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PROCEDURAL
MANUAL

for

Environmental

Impact

Studies

in Queensland

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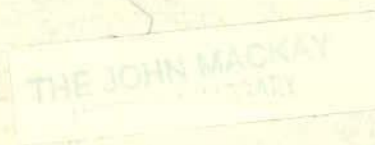
64157

PROCEDURAL MANUAL



ENVIRONMENTAL IMPACT STUDIES

in Queensland

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THE BIG SCRUB
ENVIRONMENT CENTRE

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available on request from:

Co-ordinator-General's Department
Executive Building,
100 George Street,
BRISBANE, Q.4000.

**GUIDE TO DEVELOPMENT PROPOSALS WHICH MAY WARRANT
PREPARATION OF AN ADVISORY REPORT BY THE
ENVIRONMENTAL CONTROL COUNCIL**

1. Any residential, industrial, or other development of such magnitude as to be likely to significantly influence trade flows or population distribution within a region, or which is likely to exert a major influence upon the character of areas outside the boundaries of the proposed development, or upon infrastructure planning within a region.
2. Any proposed development which involves the displacement of a significant number of residents from an existing community without those residents having a choice as to whether they will be so displaced, or which will cause loss of amenity to a significant number of residents in an existing community.
3. Any proposed development involving conversion of large areas of Crown land in a natural state to freehold tenure, or involving a major change in land use in large areas of Crown land.
4. Any proposed development which, when considered in isolation, may not have serious environmental effects, but which may set a precedent for future development, the cumulative effects of which may be serious.
5. Any proposed development likely to cause a variety of undesirable effects which, when considered individually, may not be of major importance, but which in combination may be serious.
6. Any proposed development which is likely to generate substantial public opposition.

TR Department of
Transport

Any proposal (i) likely to require lands to be set aside for transportation purposes

- (ii) likely to generate a significant increase in road traffic
- (iii) likely to place increased demands upon existing public transport facilities or to require significant new public transport facilities
- (iv) likely to generate or involve a significant increase in the numbers of movements of commercial vehicles.

W Department of
Works

Any proposal (i) affecting Crown land or its accoutrements.

- (ii) concerning the built environment where aesthetic considerations are likely to be significant or where objects of historic or architectural importance may be affected.
- (iii) likely to contribute significantly to visual pollution
- (iv) involving assessment of landscapes.

WQ Water Quality
Council

Any proposal (i) likely to significantly affect water quality, including discharge of wastes to waters, dams and barrages, major water supply head-works, industries likely to use large quantities of water, mining and mineral processing, canal estates, major cattle feedlots or intensive housing of stock

- (ii) likely to affect water quality in any way near sensitive areas such as Fisheries Habitat Reserves or Marine National Parks
- (iii) involving disposal of wastes on land where this may directly or indirectly affect water quality.

FOREWORD



It has been the policy of the Queensland Government since November, 1972, that the environmental effects of any development should be evaluated as part of the decision-making process. By way of amplification of this policy, I am pleased to present this Procedural Manual which indicates the manner in which Environmental Impact Studies should be performed in Queensland.

There is sometimes a tendency for Environmental Impact Studies to be considered more as a nuisance imposed by Government than as something of importance. It is to be hoped that such attitudes will be superseded by widespread recognition of the fact that each particular development which contributes to the enhancement of our way of life may simultaneously have detrimental effects, and that provision for our material needs must be compatible with our need to maintain a healthy, pleasant and diverse environment. Environmental Impact Studies must contribute in the broadest sense to ensuring that the future development of our State provides us with the maximum benefit and the minimum of undesirable effects.

Insofar as it is the policy of the Queensland Government for environmental matters to be recognised as an integral component of all major undertakings, this Procedural Manual provides for a maximum of decentralization of decision-making on environmental matters coupled with procedures which enable the best possible information to be made available to those responsible for decisions. The effort expended in producing Environmental Impact Statements must be directed so as to exert a meaningful influence on the way in which developments are implemented, and to contribute to informed decision making in both the private and public sectors.

The Government will continue to examine the provisions of this Procedural Manual in the light of the objectives sought, and the Environmental Control Council will be required to maintain a watching brief. The Council will consider whether changes to the Procedural Manual are desirable subsequent to a trial period of one year, and I invite those who wish to comment upon or suggest amendments to the procedures laid down in this Manual to make submissions for consideration by the Environmental Control Council.

A handwritten signature in dark ink, appearing to read 'Joh. Bjelke-Petersen'. The signature is fluid and cursive, with a long horizontal stroke at the end.

J. BJELKE-PETERSEN
Premier
21st April, 1975.

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Pd	Department of Primary Industries, Division of Dairying	Any proposal (i) involving discharge of significant amounts of effluent into any watercourse in an existing dairying area (ii) likely to involve a change of land use in an existing dairying area.
Pm	Department of Primary Industries, Marketing Division	Any proposal likely to affect existing or possible future rural industries, or to disadvantage residents in an existing rural area.
Pp	Department of Primary Industries, Plant Industry Division	Any proposal (i) likely to affect rural production or productivity (ii) likely to affect the use of present or potential supplies of water for irrigation (iii) involving any major use of pesticides.
Ps	Department of Primary Industries Soil Conservation Branch	Any proposal (i) within a declared area of soil erosion hazard (ii) likely to complicate the design and/or application of soil conservation works e.g. rural residential subdivisions (iii) of a nature which may lead to significant soil erosion.
R	Railway Department	Any proposal likely to directly necessitate the provision of substantial new rail transport facilities.
S	State Electricity Commission	Any proposed development likely to consume large quantities of electric power (either from public supply or from proposed private generation) or where the development may require relocation of existing major transmission lines or may involve construction of private electric lines.
T	Queensland Government Tourist Bureau (Director-General of Tourist Services)	Any proposal involving establishment of a major tourist development, or which may significantly affect areas of present or possible future importance for tourism or recreation.

MRD	Main Roads Department (Cont'd.)	(iv) likely to involve construction of an exclusive right of way (such as a pipeline or access railway) which may affect existing or proposed road facilities
		(v) likely to occupy such an area of land that future routes providing for overall traffic may need to traverse the area in question.
NPW	National Parks and Wildlife Service	Any proposal (i) which may directly or indirectly affect a National Park, Fauna Refuge, Fauna Reserve, Fauna Sanctuary, Environmental Park or Flora Reserve
		(ii) likely to affect an area declared to the Land Administration Commission to be of National Park or nature conservation interest
		(iii) involving the use or modification of a major area of land
		(iv) involving large-scale destruction or modification of any existing wildlife habitats (including mangroves, swamps, lagoons, and any natural vegetation)
		(v) likely to affect any rare species of plant or animal
		(vi) involving land within 2 km of a National Park or similar reserve
		(vii) which may pollute or affect the flow of water in any watercourse passing through or supplying water to a National Park or similar reserve
		(viii) which may detract from the appearance of any scenic attraction visible from a National Park or similar reserve
		(ix) likely to significantly increase visitor usage of a National Park or similar reserve
		(x) involving extensive use of pesticides or herbicides.
Pa	Department of Primary Industries, Animal Industry Division	Any proposal (i) likely to affect the health, productivity, or market acceptability of any livestock.
		(ii) involving major use of pesticides
		(iii) involving the intensification of livestock husbandry.
Pb	Department of Primary Industries, Botany Branch	Any proposal (i) involving major land clearing, destruction of vegetation, or modification of native plant communities (terrestrial and aquatic)
		(ii) which may affect rare or uncommon plant species or communities

DEFINITIONS

Administering Authority – An Administering Authority is any Government Department, Statutory Authority, or Local Authority whose approval is required before a Developer may proceed with a proposed development.

