ATTACHMENT N

CHANGES TO OUR CITY OUR PLAN AMENDMENT PACKAGE FOLLOWING PUBLIC CONSULTATION

Item 26 – Community infrastructure - Interface areas (Waste recycling centre and waste transfer centre buffers)

November 2019
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Executive Summary

In response to submissions, City officers have undertaken an assessment and propose the following changes:

- change the Industry, community infrastructure and agriculture land interface area overlay code in Part 8.2 to include waste recycling and waste transfer centres as community infrastructure, generally consistent with Attachment 2 of this report; and
- amend the Industry, community infrastructure and agriculture land interface area overlay map in Schedule 2 to add the Community infrastructure and interface area buffer to waste recycling and waste transfer centres (250m buffer), generally consistent with Attachment 1 of this report.

These changes are deemed to be significantly different in accordance with the Minister’s Guidelines and Rules.

These changes will form part of the second round of public consultation for the Our City Our Plan (Major update 2 & 3) amendment package.

1. Introduction

As part of the consultation phase of the Major update 2 & 3 amendment package (Our City Our Plan), a submission has been received from Water and Waste Directorate regarding buffers to community infrastructure.

The submission seeks updates to the Industry community infrastructure and agricultural land interface area (ICALIA) overlay code to ensure new development in proximity to waste recycling centres and waste transfer centres (WRC/WTC) is designed to mitigate any potential amenity impacts from those facilities.

Proposed amendments involve:

- including WRC/WTC as community infrastructure within the ICIALIA overlay code; and
- mapping a 250m buffer around WRC/WTC within the Schedule 2 Mapping - ICIALIA overlay map to trigger assessment against the ICIALIA overlay code.

The proposed changes would apply to new development that seeks to add additional density in the buffer area (not existing development). Future development applications that trigger assessment against the code would need to demonstrate that the risk to amenity is mitigated to an acceptable level. This could involve undertaking an acoustic or odour assessment.

The City remains responsible for addressing complaints about facilities under environmental health obligations.

City officers have reviewed the submission and recommend changes to the ICIALIA code as requested by Water and Waste, so that the operational viability of WRC/WTC is not compromised by future development in surrounding areas.

Having regard to the Minister’s Guidelines and Rules (MGRs), these changes are likely to be considered ‘significantly different’. As such, it is recommended these changes form part of the second round of public consultation of Major Update 2 & 3.
2. Submission

Water and Waste lodged a submission, requesting changes to Item 26 of the Our City Our Plan amendment package to ensure the operational viability of WRC/WTC is appropriately protected from development surrounding these facilities.

Council has received numerous nuisance (noise) complaints from residents about heavy machinery operating at facilities, particularly the Helensvale Waste and Recycling Centre. Costly barriers have been constructed to address the issue.

Water and Waste have identified that encroachment of additional sensitive land uses around WRC/WTC is a high risk matter and if left unresolved, may result in the following consequences:

- Encroachment may jeopardise Council’s ability to comply with its Environmental Authority for these facilities
- increased number of community complaints and community dissatisfaction;
- potential public health implications; and
- high capital and operating implications, i.e. potential investment to incorporate noise buffering solutions or restrictions to operations within the City’s community infrastructure (waste recycling centres and waste transfer stations).

3. Discussion

The ICIALIA overlay map includes buffers around community infrastructure, such as landfill sites and sewerage treatment plants (as well as industrial land and agricultural land), to ensure facilities can perform as intended and to mitigate the risk to amenity and health and safety of sensitive land uses. Currently WRC/WTC are not identified as community infrastructure on this overlay map.

There are 12 operational and three proposed WRC/WTC within the City. Four WRC/WTC are co-located with other community infrastructure (e.g. landfill, sewerage treatment plants), which are currently afforded protection under the ICIALIA code by virtue of their co-located community infrastructure. Subsequently, 11 facilities are not currently identified under any specific mapping (i.e. not protected by any buffers).

