

Attachment 9

Planning Framework Assessment

Planning Framework Assessment

Client:	Hanson Construction Materials Pty Ltd	Project:	Extension to Wolffdene Quarry
File Ref.:	1001_DA2_310_015		
Development Proposal:	Development Application for a Development Permit for a Material Change of Use (MCU) – Extension to Extractive Industry and Environmental Authority for Associated Environmentally Relevant Activities (ERAs) 16(2)(c) and 16(3)(c) on land situated at Harts Road, Luscombe (the Site)		

1.1 Statutory Planning Process

1.1.1 Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* (SPA) took effect on the 18 December 2009 and is the principal regulatory framework for planning land use and assessing development proposals in Queensland.

Under the SPA 'Development' is defined as any of the following—

- (a) carrying out building work
- (b) carrying out plumbing or drainage work
- (c) carrying out operational work
- (d) reconfiguring a lot
- (e) making a material change of use of premises.

A 'material change of use' of premises means—

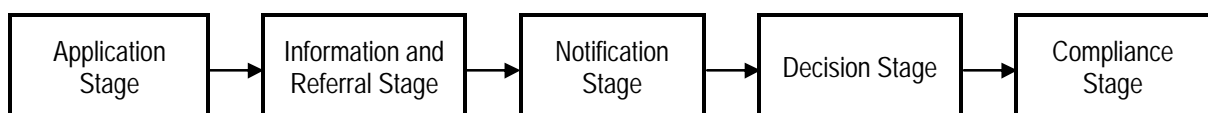
- (a) the start of a new use of the premises; or
- (b) the re-establishment on the premises of a use that has been abandoned; or
- (c) a material increase in the intensity or scale of the use of the premises.

The proposed activity will trigger a material change of use and hence is classified as development under the SPA.

1.1.2 Integrated Development Assessment System (IDAS)

The SPA incorporates an established system for assessing development applications in Queensland known as the Integrated Development Assessment System (IDAS). IDAS is the system for integrating State and Local government assessment and approval processes for development.

IDAS is a modular system involving up to five (5) stages namely:



The key roles in the IDAS process are as follows:

Applicant: Hanson Construction Materials Pty Ltd

Assessment Manager: Gold Coast City Council

Referral Agency: If there is a requirement under the *Sustainable Planning Regulation 2009* (SP Reg) for an entity other than the assessment manager to have input in the assessment of a development application.

The Development Application triggers referral to the referral agencies outlined in TABLE 1 – REFERRAL AGENCIES.

TABLE 1 – REFERRAL AGENCIES

Application involving	Referral Agency	Referral Status	Referral Triggers Schedule 7 SPR
Table 2—Other development made assessable under schedule 3 (whether or not the development is also assessable under a planning scheme, temporary local planning instrument or preliminary approval to which section 242 of the Act applies)			
Environmentally Relevant Activities			
A material change of use for an environmentally relevant activity made assessable under schedule 3, part 1, table 2, item 1	State Assessment Referral Agency (SARA)	Concurrence Agency	Schedule 7, Table 2, Item 1
Table 3 – Development made assessable under a planning scheme, temporary local planning instrument, preliminary approval to which section 242 of the Act applies or State planning regulatory provisions			
Development Impacting on State Transport Infrastructure			
An aspect of development identified in schedule 9 that – (a) is for a purpose mentioned in schedule 9, column 1; and (b) meets or exceeds the threshold – (i) for development in LGA population 1 – mentioned in schedule 9, column 2 for the purpose; or (ii) for development in LGA population 2 – mentioned in schedule 9, column 3 for the purpose. However, if the development is for a combination of purposes mentioned in the same item of schedule 9, the threshold is for the combination of purposes and not for each purpose individually.	State Assessment Referral Agency (SARA)	Concurrence Agency	Schedule 7, Table 3, Item 2
Electricity infrastructure			
A material change of use not associated with reconfiguring a lot if – (a) any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the <i>Electricity Act 1994</i> and the easement is for a transmission grid or supply network under that Act; and (b) any structure or work that is the natural and ordinary consequence of the use is, or will be, located or partly in the easement	Powerlink	Advice Agency	Schedule 7, Table 3, Item 7
Development in distributor-retailer's geographic area			
Development in the area of a local government that, under the SEQ Water Act, is a participating local government for a distributor-retailer, if the development application is made before 1 March 2014.	Gold Coast City Council	Concurrence Agency	Schedule 7, Table 3, Item 26

The State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment. TABLE 2 – STATE ASSESSMENT CRITERIA shows the matters of State interest triggered by the proposed development.

TABLE 2 – STATE ASSESSMENT CRITERIA

Matters of interest	Development Type	Relevant SP Reg Provision	Relevant module and codes
Environmentally relevant activities	Material Change of Use	Schedule 7, Table 2, Item 1	Module 4: Environmentally relevant activities 4.1 Concurrence environmentally relevant activity state code
State-controlled Road	Material Change of Use	Schedule 7, Table 3, Item 2	Module 17: Public and active transport 17.1 Public passenger transport state code 17.2 Active transport state code Module 18: State transport infrastructure protection 18.1 Buildings and structures state code 18.2 Filling and excavation state code 18.3 Stormwater and drainage impacts on state transport infrastructure state code Module 19: State transport network functionality 19.1 Access to state-controlled road state code 19.3 Transport infrastructure and network design state code

Assessment against the relevant provisions of SDAP has been included in ATTACHMENT 10 – STATE DEVELOPMENT ASSESSMENT PROVISIONS ASSESSMENT of the Planning Assessment Report.