Advisory Body – An Advisory Body is a Government or private body from which Administering Authorities should seek comment and advice in considering the environmental implications of a development proposal. Appendix III includes a list of Government Advisory Bodies and indicates matters on which these Bodies should be consulted. A separate list of non-government Advisory Bodies will be prepared after receipt of submissions by the Environmental Control Council from private organisations willing and competent to act in this capacity.

Advisory Report – An Advisory Report is a concise report upon the environmental effects which may result from a proposed development, together with comments on how serious such effects may be should they eventuate and recommendations for more detailed studies which may be required to enable adequate assessment of such effects. The function of an Advisory Report is to provide informed comment and advice which will assist an Administering Authority to ensure that adequate consideration is given to all important factors associated with a proposed development.

Preparation of an Advisory Report will not involve detailed studies. In most instances an Advisory Committee will be established by the Environmental Control Council and will meet as may be necessary within the available time period to prepare an Advisory Report. Where the Environmental Control Council considers that an Advisory Report can be adequately prepared without an Advisory Committee being established, then an Advisory Report may be prepared by the Secretariat to the Environmental Control Council in consultation with other Government and private bodies as may be necessary.

Developer – A Developer is any organisation or individual which may legally make application to an Administering Authority or authorities for approval to undertake a proposed development.

Developer-Authority – A Developer-Authority is any Government Department, Statutory Authority, or Local Authority which may legally undertake a proposed development without requiring approval from any other Administering Authority

Environmental Control Council – the Environmental Control Council is the Environmental Control Council as established under the State and Regional Planning and Development, Public Works Organisation and Environmental Control Act 1971-74 and Regulations.

Environmental Impact Study – An Environmental Impact Study is a study or combination of studies performed to determine the environmental effects which will result from a proposed development. An Environmental Impact Study will consider the physical, ecological, and sociological effects of a proposed development, both direct and indirect, paying particular attention to those factors considered by an Administering Authority to be most important.

An Environmental Impact Study will be carried out in accordance with the requirements of the Administering Authority and, unless otherwise decided by the Administering Authority, at the expense of the Developer. The findings of an Environmental Impact Study will be submitted to the Administering Authority in the form of an Environmental Impact Study Report presenting objective and factual information and conclusions.

Environmental Study Advice – An Environmental Study Advice is a summary description of a proposed development prepared by an Administering Authority to provide Advisory Bodies with information upon which they may base comments. An Environmental Study Advice will present information on the proposed development and on the existing environment and how this will be modified. Further details on the nature of an Environmental Study Advice are presented in Section 2.3.3.

Secretariat – The Secretariat is the Secretariat to the Environmental Control Council, comprising the Director (Environmental Control), the Technical Secretary, and such other staff of the Co-ordinator-General's Department as may be required to act in this capacity.

Statement of Impact – A Statement of Impact is a summary statement of the main impacts which will result from a proposed development, placing emphasis upon comparison of beneficial and non-beneficial effects. A Statement of Impact should take into account...

- (i) the necessity for the development.
- (ii) any alternatives which may be available to the Developer.
- (iii) other possible forms of land use which could be more or less desirable than the proposed development.
- (iv) any undesirable environmental effects and the extent to which it is practicable for these to be minimised.

In representing the Developer's appraisal of the beneficial and non-beneficial effects of a development a Statement of Impact may be expected to include considerations which are subjective; in contrast an Environmental Impact Study Report will present objective and factual information and conclusions.

A Statement of Impact will be submitted to an Administering Authority with each Environmental Impact Study Report. The Statement of Impact may be a separate statement prepared by the Developer, based upon the Environmental Impact Study Report and any other information available, or may be prepared by a Consultant as a discrete section of an Environmental Impact Study Report.

H	Health Department	Any industrial development likely to generate large quantities of solid or liquid wastes which will be disposed of on land, or any proposal involving the disposal of radio-active wastes.
HM	Department of Harbours and Marine	Any proposal involving coastal engineering or water-front development, including storage or stockpiling of materials, or which may require or affect harbour facilities, or may affect navigation.
HMb	Department of Harbours and Marine, Beach Protection Branch	Any proposal involving the disturbance of land adjacent or near to the coast, or which may give rise to beach erosion.
IWS	Irrigation and Water Supply Commission	<ul style="list-style-type: none"> (i) Any proposal which may require a water supply from or significantly affect water in any reservoir or catchment area, or which may interfere with any reservoir or watercourse or with underground water. (ii) Any change of land use or subdivision of land within an Irrigation area or a declared catchment area.
L	Lands Department	Any proposal which may directly or indirectly affect vacant Crown land or any Reserve, or which is connected with existing Crown tenures.
M	Department of Mines	<ul style="list-style-type: none"> Any proposal (i) involving the alienation of vacant crown land. (ii) which may in any way affect the utilisation of mineral resources or preclude the future utilisation of mineral resources. (iii) involving residential development within 2 km of known mineral resources.
MRD	Main Roads Department	<ul style="list-style-type: none"> Any proposal (i) likely to generate a significant volume of traffic (ii) likely to require even a limited number of trips by heavy commercial vehicles (iii) likely to require a high level of accessibility to an existing or new road facility

En	Environmental Control Council, Noise Control Committee	Any proposal (i) likely to give rise to widespread or intense noise emissions within or near to an existing or possible future residential area (ii) likely to produce significant noise emissions whose control will not be within the power of a Local Authority.
Ew	Environmental Control Council, Waste Disposal Committee	Any proposal likely to generate large quantities of waste which may need to be disposed of on land.
F	Forestry Department	Any proposal (i) which may directly or indirectly affect any Timber Reserve, State Forest, or Forest Entitlement Area (ii) involving the use of Crown land for private or Company production forest management, both for natural forests and for planted forests (iii) involving large scale tree clearing (over 1000ha), whether of common species or otherwise on Crown land (iv) involving large scale tree planting or forest management on Crown Land for catchment protection, land restoration, timber production, etc., or similar activities on private land where Government subsidy is involved.
FI	Queensland Fisheries Service	Any proposal (i) involving conversion of aquatic habitat to other uses or involving reclamation of aquatic habitats (ii) involving construction of tidal barrages on any major coastal river (iii) involving discharge of large amounts of effluent into a watercourse or the sea, or which may accidentally give rise to pollution of such areas (iv) involving significant residential development adjacent to the coast or any major watercourse, including any canal development (v) involving dredging, harbour construction, or any works affecting inter-tidal or sub-tidal areas (vi) involving the use of large amounts of pesticides or fertilisers near any watercourse or estuary, or likely to lead to the introduction of substantial quantities of silt into such areas.

SECTION 1 — ENVIRONMENTAL IMPACT STUDIES AND ENVIRONMENTAL MANAGEMENT

1.1 Introduction

The Government of Queensland requires that environmental factors be taken into account before a decision is made to proceed with any major development or any project which may have undesirable environmental effects. This policy provides for appropriate Environmental Impact Studies to be carried out, and is administered by those Authorities empowered to grant approvals for various development proposals; any such Administering Authority may require an Environmental Impact Study to be performed, and may specify the nature and content of the impact study necessary to permit evaluation of the total benefits and disadvantages which will result from a proposed development and determination of any constraints which may need to be imposed on a development for reasonable protection of the environment.