Without a buffer identified around WRC/WTC under the ICIALIA overlay code, an increase in residential density in proximity to their operations potentially results in increasing management and mitigation of noise complaints by Council.

Attachment 1 outlines the existing and proposed WRC/WTC, and identifies those that currently have sufficient buffer protection through other community infrastructure buffers and which facilities do not fall under any buffer protection.

The Coomera Waste Management Transfer station located on in Attachment 1 below, has been designated as a premises for development of infrastructure under section 42 of the Planning Act for an integrated waste management facility as of 02/02/2016 as per Table SC5-1 of Schedule 5 of the Gold Coast City Plan version 7 2016. This facility is not being extended as a result of community consultation, but the policy and buffers regarding this planned future facility are being changed.

The proposed changes would apply to new development that seeks to add additional density in the buffer area. It does not regulate existing development. Future development applications that trigger assessment against the code would need to demonstrate that the risk to amenity is mitigated to an acceptable level. This could involve undertaking and acoustic or odour assessment. This is similar to the type of reporting and mitigation currently done for development near industrial zoned land and State controlled roads.

For proposed/future WRC/WTC, Council would require an assessment take measurements from a similar operational WRC/WTC. The acoustic assessment would then recommend appropriate façade treatments to ensure acoustic and odour levels comply.
Council remains responsible for addressing complaints against facilities under environmental health obligations. It is intended that this overlay will, over the longer term, reduce the number of complaints received, due to the mitigation measures incorporated into developments.

City officers have also considered if rezoning of surrounding properties should also be done to assist in addressing issues raised in the submission. Typically, surrounding properties have a 'low' intensity level of zoning (such as Low density residential zone and Rural residential zone) which limits intensification of sensitive land uses. For those surrounding properties with a zoning that contemplates more development (Low-medium, Medium density residential and Mixed use zones), it is considered that any future development application for sensitive uses will be of a scale that makes it reasonable to appropriately incorporate mitigation measures sought. City officers do not believe the proposed update to the overlay will frustrate the achievement of the surrounding zoning, as such rezoning is not warranted.

4. Proposed changes to Our City Our Plan amendment package

City officers have reviewed the submission and believe changes are appropriate. City officers recommend making the amendments to the ICIALIA overlay code and ICIALIA overlay mapping to address the issue as part of the second round of public consultation. A draft version of the proposed changes are outlined in Attachment 2 of this report.

The above proposed amendments are consistent with the recent Major Update 2 & 3 changes to protect sewage treatment plants and landfill sites from encroachment by sensitive land uses.

The proposed amendments would result in approximately 549 private residential properties potentially subject to changed development requirements under the ICIALIA code.

5. Conclusion

Water and Waste have made a submission to proposed Our City Our Plan amendment package during the public consultation phase. City Planning proposes to make the amendments to the ICIALIA code and mapping to address the issue as part of the second round of public consultation. All facilities would be afforded a 250m buffer. The proposed amendments would result in approximately 549 private residential properties potentially subject to development requirements under the ICIALIA code.

If endorsed by Council, officers are appropriately resourced to implement these changes as part of the second round of consultation of the Our City Our Plan amendment package.

6. Recommendations

It is recommended:

1. The following changes be made to the Our City Our Plan (Major update 2 & 3) amendment package:
   a) change the Industry, community infrastructure and agriculture land interface area overlay code in Part 8.2 to include waste recycling and waste transfer centres as community infrastructure, generally consistent with Attachment 2 of this report; and
   b) amend the Industry, community infrastructure and agriculture land interface area overlay map in Schedule 2 to add the Community infrastructure and interface area buffer to waste recycling and waste transfer centres (250m buffer), generally consistent with Attachment 1 of this report.
**Attachment 1: Summary of Waste Recycling and Waste Transfer Centres - Buffer Status and Proposed Changes**

*Note: This attachment does not show Merrimac, Stapylton, Molendinar; Reedy Creek WRC/WTCs as they are co-located within other community infrastructure buffer layers*

