### Infrastructure overlay code[[1]](#footnote-1) [[2]](#footnote-2)

#### Application

This code applies to development:-

1. subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or infrastructure identified in the SPP interactive mapping system; and
2. identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 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, the following existing and planned infrastructure and facilities within the region:-
   1. gas pipelines;
   2. major electricity infrastructure and electricity substations;
   3. wastewater treatment plants;
   4. waste management facilities;
   5. State controlled roads;
   6. railways (including cane railways);
   7. stock routes.
2. The purpose of the code will be achieved through the following overall outcomes:-
   1. existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
   2. development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
      1. avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
      2. protect the amenity, health and safety of people and property;
   3. the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors is minimised.

#### Specific benchmarks for assessment

Table 8.2.10.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Gas pipelines*** | |  |
| **PO1**  Development provides and maintains adequate separation between buildings and structures and a gas pipeline corridor so as to minimise risk of harm to people and property. | **AO1**  Buildings and structures are setback a minimum of 40m from a gas pipeline as identified on an Infrastructure overlay map.  Editor’s note—should a lesser setback distance be proposed, it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application to help determine how compliance with the performance outcome can be achieved. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**  Development, including uses and works, is constructed and operated to avoid:-   1. compromising the viability of the gas pipeline corridor; or 2. damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas. | **AO2**  No acceptable outcome provided.  Editor’s note—it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application in the vicinity of a gas pipeline corridor. | Click and provide your representations. |
| ***Major electricity infrastructure and electricity substations*** | |  |
| **PO3**  Development does not adversely impact on existing and planned major electricity infrastructure and electricity substations. | **AO3.1**  Urban residential lots and buildings and structures are not located within the area of major electricity infrastructure.  **AO3.2**  Development does not intensify development within an easement for electricity infrastructure and does not restrict access to and along electricity infrastructure having regard to (among other things):-   1. property boundaries; 2. likely gates and fences; 3. landscaping or earthworks; or 4. stormwater or other infrastructure.   **AO3.3**  Earthworks ensure stability of the land on or adjoining substations and major electricity infrastructure and maintain statutory clearances required under the *Electrical Safety Regulations 2002*. | Click and provide your representations. |
| **PO4**  Sensitive land uses are not located in close proximity to major electricity infrastructure or electricity substations. | **AO4**  Buildings and outdoor use areas associated with a sensitive land use are setback from the boundary of a substation or from major electricity infrastructure identified in the SPP interactive mapping system in accordance with the following:-   1. 20m for major electricity infrastructure up to 132kV and electricity substations; 2. 30m for major electricity infrastructure between133kV and 275kV; and 3. 40m for major electricity infrastructure exceeding 275kV. | Click and provide your representations. |
| **PO5**  Development avoids noise nuisance from substations. | **AO5.1**  Noise emissions do not exceed 5dB(A) above background noise level at the facia of a building measured in accordance with *AS 1055*.  **AO5.2**  For reconfiguring a lot, lots are of a sufficient size and depth to ensure buildings likely to be established on the site are not exposed to noise emissions greater than 5dB(A) above background noise level at the facia of a building measured in accordance with *AS 1055*, without the use of acoustic fences or other screening devices. | Click and provide your representations. |
| **PO6**  There is no worsening of flooding, drainage, erosion or sediment conditions affecting electricity infrastructure. | **AO6**  No acceptable outcome provided. | Click and provide your representations. |
| ***Wastewater treatment plants*** | |  |
| **PO7**  Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants. | **AO7.1**  A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer as identified on an Infrastructure overlay map.  **AO7.2**  A sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer as identified on an Infrastructure overlay map demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.  **AO7.3**  Reconfiguring a lot within a wastewater treatment plant buffer as identified on an Infrastructure overlay map:-   1. does not result in the creation of additional lots used or capable of being used for residential purposes; 2. where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant. | Click and provide your representations. |
| ***Waste management facilities*** | |  |
| **PO8**  Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities. | **AO8.1**  A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer as identified on an Infrastructure overlay map.  **AO8.2**  A sensitive land use (other than a residential activity) located within a waste management facility buffer as identified on a Infrastructure overlay map:-   1. incorporates appropriate measures to minimise noise impacts; and 2. demonstrates that occupants and users will not be adversely affected by noise emissions from activities associated with the waste management facility.   **AO8.3**  Reconfiguring a lot within a waste management facility buffer as identified on an Infrastructure overlay map:-   1. does not result in the creation of additional lots used or capable of being used for residential purposes; 2. where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the waste management facility. | Click and provide your representations. |
| ***State controlled road, railway and cane railway corridors*** | |  |
| **PO9**  Sensitive land uses are located, designed and constructed to ensure that noise emissions from State controlled roads, railway corridors and cane railway corridors do not adversely affect:-   1. the development’s primary function; 2. the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic and railway noise. | **AO9**  No acceptable outcome provided.  Editor’s note—Council may require an impact assessment report prepared by a suitably qualified consultant to demonstrate compliance with performance outcome PO9.  Notes—   1. The Department of Transport and Main Roads’ *Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure* may be used to provide guidance on acceptable levels of amenity for different sensitive land uses. 2. Part 4.4 of the Queensland Development Code provides requirements for residential buildings in designated transport corridors. | Click and provide your representations. |
| **PO10**  Development within a State controlled road, railway or cane railway corridor buffer maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor. | **AO10**  No acceptable outcome provided. | Click and provide your representations. |
| ***Stock routes*** | |  |
| **PO11**  The stock route network is protected from development (both on the stock route and adjacent) that would compromise the network’s primary use or capacity for stock movement and other values, including conservation and recreational. | **AO11**  Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use.  **OR**  Where development or land use impacts on a stock route cannot be avoided:-   * + - * 1. alternate watered stock route access is provided;         2. where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and         3. consider revocation of the stock route declaration if a suitable alternative stock route exists. | Click and provide your representations. |

1. Editor’s note—infrastructure elements referred to in this code include:-

   major electricity infrastructure and electricity substations identified in the SPP interactive mapping system under the ‘Infrastructure’ theme, subsection ‘Energy and water supply – major electricity infrastructure’;

   State controlled road and railway corridors identified in the SPP interactive mapping system under the ‘Infrastructure’ theme, subsection ‘Transport infrastructure’;

   stock routes identified in the SPP interactive mapping system under the ‘Economic growth’ theme, subsection ‘Agriculture’;

   cane railway corridors, gas pipeline corridors, wastewater treatment plants, waste management facilities and associated buffers identified on the Infrastructure overlay maps in **Schedule 2 (Mapping)**. [↑](#footnote-ref-1)
2. Editor’s note—buffer areas for major electricity infrastructure, electricity substations, state controlled roads and railways are not identified in the SPP interactive mapping system, but are identified as areas within a specified distance from mapped infrastructure. [↑](#footnote-ref-2)