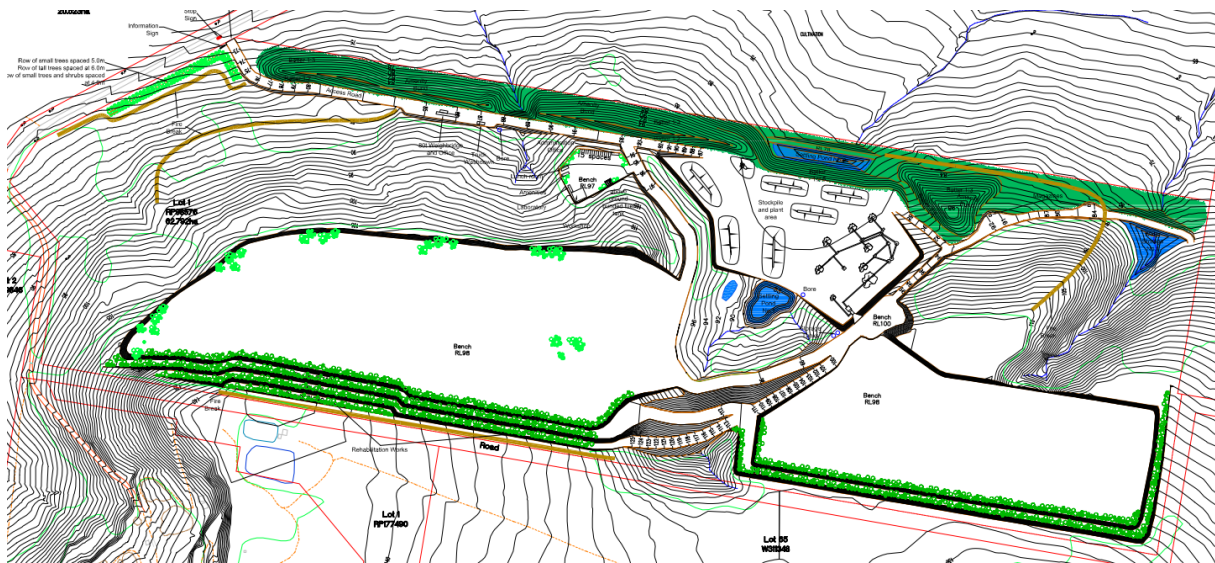


Figure 4 – Approved Stage 4 Development Plan (drawing 740.016)



Figure 5 – Looking south-east across current east pit (Aerial July 2022)

(Source: Groundwork Plus)

3 Description of Proposal

Bromelton North Quarry is located off Sandy Creek Road, Bromelton QLD, on land properly described as Lot 1 on RP98576. Nielsen's currently operate the site under the Court Order, which allows extraction to 400,000tpa, and EA for ERA 16(2)(b) and ERA 16(3)(b) for the extraction and screening of material.

A new Material Change of Use – Development Permit for Extractive Industry is sought to allow the production of up to 800,000tpa. As previously mentioned, the site is improved by buildings and structures which support extractive industry up to 400,000tpa. No additional buildings or structures are proposed.

This development application is intended to replace the Consent Order and become the relevant land use approval regulating the site in conjunction with the Environmental Authority under the EP Act.

3.1 Quarry Development

Extraction rate

The proposed development will produce 800,000 tonnes per annum. This output will be achieved through the efficient use of existing onsite plant and equipment within the existing hours of operation. No additional buildings or structures are proposed. The existing site office, amenities block, parking areas, weighbridge, workshop and other supporting infrastructure will be retained unchanged. 15 staff will continue to be employed at the site. No change to the current fleet mix is expected, maintaining a mixed fleet of trucks, truck and dog and B-doubles.

The fixed processing plant will be retained in the centre of the site (refer **Figure 6 – Looking north from tip-head (May 2022)**). This plant has a daily output of 4,000 tonnes. The noise assessment has identified that during the period of 6am to 7am (deemed night-time period) mitigation measures are required to ensure the amenity of receptors is maintained.



Figure 6 – Looking north from tip-head (May 2022)

(Source: Groundwork Plus)

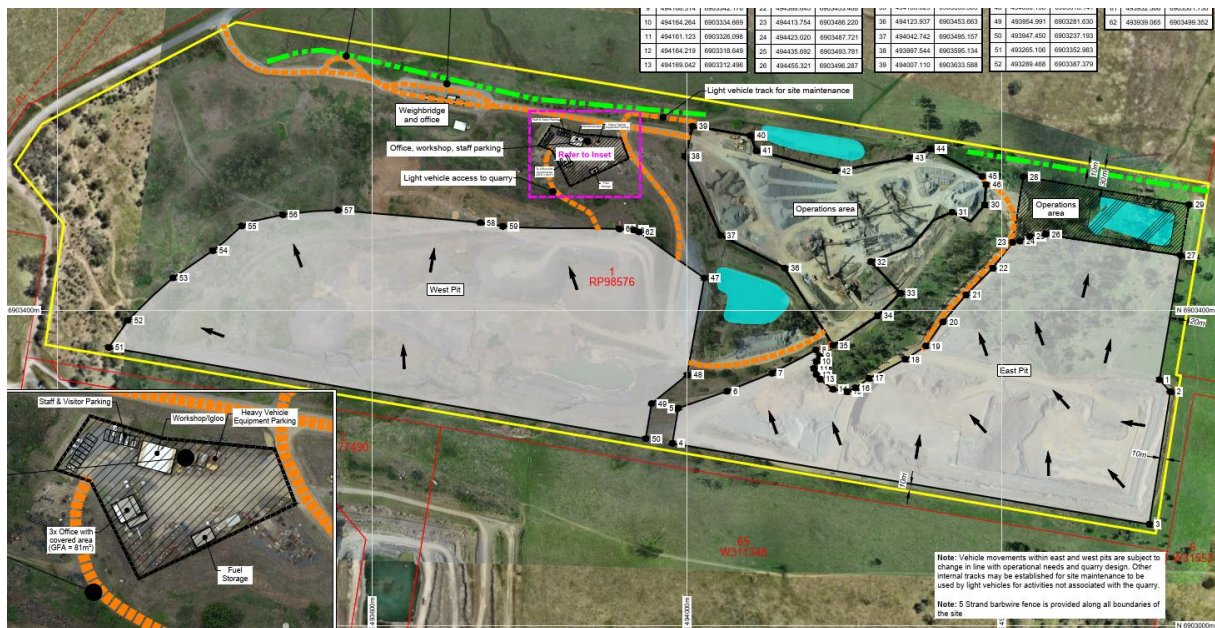
Extraction Area

Extraction activities will occur across the east pit and west pit. The existing processing plant will be retained centrally on the site. An operations area has been identified to the north of the east pit, this area will provide for stockpiling of material, ancillary operations and stormwater controls.

The proposed development avoids areas of mapped remnant vegetation. The proposed development intersects with regrowth vegetation, which is exempt from assessment due to the site’s designation as a KRA.

