



## Media Release

Minister for Climate Change and Sustainability  
The Honourable Kate Jones

### SEPARATION DISTANCES FOR INDUSTRY OUT FOR COMMENT

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A new draft planning policy will direct all councils to keep future industrial activity at safe distances away from homes so Queenslanders are better safeguarded against air, noise and odour emissions, Climate Change and Sustainability Minister Kate Jones said today.

Ms Jones said if adopted, the draft State Planning Policy for Air, Noise and Hazardous Materials would require an area zoned for hazardous industry be located at least 1.5 kilometres away from the nearest zone for residential development.

“The new draft planning policy will benefit council, industry and our neighbourhoods,” Ms Jones said.

The Bligh Government understands that industrial areas and estates keep local economies ticking.”

“We know there must be a place for them in any burgeoning state like Queensland because they deliver vital services, manufacture all-important goods and materials and support thousands of jobs.

“But they should be practically located in centres where they can cause the least amount of disruption to Queenslanders’ wellbeing and quality of life.

“The SPP sets that important separation distance so that everyone can continue to enjoy the great Queensland lifestyle we all love while protecting the viability of our industries.

“Local governments are responsible for making and amending local planning schemes and assessing development applications to ensure residential areas are appropriately separated from industrial activities that may pose a health risk.”

Queenslanders are invited to have their say on the SPP which will provide direction and some flexibility to local councils on the location of urban and industrial developments and in so doing, should speed up the assessment process.”

Ms Jones said there were currently no set requirements for the separation of industry and residential areas when councils were preparing their planning schemes.

“Some local councils already implement best practice planning, but where this doesn’t happen, residents can potentially be affected by neighbouring industries by air, noise or odour emissions, which may result in health problems,” she said.

Industries may then be subject to costly changes to their operations to address their impacts on neighbours.”

The SPP classifies industries as having light, medium, high or hazardous impact according to their level of noise and air emissions and the degree of risk in storing any hazardous materials.

How far away an industry should be located from a residential area will depend on its type of classification. For example, activities that have minimal air and noise emissions such as small-scale wood product manufacturing or boiler-making would be classified as a “low impact industry” group with a separation distance of 250 metres.”

Ms Jones said the SPP was not only about restricting the location of industry.

“In a number of instances, residential development is also encroaching on industrial areas bringing with it increases in air and noise complaints and restrictions on industry expansion on land that was earmarked for that purpose,” she said.

“So the policy not only sets distances, but provides councils with direction when assessing applications for residential development that are close to industry zones such as using landscaping or screening to block out noise.”

Ms Jones said developers would also receive greater certainty when making applications with clearer guidelines about where industrial activities can be located.

“They’ll be better placed to address any potential issues relating to noise or air emissions or impacts from hazardous materials upfront in their development applications,” she said.

“The draft policy may reduce development application costs for industry and reduce the likelihood of industries having to make time-consuming and costly changes to operational procedures as a result of public complaints about noise, dust or odour.”

Ms Jones said the SPP would have no effect on existing residential and industrial activities and would encourage appropriate development in the separation area.

“By better understanding the impacts of industrial activities, planners should achieve a more equitable mix of industrial and residential development in the future,” she said.

Ms Hones said the SPP was a clear demonstration of the Bligh Government facing up to the challenge of Queensland’s rapidly growing population.

“We’re protecting the environment while allowing sensible development - it goes to the heart of the Bligh Government’s Q2 commitment,” she said.