

## Policy 11: Land Development Guidelines

### Section 1

#### 1.0 Introduction

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## 1.1 Introduction

The guidelines contained in this document relate to the planning, design and construction of roads, drainage, water reticulation, sewerage reticulation and other civil infrastructure for the City of Gold Coast.

The roads and drainage sections have been based on the **Queensland Streets and Queensland Urban Drainage Manual** publications.

The water and sewerage reticulation sections have been based on **Queensland Water Resources Guidelines** and earlier editions of Council's specifications and guidelines to provide a more performance orientated approach. In addition, Council's strategies are based on the current **Policy For Developer Contribution For Water Supply and Sewerage**.

These guidelines have been developed in conjunction with the following documents:

- **Roads Standard Specifications & Drawings;**
- **Drainage Standard Specifications & Drawings;**
- **Water Standard Specifications & Drawings;**
- **Sewerage Standard Specifications & Drawings;**
- **Parks Standard Specifications & Drawings;** and
- **Beaches and Waterways Standard Specifications & Drawings.**

Where the provisions of the Land Development Guidelines conflicts with the provisions of Queensland Streets, the former takes precedence.

Where standards, specifications, codes or documents referenced within the Land Development Guidelines have been replaced or superseded, excluding those made by the local government, the latest standards, specifications, codes or documents at the time of approval shall be applied.

## 1.2 Planning and Legislative Overview

These guidelines provide a basis for the planning and determination of development applications relating to roads, drainage, water reticulation, sewerage reticulation and other civil infrastructure with respect to the five major development goals: safety, amenity, convenience, economy and sustainability.

Council has established these goals within an integrated policy framework that recognises the aims and objectives of the Corporate Plan. The Corporate Plan provides the broad direction for the City of Gold Coast's future development. The Corporate Plan is being implemented through a coordinated set of strategies, programs and actions, which includes detailed development controls. Council's codes and policies provide further information on how Council intends the Planning Scheme to be interpreted, within the context of its Corporate Objectives (refer to **Appendix E – Planning and Legislative Overview Summary** for Council's Strategic Priorities). The relationship to the Corporate Objectives is shown in the table below:

Objectives	Development Goals
<p><b>Quality of Life</b> Respect the individual, improve health and safety, and enhance the choices available for living, working, learning, cultural and religious activities, recreation and entertainment.</p>	<p>Amenity Safety Convenience</p>
<p><b>Healthy Economy</b> Manage, broaden and strengthen the economic employment base of the region by encouraging enterprise that is appropriate to our economic future.</p>	<p>Economy</p>
<p><b>Environmental Sustainability</b> Manage growth to ensure a sustainable balance between conserving the natural environment, maintaining biodiversity and creating a functionally and visually desirable built environment.</p>	<p>Sustainability Amenity</p>
<p><b>National and International Profile</b> Support the Gold Coast's position as a sustainable and exciting tourism, events and business destination.</p>	<p>Economy</p>

The Planning Scheme and the provisions of existing planning policies and any new planning scheme codes will provide the link between Council's corporate planning objectives and the standards and planning guidelines used to process applications.

**Appendix E – Planning and Legislative Overview Summary** contains further information regarding the planning and legislative framework for the assessment of development applications, namely:

- Legislation;
- Existing Planning Schemes;
- Local Planning Policies;
- State Planning Policies/ Strategies;
- International Treaties/ Conventions and National Strategies;
- Standard Drawing Documentation;
- The Corporate Plan;
- Planning Scheme Codes (under **IPA**); and
- Planning Scheme Policies (under **IPA**).

Council stresses that every endeavour should be made to embrace innovation using flexible approaches based on performance criteria. Council anticipates that the Planning Scheme will allow greater innovation in the application of guidelines and standards.

### 1.3 Definitions

<b>Applicant</b>	The person or corporation making application to Council for approval for a proposed development.
<b>Building Hydraulic Consultant</b>	A person who carries out design for all works associated with <b>AS3500</b> .
<b>Consulting Engineer</b>	A Registered Professional Engineer of Queensland (RPEQ), who shall be a Civil Engineer who has been appointed by the Developer to provide professional engineering advice to the Developer for the proposed development. Some times referred to as the consultant.
<b>Council's Approved Conditions</b>	Decision Notice Conditions resulting from a development approval as defined under the <b>Integrated Planning Act 1997</b> .
<b>Developer</b>	The person or corporation who has been granted Development Approval by Council and must have had prepared by a Consulting Engineer a design submission for examination by Council.
<b>Development Works</b>	Shall include all works involving civil, electrical, landscaping, streetscaping and any other works as a result of the development approval.
<b>Licensed Surveyor</b>	A Registered Surveyor whose registration by the Surveyors Board of Queensland is endorsed to the effect that the person may perform cadastral surveys.
<b>Registered Surveyor</b>	A person who is registered by the Surveyors Board of Queensland as a Surveyor.
<b>Contractor</b>	The person or corporation bound to execute construction and related work on behalf of the Developer.
<b>Engineering Drawings</b>	Drawings approved by Council for the construction of the development.
<b>Job Specification</b>	A specification, which has been specifically drawn for the particular development ie. it is job specific only.
<b>Shall</b>	Is used to indicate a requirement of Council that must be complied with under any conditions specified.
<b>Should</b>	Is used to indicate a guideline of Council that must be complied with unless Council decides that it can be relaxed or deleted, having regard to good engineering and planning practice.
<b>May</b>	Is used to indicate an option, whether for Council or for the Developer, as the context makes clear.