

Division 6 – Assessment Criteria for the Electricity and Gas Infrastructure Overlay

6.18 Electricity and Gas Infrastructure Overlay Code

The provisions in this division comprise the Electricity and Gas Infrastructure Overlay Code. They are:

- compliance with the Electricity and Gas Infrastructure Overlay Code (section 6.19);
- overall outcomes for the Electricity and Gas Infrastructure Overlay Code (section 6.20);
- specific outcomes and probable solutions for the Electricity and Gas Infrastructure Overlay Code (section 6.21).

6.19 Compliance with the Electricity and Gas Infrastructure Overlay Code

Development that is consistent with the specific outcomes in section 6.21 complies with the Electricity Infrastructure Overlay Code.

6.20 Overall Outcomes for the Electricity and Gas Infrastructure Overlay Code

- The overall outcomes are the purpose of the Electricity and Gas Infrastructure Overlays Code.
- The overall outcomes sought for the Electricity and Gas Infrastructure Overlay Code are the following:
 - land is appropriately developed to avoid compromising the integrity and operation of infrastructure;
 - impacts from infrastructure are minimised;
 - essential infrastructure is provided in an efficient manner.

6.21 Specific Outcomes and Probable Solutions for the Electricity and Gas Infrastructure Overlay Code

The specific outcomes sought for the Electricity and Gas Infrastructure Overlay Code are included in column 1 of table 6.5. Probable solutions for code assessable development are included in column 2 of table 6.5.

Table 6.5 Electricity and Gas Infrastructure Overlay (Part 6 Division 6)	
Column 1 Specific outcomes	Column 2 Probable solution
Energex (Any Development)	
Health	
SO1 People, property and the environment are not subjected to unacceptable risks to health or safety. <i>Note: An Electricity Infrastructure Impact Study may need to be undertaken in accordance with Planning Scheme Policy 8 Electricity Infrastructure.</i>	S1.1 Buildings and structures are not located within 10.0 metres of an electricity easement containing electricity sub-transmission lines. S1.2 Buildings and structures are not located within 8.0 metres of an electricity easement containing electricity distribution lines. S1.3 Buildings and structures are not located within 4.0 metres of electricity distribution lines and associated electricity infrastructure. S1.4 Buildings and structures are not located within 6.0 metres of an electricity substation site. S1.5 Development is not located within areas affected by an electro magnetic field of greater than two (2) milli-gauss.
Noise	
SO2 Noise levels are at acceptable levels for users, staff and adjoining land uses.	S2.1 Lot reconfiguration does not create new residential allotments within 60.0 metres of an existing electricity substation.
Screening	
SO3 Screening of substations and other plant is provided.	S3.1 If a site is adjacent to an existing or proposed electricity substation, it includes landscaping with trees no more than 3.0 metres in height.

Table 6.5	
Electricity and Gas Infrastructure Overlay (Part 6 Division 6)	
Column 1 Specific outcomes	Column 2 Probable solution
Traffic Ingress/Egress	
SO4 Safe site access and egress is provided.	S4.1 No solution provided.
Powerlink (Material Change of Use and Work)	
Health and Amenity	
SO5 Powerlink electricity transmission line easements provide for the continuation of the transmission of bulk power and for the safety and amenity of residents, occupiers and land uses.	<p>S5.1 Only trees with a mature height of less than 3.5 metres are planted within the electricity easement.</p> <p>S5.2 Where vegetation exists adjoining a Powerlink electricity easement, that vegetation is retained within a buffer of at least 20.0 metres in depth adjoining the electricity easement.</p> <p>S5.3 Habitable rooms maintain a separation distance from the most proximate boundary of an electricity easement as follows:</p> <ul style="list-style-type: none"> (a) at least 20.0 metres separation distance for electricity transmission lines up to 132kV; (b) at least 30.0 metre separation distance for electricity transmission lines between 133kV and 275kV; (c) at least 40.0 metre separation distance for electricity transmission lines greater than 275kV. <p>S5.4 The siting of buildings, structures and other outdoor activity areas should promote vistas or views that are not dependant upon the retention of vegetated areas within electricity easements.</p>
Powerlink (Reconfiguring a Lot)	
SO6 Powerlink electricity transmission line easements provide for the continuation of the transmission of bulk power and for the safety and amenity of residents, occupiers and land uses. Note: An Electricity Infrastructure Impact Study may be required to determine whether the proposed development will satisfy the specific outcome. Refer to Planning Scheme Policy 8 Electricity Infrastructure.	S6.1 The full extremity of any tree on a site adjacent to an existing or proposed electricity substation is at least 3.0 metres from the adjoining property boundary.
Gas Pipelines	
SO7 Development that has the propensity to attract people in large numbers to live, work or congregate or involves the storage of flammable, explosive or other hazardous materials are avoided within 200.0 metres of the gas pipeline. Note: The assessment of risk posed by the pipeline to be undertaken in accordance with AS2855 will satisfy the specific outcome. Note: For any proposals affecting the pipeline easement, written permission from the owner of the pipeline is required and conditions or requirements of the owner are to be met.	S7.1 No solution provided.