The IDAS process coordinates the assessment of development applications by referral agencies and local government against the provisions of various planning instruments. State and local government planning instruments relevant to the proposed development are considered in section 1.2 and section 1.3 below.

1.2 State Planning Instruments

1.2.1 Environmental Protection Act 1994

The *Environmental Protection Act 1994* (EP Act) regulates the assessment process for Environmentally Relevant Activities (ERAs).

In accordance with the *Environmental Protection Regulation 2008* (EP Reg), the following ERAs are proposed to be carried out on the Site:

TABLE 3 – PROPOSED ERAS AND THRESHOLD

Proposed ERA and Threshold	AES	Annual Fee	ERA Type
ERA 16 – Extractive and Screening Activities			
2(c): extracting, other than by dredging, in a year, the following quantity of material – more than 1,000,000 t	57	\$ 12,585.60	Concurrence
ERA 16 – Extractive and Screening Activities			
3(c): screening, in a year, the following quantity of material – more than 1,000,000 t	47	\$ 10,377.60	Prescribed

The environmental management and monitoring of the above activities is outlined in the SBMP prepared for the Site.

The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer to ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).

Pursuant to section 115 of the EP Act, this development application is also taken to be an application for an Environmental Authority and is coordinated in the IDAS process.

In accordance with Section 125 of the EP Act, this development application includes the following mandatory requirements for making an application for Environmental Authority:

125(1)(a)	The application has been made to the appropriate Administrating Authority being Department of Environment and Heritage Protection (EHP).
125(1)(b)	The application has been made using the approved forms being the Integrated Development Assessment System (IDAS) approved forms (Refer attached IDAS forms).
125(1)(c)	The application describes all ERAs for the application (refer Planning Assessment Report).
125(1)(d)	The application describes the land on which the activities will be carried out (refer Planning Assessment Report).
125(1)(e)	The application is accompanied with the appropriate fee being \$570.30 as determined by EHP.
125(1)(f)	The application only has one applicant.
125(1)(g)	The application is a Site-specific Application.
125(1)(h)	The applicant, Hanson Construction Materials Pty Ltd is a suitable registered operator (Suitable Operator Ref: 400460).
125(1)(i)	The ERA requires a Development Permit under the SPA but does not require an approval under the <i>State Development Act and Public Works Organisation Act 1971</i> (State Development Act).
125(1)(j)	The application is not a standard or variation application.
125(1)(k)	The application is not a variation application.
125(1)(l)	<p>The application is a Site-specific Application.</p> <p>(i) A copy of the SBMP has been attached (refer to ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report) that includes an assessment of the likely impacts of each relevant activity on the Site environmental values, including:</p> <ul style="list-style-type: none"> (A) a description of the environmental values likely to be affected by each relevant activity (B) details of any emissions or releases likely to be generated by each relevant activity (C) a description of the risk and likely magnitude of impacts on the environmental values (D) details of the management practices proposed to be implemented to prevent or minimise adverse impacts (E) details of how the land subject of the application will be rehabilitated after each relevant activity ceases. <p>(ii) A description of the proposed measures for minimising and managing waste generated by each relevant activity has been included in the SBMP.</p> <p>(iii) Site is not subject to any site management plan (contamination issues).</p>
125(1)(m)	The application includes a prescribed ERA however the applicant does not want to nominate a specific day for the Environmental Authority to take effect.
125(1)(n)	<p>The application includes all relevant documents relating to the application prescribed under the EP Reg.</p> <p>A Consultant's Environmental Objectives Assessment (refer to ATTACHMENT 11 – CONSULTANT'S ENVIRONMENTAL OBJECTIVES ASSESSMENT of the Planning Assessment Report) which includes:</p> <ul style="list-style-type: none"> • Schedule 5, Part 3, Table 1 of the EP Reg outlines the environmental objective and performance outcomes for an Operational Assessment, which is a requirement pursuant to Section 51 of the

EP Reg to assist the Administering Authority with their decision.

- Schedule 5, Part 3, Table 2 of the EP Reg outlines the environmental objective and performance outcomes for a Land Use Assessment, which is required to be assessed against the proposed development pursuant to Schedule 7, Table 2, Item 1 of the SP Reg.

1.2.2 Vegetation Management Act 1999

The *Vegetation Management Act 1999* (VMA), in conjunction with other State legislation, regulates the clearing of vegetation in Queensland.

The Site is shown as comprising the following vegetation as identified on Regional Ecosystem Mapping prepared by the Queensland Government (refer FIGURE 8 – REGIONAL ECOSYSTEM MAP of the Planning Assessment Report):

- Non remnant
- Remnant vegetation that is a least concern regional ecosystem
- Remnant vegetation that is a least concern regional ecosystem (essential habitat)
- Remnant vegetation containing of concern regional ecosystem.

The clearing of native vegetation is generally assessable development for which a development permit under the SPA is required (in accordance with Schedule 3, Part 1, Table 4, Item 1 of the *Sustainable Planning Regulation 2009* (SPR)), unless an exemption applies under Schedule 24 of the SPR.

