

# **PART 6 LOCAL AREA PLANS**

## **DIVISION 2 LOCAL AREA PLANS**

### **CHAPTER 4 BUNDALL EQUESTRIAN**

## **PART 6, DIVISION 2 CHAPTER 4**

## **LOCAL AREA PLANS BUNDALL EQUESTRIAN**

### **1.0 INTENT**

The purpose of this Local Area Plan (LAP) is to provide for the detailed planning and development of the Bundall Equestrian area, which includes the Gold Coast City Turf Club, racecourse and adjacent lands. It is intended that the area develop as a major venue for horse racing activities, while minimising adverse impact on surrounding development. This LAP also seeks to ensure that the available land for development is used for purposes directly related to the horse racing industry.

### **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 Equestrian LAP Map 4.1 - Boundary**.
- 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 Equestrian 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 OUTCOME**

- 3.1 The concentration of equestrian activity within the Bundall Equestrian area, through an increase in the number and range of equestrian support activities and business services in the Bundall Equestrian LAP area (refer **DEO Econ.3**).

### **4.0 LOCAL AREA FEATURES**

The Gold Coast City Turf Club is a major sporting facility that serves a regional catchment. It is the venue for a number of major events, including The Magic Millions race event and horse sales. The preferred land uses are for development directly associated with the horse racing industry, including a racecourse, stables, veterinarian and equestrian services, racehorse training and sales facilities.

Other development, which may be acceptable in this area is that which is allied with, and supplementary to, the horse racing industry, including a limited range of allied shops, service industry premises and residential development with restricted building heights and densities.

Horse racing and its associated activities are emerging as major tourist attractions. They also provide important recreational activities for residents. The Bundall Equestrian area is well located for such development, having good accessibility for both residents and tourists.

The Bundall Equestrian area provides a concentration of horse racing facilities and services, including training facilities, horse stables and accommodation for persons engaged in horse racing activities and associated services.

## **5.0 PRECINCTS**

The Bundall Equestrian LAP has been divided into two precincts for the purposes of development regulation. These are:

- Precinct 1: Gold Coast City Turf Club
- Precinct 2: Equestrian Services.

The Gold Coast City Turf Club Precinct contains the major focal point of the LAP area, the racecourse and associated buildings. **Precinct 2**, which includes the land to the north and west of the racecourse, is intended to provide a range of uses that will complement and support the horse racing industry.

The precincts and their areas are depicted on **Bundall Equestrian LAP Map 4.2 - Precincts**.

### **5.1 Precinct 1 - Gold Coast City Turf Club**

#### **5.1.1 Preferred Character**

The racecourse is the major recreation facility in the LAP, and the main reason for establishing and promoting the horse racing industry in this location. This precinct is dominated by the sporting and recreation facilities that are part of the Gold Coast City Turf Club.

The built form is intended to emphasise the open space character of the raceway, affording views to the surrounding areas, the hinterland and the exciting Gold Coast City skyline for visitors to the racecourse. A high standard of building design is promoted in this precinct, as the racecourse is already a major tourist and visitor attraction in the City.

The precinct will have safe pedestrian links to facilitate the high level of permeability, associated with a pedestrian-oriented sporting facility and the large crowds attracted to events at the racecourse. Landscape work, including furniture, lighting, paving and plants, will reflect the importance of this precinct.

#### **5.1.2 Intended Land Uses**

The precinct is to continue to be operated and enhanced as a racecourse facility with associated services, and with ancillary activities. While entertainment events are expected to make use of the racecourse facilities on occasion, any possible impacts on the surrounding residential amenity are to be reduced. In particular, loud music and noise nuisance, particularly from events taking place after 7pm, are to be avoided.

#### **5.1.3 Access, Linkage and Vehicle Provisions**

Provision for vehicle parking and pedestrian access is important in this precinct. The large number of visitors attracted to the racecourse must be managed in terms of the traffic and parking needs.

### **5.2 Precinct 2 - Equestrian Services**

#### **5.2.1 Preferred Character**

This precinct is intended to accommodate a wide range of services and facilities for the horse racing industry, capitalising on its close proximity to the major sporting facility of the Gold Coast City Turf Club.

The built form is to be mixed, reflecting the various special purposes accommodated in the precinct, as well as complementing the built form of adjacent residential areas. A high standard of building design is promoted in this precinct, to emphasise its close relationship to the major attraction of the racecourse.

The precinct will have safe vehicle pedestrian links, reflecting the common use of the vicinity for exercising horses and the frequent communication between the various services and facilities. Landscape work, including furniture, lighting, paving and plants, will reflect the importance of this precinct.

### 5.2.2 Intended Land Uses

The major uses in this precinct are stables and training facilities for horses and a variety of accommodation for owners, trainers, jockeys and others associated with the horse racing industry. Other uses envisaged include veterinary services and specialist equestrian service providers.

### 5.2.3 Access, Linkage and Vehicle Provisions

Provision for vehicle parking and pedestrian access is important in this precinct. There is a need for safe and convenient access to the Gold Coast City Turf Club in Precinct 1, and for traffic management to avoid conflict between pedestrians, vehicles, horse riders and trainers.

