8.2.10 Infrastructure overlay code

8.2.10.1 Application

This code applies to assessable development:-

(a) subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.10.2 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, the following existing and planned infrastructure and facilities within the Fraser Coast:-

(a) gas pipelines;

(b) high voltage electricity transmission lines;

(c) wastewater treatment plants;

(d) waste management facilities;

(e) major roads;

(f) railways;

(g) defence training facilities;

(h) stock routes.

(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;

(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 facilities;

(ii) protect the amenity, health and safety of people and property.

8.2.10.3 Assessment benchmarks

Table 8.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Gas pipelines			
PO1	Development provides and maintains adequate separation between the use or works and a gas pipeline corridor so as to minimise risk of harm to people and property.	**AO1**	No acceptable outcome provided.
PO2	Uses and works are constructed and operated to avoid:-	**AO2**	No acceptable outcome provided.

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Performance outcomes		Acceptable outcomes	
	compromising the viability of the gas pipeline corridor; or (a) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.		
High voltage electricity transmission lines			
PO3	Development does not adversely impact on existing and planned high voltage electricity transmission infrastructure.	**AO3**	No acceptable outcome provided.
PO4	Child care centres, educational establishments, and other uses in which children congregate, are not located in close proximity to high voltage electricity transmission lines.	**AO4**	Use areas or buildings associated with the care or use by children for more than 5 hours per day at least 3 days per week, maintain the following separation distances from the closest boundary of a high voltage electricity line easement:- (a) 20m for transmission lines up to 132kV; (b) 30m for transmission lines between133kV and 275kV; and (c) 40m for transmission lines exceeding 275kV.
Wastewater treatment plants			
PO5	Residential activities and other sensitive land uses are not adversely affected by odour emissions from existing or planned wastewater treatment plants.	**AO5.1**	A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment plant buffer.
		AO5.2	Any sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer:- (a) incorporates appropriate measures to minimise odour impacts; (b) demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.
		AO5.3	Reconfiguring a lot within a wastewater treatment plant buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant.
Waste management facilities			
PO6	Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.	**AO6.1**	A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer. **OR** Any sensitive land use involving a residential activity located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2 (Indoor acoustic quality design objectives)**; (b) the outdoor noise quality objectives

Performance outcomes		Acceptable outcomes	
			specified in **Table 8.2.10.3.3 (Outdoor acoustic quality objectives)**.
		AO6.2	Any sensitive land use (other than a residential activity) located within a waste management facility buffer complies with the following:- (a) the indoor acoustic quality design objectives specified in **Table 8.2.10.3.2**; (b) the outdoor noise quality objectives specified in **Table 8.2.10.3.3**. Notes— (a) The indoor acoustic quality design objectives specified in **Table 8.2.10.3.2** are to be achieved at the location of the sensitive land use with the windows closed. This may be achieved through the location, orientation, landscaping, screening or design of the development. If it is necessary for the building to have windows closed to achieve the desired indoor acoustic quality design objectives, then suitable ventilation will need to be provided to all premises in accordance with the applicable Australian Standard. (b) A noise impact assessment may be required to demonstrate that the noise design objectives specified in this code will be achieved. The **Planning scheme policy for information that Council may require** provides guidance for the preparation of a noise impact assessment.
Major road and railway corridors			
PO7	Sensitive land uses are located, designed and constructed to ensure that noise emissions from major road corridors and railway corridors do not adversely affect: (a) the development's primary function; (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic or rail noise.	**AO7.1**	Sensitive land uses are separated by a minimum of 40m from the property boundary adjoining a major road corridor as identified on an Infrastructure overlay map. **OR** Where a sensitive land use is located within a major road corridor buffer, as identified on an Infrastructure overlay map, development is sited and designed to comply with an external design level noise criteria of 54dB(A)$L_{10\ (18hours)}$, based on predicted traffic volumes in 10 years' time. Editor's note—MP 4.4 (Buildings in a transport noise corridor) of the QDC provides requirements for habitable rooms of residential buildings in designated transport noise corridors.
		AO7.2	Development involving a sensitive land use within a railway corridor buffer complies with the design quality objectives specified in **Table 8.2.10.3.4 (Indoor acoustic quality design objectives – Rail corridor buffer)** and **Table 8.2.10.3.5 (Outdoor acoustic quality design objectives – Rail corridor buffer)**.
PO8	Development within a major road or railway corridor buffer as identified on an Infrastructure overlay map maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	**AO8**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Defence training facilities			
PO9	Development within the defence land buffer, as identified on an Infrastructure overlay map, does not constrain, prevent or otherwise interfere with military training operations.	**AO9.1**	Development does not result in a material increase in the scale or intensity of residential activities within the defence land buffer.
		AO9.2	The number of people working or congregating in the defence land buffer is not materially increased.
		AO9.3	Reconfiguring a lot within the defence land buffer:- (a) does not result in the creation of additional lots used or capable of being used for residential activities or other sensitive land uses; or (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the defence training facility.
PO10	Development within the defence land buffer, as identified on an Infrastructure overlay map, is located, designed and operated to avoid or mitigate potential adverse impacts arising from military training operations conducted on defence land.	**AO10**	No acceptable outcome provided.
Stock routes			
PO11	The stock route network is protected from development (both on the stock route itself and areas adjacent) that would compromise the network's primary use or capacity for stock movement and protection of other values, such as conservation and recreational values.	**AO11.1**	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 adverse development or land use impacts on a stock route cannot be avoided:- (a) alternate watered stock route access is provided; (b) where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.
		AO11.2	All new access points from a road servicing a stock route incorporate a grid or effective gate to prevent stock entry into adjoining premises.

