## 9.3.21 Utility code[6]

### 9.3.21.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Utility 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.

### 9.3.21.2 Purpose and overall outcomes

(1) The purpose of the Utility code is to ensure major utilities and other large scale *infrastructure* uses are provided in a timely, co-ordinated and efficient way and are developed in a manner which protects local communities and the environment.

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

(a) major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;

(b) major utility infrastructure and facilities minimise adverse impacts on the natural environment, important landscape elements and local communities;

(c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy; and

(d) major utility infrastructure and facilities does not adversely impact upon community wellbeing.

### 9.3.21.3 Performance outcomes and acceptable outcomes

**Table 9.3.21.3.1 Performance outcomes and acceptable outcomes for assessable development**

| Performance Outcomes | | Acceptable Outcomes | |
|---|---|---|---|
| ***Location and Site Suitability*** | | | |
| **PO1** | The utility is located and sited such that:-<br>(a) it is well placed relative to the *infrastructure* network that is services;<br>(b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and<br>(c) a high standard of accessibility is available for maintenance purposes and at times of emergency. | **AO1.1**<br><br>**AO1.2**<br><br>**AO1.3** | The utility is established on a *site* that is well located such that it can efficiently service the supply or distribution network.<br><br>Where practicable, the utility is co-located with another utility of a similar or compatible type.<br><br>The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency. |
| ***Visual Amenity and Landscape Character*** | | | |
| **PO2** | The utility is sited and designed to:-<br>(a) minimise adverse visual impacts beyond the boundaries of the *site*; and<br>(b) minimise adverse impacts on the amenity of nearby residential, community or other *sensitive land uses*. | **AO2** | No acceptable outcome provided. |
| **PO3** | The utility provides an attractive street front address with unsightly elements screened from view by walls, landscapes and natural features. | **AO3** | No acceptable outcome provided. |

[6] Editor's note—the ***Planning Scheme Policy for the Utility code*** provides guidance in relation to satisfying certain outcomes of this code, including information that may be required to support an application for a *renewable energy facility* or other major *utility installation*.

Part 9

| Performance Outcomes | | Acceptable Outcomes | |
|---|---|---|---|
| ***Water, Energy and Waste Use Efficiency*** | | | |
| **PO4** | The utility is designed, constructed and operated in a manner that:-<br>(a) minimises energy use and greenhouse gas emissions;<br>(b) minimises the use of water; and<br>(c) maximises the re-use and recycling of by-products associated with the operation of the utility. | **AO4** | No acceptable outcome provided. |
| ***Building Siting and Design*** | | | |
| **PO5** | The siting and design of any buildings or structures associated with the utility reflects the setting and character of the local area in which the facility is located. | **AO5** | No acceptable outcome provided. |
| ***Health and Safety*** | | | |
| **PO6** | Public access is discouraged to those parts of the utility that pose a health or safety risk. | **AO6.1**<br><br>**AO6.2** | Security fencing is provided to prevent unauthorised entry to the utility.<br><br>Safety and warning signage is displayed where necessary. |
| ***Recommended Flood Level for Essential Community Infrastructure*** | | | |
| **PO7** | The functioning of a utility that is *essential community infrastructure* is maintained during and immediately after flood and storm tide inundation events.<br><br>Editor's note—*essential community infrastructure* is defined in **Schedule 1 (Definitions)**. | **AO7** | A utility that is *essential community infrastructure*:-<br>(a) is located, designed and constructed in accordance with the *recommended flood levels* specified in **Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure)** of the Flood hazard overlay code; and<br>(b) ensures that any components of the *infrastructure* that are likely to fail or function, or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:-<br>(i) located above the *recommended flood level*; or<br>(ii) designed and constructed to exclude floodwater intrusion/infiltration. |