Schedule 24, Part 2, Item (g) of the SPR includes the following exemption for clearing on freehold land –

for urban purposes in an urban area and the vegetation is regulated regrowth vegetation, or an of concern regional ecosystem or a least concern regional ecosystem—

(i) shown on a PMAV for the area as a category B area; or

(ii) if there is no PMAV for the area—shown on the regional ecosystem map or remnant map as remnant vegetation.

Correspondence from Patrina Birt – Vegetation Management Officer from the Department of Natural Resources and Mines (DNRM) dated 13 August 2012 confirmed that the proposed clearing for the application is exempt under Schedule 24, Part 2 of SPR (refer ATTACHMENT 12 – DNRM VEGETATION CLEARING EXEMPTION CORRESPONDENCE of the Planning Assessment Report).

The *Regrowth Vegetation Code* (RVC) provides the framework for protecting high value and watercourse regrowth vegetation. Clearing of regulated regrowth vegetation (identified on the Queensland State Government Regrowth Vegetation mapping) is required to comply with the RVC unless the clearing can be undertaken under another exemption under the SPA.

The Site is shown as comprising the following vegetation as identified on Regrowth Vegetation Mapping prepared by the Queensland Government (refer FIGURE 9 – REGROWTH VEGETATION MAP of the Planning Assessment Report):

- High value regrowth vegetation that is a least concern regional ecosystem
- High value regrowth vegetation containing of concern regional ecosystem.

In accordance with Schedule 24, Part 2, Item M of the SPR, clearing regulated regrowth for the purpose of Extractive Industry in a Key Resource Area is exempt from assessment against the RVC.

1.2.3 Southeast Queensland Regional Plan 2009 – 2031

The *South East Queensland Regional Plan 2009 – 2031* (Regional Plan) has been prepared by the Queensland Government Office of Urban Management to provide a sustainable growth management strategy for the South East Queensland to the year 2031.

The Regional Plan takes precedence over all other planning instruments. Under the *Sustainable Planning Act 2009*, the Regional Plan prevails where there is any inconsistency with any other plan, policy or code, including any other planning instrument made under state legislation that have effect within the South East Queensland region. The regulatory provisions of the Regional Plan apply to development applications for Material Change of Use and subdivisions in the South East Queensland Region.

The majority of the Site is located within the 'Regional Landscape and Rural Production Area', while part of the Site (i.e. lot 1 on SP244693) is included in the 'Urban Footprint' of the Regional Plan.

The Regulatory Provisions of the Regional Plan are required to be taken into account in planning and development decision-making processes.

Extractive Industry is defined as a 'Primary Industry' under the Regional Plan. Primary Industry within the Regional Landscape and Rural Production Area and the Urban Footprint is consistent with the provisions of the Regional Plan. As such, the proposed development is consistent with the provisions of the *South East Queensland Regional Plan 2009 – 2031*.

1.2.4 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 19 of the Water Act, "All rights to use, flow and control of water in Queensland are vested in the State". Therefore, any water is a "State Resource".

The Site is included within the *Water Resource (Logan Basin) Plan 2007* area.

Section 8 of the *Water Resource (Logan Basin) Plan 2007* states:

This plan applies to the following water in the plan area –

- (a) *water in a watercourse or lake;*
- (b) *water in a spring not connected to –*
 - (i) *artesian water; or*
 - (ii) *subartesian water connected to artesian water.*

Correspondence from Fred Hundy – Senior Project Officer, Water Services from the DNRM dated 11 October 2012 confirms the extent of watercourses on the Site (refer ATTACHMENT 13 – DNRM WATERCOURSE CORRESPONDENCE 11 OCTOBER 2012 of the Planning Assessment Report).

Any applications for entitlements / allocations for water resources will be made separately to this development application process in accordance with the provisions of the Water Act.

1.2.5 State Planning Policies

The State Planning Policies (SPPs) relevant to the current application are shown below.

TABLE 4 – STATE PLANNING POLICIES

Policy Number	Current State Planning Policies	Date Commenced	Adopted in Planning Scheme	Applicable
SPP1/92	Development and the Conservation of Agricultural Land	18/12/92	✓	✗
SPP1/02	Development in the Vicinity of Certain Airports and Aviation Facilities	03/08/02	✓	✗
SPP2/02	Planning and Managing Development Involving Acid Sulfate Soils	18/11/02	✓	✗
SPP1/03	Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide	01/09/03	✓	✗
SPP1/07	Housing and Residential Development	29/01/07	✗	✗
SPP2/07	Protection of Extractive Resources	03/09/07	✗	✓
SPP2/10	Koala Conservation in South East Queensland	31/05/10	✗	✗
SPP3/10	Acceleration of Compliance Assessment	18/12/09	✗	✗
SPP4/10	Healthy Waters	02/05/11	✗	✗
SPP5/10	Air, Noise and Hazardous Materials	02/05/11	✗	✗
SPP4/11	Protecting Wetlands of High Ecological Significance in Great Barrier Reef Catchments	25/11/11	✗	✗
SPP1/12	Protection of Queensland's Strategic Cropping Land	30/01/12	✗	✗
Temporary SPP 2/12	Planning for Prosperity	24/08/12	✗	✓

The *Gold Coast Planning Scheme* (Planning Scheme) incorporates the relevant provisions of SPP1/92, SPP1/02, SPP1/03, and SPP2/02. An assessment of the Planning Scheme is included in Section 4.3 of this report. Considering the *Gold Coast Planning Scheme* incorporates the provisions of SPP1/92, SPP1/02, SPP1/03, and SPP2/02, it is unnecessary to address the requirements of these State Planning Policies.

