Part 7. Overlay codes

7.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development;

(b) there is a constraint on land use or development outcomes;

(c) there is a presence of valuable resources;

(d) there are particular opportunities for development;

(2) Overlays are mapped and included in **Schedule 2 (Mapping)**.

Editor's note—Part 5.8 (Categories of development and assessment – Overlays) and each code in Part 7 (Overlays) identifies where the elements for each overlay are mapped.

(3) The changed category of development or assessment, if applicable, for development affected by an overlay are in **Part 5**.

(4) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay relate to the premises affected by the overlay.

(5) The overlays for the planning scheme are:

(a) Airport environs overlay;

(b) Heritage overlay;

(c) Natural hazards overlay;

(d) Regional infrastructure corridor overlay.

7.2 Overlay codes

7.2.1 Airport environs overlay code

7.2.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Airport environs overlay.

When using this code reference should be made to section 5.3 of the planning scheme.

7.2.1.2 Purpose

(1) The Airport environs overlay mapping identifies the Barcaldine airport as the major aviation facility in the region. The purpose of the Airport environs overlay code is to ensure that the safety and efficient operations of the Barcaldine Airport and associated aviation facilities are protected.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids adversely affecting the safety and efficiency of an airport's operational airspace or the functioning of aviation facilities; and

(b) development does not increase the risk to public safety near airport runways;

Editor's note—Aviation facilities include navigation, communication, or surveillance installations provided to assist the safe and efficient movement of aircraft and may be located either on or off airport.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3—Performance outcomes and acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
PO1	Development is located and designed to protect operational airspace of the Barcaldine Airport having regard to: (a) physical obstruction; (b) wildlife attraction; (c) visibility; (d) air turbulence; (e) electrical or electro-magnetic interface; and (f) deflection of signals.	**AO1**	Buildings, structures and gaseous plumes do not encroach within operational airspace shown on **Map OM – 1**.

7.2.2 Heritage overlay code

7.2.2.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Heritage overlay and applies to any area identified in **Table SC3.1 – Local Heritage Place of Schedule 3**.

Editor's note—This overlay applies to Local Heritage Places identified in Schedule 3. Queensland Heritage Places are identified and protected under the *Queensland Heritage Act 1992* and *Planning Act 2016*. Places of Aboriginal cultural heritage are subject to and protected under the *Aboriginal Cultural Heritage Act 2003*.

When using this code reference should be made to section 5.3 of the planning scheme.

7.2.2.2 Purpose

(1) The purpose of the Heritage overlay code is to ensure development on a heritage place is compatible with the heritage significance of the place.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the cultural heritage significance of the Barcaldine region's local heritage places is maintained and protected;

(b) development does not involve the demolition or removal of a heritage place unless there is no prudent and feasible alternative to the demolition or removal;

(c) development on a heritage place is compatible with the cultural heritage significance of the place; and

(d) archaeological features and artefacts are identified and appropriately managed.

Editor's note–Demonstrating compliance with aspects of the Heritage overlay code may require the preparation of the following information:

- Statement of Impact for development and works within a heritage place
- Heritage Management Plan for development and works within a heritage place
- Archaeological Management Plan for development and works within a heritage place where known or potential archaeological deposits exist.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
PO1	Development does not adversely affect the heritage significance of any heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3** and is compatible with its heritage values including: (a) maintaining views to and from the heritage place where significant;	**AO1.1**	Development does not impact, destroy or modify any local heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3** and requires no building or operational work.
		AO1.2	Demolition or removal of key parts of a local heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3** that are of cultural heritage

Performance outcomes		Acceptable outcomes	
	(b) consistency with the character, setbacks, setting and appearance of the heritage place; (c) minimising overshadowing on to the heritage place; (d) avoiding altering, removing or concealing significant heritage features; and (e) consistency with open space and landscaping features.		significance is avoided unless there is no prudent and feasible alternative to demolition or removal. Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.
PO2	The Material change of use is compatible with the conservation and management of the significance of the heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3**		No acceptable outcome nominated.
PO3	Reconfiguring a lot does not: (a) reduce public access to the heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3**; (b) obscure or destroy any of the following elements relating to the heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3**: (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) views to the heritage place; or (iv) scale and consistency of the urban fabric.		No acceptable outcome nominated.
PO4	Development on a local heritage place identified in **Table SC3.1 – Local Heritage Place of Schedule 3** with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.	**AO4**	Development in areas not previously disturbed by excavation is in accordance with an archaeological investigation and management plan prepared by a suitably qualified person and approved by the local government.

