



Part 5 Domains

Division 2 Domains

Chapter 2 Park Living

1.0 Intent

The purpose of this domain is to provide a variety of opportunities for low density residential activity within areas of semi-rural landscapes, and to maintain and enhance a parkland living environment as a transitional area between the urban parts of the City and the rural and natural landscapes of the hinterland. Key objectives include:

- ensuring that the park living areas of the City are developed and maintained to retain high amenity for residential activity on large lots, while preserving the landscape character and important topographical features of these parts of the City;
- conserving nature conservation values within the domain;
- promoting the conservation of wildlife habitat;
- protecting park living areas from encroachment by urban activity, including commercial uses intended to service urban populations;
- encouraging appropriate productive land uses such as farm forestry; and
- providing for reticulated water supply, electricity and telecommunications services to all residential lots created in this domain.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Park Living Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain, and therefore need only comply with the Place Code and any other identified relevant codes.

3.0 Table of Development

Note: *This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.*

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Conservation (natural area management) Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Estate Sales Office Home Office Private Recreation where lighting is proposed	Bed and Breakfast Caretaker's Residence Community Purposes Family Accommodation Farm Forestry Home Occupation Stall Telecommunications Facility n.e.i.	Animal Husbandry Cafe Child Care Centre Convenience Shop Educational Establishment Kennels Minor Tourist Facility Outdoor Sport and Recreation Place of Worship Refuse Transfer Station Retail Plant Nursery



B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
		exceeds two storeys due to the inclusion of a partial third storey and the GFA of the partial third storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys in height (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds two dwelling per lot.
		is located on site nominated as a Medium, High or Very High Risk Area identified on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard	
	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management are proposed	
	is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways	is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed	
		is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) , the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>is within or adjoins an allotment containing places, sites or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	
			<p>would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map OM23 – Extractive Resources</p>
	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration</p>	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed</p>	

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		<p>exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 metres from the site boundary</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	

D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, does not exceed 1m², painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 1m² and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m²;</p> <p>d) Not visible from any State-controlled road</p>	<p>Advertising Devices n.e.i.</p>	



E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Detached Dwelling or a Caretaker's Residence		Works for Infrastructure	

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	<p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p>

G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		<p>has an average lot size of no less than 8,000m² and results in no lots with an area less than 4,000m²</p>	<p>has an average lot size less than 8,000m² and/or results in one or more lots with an area less than 4,000m²</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations) as defined on Overlay Map OM23 – Extractive Resources

4.0 Relevant Codes

Codes relevant for development assessment in the Park Living Domain are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

4.1 Self Assessable Development

The following codes apply to development that is self assessable in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	2 Advertising Devices 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 25 Private Recreation 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

4.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	4 Animal Husbandry 7 Bed and Breakfast Tourist Accommodation 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 16 Family Accommodation 17 Farm Forestry 20 Kennels 21 Landscape Work 25 Private Recreation 33 Telecommunications Facilities 36 Vegetation Management 38 Working From Home 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land



4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

4.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	3 Canals and Waterways 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control

4.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	36 Vegetation Management	6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control



4.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Park Living Domain.

Place Code	Specific Development Codes	Constraint Codes
Park Living Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 7 Dam Catchment Areas 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

5.0 Park Living Domain Place Code

5.1 Purpose

This code seeks to ensure that the park living areas of the City are developed and maintained to retain high amenity for residential activity on large lots, while preserving the landscape character and important topographical features of these parts of the City. This code also seeks to:

- conserve nature conservation values within the domain;
- maintain a distinctive and low density living environment; and
- maintain and enhance a high standard of private residential amenity for residents in a park living environment within semi-rural landscapes.

5.2 Application

- 5.2.1 The place code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at **Clause 3.0**.
- 5.2.2 Performance Criteria PC1-PC15 apply to all code and impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the acceptable solutions to Performance Criteria PC1-PC6 apply.

5.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
PC1 All buildings must be of a height which is in keeping with the predominantly park living character of the surrounding area. Building height must not result in a significant loss of visual amenity.	AS1 The building has a maximum of two storeys.



