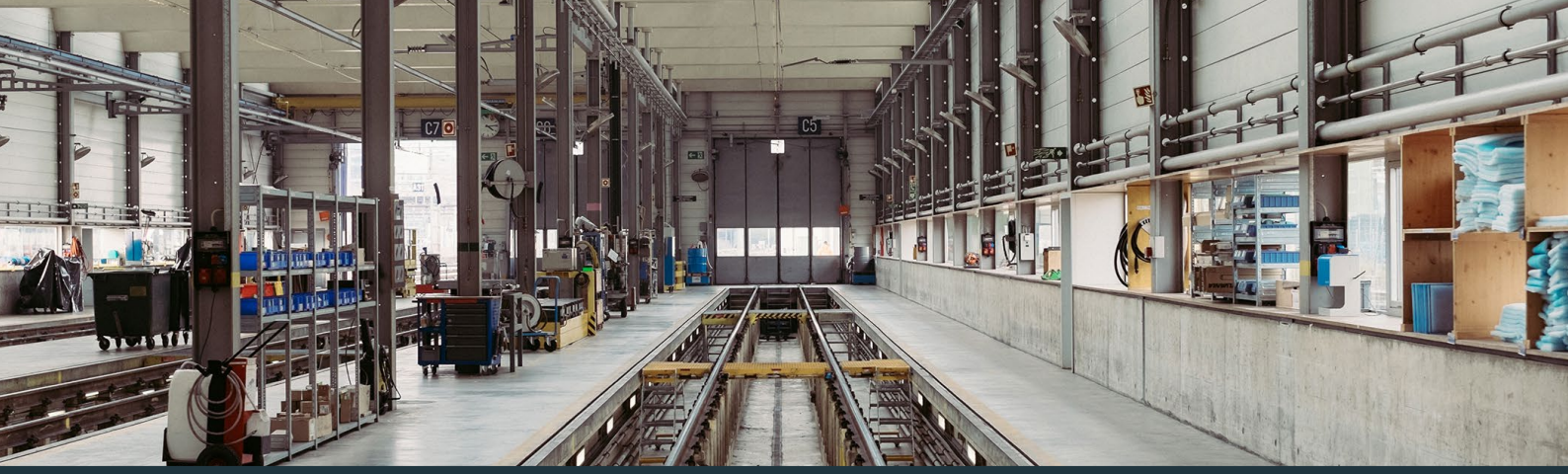

# About the Narangba Innovation Precinct industries and how they are managed

INFORMATION SHEET

JULY 2021

The Narangba Innovation Precinct (the precinct) is home to a mix of important industrial activities in the Moreton Bay Region. New industries establishing in the precinct have the potential to impact on the local area. Their characteristics also make them difficult to locate, operate and expand.

For these reasons, before certain industries can commence or expand in the precinct, they must undergo a thorough assessment process to obtain the approvals and licences they need to operate. This is a highly regulated system that imposes strict requirements on these activities at different levels - federal, state and local.

The level of government overseeing operations will depend on the type of activity and approval required.

## How do we manage industry in the precinct?

Operators with the potential to release contaminants into the environment, like those in the precinct, have stricter standards and reporting requirements to comply with at all levels. They are licensed to control what and how much they release to the environment (e.g. air, water, noise and waste). This involves regular monitoring, complaints management and compliance activities by the relevant level of government.

The approval process for licences is proportional to the environmental risk of the activity and licences are also subject to annual renewal.

Industries must operate within the licence that applies to their site. Operators seeking to expand activities may require new approvals and licences, and risks are re-assessed through this process.

## Types of industry in the precinct

There is a range of industry uses in the precinct. The *Planning Regulation 2017* defines industrial land uses based on expected impacts from industrial activities. These are Low impact, Medium impact, High impact and Special industry. The regulation also defines a Hazardous chemical facility.

A summary of these uses and examples of each is provided below.

**Hazardous chemical facility -** these facilities hold hazardous materials and chemicals above a certain scale and require safety assessment. In the precinct, there is only one Hazardous chemical facility (previously called a major hazard facility) that manufactures agricultural chemicals.

**Special industry -** these are the industrial activities and operations that may have the greatest impact on the environment from the air, noise, water and waste they emit if not assessed and managed. In the precinct, examples include waste oil recycling, hazardous liquid and fertiliser storage, chemical manufacturing and tannery.

**High impact industry -** these are industrial activities and operations that may have large-scale impacts on the environment from the air, noise, water and waste they emit if not assessed and managed. In the precinct, examples include timber treatment, waste and recycling depots, concrete and asphalt plants, abrasive blasting and coating, metal fabrication and pet food manufacturing.

**Medium impact industry -** these are industrial activities and operations that have fewer impacts on the environment from the air, noise, water and waste they emit compared to High impact and Special industries. In the precinct, examples include storage yards, cabinet making, and vehicle and roofing supplies.

**Low impact industry -** these are industrial activities and operations that have little impact on the environment from air, noise, water and waste due to the less intense nature of the work (e.g. repairs, servicing). In the precinct, examples include equipment hire, product wholesalers and vehicle servicing.

*Different industry uses in the precinct.*

The framework below explains the role of each level of government and industry operators under law. This shows the development and environmental approval requirements that generally apply to industrial activities in the precinct. Each level of government plays a part to manage the impacts and risks of industrial activities and operations in the precinct.