7.2.3 Natural hazards overlay code

7.2.3.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Natural hazards overlay and applies to areas identified within:

(1) a flood hazard area shown on **Maps OM – 2.0 to OM – 2.6**; and

Note – for the Towns of Barcaldine, Aramac and Muttaburra, the overlay maps reflect the 1% annual exceedance probability (AEP) event determined by the Queensland Reconstruction Authority's (QRA) Level 2 mapping. For other areas, the mapping reflects QRA's Level 1 mapping or in the case of Alpha and Jericho, locally verified historical flood data. These mapped flood hazard areas constitute the defined flood event for Barcaldine Regional Council.

Note – for Barcaldine, Aramac and Muttaburra, the defined flood level established under this planning scheme is the level of the 1% AEP event determined by the Queensland Reconstruction Authority's (QRA) Level 2 mapping and additional mapping provided by the Department of Natural, Resources and Mines for the areas shown on **Maps OM-2.3, OM-2.4, OM-2.5 and OM-2.6**. This level can be provided by council for a particular site upon request.

Note – for the Town of Alpha and Jericho, locally verified flood data was obtained from Council adopted flood studies, being the 2002 Jericho Town Flood Mitigation Study and the Alpha Flood Mitigation Report prepared by Connell Wagner. Existing council resolutions made at its General Meeting held on 11 May 2011, adopted the Defined flood level (DFL) for Alpha and Jericho based on the aforementioned Flood Studies. This level can be provided by council for a particular site upon request.

In establishing the defined flood event and defined flood level, this planning scheme gives effect to Queensland Development Code MP3.5, which in turn establishes requirements for building works within the mapped area., including freeboard of 600mm.

(2) a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).

When using this code reference should be made to section 5.3 of the planning scheme.

7.2.3.2 Purpose

(3) The purpose of the code is to first avoid, then minimise and mitigate risk to people, property and essential infrastructure systems from flooding and bushfire.

(4) The purpose of the code will be achieved through the following overall outcomes:

- (a) Development in a natural hazard area is avoided or managed to protect people and property and enhance the community's resilience to flooding and bushfire;
- (b) Development does not increase the potential for damage on the site or to other properties or infrastructure;
- (c) There is no fragmentation of land or further intensification of residential, commercial, retail and industrial uses within the Alpha High and Extreme flood hazard area as shown on **Map OM – 2.1**;
- (d) Reconfiguring of lots ensures that subsequent use and development of the created lots can:
  - (i) occur outside of flood hazard areas and bushfire prone areas, or where it is not possible to avoid these areas, development mitigates the risk to people and property to an acceptable or tolerable level; and
  - (ii) support, and not hinder, disaster management capacity and capabilities.

(e) Development for essential community services and facilities only occurs within a natural hazard area where it is not practicable to locate the development elsewhere and the development is designed and constructed to maintain operation during a hazard event; and

(f) Natural processes and protective function of landforms and vegetation are maintained.

7.2.3.3 Specific benchmarks for assessment

Table 7.2.3.3a—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
SECTION 1 – Development on Flood prone land (except for land within the Alpha high and extreme flood hazard area) Editor's note – Refer to **Maps OM-2.0, OM-2.3, OM-2.4, OM-2.5 and OM-2.6.**			
Requirements for Accepted development and Assessment benchmarks for Assessable development			
PO1	Development is designed and sited to first avoid then minimise susceptibility to and potential impacts by flooding on new and existing development.	**AO1.1**	Non-residential development: (a) does not involve new buildings or structures; OR (b) where involving the replacement or alteration to an existing building or structure: (i) There is no increase in the existing or previous buildings' gross floor area; and (ii) The finished floor level of any replacement or alteration to an existing building is constructed a minimum of 600 millimetres above the defined flood level.
		AO1.2	For residential development, the finished floor level of all habitable rooms must be constructed a minimum of 600 millimetres above the defined flood level.
		AO1.3	For all development, a flood management plan prepared by a suitably qualified person demonstrates the development: (a) maintains the flood storage capacity of the site; (a) does not increase stormwater ponding or adversely affect the flood characteristics on the site and surrounding land; (b) has a flood free or low flood hazard access, by way of

