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### Utility code

#### Application

This code applies to development identified as requiring assessment against the Utility code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Utility code is to ensure major utilities and other large scale infrastructure projects are provided in a co-ordinated and efficient way and are developed in a manner which effectively services and protects local communities.
2. The purpose of the Utility code will be achieved through the following overall outcomes:-
	1. major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;
	2. major utility infrastructure and facilities do not adversely affect the amenity of surrounding sensitive uses;
	3. major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy;
	4. major utility infrastructure and facilities do not adversely impact upon community wellbeing; and
	5. where essential community infrastructure, major utility infrastructure and facilities are designed to function during and immediately after flood events.

#### Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Location and site suitability*** |  |
| **PO1**The utility is located such that:-1. it is well placed relative to the infrastructure network that is services;
2. opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and
3. a high standard of accessibility is available for maintenance purposes and at times of emergency.
 | **AO1.1**The utility is established on a site that is well located relative to any supply or distribution network. **AO1.2**Where practicable, the utility is co-located with another utility of a similar or compatible type.**AO1.3**The utility is located on a site that can be easily accessed for maintenance purposes or at times of emergency.  | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Visual and amenity impacts*** |  |
| **PO2**The utility is sited and designed to:-1. minimise adverse visual impacts beyond the boundaries of the site; and
2. minimise adverse impacts on the amenity of nearby residential, community or other sensitive uses.
 | **AO2**No acceptable outcome provided. | Click and provide your representations. |
| **PO3**The utility provides an attractive street front address with unsightly elements screened from view by walls and landscaping strips. | **AO3**No acceptable outcome provided. | Click and provide your representations. |
| ***Water, energy and waste use efficiency*** |  |
| **PO4**The utility is designed, constructed and operated in a manner that:-1. minimises energy use and greenhouse gas emissions;
2. minimises the use of water; and
3. maximises the re-use and recycling of by-products associated with the operation of the utility.
 | **AO4**No acceptable outcome provided. | Click and provide your representations. |
| ***Building siting and design*** |  |
| **PO5**The siting and design of any buildings or structures associated with the utility are compatible with the setting and character of the local area in which the facility is located. | **AO5**No acceptable outcome provided. | Click and provide your representations. |
| ***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 access to those parts of the utility that pose a health or safety risk.**AO6.2**Safety and warning signage is displayed where necessary. | Click and provide your representations. |
| ***Recommended flood level*** |  |
| **PO7**The functioning of a utility that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events.Editor’s note—essential community service infrastructure is defined in **Schedule 1 (Definitions)**.  | **AO7**A utility that is essential community service infrastructure is:-1. located in an area that is above the recommended flood levels identified in **Table 9.2.19.3.2** (**Recommended flood level for a utility that is essential community service infrastructure)**; or
2. located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are:
	1. located above the recommended flood level; or
	2. designed and constructed to exclude floodwater intrusion/infiltration.
 | Click and provide your representations. |

Recommended flood level for a utility that is essential community service infrastructure

| **Type of utility** | **Recommended flood level** |
| --- | --- |
| Major switch yards and substations (refer to note) | 0.5% AEP |
| Power stations | 0.2% AEP |
| Sewage treatment plants (refer to note) | 1% AEP |
| Water treatment plants (refer to note) | 0.5% AEP |
| * Works of an electricity entity not otherwise listed in this table
* Communication network facilities
 | No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency. |

Note—the recommended flood level applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.