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merrimac Waste and Recycling Centre (Special purpose zone)</td>
<td>Yes – covered by Sewage Treatment Plant buffer</td>
<td>Yes – 250m (within existing 1km STP buffer)</td>
<td>N/A</td>
<td>N/A - covered by Sewage Treatment Plant buffer</td>
</tr>
<tr>
<td>Molendinar Waste and Recycling Centre (Special purpose zone)</td>
<td>Yes – covered by Landfill buffer</td>
<td>Yes – 250m (within existing 500m Lf buffer)</td>
<td>N/A</td>
<td>N/A - covered by Landfill buffer</td>
</tr>
<tr>
<td>Reedy Creek Waste and Recycling Centre (High Impact Industry)</td>
<td>Yes – covered by Landfill buffer</td>
<td>Yes – 250m (within existing 500m Lf buffer)</td>
<td>N/A</td>
<td>N/A - covered by Landfill buffer</td>
</tr>
<tr>
<td>Stapylton Recycling Centre and Landfill (Special purpose zone)</td>
<td>Yes – covered by Landfill buffer</td>
<td>Yes – 250m (within existing 500m Lf buffer)</td>
<td>N/A</td>
<td>N/A - covered by Landfill buffer</td>
</tr>
</tbody>
</table>
### Helensvale WRC

#### Waste recycling centres/ waste transfer stations

<table>
<thead>
<tr>
<th>Current buffer on ICALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>LDRZ: 110</td>
<td>Predominately Low density residential zone, and Low density residential zone, Large lot precinct with some Low-medium density residential zone to the west, which includes the Gold Coast Holiday Park.</td>
</tr>
<tr>
<td>Helensvale Waste and Recycling Centre (Special purpose zone)</td>
<td>L-MDRZ: 12 Conservation Open Space</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Legend**

- LDRZ = Low density residential zone
- L-MDRZ = Low-medium density residential zone
- MDRZ = Medium density residential zone
- RRZ = Rural residential zone
## Mudgeeraba WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mudgeeraba Waste and Recycling Centre (Special purpose zone)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>LDRZ: 35 L-MDRZ:19 Mixed Use: 13 RRZ: 20 Open Space Limit Development</td>
<td>A mix of low density, medium density and rural residential zones. Some areas of open space zone to the north of the site. Note: This facility shares the land parcel with Council’s construction services (operating in north western corner) and the Mudgeeraba Quarry Reserve at the southern end of site. This site is planned for closure in short – medium timeframe (approx. five years).</td>
</tr>
</tbody>
</table>

Legend

- LDRZ = Low density residential zone
- L-MDRZ = Low-medium density residential zone
- MDRZ = Medium density residential zone
- RRZ = Rural residential zone
Springbrook WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springbrook Waste and Recycling Centre (Rural zone, Rural landscape and environment precinct)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Rural: 24 Township:9 Conservation Open Space</td>
<td>Majority of surrounding properties are Conservation zone and Rural zone. However, there are several properties to the north-west of the site within the Township zone, large lot precinct.</td>
</tr>
</tbody>
</table>

Legend

LDRZ = Low density residential zone
L-MDRZ = Low-medium density residential zone
MDRZ = Medium density residential zone
RRZ = Rural residential zone
Curridgee WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curridgee Waste and Recycling Centre (South Stradbroke Island) (Conservation zone)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Township:8 Conservation:</td>
<td>Surrounding properties are conservation zone and Township zone, large lot precinct.</td>
</tr>
</tbody>
</table>

**Legend**

- LDRZ = Low density residential zone
- L-MDRZ = Low-medium density residential zone
- MDRZ = Medium density residential zone
- RRZ = Rural residential zone
Currumbin Valley WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Currumbin Valley Waste and Recycling Centre (Special Purpose zone)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Rural: 28 Conservation</td>
<td>Surrounding properties are in the Rural zone and Rural zone, Landscape and environment precinct.</td>
</tr>
</tbody>
</table>

