City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.15 Works for infrastructure code

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

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

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
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 **SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards**.	**AO1 IS COMPLIED WITH** Not applicable	
Stormwater drainage design and management			
PO2 Stormwater drainage is designed and constructed to: (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 **SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design**.	**AO2 IS COMPLIED WITH** Not applicable	
	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 **SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards**.	**NOT APPLICABLE**	
Water supply reticulation design			
PO4 Water supply reticulation is designed and	**AO4** Water supply reticulation is designed	**AO4 IS COMPLIED WITH**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
constructed to convey drinking water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes.	and constructed in accordance with the *South East Queensland Water Supply and Sewerage Design and Construction Code* 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 *South East Queensland Water Supply and Sewerage Design and Construction Code* as applicable to the City of Gold Coast.	**AO5 IS COMPLIED WITH**	
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 **SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards**.	**NOT APPLICABLE TO THIS APPLICATION**	
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.	**NOT APPLICABLE TO THIS APPLICATION**	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Assets – general provisions			
PO8 Asset design, construction and maintenance achieves: (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.	**AO8.1** Design, construction, maintenance and transfer of assets are undertaken in accordance with **SC6.11 City Plan policy – Land development guidelines**.	**COMPLIED WITH**	
	AO8.2 Life-cycle cost analysis of assets is undertaken in accordance with **SC6.11 City Plan policy – Land development guidelines**.	**COMPLIED WITH**	
	AO8.3 Expected asset life, maintenance activities (including frequency) and resources are estimated and included in a maintenance and management plan in accordance with **SC6.11 City Plan policy – Land development guidelines**.	**COMPLIED WITH**	