

PART 6 LOCAL AREA PLANS

DIVISION 2 LOCAL AREA PLANS

CHAPTER 3 BUNDALL CENTRAL

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1.0 INTENT

The purpose of this Local Area Plan (LAP) is to provide for the detailed planning and development of the Bundall Activity Centre, which is identified as a specialist centre in the City's Activity Centre System. Bundall has a major concentration of commercial office space that is of citywide significance. This LAP seeks to consolidate the commercial office function at this location, and to introduce new activities to broaden and enhance the role of Bundall.

2.0 APPLICATION

- 2.1 This LAP applies to all development, subject to the Planning Scheme and located within the LAP area, as indicated in **Bundall Central LAP Map 3.1 - Boundary**. It should be noted that the Bundall Central LAP includes Lot 1 RP216151, known as 1 Ouyan St, Bundall, even though the property is not contiguous with the major LAP area.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP, and therefore need only comply with the acceptable solutions of the Bundall Central LAP Place Code contained in Clause 8.0 and any other acceptable solutions identified in the relevant codes explicitly referred to in Subclause 7.1.

3.0 DESIRED ENVIRONMENTAL OUTCOMES

- 3.1 The achievement of a compact, mixed use activity centre at Bundall, which includes the expansion of office activity within the Bundall Central Area providing services and accommodation for a wide range of professional, commercial and business activities (refer to **DEO Econ.3**).
- 3.2 The presentation of an attractive outlook and a consistent built form to the surrounding areas, including the protection and enhancement of the landmark quality of the Corporate Centre tower, within the overall urban design character of the LAP and its surrounding area (refer to **DEO Soc.1**).

4.0 LOCAL AREA FEATURES

The Bundall Central area is located adjacent to the Gold Coast City Council Administration Office at Evandale with associated Arts Centre facilities. Together, these properties form the focus for one of the most important employment clusters in the City.

The Bundall Central area offers a distinctive office environment within close proximity to Surfers Paradise, yet removed from the tourist activity of that activity centre. It is easily accessible from the north and the south, with particularly good access to Southport. The existing range of modern office accommodation available at this location is an important resource for the whole City. The orientation of the Bundall Central area to Bundall Road and the modern functional architecture of the buildings contributes to the business character of this area. In this respect, it supports and

complements the government functions on the opposite side of Bundall Road. The distribution of open space and landscaping throughout the area suggests an office park environment that offers passive recreation opportunities. The access to the canal, towards the north of the LAP, provides a welcome intrusion of distinctive Gold Coast City character into the LAP area.

The urban design of the LAP area is distinctive, with the Corporate Centre office tower creating a dominant landmark on the corner of Bundall Road and Slatyer Street. Future development will be encouraged to further promote a modern architectural style for the LAP area however, the height of new buildings will be restricted, so as not to dilute the landmark quality of the Corporate Centre tower.

5.0 PRECINCTS

The Bundall Central LAP has been divided into two precincts, as depicted on **Bundall Central LAP Map 3.2 - Precincts**.

- Precinct 1: Commercial and Residential
- Precinct 2: Public Open Space

These precincts have distinctive characteristics that make them distinct and are a reflection of existing land use patterns. They also represent the preferred future development pattern for the Bundall Central area and adjacent residential environs. Accordingly, planning requirements within these two precincts vary.

5.1 Precinct 1: Intent for Commercial and Residential

This precinct includes the majority of the land within the LAP. It is the major area for office development, with good opportunities for mixed uses, including residential development, entertainment and limited retail activity.

5.2 Precinct 2: Intent for Public Open Space

This precinct comprises all the parcels of parkland and open space located in the LAP area and maintained in public ownership. It also includes the open lot car park areas and a number of access and drainage reserves. It is intended that this precinct be generally maintained as an open area, with extensive landscaping. The existing car park facilities and accesses are to be maintained and enhanced. The open space areas, including the car parks, are to contribute to the character and attractiveness of Bundall Central.

Development is to be limited to passive recreation facilities and ground level car parking to maintain the generally open space nature of this precinct.

6.0 BUNDALL CENTRAL LOCAL AREA PLAN TABLE OF DEVELOPMENT

Note: This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 - Using Local Area Plans.