**Legend**

LDRZ = Low density residential zone  
L-MDRZ = Low-medium density residential zone  
MDRZ = Medium density residential zone  
RRZ = Rural residential zone
Numinbah Valley WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Numinbah Valley Waste and Recycling Centre (Special purpose zone)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Rural: 7 Conservation</td>
<td>Surrounding properties are Conservation zone and Rural zone and Rural zone, Landscape and environment precinct.</td>
</tr>
</tbody>
</table>

Legend

LDRZ = Low density residential zone
L-MDRZ = Low-medium density residential zone
MDRZ = Medium density residential zone
RRZ = Rural residential zone
**Tipplers WRC**

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tipplers Waste and Recycling Centre (Conservation zone)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Conservation</td>
<td>Surrounding properties are in the Conservation zone.</td>
</tr>
</tbody>
</table>

**Legend**
- LDRZ = Low density residential zone
- L-MDRZ = Low-medium density residential zone
- MDRZ = Medium density residential zone
- RRZ = Rural residential zone
### Jacobs Well WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jacobs Well Waste and Recycling Centre (Community facilities)</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Rural: 9</td>
<td>Surrounding properties are Rural zone and Rural zone, Landscape and environment precinct, and are within the agriculture interface area.</td>
</tr>
</tbody>
</table>

**Legend**
- LDRZ = Low density residential zone
- L-MDRZ = Low-medium density residential zone
- MDRZ = Medium density residential zone
- RRZ = Rural residential zone
Coomera WRC (future)

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
</table>
| Coomera Waste Management Transfer Station     | None                                 | Yes – 250m buffer per ‘Community infrastructure interface area’ | L-MDRZ:138  
MDRZ: 25  
Low Impact Industry: 1  
MixedUse:2  
Rural: 1  
Open space  
Special purpose | Properties in residential zones are located to the east of the facility, separated by the Railway line.  
The Medium density residential zoned sites are large, and suitable for future subdivision or other medium density residential development. These will be able to incorporate mitigation measures.  
Note: These sites are Council owned. A portion of this location operates currently as a green waste centre which is proposed to be expanded as a waste recycling centre. The waste recycling centre is not currently operational. |

1. Proposed Waste Recycling Centre  
2. Currently closed but buffer identified for any potential future use.
Tallebudgera WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tallebudgera Waste Management – Transfer Station (Special purpose &amp; Open space)²</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>Rural:6&lt;br&gt;RRZ:9&lt;br&gt;LDRZ: 100&lt;br&gt;Open space&lt;br&gt;Special purpose</td>
<td>Surrounding properties are low density residential, rural environment precinct, open space, and zone. Limited development potential.</td>
</tr>
</tbody>
</table>

¹ Proposed Waste management transfer station  
² Currently closed but identified for future potential re-opening
Maudsland WRC

<table>
<thead>
<tr>
<th>Waste recycling centres/ waste transfer stations</th>
<th>Current buffer on ICIALIA overlay map</th>
<th>Proposed buffer</th>
<th>No. of properties affected by change (by zone)</th>
<th>Existing properties within 250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maudsland Waste Management – Transfer Station (Special purpose) ¹ ²</td>
<td>None</td>
<td>Yes – 250m buffer per ‘Community infrastructure interface area’</td>
<td>RRZ:32</td>
<td>Rural residential zone and Rural residential zone, Landscape and environment precinct.</td>
</tr>
</tbody>
</table>

¹ Proposed Waste management transfer station
² Currently closed but identified for future potential re-opening
Attachment 2: Draft Proposed City Plan Amendments

Current City Plan content:

8.2.10 Industry, community infrastructure and agriculture land interface area overlay code

8.2.10.2 Purpose

... (2) The purpose of the code will be achieved through the following overall outcomes:

(a) Subdivision, residential and other sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or medium and high impact industry land.

...

