

## 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 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.

Comment [OCOP1]: Submission/s

Comment [OCOP2]: Submission/s

### 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

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

**Required outcomes**

<p><b>Development in the Community infrastructure interface area for sewage treatment plants, landfills, and/or waste recycling and waste transfer centres and/or landfills</b></p>	<p><b>RO1</b> Development does not increase the number of dwellings or residential lots in the Community infrastructure interface area.</p>
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Comment [OCOP3]: Submission/s

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

Performance outcomes	Acceptable outcomes
<p><b>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</b></p>	
<p><b>PO1</b> Development for a sensitive land use (including a Dwelling house) within the Industry interface area as shown on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b> is designed to mitigate the amenity and health and safety impacts of existing and potential industrial development.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>Sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area</b></p>	
<p><b>PO2</b> Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area, as shown on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b>, 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.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>Residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map</b></p>	

Comment [OCOP4]: Submission/s

Comment [OCOP5]: Submission/s

Performance outcomes	Acceptable outcomes
<p><b>PO3</b></p> <p>Development for residential <u>activities accommodation occurs does not increase the number of dwellings</u> in an area affected by <u>noise odour and/or air quality and air quality</u> from sewage treatment plant facilities, and effluent re-pump, and landfill facilities as identified on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b>, <u>only where the risks to amenity health and safety is mitigated to an acceptable level, unless the risk to amenity, health and safety is mitigated to an acceptable level.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 infrastructure buffer/s it falls within.</u></p>	<p><b>AO3.1</b></p> <p>Development does not increase the number of dwellings located in the <b>Community infrastructure interface area</b>.</p> <hr/> <p><b>AO3.2</b></p> <p>Reconfiguring a lot does not result in the creation of additional residential lots in the <b>Community infrastructure interface area</b>.</p>
<p><b>PO4</b></p> <p><u>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.</u></p> <p>Development for residential activities occurs in an area affected by <u>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.</u></p> <p><u>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.</u></p> <p><u>Note: Where noise impact is the concern, a 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.</u></p> <p><u>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 infrastructure buffer/s it</u></p>	<p><b>AO4.1</b></p> <p><u>No acceptable outcome provided.</u></p> <p><u>Development does not increase the number of dwellings located in the Community infrastructure interface area.</u></p> <p><b>AO4.2</b></p> <p><u>Reconfiguring a lot does not result in the creation of additional residential lots in the Community infrastructure interface area.</u></p>

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Comment [OCOP12]: Submission/s

Performance outcomes	Acceptable outcomes
<a href="#">falls within.</a>	
<a href="#">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</a>	
<p><b>PO5</b></p> <p>Development for <a href="#">a non-residential sensitive land uses</a> mitigates the risk to amenity and health and safety that may arise as a result of <a href="#">noise, odour and/or air quality and air quality</a> from the ultimate operation of <a href="#">landfill, sewage treatment plant facilities and effluent re-pump facilities and composting facilities</a>.</p> <p><a href="#">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.</a></p> <p><a href="#">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.</a></p> <p><a href="#">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 infrastructure buffer/s it falls within.</a></p>	<p><b>AO5</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO6</b></p> <p>Development for non-residential sensitive land uses <a href="#">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.</a></p> <p><a href="#">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.</a></p> <p><a href="#">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.</a></p> <p><a href="#">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 infrastructure buffer/s it falls within.</a></p>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>
<a href="#">Sensitive land uses within the community infrastructure interface area as shown on the industry, community infrastructure and agriculture land interface area overlay map</a>	
<p><b>PO7</b></p> <p>Development for a <a href="#">sensitive land use</a> mitigates the risk to <a href="#">amenity, health and safety that may arise as a result of noise and air quality</a> from the ultimate operation of <a href="#">Motor sport facilities</a>.</p>	<p><b>AO7</b></p> <p>No acceptable outcome provided</p>

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Comment [OCOP15]: [Submission/s](#)

Comment [OCOP16]: [Submission/s](#)

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Performance outcomes	Acceptable outcomes
<u>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 infrastructure buffer/s it falls within.</u>	

Comment [OCOP21]: Submission/s

Draft for Public Consultation - round 2