

7.2.8 High impact activities management area overlay code

7.2.8.1 Application

This code applies to assessable development:

- (1) subject to the High impact activities management area overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the High impact activities management area overlay code by the tables of assessment in Part 5.

7.2.8.2 Purpose and overall outcomes

- (1) The purpose of the code is to protect the amenity and environmental values of identified *high impact activity management areas* located across the Somerset Region from the impacts of rural-based *high impact activities*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) appropriately managing the impacts of rural-based *high impact activities* on the amenity enjoyed by the *high impact activity management area* identified on the **High impact activities management area overlay maps OM008a-b**;
 - (b) protecting the desired future settlement pattern for Somerset Region, that is, the compact urban expansion of the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and, in the longer-term, the development of the Glamorgan Vale Urban Investigation Area, through the appropriate location of *high impact activities* in relation to these existing and future settlement pattern elements;
 - (c) promoting opportunities for tourism development in the Principal Future Strategic Tourism Focus Area and Lake Somerset Water-based Recreation Focus Area through the appropriate location of *high impact activities*; and
 - (d) contributing to the management of water quality in the regional water storages of Lake Somerset and Lake Wivenhoe through the appropriate location of *high impact activities*.

7.2.8.3 Assessment benchmarks

Part A—Assessment benchmarks for assessable development

Table 7.2.8.3—Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 <i>High impact activities</i> in Somerset Region are appropriately located and operated to: <ol style="list-style-type: none">(a) maintain the amenity of the <i>high impact activity management area</i>, having regard to the following:<ol style="list-style-type: none">(i) air quality, including dust and odour;(ii) water quality;(iii) noise; and(iv) amenity considerations relevant to the <i>site</i>, locality and region;(b) protect the opportunity for the compact urban expansion of the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and the possible future development of the Glamorgan Vale Urban Investigation Area, from the impacts of <i>high impact activities</i>;	AO1 <i>High impact activities</i> located within the <i>high impact activity management area</i> as shown on the High impact activities management area overlay maps OM008a-b are supported by a detailed site analysis that confirms that the site is suitable for the proposed high impact activity in terms of effective buffering from sensitive uses and appropriate access to water.

Performance outcomes	Acceptable outcomes
(c) protect opportunities for tourism development; and (d) contribute to the management of water quality in the regional water storages of Lake Somerset and Lake Wivenhoe.	