8.2.10.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code

Table 8.2.10-1: Industry, community infrastructure and agriculture land interface area overlay code – for assessable development

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>...</td>
<td></td>
</tr>
</tbody>
</table>

**Residential sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Community infrastructure interface area**

**PO3**

Development for residential accommodation (excluding a Dwelling house or Dual occupancy) does not increase the number of people living in an area affected by noise, dust, or odour in a Community infrastructure interface area shown on the Industry, community infrastructure and agriculture land interface area overlay map.

**AO3**

No acceptable outcome provided.

**Non-residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map**

**PO4**

Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise and dust from the ultimate operation of Motor sport facilities.

**AO4**

No acceptable outcome provided.

**PO5**

Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise, dust and odour from the ultimate operation of landfill and composting facilities.

**AO5**

No acceptable outcome provided.

**PO6**

Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of...
noise and odour from the ultimate operation of sewerage treatment plant facilities.

Major Update 2 & 3 content:

8.2.10 Industry, community infrastructure and agriculture land interface area overlay code

8.2.10.2 Purpose

The purpose of the code will be achieved through the following overall outcomes:

(a) Subdivision, residential and other sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or medium and high impact industry land.

(b) Development for sensitive land uses mitigates the risk to amenity, health and safety that may arise as a result of odour and/or air quality from community infrastructure facilities associated with sewage treatment plants, effluent re-pump facilities and landfill sites. Where it is not possible to mitigate the impacts to an acceptable or tolerable level, development avoids being located within the Community infrastructure interface area.

8.2.10.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

Table 8.2.10-1: Industry, community infrastructure and agriculture land interface area overlay code – for accepted subject to requirements development

<table>
<thead>
<tr>
<th>Required outcomes</th>
<th>RO1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development in the Community infrastructure interface area for sewage treatment plants and/or landfills</td>
<td></td>
</tr>
<tr>
<td>Development does not increase the number of dwellings or residential lots in the Community infrastructure interface area.</td>
<td></td>
</tr>
</tbody>
</table>

Advisory note

Accepted subject to requirements development identified in the Tables of assessment must comply with all the nominated Assessment benchmarks in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 8.2.10-12: Industry, community infrastructure and agriculture land interface area overlay code – for assessable development

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>...</td>
<td></td>
</tr>
</tbody>
</table>

Residential sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Community infrastructure interface area

PO3

Development for residential accommodation (excluding a Dwelling house or Dual occupancy) does not increase the number of people living in an area affected by noise, dust, or odour or in a Community infrastructure interface area shown and air quality from sewage.

AO3.1

No acceptable outcome provided.

Development does not increase the number of dwellings located in the Community infrastructure interface area.

AO3.2
Non-residential sensitive land uses within the Community infrastructure interface area overlay map

PO4 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity, health and safety that may arise as a result of noise and dust.air quality from the ultimate operation of Motor sport facilities.

AO4 No acceptable outcome provided.

PO5 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise, dust, and air quality from the ultimate operation of landfill, sewage treatment plant facilities, effluent re-pump facilities and composting facilities.

AO5 No acceptable outcome provided.

PO6 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise and odour from the ultimate operation of sewerage treatment plant facilities.

AO6 No acceptable outcome provided.

Proposed changes to Major Update 2 & 3 content following public consultation phase:

8.2.10 Industry, community infrastructure and agriculture land interface area overlay code

8.2.10.2 Purpose

The purpose of the code will be achieved through the following overall outcomes:

(2) Subdivision, residential and other sensitive land uses do not constrain or adversely impact on the safe and optimal operation of existing and planned community infrastructure, agricultural land or medium and high impact industry land.

(a) Development for sensitive land uses mitigates the risk to amenity, health and safety that may arise as a result of noise, odour and/or air quality from community infrastructure facilities associated with sewage treatment plants, effluent re-pump facilities, waste recycling and waste transfer centres and landfill sites. Where it is not possible to mitigate the impacts to an acceptable or tolerable level, development avoids being located within the Community infrastructure interface area.