A site layout plan and rehabilitation plan are attached to this development application (refer **Attachment 4 – Site Plans** and **Attachment 7 – Environmental Management Plan**).

For ease of reference an image of the proposed site layout plan and conceptual rehabilitation plan are provided below (refer **Figure 7 – Proposed Site Layout Plan (drawing 740.DRG)** and **Figure 8 – Proposed Concept Rehabilitation Plan (drawing 740.DRG.443r1)**).



Legend:

- Site Boundary
- Cadastral Boundary
- Easement Boundary
- Extraction Footprint
- Water Storage / Sediment Basin
- Operations Area
- Internal Haul Road
- Direction of Extraction
- Vegetation Buffer

Figure 7 – Proposed Site Layout Plan (drawing 740.DRG.459r1)

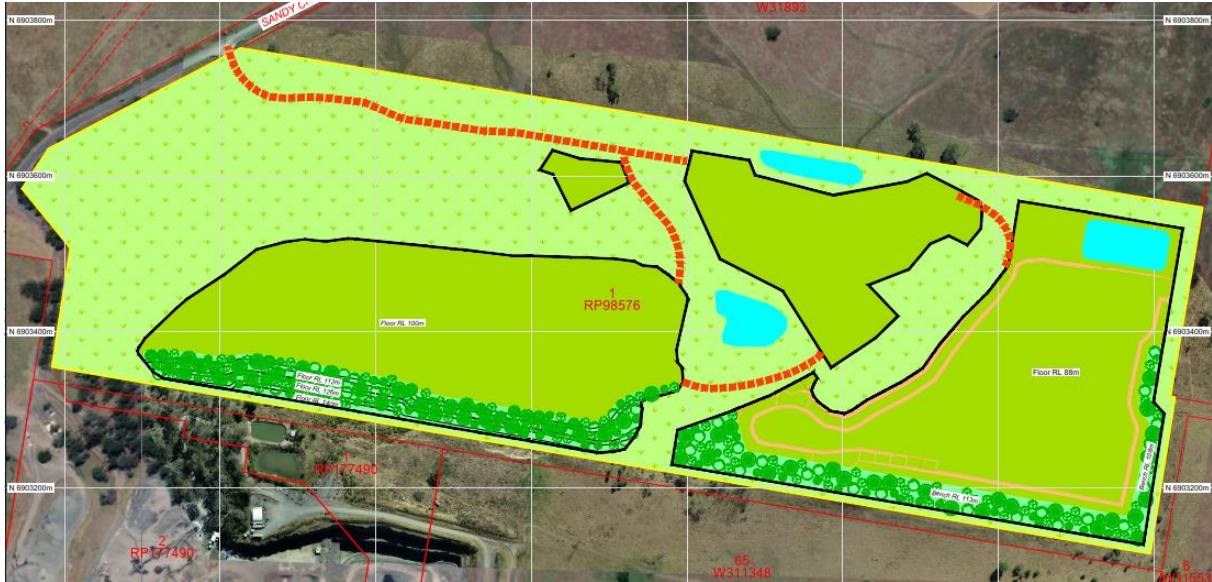


Figure 8 – Proposed Concept Rehabilitation Plan (drawing 740.DRG.443r1)

Overall, the footprint will not be significantly larger than currently approved (refer **Figure 9 – Approved vs Proposed Extraction Boundary (drawing 740.DRG.458r1)** and **Attachment 5 - Approved and Proposed Footprint**).

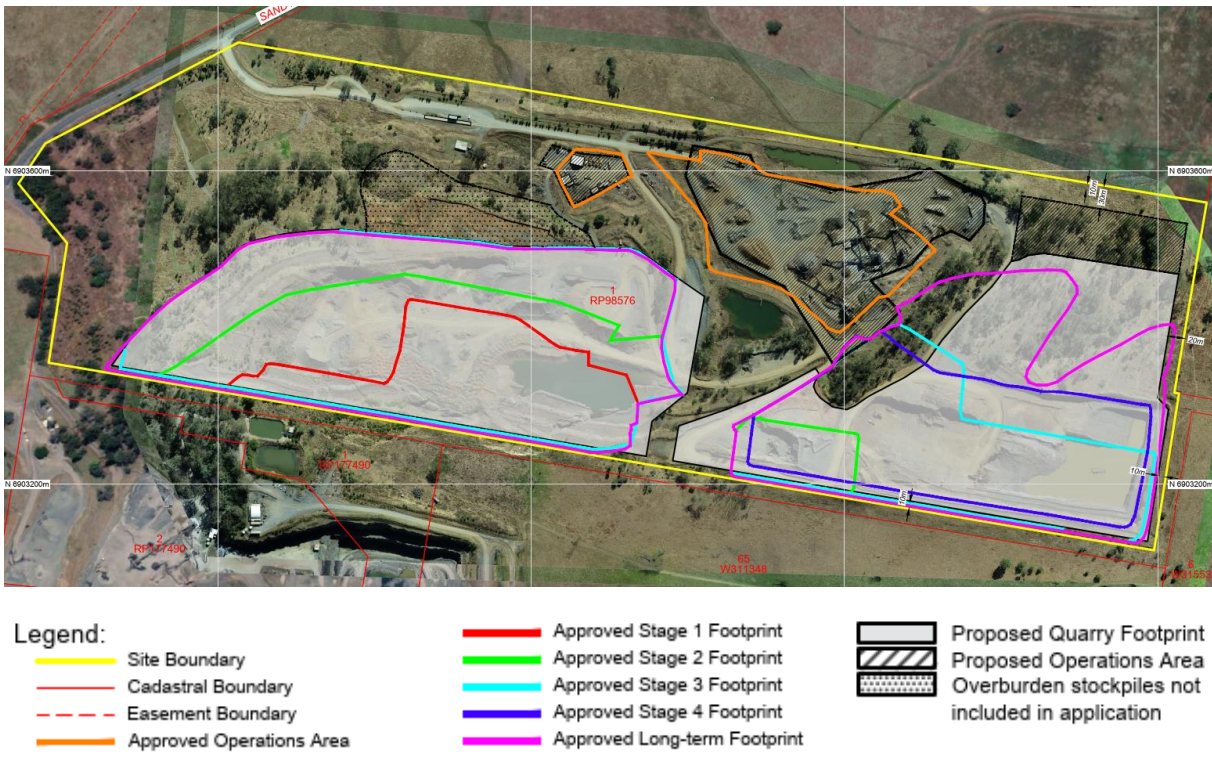


Figure 9 – Approved vs Proposed Extraction Boundary (drawing 740.DRG.458r1)

Summary of Increased Scale and Intensity

For ease of reference, **Table 2 – Development Attributes (Approved and Proposed)** provides a summary of the existing and proposed site activities.

