

9.3.21 Utility code⁶

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:- (a) it is well placed relative to the <i>infrastructure</i> network that is services; (b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) a high standard of accessibility is available for maintenance purposes and at times of emergency. | AO1.1 AO1.2 AO1.3 | The utility is established on a <i>site</i> that is well located such that it can efficiently service the supply or distribution network. Where practicable, the utility is co-located with another utility of a similar or compatible type. 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:- (a) minimise adverse visual impacts beyond the boundaries of the <i>site</i> ; and (b) minimise adverse impacts on the amenity of nearby residential, community or other <i>sensitive land uses</i> . | 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*.

| Performance Outcomes | | Acceptable Outcomes | |
|---|---|---------------------|---|
| Water, Energy and Waste Use Efficiency | | | |
| PO4 | The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and (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 | Security fencing is provided to prevent unauthorised entry to the utility. |
| | | AO6.2 | Safety and warning signage is displayed where necessary. |
| Recommended Flood Level for Essential Community Infrastructure | | | |
| PO7 | The functioning of a utility that is <i>essential community infrastructure</i> is maintained during and immediately after flood and storm tide inundation events. Editor's note— <i>essential community infrastructure</i> is defined in Schedule 1 (Definitions) . | AO7 | A utility that is <i>essential community infrastructure</i> :- (a) is located, designed and constructed in accordance with the <i>recommended flood levels</i> 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 (b) ensures that any components of the <i>infrastructure</i> 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:- (i) located above the <i>recommended flood level</i> ; or (ii) designed and constructed to exclude floodwater intrusion/infiltration. |