

Division 3
Major Utilities Overlays

About the Major Utilities Overlays

- The Major Utilities Overlays comprise the following:
 - The Electricity Transmission Line Overlay; and
- The Electricity Transmission Line Overlay regulates development within 20m of 132kV lines, and within 40m of 275kV lines, as shown by Maps B4 & B5.

Development which is particularly sensitive to the potential impacts of these types of infrastructure eg. safety risks to residents in proximity of powerlines, and development which is incompatible with the operation of these activities, is regulated by this Code

5.3.1 Assessment tables for the Major Utilities Overlays

(1) Assessment categories for the Major Utilities Overlays

The assessment categories⁹⁴ are identified for development in the Major Utilities Overlays in Column 2 of Tables 5.3.1(1) and 5.3.1(2) as follows:

- (a) Table 5.3.1(1)—making a material change of use⁹⁵ for a defined use, or another use in a defined use class, listed in Column 1; or
- (b) Table 5.3.1(2)—other development⁹⁶ listed in Column 1, including:
 - (i) Operational work;
 - (ii) Reconfiguring a lot; and
 - (iii) Carrying out operational work for reconfiguring a lot.

(2) Relevant assessment criteria for self assessable and assessable development in the Major Utilities Overlays

The relevant assessment criteria in the Major Utilities Overlays are referred to in Column 3 of Tables 5.3.1(1) and 5.3.1(2).

For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

⁹⁴ Information about assessment categories is provided in the Fitzroy Shire Planning Scheme User's Guide.

⁹⁵ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

⁹⁶ See Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

TABLE 5.3.1 (1) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MAJOR UTILITIES OVERLAYS - MAKING A MATERIAL CHANGE OF USE		
Column 1 Defined use or use class ⁹⁷	Column 2 Assessment category – (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9),	Column 3 Relevant assessment criteria ⁹⁸ — are the applicable codes for self assessable and code assessable development
<i>Electricity Transmission Line Overlay</i>		
All Uses in All Use Classes		
Public Facility – Operational	Exempt	N/A
All other uses in all Use Classes	Self assessable	Major Utilities Overlays – Electricity Transmission Line Overlay

TABLE 5.3.1 (2) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MAJOR UTILITIES OVERLAYS – OTHER DEVELOPMENT		
Column 1 Defined use or use class ⁹⁹	Column 2 Assessment category – (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9),	Column 3 Relevant assessment criteria ¹⁰⁰ — are the applicable codes for self assessable and code assessable development
Operational work		
Excavation and Filling Work - Landscaping	Self assessable	Major Utilities Overlays Code – Electricity Transmission Line Overlay
Other Operational work associated with a Code or Impact assessable Material Change of Use (not including operational work associated with reconfiguring a lot)	Exempt	N/A
Reconfiguring a lot		
All circumstances	Code assessable	Major Utilities Overlays Code – Electricity Transmission Line Overlay
Carrying out operational work for reconfiguring a lot		
All circumstances where works include the planting of trees or street trees	Code assessable	Major Utilities Overlays Code – Electricity Transmission Line Overlay
All circumstances where works do not include the planting of trees or street trees	Exempt	N/A
Other		
All other development	Exempt	N/A

⁹⁷ See Dictionary (Division 1 Schedule A (Defined Uses and Use Classes)).

⁹⁸ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁹⁹ See Dictionary (Division 1 Schedule A (Defined Uses and Use Classes)).

¹⁰⁰ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

5.3.2 Major Utilities Overlays Code**(1) Major Utilities Overlays Code**

The provisions in this division comprise the Major Utilities Overlays Code. They are:

- (i) The Purpose of the Major Utilities Overlays Code – Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for the Major Utilities Overlays – Table 5.3.2. Major Utilities Overlays

(2) The Purpose of the Major Utilities Overlays Code

The purpose of the Major Utilities Overlays Code is to achieve the following overall outcomes;

- (i) Community infrastructure delivery, including major gas pipelines, electricity transmission lines, sewerage treatment plants and waste disposal facilities, is facilitated by the provision of suitable and adequate land for the operation and maintenance of the infrastructure;
- (ii) The co-location of other land uses and the undertaking of works within these areas, do not comprise the primary community infrastructure purpose of the land; and
- (iii) Minimum separation distances are established to provide buffers between incompatible land uses and works, and major utilities.