Table 2 – Development Attributes (Approved and Proposed)

	Approved	Proposed
Approval Reference:	P & E Court Consent Order (ref: Appeal No. 3448 of 2003)	To be confirmed
Planning Scheme Details:	<i>Integrated Planning Act 1997</i> <i>Beaudesert Shire Council Town Planning Scheme</i> Extractive Industry Impact Assessable	<i>Development and Public Works Organisation Act 1971</i> <i>Bromelton SDA</i> Extractive Industry Assessable Development
Referral Entities:	DES - ERA DTMR – State transport network	Council – Sandy Creek Road DES – ERA DTMR – State transport network
Environmental Authority:	DES Ref: EPPR00540113	No change An EA Amendment will be required to reflect the changes to the site layout plan, including changes to stormwater controls. The EA Amendment will be facilitated through a separate application to DES in accordance with the EP Act. In preparation for the upcoming EA Amendment, an Environmental Assessment Report and updated Environmental Management Plan have been provided for review by DES as part of the current application (refer Attachment 6 – Environmental Assessment Report and Attachment 7 – Environmental Management Plan).

	Approved	Proposed
Environmentally Relevant Activities:	<p>ERA No. 16 – Extractive and Screening Activities, Threshold 2(b) – extracting, other than by dredging, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes</p> <p>ERA No. 16 – Extractive and Screening Activities, Threshold 3(b) – screening, in a year, more than 100,000 tonnes but not more than 1,000,000 tonnes.</p>	No change
Scale:	400,000tpa	800,000tpa
Years of Production:	While not limited by the conditions of the Court Order, there is approximately 3-4 years of resource remaining within the approved Stage 4 footprint, excluding areas which are constrained by remnant vegetation.	There is approximately 7-9 years of resource available within the proposed footprint. The life of the quarry will ultimately be dictated by market demand.
Access:	<p>Access to Sandy Creek Road.</p> <p>Consent Order allows deliveries to local premises to the south of the quarry entrance with agreement from Council.</p>	<p>No change</p> <p>No further upgrades or modifications to the current access onto Sandy Creek Road are required (refer Attachment 13 – Traffic Assessment).</p> <p>It is requested that local deliveries to the south continue to be permitted with Council agreement.</p>
Hours of Operation:	<p>6:00am to 6:00pm Monday to Friday</p> <p>7.00am to 5:00pm Saturdays</p> <p>Blasting activities only to occur between 9:00am to 5:00pm Monday to Friday, except in an emergency.</p> <p>No operations on Sundays or Public Holidays</p>	<p>No change</p> <p>Noise and air quality assessments have been undertaken against best practice criteria. Mitigation measures have been proposed to ensure noise and air quality outcomes are appropriate for the site context (refer Attachment 8 – Noise Assessment and Attachment 9 – Air Quality Assessment).</p>
Haulage Route:	All movements onto Sandy Creek Road travel north, unless otherwise agreed in writing with Scenic Rim Regional Council.	No change (refer Attachment 13 – Traffic Assessment).
Staff:	The quarry current employees about 10 to 15 full time staff.	No change

	Approved	Proposed
Processing Plant:	Fixed processing plant is centrally located on site.	No change
Site Infrastructure:	Site office, amenities, weighbridge, car parking and access areas and stormwater controls.	The location of truck parking, weighbridge, site office, car parking, washdown area, workshop, fuel storage, fixed plant will remain unchanged. Altered stormwater management controls are proposed to reflect the proposed quarry footprint.
Visual Appearance:	The current operation is largely screened from view along Sandy Creek Road, with the exception of a view of the upper benches of the western pit when stationary at the intersection of Beaudesert-Boonah Road and Sandy Creek Road. Views of the operation from nearby residences to the north, east and south-east are largely screened by vegetation and topography.	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 current permitted by the Court Order. Given the site context, it is expected the view of the operation from dwellings to the north and east will remain largely unchanged. Passing views will be experienced by motorists traveling along Sandy Creek Road. A vegetated buffer is proposed along the north boundary of the east pit to assist in screening the operation from view (refer Attachment 4 – Site Plans). Further discussion on visual appear is provided below in section 3.4.2.
Native Vegetation Clearing:	Clearing of remnant vegetation was not considered as part of the Court Appeal.	The proposed quarry footprint has been designed to avoid clearing of remnant vegetation (Category B). The clearing of regrowth vegetation (Category C) within KRA mapped area is exempt clearing work. Therefore, further assessment of this matter is not required.
Koala Habitat Clearing	Clearing of Koala habitat under an approval issued before 7 February 2020 is not assessable development.	Clearing of Koala habitat in an SDA is exempted development under the <i>Planning Regulation 2017</i> . Therefore, further assessment of this matter is not required.
Rehabilitation Outcome:	The Long Term Rehabilitation Concept (drawing ref: 740.019) identifies the	No change

	Approved	Proposed
	land being returned to pasture/grassland.	<p>The rehabilitation objectives under the EA are to ensure the land is safe, stable, non-polluting and self-sustaining.</p> <p>The site is located in the Transition Precinct under the Bromelton SDA. Within the Transition Precinct a future land use will require a separate application to be made under the SDPWO Act.</p>

3.2 Description of Quarry Activities

Bromelton North Quarry will continue to use standard quarry methodologies that includes clearing topsoil and overburden stripping, drilling and blasting, extraction, processing and stockpiling with the final products sold for use in the construction industry (refer **Figure 5 – Conceptual On-Site Extractive Operations**).

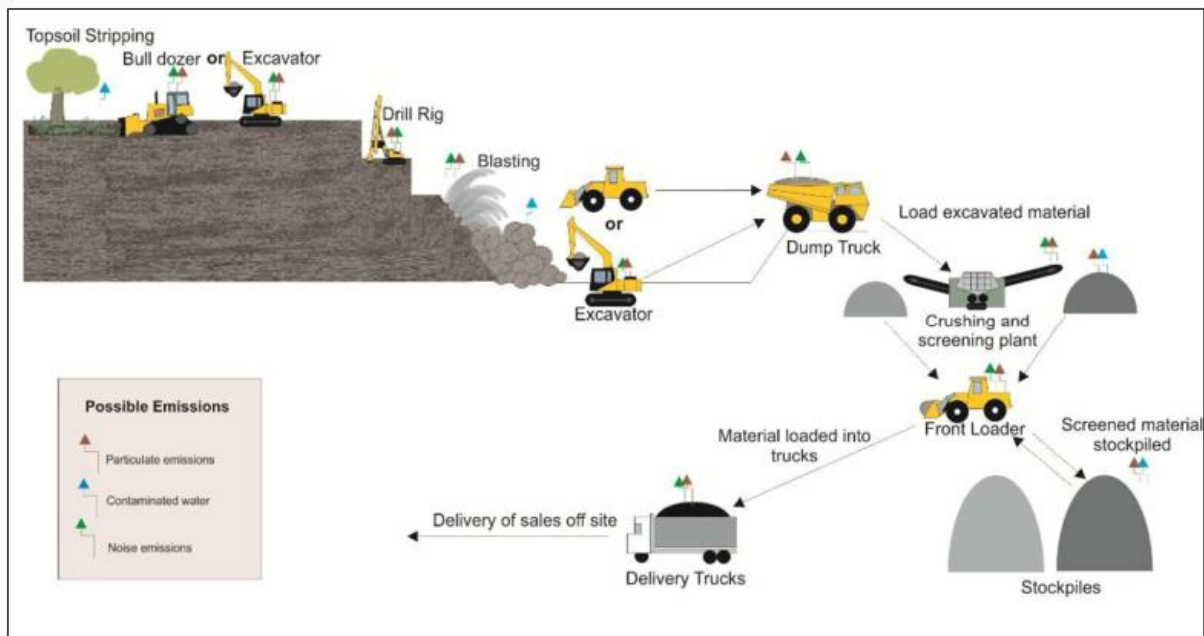


Figure 10 – Conceptual On-Site Extractive Operations
(Source: Groundwork Plus)

