

# GOLD COAST CITY COUNCIL



LOCAL LAW No 22

(BUILDINGS)

REPEALED (GAZETTE 19/12/08)

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LOCAL LAW NO 22  
(BUILDINGS)**

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**Citation**

1. This local law may be cited as Gold Coast City Council Local Law No. 22 (Buildings).

**Objects**

2. This local law is pursuant to the provisions of Sections 44 and 45 of the Standard Building Regulation 1993 and the objects of this local law are:-
  - (a) to specify basic minimum area for Class 1 Buildings;
  - (b) boundary clearances and waterfront allotments for Class 1 to 10 Buildings;
  - (c) to regulate the erection of structures between the building line and the waterfront boundary of any lake, canal, river, creek, waterway or the high water mark of any foreshore;
  - (d) to specify boulder wall clearances;

**Buildings in Relation to Waterways, Ocean Foreshores and tidal Lakes**

**Definitions**

3. "Authorised Person" means a person authorised by the Council to exercise the powers of an authorised person under this local law."

"Waterfront Boundary" - That boundary as defined in Council's specifications for Waterfront Development or shown on Council's plans.

"Revetment Wall Alignment" - The waterfront edge of this wall.

"Nominated Ground Surface" - That surface indicated on Council's specification for Waterfront Development. Where not indicated, as determined by an Authorised Person.

"Boulder Wall Alignment" - The waterfront edge line as shown in Council's specifications.

"Building Line" - Building line means the outermost projections of any structural member of a building or other structure including, in the case of a roof, the outside face of the fascia or the roof structure where there is no fascia but does not include any rainwater fittings ornamental or architectural attachments.

**Basic Minimum Area - Class 1 Buildings**

- (a) Subject to paragraph (b) the minimum floor area of single detached Class 1 buildings shall be not less than sixty (60) square metres.

- (b) Council may permit the erection of single detached Class 1 buildings of a lesser floor area than that prescribed where it considers the circumstances so warrant.

### **Boundary Clearances - Waterfront Allotments**

4. For any proposed building of Class 1 to 10 and for any structure exceeding one (1) metre in height, above nominated ground surface, which is to be erected on land abutting a lake, canal, river, creek, waterway or the high water mark of any foreshore, or the like, the building line setback from the revetment wall alignment or waterfront site boundary or high water mark, whichever is the higher shall be that shown on a map approved by resolution of the Council.

### **Erection of Structures**

5. A person shall not cause to be erected between the building line and the waterfront boundary of any lake, canal, river, creek, waterway or the high mark of any foreshore:-
- (a) a fence with a height exceeding 1.2 metres above the nominated ground surface; or
  - (b) any structure or screen, other than a fence, with a height exceeding one (1) metre above the nominated ground surface.

Maximum Penalty Units: 20 Penalty Units

### **Boulder Wall Clearance**

6. Where a boulder wall alignment has been established, a 4.60 metre wide maintenance area shall be retained clear of the building line for the full length of the boulder wall and complying with Council's specifications for boulder walls.

Maximum Penalty Units: 20 Penalty Units

### **Special Situations**

7. An Authorised Person may in special circumstances, having regard for any specification guidelines adopted by Council, alter the boundary clearance or height of a structure where in his opinion it is warranted due to:-
- (a) the levels or depth of the allotment and adjoining sites; and
  - (b) exceptional conditions of the site.

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