



Part 5 Domains

Division 2 Domains

Chapter 5 Residential Choice

1.0 Intent

This domain seeks to support the provision of a range of housing choice that is responsive to the changing demographic structure of the City, whilst maintaining an efficient land use pattern. The purpose of this domain is to support the development of a residential pattern comprising mixed dwelling types, including detached dwellings, attached dwellings and apartment buildings that relate well to each other. This domain seeks to:

- support residential densities that are moderately higher than traditional detached dwelling areas;
- facilitate a wide variety of home office, home occupation and residential support services to be located within the domain, commensurate with local residents' needs; and
- achieve a high standard of residential amenity across the range of dwelling types in the domain.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Residential Choice 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 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	Aged Persons Accommodation Apartment Attached Dwellings and Medium Density Detached Dwellings Bed and Breakfast Caretaker's Residence Convenience Shop Family Accommodation Home Occupation Place of Worship (floor space no greater than 300m ²) Telecommunications Facility n.e.i.	Café Caravan Park Child Care Centre Community Care Centre Educational Establishment Hostel Accommodation Medical Centre Motel Place of Worship (floor space greater than 300m ²) Relocatable Home Park 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, and the site is not in an area where a maximum building height exceeding two storeys is identified on Map OM6 – Maximum Building Height	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below), where the site is not in an area where a maximum building height exceeding two storeys is identified on Overlay Map OM6 – Maximum Building Height ; OR exceeds the maximum number of storeys indicated for the site identified on Overlay Map OM6 – Maximum Building Height
			exceeds one dwelling per 400m ² of site area where density is not specified on Overlay Map OM4 – Residential Density ; OR exceeds the maximum density for the site identified on Overlay Map OM4 – Residential Density
	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	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	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	
		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	
	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	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 in Constraint Code 1 – Gold Coast Airport and Aviation Facilities are proposed	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	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	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	
	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	
			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
		exceeds one dwelling per lot	

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 50 cubic metres of fill or excavation, or is closer than two metres from the allotment 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	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		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
	Advertising Device that is: a) Not illuminated, nor animated, does not exceed 0.6m ² , 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; b) Not illuminated, does not exceed 0.6m ² and painted onto a blind or canopy; 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 0.6m ² ; d) Not visible from any State-controlled road	Advertising Devices n.e.i.	

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:			
	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	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	results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council

G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		results in no lots with an area less than 400m 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	results in one or more lots with an area less than 400m ²
			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 Residential Choice 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice Domain Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 9 Caravan Parks 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 16 Family Accommodation 19 High Rise Residential and Tourist Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 26 Relocatable Home Parks 27 Retail and Related Establishments 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 and Natural Waterways 11 Ocean Front Land 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes and 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies	3 Canals and Waterways 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

4.4 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice 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 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice 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 Residential Choice Domain.

Place Code	Specific Development Codes	Constraint Codes
Residential Choice 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) 8 Flood Affected Areas 9 Natural Wetland and Natural Waterways 11 Ocean Front Land 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes and Unstable Soils 17 Unsewered Land

5.0 Residential Choice Domain Place Code

5.1 Purpose

This Place Code seeks to support the provision of a range of housing choice that is responsive to the changing demographic structure of the City, whilst maintaining an efficient land use pattern. The purpose of this domain is to support the development of a residential pattern comprising mixed dwelling types, including detached dwellings, attached dwellings and apartment buildings that relate well to each other. This code seeks to:

- support residential densities that are moderately higher than traditional detached dwelling areas;
- facilitate a wide variety of home office, home occupation and residential support services to be located within the domain commensurate with local residents' needs; and
- achieve a high standard of residential amenity across the range of dwelling types in the domain.

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-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	
PC1 All buildings must be of a height which is in keeping with the predominant residential character of the surrounding area. Building height must not result in a significant loss of visual amenity.	AS1.1.1 The building has a maximum of two storeys. OR AS1.1.2 The subject site is designated with a specific maximum building height exceeding two storeys on Overlay Map OM6 – Maximum Building Height and the building does not exceed the indicated maximum building height.



Performance Criteria	Acceptable Solutions
Accommodation Density	
<p>PC2</p> <p>Accommodation density must be consistent with the residential character of the local area and contribute to the achievement of a variety of dwelling types in the local area.</p>	<p>AS2.1.1</p> <p>The dwelling density is one dwelling per lot.</p> <p>OR</p> <p>AS2.1.2</p> <p>The dwelling density does not exceed one dwelling per 400m² of site area.</p> <p>OR</p> <p>AS2.1.3</p> <p>The site is designated with a specific maximum residential density on Overlay Map OM4 – Residential Density and the development does not exceed the indicated maximum residential density.</p>
Site Coverage	
<p>PC3</p> <p>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS3.1.1</p> <p>The site coverage does not exceed 50% of the site area where a detached dwelling is proposed.</p> <p>OR</p> <p>AS3.1.2</p> <p>The site coverage does not exceed 40% of the site area for all other uses.</p>
Building Setback	
<p>PC4</p> <p>All buildings and covered car parking spaces must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate to the efficient use of the site and the streetscape character of this domain.</p>	<p>AS4.1.1</p> <p>The building and covered car parking space is setback not less than six metres from the frontage of the site.</p> <p>AS4.1.2</p> <p>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> <ul 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 three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above ground level. <p>OR</p> <p>AS4.1.3</p> <p>The building is setback in accordance with a specific development code that provides for a greater building setback.</p>
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>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Building Height	
<p>PC6</p> <p>All buildings must be of a height which is in keeping with the predominant residential character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS6.1.1</p> <p>The building is not more than 8.5 metres in height and has a maximum of two storeys.</p> <p>OR</p> <p>AS6.1.2</p> <p>The subject site is designated with a specific maximum building height exceeding two storeys on Overlay Map OM6 – Maximum Building Height and the building does not exceed the indicated maximum building height.</p> <p>OR</p> <p>AS6.1.3</p> <p>The subject site is not designated with a specific maximum building height exceeding two storeys on Overlay Map OM6 – Maximum Building Height and the building is not more than 11.5 metres in height, has a maximum of three storeys (including a partial third storey), and is set back at a minimum of 10 metres from all boundaries of the site.</p>
Building Setback	
<p>PC7</p> <p>All buildings 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>AS7.1.1</p> <p>The building is on a subject site designated with a specific maximum building height exceeding two storeys on Overlay Map OM6 – Maximum Building Height and is set back in accordance with AS4.1.1.</p> <p>OR</p> <p>AS7.1.2</p> <p>The building is on a site not designated with a specific maximum building height exceeding two storeys on Overlay Map OM6 – Maximum Building Height, is not more than 11.5 metres in height, has a maximum of three storeys (including a partial third storey) and is set back in accordance with AS6.1.3.</p>
Siting	
<p>PC8</p> <p>All buildings must be sited to complement the built form of the surrounding area and to maximise the utility of the open space on the site, having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis.</p>	<p>AS8</p> <p>No acceptable solution provided.</p>
Building Appearance	
<p>PC9</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>AS9.1</p> <p>The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.</p> <p>AS9.2</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>



Performance Criteria	Acceptable Solutions
Advertising Devices	
<p>PC10</p> <p>All signage must 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>AS10.1</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> <p>AS10.2</p> <p>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>PC11</p> <p>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>AS11</p> <p>No acceptable solution provided.</p>
<p>PC12</p> <p>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>AS12</p> <p>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>PC13</p> <p>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>AS13</p> <p>No acceptable solution provided.</p>
<p>PC14</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>AS14</p> <p>No acceptable solution provided.</p>