Operations comprise the following basic elements:

- Clearing of vegetation and stripping of topsoil and overburden material using mechanical means (i.e. bulldozer or excavator) and stockpiling for incorporation into on-site rehabilitation works where required, or use in constructing stormwater control structures (e.g. perimeter banks);
- Drilling and blasting the exposed underlying rock to a manageable size for the developed quarry benches to the quarry pit or bench below;
- Transferring raw material from the quarry face or pit floor to a designated crushing and screening plant/stockpile hardstand areas using an excavator or front-end loader into off-road haul trucks;

- Crushing and screening the raw material using crushing and screening processing plant(s);
- Stockpiling the final products using a front-end loader and/or off-road haul trucks within designated hardstand areas until required to be loaded into road trucks for transportation off-site for sale; and
- Rehabilitating disturbed areas progressively once terminal benches are reached.

Operations are supported by a range of ancillary buildings and structures including, but not limited to:

- Site office and amenities block, visitor car park, staff car park and truck parking area(s);
- Weighbridge, workshop and truck wash down facility;
- Security fencing; and
- Internal haul and access roads.

The type of plant and equipment deployed on-site varies from time-to-time to service individual contracts. Types of major plant and equipment deployed on-site may include bulldozer, grader, excavator, drill rig, off-road trucks, front-end loader, fixed processing (including crushing and screening plant/s), mobile process (including crushing and screening plant/s), pre-coast plant, pugmill and on-road haul trucks. Machinery repairs and maintenance is carried out on-site where practical within the workshop area.

3.3 Site Management Measures

An EMP provides mitigation measures for air quality, water quality, hydrocarbons and chemicals, noise, blast, waste and rehabilitation.

An EMP is a dynamic management document, intended to be reviewed and updated on an ongoing basis to ensure relevance to the operational needs of the site. Best practice and contemporary conditions require reviews of environmental performance to be undertaken periodically. This is reflected by the evaluation of control measures nominated in the EMP.

An EA amendment will be required to reflect the amended stormwater management controls, including the location of basins and release points. These matters will continue to be conditioned as part of the revised EA and subsequently regulated by DES. Therefore, it is considered unnecessary for these matters to be further regulated by conditions imposed on the land use approval.

An Environmental Assessment Report (**EAR**) and revised EMP have been prepared to demonstrate the operational controls and measures that will be employed to ensure that potential environmental impacts are managed to the current EA standards.

The EAR provides an assessment of potential impacts in further detail (refer **Attachment 6 – Environmental Assessment Report**). The EMP will be the principal management tool for guiding environmental management on the site, by providing a framework at the operational level to prevent, or suitably manage environmental impacts. The revised EMP incorporates the recommendations of the noise and air quality assessments and the changed stormwater controls identified to support the proposed changes (refer **Attachment 7 – Environmental Management Plan**).

3.4 Visual Environment

The Bromelton North Quarry will continue to use standard quarrying methodologies as described above. The site is not subject to any specific scenic amenity mapping or overlays of national, State or local significance.

The visibility of the operation is determined by a combination of factors including: distance and elevation of areas from which the site can be viewed, the angle of view, existing screening (e.g. vegetation) and topography. The visibility of the quarry rock face is also dependent on the extent to which it contrasts in colour and form within the overall scene. Due to the topography of the area, the potential viewpoints are to the north.

When considering the likely appearance of the quarry, from various vantage points, it is relevant to note that the current operation does not extend to the full extent permitted under the Court Order (refer **Attachment 5 – Approved and Proposed Footprint**). As such, consideration should be given to the potential vistas under the current approval.

3.4.1 Current Landscape

The site, and surrounding land, is included in the Transition Precinct of the Bromelton SDA. The Bromelton SDA is intended to accommodate high impact, difficult-to-locate and rail dependent industries appropriately located and buffered by other industrial and rural land uses. Extractive industry is generally considered to meet the purpose of the Transition Precinct.

The current visual environment is generally rural in nature, being primarily grazing activities. In addition to Bromelton North Quarry, another quarry (known as Bromelton Quarry) and approved concrete batching plant is located to the south also accessing Sandy Creek Road. There are no known national, State or locally significant views within the landscape.

The existing quarry operation is visible from various vistas due to topography and sparse vegetation buffers. Current extraction activities in the east pit are screened from view by vegetated slopes.

There is one dwelling approximately 700m to the north of the site. Existing vegetation surrounding the lot screens much of the existing operation from view (**Figure 11 – Looking north from Sandy Creek Road near residence**).



Figure 11 – Looking north from Sandy Creek Road near residence

(Source: Googlemaps)

The view of the site, from motorists travelling south on Sandy Creek Road, varies due to orientation of the road, topography and presence of mature vegetation (on and off the quarry site).

From a standing location at the intersection of Sandy Creek Road and Beaudesert-Boonah Road, the existing vegetation and topography screen the site from view. It is expected that there will be no noticeable change at this location (refer **Figure 12 – Looking south near the intersection of Sandy Creek Road and Beaudesert Boonah Road**). Due to the topography of the land and lack of mature vegetation in the north-eastern area of the site, the existing operations do become visible on approach to the site access (refer **Figure 13 – Looking south from Sandy Creek Road prior to site access** and **Figure 14 – Site Entrance**).



Figure 12 – Looking south near the intersection of Sandy Creek Road and Beaudesert Boonah Road

(Source: Groundwork Plus)



Figure 13 – Looking south from Sandy Creek Road prior to site access

(Source: Googlemaps)



Figure 14 – Site Entrance

(Source: Googlemaps)

3.4.2 Mitigation measures

To mitigate the potential views associated with the east pit from the surrounding viewpoints, a landscape buffer consisting of two (2) rows of native trees will be planted along the north of the east pit. No mitigation measures have been identified to screen the existing processing plant and west pit as these areas will remain largely unchanged.

3.5 Rehabilitation and End Use

The rehabilitation objectives under an EA seek to ensure the land is safe, stable, non-polluting and self-sustaining. A rehabilitation management plan has been prepared and is included in the revised EMP (refer Section 4.7 of **Attachment 7 – Environmental Management Plan**).