Performance Criteria	Acceptable Solutions
Building Setback	
<p>PC2</p> <p>All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for:</p> <ol style="list-style-type: none"> the efficient use of the site; the semi rural character of the area; the separation from neighbouring properties and from frontages to roads. 	<p>AS2</p> <p>All buildings are set back not less than six metres from the frontage of the site and three metres from the side and rear boundaries of the site.</p>
<p>PC3</p> <p>All buildings must provide for setbacks from water courses/waterways, which are appropriate to ensure the protection of water quality in those watercourses and riparian vegetation associated with those watercourses.</p>	<p>AS3</p> <p>All buildings are setback not less than 30 metres from the tip of the high bank of a waterway as identified on Overlay Map OM11 – Natural Wetland and Waterway Areas. (Where no definable bank is present, the setback is to be measured from the normal water level).</p>
Accommodation Density	
<p>PC4</p> <p>Accommodation density must be low to maintain and enhance the quality of the semi rural landscape, natural landscape and the hinterland scenic backdrop.</p>	<p>AS4.1.1</p> <p>The dwelling density is one detached dwelling per lot.</p>
Site Coverage	
<p>PC5</p> <p>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS5</p> <p>The site coverage of all buildings is not greater than 25% of the site area unless a Specific Development Code provides for a lesser site coverage.</p>
Vehicular Crossings	
<p>PC6</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ol style="list-style-type: none"> a safe footpath environment; safe vehicular access to the property; appropriate hydraulic performance of the stormwater infrastructure; no damage to vehicle or road infrastructure; minimal loss of on-street parking spaces; continued amenity of the neighbourhood. 	<p>AS6</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Development that is Code Assessable or Impact Assessable	
Siting	
<p>PC7</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding park living area, having regard to:</p> <ol style="list-style-type: none"> significant views and vistas; natural water systems; remnant vegetation; a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis. 	<p>AS7</p> <p>No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
Building Appearance	
<p>PC8 All buildings must be designed and constructed to a high aesthetic standard, and complement or enhance the character of the local area.</p>	<p>AS8.1 The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.</p> <p>AS8.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>
Advertising Devices	
<p>PC9 All signage should be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.</p>	<p>AS9.1 All buildings containing a commercial use component, contain signage envelopes on the exterior of the frontages of the building structure to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage which does not dominate the facade and which complements the design of the building.</p> <p>AS9.2 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.</p>
Landscape Work	
<p>PC10 Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.</p>	<p>AS10 No acceptable solution provided.</p>
<p>PC11 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.</p>	<p>AS11 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.</p>
Amenity Protection	
<p>PC12 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS12 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC13</p> <p>The proposed development must take into account and seek to ameliorate any negative aspects of the existing residential amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS13</p> <p>No acceptable solution provided.</p>
<p>Impacts from Agricultural Activity</p>	
<p>PC14</p> <p>Where a sensitive receptor is proposed adjacent to agricultural activities undertaken on a site identified on OM2 – Good Quality Agricultural Land, impacts from agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash must not adversely affect community public health, safety and amenity.</p> <p>Note: <i>For the purposes of PC14, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a childcare centre, kindergarten, school, university or other educational institution, or a medical centre or hospital.</i></p>	<p>AS14.1</p> <p>The sensitive receptor is adjacent to agricultural activity that emits noise, and a separation distance between the sensitive receptor and the agricultural land is in accordance with solutions outlined on Page 16 of the Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997 (DNR, DGLP).</p> <p>AS14.2</p> <p>The sensitive receptor is adjacent to agricultural activity that emits odour, dust, smoke, ash or chemical spray, and a separation distance between residential development and the agricultural land is not less than 500 metres.</p>
<p>Environmental Protection</p>	
<p>PC15</p> <p>The development must avoid detrimental impact on the natural environment by:</p> <ul style="list-style-type: none"> a) conserving to the greatest extent possible the nature conservation and environmental values of the site and its surrounds; b) minimising the site disturbance, erosion and loss of soil; c) avoiding changes to ground level wherever possible; d) minimising impacts due to changes in the quantity and quality of stormwater. 	<p>AS15</p> <p>No acceptable solution provided.</p>