The Queensland Government seeks to implement an efficient system of environmental management through which appropriate consideration is given to environmental factors by all sectors of Government and also by private organisations and individuals, and in which environmental considerations are regarded as an integral component of any planning or decision-making process. Almost all activities affect the natural or social environment to some degree, and it is inevitable that some development proposals will involve land use conflicts, or may represent potential sources of pollution, or lead to other undesirable effects. Environmental Impact Studies should serve to minimise such problems, and, wherever possible, should be of such a nature as to provide data which contribute to and influence the location, planning, design, and implementation of any development, leading to development which is beneficial to the community in the broadest sense.

Responsibility for ensuring that adequate consideration is given to environmental matters rests with the Administering Authority. It is intended that environmental factors should be considered together with other relevant factors by the Administering Authority in the decision-making process.

Before deciding whether to grant approval for a proposed development, the Administering Authority is expected to consult Advisory Bodies which may have a legitimate interest in certain types of development or which may be competent to offer advice on certain environmental matters, to prepare Guidelines for an Environmental Impact Study, and to have that Study suitably assessed.

Since assessment of an inadequate Environmental Impact Study can be a time consuming procedure involving additional study by the Administering Authority or by Advisory Bodies, the following procedures place considerable emphasis upon advisory procedures leading to Guidelines which are sufficiently detailed to ensure that adequate studies are performed.

The following procedures also provide for the Environmental Control Council to act in an advisory capacity, and to intervene where necessary to ensure that reasonable consideration is given to environmental matters.

Section 1 of this Manual is of an explanatory and descriptive nature; Section 2 details the procedures which are to be followed in carrying out Environmental Impact Studies in Queensland.

1.2 Function of Environmental Impact Studies

The decision as to whether or not a proposed development should be permitted to proceed normally rests with some agency of Government, referred to in this Procedural Manual as an Administering Authority. In granting approval for a particular form of development an Administering Authority may be directly precluding other more or less desirable forms of land use or may be indirectly contributing to undesirable social or ecological effects.

In considering an application for approval the Administering Authority is required to assess the total advantages and disadvantages of a proposed development, and to use this assessment as a basis for decision. Where an approval is granted it may also be necessary for the Administering Authority to impose certain conditions such as to minimise undesirable environmental effects.

Within this context the function of an Environmental Impact Study is to provide an Administering Authority with clear, accurate, and unbiased data on the effects, both good and bad, that will result from a development, to identify any undesirable effects, and to indicate how and to what extent these may be minimised. The detailed information required in an Environmental Impact Study will be dictated by the nature of the existing environment, the nature of the proposed development, alternative land uses, and, more fundamentally, by the information which the Administering Authority requires in any particular instance to evaluate a proposal and to arrive at the necessary decisions.

It will not normally be sufficient in an Environmental Impact Study to assume that certain environmental factors can be disregarded where these will be subject to existing legislative requirements. For example, an industry producing large amounts of air pollutants may cause environmental problems if situated in a sensitive environment, such as near to residential areas, even where such emissions are controlled by the best technical means available. An Environmental Impact Study should examine the effects of a proposed development upon the environment taking into account any controls or safeguards proposed to be incorporated, and comparing the environment so affected with the desirable conditions of that environment at the relevant place and time. The Administering Authority can then determine whether the development will be compatible with the environment and act appropriately to approve to or to reject the proposal or to require additional safeguards to ensure reasonable protection of the environment.

Provision of the information required by an Administering Authority can be regarded as the basic requirement of an Environmental Impact Study, although this need not always represent full compliance with the broader objectives of Queensland environmental management policy. Only when the need for a particular development can be established and it can be demonstrated that environmental factors have played a

B. Key to Advisory Bodies

LOCAL AUTHORITIES

All Local Authorities are to be regarded as Advisory Bodies, and are not listed individually. The Local Authority within whose Area a proposed Development is situated should always be consulted, as should any other Local Authorities whose Areas may be affected by a proposed development.

STATE GOVERNMENT ADVISORY BODY

- | | | |
|----|--|---|
| A | Air Pollution Council of Queensland | Any proposal (i) likely to involve major sources of air pollution such as a thermal power station, a large mineral handling or processing plant, metal smelter or steel works, oil refinery, large chemical works, etc.
(ii) involving a concentration of industry which in total will emit large quantities of pollutants
(iii) involving establishment of new industrial sites or estates
(iv) involving disposal of wastes on land where this may directly or indirectly affect air quality
(v) involving the establishment of new residential areas near to existing or possible future industrial areas. |
| AB | Department of Aboriginal and Islanders Advancement | Any proposal (i) which may directly or indirectly affect aboriginal relics
(ii) which may in any way affect land upon which Aboriginal relics may exist through alteration of present land use in any area of land which has not undergone major alterations from its natural condition.
(iii) involving the clearing, excavation, covering up, or inundation of land on which Aboriginal relics are or may be located, or in areas adjacent to Aboriginal relics
(iv) involving large scale tree planting on land where Aboriginal relics such as camp sites and bora rings are or may be located
(v) which may result in increases in population and/or visitation or traffic in areas where relics are or may be located
(vi) which may result in increases of population or visitation in areas adjacent to declared Aboriginal Sites or other areas containing or likely to contain Aboriginal relics |

Is the proposal likely to affect traffic volumes significantly on any existing major road traffic route or to generate movements of heavy commercial vehicles	TR, MRD
Is road access to any major traffic route required for the success of the proposal	MRD
Is the area of the proposed development sufficiently large that planning for major traffic routes in the area may need to take it into account	MRD
Are any new rail transport facilities likely to be required	AB, R
Are any harbour facilities likely to be required or affected	HM
Will large quantities of water be required	IWS, WQ
Will large quantities of electric power be required, or is private generation or the construction of electric lines proposed	S
Other Factors	
Is any major use of pesticides or herbicides likely to be required	FI, IWS, NPW, Pa, Pm, Pp
Will the development involve establishment of cattle feedlots or intensive housing of stock	IWS, Pa, WQ
Is the development likely to complicate the design and application of soil conservation works	Ps
Is the development likely to cause or contribute to any soil erosion or to siltation of watercourses or estuaries	AB, FI, IWS, Ps
Is the development likely to detract from the aesthetics of any area or to contribute in a significant degree to visual pollution.	W

substantive role in influencing the siting, planning, design, and projected implementation of the development proposal will this policy have been fully complied with; it would be most unlikely for a development proposal which objectively fulfilled these criteria to be rejected on environmental grounds.

In the case of a very major development some initiative on the part of a Developer is desirable although not mandatory, possibly involving the commissioning of studies on certain aspects of the environment to enable the advantages and disadvantages of the available alternatives to be evaluated; such studies would aim at generating data for use in planning and design, but could be expected to constitute a major segment of any Environmental Impact Study subsequently required by an Administering Authority.

It is this approach which will normally be adopted in assessment of the environmental effects of any major development sponsored by a Government agency in situations where the "Developer" is also the "Administering Authority". Such Government developments are normally undertaken to provide for a particular requirement of the community, and environmental considerations must be integrated into all phases of planning and design to ensure that provision for one particular need does not disadvantage the community unnecessarily in other ways, or conflict with the objectives of other Government agencies.