The strategic vision of the Bromelton SDA is to establish Bromelton as a major area for industrial development of regional, State and national significance. The site is located in the Transition Precinct under the Bromelton SDA. Within the Transition Precinct a future land use will require a separate application to be made under the SDPWO Act.

A rehabilitation plan has been included in the revised EMP (refer Section 4.7 of **Attachment 7 – Environmental Management Plan**).

4 Assessment Framework

4.1 State Development and Public Works Organisation Act 1971

The SDPWO Act gives the Coordinator-General power to, among other things, implement and manage SDAs. SDAs are clearly defined areas of land established by the Coordinator-General to promote economic development in Queensland.

The Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland, with the following responsibilities:

- Undertaking land use planning and establishing the development assessment process for regulated development through the relevant development scheme;
- Implementing the development scheme;
- Assessing and deciding applications and requests that can be made under the development scheme; and
- Compulsory land acquisition powers.

The site is located within the Bromelton SDA.

Under the SDPWO Act 'development' is defined as *the use of the land or water within the State or over which the State claims jurisdiction and includes the construction, undertaking, carrying out, establishment, maintenance, operation, management, control and decommissioning of any activity, use, works or private works on or in land or water*. For Part 6 of the SDPWO Act, the term also includes the following:

- (i) *carrying out building work;*
- (ii) *carrying out plumbing or drainage work;*
- (iii) *carrying out operational work;*
- (iv) *reconfiguring a lot; or*
- (v) ***making a material change of use of premises.***

Material change of use, of premises, for Part 6, means:

- (a) *the start of a new use of the premises; or*
- (b) *the re-establishment on the premises of a use that has been abandoned; or*
- (c) ***a material increase in the intensity or scale of the use of the premises.***

The proposal falls within the definition of 'development' as defined under the SDPWO Act.

4.2 SDA Assessable Development

Each SDA is subject to development scheme, a regulatory document that controls planning and development in an SDA. The Bromelton SDA is regulated by the *Development Scheme for the Bromelton State Development Area*.

The Development Scheme establishes the assessment frameworks to govern the lodgement, assessment and determination of applications for material change of use with the Bromelton SDA.

Subsequent building work and/or operational work applications that are required as a consequence of the material change of use application are then assessed by the private certifier and local authority respectively.

4.2.1 Use Definition

The proposed development is identified as follows:

Extractive Industry means the use of premises for:

- (a) *Extracting or processing extractive resources and*
- (b) *Any related activities, including, for example, transporting the resources to market.*

4.2.2 Precinct

The Bromelton SDA is divided into six (6) land use precincts. The site is located within the Transition Precinct.

4.2.3 Level of Assessment

As per Table 5 – Regulated development within the Transition Precinct of Part 2.4.5 of the Development Scheme, the proposed development is to be categorised as an SDA assessable development and requires an application to be made to the Coordinator-General in accordance with Schedule 2 in order to obtain SDA approval.

4.2.4 SDA Assessment

An SDA application is assessed against the following, to the extent they are considered relevant by the Coordinator-General:

- (a) The strategic vision for the Bromelton SDA;
- (b) The overall objectives for development in the Bromelton SDA;
- (c) The preferred development intent for each development precinct; and
- (d) SDA wide assessment criteria.

A response to items (a), (b) and (c) is provided below. A response to item (d) is provided as **Attachment 10 – SDA Wide Assessment Criteria**.

Strategic Vision

Section 2.2 of the Development Scheme outlines the strategic vision for the Bromelton SDA. A response to this is provided in **Table 3 – Strategic Vision**.

Table 3 – Strategic Vision

Assessment Benchmark:	Comment:
(a) establish Bromelton as a major industrial area for industrial development of regional, State and national significance;	<p>Complies</p> <p>Bromelton North Quarry has been operational for almost 20 years. The purpose of this application is to facilitate continued access to a known resource. The continued operation of an approved, and established quarry, remains consistent with the strategic vision for the Bromelton SDA.</p>

(b) encourage industrial development and support services to take advantage of the access to key rail and road networks;	Complies There is no proposed change to the established haulage route for Bromelton North Quarry.
(c) maximise opportunities for the clustering and co-location of synergistic developments, including supporting infrastructure;	Complies Refer to response (a) above. The site is one of two extractive industry activities approved on Sandy Creek Road, within KRA 61.
(d) maximise the utilisation of the rail network by establishing multi modal freight and logistics operations, manufacturing and warehousing facilities, and industries that are reliant on rail access;	Not Applicable No change to the haulage route is proposed. Bromelton North Quarry does not currently utilise the rail network.
(e) encourage activities that require large lots, separation distances or other specialist needs;	Complies Bromelton North Quarry will be retained on a large lot, which is capable of future development. Separation distances to surrounding land uses remain generally unchanged.
(f) protect the continued operation and future development of existing industrial activities, appropriately located rural activities and the regionally significant extractive resources within the Bromelton SDA from incompatible development and encroachment; and	Complies The proposal seeks to gain access to a known, regionally significant, resource.
(g) leverage the opportunities created by the proximity of the Bromelton SDA to the Beaudesert centre, by fostering synergies between industry and business activity clusters.	Complies Bromelton North Quarry produces quarry materials which are available to local markets fostering synergies within the construction industry.

Overall Objectives for Land Uses

The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Bromelton SDA. A response to Section 2.3 of the Development Scheme is provided in **Table 4 – Overall Objectives**.

Table 4 – Overall Objectives

Assessment Benchmark:	Comment:
(a) be consistent with the strategic vision for the Bromelton SDA and the development precinct;	Complies Refer to the responses provide in Table 2 – Strategic Vision above.

Assessment Benchmark:	Comment:
<p>(b) ensure the integrity and long-term functionality of the Bromelton SDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect, the continued use of the Bromelton SDA for industrial development of regional, State and national significance;</p>	<p>Complies</p> <p>The proposed development will not compromise the integrity and long-term functionality of the Bromelton SDA. The site is located in KRA 61, confirming the regional significance of the resource. Infrastructure associated with the quarry activity will be removed prior to the surrender of the EA. Rehabilitation of the site will return the site to a safe, stable, non-polluting, and self-sustaining landscape which is suitable for future development (subject to the Development Scheme applicable at the time). The proposed development does not include development which is incompatible with, or might adversely affect, further industrial development within the Bromelton SDA.</p>
<p>© avoid new sensitive land uses and other incompatible land uses which could restrict the ability to establish and operate industrial development within the Bromelton SDA;</p>	<p>Not Applicable</p> <p>The proposed development does not include a sensitive land use.</p>
<p>(d) maximise the efficient use of land, and existing and planned infrastructure;</p>	<p>Complies</p> <p>The proposed development efficiently utilises the known extractive resources located on the site. The proposed development will allow an established Extractive industry to continue to supply extractive resources to local and regional markets. The site is connected to necessary infrastructure.</p>
<p>(e) minimise adverse impacts on infrastructure and infrastructure corridors;</p>	<p>Complies</p> <p>The site is connected to power and telephone infrastructure. No change to these connections is proposed. No other known infrastructure corridors exist within proximity of the site.</p>
<p>(f) support the safe and efficient function and operation of existing and planned transport infrastructure;</p>	<p>Complies</p> <p>The proposed development will produce up to 800,00tpa from Bromelton North Quarry. 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>

