1.3.2.6 Air Quality

Desired Outcomes

a. Development designed and managed to minimise air quality impacts on the occupants of residential dwellings and other sensitive land uses.

Prescriptive Measures

General

b. Buffer zones should be provided between potentially air polluting activities and air quality sensitive land uses.

Note:

Some buffers to sensitive land uses are prescribed within the chapters of this DCP - for example buffers between intensive rural uses and sensitive land uses are prescribed in Chapter 2 of this DCP.

Air Quality Sensitive Development

c. Air quality sensitive land uses adjoining a major road are to include siting and design measures to ameliorate the potential impact of vehicle emissions on the site.

d. An Air Quality assessment report that takes into account the provisions of the Transport and Infrastructure SEPP should be provided for air quality sensitive land uses within 100 metres of a major road (excluding a single dwelling house on an existing lot).

Notes:

Air quality sensitive land uses include a dwelling, school, child care centre, residential aged care facility, hospital, office or public recreational area per page 33 in Development Near Rail Corridors and Busy Roads - Interim Guideline (DoP 2008).

Major Roads for the purpose of this part of the DCP, comprises freeways and main roads with moderate congestion levels and accommodating more than 2500 vehicles per hour, that may include the Pacific Highway (south of Edgeworth David Ave), Pennant Hills Road, Beecroft Road, Castle Hill Road, Boundary Road and New Line Road.

Air Quality Impacting Development

e. Any development that is likely to, or capable of, generating levels of air emissions exceeding the requirements of the Protection of the Environment Operations Act 1997 should incorporate appropriate measures to mitigate against air pollution.

f. Land uses that have the potential to generate offensive odour should be sited and designed to minimise odour impacts on adjoining land uses.

Electricity in New Residential Development

g. To maintain indoor air quality and avoid the generation of harmful airborne byproducts, indoor gas should not be used in any new residential development.

h. Indoor cooktops ovens and heaters should be electric and clearly marked on architectural plans.

Notes:

For further information, refer to:

- Transport and Infrastructure SEPP and additional guidelines on air quality are provided in Development Near Rail Corridors and Busy Roads - Interim Guideline (DoP 2008) available at www.planning.nsw.gov.au, and
- Development assessment guidelines on air quality available at www.planning.nsw.gov.au
- Technical framework: Assessment and Management of Odour from Stationary Sources in NSW (November 2006) by the Department of Environment and Conservation.