

Dear YRA Members, OPA Members, Friends and Neighbours,

On Friday the 1st of March 2014 residents of Yatala and Ormeau may have received in their mail the following communications from the Gold Coast City Council.

1. The Local Newsletter Division 1-City of Gold Coast Feb 2014
2. A Division 1 February 2014 Update, from our Deputy Mayor and local representative Councillor Donna Gates.

Biomass Incinerator

You will note that on page 3 of her Division 1 February 2014 Update that Councillor Gates advises that " *The Biomass Appeal for expansion of the existing operation on Sandy Creek Road continues, with officers of Council and its expert witnesses trying to make the best of what seems to be an imminent court-ordered approval*".

It is important to note that when Council voted unanimously against the proposal the developer filed an appeal against the decision but Council said publicly it would not fight the appeal. This means in effect the application will certainly be going ahead sometime in the future. What was galling to the community was that Council officers were eager in their support for the application and Council legal officers offhandedly dismissed scientific evidence offered up by the community. The Council appears to be abrogating its responsibility by claiming it's the will of the courts that will decide. We were always under the impression that the court decides in favour of the party with the best and most valid argument. Will we ever know what happened and what argument was offered?

What this sets is a precedent for other similar industries (such as dry cleaning and fibreglass among others) to establish in your area. We have been arguing long and hard that allowing noxious industries so close to residential estates is WRONG. Council and State government are claiming that these types of foul industries will be forced to have a 750m buffer. Wind does not respect this distance and we have shown that noxious industries pay no heed to odour controls no matter how strict they appear to be (proven by the 430 foul odour complaints received to date over a 12 months period).

Gold Coast City Council Draft City Plan 2015

On page 2 of her Division 1 update, Councillor Gates has advised Norwell residents that the draft city plan 2015 is now available to view on Council's website at <http://www.goldcoast.qld.gov.au/planning-and-building/city-plan-2015-19859.html>.

As a resident of Yatala/Ormeau we encourage you all to view the above plan and make an effort to comment on the draft. It is in your interests to be heard loud and clear.

Upon accessing that address you will note on the first page that because of the large files, copies of the draft city plan 2015 provided to the State Government for review in November 2013 are available on:

- USB media free of cost
- upon request to the city planning branch by calling 07 5582 8944 or
- by email to cityplan2015@goldcoast.qld.gov.au

You will also note on that page the timeline of the plan's development and when you can have your say, which is basically May to July 2014. However, based on the information you discover, we suggest you use your own discretion as to when you want to contact your local and state representatives with any concerns that you may

have. (*We strongly encourage you to have the answers to your concerns in writing, and that those answers refer directly to your questions*)

To date we have noted some disturbing information and strongly urge you all to view this for yourselves by clicking on the above city plan link. This is a very large document and covers all the areas of the Gold Coast. To make it easier for you to find information relevant to Yatala, which is only a few pages, please refer to the following:

Towards the bottom of the first page you will be guided to find the link to the online draft city plan 2015 below:

- Click on that link
- In the home page that appears click on Schedule 2 – Mapping then onto SC2.4 Zone Maps, then click onto Zone Map 6-Ormeau Hills, the map that appears shows Yatala, Ormeau and the Industrial land sandwiched in between. Print this map in colour for your future reference.

NOTE: Zone 1 Map – Stapylton may also have relevance for some residents and existing industry.

Next return to the home page and go down the menu -

- click on Schedule 1 Definitions

The result of this is a 35 page list of definitions, however you only need to print page 7 for Low Impact Industry, Page 8 for High Impact Industry and Page 9 for Medium Impact Industry. NOTE: Pages 19 to 21 define the allowable industries more fully so may also assist your determination of the impact of the plan.

Note 1: To date we have not been able to find within this document a definition for "**Special Industry**" specifically raised by Councillor Gates in her letter to residents dated 22 November 2013. Councillor Gates made an announcement in that letter of the fact that her committee had moved to eliminate Special Industry from our city as part of the 2015 scheme.

Note 2: The definition for Special Industry is available on page 2 of Councillor Gate's letter to residents which in turn can be accessed online by going to www.yatala.info and on the home page clicking on the box containing "Read what our local Councillor has to say". In addition to that, take a look at the letter from the Queensland State Government - the Hon. Geoff Seeney's comments about what constitutes a "Special Industry" and who is responsible for that definition of an industry.