Assessment Benchmark:	Comment:
	<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. The site access is currently appropriate for heavy vehicle movements, and sufficient area for queuing exists on site (refer Attachment 13 – Traffic Assessment).</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. The intersection is currently suitable for heavy vehicles.</p> <p>No works are considered necessary to ensure the ongoing safety and efficiency of the road network (refer Attachment 13 – Traffic Assessment).</p>
<p>(g) include site specific stormwater and waste water controls to avoid potential adverse impacts on the water quality of receiving waters and water assets;</p>	<p>Complies</p> <p>A Stormwater Management Plan has been included as part of the revised EMP to ensure potential adverse impacts on the water quality or receiving water and water assets are avoided (refer Attachment 7 – Environmental Management Plan).</p>
<p>(h) protect, and where possible, enhance the values of water supply catchments and key water supply infrastructure to ensure a safe and secure water supply;</p>	<p>Complies</p> <p>Refer to response to (g) above. The site does not currently have access to reticulated water supply. The site will continue to capture water required for onsite management and provide potable water for employees.</p>
<p>(i) manage the risks associated with natural hazards, to protect people and property;</p>	<p>Complies</p> <p>The east pit is identified as being subject to bushfire hazard and landslide hazards on local and State mapping. Extractive industry by its nature is well equipped to response to bushfire risks, having access to heavy machinery and water supply in the event of a fire. Bushfire hazard will be reduce 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</p>

Assessment Benchmark:	Comment:
	operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining.
(j) avoid adverse impacts on environmental, cultural heritage and community values, or minimise and mitigate impacts where they can't be reasonably avoided;	<p>Complies</p> <p>Bromelton North Quarry has been operational since the early 2000s. Extraction will occur in the east pit and west pit. Vegetation clearing is proposed to facilitate this outcome, however the proposed development will avoid clearing of mapped remnant vegetation (refer Attachment 14 – Site Context Plan). A vegetated buffer is proposed along the northern boundary of the east pit.</p>
(k) be located, designed and constructed in accordance with best practice principles; and	<p>Complies</p> <p>A revised EMP has been prepared in support to this application. This EMP includes current best practice principles for the operation of an extractive industry site</p>
(l) be located and designed to avoid impacts on the ongoing operation of quarries within key resource areas and their haulage routes.	<p>Complies</p> <p>Bromelton North Quarry is located in KRA 61. The proposed development seeks to gain access to a known resource, extending the life of the current operation.</p>

Transition Precinct

The site is located within the Transition Precinct. A response to Section 2.4.5 of the Development Scheme is provided in **Table 4 – Transition Precinct**.

Table 5 – Transition Precinct

Assessment Benchmark:	Comment:
(a) This precinct will provide appropriate separation between sensitive and industrial uses to protect the industrial function and operation of the Bromelton SDA;	<p>Complies</p> <p>The site will continue to maintain the appropriate separation distances from surrounding sensitive land uses. The air quality and noise assessments recommended mitigation measures to protect the nearby sensitive land uses (refer Attachment 8 – Noise Assessment and Attachment 9 – Air Quality Assessment).</p>

<p>(b) The precinct will generally accommodate low impact development which:</p> <ul style="list-style-type: none"> (i) is compatible with, and able to safely operate near, higher impact industrial development which is anticipated to occur elsewhere in the Bromelton SDA; (ii) does not cause adverse amenity impacts on sensitive land uses outside of the Bromelton SDA; 	<p>Complies</p> <p>Bromelton North Quarry is an established use within the local area. The site provides a resource of local and regional significance. No high impact industry development currently occurs within proximity of the site.</p> <p>The proposed development will have no impact to the amenity of sensitive land uses outside of the Bromelton SDA.</p>
<p>(c) Development, including for sensitive land uses, that limits the ability to establish and operate industry in surrounding precincts is unlikely to be supported;</p>	<p>Not Applicable</p> <p>The proposal does not include a sensitive land use.</p>
<p>(d) Development recognises and protects the future development of the Indicative Bromelton North South Arterial Road;</p>	<p>Not Applicable</p> <p>The proposed development will not involve the utilisation of involvement of the Indicative Bromelton North South Arterial Road.</p>
<p>(e) Defined uses which are generally considered to meet the precinct intent include animal husbandry, animal keeping, aquaculture, cropping, extractive industry, intensive animal industry, intensive horticulture and rural industry; and</p>	<p>Complies</p> <p>The proposed development is for an extractive industry use and is therefore considered to meet the precinct intent.</p>
<p>(f) Development for high impact and special industry is unlikely to be supported.</p>	<p>Complies</p> <p>The proposed development is not for high impact or special industry.</p>

4.3 Other Relevant Legislation

Section 2.5.13 of the Development Scheme seeks for the development to demonstrate consistency with other relevant legislative requirements, including the regional plan, the SPP and the State Development Assessment Provisions (**SDAP**) where the State interests articulated by these instruments are likely to be affected by the development

4.3.1 Planning Act 2016

4.3.1.1 Local Government Interests

The site is situated within the Scenic Rim Region. But for the SDA designation, the proposed development would have required a Material Change of Use – Development Permit for Extractive Industry under the Scenic Rim Planning Scheme (**Planning Scheme**).

It is understood that Council's interest as a referral entity under the Development Scheme include impacts to local road impacts. 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. No works are considered necessary to ensure the ongoing safety and efficiency of the road network (refer **Attachment 13 – Traffic Assessment**).

To avoid further development applications, it is requested that a condition be applied confirming that MSES vegetation has been considered as part of the SDA process and does not require subsequent Operational Works – Development Permit for Vegetation Clearing under the Planning Scheme.

For ease of reference a response to the purpose statement and overall outcomes of each relevant code is provided below (refer **Attachment 11 – Planning Scheme Assessment**).

Special Purpose Zone Code

The purpose of the Special Purpose Zone – Bromelton State Development Area Precinct is to be achieved through compliance with the various overall outcomes. While land uses are regulated under the Development Scheme for the Bromelton State Development Area, and not subject to the Planning Scheme (item (3)(b)) the development provides a transitional activity which will protect the role and function of the Bromelton SDA as an industrial area of regional, state and national significance (item (3)(a)(i)). Therefore, the proposed development is considered to meet the purpose of the Special Purpose Zone Code.

Extractive Industry Code

The purpose of this code is to ensure extractive industry operations are undertaken in a safe and efficient manner that is environmentally sensitive and minimises off-site impacts. The proposed development seeks to increase the scale and intensity of an existing extractive industry operation, allowing for access to a known resource. The noise and air quality assessments confirmed the activity will provide appropriate separation distance to ensure amenity of sensitive land uses, subject to the recommended mitigation measures (item 2(a)(iii)) (refer **Attachment 8 – Noise Assessment** and **Attachment 9 – Air Quality Assessment**). Clearing of MSES vegetation associated with the activity is exempt from assessment.