SPP2/07 – Protection of Extractive Resources

The State Planning Policy for the protection of Extractive Resources (SPP2/07) has been prepared to set out the State's interests concerning development on or in the vicinity of extractive resources of State significance, resource processing areas and external haul routes. These areas are referred to as Key Resource Areas (KRAs).

The policy aims to protect KRAs from incompatible development when land use planning decisions are made and to maintain the long-term availability of extractive resources in KRAs.

The Site is located entirely within the Northern Darlington Range Key Resource Area (KRA 67) (refer to FIGURE 2 – NORTHERN DARLINGTON RANGE KEY RESOURCE AREA (KRA 67) of the Planning Assessment Report). KRA 67 has been identified as follows:

LOCAL GOVERNMENT AREA: *Gold Coast City*

LOCATION:

The resource is located west of the Pacific Motorway 5 to 8 kilometres south of Beenleigh and 40 kilometres southeast of Brisbane (see map KRA 67).

EXTRACTIVE RESOURCE: *Quarry Rock*

EXTRACTIVE RESOURCE DESCRIPTION:

The resource consists of resistant metagreywacke, quartzite and greenstone, and forms hilly terrain at the northern end of the Darlington Range. The resource area extends for about 6 kilometres in a northerly direction and is up to 4 kilometres wide.

Three large quarries are established in the northern Darlington Range, supplying in excess of 3 million tonnes of crushed rock. The rock is used for concrete and asphalt aggregates and crushed road base. Manufactured sand is also produced in substantial volumes.

An additional extractive operation has been approved, but full-scale production has not commenced.

SIGNIFICANCE:

The resource in the northern Darlington Range will provide the main long-term source of aggregates for markets in the Brisbane-Gold Coast growth corridor. The existing or proposed quarries cover most of the resource, which has an estimated life of about 100 years at the current rate of production.

SEPARATION AREA:

A 500 metre wide separation distance has been adopted from the outermost boundary of the available resource, which is defined as the edge of land parcels currently zoned for extractive industry.

TRANSPORT ROUTES:

Transport from the northern part of the resource is either directly onto Stanmore Road via Harts Road or Peachy Road, then to the Pacific Highway. Some transport takes place westward to the Beaudesert-Beenleigh Road via Stanmore Road. Transportation of materials from the eastern side of the resource is via Upper Ormeau Road to the Pacific Highway.

SPECIAL CONSIDERATIONS:

The majority of the KRA contains areas of State significance as well as identified habitat for endangered, vulnerable or rare species under the Environmental Protection Agency's Biodiversity Planning Assessment and the Southeast Queensland Nature Conservation Strategy. The area may also contain watercourses. A small area of 'of concern' vegetation under the Vegetation Management Act 1999 lies along the boundary between two approved operations, and is protected by the boundary buffer zones required by permit conditions.

KRAs are essential to the State and regional economies and to the community, as the primary raw materials for the infrastructure and building industry.

The proposed development is consistent with the intent of SPP2/07.

Temporary SPP 2/12 – Planning for Prosperity

Temporary State Planning Policy 2/12 (SPP2/12) Planning for Prosperity, took effect on 24 August 2012 and sets out the Queensland Government's commitment to growth of the Queensland economy. The State's interests in economic growth include promoting agriculture, tourism, mineral and extractive resource industries, and construction activities.

The purpose of SPP2/12 is, *"to ensure that economic growth:*

- *is facilitated by local and state plans; and*
- *is not adversely impacted by planning processes."*

Section 1.3 of SPP2/12 notes that the policies apply to a range of circumstances set out in SPA, including a referral agency's assessment of a development application, but not an assessment manager's assessment of a development. Therefore, it is understood that the SPP2/12 is provided to give guidance to the State when there may be competing or conflicting outcomes that must be considered by the State. Whilst it is apparent that implementation by a Local Government as Assessment Manager is not intended for SPP2/12, weight may still be given by Local Government to the policies of the SPP, in recognition of the stated intention that future planning instruments be prepared to appropriately reflect the policies of the SPP.

For the purposes of a referral agency's assessment of a development application section 2 of SPP2/12 advises that, *"At the decision making stage on a development application, the purpose of this policy will be achieved by a balancing of competing or conflicting outcomes that gives additional weight to:*

- a. *agricultural uses in areas zoned for agricultural uses;*
- b. *urban uses in areas zoned for urban uses;*
- c. *tourist development which can be shown to be complementary to an area's environmental, scenic and cultural values; and*
- d. *mineral and extractive resources development which can be shown to be complementary to an area's primary intended land use."*

The SPP2/12 provides the policies by which the State's interests will be delivered including the following:

1. *remove regulatory barriers which impede the development of the following in appropriately zoned or suitable locations:*
 - a. *agriculture;*
 - b. *tourism projects;*
 - c. *mining and extractive resource industries; and*
 - d. *residential, commercial and industrial activities.*
2. *facilitate development that supports the efficient extraction of known resource deposits including by the allocation of sufficient land to support housing, community facilities and amenities for mining workforces.*
3. *provide an efficient and effective performance-based development assessment process, that:*
 - a. *maximises community engagement and consultation activities at the plan making stage;*
 - b. *maximises the use of exempt development, self assessment, compliance and third party assessment/certification processes;*
 - c. *standardises development assessment codes, processes and requirements for common land uses and development types across the state; and*
 - d. *removes unnecessary costs on development by:*
 - i. *eliminating the 'gold plating' of infrastructure;*
 - ii. *accepting staged infrastructure; and*
 - iii. *using other innovative infrastructure solutions.*

The proposed development is consistent with SPP2/12 as it seeks to develop an existing known hard rock resource and will supply essential construction materials to support the continued economic growth of the region.

