

3.0 PLANNING SCHEME POLICY 3: ENVIRONMENTAL MANAGEMENT PLANS (EMP)

1.0. PURPOSE

To provide guidance on the preparation and assessment of Environmental Management Plans.

2.0 TERMS OF REFERENCE FOR AN ENVIRONMENTAL MANAGEMENT PLAN

2.1 Land Resources

Land resources of the site need to be assessed to determine the sites status as agricultural land classification under SPP1/92.

The assessment requirements are to assess whether or not

- the area is Good Quality Agricultural Land as set out in SPP1/92
- if the site is suitable for waste water and sewerage disposal;
- slope and slope stability is manageable;
- effluent, stormwater disposal leads to salinity or erosion

(Ref: Section 6 of the *Planning Guidelines: The Identification of Good Quality Agricultural Land* (DPI/DHLGP, 1993)

2.2 Buffer Distances

Buffer distances to other land uses such as industrial and agricultural should comply with *Planning Guidelines: Separating Agricultural and Residential Land Uses* (DNRM, 1997) and the Planning Scheme. Vegetated buffers are to be included in the subdivision design for residential commercial or industrial purposes.

2.3 Effluent Disposal

Effluent disposal is one of the largest potential water quality impacts associated with rural residential development.

Design must comply with:

Australian/New Zealand Standard 2000 AS/NZS 1547 On-Site domestic-wastewater

Means of compliance and acceptable solutions to meet the requirement of AS/NZS 1547 have been set out in the following DNRM Codes and guidelines:

On-Site Sewerage Code (DNRM, 2000). (Compliance with the On-Site Sewerage Code is a requirement of the Standard Sewerage Law covered by the Sewerage and Water Supply Act 1949)..

2.4 Watercourses

Permanent watercourses, gullies and drainage lines near or affected by the development are identified and protected with suitable buffers.

Vegetation should be retained 100m from each high bank of a major watercourse river; as defined by the *State Policy for Vegetation Management on Freehold Land*.

Other issues to be addressed are:

- Seepage of effluent into ground and surface water

- Operational works in the riparian zone such as built structures and pathways; clearing of vegetation (especially understorey), introduction of weed species
- Erosion of unstable banks of permanent watercourses
- Setback distances for intense animal husbandry uses
- Separation distances to adjoining properties, road and permanent watercourses

The Environmental Management Plan should determine any activity that interacts with a permanent watercourse defined under the Water Act 2000 requires referral to Department of Natural Resources and Mines.

▪ **2.5 Design Considerations**

Subdivision amenity and permanent watercourse protection are achieved by incorporating permanent watercourses and drainage lines into an open space network in public ownership, but only for incorporating in green space systems or stormwater management.

▪ **2.6 Stormwater**

Stormwater that discharges into a permanent watercourse should be of suitable quality so as not to impact on surface waters as defined by the Water Act 2000.

Stormwater control devices should be in accordance with the principles contained in the following:

- Department of Primary Industries (1994) Queensland Urban Drainage Manual
- Design Guidelines for Stormwater Quality Improvement Devices, Brisbane City Council (1999, Draft)

An erosion and sediment control plan should be prepared in accordance with Witheridge, G and Walker, R (1996) Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites, The Institute of Engineers, Australia.

This should include control measures for during construction, rehabilitation of disturbed areas and operation of the subdivision.

▪ **2.7 Habitat Protection**

The Environmental Management Plan should identify vegetation species and regional ecosystems present on site.

Vegetation clearing requires application to the Department of Natural Resources and Mines to determine if:

- (a) Nature conservation values and water quality of significant natural wetlands, lakes and springs are maintained
- (b) Viable networks of wildlife habitat are maintained
- (c) Permanent watercourses and adjacent habitat are protected against erosion and slumping
- (d) Water quality is maintained by filtering sediments, nutrients and other pollutants
- (e) Aquatic habitat is maintained
- (f) Wildlife habitat is maintained
- (g) The soil resource and surrounding landscape is protected against increased salinity or waterlogging
- (h) Cleared land is capable of sustainable use.

▪ **2.8 Bushfire Management**

Buildings should be located on allotments in a manner to minimise the need for clearing vegetation for fire breaks and access tracks.

Rural residential subdivisions should be in accordance with the following:

- State Planning Policy 1/03 and Guidelines.
- Queensland Fire and Rescue Authority, Guidelines on Landscaping in Bushfire Prone Areas Queensland Fire and Rescue Authority, Queensland.

- **2.9 Flood Studies**

- A flood study will include the following minimum information;
 - --The highest recorded flood level in the locality and its likely effects on the development or the Q₁₀₀ flood whichever is the highest and
 - --The likely effects of the development on flood levels in the area and
 - --Proposals to ensure that all parts of the development are above flood level and residential areas are at least 300mm above the highest level found in these studies