1.3 Environmental Impact Studies and Land Use Planning

The environmental considerations associated with many development proposals are simplified if the proposal is in conformity with existing land use planning, such as a statutory town plan, where such planning has taken account of environmental factors. Where a proposal conflicts with existing planning or where planning data of the nature required for adequate assessment of the effects of a development are not available it may be necessary for certain planning data to be generated in or in conjunction with an Environmental Impact Study.

The funding of an Environmental Impact Study is normally the responsibility of the Developer, but this will not necessarily apply where planning considerations are involved. Where a proposal conflicts with existing planning any costs of additional planning required as a component of an Environmental Impact Study should be borne by the Developer. Where the required planning data does not exist, the Developer will normally still fund any relevant studies required as components of an Environmental Impact Study but where the data are considered to be useful for Government planning purposes, the Environmental Control Council may recommend that some Government funding be involved.

The planning data generated in or in conjunction with an Environmental Impact Study will normally be limited in scope to that required for adequate assessment of the effects of a proposed development, such as is indicated in the following examples...

- establishment of a noisy industry in an unzoned area may be compatible with the future environment only if surrounded by a buffer zone from which residential development is excluded, and it may be necessary for the impact study to recommend zonings required for inclusion in any future town plan;
- adequate assessment of the effects of a development necessitating the destruction of substantial areas of a scarce plant community may necessitate study of all such communities in the region and the possible future demands upon these, to permit evaluation of the demands of the proposed development in relation to other likely demands upon a scarce resource;
- the establishment of residential development on or near to a known mineral resource may be unacceptable when consideration is given to future requirements for that resource in relation to its availability in the region.

Planning data of an extensive nature will be required in connection with comparatively few Environmental Impact Studies, and should be required less frequently as adequate plans are prepared for more areas of the State. The Administering Authority should however give careful consideration to the context within which any proposed development will need to be evaluated when formulating Guidelines for an Environmental Impact Study, and it is desirable for the Environmental Control Council to be consulted where studies of a planning nature appear to be necessary.

1.4 Responsibilities of the Developer

The Developer is responsible for:

- submitting sufficient information to an Administering Authority concerning the nature of the existing environment and of the proposed development for the Administering Authority to decide what Environmental Impact Study Procedures are appropriate and which Advisory Bodies need to be consulted, and to subsequently prepare suitable Impact Study Guidelines (see Sections 2.2, 2.3 and 2.4);
- and
- commissioning an Environmental Impact Study in accordance with the requirements of the Administering Authority, leading to submission of an Environmental Impact Study Report and Statement of Impact (see Section 2.5).

It is desirable for environmental considerations to be taken into account by the Developer from the earliest consideration of any major development proposal, and for consultation with the Administering Authority and any other Government agency whose interests may be affected by a development to be initiated in advance of detailed design. It is particularly important for environmental factors to be considered in the siting of a proposed development wherever a choice of sites exists. Even

Is the development on or near to any known mineral deposit, or likely to interfere with future extraction of minerals which may exist

M

Effluents, Emissions, and Wastes

Will any potentially major sources of air pollution be involved

A

Is particulate fall-out on pastures or crops likely to occur

Pa, Pd, Pp

Will any major sources of noise be involved

En

Is any radioactive waste involved

H

Is the discharge of any wastes to watercourses or the sea likely to be required

FI, IWS, WQ

Is the disposal of large quantities of waste on land likely to be required

A, Ew, H, IWS, Pa, Pd, WQ

Water

Is the flow of water in any watercourse likely to be altered or affected

FI, IWS, WQ

Is the use of water for irrigation envisaged

IWS

Is the use or availability of present or potential supplies of water for irrigation likely to be affected

IWS, Pp

Is the use of ground-water involved

IWS

Coastline

Is any coastal engineering or water-front development involved

AB, FI, HM

Will any land adjacent or near to the coast be affected, directly or indirectly

AB, HMb, Pb

Are any mangrove or coastal wetland areas likely to be affected

FI

Facilities Required or Affected

Is any major road construction likely to be required

AB, TR, MRD

Will any area of present or possible future importance for tourism or recreation be affected	T
Are any changes likely to occur within a catchment area or Irrigation area	IWS
Will the development affect rural production or productivity	Pa, Pp
Natural Environment	
Will substantial areas of natural vegetation be cleared or modified	AB, F, NPW, Pb
Are any rare plant or animal species known to occur in the area	NPW, Pb
Is large scale tree planting or forest management envisaged	AB, F
Is any Fisheries Habitat Reserve likely to be affected	FI
Is any Timber Reserve, State Forest, or Forest Entitlement Area likely to be affected	AB, F
Is any National Park or area of National Park interest likely to be affected	AB, NPW
Is any Flora Reserve, Fauna Reserve, Fauna Refuge, or Fauna Sanctuary likely to be affected	AB, NPW
Is any Environmental Park likely to be affected	AB, NPW
Is any Reserve likely to be affected	AB, L
Is any watercourse likely to be affected by construction of works	AB, IWS
Special Features	
Is the development likely to affect, directly or indirectly, any of the following:	
Aboriginal relics	AB
Historic buildings or objects	W
Is the development within a declared area of soil erosion hazard	Ps

where a proposed development is in conformity with the zoning of a town plan, existing development within that zone and adjacent zones should be considered to ascertain whether environmental problems may arise. Early consultation with an Administering Authority is beneficial both in helping to ensure that a development will cause a minimum of undesirable effects and in reducing delays in the latter stages of planning or design, when it may be less convenient to accommodate the time required to perform an Environmental Impact Study or for possible re-siting or modifications to the design of a proposal.

An Environmental Impact Study should not be commissioned until the Administering Authority's requirements, normally in the form of study Guidelines, have been ascertained; an application for approval of a proposed development will not be complete until an Environmental Impact Study conforming with the requirements of the Administering Authority has been completed.

1.5 Responsibilities of the Administering Authority

The responsibility for assessing the environmental effects of a proposed development rests with the Administering Authority. The Administering Authority is required to decide whether an Environmental Impact Study is required, and to set appropriate Guidelines. In formulating Guidelines the Administering Authority should consult any Advisory bodies whose areas of concern may be affected by the development (see Section 2.3.3) or should request the Environmental Control Council to prepare an Advisory Report (See Section 2.3.2).

Guidelines for an impact study should emphasise the environmental factors likely to be most significant, and, where necessary, should detail the types of study required of these factors and the data to be presented; information on these matters will normally be supplied by Advisory Bodies (See Section 2.3.3).

Subsequent to an Environmental Impact Study Report and Statement of Impact having been prepared, the Administering Authority is responsible for consulting Advisory Bodies as may be necessary to assess the study, and for subsequently deciding whether approval should be granted for the proposed development, and, if so, subject to what constraints. In some instances the Administering Authority may be required to consult the Environmental Control Council before granting an approval (See Section 2.9.2).

The Administering Authority is required to submit copies of all Environmental Impact Study Reports to the Environmental Control Council, the State Library, and the public library nearest to the site of the proposed development (See Section 2.5).

In some instances a proposed development will be subject to approvals from more than one Administering Authority. In such instances each Administering Authority has a responsibility to consider environmental matters; it is desirable that consultation between Administering Authorities take place to enable common procedures to be adopted, leading to a single Environmental Impact Study meeting the requirements of all Administering Authorities. Co-ordination of study requirements through the

Co-ordinator-General's Department is desirable where a number of Administering Authorities are involved (See Section 2.8).

