

9.4.4 General development provisions code



Photograph 9.4.4-1
Aerial photograph of Surfers Paradise. Photograph by City of Gold Coast.

9.4.4.1 Application

The code applies to assessing material change of use, building work, reconfiguring a lot or operational work where indicated within **Part 5 Tables of assessment**.

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

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development provides landscaping that responds to the subtropical climate, contributes to the planned character of the area and provides high-quality green streetscapes and a high level of amenity.
 - (bc) Development promotes a safe environment and reduces the potential for crime.
 - (ed) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (de) Development does not result in unsightly retaining walls.
 - (ef) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (fg) Development does not cause adverse stormwater drainage impacts on or off the site.
 - (gh) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.

Commented [OCOP1]: Not significantly different
Administrative or minor

Commented [OCOP2]: R1 - Theme: Built form and urban design – the importance of a well-designed city;
Item 8 – Community Benefit Bonus Elements Policy Removal

(ih) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

(j) [Development responds to its site characteristics, context and setting, reinforcing the planned character of the area while ensuring development is responsive, connected, engaged, subtropical, attractive and adaptable.](#)

(k) [Development demonstrates urban design excellence and architectural merit.](#)

Commented [OCOP3]: R1 - Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

9.4.4.3 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

Table 9.4.4-1: General development provisions code – for accepted development subject to requirements

Required outcomes	
Development along the Pacific Motorway and heavy railway line	<p>RO1</p> <p>Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.</p>
Building services	<p>RO2</p> <p>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences:</p> <p>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building.</p> <p>OR</p> <p>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and:</p> <p>(a) is contained within a solid structure; and</p> <p>(b) located no closer than 1.5m to any site boundary.</p>
Lighting	<p>RO3</p> <p>Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.</p>
Earthworks and treatment of retaining walls	<p>RO4</p> <p>Retaining walls and batters comply with the requirements of SC6.140 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.</p>
Stormwater drainage	<p>RO5</p> <p>Development does not cause erosion or allow sediments to leave the site.</p> <p>RO6</p> <p>Development does not result in an increase in the discharge quantity or a decrease in quality of stormwater.</p>
Infrastructure	<p>RO7</p> <p>All development is provided with services, as follows:</p> <p>(a) electricity supply and communication services</p> <p>(b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones</p> <p>(c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.</p> <p>RO8</p> <p>Development is undertaken in accordance with <i>Queensland Development Code MP1.4 –</i></p>

Commented [OCOP4]: R1 - Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Required outcomes

Building over or near relevant infrastructure.

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 9.4.4-2: General development provisions code – for assessable development

Performance outcomes	Acceptable outcomes
Amenity protection	
<p>PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety. 	<p>AO1 No acceptable outcome provided.</p>
<p>PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety. 	<p>AO2 No acceptable outcome provided.</p>
Development along the Pacific Motorway and heavy railway line	
<p>PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.</p>	<p>AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.</p>

Landscaping

Commented [OCOP5]: R1 - 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
<p>PO4</p> <p>The proposal provides landscape work that <u>responds to the subtropical climate, delivers high-quality green streetscapes, provides a high level of amenity for occupants and adjoining residents and enhances the planned</u>protects and enhances the character of the local area neighbourhood.</p>	<p>AO4.1</p> <p>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences, a Statement of Landscape Intent prepared in accordance with SC6.121 City Plan policy – Landscape work demonstrating that the landscaping <u>responds to the subtropical climate, delivers high-quality green streetscapes</u> will provides amenity for site users and will protect and enhance the <u>planned</u> character of the local area neighbourhood.</p> <p>AO4.2</p> <p>An Open Space Management Statement is prepared in accordance with SC6.121 City Plan policy – Landscape work where landscape works are proposed to be undertaken on land that is or is intended to be, public open space.</p>
<p>Building services</p>	
<p>PO5</p> <p>All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.</p>	<p>AO5</p> <p>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences:</p> <p>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building.</p> <p>OR</p> <p>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and:</p> <p>(a) is contained within a solid structure; and</p> <p>(b) located no closer than 1.5m to any site boundary.</p>
<p>Casual surveillance and lighting</p>	
<p>PO6</p> <p>Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>
<p>Lighting</p>	
<p>PO7</p> <p>Lighting associated with any development does not cause a nuisance.</p>	<p>AO7</p> <p>Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.</p>
<p>Shadow impacts – for all development <u>exceeding 12 metres3 or more storeys</u></p>	
<p>PO8</p> <p>The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces</p>	<p>AO8.1</p> <p>The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.</p>