Performance outcomes		Acceptable outcomes	
			trafficable roads for evacuation or provision of supplies; (c) has an emergency evacuation plan based on trigger conditions (effective warning time and rate of floodwater rise depending on catchment characteristics and the rainfall event); and (d) based on the findings from the above, includes a fit-for-purpose risk assessment to ensure development does not increase flood hazard risk to people and property beyond a tolerable level.
PO2	Development avoids the release of hazardous materials into floodwaters.	**AO2**	Hazardous chemicals and materials are not manufactured, handled or stored on flood prone land.
PO3	Community services and facilities are able to function effectively during and immediately after flood events.	**AO3**	Development complies with **Table 7.2.2.3b** Flood immunity for community services and facilities.
For Assessable development			
Development within a Flood hazard area (except for land within the Alpha high and extreme flood hazard area)			
PO4	The creation of additional lots is avoided in mapped flood prone areas where land is subject to an unacceptable flood hazard risk. Lot design maintains personal safety and minimises property impacts at all times, through siting and layout of lots, building envelopes and access.	**AO4**	New lots are not created in mapped Flood Hazard Areas where land is subject to an unacceptable flood hazard risk.
PO5	Lot design in areas of flood hazard: (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; and (b) provides safe egress from all building areas in flood emergency.	**AO5**	Reconfiguration on flood prone land is sited and designed so that: (a) all new lots contain: (i) a building envelope located outside of the mapped flood prone land; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and (b) there is a least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.
PO6	Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	**AO6**	Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding $50m^3$.

Performance outcomes		Acceptable outcomes	
	Note – Council may require the preparation of a flood study to demonstrate compliance with this Performance outcome.		
PO7	The use of land for Intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment. Editor's note – A site specific flood hazard assessment is required to demonstrate compliance with this Performance outcome.	**AO7**	Intensive animal husbandry, including storage of bulk food and any associated waste treatment facilities does not occur on land below the DFE flood levels.
Development within the Alpha High and extreme flood hazard area			
PO8	Development does not involve the further intensification of land uses and does not increase the risk to people and property. Editor's note – A flood management plan can be undertaken in accordance with AO1.4 of the Natural Hazards Overlay Code.	**AO8**	Development does not involve new buildings or structures.
PO9	Development avoids the release of hazardous materials into floodwaters.	**AO9**	Hazardous chemicals and materials are not manufactured, handled or stored on flood prone land.
PO10	Development does not result in the creation of additional lots.	**AO10**	Reconfiguring a lot does not result in new lots.
PO11	Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	**AO11**	Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding $10m^3$.
SECTION 2 – Development in a bushfire prone area Editor's note – Refer to SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)			
Requirements for Accepted development and Assessment benchmarks for Assessable development			
PO12	Development in a bushfire prone area identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area), or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people or property from bushfire is mitigated to an acceptable or tolerable level.	**AO12.1**	New buildings and facilities are not situated in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) OR
		AO12.2	Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: (a) incorporating an adequate bushfire defendable space between buildings and hazardous vegetation; (b) providing safe evacuation routes for occupants and access for emergency services;

Performance outcomes		Acceptable outcomes	
			(c) providing a dedicated static water supply available for firefighting; and (d) does not create additional bushfire risk through revegetation or landscaping.
PO13	Emergency services and uses are able to function effectively during and immediately after a bushfire event.	**AO13.1**	Emergency services and community infrastructure is not located in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)
PO14	Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	**AO14.1**	Hazardous materials are not stored or manufactured in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)
		AO14.2	Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire. Editor's note—Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines; the Environmental Protection Act 1994; and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting
PO15	A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).	**AO15.1**	No new lots are created within the bushfire prone area. Editor's note—Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) **OR**
		AO15.2	Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m^2 at all boundaries; and (b) is contained wholly within the development site. Editor's note— • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other

Performance outcomes		Acceptable outcomes	
			means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.
PO16	Where reconfiguring of a lot is undertaken in the Township zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both firefighting and maintenance / defensive works.	**AO16.1**	Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 200 metres; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines a minimum of 4.8 metres vertical clearance above the road; (e) a minimum of 4.8 metres of vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. **AND**
		AO16.2	Fire hydrants are designed and installed in accordance with *AS2419.1 2017*, unless otherwise specified by the relevant water entity.
PO17	Where the reconfiguring of a lot is undertaken outside of the Township zone: (a) a constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and (b) the road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and (c) access is available for both firefighting and	**AO17.1**	Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20 metres; (b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15-tonne vehicle and which is at least 6 metres clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;

Performance outcomes		Acceptable outcomes	
	maintenance/hazard reduction works. **OR** If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.		(d) a minimum of 4.8 metres vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended); (i) vehicular access at each end which is connected to the public road network at intervals of no more than 200 metres; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Barcaldine Regional Council and Queensland Fire and Emergency Services.
PO18	The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	**AO18.1**	The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Bushfire Resilient Communities: Technical

Performance outcomes		Acceptable outcomes	
			Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience – Bushfire' (QFES, October 2019) or Bushfire Resilient Communities (QFES, October 2019). Advice from the Queensland Fire and Emergency Services should be sought as appropriate.
PO19	Critical infrastructure does not increase the potential bushfire hazard.	**AO19**	Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.

