

## 8.2.11 Regional infrastructure overlay code<sup>42</sup>

### 8.2.11.1 Application

- (1) This code applies to assessable development:-
  - (a) subject to the regional infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Regional infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 8.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Regional 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 regional *infrastructure* within the Sunshine Coast:-
  - (a) gas pipelines;
  - (b) high voltage electricity transmission lines;
  - (c) water supply pipelines;
  - (d) sewage treatment plants;
  - (e) *major roads*;
  - (f) railways; and
  - (g) dedicated public transport corridors.
- (2) The purpose of the Regional infrastructure overlay code will be achieved through the following overall outcomes:-
  - (a) existing and planned regional *infrastructure* facilities, networks and corridors are protected from incompatible development;
  - (b) development proximate to existing and planned regional *infrastructure* facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
    - (i) avoid compromising the integrity, operational efficiency and maintenance of regional *infrastructure*; and
    - (ii) protect the amenity, health and safety of people and property; and
  - (c) the number of people exposed to the potential adverse impacts emanating from regional *infrastructure* is minimised.

### 8.2.11.3 Performance outcomes and acceptable outcomes

**Table 8.2.11.3.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Gas Pipeline Corridors and Buffers</b>			
<b>PO1</b>	Development provides and maintains adequate separation between the use or works and the gas pipeline corridor identified on a Regional Infrastructure Overlay	<b>AO1</b>	Buildings and structures are setback a minimum of 40 metres from a gas pipeline as identified on a Regional Infrastructure Overlay Map.

<sup>42</sup> Editor's note—the following elements referred to in this code are identified on the Regional Infrastructure Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) gas pipeline corridors and buffers;
- (b) high voltage electricity transmission lines and buffers;
- (c) water supply pipelines and buffers;
- (d) sewage treatment plants and buffers;
- (e) *major road* corridors and buffers;
- (f) railway corridors and buffers; and
- (g) dedicated transit corridors and buffers.

Performance Outcomes		Acceptable Outcomes	
	Map, so as to minimise risk of harm to people and property.		Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application to determine how compliance with the performance outcome can be achieved.
<b>PO2</b>	Development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of the gas pipeline and the supply of gas.	<b>AO2</b>	No acceptable outcome provided.  Editor's note—it is recommended that an applicant consult with the relevant gas pipeline manager prior to the lodgement of a development application in the vicinity of a gas pipeline corridor.
<b>High Voltage Electricity Transmission Lines and Buffers<sup>43</sup></b>			
<b>PO3</b>	Development does not adversely impact on existing or planned high voltage electricity transmission infrastructure.	<b>AO3</b>	Urban residential lots and buildings and structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line as identified on a Regional Infrastructure Overlay Map.
<b>PO4</b>	<i>Sensitive land uses</i> are not located close to high voltage electricity transmission lines.	<b>AO4</b>	Buildings and outdoor use areas associated with a <i>sensitive land use</i> are setback from the closest boundary of an easement for, or an area otherwise affected by, a high voltage electricity transmission line, in accordance with the following:- (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.
<b>Water Supply Pipelines and Buffers</b>			
<b>PO5</b>	Development within a water supply pipeline and buffer identified on a Regional Infrastructure Overlay Map:- (a) is located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	<b>AO5</b>	Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as identified on a Regional Infrastructure Overlay Map.  Editor's note—should a lesser setback distance be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.
<b>Sewage Treatment Plants and Buffers</b>			
<b>PO6</b>	Residential activities and other <i>sensitive land uses</i> are not adversely affected by odour emissions from existing or planned sewage treatment plants.	<b>PO6.1</b>	A <i>sensitive land use</i> involving a residential activity is not located or intensified within a sewage treatment plant buffer as identified on a Regional Infrastructure Overlay Map.
		<b>PO6.2</b>	A <i>sensitive land use</i> (other than a residential activity) located within a sewage treatment plant buffer, as identified on a Regional Infrastructure Overlay Map, demonstrates that occupants and users will not be adversely affected by odour emissions from the sewage treatment plant.
		<b>PO6.3</b>	Reconfiguring a lot within a sewage treatment plant buffer, as identified on a

<sup>43</sup> Editor's note—applicants are encouraged to consult with the relevant electricity transmission line manager when proposing development in the vicinity of high voltage electricity transmission lines. Any work within an electricity transmission line easement may require the consent of the electricity transmission manager that holds the easement.

Performance Outcomes		Acceptable Outcomes	
			Regional Infrastructure Overlay Map:- (a) does not result in the creation of additional lots used or capable of being used for residential activities; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available dwelling sites and the sewage treatment plant.
<b>Major Road and Railway Corridors and Buffers<sup>44</sup></b>			
<b>PO7</b>	<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:- (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 road traffic noise.	<b>AO7</b>	No acceptable outcome provided.  Editor's note—Part 4.4 of the <i>Queensland Development Code</i> provides requirements for residential buildings in a designated transport corridor.
<b>PO8</b>	Development within a <i>major road</i> or railway corridor buffer, as identified on a Regional Infrastructure Overlay Map, maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	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.	<b>AO9</b>	No acceptable outcome provided.
<b>Dedicated Public Transport Corridors and Buffers</b>			
<b>PO10</b>	Development adjacent to an existing or planned dedicated public transport corridor and buffer, as identified on a Regional Infrastructure Overlay Map, is:- (a) compatible with the nature and function of the corridor; and (b) does not compromise the operational efficiency of the corridor.	<b>AO10</b>	No acceptable outcome provided.

<sup>44</sup> Major Road Corridors and Buffers identified on the Regional Infrastructure Overlay Maps incorporate designated transport noise corridors for the purposes of the *Building Act 1975*.