Commented [OCOP6]: Not significantly different
Administrative or minor

Commented [OCOP8]: R1 - Theme: Other land use changes – improving clarity, consistency and alignment within the City Plan;
Item 32 – Minor administrative and editorial improvements

Commented [OCOP7]: R1 - Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

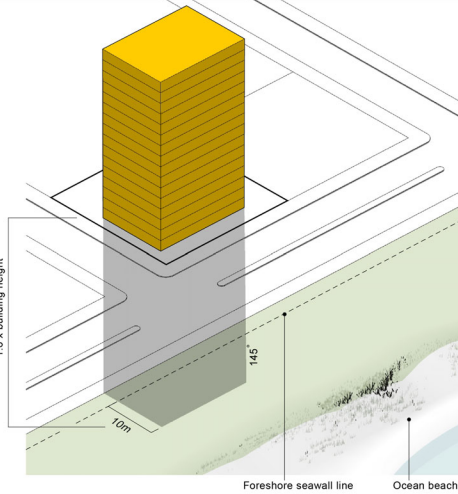
Commented [OCOP9]: Not significantly different
Administrative or minor

Commented [OCOP10]: R1 - Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Commented [OCOP11]: R1 - Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Commented [OCOP12]: R1 - Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Performance outcomes	Acceptable outcomes
<p>having regard to:</p> <ul style="list-style-type: none"> (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building. 	<p>Figure 9.4.4-1 Illustration showing width ratio shadow outcome</p>
	<p>AO8.2</p> <p>The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.</p> <p>Figure 9.4.4-2 Illustration showing southern shadow outcome</p>
	<p>AO8.3</p> <p>Bermuda Point precinct</p> <p>The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.</p> <p>Note: The podium is excluded from any southern shadow calculations.</p> <p>AO8.4</p> <p>The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the</p>

Performance outcomes	Acceptable outcomes
	<p>shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey.</p> <p>Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.</p>  <p>Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome</p> <p>AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.</p>
Earthworks and treatment of retaining walls	
<p>PO9 Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape.</p>	<p>AO9 Retaining walls and batters comply with the requirements of SC6.140 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.</p>
Stormwater drainage	
<p>PO10 Development does not cause adverse stormwater drainage impacts on or off the site.</p>	<p>AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.140 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.</p>
Infrastructure	
<p>PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.</p>	<p>AO11 All development is provided with services, as follows: (a) electricity supply and communication services (b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local</p>

Commented [OCOP13]: R1 - Theme: Other land use changes - improving clarity, consistency and alignment within the City Plan; Item 32 – Minor administrative and editorial improvements

Commented [OCOP14]: R1 - 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
	<p>government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones</p> <p>(c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.</p>
<p>PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i>.</p>	<p>AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i>.</p>
<p>Site analysis</p> <p>PO13 Development is designed to:</p> <p>(a) complement the character and address any impacts on the amenity and environment of the local area;</p> <p>(b) avoid any risk to life or property arising from natural hazards; and</p> <p>(c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.</p>	<p>AO13 A site analysis plan is prepared in accordance with SC6.13 City Plan policy – Site analysis</p>

Commented [OCOP15]: R1 - Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements

Commented [OCOP16]: Not significantly different
Error

Commented [OCOP17]: R1 - Theme: Built form and urban design - the importance of a well-designed city; Item 9 – Built form improvements