PSP 2
SMOAS –
INFORMATION REQUESTS

Planning Scheme Policy No.2 – Information Requests - Development Applications Affected by a SMOA

1.0 EXPLANATION

(1) This Policy sets out the basis for information that Council may request from an applicant so as to assist in the assessment of a development application that is affected by a SMOA map (other than related to bushfire – refer PSP 4).

(2) Technical assessments requested of an applicant should be undertaken by a suitably qualified and experienced professional.

2.0 INFORMATION FOR ASSESSMENT

For a development application involving the following circumstances, the relevant assessments listed below may be requested from the applicant:

(1) if located within the buffer area of a Resource or Tenure shown on SMOA map 2A, the buffer to the Industrial Zone shown in SMOA map 2D(i) or the buffer to any Major utility shown on SMOA map 2E or 2E(i):

a. details of consultation with the proponent of the facility about existing or future plans for the facility,

b. impacts of the proposal relative to future realisation of the values of the facility,

c. likelihood to significantly increase risks to people and property associated with the proposal or the adjacent facility, and

d. details on how to mitigate impacts through the location, design or otherwise of the proposal so it does not impose any restrictions or requirements on the existing operators of the elements shown on the SMOA maps (other than that reasonably required by legislation).

(2) ***on lands in a critical nature conservation network, conservation state lands, a wetland or within the buffers thereto as shown on SMOA map 2C – an ecological assessment*** describing:

a. the existing environment of the site and surrounds (including listings of species),

b. the environmental impacts of the proposal having regard to the value of the site for local to state biodiversity values, and

c. the measures to manage impacts to an acceptable environmental level including through a rehabilitation strategy.

(3) ***on lands within identified water resources and associated catchment areas shown on SMOA map 2C – a stormwater quality assessment*** establishing the water quality values of receiving waters and how the proposal can maintain the values by way of management of waterways, vegetation, landform and pollution sources during construction and for the operation of the purpose, including monitoring and maintenance schedules and contingency plans. Measures should demonstrably meet water quality values.