

7.2.9 Infrastructure overlay code

7.2.9.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the infrastructure overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the infrastructure overlay code by the tables of assessment in Part 5.

7.2.9.2 Purpose and overall outcomes

- (1) The purpose of the infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of existing and planned infrastructure within the Somerset Region as identified on the **Infrastructure overlay maps OM009a-g**, including the following:

- (a) gas pipelines;
- (b) high voltage electricity transmission lines;
- (c) substations and power stations;
- (d) wastewater treatment plants;
- (e) waste stations;
- (f) highways and main roads;
- (g) water pipelines;
- (h) pump stations, bores and reservoirs;
- (i) water treatment plants; and
- (j) Kilcoy bypass.

Editor's Note -The "Future Principal Route, SEQ Principal Cycle Network Plan" as shown on the **Infrastructure overlay maps OM009a-g** is addressed in the Transport, Access, and Parking Code.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development; and
 - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
 - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure; and
 - (ii) protect the amenity, health and safety of people and property.

7.2.9.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.9.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Gas pipelines	
PO1 <i>Buildings and structures</i> are designed and sited to: <ol style="list-style-type: none">(a) minimise risk of harm to people and property; and(b) avoid damaging or adversely affecting the existing or future operation of gas pipelines and the supply of gas.	AO1.1 <i>Buildings and structures</i> are setback a minimum of 100 metres from a <i>gas pipeline</i> as identified on the Infrastructure overlay maps OM009a-g .

Performance outcomes	Acceptable outcomes
High voltage electricity transmission lines	
<p>PO2 <i>High voltage electricity transmission lines:</i> (a) are protected from encroachment by incompatible <i>development</i>; and (b) <i>sensitive land uses</i> are appropriately separated from high voltage electricity transmission lines to protect public health and safety and to minimise the likelihood of nuisance or complaint</p>	<p>AO2.1 <i>Development</i> is not located within a <i>high voltage electricity transmission line</i> easement as identified on the Infrastructure overlay maps OM009a-g.</p> <p>AO2.2 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from <i>high voltage electricity transmission lines</i> as identified on the Infrastructure overlay maps OM009a-g and in accordance with the following: (a) 20 metres for transition lines between 110kV and 132kV; (b) 30 metres for transmission lines between 133kV and 330kV; and (c) 40 metres for transmission lines exceeding 331kV.</p> <p>AO2.3 <i>Buildings</i> that directly overlook <i>high voltage electricity transmission lines</i> have living areas that are oriented away from the transmission line.</p> <p>AO2.4 No additional gates, fences or other access restrictions are created within or along the easement for <i>high voltage electricity transmission lines</i>.</p> <p>AO2.5 Vegetation planted within an easement of a <i>high voltage electricity transmission line</i> or, where there is no easement the area of influence¹ of a <i>high voltage electricity transmission line</i>, has a mature height of no more than 3.5 metres.</p> <p>AO2.6 No earthworks are undertaken within 20 metres of a transmission tower or pole, or within 20 metres of the edge of the easement (whichever is greater) for overhead <i>high voltage electricity transmission lines</i></p>
Substations and power stations	
<p>PO3 <i>Power stations:</i> (a) are protected from encroachment by incompatible land use and development; and (b) <i>sensitive land uses</i> are appropriately separated from power stations to protect public health and safety.</p>	<p>AO3.1 <i>Sensitive land uses</i> are setback a minimum of 40 metres from a <i>power station site</i> as identified on the Infrastructure overlay maps OM009a-g.</p> <p>AO3.2 <i>Sensitive land uses</i> are setback a minimum of 5 metres from a <i>substation</i> as identified on the Infrastructure overlay maps OM009a-g</p>

¹ Area of influence includes the area directly below and between conductors, including allowance for line swing.

Performance outcomes	Acceptable outcomes
Wastewater treatment plants	
PO4 The operation and planned expansion of <i>wastewater treatment plants</i> : (a) are protected from encroachment by incompatible land use and development; and (b) <i>sensitive land uses</i> are appropriately separated from <i>wastewater treatment plants</i> to protect public health and safety.	AO4.1 <i>Sensitive land uses</i> are not established within a <i>wastewater treatment plant buffer</i> as identified on the Infrastructure overlay maps OM009a-g .
Highways and main roads	
PO5 <i>Development</i> is located, designed and constructed to ensure that noise from <i>Highways and Main roads</i> do not adversely affect: (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from <i>road</i> traffic noise.	AO5.1 Where adjoining a <i>Highway</i> or <i>Main road</i> and not located in an <i>urban area</i> , <i>buildings</i> are setback a minimum of 40 metres from the property boundary adjoining a <i>Highway</i> or <i>Main road</i> as identified on the Infrastructure overlay maps OM009a-g . AO5.2 Where adjoining a <i>Highway</i> or <i>Main Road</i> as identified on the infrastructure overlay maps OM009a-g , development ensures that a <i>sensitive land use</i> achieves the relevant road traffic noise criteria of the Queensland Development Code.
Waste stations	
PO6 The operation and planned expansion of <i>waste stations</i> : (a) are protected from encroachment by incompatible <i>development</i> ; and (b) <i>sensitive land uses</i> are appropriately separated from waste stations to protect public health and safety.	AO6.1 <i>Sensitive land uses</i> are not established within a <i>waste station buffer</i> as identified on the Infrastructure overlay maps OM009a-g .
Water pipelines	
PO7 <i>Development</i> does not adversely impact on existing and planned <i>water pipeline</i> infrastructure.	AO7.1 <i>Development</i> is not located within a <i>water pipeline</i> easement as identified on the Infrastructure overlay maps OM009a-g .
Water treatment plants	
PO8 The operation and planned expansion of <i>water treatment plants</i> : (a) are protected from encroachment by incompatible <i>development</i> ; and (b) <i>sensitive land uses</i> are appropriately separated from <i>water treatment plants</i> to protect public health and safety.	AO8.1 <i>Sensitive land uses</i> are setback a minimum of 100 metres from a <i>water treatment plant</i> as identified on the Infrastructure overlay maps OM009a-g .

Performance outcomes	Acceptable outcomes
For assessable development	
Kilcoy bypass	
PO9 <i>Development</i> does not prejudice the future establishment, operation, or maintenance of the <i>Kilcoy bypass</i> as identified on the Infrastructure overlay maps OM008a-g .	AO9.1 No acceptable outcome provided.
Reconfiguring a Lot	
PO10 The operation and planned expansion of infrastructure as identified on Infrastructure overlay maps OM009a-g is: <ul style="list-style-type: none"> (a) protected from encroachment by incompatible land use and development; and (b) land use and development is appropriately separated from the infrastructure to protect public health, and safety and appropriately manage amenity impacts. 	AO10.1 No acceptable outcome provided.