## Overview of how industry is regulated in the Narangba Innovation Precinct

*National Environment Protection Council Act 1994*

*National Environment Protection Council (Queensland) Act 1994*

*National Environment Protection (National Pollutant Inventory) Measure 1998*

**Sets national objectives that assist to protect and manage the environment.**

**Keeps a national database of substances that can affect the local health and environment if not managed.**

**FEDERAL**

- **Maintains National Pollutant Inventory**
- **Publishes national emissions and transfers of waste to destinations where contained, destroyed or treated, as reported by the State**
- **Reviews National Environment Protection Measures**
- **Has powers to enforce and penalise**

*Environment Protection Act 1994 & Environment Protection Regulation 2019*

*Planning Act 2016 & Planning Regulation 2017*

*Work Health and Safety Act 2011 & Work Health and Safety Regulation 2011*

*Radiation Safety Act 1999 & Radiation Safety Regulation 2010*

**Assesses and licenses activities that have the greatest impact, called Environmentally Relevant Activities (ERAs).**

**The licence is known as an Environmental Authority (EA).**

**STATE**

- **Provides its assessment of environmental impacts of higher impact industries / hazardous chemical facilities above a certain scale to Council**
- **Provides approval with conditions for industrial activities at a certain scale**
- **Monitors and enforces operator compliance with conditions**
- **Keeps records of hazardous chemicals information provided by operators**

*Temporary Local Planning Instrument 01/20 Narangba Innovation Precinct (East)*

*Moreton Bay Regional Council Planning Scheme 2016*

**Assesses all industrial development.**

**Assesses and licenses ERAs delegated by the State.**

**LOCAL**

- **Assesses development applications for all industrial development**
- **Provides development approval and conditions for land use, which also reflect the State's conditions for higher impact activities (State ERAs)**
- **Monitors and enforces operator compliance with the local government parts of the approval and conditions**

*Site-based approvals and licences*

**Operator obligations.**

**SITE**

**Responsibility to:**

- **Comply with operating conditions set out in any development approval / EA**
- **Satisfy annual fee and reporting requirements**
- **Record emissions, transfers, operations, manifests and registers**
- **Renew EA and ensure relevant approvals are held**
- **Provide reporting and returns information to the State**

## Assessment processes, roles and responsibilities

| Industry Types | Assessment Process | Who is involved? | | |
|---|---|---|---|---|
| | | Federal | State | Local |
| Industry activities with the potential to store and/or release higher risk or higher levels of contaminants into the environment - both State and Council assess<br><br>E.g. Hazardous chemical facilities, Special industries and most High impact industries | • Council receives a development application for the industry use, which may be referred to the State Government if the activity is above a certain scale.<br>• State Government assesses the activity and its environmental impacts/risks (e.g. noise, odour, air quality, chemical storage, fire risk). It will then either approve the application, or approve it in part with conditions, or refuse it with reasons.<br>• Council also assesses the industry use and its general on-site operations (e.g. access, parking, building design).<br>• Council will either approve the industry use with conditions, approve it in part with conditions, or refuse it with reasons. If approved, Council must attach its own and any conditions set by the State. This is also taken to be the State's licence (i.e. environmental authority) to undertake the activity and is a combined approval. The licence is subject to renewal, so environmental impacts are kept up-to-date.<br>• State and Council monitor and enforce aspects of their respective approvals.<br>• The operator may notify Workplace Health and Safety Queensland if using, storing or handling hazardous chemicals above a certain scale.<br>• The operator may report to the National Pollutant Inventory if using substances above a certain scale. | ✓ | ✓ | ✓ |
| Industry activities with the potential to store and/or release lower risk or lower levels of contaminants into the environment - Council assesses, and there are some cases where the State has delegated its assessment to Council<br><br>E.g. Medium impact industries and certain High impact industries | • Council receives a development application for the industry use. The State Government may defer its assessment and licensing to Council to undertake because the type and scale of the activity is lower risk.<br>• Council assesses the industry use, environmental impacts and operations (e.g. separation, servicing, hazardous chemicals, air quality).<br>• Council will either approve the industry use with conditions, approve it in part with conditions, or refuse it with reasons. Council is also responsible for giving the licence to undertake the activity. The licence is subject to renewal, so environmental impacts are kept up-to-date.<br>• Council monitors compliance and enforces its approval, conditions and licence.<br>• The operator may notify Workplace Health and Safety Queensland if using, storing or handling hazardous chemicals above a certain scale. | | ✓ | ✓ |
| Industry activities that have a minimal risk of storing and/or releasing contaminants into the environment - only Council assesses<br><br>E.g. Low impact industries | • Council receives a development application for the industry use.<br>• Council assesses the industry use, environmental impacts and operations (e.g. height, noise, traffic, services).<br>• Council will assess particular impacts that may be generated (e.g. waste, noise, air quality, lighting, hazardous chemicals, traffic).<br>• Council will either approve the industry use with conditions, approve it in part with conditions, or refuse it with reasons.<br>• Council monitors compliance and enforces its approval and conditions. | | | ✓ |

Council is currently undertaking environmental health and economic value investigations of industry activities and operations in the precinct as part of the Narangba Innovation Precinct Study. The findings of the technical investigations will enable Council to better plan for, and make decisions about, future development within the precinct and its surrounds, using the best available information. Council's website is being updated regularly with information about the study and how you can stay informed.

**To find out more about the study and register your interest, you can:**

**Visit:** yoursay.moretonbay.qld.gov.au/narangba-study or scan the QR code

**Phone** the project team on 1800 841 277 between 9am and 5pm Monday to Friday

**Email:** NarangbaStudy@moretonbay.qld.gov.au

Moreton Bay Regional Council