1.6 Role of Advisory Bodies

Advisory Bodies play a fundamental role in the operation of environmental management policy in Queensland. The advice provided by an Advisory Body is utilised in gauging the importance of any possible environmental effects likely to result from a proposed development, and in formulating Guidelines for an Environmental Impact Study. The provision of considered and unambiguous advice is essential if effective Environmental Impact Studies are to be performed.

An Advisory Body which is requested to comment upon a proposed development will normally receive a copy of an Environmental Study Advice presenting concise information of the nature of a development proposal and on the existing environment and how this will be altered. Each Advisory Body should consider the information presented in an Environmental Study Advice, and should provide the Administering Authority with comments and suggestions to assist it in determining the main environmental factors involved and the types of studies required (See Section 2.3.3).

Advisory Bodies will also be called upon to assist in assessment of Environmental Impact Studies; in this capacity Advisory Bodies should seek to provide advice which will assist the Administering Authority to decide whether a proposed development should be approved, and specifying any constraints which should be imposed (See Section 2.6).

1.7 Role of the Environmental Control Council

The Environmental Control Council will not play a direct role in determining whether a proposed development should be approved, but will advise Administering Authorities and any other bodies on procedures which should be adopted in assessing the environmental effects of a proposed development or in any other matters related to Environmental Impact Studies.

Where a proposed development appears likely to have important undesirable effects the Environmental Control Council will, upon request from an Administering Authority, prepare an Advisory Report for the guidance of the Administering Authority, which will normally include Guidelines for any Environmental Impact Study considered necessary (See Section 2.3.2). Where appropriate the Environmental Control Council may subsequently supervise study of some segments of an Environmental Impact Study.

Where objections are submitted to the Environmental Control Council it may intervene to ensure that the procedures adopted by an Administering Authority are adequate for assessing the environmental impact of a proposed development, and may require certain procedures to be followed (See Section 2.9.1).

CONSIDERATIONS RELEVANT TO PREPARATION OF AN ENVIRONMENTAL STUDY ADVICE AND KEY TO ADVISORY BODIES

Where a proposed development appears likely to have significant undesirable effects an Administering Authority should seek comment and advice from Advisory Bodies upon which Environmental Impact Study Guidelines can be based. The Administering Authority should provide Advisory Bodies with a concise report based upon the initial advice supplied by a Developer and describing the proposed development and the way in which the existing environment will be altered; this report is termed an Environmental Study Advice (See Section 2.3.3).

This Appendix presents a list of factors which an Administering Authority should consider in preparing an Environmental Study Advice, and indicates which Advisory Bodies may be able to offer advice on these factors. The Appendix is presented in two parts. Part A is a list of factors to be considered referenced to indicate relevant Advisory Bodies; Part B is a key to Advisory Bodies, indicating the types of developments upon which these bodies wish to be consulted. This list of Advisory Bodies is intended to supplement rather than replace any existing consultative procedures.

Local Authorities are not listed individually in this Appendix; all Local Authorities are to be considered as Advisory Bodies (in situations where the Local Authority is not the Administering Authority), and the Local Authority within whose Area a proposed development is situated should always be consulted, along with any other Local Authorities whose Areas may be affected by a proposed development.

A supplementary list of non-Government Advisory Bodies will be prepared subsequent to receipt by the Environmental Control Council of submissions from private organisations willing to act in this capacity. Administering Authorities are advised to involve such private organisations in Advisory Procedures and Assessment Procedures wherever such involvement is not precluded by a valid requirement for confidentiality; however such involvement will be at the discretion of the Administering Authority.

A. Considerations relevant to preparation of an Environmental Study Advice and selection of Advisory Bodies.

Present Land Use

Will the proposal give rise to significant increases in population density in the area concerned or nearby areas.

A, AB, MRD, TR, WQ

Is the use of Crown land involved

AB, F, IWS, L, M, NPW, Pb, W

Will any rural area be affected

AB, Pd, Pm

Is the area involved likely to be markedly altered in appearance

W

Demands for services – where a development will cause a major demand for water, electricity, or other infrastructural services, an estimate of this demand should be provided.

Effluents, emissions, and wastes – an indication is required of the types, and, where possible, the quantities of any effluents, emissions, and solid or liquid wastes which will be generated; it should also be indicated whether the development is likely to produce any noise which will be clearly audible beyond the site boundaries.

Transport – an indication is required of any major road or rail construction or other transport facilities likely to be required; where a development is likely to generate substantial movements of vehicles, trains, ships, or other means of transport, an estimate of the likely traffic generation should be provided.

Physical alteration of environment – details are required of the extent to which the existing environment at the site, and in surrounding areas, will be physically altered by the proposed development; this should include consideration of clearing of vegetation, alteration to topography, alteration to drainage, surface excavation, dredging, modification of flow in any watercourse, product and waste storage, construction works, displacement of residents, displacement of existing forms of land use, and interference with any special features.

In instances where an Advisory Report has been prepared or where the Environmental Control Council has intervened to require the study procedures adopted by an Administering Authority to be amended, the Administering Authority is required to consult the Environmental Control Council before approving the proposed development (See Section 2.9.2).

1.8 Public Involvement

Unless it is essential for details of a proposed development to remain confidential, public involvement should be invited in Environmental Impact Study procedures. The decision as to what degree of public involvement is sought in a particular instance will rest with the Administering Authority in cases where Environmental Study Advice procedures are followed (Section 2.3.3), or with the Environmental Control Council in cases where an Advisory Report is prepared (Section 2.3.2).

It is recognised that a number of private organisations with interests in environmental matters are capable of contributing useful information, particularly on local areas or conditions, which may be of assistance in assessing the effects of proposed developments. Submissions from private organisations will be sought by the Environmental Control Council, subsequent to which those organisations willing to participate in Environmental Impact Study procedures and accepted by the Environmental Control Council will be included in a supplementary list of non-Government Advisory Bodies. Wherever possible, such private organisations should be consulted in a similar fashion to other Advisory Bodies listed in this Manual, through Environmental Study Advice procedures, and in connection with Environmental Impact Study assessment procedures.

Private organisations or individuals may make submissions to the Environmental Control Council in connection with any proposed development, where it is considered that the Environmental Impact Study procedures adopted by the Administering Authority may be inadequate for proper assessment of the environmental effects (See Section 2.9.1).

Where an Environmental Inquiry is initiated, submissions will normally be invited from the public; persons making submissions may subsequently be invited to appear before the Committee conducting such an Inquiry (See Section 2.10).

2.1 General

The procedures set out in this Section indicate the manner in which Environmental Impact Studies should be initiated, performed, and assessed in Queensland. These procedures should not be regarded as inflexible; no two development proposals will cause identical environmental effects, and the range of development proposals and possible combinations of environmental parameters likely to be encountered preclude the formulation of rigid guidelines applicable to all proposals. Administering Authorities will find it necessary to exercise some discretion in determining the procedures necessary for proper evaluation of environmental matters.

Environmental Impact Studies should provide clear and accurate data enabling objective appraisal of the desirable and undesirable effects of a development, and influencing the manner in which a proposal is implemented. The following procedures are intended to lead to Environmental Impact Studies which serve a useful purpose in both the decision-making process and in the formulation of development proposals. An Environmental Impact Study which contains too much detail on effects of minor importance may obscure important issues just as effectively as one containing insufficient information; it is important for the major environmental factors to be identified through consultation with Advisory Bodies, and for an Administering Authority to indicate clearly those factors requiring detailed study.

