



## Yatala-Stapylton enterprise area

**The Yatala/Stapylton Industry Area (the current Yatala Enterprise Local Area Plan of the ‘Our Living City’ Gold Coast Planning Scheme 2003) is recognised as the city’s most significant industrial land resource, particularly for large scale industry. This area has been a planned major industrial area for at least 25 years and is of strategic importance for growth and diversification of the city’s economic base. It is located in a strategic transport corridor providing easy access for industries to road, port, rail and airport infrastructure. This area currently is home to around 800 businesses providing jobs for around 8000 people.**

### Industry zoning/buffer distances

Currently, the default separation distances required from industry to land zoned for sensitive land uses (eg. residential) by the Queensland Government’s State Planning Policy (SPP) are as follows:

- Low Impact Industry – nil
- Medium Impact Industry – 250 meters
- High Impact Industry – 500 meters
- Special Industry – 1,500 meters

The separation distances for the Medium impact industry and High impact industry zones can be achieved within our city and these distances have been used to establish the zoning layers of the draft plan. However, there is one exception, being an increased separation distance of 750 meters for the High impact industry zone in Yatala. By doing this, the draft plan provides a strong policy position on the preferred locations and separation/buffer distances for Medium impact industry and High impact industry land uses.

The ability to provide a 1500 meter separation distance for the Special Industry zone within our city is not readily achievable, including the vast majority of the Yatala industrial area. Only one area of approximately 38 hectare meets the 1500 meter separation distance for Special Industry uses and this land is located to the east of the Pacific Motorway in Stapylton.

Including a property in a Special Industry zone (e.g. existing Special industry land uses) would allow new or existing Special Industry uses to establish, grow and expand. The Special Industry zone would also allow for a suite of other Special industry land uses at various (and likely lower) levels of assessment to occur on the land. Therefore, the City of Gold Coast (City) has not included such a zone in the draft plan. This approach has been endorsed by the State, as it has not asked the City to include a Special Industry zone in the draft plan.

### Draft industry policy positions

In liaison with the State Government, the City has included the following industry policy positions in the Strategic Framework of the draft plan to which public comment is now sought:

#### 3.8 A safe, well designed city (3.8.1 Strategic outcomes)

11. Activities that generate emissions or impacts are adequately separated, designed and managed to avoid environmental harm or nuisance to residential or other sensitive use areas.
12. Special industry uses occur in very limited circumstances due to their noxious and hazardous nature and impacts on existing and planned development, including sensitive uses.

### 3.8.6 Environmental health and amenity (Specific outcomes)

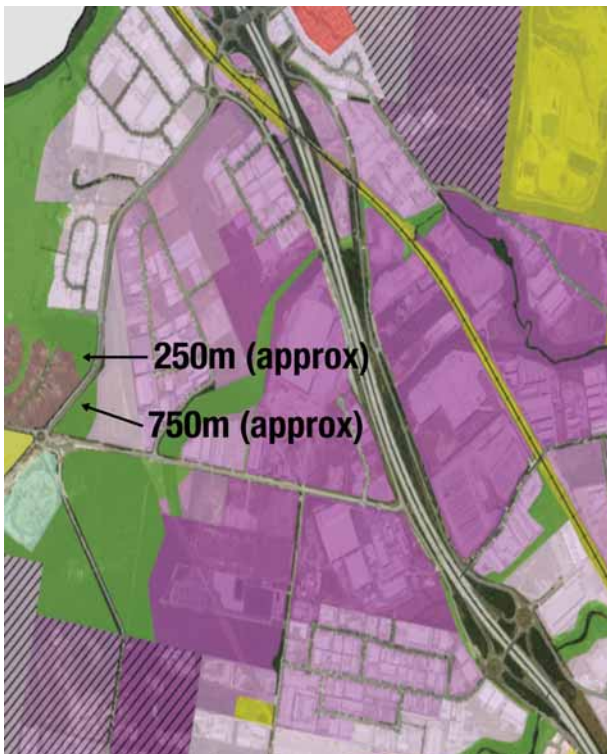
6. High impact industry and medium impact industry uses only occur outside of areas designated for these uses when it is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.
7. Special industry uses only occur in high impact industry areas where:
  - (a) they achieve minimum separation areas of 500 metres for distilling alcohol or 1500 metres for all other activities to existing or planned sensitive uses; and
  - (b) it is demonstrated that they will not cause conflict, risk, danger or amenity impacts above accepted standards to any other existing or planned development.
8. The Rocky Point Sugar Mill is recognised as an existing Special industry use that contributes to the city's economy. The operation of the sugar mill is protected from incompatible activities (including the encroachment or intensification of residential or other sensitive uses within its separation area).

**Note:** The Strategic Framework must be considered in all publicly notified development applications and prevails over all other components of the draft plan to the extent there is any inconsistency.

As noted above, amongst other matters, Special industry uses are restricted to the High impact industry zone where they achieve minimum buffer distances of 500 meters for distilling alcohol or 1500 meters for all other activities to existing or planned sensitive uses. The reduced buffer distance for distilling alcohol has been based on feedback from the City's Environmental Health area in consideration of the nature of this use.

Where development applications are made for Industry (excluding Low impact industry) within the nominated buffer areas, publicly notified development applications are triggered, requiring assessment against the Strategic Framework of the draft plan.

**The community are encouraged to review the draft plan, attend one of the many Open Days and speak to the City's expert planners before providing feedback in the form of a submission.**



*Separation distances required from industry to land zoned for sensitive land*

## Chimney Heights

For the first time, the draft plan proposes to regulate the height of chimneys for all industrial uses in Yatala and Luscombe industrial zones west of the M1.

The Industrial Design Code, in Part 9 (9.3.10-2), contains the following criteria applicable to industrial development:

### Performance Outcome P02

Chimney height must not exceed the building roof (apex) or parapet at any point for all industrial uses in Yatala and Luscombe industrial zones west of the M1.

### Acceptable Outcome A02

No acceptable outcome provided.

The planned building height (roof apex) in the Low impact industry, Medium impact industry and High impact industry zones is 15 metres.

### For more information

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