Importantly, at the decision making stage on a development application, the SPP provides that the purpose of this policy will be achieved by a balancing of competing or conflicting outcomes that gives additional weight to (as relevant to this application):

- *Mineral and extractive resources development which can be shown to be complementary to an area's primary intended land use.*

As previously mentioned above, the Site is included in the Northern Darlington Range Key Resource Area (KRA 67) under SPP2/07. In addition, the Site is identified as comprising extractive resources under the *Gold Coast Planning Scheme* Overlay Map 23. As such, the purpose of the SPP2/12 can be considered in the decision making process to give greater weight to the importance of approving the extraction of a known high quality resource.

1.3 Local Planning Instruments

1.3.1 Gold Coast Planning Scheme

The *Gold Coast Planning Scheme* (Planning Scheme) provides a framework for managing development within the Local Government Area.

The Planning Scheme divides the Gold Coast Local Government Area into eighteen (18) 'Domains' or 'Local Area Plans' (LAP). Most Local Area Plans contain 'Precincts' which define separate areas of distinct land use and development within the plan boundary.

Furthermore, the Planning Scheme provides Overlay Maps, which further assign possible land and development capabilities or constraints.

In addition, the Planning Scheme further sets objectives in each domain, local area plan and precinct and manages development in accordance with implementation criteria developed to satisfy those objectives.

1.3.2 Domain / Local Area Plan / Precinct

The Site is located within the Darlington Domain Map of the Planning Scheme (refer FIGURE 6 – DOMAIN MAP of the Planning Assessment Report). Under the Darlington Domain Map, the Site is located within the Yatala Enterprise Area (YEA) Local Area Plan Domain, Rural Domain and Extractive Industry Domain. Under the YEA Local Area Plan, the Site is located within the Future Industry, Extractive Industry and Open Space Precincts (refer FIGURE 7 – YATALA LOCAL AREA PLAN – LAP MAP 29.2 of the Planning Assessment Report).

The table below indicates the domains and precincts for the Site.

Lot on Plan	Domain	Local Area Plan/Precinct
1 on SP244693	-	Yatala Enterprise Area Local Area Plan / Future Industry
2 on RP15903	-	Yatala Enterprise Area Local Area Plan / Open Space
1 on CP893559	Extractive Industry	-
117 on CP893560	Rural	-
5 on CP893561	Rural	-
101 on CP893561	Rural	-
2 on RP167150	-	Yatala Enterprise Area Local Area Plan / Extractive Industry and Open Space
1 on CP893562	-	Yatala Enterprise Area Local Area Plan / Extractive Industry and Open Space
80 on CP893560	-	Yatala Enterprise Area Local Area Plan / Extractive Industry and Open Space
67 on WD1009	-	Yatala Enterprise Area Local Area Plan / Extractive Industry
2 on RP813599	-	Yatala Enterprise Area Local Area Plan / Extractive Industry
7 on CP893561	Rural	-

The Planning Scheme includes the following statement about the YEA:

"The YEA is a highly valuable resource for the City. There is an opportunity to create a dedicated area that could be a market leader in terms of innovative industrial development that would facilitate growth in long term employment in the 21st century. Therefore, the purpose of this LAP is to promote the orderly economic development of the YEA as a major industrial employment district for both the Gold Coast City and the South East Queensland Region..."

The extractive resources of the northern Darlington Range and the Stapylton area have been identified in the RFGM as economic resources of regional significance. Their importance has further increased since the cessation of gravel

extraction from the lower Brisbane River and the proving of their suitability as a source of manufactured sand. The LAP recognises this significance and provides for their protection and continued quarrying. This will require responsible environmental management practices and the maintenance of effective buffer land around the extractive resources and along the haulage routes through the adoption of trigger distances..."

The proposed development is consistent with the intent statement for the YEA.

The Planning Scheme includes the following intent statement about the Extractive Industry Domain:

"The purpose of the domain is to achieve within the city the reservation of land, with economically viable extractive resources for current and future needs. This domain seeks to achieve the maintenance of long term investment and employment opportunities in extractive industry within the city. It seeks to promote the expansion of the existing extractive industry within the City and the establishment of new extractive industry".

The proposed development is consistent with the intent of the Extractive Industry Domain.

The Planning Scheme includes the following intent statement about the Rural Domain:

"The purpose of this domain is to support the provision of a wide range of rural activities and legitimate rural economic activity within suitable hinterland areas, whilst protecting nature conservation, open space and landscape interest values of the land."

The proposed buffers are located in the Rural Domain which is consistent with the intent statement of the Rural Domain. No extractive operations are proposed in the Rural Domain.

The intent for the Extractive Industry Precinct of the YEA states:

"The extractive resources in the northern Darlington Range locality have at least a 100 year life expectancy. They are of significance not only for the City but also for the whole South East Queensland region. As a source of rock materials to fulfill building and civil infrastructure needs, including the creation of manufactured sands, the resource is strategically located in relation to the Brisbane-Gold Coast City urban growth corridor. The resources at other locations are limited, although operations are likely to continue in the foreseeable future.