2.2 Initial Procedures

In all instances where a Developer intends seeking approval for a major development or for any project which may cause significant undesirable environmental effects the Developer is required to submit to the Administering Authority details of the existing environment, the proposed development, and the way in which the environment will be modified by the development. This information need only be brief and will not normally be of a technical nature, but must always be accurate and sufficient for the Administering Authority's requirements.

The main purpose of this initial information is to permit informed comment to be made as to the major environmental factors, so that these can be studied in detail. The main items which need to be considered when providing such initial information are listed in Appendix II; the information which needs to be submitted will vary according to the nature of the proposed development, and additional details may be required by the Administering Authority in some circumstances.

This initial information should be submitted to the Administering Authority as early as possible. No application for approval will be considered to be complete until any Environmental Impact Study required by the Administering Authority has been carried out to the satisfaction of that Authority, and the Developer should submit initial information sufficiently early to permit an impact study to be carried out without creating excessive delays in the desired phasing of the proposal.

CONSIDERATIONS TO BE TAKEN INTO ACCOUNT BY DEVELOPER WHEN SUPPLYING INITIAL ADVICE TO ADMINISTERING AUTHORITY

A Developer who intends seeking approval for a proposed development is required to submit to the Administering Authority sufficient general information on the nature of the proposed development, and on the existing environment and how this will be altered, to enable the Administering Authority and any Advisory Bodies consulted to gain a general picture of the development, and to gauge the most important environmental considerations involved. The information which should be provided will vary depending on the nature of the project; the list below indicates factors which normally need to be taken into account. It should be clearly indicated which, if any, of the information provided needs to remain confidential.

Existing Environment

Location of site — sufficient details are required to indicate clearly the location, boundaries, and area of the proposed development, together with a map.

Land tenure — it should be indicated whether the site is freehold, leasehold, etc., and if freehold, whether the Developer is currently in possession of the site.

Zoning — the zoning of the site and of surrounding areas in any existing town plan should be indicated.

Description of site — information is required on the general characteristics of the existing environment; in the case of urban, industrial, or rural areas which have been substantially altered from their natural condition this information will be very brief: for areas in a more or less natural state some details are required on matters such as topography, vegetation (e.g. rain forest, eucalypt forest, wallum heathland, tea-tree swamp, etc.), presence of watercourses, and so on.

Present land use — the present use (if any) to which the site is being put should be described (e.g. residential, grazing, recreation, etc.).

Special features — details must be provided of any special features known to occur on the site, such as buildings or other objects of historic interest, aboriginal relics, mineral deposits, rare plant or animal species or communities, parks or reserves, etc.

Area surrounding the site — information is required on the general character of and land use in the area surrounding the site.

Description of Proposed Development

Type of development — a description is required of the nature and magnitude of the proposed development (e.g. for a residential development an indication should be given of the number and average size of allotments proposed; for a mining development the quantity of mineral to be extracted and time scale envisaged should be indicated).

Subsequent to receipt of initial information relating to a proposed development the Administering Authority shall make a preliminary assessment of the extent to which the proposal is likely to cause undesirable environmental effects, and shall adopt one of the four following courses of action:

- (i) where the undesirable environmental effects will clearly be so important as to be likely to make the proposed development totally unacceptable the Administering Authority should indicate this to the Developer, who may choose to persist with the proposal (in which case the Environmental Control Council should be requested for an Advisory Report), or may choose to modify the proposal or to proceed no further;
- (ii) where the proposed development appears likely to cause important undesirable effects the Administering Authority should submit details of the proposal to the Environmental Control Council and request that an Advisory Report be prepared (See Section 2.3.2). Appendix IV provides guidance on when this course of action should be adopted;
- (iii) where the proposed development appears likely to cause significant undesirable effects, but which are not of such extent or importance to require preparation of an Advisory Report, the Administering Authority should prepare an Environmental Study Advice and should submit this to appropriate Advisory Bodies, requesting comment and advice as to the environmental factors requiring detailed study and the nature of the study required (See Section 2.3.3);
- (iv) where a proposed development will clearly have only minor or almost negligible undesirable effects the Administering Authority may set Environmental Impact Study Guidelines, seeking such limited advice from other authorities or Advisory Bodies as may be required, or may decide that no Environmental Impact Study is required, as may be appropriate.

Where an Administering Authority is uncertain which of the above courses of action should be followed advice should be sought from the Environmental Control Council.

Any Advisory Body or other organisation or individual who considers the procedures adopted by an Administering Authority to be inadequate for proper assessment of the environmental effects of a proposed development may submit an objection to the Environmental Control Council; in these circumstances the final decision as to procedures to be followed will rest with the Environmental Control Council (See Section 2.9.1).

2.3 Advisory Procedures

2.3.1 General

Subsequent to receipt of initial information from a Developer, the Administering Authority is required to decide upon procedures to be adopted in accordance with

Objections to the procedures adopted by an A.A. may be lodged with the E.C.C. at any point prior to the granting of final approval. (Sect. 2.9.1.)

2.9.2 Referral of Environmental Impact Study Report to the Environmental Control Council

In instances where:

- (i) the Environmental Control Council has prepared an Advisory Report as detailed in Section 2.3.2;
- (ii) the Environmental Control Council has required study procedures to be modified following an objection as detailed in Section 2.9.1;

the Administering Authority shall submit the following information to the Environmental Control Council before approval for a proposed development is granted:

- (i) a copy of the Environmental Impact Study Report and Statement of Impact;
- (ii) copies of comments from any Advisory Bodies or other organisations to which the Environmental Impact Study Report has been referred for assessment;
- (iii) advice as to whether the Administering Authority intends to grant approval for the proposed development;
- (iv) details of constraints which the Administering Authority intends to impose to ensure reasonable protection of the environment.

Within a period of twenty working days from receipt of such information, during which time the Administering Authority shall not grant approval for the proposed development, the Environmental Control Council may submit comments or recommendations concerning the proposed development to the Administering Authority or to Cabinet. If required by Cabinet an Environmental Inquiry may subsequently be held as detailed in Section 2.10.

2.10 Environmental Inquiries

An Environmental Inquiry may be held to consider the environmental effects of a proposed development where Cabinet directs, as a result of recommendations from the Environmental Control Council or for any other reason, that such an inquiry be held.

Unless otherwise required by Cabinet, an Environmental Inquiry shall be conducted by a Committee consisting of the Chairman of the Environmental Control Council or his nominee who shall preside, and such other representatives as may be appropriate, and may include representation from non-Government bodies. The terms of reference for an Environmental Inquiry shall be as required by Cabinet.

The Committee conducting an Environmental Inquiry shall normally call for written submissions from interested persons or organisations to supplement any Environmental Impact Study Report or other data available to it, and may conduct interviews or hearings as required.

The Committee conducting an Environmental Inquiry shall cause an Environmental Inquiry Report to be prepared summarising the proceedings of an Environmental Inquiry and making recommendations as may be appropriate, and the Environmental Inquiry Report shall subsequently be submitted to Cabinet.

