



Part 7 Codes

Division 2 Specific Development Codes

Chapter 39 Works for Infrastructure

1.0 Purpose

This code seeks to ensure that all works for infrastructure, including roads, stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and street lighting, reticulated gas and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City’s wastewater system.

2.0 Application

- 2.1 This code applies to development indicated as code assessable by the Table of Development in the domain or Local Area Plan (LAP), within which the development is proposed.
- 2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.
- 2.3 Performance Criteria PC1-PC11 apply to all code and impact assessable development subject to this code.

3.0 Development Provisions

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Road Design and Construction	
PC1 All roads must be designed and constructed to address connectivity, functionality, safety and serviceability of the road network and to ensure a functional road hierarchy.	AS1 The road is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines .
Stormwater Drainage Design and Management	
PC2 Stormwater drainage design and construction must: <ol style="list-style-type: none"> a) integrate hydrologic and hydraulic elements; b) demonstrate a feasible and functional drainage system; and c) not cause adverse stormwater drainage impacts on areas external and internal to the site. 	AS2.1 Stormwater drainage system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines . AS2.2 The stormwater drainage system connects to a legal point of discharge.
Street Lighting	
PC3 Street lighting must be provided to enhance safety and amenity of pedestrians and to improve traffic operations at intersections and hazardous locations.	AS3 Street lighting is designed and located in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines .



Performance Criteria	Acceptable Solutions
Water Supply Reticulation Design	
<p>PC4</p> <p>Water supply reticulation must be provided to convey potable water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes. (Except properties in the Rural and Conservation Domain).</p>	<p>AS4</p> <p>Water supply reticulation is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Sewerage Reticulation Design	
<p>PC5</p> <p>Sewerage reticulation must be provided to ensure adequate quality, having regard to health and environmental issues relating to the provision of sewer infrastructure.</p>	<p>AS5</p> <p>Sewerage reticulation is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Open Space Design	
<p>PC6</p> <p>Open space areas must be designed to an appropriate standard, having regard to their intended recreational and environmental values</p>	<p>AS6</p> <p>Open space areas are designed and embellished in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Off Street Vehicle Parking	
<p>PC7</p> <p>Car parking areas must be located and designed to encourage their use in preference to on street parking, having regard to relative walking distances and visibility from the road.</p>	<p>AS7</p> <p>Car parking areas area located and designed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Driveways	
<p>PC8</p> <p>Driveways must be designed to ensure convenient access of vehicle to road, including manoeuvring of heavy vehicles and service vehicles.</p>	<p>AS8</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Developer Infrastructure Contributions	
<p>PC9</p> <p>Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.</p>	<p>AS9</p> <p>No Acceptable Solution provided.</p>
<p>PC10</p> <p>For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.</p>	<p>AS10.1</p> <p>A dual water reticulation system is designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS10.2</p> <p>The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.</p>
<p>PC11</p> <p>For premises identified on Overlay Map OM25 – Future Water Innovations as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.</p>	<p>AS11</p> <p>Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>