

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

8.2.10.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development for a sensitive land use subject to the Industry, community infrastructure and agriculture land interface area overlay and where identified in **Part 5.10 Categories of development and assessment – Overlays**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

8.2.10.2 Purpose

- (1) The purpose of the Industry, community infrastructure and agriculture land interface area overlay code is to:
 - (a) manage development that may have an adverse impact on the current or future viability of community infrastructure and medium and high impact industry land; and
 - (b) ensure that areas identified as comprising agricultural land are not compromised by development.
- (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.
 - (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

~~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

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

Comment [MU2 - CP1]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP4]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 26 – Community infrastructure - Interface areas

Comment [Amend-2]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 26 – Community infrastructure - Interface areas

Comment [Amend-3]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan; Item 26 – Community infrastructure - Interface areas

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

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

Performance outcomes	Acceptable outcomes
Sensitive land uses (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map	
PO1 Development for a sensitive land use (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map is designed to mitigate the amenity and health and safety impacts of existing and potential industrial development.	AO1 No acceptable outcome provided.
Sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area	
PO2 Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area, as shown on the Industry, community infrastructure and agriculture land interface area overlay map , includes buffers and other design features that mitigate the risk to amenity and health and safety that may arise from existing and future agricultural uses as a result of: (a) noise; (b) odour; (c) dust, smoke and ash; or (d) chemical spray drift.	AO2 No acceptable outcome provided.
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 dwellings in an area affected by noise, dust, or odour and air quality from sewage treatment plant facilities, effluent re-pump and landfill facilities in a Community infrastructure interface area shown as identified on the Industry, community infrastructure and agriculture land interface area overlay map , unless the risk to amenity, health and safety is mitigated to an acceptable level. 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.	AO3.1 No acceptable outcome provided. 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.
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	

Comment [MU2 - CP5]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP6]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP8]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP9]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP7]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP16]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP10]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>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 air quality from the ultimate operation of Motor sport facilities.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>
<p>PO5</p> <p>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 and air quality from the ultimate operation of landfill, sewage treatment plant facilities, effluent re-pump facilities and composting facilities.</p> <p>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.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>
<p>PO6</p> <p>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.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>

Comment [Amend-11]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU3- CP12]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP13]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU2 - CP14]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas

Comment [MU3- CP15]: Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP17]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 26 – Community infrastructure - Interface areas