An Advisory Report will normally consist of:

- (i) a concise statement of the important environmental effects judged likely to result from a proposed development together with comments on how serious such effects may be;
- (ii) recommendations for any more detailed studies required including Guidelines for an Environmental Impact Study;
- (iii) recommendations as to what sections of an Environmental Impact Study should be the responsibility of the Developer and what sections should be performed or supervised by Government and how costs for the Environmental Impact Study should be allocated (a Developer will normally fund an Environmental Impact Study but where such is concerned with the generation of planning data useful to the Government, the Environmental Control Council may recommend that the Government provide some funding; supervision of other sections by the Government may be necessary to ensure that accurate and unbiased data are presented)
- (iv) recommendations as to Consultants considered competent to perform the required studies;
- (v) recommendations concerning procedures to be followed in assessing any Environmental Impact Study performed, including recommendations as to the Advisory Bodies and other organisations which should receive copies of an Environmental Impact Study Report for comment before an approval is granted.

The Administering Authority is not required to adopt all of the recommendations made by the Environmental Control Council in an Advisory Report. However, where an Advisory Report has been prepared the Administering Authority must always submit a copy of an Environmental Impact Study Report and Statement of Impact to the Environmental Control Council before an approval is granted, and must notify the Environmental Control Council of the intended decision and of any constraints proposed for reasonable protection of the environment. The Environmental Control Council may, within a period of twenty working days from the receipt of such information, make additional recommendations to the Administering Authority or to Cabinet, and, if required by Cabinet, an Environmental Inquiry may subsequently be held (See Sections 2.9.2 and 2.10).

2.3.3 Advisory Procedures through Environmental Study Advice

Where a proposed development appears likely to cause significant undesirable effects which are not of sufficient importance to warrant preparation of an Advisory Report by the Environmental Control Council, the Administering Authority should, before preparing Guidelines for an Environmental Impact Study, prepare an Environmental Study Advice for submission to Advisory Bodies whose areas of interest may be affected by the development.

An Environmental Study Advice will normally be a concise report presenting information on the proposed development and on the existing environment and how this will be altered. This information will normally not be of a technical or complex nature, (provision of detailed information is the function of an Environmental Impact Study), but should present a reasonable picture of the proposal including a map showing the location of the proposed development, any available plans, details of zoning, information on the existing environment and how this will be physically altered, and any other available information which will assist an Advisory Body to comment on possible undesirable effects and to advise which factors need to be studied in detail. An Environmental Study Advice will normally be based on the initial information supplied by a Developer, taking into account the areas of interest of the Advisory Bodies consulted. An Environmental Study Advice should include a list of all Advisory Bodies consulted, and should indicate to what extent details of the proposed development may need to remain confidential.

A copy of every Environmental Study Advice prepared shall be forwarded to the Environmental Control Council. The Environmental Control Council will not normally comment upon an Environmental Study Advice, but may do so where this appears desirable. The Secretariat shall compile a list at monthly intervals presenting brief details of all Environmental Study Advices received for the information of members of the Environmental Control Council.

Each Advisory Body should, within a period of thirty working days from receipt of an Environmental Study Advice, submit comments to the Administering Authority. Advisory Bodies should seek to provide whatever comment may be possible on the following matters:

- (i) the possibility and desirability of using the area concerned for purposes other than that proposed;
- (ii) possible undesirable environmental effects which may be caused by the proposed development, and the importance likely to appertain to these effects;
- (iii) the environmental factors which need to be studied in detail in an Environmental Impact Study and the nature of the studies required (and, where appropriate, Consultants considered competent to perform such studies);
- (iv) any other matters which should be considered by the Administering Authority in deciding whether to approve a proposal, and in deriving necessary constraints;
- (v) information possessed by the Advisory Body or known to be available elsewhere which is of relevance to the Environmental Impact Study;
- (vi) any other organisations which should be consulted.

Each Advisory Body should endeavour to provide such components of the above information as may be within that Body's competence. The information provided should be concise, but sufficient to assist the Administering Authority in segregating

provides a practical system of environmental management permitting environmental factors to be considered together with other relevant factors in arriving at an optimum decision, and permits a degree of flexibility enabling an Administering Authority to adopt whatever procedures are required for adequate assessment of the environmental effects of a proposal.

In certain circumstances, however, other competent Government bodies or private organisations or individuals may consider an Administering Authority to have placed insufficient emphasis upon particular environmental considerations, or may regard the Environmental Impact Study procedures being followed as inadequate for proper assessment of the effects of a proposed development.

Any Advisory Body or other Government or private organisations or individual who considers procedures adopted by an Administering Authority to be inadequate in any particular instance may submit an objection to the Environmental Control Council commenting on the proposed development and indicating the type of Environmental Impact Study considered to be required, and may request that the Environmental Control Council intervene to ensure adequate study procedures are followed.

Where it appears that such an objection may be justified the Environmental Control Council shall notify the Administering Authority that an objection has been received and shall request the Administering Authority to provide details of procedures adopted for assessment of the environmental effects of the proposed development. The Administering Authority shall subsequently provide the Environmental Control Council with all such information required and shall not grant approval for the proposed development until such information has been considered by the Environmental Control Council.

Within a period of twenty working days from receipt of such information the Environmental Control Council shall determine whether the study procedures adopted by an Administering Authority are adequate and shall advise the Administering Authority accordingly. Where study procedures are not considered to be adequate the Environmental Control Council shall recommend measures considered necessary for adequate assessment of environmental effects, and the Administering Authority shall comply with these recommendations.

In instances where the Environmental Control Council considers study procedures not to be adequate and recommends measures to be followed, the Administering Authority shall subsequently submit to the Environmental Control Council a copy of the Environmental Impact Study Report and Statement of Impact prepared together with advice as to the intended decision and constraints to be imposed for reasonable protection of the environment, before approval for the proposed development is granted (See Section 2.9.2). Within a period of twenty working days from the receipt of such information the Environmental Control Council may make additional recommendations to the Administering Authority or to Cabinet. If required by Cabinet, an Environmental Inquiry may subsequently be held.

the "Administering Authority" will vary from the procedures applying to a private development only to the extent indicated below. This situation occurs in the case of development sponsored by a Government Department, Statutory Authority, or Local Authority (referred to below as the Developer-Authority). In interpreting the provisions of the Procedural Manual in such instances no clear distinction will exist between the Developer and the Administering Authority, such as occurs in a privately-sponsored development; any references to a flow of information between Developer and Administering Authority can be regarded as matters which need to be considered internally by a Developer-Authority.

A Developer-Authority will be required to take environmental considerations into account at all stages in the planning and design of a major development proposal so that environmental factors are considered together with technical and economic factors in arriving at a development which achieves a desired objective with the minimum of undesirable effects. This may involve the commissioning of studies aimed at generating environmental data on the advantages and disadvantages of any available alternatives. Wherever this approach can be adopted an Environmental Impact Study should be regarded as the combination of such discrete studies, rather than as a single study to be performed subsequent to completion of project design; the Environmental Impact Study Report would then consist of a compilation of such discrete studies and any other environmental data used in planning and design together with an analysis of the consideration given to this information and the conclusions arrived at.

2.8 Developments involving more than one Administering Authority

In some instances a Developer will require approvals from more than one Administering Authority before a development may proceed. Each Administering Authority has a responsibility to ensure that environmental factors are taken into account in arriving at a decision, and each Administering Authority is entitled to require that an Environmental Impact Study be performed.