The intent for this precinct is to provide for the protection of extractive resources to ensure that continuation of economically viable quarrying activities are undertaken in an environmentally responsible way..."

The proposed development is consistent with and promotes the realization of the intent statement for the Extractive Industry Precinct under the YEA.

The intent for the Open Space Precinct of the YEA states:

On the Yatala Enterprise Area LAP Map 29.2 – Precincts, the dark green areas nominated in Precinct 6 are intended to be retained predominantly as a natural landscape, green buffer or existing agricultural uses, as the case may be.

The proposed development includes additional green buffers generally consistent with Open Space Precinct and consistent with the intent statement for the Open Space Precinct however, a minor extension of the quarry footprint is also included within the Open Space Precinct which is consistent with the principles adopted for the recent Council Approval (Council ref: PN131878/01/DA2). The minor encroachment of Extractive Industry into the Open Space Precinct still retains a significant buffer between the quarry and the nearest sensitive receivers and complies with the relevant environmental criteria in relation to noise and dust impacts (refer to ATTACHMENT 6 – NOISE AND DUST IMPACT ASSESSMENT of the Planning Assessment Report). As part of the quarry design, additional buffers have been nominated outside the Open Space Precinct where deemed necessary to mitigate impacts of the quarry on the nearest sensitive receivers (eg. the southern boundary of Lot 67 WD1009). These additional necessary buffers are provided as an effective offset for the minor encroachments of extractive industry into the Open Space Precinct. Furthermore, the intent statement outlines that the Open Space Precinct is to be retained predominantly for natural landscape and green buffer which inherently implies that other uses such as Extractive Industry are anticipated within the Open Space Precinct where deemed to be appropriate. In summary, it is considered that the proposed development is consistent with the intent of the Open Space Precinct.

The intent for the Future Industry Precinct states:

Ultimately, the Future Business and Industry Precinct is intended to be developed for industry purposes as an extension of the development that is contemplated for Precincts 1 and 2. Such development is not envisaged in the short term, due to the lack of adequate infrastructure.

The proposed haul route traverses the Future Industry Precinct which is considered to be consistent with the intent of this Precinct. No extractive activities are proposed within this Precinct.

1.3.3 Definitions

Part 4, Division 1, Chapter 2 of the Planning Scheme outlines and defines uses. Under the Planning Scheme 'Extractive Industry' is defined as:

The use or intended use of land for extraction and removal of sand, gravel, soil, rock, or similar materials. This term includes but is not limited to the winning of materials, ripping, blasting, dredging, storage, loading, cartage and treatment of extracted materials that may involve crushing, screening, washing, blending, grading or other treatment processes. The term involves ancillary activities such as collection and storage of water, environmental management and rehabilitation works in accordance with an approved plan. The term does not include the removal of materials authorised by the Local Government Act 1993 or mining within the meaning of the Mineral Resources Act 1989.

1.3.4 Assessment Level

The Planning Scheme contains assessment tables which identify the level of assessment for development for each Domain and Local Area Plan. Assessment tables distinguish between exempt, self assessable, code assessable and impact assessable development.

The level of assessment for the proposed development is identified below:

Domain	Level of assessment
Extractive Industry	Impact Assessable
Rural	Impact Assessable
Yatala Enterprise Area Local Area Plan	Level of Assessment
Extractive Industry Precinct	Impact Assessable
Future Industry Precinct	Impact Assessable
Open Space Precinct	Impact Assessable

The proposed development is considered Impact Assessable under the Planning Scheme.

When a development is Impact Assessable it requires an application and development permit before the development can start and assessed against the whole planning scheme including both relevant Codes and Local Area Plan Code. It is also required to comply with all the achievement of the Desired Environmental Outcome.

1.3.5 Desired Environmental Outcomes

The Desired Environmental Outcomes (DEOs) are the core of the Planning Scheme. They provide the fundamental context for the Planning Strategies and subsequently, for the development assessment codes and other measures contained in the remaining parts of the Planning Scheme. The DEOs are based on ecological sustainability established by the SPA and are the basis for the measures of the Planning Scheme.

Each of the DEOs of the Planning Scheme are addressed in regard to the proposed development below.

Desired Environmental Outcome	Comments
Ecological Processes	
Ecol.1 – The conservation of areas containing native vegetations of international, national, state, regional or local significance, and of other natural ecosystems, to ensure maintenance of the city's biodiversity and natural landscape values.	<p>Planning for the proposal has involved the consideration of environmental, physical and operational constraints to evolve a preferred option of Site development and progressive rehabilitation.</p> <p>An Ecological Assessment has been prepared to address all</p>