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Precinct 1 - Commercial And Residential			
Family Day Care Home Low-Impact Telecommunications Facility	Cafe Caretaker’s Residence Commercial Services Convenience Shop	Car Park Apartment when located above ground storey level	Amusement Parlour Apartment n.e.i. Attached Dwellings and Medium Density

A: MATERIAL CHANGE OF USE			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Minor Change in the scale or intensity of an existing lawful use Park Special Accommodation	Home Office Laundromat Office Temporary Use	Child Care Centre Fast Food Premises Home Occupation Hostel Accommodation Medical Centre Motel Place of Worship Restaurant Retail Nursery Service Industry Showroom Take-Away Food Premises Telecommunications Facilities n.e.i. Veterinary Clinic	Detached Dwellings Cinema Community Care Centre Detached Dwelling Educational Establishment Funeral Parlour Indoor Recreation Facility Market Nightclub Reception Room Resort Hotel Shop Tavern Theatre
Precinct 2 Public Open Space			
Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park		Car Park Public Convenience Telecommunications Facilities n.e.i.	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
			exceeds the maximum number of storeys indicated for the site, identified on Bundall Central LAP Map 3.3 Maximum Building Height
			exceeds a residential density of RD7 or one bedroom per 25m ² of site area
	is 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 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 that is listed on the Queensland Heritage	

B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Material Change of Use involving Building Work that:			
		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 on a site identified on the Domain Maps as being affected 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

C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Operational Work that involves extraction, excavation or fill that:			
		Precinct 1: exceeds a volume of 20 cubic metres of fill or excavation or is closer than two metres from the allotment boundary	
		Precinct 2: exceeds a volume of 100 cubic metres of fill or excavation or is closer than 20 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	
		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 DEVICES			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
	Advertising Device that is: a) not internally illuminated nor animated, and where the total area of signage per street frontage does not exceed the following, for each precinct: • Precinct 1: 10m ² • Precinct 2: 5m ² b) not on land with frontage to an arterial road or any state-controlled road	Advertising Device 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	

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
		results in no lots with an area less than 1,000m ² OR Entails only a Community Title Subdivision	results in one or more lots with an area less than 1,000m ²
		(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.	
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or

G: RECONFIGURING A LOT			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
Reconfiguring a Lot that:			
			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

7.0 RELEVANT CODES

Codes relevant for development assessment in the Bundall Central 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.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Central Place Code	2 Advertising Devices 10 Caretaker's Residence 24 Office 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working from Home	4 Car Parking, Access and Transport Integration 8 Flood Affected Areas

7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of use** in the Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODE	CONSTRAINT CODES
Bundall Central Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Detached Dwellings 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 19 High Rise Residential and Tourist Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 27 Retail and Related Establishments	1 Gold Coast Airport and Aviation Facilities 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 13 Road Traffic Noise Management 14 Sediment and Erosion Control

PLACE CODE	SPECIFIC DEVELOPMENT CODE	CONSTRAINT CODES
	33 Telecommunications Facilities 38 Working from Home 39 Works for Infrastructure	

7.3 Operational Work - Changes to Ground Level

The following codes apply to development that is code or impact 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 Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Central Place Code	11 Changes to Ground Level and Creation of New Water Bodies	6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control

7.4 Operational Work - Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code or impact 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 Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Central Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control

7.5 Operational Work - Vegetation Clearing

The following codes apply to development that is code or impact assessable **Operational Work - Vegetation Clearing** in the Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Central Place Code	36 Vegetation Management	6 Cultural Heritage (Indigenous) 14 Sediment and Erosion Control

7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Bundall Central LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Central Place Code	11 Changes to Ground Level and Creation of New Water bodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 13 Road Traffic Noise Management 14 Sediment and Erosion Control

8.0 BUNDALL CENTRAL PLACE CODE

8.1 Purpose

To ensure that the scale and density of development, in particular, the construction of commercial and residential buildings, is consistent with the desired built form and character of a Specialist Activity Centre within the Gold Coast City's system of activity centres, with a strong commercial office focus.

8.2 Application

8.2.1 The Bundall Central LAP Place Code applies to development indicated as self, code or impact assessable in the Bundall Central LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC21 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC5 apply.