In such instances, consultation between Administering Authorities is desirable to enable the Developer to commission a single Environmental Impact Study which meets the joint requirements of the Administering Authorities involved. Should direct liaison between Administering Authorities not be practicable, and particularly in cases where several Administering Authorities are involved, the Authorities concerned should request the Co-ordinator-General's Department to co-ordinate the implementation of advisory procedures, preparation of Guidelines, and assessment of the Environmental Impact Study.

The Developer may also approach the Co-ordinator-General's Department for co-ordination of study requirements wherever confusion exists as to the requirements of different Administering Authorities, including situations where approvals from Federal Government agencies are required.

2.9 Intervention by the Environmental Control Council

2.9.1 Objection Procedures

In Queensland the responsibility for considering the environmental effects of any proposed development rests with the Administering Authority. In most instances this

those environmental factors requiring detailed study from those of minor importance, insofar as this can be gauged from the Environmental Study Advice.

Upon receipt of comments and advice from Advisory Bodies the Administering Authority should re-evaluate the likely environmental effects of the proposed development. Where comments from Advisory Bodies indicate that undesirable effects may be more serious than was originally envisaged by the Administering Authority, it may be necessary for the Administering Authority to request the Environmental Control Council to prepare an Advisory Report; where this is not necessary, the Administering Authority should prepare Environmental Impact Study Guidelines based on the comments and advice supplied by Advisory Bodies and any other relevant information available.

2.4 Preparation of Environmental Impact Study Guidelines

If satisfactory Environmental Impact Studies are to be performed, it is important that the preparation of comprehensive Guidelines be regarded as an essential prerequisite to the commissioning of any study.

In instances where an Advisory Report has been prepared by the Environmental Control Council, Guidelines will normally have been prepared as a component of the Advisory Report (See Section 2.3.2). In most instances, however, it will be necessary for the Administering Authority to prepare Guidelines based upon the comments submitted by Advisory Bodies in response to an Environmental Study Advice as detailed in Section 2.3.3.

The Administering Authority should compile the comments received from Advisory Bodies so as to obtain a perspective of the environmental factors involved in a proposed development and should identify the main factors. The types of studies required of these factors should be determined, taking account of the suggestions of Advisory Bodies and of the context within which the Administering Authority will require to evaluate the proposed development. Where problems are encountered, the Administering Authority should prepare draft Guidelines, and should circulate these to Advisory Bodies for further comment and/or should convene a meeting of the relevant Advisory Bodies.

Guidelines for an Environmental Impact Study should place emphasis upon those environmental factors likely to be most significant, and where necessary, should indicate in detail the types of studies required of these factors and the data required to be presented. The Environmental Impact Study may be performed by the Developer or by consultants.

The Administering Authority may choose to nominate a short list of consultants with suitable experience, whose work is considered to be of acceptably high quality, as being considered suitable to perform a particular Environmental Impact Study; this may be necessary so as to ensure that effective studies are performed and that factors unforeseen in Guidelines are not neglected. In this situation a consultant acceptable to both Developer and Administering Authority will be selected from such a short

list. Where this course of action is adopted it may not be necessary for Guidelines to specify every environmental factor which needs to be considered in an Environmental Impact Study. Provided the studies required of major factors are specified in detail, minor factors may be covered by a general proviso that the study must take account of any other undesirable effects likely to result from the proposed development.

Where a proposed development requires approvals from more than one Administering Authority, liaison should take place to ensure that a single Environmental Impact Study can be prepared to meet their joint requirements. In such instances the Co-ordinator-General's Department may undertake to co-ordinate procedures as detailed in Section 2.8.

2.5 Performance of Environmental Impact Study

An Environmental Impact Study will normally be carried out in accordance with Guidelines provided to the Developer by an Administering Authority, and will normally be commissioned and funded by the Developer. Where appropriate, sections of an Environmental Impact Study may be funded by Government in instances where provision of certain information required for assessment of the effects of a proposed development would also be useful for Government planning purposes and may be supervised by Government in instances where the Administering Authority or the Environmental Control Council considers this to be appropriate.

The required content of an Environmental Impact Study will vary depending upon many factors including: the nature of the existing environment; the nature of the proposed development; the land tenure of the development site; alternative uses to which the land could be put; zoning of the site and surroundings.

For example the Environmental Impact Study which may be required for a proposal involving establishment of an industry clearly required to meet some demand, and located within a zoned industrial area well isolated from existing and future residential development, might be regarded as a "mitigation study"; in this instance the Environmental Impact Study could be expected to be fairly limited in scope, and aimed principally at considering the technical requirements necessary to ensure that undesirable environmental effects are minimised as far as is practicable. In comparison, the Environmental Impact Study required for a proposal involving the alienation of large areas of Crown land in a natural state may involve detailed examination of the nature of the proposed development, the existing environment, alternative uses, and the necessity for the proposed development, and may necessitate "planning studies" as outlined in Section 1.3.

Most Environmental Impact Studies will lie somewhere between these extremes, but in all instances an impact study should be such as to provide the Administering Authority with whatever information may be required to enable assessment of the total advantages and disadvantages of a proposal and to determine any constraints necessary for reasonable protection of the environment.

An Environmental Impact Study will always lead to preparation of an Environmental Impact Study Report and Statement of Impact, which will be submitted to the

Administering Authority. The number of copies required of any Report and Statement should be specified by the Administering Authority, preferably in the study Guidelines. The Administering Authority is required to lodge copies of any Environmental Impact Study Report with the Environmental Control Council, the State Library, and the public library nearest to the site of a proposed development; these copies should be lodged as early as possible, taking account of any requirement for confidentiality. Additional copies will also be required for any Advisory Bodies or other organisations which assist in the assessment of a study.

2.6 Assessment Procedures

Upon receipt of an Environmental Impact Study Report and Statement of Impact it is necessary for these documents to be utilised by the Administering Authority in deciding whether to approve a proposed development and in determining conditions which may need to be imposed for reasonable protection of the environment. Ideally an Environmental Impact Study Report should present an accurate and unbiased analysis upon which the Administering Authority can base these decisions; however assessment of an Environmental Impact Study Report will normally be necessary to ensure the accuracy of the data presented and the validity of the conclusions arrived at.

The Administering Authority should refer copies of an Environmental Impact Study Report and Statement of Impact to those Advisory Bodies whose advice contributed to the formulation of study Guidelines and to any other relevant organisations with a request for comments. Where an Advisory Report has been prepared by the Environmental Control Council the organisations which should be consulted will have been specified in the Advisory Report.

Organisations to which an Environmental Impact Study Report and Statement of Impact are referred should submit comments to the Administering Authority within a period of twenty working days from receipt of such information. The Administering Authority should subsequently decide whether approval for the proposed development is to be granted and what conditions are to be imposed.

In instances where an Advisory Report has previously been prepared by the Environmental Control Council, the Administering Authority is required to submit a copy of the Environmental Impact Study Report and Statement of Impact to the Environmental Control Council with copies of comments received from bodies to which the study was referred for assessment, and to indicate whether it is intended to grant approval and what conditions are to be imposed. This procedure must also be followed where the Environmental Control Council has intervened to require amendment of the study procedures adopted by an Administering Authority (See Sections 2.9.2 and 2.9.1 respectively).

2.7 Developments sponsored by Government Agencies

The Environmental Impact Study procedures to be followed in assessing the environmental effects of a proposed development in instances where the "Developer" is also