The proposed activity will also be managed in accordance with the EMP so that significant environmental impacts are either contained within the site or mitigated so as not to adversely impact sensitive receptors of the environment (item 2(a)(iv)) (refer **Attachment 7 – Environmental Management Plan**). Therefore, the proposed development is considered to meet the purpose of the Extractive Industry Zone Code.

Earthworks, Construction and Water Quality Code

The purpose of this code is to protect premises, people and the natural environment from adverse impacts associated with excavation, filling and construction. Operational activities occurring on site are undertaken in a safe manner to protect infrastructure and mitigate potential hazards (item 2(b)). A stormwater management plan has been developed for the entire site, to ensure the minimised disturbance to natural drainage, erosion risk, landscape features and receiving waters to maintain environmental values (item 2(d)) (refer **Attachment 7 – Environmental Management Plan**). Considering the above, the proposed development is considered to meet the purpose of the Earthworks, Construction and Water Quality Code.

Landscaping Code

The purpose of this code is to ensure that landscaping is provided to enhance the visual amenity of the built and natural environment, or where necessary to screen incompatible or unsightly development.

It is proposed to provide two rows of trees along the northern edge of the east pit, to buffer/screen the activity from dwellings to the north (item 2(a)(iv)). Vegetation used will be endemic to the region (item 2(a)(v)). Therefore, the proposed development is considered to meet the purpose of the Landscaping Code.

Parking and Access Code

The purpose of this code is to ensure that vehicular parking, external and internal roads, and driveway access meet the needs of development, maintain a safe and efficient transport network and preserve the character and amenity of the surrounding area. Site access and parking areas will remain unchanged as a result of this application. The existing site access and parking will therefore continue to ensure a safe environment for both pedestrians and vehicles (item 2(a)(iv)) and cater for requirements of emergency and other essential service vehicles (item 2(a)(viii)). Therefore, the proposed development is considered to meet the purpose of the Parking and Access Code.

Bushfire Hazard Overlay Code

The purpose of the Bushfire Hazard Overlay Code is to ensure that risk to life and property, and the impact on the environment, as a result of bushfire is avoided or mitigated. The east pit is identified as being subject to bushfire hazard. The east pit is identified as being subject to bushfire hazard and landslide hazards on local and State mapping. 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.

The proposed development will not increase the exposure of people and property to natural hazards (item 2(a)) or result in a material increase in the extent of severity of bushfire hazard (item 2(e)). Therefore, the proposed development is considered to meet the purpose of the Bushfire Hazard Overlay Code.

Environmental Significance Overlay Code

The purpose of this code will be achieved through the protection and enhancement of environmental significance to maintain flora and fauna diversity.

Under the Scenic Rim Planning Scheme, the site is not mapped as containing Matters of Local Significance (**MLES**). Council's mapping adopts the SPP mapping and does not identify an area of MSES (Protected Vegetation), the extent of which corresponds with the extent of regulated vegetation within the site.

Clearing of mapped remnant vegetation (Category B) has been avoided, thereby protecting the biodiversity values of this vegetation (item 2)(iii).

In relation to the balance of the site, clearing of the mapped regrowth vegetation (Category C) and koala habitat is exempt under the relevant State legislation. As such, further assessment of MSES (regrowth vegetation and koala habitat) is not required.

The Bromelton North Quarry will ensure that any degraded matters of environmental significance are rehabilitated (item 2©) prior to the surrender of the EA. Rehabilitation across the site is regulated by

DES via the EA conditions. Therefore, the proposed development is considered to meet the purpose of the Environmental Significance Overlay Code.

Extractive Resource Overlay Code

The purpose of this code is to protect extractive resources within a Key Resource Area from development that might prevent or constrain current or future extraction of the resource. The proposed development is for extractive industry and will ensure that KRA 61 is protected from encroaching development which is not compatible (item 2(a)). Therefore, the proposed development is considered to meet the purpose of the Extractive Resources Overlay Code.

Landslide Hazard and Steep Slope Overlay Code

The purpose of this code is to ensure development on land containing unstable slopes or steep slopes protects people, property, and the environment from landslide hazards.

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 and will not materially increase the extent or severity of landslide risk (item 2(a)). Furthermore, prior to the surrender of the EA, the operator will be required to demonstrate the site is safe, stable, non-polluting and self-sustaining. Therefore, the proposed development complies with the purpose of the Landslide Hazard and Steep Slope Overlay Code.

4.3.1.2 State Planning Policy

The SPP is a key component of Queensland's land use planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development. The assessment benchmark in the SPP apply for certain developments, where these have not been integrated in a local planning instrument. Section 2.5.13 of the Bromelton Development Scheme seeks for an assessment against the benchmarks to be provided. As such, an assessment of the proposed development against the 'assessment benchmarks' as outlined in the SPP is provided in **Table 6 – State Planning Policy: Assessment Benchmarks**.

Table 6 – State Planning Policy: Assessment Benchmarks

State Interest	Applicable (Yes/No)	Response
Liveable Communities	No	The proposed development is not associated with urban or residential use.
Mining and Extractive Industries	Yes	The proposed development within KRA 61 is an extractive industry use and will utilise the resource available on the site and will not impede the ability of future extraction. The proposed development is not a sensitive land use.
Water Quality	No	The proposed development is not for an urban purpose.
Natural Hazards, Risk and Resilience	Yes	The proposed development does not occur in an erosion prone area within a coastal management district. The east pit is identified as being subject to bushfire hazard and landslide hazards.

		<p>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.</p> <p>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>
Infrastructure	No	Not Applicable

4.3.1.3 State Referrals

Pursuant to section 2.1(e) of the Bromelton SDA Development Scheme, **Table 7 – State Interests** below summarises the state referrals which would be relevant if the application was made under the Planning Act.

Table 7 – State Interests

Matters of State Interest	Planning Regulation, Schedule 10	SDAP
State Transport Infrastructure (thresholds)	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1	State Code 6: Protection of State Transport Networks
Environmentally Relevant Activities	Schedule 10, Part 5, Division 4, Table 2, Item 1	State Code 22: Environmentally Relevant Activities

For ease of reference, a brief summary of the relevant aspects of the State interest as identified by the SDAP is provided below (refer **Attachment 12 – SDAP Codes**).

State Transport Network

The purpose of SDAP Code 6 is to protect state transport infrastructure, public passenger transport infrastructure and public passenger services from the adverse impacts of development, while maintaining the operational performance of the transport network.

The proposed development seeks approval for an extractive industry use which produces 800,000tpa. This is considered in context of the existing site, which produces up to 400,000tpa. 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.

The Beaudesert-Boonah Road / Sandy Creek Road intersection appears to provide an AUL treatment and a CHR treatment. These treatments are understood to be sufficient to cater for the proposed development (refer **Attachment 13 – Traffic Assessment**).

