

Policy 11: Land Development Guidelines

2005 Edition Notice To Users

The Land Development Guidelines, Standard Specifications and Drawings have been designed to provide the user with an easy-to-access reference document for development within the City of Gold Coast. In conjunction with the Standard Specifications and Drawings for Roads, Drainage, Water, Sewerage, Parks, and Beaches and Waterways, it will act as a valuable tool for all designers within the development industry.

More importantly however, these documents reduce the emphasis on detailed requirements and instead focus on the end product. By encapsulating and emphasising overall design goals and directions for the City, the document allows designers greater freedom to apply creative solutions to achieve these goals.

It is intended that the document will:

- provide clearer and simpler guidelines and standards;
- improve the integration of infrastructure planning;
- enable a more flexible approach by Council in processing and assessing applications;
- facilitate creative expression and solutions to achieve quality development;
- assist development consultants in processing applications consistent with Council strategies;
- act as a guide to 'best practice' procedures and provide a reference list of issues which Council considers in processing applications;
- be consistent with **AMCORD; Queensland Street – Design Guidelines for Subdivisional Streetworks and Standards** developed by other local authorities;
- save both time and money for Industry and Council by addressing issues at the broad concept stage of projects before costly design begins.

Written comments are invited on the Land Development Guidelines on the attached Feedback Form.

September 2008 Amendment

Gold Coast City Council adopted an amendment to the Land Development Guidelines for Water and Wastewater Networks on 18 August 2008. The amendment commenced on 8 September 2008. This amendment includes changes to sections 4, 5, 7, SS1 'Specification for Construction of Sewerage Mains and Associated Works', SS2 'Specification for Water Supply Mains and Associated Works' and Standard Drawings for Water and Sewerage Reticulation.