TABLE 5.3.2 MAJOR UTILITIES OVERLAYS	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works on land in the Electricity Transmission Line Overlay</i>	
All Development	
<p>S1 Development in the vicinity of electricity transmission lines, substations or other operating works, are managed to promote;</p> <p>(i) The continuation of the transmission of bulk power;</p> <p>(ii) Safety and amenity for residents, occupiers and land uses in close proximity;</p> <p>(iii) Environmental and natural resource values; and</p> <p>(iv) Shire visual and landscape qualities.</p>	<p>P/A1.1 Only trees with a mature height of less than 3.5m are planted within the electricity easement.</p> <p>P/A1.2 Planted vegetation adjoining the transmission line easement is maintained through management techniques such as pruning, controlled grazing or selective thinning so that;</p> <p>(i) No vegetation overhangs a transmission line; and</p> <p>(ii) No part of a tree or shrub is located closer than 3.5m to a transmission line.</p> <p>P/A1.3 In the Rural Zone, Rural Residential Zone, Open Space Zone and Special Industrial Zone, where existing vegetation occurs comprising trees and/or shrubs, a vegetated buffer of 20m is retained adjoining the electricity easement.</p> <p>P/A1.4 In the Rural Zone and Rural Residential Zone habitable buildings and child activity areas, maintain a separation distance from the most proximate boundary of an electricity transmission line as follows;</p> <p>(i) A 20m separation distance for 132kV transmission lines; and</p> <p>(ii) A 40m separation distance for 275kV transmission lines.</p> <p>P/A1.5 In the Town Zone and Village Zone, child activity areas maintain a separation distance from the most proximate boundary of an electricity easement as follows:</p> <p>(i) 20m separation distance for 132kV transmission lines; and</p> <p>(ii) A 40m separation distance for 275kV transmission lines.</p>

TABLE 5.3.2 MAJOR UTILITIES OVERLAYS (CONTINUED)	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works on land in the Electricity Transmission Line Overlay</i>	
Reconfiguring a Lot	
<p>S2 Development in the vicinity of electricity transmission lines are managed to promote;</p> <ul style="list-style-type: none"> (i) The continuation of the transmission of bulk power; (ii) Safety and amenity for residents, occupiers and land uses in close proximity; (iii) Environmental and natural resource values; and (iv) Shire visual and landscape qualities. 	<ul style="list-style-type: none"> P2.1 Existing vegetated buffers are protected and retained adjoining electricity easements. P2.2 In urban areas where no existing vegetated buffers exist adjacent to an electricity transmission lines, sufficient buffer areas for planting are incorporated into the subdivision design. P2.3 Buildings are located and oriented to prevent visual exposure of the electricity transmission lines through the use of; <ul style="list-style-type: none"> (i) Separation distances between buildings and transmission lines; and (ii) Topographical features to break up or screen the transmission lines. P2.4 Lot sizes, shapes and configuration of lots is encouraged adjoining electricity transmission lines, to promote separation distances from transmission lines for buildings and external activity areas. P2.5 Land adjoining the electricity easement is utilised for recreational or open space uses. P2.6 Only trees with a mature height of less than 3.5m are planted within the electricity transmission line. P2.7 Planted vegetation adjoining the transmission line is maintained through management techniques such as pruning, controlled grazing or selective thinning so that; <ul style="list-style-type: none"> (i) No vegetation overhangs a transmission line; and (ii) No part of a tree or shrub is located closer than 3.5m to a transmission line.