Table 7.2.3.3b—Flood immunity for community services and facilities

Development	Level of flood immunity
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) evacuation shelters; (b) the storage of the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility.	0.5% AEP flood event
Sewage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

Editor's note – the 0.2% and 1% AEP flood event can be determined from QRA level 2 flood mapping.

7.2.4 Regional infrastructure overlay code

7.2.4.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development for the Regional infrastructure overlay and applies to any areas identified within:

(1) Stock route network as identified on SPP mapping – Economic Growth (Agriculture – Stock Route Network;

(2) Petroleum and gas pipelines shown on Petroleum and Gas Pipelines **Map OM-3**;

(3) Major electricity infrastructure and substations as identified on SPP mapping – Infrastructure (Energy and Water Supply).

When using this code reference should be made to section 5.3 of the planning scheme.

7.2.4.2 Purpose

(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 and existing infrastructure:

(a) Stock route network;

(b) Petroleum and gas pipelines and buffer; and

(c) Major electricity infrastructure and substations.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Existing infrastructure, networks and corridors are protected from incompatible development; and

(b) Development in proximity to existing infrastructure, networks and corridors is appropriately located, designed and constructed and operated to:

(i) Avoid compromising the integrity, operational efficiency, and maintenance of infrastructure, networks and corridors; and

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

7.2.4.3 Specific benchmarks for assessment

Table 7.2.4.3—Regional infrastructure overlay – Performance outcomes and Acceptable outcomes

Performance Outcomes		Acceptable Outcomes	
Requirements for Accepted development and Assessable development			
Stock route network			
PO1	Development on or adjacent to the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental,	**AO1.1**	Development is not located on a stock route identified on SPP mapping – Economic Growth (Agriculture – Stock Route Network).
		AO1.2	All new access points from a road servicing a stock route incorporate a

Performance Outcomes		Acceptable Outcomes	
	recreational, cultural heritage and tourism values. Editor's note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the *Land Act 1994* provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.		grid or effective gate to prevent stock entry into adjoining premises.
		AO1.3	Boundary fencing is maintained to the road boundary adjoining a stock route.
		AO1.4	No new allotments are created within or adjacent to the stock route network OR
		AO1.5	(a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800 metres from the stock route; and (b) Any new accesses across the stock route are limited to no more than one access per 200 metres of lot frontage.
Petroleum and Gas Pipeline			
PO2	Petroleum and gas pipelines are protected from encroachment by development that would compromise the ability of the pipelines to function safely and effectively.	**AO2.1**	Buildings and structure are setback a minimum of 200 metres from petroleum and gas pipelines (i.e. outside the 200 metres buffer area). Editor's note – should a lesser setback be proposed the applicant should consult with the relevant pipeline manager or operator prior to lodgement of a development application to determine how compliance with the performance outcome can be achieved.
Major electricity infrastructure			
PO3	Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that: (a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure; (b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and (c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height,		No acceptable outcome nominated.

Performance Outcomes		Acceptable Outcomes	
	the conductivity of materials and access to the electricity infrastructure by the electricity provider.		
PO4	Where major electricity infrastructure is located in a road: (a) an attractive, functional and safe streetscape is achieved; (b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials; (c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; (d) the clearances required under schedules 4 and 5 of the *Electrical Safety Regulation 2013* can be achieved; and (e) convenient access to the infrastructure by the electricity provider is maintained.		No acceptable outcome nominated.
PO5	Development avoids potential noise nuisance from electricity substations.	**AO5**	Noise emissions do not exceed 5db(A) above background noise level at the facia of a building measured in accordance with AS 1055.
PO6	There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.		No acceptable outcome nominated.
PO7	Earthworks do not restrict access to substations or to and along major electricity infrastructure by the electricity providers, using their normal vehicles and equipment		No acceptable outcome nominated.
PO8	Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.		No acceptable outcome nominated.