8.2.10.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.
### PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

#### Table 8.2.10-1: Industry, community infrastructure and agriculture land interface area overlay code – for accepted subject to requirements development

| Required outcomes | RO1 | Development does not increase the number of dwellings or residential lots in the Community infrastructure interface area. |

#### Advisory note

Acceptance subject to requirements development identified in the Tables of assessment must comply with all the nominated Assessment benchmarks in this and other applicable codes.

### PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

#### Table 8.2.10-2: Industry, community infrastructure and agriculture land interface area overlay code – for assessable development

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>...</td>
<td>...</td>
</tr>
</tbody>
</table>

**PO3**

Development for residential *activities accommodation* does not increase the number of dwellings in an area affected by *noise odour and/or air quality* from sewage treatment plant facilities and effluent re-pump and landfill facilities as identified on the *Industry, community infrastructure and agriculture land interface area overlay map*, unless only where the risks to amenity, health and safety is mitigated to an acceptable level.

**Note:** Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the *Environmental Protection (Air) Policy 2019* which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the *Odour Impact Assessment from Developments guideline* provided by the Department of Environment and Science.

**Note:** Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the buffer/s it falls within.

**AO3.1**

Development does not increase the number of dwellings located in the *Community infrastructure interface area*.

**AO3.2**

Reconfiguring a lot does not result in the creation of additional residential lots in the *Community infrastructure interface area*.
Development for residential activities occurs in an area affected by noise, odour and/or air quality from landfill facilities, waste recycling and waste transfer centres as identified on the Industry, community infrastructure and agriculture land interface area overlay map, only where the risks to amenity, health and safety is mitigated to an acceptable level.

Note: Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the Environmental Protection (Air) Policy 2019 which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.

Note: Where noise impact is the concern; an noise impact assessment is the preferred method for addressing this performance outcome. Refer to the Environmental Protection (Noise) Policy 2019 which provides the acceptable level for acoustic quality objectives.

Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the buffer/s it falls within.

Non-residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map

Development for a non-residential sensitive land uses mitigates the risk to amenity and health and safety that may arise as a result of noise, odour and/or air quality from the ultimate operation of landfill, sewage treatment plant facilities and effluent re-pump facilities and composting facilities.

Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred method for addressing this performance outcome. Refer to the Environmental Protection (Air) Policy 2019 which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.

Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risks against the buffer/s it falls within.

Note: An odour impact assessment is the preferred method for addressing the odour component of this performance outcome. Refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science, which provides a guide to assessment and acceptable odour emission rates and release parameters.

Development for non-residential sensitive land uses mitigates the risk to amenity and health and safety that may arise as a result of noise, odour and/or air quality from the ultimate operation of landfill facilities, waste recycling and waste transfer centres.

Where odour and/or air quality impact is the concern; an odour and/or air quality impact assessment is the preferred...
method for addressing this performance outcome. Refer to the Environmental Protection (Air) Policy 2019 which provides the acceptable level for air quality/odour objectives. For odour impact assessments, refer to the Odour Impact Assessment from Developments guideline provided by the Department of Environment and Science.

Note: Where noise impact is the concern; an noise impact assessment is the preferred method for addressing this performance outcome. Refer to the Environmental Protection (Noise) Policy 2019 which provides the acceptable level for acoustic quality objectives.

Note: Where more than one Community infrastructure interface buffer applies (e.g. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the buffer/s it falls within.

### Sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map

<table>
<thead>
<tr>
<th>PO47</th>
<th>Development for a sensitive land use mitigates the risk to amenity, health and safety that may arise as a result of noise and air quality from the ultimate operation of Motor sport facilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>AO47</td>
<td>No acceptable outcome provided.</td>
</tr>
</tbody>
</table>

*Note: Where more than one Community infrastructure interface buffer applies (eg. Sewage treatment plant and waste and recycling centre interface buffer), development is to assess amenity risk against the buffer/s it falls within.*
FOR MORE INFORMATION

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