

8.2.6 Infrastructure overlay code

8.2.6.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within infrastructure buffer areas identified on the **Infrastructure overlay maps (OM-006)** or the **Noise corridor overlay maps (OM-016)** contained in Schedule 2 and identified as requiring assessment against the **Infrastructure overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

- (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 Western Downs Region as identified on the **Infrastructure overlay maps (OM-006)**. Infrastructure includes the following:
 - (a) major gas and major oil pipelines;
 - (b) major electricity infrastructure and substations;
 - (c) transmission substations
 - (d) power stations;
 - (e) wastewater treatment plants;
 - (f) waste stations;
 - (g) highways and main roads;
 - (h) rail lines;
 - (i) major water pipelines; and
 - (j) water treatment plants.
- (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.

8.2.6.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.6.1 - Infrastructure overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Oil and Gas pipeline	
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; (b) avoid compromising the viability of the pipeline; and (c) avoid damaging or adversely affecting the existing or future operation of pipeline and the supply of gas or oil. 	AO1.1 <i>Buildings and structures</i> are setback a minimum of 50 metres from a gas or oil pipeline as identified on the Infrastructure overlay maps (OM-006) . AO1.2 Any development that impacts on an oil and gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in the Australian Standard 2885, Pipeline Gas and Liquid Petroleum.

Performance outcomes	Acceptable outcomes
High voltage electricity transmission lines	
<p>PO2 Major electricity infrastructure and substations:</p> <ul style="list-style-type: none"> (a) are protected from encroachment by incompatible land use and development; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO2.1 <i>Buildings and structures</i> are not located within the area of a major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO2.2 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between 133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV. <p>AO2.3 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from substations identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 50 metres from transmission substation; and (b) 10 metres from all other substations.
Power station (where identified within Special Industrial Areas)	
<p>PO3 Power stations (where identified within Special Industrial Areas):</p> <ul style="list-style-type: none"> (a) are not compromised by the encroachment of <i>sensitive land uses</i>; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO3.1 <i>Sensitive land uses</i> are setback 250 metres from a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO3.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>OR</p> <p>AO3.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Wastewater treatment plants	

Performance outcomes	Acceptable outcomes
<p>PO4 Wastewater treatment plants: (a) are not compromised by the encroachment of <i>sensitive land uses</i>; and (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO4.1 <i>Sensitive land uses</i> are not established within 500 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO4.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO4.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Waste stations	
<p>PO5 The operation and planned expansion of the waste station is not prejudiced, and <i>sensitive land uses</i> are not adversely affected by emissions from existing or planned waste stations.</p>	<p>AO5.1 <i>Sensitive land uses</i> are not established within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO5.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO5.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Water Pipelines	
<p>PO6 Development does not adversely impact on existing and planned water pipeline infrastructure.</p>	<p>AO6 <i>Buildings</i> are not located within a water pipeline easement as identified on the Infrastructure overlay maps (OM-006).</p>
Water Treatment Plant	

Performance outcomes	Acceptable outcomes
<p>PO7 Water treatment plants:</p> <p>(a) are not compromised by the encroachment of <i>sensitive land uses</i>; and</p> <p>(b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO7.1 <i>Sensitive land uses</i> are not established within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO7.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO7.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 100 metres squared (includes cumulative increase over any five year period).</p>
Noise Corridor	
<p>PO8 <i>Sensitive land uses</i> are located and designed to ensure that noise emissions from existing or planned <i>major road</i> and railway corridors do not adversely affect:-</p> <p>(a) the development's primary function; and</p> <p>(b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.</p>	<p>AO8 No acceptable outcome. Editor's note—Part 4.4 of the <i>Queensland Development Code</i> provides requirements for residential buildings in a designated transport corridor.</p>
<p>PO9 Development as identified on the Noise corridor Overlay maps (OM-016), maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.</p>	<p>AO9 No acceptable outcome.</p>
<p>PO10 Development retains and enhances existing <i>vegetation</i> between the intended location of the development and a <i>major road</i> or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO10 No acceptable outcome.</p>
For assessable development (code, code (fast tracked) and impact)	
Reconfiguring a Lot	
<p>PO11 The operation and planned expansion of infrastructure as identified on the Infrastructure overlay maps (OM-006) is not prejudiced by the encroachment of <i>sensitive land uses</i>, and <i>sensitive land uses</i> are not adversely affected by the amenity and health impacts arising from the operation of the infrastructure item.</p>	<p>AO11 No additional lots capable of supporting <i>sensitive land uses</i> are accommodated within the following buffer areas identified on the Infrastructure overlay maps (OM-006):</p> <p>(a) 100 metres of a water treatment plant <i>building</i> or <i>structure</i>;</p> <p>(b) 500 metres of the boundary of a waste station;</p> <p>(c) 250 metres of a waste water treatment plant <i>building</i> or <i>structure</i>;</p> <p>(d) 250 metres from a power station <i>building</i> or <i>structure</i>; and</p> <p>(e) 200 metres from a gas or oil pipeline.</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.</p>	<p>AO12 Urban residential lots and buildings and structures are not located within and easement for, or an area otherwise affected by, major electricity infrastructure as identified on the Infrastructure overlay maps (OM-006).</p>
<p>PO13 Reconfiguring of lots ensures that access requirements of major electricity infrastructure are maintained.</p>	<p>AO13 Major electricity infrastructure traversing or within private land are protected by easement in favor of the service provided for access and maintenance.</p>