	<p>ecological values on-site.</p> <p>Refer to ATTACHMENT 3 – TARGETED FLORA AND FAUNA ASSESSMENT of the Planning Assessment Report.</p> <p>In addition, the proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).</p>
<p>Ecol. 2 – the protection of natural drainage catchments, river systems, and other waterbodies to maintain the ecological values and functions of the ecosystems and health of the human communities that they support, and to enhance their value for maintenance of flora and fauna, recreation and other uses.</p>	<p>Planning for the proposal has involved the consideration of environmental, physical and operational constraints to evolve a preferred option of Site development and progressive rehabilitation.</p> <p>An Ecological Assessment has been prepared to address all ecological values on-site.</p> <p>Refer to ATTACHMENT 3 – TARGETED FLORA AND FAUNA ASSESSMENT of the Planning Assessment Report.</p> <p>In addition, the proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).</p>
<p>Ecol. 3 – The maintenance of high standards of air quality, including minimising and reducing greenhouse gas emissions.</p>	<p>A Noise and Dust Assessment has been prepared to ensure high standards of air quality are maintained.</p> <p>Refer to ATTACHMENT 6 – NOISE AND DUST IMPACT ASSESSMENT of the Planning Assessment Report.</p> <p>In addition, the proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing</p>

	activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).
Ecol. 4 – the minimisation of waste products and the provision of efficient systems to ensure their effective reuse, treatment or, where unavoidable, disposal.	<p>The proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).</p> <p>The SBMP has been prepared to ensure that all waste products are treated appropriately.</p>
Economic Development	
Econ. 1 – The provision of an efficient land use pattern that is conducive to business activity, and attractive for new business opportunities, particularly those that complement existing or emerging business activity and those that offer opportunities for sustainable new businesses which diversify the existing economic base of the city.	The inclusion of additional land within the existing quarry footprint will provide access to higher quality resources and improve the efficiency of the quarry operations. The Extractive Industry is located within an identified Key Resource Area and Extractive Industry precinct.
Econ. 2 – Enhanced employment and investment opportunities through better integration of residential and business activity, whilst protecting the residential amenity.	<p>The existing Extractive Industry provides for employment opportunities to the region.</p> <p>The proposed development seeks to realise the full potential of a proven hard rock extractive resource, to supply the local market (including Council, State road and rail construction projects) with essential quarry materials and thereby support and enhance the economic viability of the region.</p> <p>Extractive materials are a key component of construction materials, without which our roads, buildings and schools could not be built. Aggregates are used in concrete which is one of highest tonne per capita consumed commodities in the world, second only to food.</p>
Econ. 3 – The provision of a viable system of Activity Centres (based on service catchments) and Activity Clusters (based on the locational needs of productive business sectors) to ensure that the City's communities have access to a wide range of suitably planned and located goods and services.	N/A
Econ. 4 – The enhancement of the tourism industry, including the protection of existing attractions, the protection and ecologically sustainable use of the City's significant natural assets and the further diversification of the industry.	N/A
Econ. 5 – The prudent use of renewable and non-renewable natural resources, having regard to their sustainable management.	The inclusion of additional land within the existing quarry footprint will provide access to higher quality resources and improve the efficiency of the quarry operations. The Extractive Industry is located within an identified Key

	<p>Resource Area and Extractive Industry precinct.</p> <p>In addition, the proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).</p>
Econ. 6 – The use and safe operation of existing and committed infrastructure is maximised and future infrastructure is provided efficiently.	The proposed development does not require any upgrades to the existing infrastructure services. The use and safe operation of existing and committed infrastructure will not be impacted upon as result of the proposed development because the proposed development does not involve an increase in the production capacity of the quarry.
Community Wellbeing	
Soc. 1 – The establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place for the various communities of Gold Coast City.	The Wolfdene Quarry actively participates in the local community. Refer to Section 14 of the Planning Assessment Report.
Soc. 2 – The location and design of residential areas and support facilities to maximise accessibility to community facilities and places of employment, and to maximise opportunities for community interaction.	N/A
Soc. 3 – The provisions of a range of diverse housing choice, including affordable housing that is responsive to the changing demographic structure of the City's population and promotes equity in access to goods and services.	N/A
Soc. 4 – The identification and protection of places and objects of recognised historic, indigenous and cultural heritage significance.	<p>A Cultural Heritage Assessment has been prepared to ensure all recognised historic, indigenous and cultural heritage places and objects are protected.</p> <p>Refer to ATTACHMENT 5 – CULTURAL HERITAGE ASSESSMENT of the Planning Assessment Report.</p> <p>In addition, the Site is not identified as being constrained by heritage buildings and sites as per Council's Planning Scheme Overlay Map 3.</p>
Soc. 5 – the maintenance of residential amenity, through the minimisation of any environmental harm or adverse social impacts occurring from the construction and operation of commercial, community, tourism, industrial and extractive industry activities.	<p>A Noise and Dust Assessment has been prepared to ensure that the amenity of nearby residential areas are maintained to appropriate standards (refer to ATTACHMENT 6 – NOISE AND DUST IMPACT ASSESSMENT of the Planning Assessment Report).</p> <p>In addition, the proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain</p>

	environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).
Soc. 6 – The provision of a safe, clean accessible and affordable transport system that efficiently connects the various parts of the city, and offers choice and convenience for residents and visitors.	N/A
Soc. 7 – The location and design of development to minimise the potential risk to life and property from known natural hazards.	The proposed development will be guided by a SBMP prepared for the Site. The SBMP provides the framework for environmental management on the Site and is a practical guide at the operational level to contain environmental impacts. The SBMP has been prepared to assist in the management and protection of surrounding environmental values and describes how the operator proposes to manage potential environmental impacts which may be caused by carrying out extractive and processing activities (refer ATTACHMENT 4 – SITE BASED MANAGEMENT PLAN of the Planning Assessment Report).
Local Area Plan – Yatala Enterprise Area	
DEO 3.1 – The development of the Yatala Enterprise Area as an integrated employment area, including the establishment of industrial and business development, having particular regard to: <ul style="list-style-type: none"> a) regional population growth within the Brisbane/Gold Coast City Corridor; b) the availability of a regionally significant extractive industry resource in the Luscombe Hills area; c) emerging environmental industries related to recycling with a focus on Council's landfill and recycling centre at Stapylton; d) the servicing needs of boat building and other marine industries in the northern God Coast City region; and e) tourism support industry needs (refer to DEO Econ. 1). 	<p>The proposed development seeks to realise the full potential of a proven hard rock extractive resource, to supply the local market (including Council, State road and rail construction projects) with essential quarry materials and thereby support and enhance the economic viability of the region.</p> <p>Extractive materials are a key component of construction materials, without which our roads, buildings and schools could not be built. Aggregates are used in concrete which is one of highest tonne per capita consumed commodities in the world, second only to food.</p>
DEO 3.2 – Establishment of a highly desirable industrial/business environment, featuring a range of locational opportunities with ancillary facilities and services which will facilitate the activities of business (refer to DEO Econ. 3).	This development application seeks approval for inclusion of additional land within the existing quarry to improve the efficiency and viability of an important business to the region. In particular, the proposal seeks to realise the full potential of a proven hard rock extractive resource, to supply the local market (including Council, State road and rail construction projects) with essential quarry materials and thereby support and enhance the economic viability of the region.
DEO 3.3 – a planned land use and transport system that enables the efficient movement of people and goods within the Yatala Enterprise Area and provides for integration with existing and future transport	The existing haul route utilised by the quarry and transport system have been previously approved by Council. No increase in the current traffic volume is proposed.

systems operating in the region (refer to DEOs Econ. 6 and Soc. 6).	
DEO 3.4 – the sustainable management of the regionally significant extractive resources of the northern Darlington Range and Stapylton areas (refer to DEO Econ. 5).	The Extractive Industry is located within an identified Key Resource Area and Extractive Industry precinct. All operations on-site are managed by a Quarry Development Plan to ensure sustainable management.

1.3.6 Overlay Controls

Overlays applicable to a particular area in the Gold Coast City Council area can be identified on overlay maps.

The purpose of overlay maps is to demonstrate possible Site constraints affecting particular areas or properties. The different types of overlays and their relevance to the proposed development are shown below:

TABLE 5 – OVERLAY CONTROLS

Overlay Map	Applicable
OM1: Rural Subdivision	✓
OM2: Good Quality Agricultural Land	✓
OM3: Heritage Buildings and Sites	✗
OM4: Residential Density (areas outside LAPs)	✗
OM5: Minimum Lot Size	✗
OM6: Maximum Building Height (areas outside LAPs)	✗
OM7: Gold Coast Airport – Airport Environs	✗
OM8a: Gold Coast Airport – Obstacle Limitation Surface	✗
OM8b: Gold Coast Airport – PANS-OPS Surface	✗
OM8c: Gold Coast Airport – Noise Exposure	✗
OM8d: Gold Coast Airport – Lighting Zones	✗
OM8e: Gold Coast Airport – Public Safety Area and Bird/Bat Strike Zone	✗
OM9: Airservices Australia Aviation Facilities	✗
OM10: Potential Bushfire Hazard Areas	✓
OM11: Natural Wetland and Waterway Areas	✓
OM12: Foreshore Seawall Line and Building Setback Line from Ocean Beaches	✗
OM13: Building Setback Line from Canals and Waterways	✗
OM14: Acid Sulfate Soil Hazard Areas	✗
OM15: Pacific Motorway Service Road Types	✗
OM16: Areas of Unstable Soils and Areas of Potential Land Slip Hazard	✓
OM17: Natural Hazard (Flood) Management Areas	✗
OM18: Stormwater Drainage Study Areas	✗
OM19: Dam Catchment Areas	✗
OM20: Conservation Strategy Plan	✓
OM21: Public Open Space Management	✗
OM22: Scenic Tourist Routes	✗
OM23: Extractive Resources	✓
OM24: Vegetation Protection Order	✗
OM25: Future Water Innovations	✗

1.3.7 Codes

All self, code and impact assessable development are assessed with reference to the codes identified in the relevant Planning Scheme.

The Planning Scheme includes the following types of codes:

- Place Code
- Specific Development Code
- Constraints Code.

Each code comprises a purpose, specific outcomes, and acceptable solutions (self assessable development) and probable solutions (assessable development).

Relevant Codes applicable to the proposed development are shown in TABLE 6 – CODES.

TABLE 6 – CODES

Code Type	Description
Place Code	<ul style="list-style-type: none"> • Yatala Enterprise Area LAP Place Code • Rural Domain Place Code • Extractive Industry Domain Place Code
Specific Development Codes	<ul style="list-style-type: none"> • Landscape Work Code • Vegetation Management Code
Constraint Codes	<ul style="list-style-type: none"> • Bushfire Management Areas Code • Car Parking, Access and Transport Integration Code • Natural Wetland Areas and Natural Waterways Code • Nature Conservation Code • Sediment and Erosion Control Code • Steep Slope or Unstable Soils Code • Unsewered Land Code

An assessment of the development against the above codes has been provided in ATTACHMENT 14 – CODE ASSESSMENT of the Planning Assessment Report.

1.3.8 Local Laws

There are no local laws applicable to the proposed development.