



Part 5 Domains

Division 2 Domains

Chapter 4 Detached Dwelling

1.0 Intent

The purpose of this domain is to provide for low density residential areas that consist predominantly of low rise, detached dwellings, in a garden landscape, that are well serviced in terms of urban facilities and transport. It is intended to preserve and enhance the suburban character and residential amenity of these low density residential neighbourhoods.

This domain also seeks to enhance and promote the residential lifestyle attributes of privacy and quiet enjoyment of family life, with opportunities for residential based leisure pursuits. Key objectives include:

- providing for some variety in dwelling size and style, within the context of a relatively homogeneous residential environment;
- providing for extensive areas of both private and public open space, and promoting the landscaping of these areas to achieve a green and attractive residential environment and to contribute to the City wide landscape character themes;
- providing for a limited range of home based activity where the scale and intensity of the activity will not impact on the high level of residential amenity expected within this domain; and
- facilitating home based business activity where this has no adverse impact on the residential amenity of the neighbourhood.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Detached Dwelling 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
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground n.e.i Park n.e.i Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Estate Sales Office Home Office Open Sports Ground where lighting is proposed and the site is located within the area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs Park where lighting is proposed and the site is located within the area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs Private Recreation where lighting is proposed	Caretaker's Residence Family Accommodation Home Occupation Place of Worship (floor space no greater than 300m ²) Telecommunications Facility n.e.i.	Aged Persons Accommodation Apartment Attached Dwellings and Medium Density Detached Dwellings Bed and Breakfast Child Care Centre Community Care Centre Convenience Shop Educational Establishment Hostel Accommodation Medical Centre Place of Worship n.e.i. Service Station



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 partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds two dwellings per lot
	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and complies with the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils	is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard , and alternative solutions to the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils are proposed	
	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 Areas	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 Areas 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) or 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 on 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>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and complies with the Acceptable Solutions for Heights of Buildings and Other Structures in Constraint Code 1 – Gold Coast Airport and Aviation Facilities</p>	<p>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and alternative solutions to the Acceptable Solutions for Heights of Buildings and Other Structures Constraint Code 1 – Gold Coast Airport and Aviation Facilities are proposed</p>	
	<p>is on a site identified on Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours, as subject to the ANEF 20-40 Noise Exposure Contours, and complies with the Acceptable Solutions of Constraint Code 1 – Gold Coast Airport and Aviation Facilities</p>	<p>is on a site identified on Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours, as subject to the ANEF 20-40 Noise Exposure Contours, and alternatives to the Acceptable Solutions of Constraint Code 1 - Gold Coast Airport and Aviation Facilities are proposed</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 a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
	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	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	

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
--------	-----------------	-----------------	-------------------

Operational Work that involves extraction, excavation or fill that:

		exceeds a volume of 40 cubic metres of fill or excavation, or is closer than two metres from the site boundary	
		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 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	



D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, under 5m², 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, under 5m² 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>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>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:			
		results in no lots with an area less than 600m ² ; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development; OR is located on a site identified on Overlay Map OM5 – Minimum Lot Size and results in no lots with an area less than the minimum lot size specified on Overlay Map OM5 – Minimum Lot Size	results in one or more lots with an area less than 600m ² ; OR is located on a site identified on Overlay Map OM5 – Minimum Lot Size and results in one or more lots with an area less than the minimum lot size specified on Overlay Map OM5 – Minimum Lot Size
			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 Detached Dwelling 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling 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	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 11 Ocean Front Land 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling Domain Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Density Detached Dwellings 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 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 27 Retail and Related Establishments 31 Service Stations 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) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling 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) 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling Domain Place Code	36 Vegetation Management	6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 11 Ocean Front Land 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 Detached Dwelling Domain.

Place Code	Specific Development Codes	Constraint Codes
Detached Dwelling 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	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 Detached Dwelling Domain Place Code

5.1 Purpose

This Place Code seeks to ensure low density residential areas consist predominantly of detached dwellings. This code also seeks to:

- preserve and enhance the suburban character and residential amenity of these low density residential neighbourhoods;
- maintain a low rise urban form; and
- ensure that the scale and density of development and, in particular, the design and appearance of residential premises is of a residential character.

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** of this domain.

5.2.2 Performance Criteria PC1-PC14 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-PC5 apply.

5.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>PC1 All buildings must be limited in height to complement the local neighbourhood character and to protect the residential amenity of adjoining lots.</p>	<p>AS1 The building has a maximum of two storeys.</p>
Building Setback	
<p>PC2 All buildings and covered car parking spaces must provide for setbacks from the street frontage and the side and rear boundaries, which are appropriate to the efficient use of the site and the streetscape character of this domain.</p>	<p>AS2.1 The building and covered car parking space is set back not less than six metres from the frontage of the site.</p> <p>AS2.2 The building (excluding covered car parking space associated with a Detached Dwelling) is set back from the side and rear boundaries at not less than:</p> <ol style="list-style-type: none"> a) 1.5 metres, measured from the outermost projection of that part of the building which is 4.5 metres or less above ground level; b) 2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; c) 2 metres, plus 0.5 metres for every 3 metres or part thereof, measured from the outer most projection of that part of the building which is greater than 7.5 metres above ground level.
Accommodation Density	
<p>PC3 Accommodation density must be low to maintain a suburban residential environment comprising predominantly detached dwellings.</p>	<p>AS3 The dwelling density is one dwelling per lot.</p>
Site Coverage	
<p>PC4 The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS4 The site coverage is not greater than 50% of the site area, unless a Specific Development Code provides for a lesser site coverage.</p>



Performance Criteria	Acceptable Solutions
Vehicular Crossings	
<p>PC5</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	<p>AS5</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	
Accommodation Density	
<p>PC6</p> <p>Accommodation density must be low to maintain a suburban residential environment comprising predominantly detached dwellings.</p>	<p>AS6.1.1</p> <p>The maximum dwelling density is one dwelling per 400m² of the net site area;</p> <p>OR</p> <p>AS6.1.2</p> <p>Where the site is shown on Overlay Map OM4 – Residential Density as a site where a lesser density applies (in which case the maximum density shown on Overlay Map OM4 – Residential Density applies);</p> <p>OR</p> <p>AS6.1.3</p> <p>Where the site is shown on Overlay Map OM5 – Minimum Lot Size the maximum dwelling density is one dwelling per lot.</p>
Siting	
<p>PC7</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding residential area, having regard to:</p> <ul style="list-style-type: none"> a) significant views and vistas; b) natural water systems; c) remnant vegetation. d) a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis. 	<p>AS7</p> <p>No acceptable solution provided.</p>
Building Appearance	
<p>PC8</p> <p>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</p> <p>The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.</p> <p>AS8.2</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>
Advertising Devices	
<p>PC9</p> <p>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</p> <p>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>



Performance Criteria	Acceptable Solutions
	<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>
Lot Size (For Subdivision Only)	
<p>PC12 The minimum lot size must be functionally consistent with the level of servicing that can be provided to the local area.</p>	<p>AS12.1 The minimum lot size is 600m² where sewerage and water reticulation can be achieved. AS12.2 The minimum lot size is 3000m², where sewerage reticulation cannot be achieved, unless the site is shown on Overlay Map OM5 – Minimum Lot Size as a site where a different minimum lot size applies (in which case the minimum lot size shown on Overlay Map OM5 – Minimum Lot Size applies).</p>
Amenity Protection	
<p>PC13 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.</p>	<p>AS13 No acceptable solution provided.</p>
<p>PC14 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: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.</p>	<p>AS14 No acceptable solution provided.</p>