KEY POINTS OF CONCERN:

1 Operation

We note in the definitions, that 24 hour/day/nighttime operation is hinted at i.e.: this is a so-called attribute for Special Industry, High impact and Medium Impact Industries.

We are very concerned that this is a sneaky underhanded way of trying to introduce 24/7 operation into Yatala.

Note also that many years ago this was floated in a local paper article for the Centra Park Industrial Estate and denounced at a local meeting by our then MP Margaret Keech and Council. This is totally in-appropriate and morally wrong as Stanmore Road is the only road which can be used to access the M1 or the west via Beenleigh -Beaudesert Road. Residents along Stanmore Road know exactly how loud the truck noise is in the early hours of the morning and will never again be able to get a good nights' sleep. Truck noise is loud enough to disturb residents living even 600-700 metres away from Stanmore Road. All residents affected should make this point to all your politicians and Premier if necessary. The effects of this will have major consequences if this happens.

2 Negative Attributes of Industry Zone

Even though we are being encouraged to believe that the new scheme has eliminated businesses with noxious and hazardous emissions, it is vital to carefully read the definitions for Special Industry, High Impact Industry, Medium Impact Industry and to note what their attributes are that make them desirable to be placed amongst us. Then ask yourselves and our politicians if that is really the case.

3 Is there Special Industry or not?

The map that you have printed does not have a legend representing Special Industry. Ask Council this question: are there or are there not Special Industries already in this area and if so why are they not shown on this map.

We suspect that the map is incorrect and does not represent the true situation.

4 Biomass Incinerator is a Medium Impact Industry?

The area occupied by the company that has been granted a permit for some 8 “environmentally relevant activities” (including a biomass incinerator/clean power station with the 30 metre chimney) we suspect some of these activities come under the heading of "Special Industry" i.e. with the attributes of "potential for extreme impacts on sensitive land uses, due to offsite emissions including aerosol, fume, particule, smoke, odour and noise". This plant is shown in this map as Medium Impact Industry. Ask your politicians WHY, and if they try to tell you it hasn't quite happened yet, ask why is it that currently residential lots opposite them on Sandy Creek Road are already shown as High Impact!!

We suspect that the map is incorrect and does not represent the true situation.

5 Can General Industry be Special Industry and or High Impact Industry?

The map shows there are two very large parcels of land along Stanmore Road on either side of Peachey Road. These are shown as Low Impact and Medium Impact whereas both have already successfully defeated Council in the Planning and Environment Court, and both have areas approved for General Industry under the current scheme. This means they, as was the case for the biomass incinerator application, can be used for Special Industry and or High Impact Industry.

We suspect that the map is incorrect and does not represent the true situation.

6 Smoke and Chimneys Definitions

If you look closely at the definitions, you will note that all of them, including Low Impact, have the attributes of creating, amongst other things, smoke emissions. This means that we could well end up with 300 plus sites up-wind from residences, with 30 metre or 15 metre chimneys, and even if they were monitored correctly we would still be breathing in the total/cumulative emissions whereas we suspect DEHP only address individual applications on their merits. We hope we are wrong but you should take this opportunity now and ask our politicians to give you a re-assurance in writing. *For example if for some reason too many chimneys start to appear on our skyline, ask, can Council put a cap on the amount of chimneys to be allowed under this proposal?*

7 The Rules were Set before Residential Development

If anyone tells you that all this must happen because all this was decided many, many years ago before residents came into the area, note that some of us had acquired our properties in Yatala and Ormeau around and before 1988 at which time there were already residences in the area. The first planning scheme is dated 2003. More information is available on www.yatala.info.

We will let everyone know if we uncover any further information; however we feel the main points have been covered. Always check <http://www.yatala.info> for up to date information.

ISSUED: 9TH MARCH 2014

YRA INFORMATION OFFICER



MISSION STATEMENT: “A Community voice surrounding topics which impact the lifestyle, health and environment of residents near commercial and industrial developments in the Yatala Enterprise Area”

ORMEAU PROGRESS ASSOCIATION Inc. (OPA): From 01 January 2013, YRA has merged with OPA and is a WORKING GROUP which is part of OPA. OPA has been incorporated since 1989.

Disclaimer:

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