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Table 8.2.10.3.2 Indoor acoustic quality design objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive land uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Child care centre	When open for business (other than when the children usually sleep)	35	--	--
	When the children usually sleep	30	--	--
Community care centre	Daytime and evening	35	40	45
	Night-time	30	35	40
Educational establishment	When classes are being offered	35	--	--
Health care services	Business hours	35	--	--
Home based business	Business hours	35	--	--
Hospital	Visiting hours	35	--	--
	Outside of visiting hours	30	--	--
Office	Office hours	35	---	--
The following residential activities:- o Dual occupancy o Dwelling house o Hostel o Multiple dwelling o Relocatable home park o Residential care facility o Retirement facility o Short-term accommodation o Tourist park	Daytime and evening	35	40	45
	Night-time	30	35	40
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

Table 8.2.10.3.3 Outdoor noise quality objectives – Waste management facility buffer

Sensitive land use	Time of day	Noise design objectives for sensitive uses (measured at the receptor in dB(A))		
		LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Dwelling house	All times	50	55	65
All other sensitive land uses	All times	No objective specified	No objective specified	No objective specified

Table 8.2.10.3.4 Internal acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
o Accommodation activities (bedrooms/sleeping areas all times) o Residential care facilities (bedrooms/sleeping areas all times)	≤45 dB(A) single event maximum sound pressure level#
o Accommodation activities(habitable rooms all times) o Residential care facilities (habitable rooms all times)	≤50 dB(A) single event maximum sound pressure level#
o Child care centres (sleeping areas) o Health care services and hospitals (sleeping areas)	≤45 dB(A) single event maximum sound pressure level#
o Educational establishments o Child care centres (non-sleeping areas) o Health care services and hospitals (non-sleeping areas) o Community uses (library only) and places	≤50 dB(A) single event maximum sound pressure level#

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
of worship	
o Community uses (except libraries) o Offices	≤55 dB(A) single event maximum sound pressure level#

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.4 Measurements inside buildings

Table 8.2.10.3.5 External acoustic quality criteria – Railway corridor buffer

Sensitive land use	Noise design objective for sensitive land use (measured at the receptor in dB(A))
All facades of:- o Accommodation activities o Residential care facilities	≤65 dB(A) Leq (24h) facade corrected
	≤87 dB(A) (single event maximum sound pressure level) facade corrected)#
All open space and recreation areas of:- o Accommodation activities	≤62 dB(A) Leq (24h) free field^
	≤84 dB(A) (single event maximum sound pressure level) free field^
All facades of:- o Educational establishments o Child care centres o Health care services and Hospitals o Community uses and Places of worship o Offices	≤65 dB(A) Leq (1h) facade corrected (maximum hour during normal opening hours)#
	≤87 dB(A) (single event maximum sound pressure level) facade corrected#
All open space and recreation areas of:- o Educational establishments o Child care centres o Health care services and Hospitals o Community uses o Offices	≤62 dB(A) Leq (12h) free field (between 6am and 6pm)^
	≤84 dB(A) (single event maximum sound pressure level) free field^

Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.3 Outdoor measurements near buildings.

^ Measured in accordance with Australian Standard 1055.1-1997: Acoustics – Description and measurement of environmental noise – General procedures, 6.2.2 Outdoor measurements.