

9.4.15 Works for infrastructure code



Photograph 9.4.15-1
Example of a Works for infrastructure open space in Finnegan Reserve, Coomera. Photograph by Remco Jansen.

9.4.15.1 Application

This code applies to assessing operational work for development where indicated in **Part 5 Tables of assessment – Operational work**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.15.2 Purpose

- (1) The purpose of the Works for infrastructure code is to ensure that all works for infrastructure is designed and constructed with the City's best land development practices.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The design, construction, operation and maintenance of infrastructure is cost effective over its lifecycle, whilst providing an appropriate level of service;
 - (b) Environmental and property impacts are avoided along with the potential for stormwater and ground water to enter the city's wastewater system;
 - (c) The integrity of existing infrastructure is not compromised;
 - (d) Movement networks are designed and constructed to be functional, safe and achieve good connectivity; and
 - (e) A high standard of public health and safety is maintained.

9.4.15.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

There are no requirements for accepted development for this code.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.15-1: Works for infrastructure code – for assessable development only

Performance outcomes	Acceptable outcomes
Movement network design and construction	
PO1 The movement network is designed and constructed to be functional, safe and achieve good connectivity.	AO1 The movement network is designed and constructed in accordance with SC6.140 City Plan policy – Land development guidelines, Section 2 – Transport network standards.
Stormwater drainage design and management	
PO2 Stormwater drainage is designed and constructed to: <ul 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. 	AO2.1 The stormwater drainage system is designed and constructed in accordance with SC6.140 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design.
	AO2.2 The stormwater drainage system connects to a lawful point of discharge.
Street lighting	
PO3 Street lighting is designed and constructed to enhance pedestrian and traffic safety.	AO3 Street lighting is designed and constructed in accordance with SC6.140 City Plan policy – Land development guidelines, Section 2 – Transport network standards.
Water supply reticulation design	
PO4 Water supply reticulation is designed and constructed to convey drinking water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes.	AO4 Water supply reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.
Sewerage reticulation design	
PO5 Sewerage reticulation is designed and constructed to ensure adequate quality and minimise inflow, infiltration, health and environmental risks.	AO5 Sewerage reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.
Open space and recreational facilities design	
PO6 Open-space areas and recreational facilities are designed and constructed to an appropriate standard, having regard to their intended recreational use and environmental values.	AO6 Open-space areas and recreation facilities are designed and constructed in accordance with SC6.140 City Plan policy – Land development guidelines, Section 5 – Public open space standards.
Underground service conduits	
PO7 Underground service conduits are designed and constructed in accordance with State/Federal guidelines to meet service provider's requirements.	AO7 No acceptable outcome provided.

Comment [CB1]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB2]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB3]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB4]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Performance outcomes	Acceptable outcomes
Assets – general provisions	
<p>PO8</p> <p>Asset design, construction and maintenance achieves:</p> <ul style="list-style-type: none"> (a) delivery of high quality assets that are not a financial or resource burden, beyond reasonable expectations, to the community or the Council as the asset custodian; (b) cost effective ongoing operation and maintenance of assets; (c) no unreasonable financial or economic burden in the ongoing, long-term operation of the asset; (d) maintenance of public health and safety; (e) maintenance of health and safety for person/s maintaining and managing assets; and (f) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term needs of users. 	<p>AO8.1</p> <p>Design, construction, maintenance and transfer of assets are undertaken in accordance with SC6.14.0 City Plan policy – Land development guidelines.</p> <p>AO8.2</p> <p>Life-cycle cost analysis of assets is undertaken in accordance with SC6.14.0 City Plan policy – Land development guidelines.</p> <p>AO8.3</p> <p>Expected asset life, maintenance activities (including frequency) and resources are estimated and included in a maintenance and management plan in accordance with SC6.14.0 City Plan policy – Land development guidelines.</p>
Driveways and vehicle crossings	
<p>PO9</p> <p>Driveways and vehicle crossings for proposed lots are considered in the design of the lots to ensure there is no conflict with existing or proposed city infrastructure, utility infrastructure and street trees.</p> <p>Note: A subdivision plan showing indicative driveways and vehicle crossings for proposed lots is the method of demonstrating compliance with this performance outcome.</p>	<p>AO9</p> <p>No acceptable outcome provided.</p>
<p>PO10</p> <p>Driveways and vehicle crossings for proposed lots are considered in the design of earthworks to ensure appropriate slope gradient from the road carriageway to future building envelopes can be achieved in accordance with SC6.11 City Plan policy – Land development guidelines and <i>AS 2890: 2009 Parking Facilities</i>.</p> <p>Note: A subdivision plan showing existing and proposed earthworks and the gradient from the road carriageway to the proposed building envelopes is the method of demonstrating compliance with this performance outcome.</p>	<p>AO10</p> <p>No acceptable outcome provided.</p>

Comment [CB5]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB6]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [CB7]: Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Comment [MU2 - CP8]: Theme: Built form and urban design - the importance of a well-designed city;
Item 14 – Driveways and vehicle crossings

Comment [MU2 - CP9]: Theme: Built form and urban design - the importance of a well-designed city;
Item 14 – Driveways and vehicle crossings