

# I call on the Gold Coast Cit Council to:

## 1 Special Industry

**Please remove the Special Industry use within Gold Coast City because, clearly, the appropriate buffers (1.5 Km separation) to residential communities cannot be achieved.**

**As a resident of Yatala I am aware that the Phoenix Biomass burning electricity generation plant has been approved by the Planning and Environment Court against Council's wishes. I note that Council had removed Special Industry from it's 2015 draft city plan to prevent a similar situation from occurring in future, however I also note that they have since been asked to re-instate it by the State Government.**

After reading the definition of Special Industry I believe that because it has the potential for extreme impacts on nearby residences due to offsite emissions including aerosol, fume, particle, smoke odour and noise, it should not be allowed anywhere in the area designated for industry on the Zone map 6 Yatala, as this would be just too close to my home.

## 2 Odours and toxic emissions

I note from the definitions of all the industry types specified for this region that they all have the potential to cause impacts on sensitive/residential land uses due to offsite emissions including **aerosol, fume, particle**, smoke **odour** and noise. As a resident of this area of some 12 years I have experienced odours from existing industries known to be 1.2 Km and 3km from our home, I am also aware that apart from the unpleasant smell those odours can also carry toxic substances which are injurious to my families health. I am extremely concerned that Medium impact, High impact and Possibly Special/Hazardous industry could now be situated even closer to our home (half or less the abovementioned distances). In the case of people living along Stanmore Road the situation will be even worse. Please refer to the recent Court approval of the Phoenix Biomass plant available online, you will note on page 79 an aerial view identifying 112 receptors/residences in the Yatala and Ormeau residential estates, pages 79-90 describe the distribution of odour/dust over those residences. I ask that you do not compound the problem by allowing more of these potential polluters into the very same area. so I request that only Low impact industry be allowed in the areas currently shown as Future Medium impact and High impact in Zone map 6.

### 3 Noise

I note from the definitions of all the industry types specified for this region that they all have the potential to cause impacts on sensitive/residential land uses due to offsite emissions including aerosol, fume, particle, smoke odour and **noise**.

In particular I have noticed that Special, High Impact and Medium impact industries all allow and suggest **night time/24/7 operation**. This will involve employees and trucks commuting to those premises between 10 pm - 7 am. I believe that during those night time hours in which I am entitled to a good nights sleep the noise level from nearby industrial premises is not allowed to exceed **31 dba** if it were measured outside my home. However as Stanmore Road is the only access route to this very large future industrial area the resultant noise from truck and vehicular traffic will be much higher. Please refer to the simplified noise level table attached and note that there will be some 30 homes along Stanmore Road within the 128 metre distance shown on the table which will be subjected to noises in the range of **37.4dba to 57.5 dba** additionally there will be twice as many homes within the range of 512 metres from Stanmore Road which will also be subjected to noise levels from **37.9dba to 45.5 dba**. I believe those homes were there before Council formulated the 2003 planning scheme and the plans for the Yatala industrial area, and their residents should not have to suffer sleep deprivation due to Council's bad planning and failure to provide an alternate route at the time. 24/7 operation must not be allowed in our location west of the M1.

### 4 Visual Pollution

I note from the definitions of all the industry types specified for this region that they all have the potential to cause impacts on sensitive/residential land uses due to offsite emissions including aerosol, fume, particle, **smoke** odour and noise.

I have driven past the Rocky point Biomass plant on several occasions and have noticed the large smoke trail from it's chimney. I live downwind from the future industrial area shown in Zone map 6 and can only imagine the ugly sight of dozens of chimneys in the skyline with similar smoke trails all headed in the direction of our home. Please do not allow Special/hazardous, high impact and medium impact industries in this area, additionally please place a limit on the amount of low impact industries with chimneys.

### 5 Traffic congestion at exit 38 or M1

I noted on the earlier map ZM-6-Ormeau Hills that there was a legend/symbol for future road requirement, I also noted on the ZM1-Stapylton map that additional roadworks appeared to be proposed for Stapylton-Jacobs Well Road on the other side of

exit 38. To my disappointment I note that the symbol for future road works has disappeared from the latest Zone map 6 Yatala. If this implies that there are no road expansion works proposed for the Stanmore side of exit 38 for the next 10 years, I consider it to be totally unacceptable and contrary to any talk by the Federal and State Government's mantras about improving infrastructure. On many occasions during any day of the working week traffic build up can go past the Showmens club, this can result in 10-15 minute delays in accessing the M1 motorway, this is the direct result of 2 lanes merging into 1 at the 1 lane roundabout and also many people illegally forcing their way into the roundabout from the left hand turn only lane. With increasing industrial traffic over the next couple of years this section Stanmore Road runs the risk of becoming a car park and a magnet for low speed traffic accidents. Irrespective of the final industry types to be finally allowed into our area, improvement/expansion of the Stanmore Road exit to the M1 motorway must be given priority before any industrial expansion and resulting traffic congestion.

## 6 Enkleman Road access

Zone map 6 does not show any expansion to this section of Stanmore Road for the next 10 years. **I request that this be reviewed as a matter of urgency** as exit and entry to Stanmore Road from Enkleman Road is dangerous due to an inadequate slip lane on exiting Enkleman Road and no slip lane provision on Stanmore Road for traffic heading North and attempting to turn left into Enkleman Road, with the speed limit being 80 km/hr and the traffic volume increasing, it is only a matter of time before there is a serious accident at this T intersection. *(when you have a truck bearing down on you at 80km/hr it is rather difficult to do a left hand 90 degree turn into Enkleman Road without flipping or risking being rear ended)(it is also dangerous doing a right hand turn into Enkleman road from the middle of Stanmore Road as the left slip lane is too narrow too short and is often used by morons who stop there to answer telephone calls or decide to have lunch).*

## 8- Quarry Buffer Zones

I note that the original zone map ZM-6- ORMEAU HILLS submitted to the State Government for it's State Interest Check included 500 metre plus wide buffers all around the massive extractive industry area (Key Resource Area). I now note that all these buffers have been removed in the new Zone Map 6 Yatala. My understanding was that these buffers provided protection to our endangered wild life and vegetation (fauna and flora) whilst also maintaining a separation distance between quarries and residences. I would like to point out that we have some 4 quarries in our region and as a consequence more than our fair share of dust fallout from their activities. Removal of those buffers will only exacerbate this further and further endanger our unique and endangered Ormeau Bottle tree and Ormeau Macadamia trees which I believe were the source of today's worldwide Macadamia plantations. Removing those

buffers could also bring extractive industry as close as 350 metres to some neighbouring homes in Ormeau. I request that more consideration be given to the health and amenity of all the residents in Ormeau and Yatala and our shrinking environment and that the buffers put in place by past Governments are re-instated.

## **9 Enkelmann Farm re-zoning**

I refer to Zone Map 6 and to the area directly below Yatala residential estate and to the west of Stanmore Road, also known as Enklemann Farm. I have seen the proposed plans drawn up for Mr Enkelmann titled “Fernham Farm Yatala Development Vision and dated December 2010”. I support Mr Enkelmann’s vision as it will greatly enhance our area. Considering that Mr Enkelmann is also leaving his estate to charity I ask that Council re-zone Enkelmann Farm according to Mr Enkelmann’s wishes. I prefer this option to the blank(unknown) future low impact designation currently shown on Zone map 6.