8.3 Development Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC1 The height of buildings must be consistent with the scale of the existing major developments within the LAP area.	AS1 The maximum height of buildings in each precinct does not exceed the relevant maximums shown on Bundall Central LAP Map 3.3 - Maximum Building Height .
ACCOMMODATION DENSITY	
PC2 Accommodation density must be consistent with the Specialist Activity Centre character of Bundall Central. Accordingly, medium to high density development that can be comfortably accommodated and supports mixed uses in the town centre is appropriate.	AS2 The maximum density for residential dwellings in this LAP is equivalent to RD 7, which is one bedroom per 25m ² of net site area.
BUILDING BULK, SITE COVERAGE AND BUILDING SETBACK	
PC3 The building bulk of individual developments must be consistent with the role of Bundall, as a second tier commercial centre (below the City's three key	AS3.1 The maximum site coverage for development does not exceed 40% in Precinct 1 and 5% in Precinct 2 .

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>regional centres), with a built form that allows for significant ground level open space and opportunities for views between buildings.</p>	<p>AS3.2 The minimum frontage setback to any street is six metres, except for those sites with two street frontages, where a three metre setback to the lesser street is acceptable.</p> <p>AS3.3 The minimum building setback from any side or rear boundaries is: 1.5 metres to that part of the building, which is 4.5 metres or less above ground level; 2 metres to that part of the building which is greater than 4.5 metres, but not exceeding 7.5 metres above ground level; 2 metres plus 0.5 metres for every 3 metres, or part thereof, to that part of the building which is greater than 7.5 metres above ground level.</p> <p>AS3.4 The minimum building setback from the canal is 7.8 metres from the revetment wall.</p>
CAR PARKING PROVISION	
<p>PC4 Car park provision must reflect the predominant commercial office use of the Bundall Central area, and facilitate the introduction of mixed use developments. It must also support the built form and landscaping objectives for the LAP.</p>	<p>AS4.1 The minimum car park provision for all commercial uses, except cafe, restaurant and nightclub use, is provided at the rate of one space per 30m² of GFA, or part thereof.</p> <p>AS4.2 More than 50% of the required car park spaces are provided in building basements in order to maximise the area of ground level open space.</p> <p>AS4.3 At least 10% of the total area of all ground level car park spaces and associated access ways are landscaped.</p>
VEHICULAR CROSSINGS	
<p>PC5 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>AS5 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 - Standard Drawings:</p> <ul style="list-style-type: none"> Drawing No. 59213 (Rural Access with Pipe Crossing); Drawing No. 59217 (Driveway and Verges Low Density Residential); Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential). <p><i>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls</i></p>
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
SITING	
<p>PC6 All buildings must be sited to complement the Bundall activity centre character and the built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance Planning Scheme Policy 17 - Site Analysis.</p>	<p>AS6 No acceptable solution provided.</p>
<p>PC7</p>	<p>AS7</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.	No acceptable solution provided.
BUILDING AESTHETICS	
<p>PC8</p> <p>The design and construction of all buildings must use appropriate stylistic features, devices and materials, finishes and colours to contribute to the modern sub tropical office park character of the LAP area.</p>	<p>AS8.1</p> <p>Both commercial and residential building design uses clean simple lines, with a modern Gold Coast City style. Borrowed styles from foreign countries, or historical themes, are avoided.</p> <p>AS8.2</p> <p>Glass which forms all or part of any external wall of a building does not exceed:</p> <ul style="list-style-type: none"> a) a maximum degree of reflection of both heat and light of 20%; b) 60% of the total area of such wall. <p>AS8.3</p> <p>The massing and proportions of new commercial buildings are consistent with that of adjoining commercial buildings.</p> <p>AS8.4</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>The provision of signs must be limited to that which is consistent with a high quality business location and must also be generally consistent with the City wide signage standards for similar developments.</p>	<p>AS9.1</p> <p>Sign content is limited to the building name and identifies the businesses which occupy the premises. Third party signs are not supported in this LAP area.</p> <p>AS9.2</p> <p>All signs are located on the building's walls or facade or contained within the roof structure, and designed so as not to obscure the outline of the building when viewed from the street frontage. Stand alone pole signs are not supported in this LAP area.</p> <p>AS9.3</p> <p>All signs are consistent with the provisions for the Integrated Business Domain set out in Specific Development Code 2 - Advertising Devices.</p>
LANDSCAPE WORK	
