

Frequently asked questions - Sewage treatment plant and pumping station interface area overlay

What is an overlay?

Overlays identify areas within the [City Plan](#) that reflect state and local level interests and that have one or more of the following characteristics:

- a) there is a particular sensitivity to the effects of development
- b) there is a constraint on land use or development outcomes
- c) there is the presence of valuable resources
- d) there are particular opportunities for development.

Overlays are mapped and included in [Schedule 2](#) of the City Plan.

What is the sewage treatment plant and pumping station interface area overlay?

This is the interface area overlay around sewage treatment plants and sewage pumping stations. This overlay is part of the industry, community infrastructure and agriculture land interface area overlay.

Why are sewage treatment plant and pumping station interface area overlays necessary?

The City is responsible for the delivery of potable water supply and for the collection and disposal of sewage to more than 500,000 people who live on the Gold Coast.

Part of these responsibilities involves the operation of four sewage treatment plants (STP) and over 500 sewage pumping stations (SPS), which operate under strict environmental conditions in accordance with the Environmental Protection Act 1994 and associated Environmental Protection Policy 2008. These conditions require the City to ensure that the release of any noxious or offensive odours do not cause a nuisance at any odour sensitive place. In recent years, the City has made significant investments at STPs and SPSs and the associated networks to prevent the release of odours and to operate within the strict environmental conditions.

The interface area overlay in City Plan, associated with the four existing STPs, one future STP and two SPSs provide for the non-routine emissions that may arise from upsets in normal operations, and also provide for an additional level of protection by allowing space in which emissions may dissipate without adversely affecting odour sensitive developments, and reduce the risk of odour complaints in the event of any upset conditions.

Overall, the interface area overlay will ensure uninterrupted operation of the critical infrastructure and safety and liveability of residents and visitors of the City.

How can I determine whether or not my lot is within an interface area overlay?

To see if your property is within an interface area overlay, go to the [City's interactive mapping tool](#) and search your address.

By clicking on your property you can view your property report, which will list all the overlays applicable to your site. If the community infrastructure interface area overlay is included in the list, then a landfill, or motorsport venue, or sewage treatment plant, or major sewage pumping station with flow attenuation tanks is near your lot.

Click the 'Community infrastructure' GIS layer and 'Community infrastructure interface area' overlay checkbox from 'Overlays' tab of the City Plan interactive map. If (for example) an STP is located at the centre of the overlay, then your lot is within a sewage treatment plant interface area overlay.

Do I need an odour impact assessment if my lot is within an interface area overlay?

No. For existing developments, which maintain the status quo, there is no requirement for an odour impact assessment.

Yes. For new developments, an odour impact assessment is required where a development assessment is also required and the industry, community infrastructure and agriculture land interface area overlay performance outcome PO3 and PO6 are applicable.

What data do I need for odour impact assessments?

Applicants of new developments are encouraged to consult the Queensland Department of Environment and Heritage Protection (EHP) "*Guideline for Odour Impact Assessment from Developments*" for preparing an odour impact assessment. In general, you will need following information to carry out an odour impact assessment:

- Site specific or site representative meteorological data.
- Site specific or site representative odour emissions data.
- Details of all odour emission sources.
- Layout of site of odour emission sources and proposed development.
- Topography.
- Dimensions of buildings that can influence odour dispersion.
- Land use around odour emission sources.

For a full list of requirements, please consult the EHP "[Guideline for Odour Impact Assessment from Developments](#)."

What data can the City provide to me to assist with the odour impact assessment?

- A process flow diagram for the relevant sewage treatment plant, or a plan of the sewage pump station.
- Information relating to the existing odour control technologies used at the City's facilities.
- Available unverified meteorological data collected from the relevant site.
- Information relating to planned capacity upgrades of the facilities.

Will the City provide any site specific odour sampling data?

No. We will not provide site specific odour sampling data. You can carry out odour samplings at our sites. Alternatively, you can use site representative odour emissions data in your odour assessment. You can collect site representative emissions data from published emissions data for similar odour emissions sources.

Will the City allow me to visit City's facilities to assist with an odour impact assessment?

Yes. We can arrange for an escorted site visit at the relevant facility, in order for you, or your specialist consultant to gather data for your odour impact assessment.

You may also request a site visit to carry out site specific odour sampling, identify sources of odour emissions, if these are required for your odour impact assessment.

What are the minimum requirements for odour impact assessments?

- Odour impact assessment will need to be carried out in accordance with the EHP "*Guideline for Odour Impact Assessment from Developments.*"
- Any odour dispersion modelling will need to consider:
 - normal operation and upset conditions
 - existing condition and future upgrade conditions
- All modelling files and other supporting files will need to be submitted to the City for review.

How will the City review the odour impact assessment?

The City may engage the services of an independent (disinterested) consultant to review the odour impact assessment.

In making the decision for either approval or rejection of a development proposal within the interface area overlay, the City will also consider the risk of future odour complaints and uninterrupted operation of City's facilities.