The proposed development therefore achieves the purpose of SDAP Code 6.

Environmentally Relevant Activities

The purpose of SDAP Code 22 is to ensure ERAs, are located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses

and sensitive receptors. The code also ensures that impacts that on matters of environmental significance is either avoided or minimised where avoidance is not reasonably possible. The site comprises an existing Environmental Authority for extraction and screening of up to 1,000,000tpa. An extraction rate of 800,000tpa remains within the existing ERA 16 threshold.

An EAR and EMP have been prepared to assess and management to potential impacts that the proposed development may have to the Environmental Values on the site and the surrounding areas. Air quality and noise assessments were also undertaken to identify any additional mitigation measures required to ensure the amenity of sensitive receptors is maintained. Stormwater management has been considered across the site. These mitigation measures have been incorporated into the revised EMP. The proposed development therefore achieves the purpose of SDAP Code 22.

4.3.1.4 Regional Plan

The site is located within the Urban Footprint of the *South-East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)*.

The Urban Footprint identifies land that can meet the region's urban development needs to 2031 in a more compact form, and incorporates the full range of urban uses, including house, industry, business, infrastructure, community facilities and urban open space.

The site is located within a Regional Development Area under the SEQ Regional Plan. The area is described as follows:

"Bromelton is a Regional Development Area proximate to Beaudesert that needs major extensions to existing infrastructure networks. It is part of the Bromelton State Development Area declared by the Coordinator-General in 2008. Bromelton has the potential to become an employment and enterprise precinct that specialises in industries that need direct access to the national standard gauge rail network, and activities that need substantial separation from residential areas. Bromelton offers locational advantages for logistics operations involved in regional scale intermodal freight handling." (SEQ Regional Plan, page 35).

The Bromelton SDA has been developed to support industrial development which is consistent with the objectives of the SEQ Regional Plan. Extractive Industry is supported by the Development Scheme and therefore the proposal is considered to meet the intent of the SEQ Regional Plan.

4.3.2 Environmental Protection Act 1994

The existing EA for ERA 16(2)(b) and 16(3)(b), regulated by DES, allows for the extraction and screening of up to 1,000,000tpa of material from the site. The proposed development remains within the ERA 16 threshold, as such a separate EA amendment application will be made directly to DES to update the site layout plan and update relevant conditions.

4.3.3 Vegetation Management Act 1994

The *Vegetation Management Act 1994*, in conjunction with other State legislation, regulates the clearing of regulated vegetation in Queensland. The proposed quarry footprint avoids areas of Category B (remnant vegetation). Category C (regrowth vegetation) will be cleared as a result of the proposed development. Under the Planning Regulation framework, clearing of Category C vegetation for extractive

industry in a KRA is *exempt clearing work* under Schedule 21. As such, further assessment of this matter is not required.

4.3.4 Nature Conservation (Koala) Conservation Plan 2017

The *Nature Conservation (Koala) Conservation Plan 2017*, in conjunction with other State legislation, regulates the clearing of koala habitat areas in Queensland. The site contains core koala habitat but is not identified in a priority koala habitat area.

Clearing of koala habitat for the purpose of extractive industry within a KRA would generally be assessable under Schedule 10, Part 10, Division 4, Subdivision 1 of the *Planning Act 2016*. However, as the development is proposed within a SDA the clearing falls under the definition of *exempted development* in Schedule 24. As such, further assessment of this matter is not required.

4.3.5 Water Act 2000

The *Water Act 2000 (Water Act)*, in conjunction with other State legislation, regulates the taking and interfering with water in Queensland. Pursuant to Section 26 of the Water Act, "*All right to the use, flow and control of all water in Queensland are vested in the State*". Therefore, any water is a 'State Resource'.

The site is located within the Logan Basin. Section 8 of the *Water Plan (Logan Basin) 2007* confirms the water plan applies to: (a) water in a watercourse or lake; and (b) water in springs not connected to water to which the *Water Plan (Great Artesian Basin and Other Regional Aquifers) 2017* applies.

There is an unmapped feature intersecting the eastern pit. This feature meets the definition of a drainage feature as it is:

- (a) a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that—
 - I. is formed by the concentration of, or operates to confine or concentrate, overland flow water during and immediately after rainfall events; and
 - II. flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and
 - III. commonly, does not have enough continuing flow to create a riverine environment.

Therefore, further consideration of the Water Plan is not required.

Part 3 of the Water Act outlines how the State authorises the taking or interfering with water. Pursuant to Section 94, the general authorisations to interfere with water allow the following:

94 General authorisations to interfere with water

Any person may do any of the following-

- (a) *Interfere with overland flow water;*
- (b) *Interfere with water from a watercourse, lake, spring by impoundment for structures used by the State of the Commonwealth to collect monitoring data.*

The development application is for ERAs and an EA and therefore, the authorisations in Section 97 of the Water Act are also applicable (**emphasis added**):

97 Environmental Authorities

- (1) **A person may take overland flow water that is not more than the volume necessary to satisfy the requirements of-**
 - (a) **An environmental authority;** or
 - (b) **A development permit carrying out an environmentally relevant activity, other than a mining or petroleum activity, under the Environmental Protection Act 1994, schedule 4.**
- (2) **A person may interfere with the flow of water by impoundment if the interference is not more than is necessary to satisfy the requirements of an environmental authority.**
- (3) *However, subsections (1) and (2) apply only if-*
 - (a) **The impacts of the take or interference were assessed as part of a grant of an environmental authority or development permit; and**
 - (b) *The environmental authority or development permit was granted with a condition about the take or interference with water.*

The proposed development will collect, treat and re-use overland flow water in accordance with the authorisation of the EA for the quarry. No watercourses are mapped on the site.

5 Conclusion

This Planning Assessment Report has been prepared to support a development application for a Material Change of Use – Development Permit for Extractive Industry on land known as Bromelton North Quarry, located at 291 Sandy Creek Road, Bromelton, QLD 4285 and properly described as Lot 1 on RP98576.

The application is SDA assessable development.

The proposed development seeks approval for an extractive industry activity which will produce 800,000tpa of quarry material.

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. This development application is intended to become the relevant land use approval regulating the site in conjunction with the EA under the *Environmental Protection Act 1994*.

The application is supported by relevant technical assessments, which recommend mitigation measures where appropriate.

DES has oversight of extraction and screening activities through the existing EA for ERA 16. An EA is already held for ERA 16(2)(b) and 16(3)(b), which allow for the extraction and screening of between 100,000 to 1,000,000tpa from the site. A separate amendment application will be made directly to DES to update the approved plans to reflect the amended stormwater management devices and quarry footprint.

Having regard to the assessment conducted, we are of the view that the proposed increase to the scale and intensity of the Bromelton North Quarry is consistent with the planning and environmental objective of the relevant planning instruments and policies. As such, it is recommended that the proposed development be supported by the Coordinator-General subject to reasonable and relevant conditions.