<p>PC10</p> <p>Extensive areas of ground level landscaping must be provided to a standard, which promotes a pleasant, attractive and functional pedestrian environment with a sub tropical character.</p>	<p>AS10.1</p> <p>In any development, at least 30% of the site is landscaped at ground level.</p> <p>AS10.2</p> <p>For any street frontage, an area three metres wide adjoining that frontage is landscaped in the following manner:</p> <ul style="list-style-type: none"> a) the area is at the same level as the footpath and the landscaping integrates the area with the footpath; b) the area is capable of deep planting; c) there are no fences erected within the area or between the area and the footpath. <p>AS10.3</p> <p>Any side or rear setback areas are densely planted.</p> <p>AS10.4</p> <p>For any landscaping, a majority of local native species is utilised.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>AS10.5 Existing mature trees are retained in any redevelopment.</p> <p>AS10.6 Where a site has frontage to the flood mitigation channel (the canal), public pedestrian access facilitated, and landscaping is used to highlight the waterway as a visual feature.</p>
<p>PC11 All ground level car parking areas must be landscaped and maintained to complement the character of the local business centre and any adjoining residential or public open space areas.</p>	<p>AS11 The car park areas of the lot are landscaped with landscape design and use of plant species is 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 All lots must be of sufficient size to comfortably accommodate either a commercial building, a mixed use building, or a medium to high density residential building.</p>	<p>AS12 The minimum lot size is not less than 1,000m².</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:</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 No acceptable solution provided.</p>
PLOT RATIO	
<p>PC14 The bulk of the development proposal is proportional to the character of the local area, with some bonus in floor space available where identified public benefits are provided.</p>	<p>AS14.1 The Basic Plot Ratio of 2 not exceeded however residential floor space is not included in the Plot Ratio calculations.</p>
<p>PC15 The proposed development must take into account and seek to ameliorate any negative aspects of the existing 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>AS15 No acceptable solution provided.</p>
MIXED USE AND RESIDENTIAL BUILDING DESIGN AND AMENITY STANDARDS	
<p>PC16 The design of commercial buildings within the LAP area must respect the opportunities for mixed use and the need for a good standard of amenity in mixed use buildings.</p>	<p>AS16 The location of equipment that has potential to create noise is designed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
<p>PC17</p>	<p>AS17</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Residential buildings within the LAP area must be designed to respect and enhance the commercial and mixed use character of the LAP area.	Residential use is avoided for ground floor levels of buildings within the LAP area. Instead, it is preferable that ground floor areas be utilised for any of the following: <ul style="list-style-type: none"> a) office uses; b) retail uses; c) recreational uses; d) entertainment uses.
PARKING AND ACCESS	
<p>PC18</p> <p>Loading and access requirements must be provided, consistent with City wide standards, while protecting the residential amenity of Upton Street and the arterial function of Bundall Road.</p>	<p>AS18.1</p> <p>A loading area is provided on site that is separated from the public access areas and readily accessible from all commercial tenancies on the site.</p> <p>AS18.2</p> <p>No additional vehicle access is provided to development sites from Bundall Road.</p> <p>AS18.3</p> <p>Vehicle access is provided from Upton Street only where sites have no other street frontage or lawful access.</p>
<p>PC19</p> <p>The Council owned public car park, located between Karp Court and Holden Place, must retain access to both those streets, and the through movement of vehicles continue to be facilitated.</p>	<p>AS19.1</p> <p>A vehicle access easement, where appropriate, is to facilitate access to car parking facilities and to promote connectivity in the LAP area. The easement is created in favour of the Council, for vehicle access purposes.</p> <p>AS19.2</p> <p>For any site which adjoins a Council car park, driveways associated with such a car park and public access ways, an area to a minimum width of two metres (that adjoins the car park, driveways or access way) is dedicated to landscaping. This landscaped area is integrated with the overall landscaping scheme for the development site.</p>
<p>PC20</p> <p>Commercial developments must include public convenience facilities where there is a need for their provision.</p>	<p>AS20</p> <p>Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>
BUILDING SERVICES AND SAFETY	
<p>PC21</p> <p>Adequate facilities, for servicing of the development with a refuse disposal service must be provided to meet the needs of the development.</p>	<p>AS21.1</p> <p>Provision is made for the storage of refuse on site and suitable access for the removal of refuse.</p> <p>AS21.2</p> <p>All outdoor storage or refuse disposal areas are screened from public view.</p>