## 6.0 BUNDALL EQUESTRIAN 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.*

<b>A: MATERIAL CHANGE OF USE</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Precinct 1 - Gold Coast City Turf Club</b>			
<b>Low-Impact Telecommunications Facility</b> Minor Change in the scale or intensity of an existing lawful use <b>Park</b>	<b>Car Park</b> <b>Office</b> when directly related to the horse racing industry or equestrian services <b>Service Industry</b> when directly related to the horse racing industry or equestrian services <b>Temporary Use</b>	<b>Cafe</b> <b>Caretaker's Residence</b> <b>Minor Tourist Facility</b> <b>Take-Away Food Premises</b> <b>Telecommunications Facilities n.e.i.</b>	<b>Indoor Recreation Facility</b> <b>Reception Room</b> <b>Restaurant</b> <b>Service Industry n.e.i.</b>
<b>Precinct 2 - Equestrian Services</b>			
<b>Low-Impact Telecommunications Facility</b> Minor Change in the scale or intensity of an existing lawful use <b>Park</b>	<b>Car Park</b> <b>Educational Establishment</b> when directly related to the horse racing industry or equestrian services <b>Home Office</b> <b>Home Occupation</b> <b>Office</b> when directly related to the horse racing industry or equestrian services <b>Service Industry</b> when directly related to the horse racing industry	<b>Caretaker's Residence</b> <b>Hostel Accommodation</b> <b>Take-Away Food Premises</b> <b>Telecommunications Facilities n.e.i.</b> <b>Veterinary Hospital</b>	<b>Apartment</b> <b>Attached Dwellings and Medium Density Detached Dwellings</b> <b>Educational Establishment n.e.i.</b> <b>Indoor Recreation Facility</b> <b>Motel</b> <b>Service Industry n.e.i.</b>

<b>A: MATERIAL CHANGE OF USE</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
	or equestrian services Temporary Use Veterinary Clinic		

<b>B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Material Change of Use involving Building Work that:</b>			
			exceeds a maximum building height of three storeys.
			exceeds a residential density of RD5 or one bedroom per 50m <sup>2</sup> of site area
	is identified on <b>Overlay Map OM13 - Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and complies with the <b>Acceptable Solutions of Constraint Code 3 - Canals and Waterways</b>	is on a site identified on <b>Overlay Map OM13 - Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and alternative solutions to the <b>Acceptable Solutions of Constraint Code 3 - Canals and Waterways</b> are proposed	
		is on or adjoins a site listed on the <b>Queensland Heritage Register (Queensland Heritage Act 1992)</b> or the <b>Register of the National Estate (Australian Heritage Commission Act 1975)</b> or the <b>National Trust of Queensland list</b>	
		is within, or adjoins, an allotment containing places, sites or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b> ; OR is located on land which is the subject of a native title claim; OR	

<b>B: MATERIAL CHANGE OF USE OVERLAY PROVISIONS</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Material Change of Use involving Building Work that:</b>			
		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 by Future Road Requirement and complies with the Acceptable Solutions of <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b>	is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b> 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 <b>Overlay Map OM23 - Extractive Resources</b>

<b>C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Operational Work that involves extraction, excavation or fill so that:</b>			
		exceeds a volume of 20 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 <b>Queensland Heritage Register - Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</b> OR	

<b>C: OPERATIONAL WORK - CHANGES TO GROUND LEVEL</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Operational Work that involves extraction, excavation or fill so that:</b>			
		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	

<b>D: OPERATIONAL WORK - ADVERTISING DEVICES</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
	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 <sup>2</sup> • Precinct 2: 10m <sup>2</sup> b) not on land with frontage to an arterial road or any state-controlled road.	Advertising Device n.e.i.	

<b>E: OPERATIONAL WORK - INFRASTRUCTURE AND LANDSCAPE WORK</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a detached dwelling or a Caretaker's Residence.		Works for Infrastructure	

<b>F: OPERATIONAL WORK - VEGETATION CLEARING</b>			
<b>EXEMPT</b>	<b>SELF ASSESSABLE</b>	<b>CODE ASSESSABLE</b>	<b>IMPACT ASSESSABLE</b>
<b>Vegetation Clearing that:</b>			
	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference)	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	

F: OPERATIONAL WORK - VEGETATION CLEARING			
EXEMPT	SELF ASSESSABLE	CODE ASSESSABLE	IMPACT ASSESSABLE
<b>Vegetation Clearing that:</b>			
	measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 - Vegetation Management	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
<b>Reconfiguring a Lot that:</b>			
		results in no lots with an area less than 1,000m <sup>2</sup> Or Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a volumetric lot within a building, or leasehold subdivision of an existing or approved development	results in one or more lots with an area less than 1,000m <sup>2</sup>
			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 operation) as defined on <b>Overlay Map OM23 - Extractive Resources.</b>

## 7.0 RELEVANT CODES

Codes, relevant for development assessment in the Bundall Equestrian LAP 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Equestrian Place Code	2 Advertising Devices 24 Office 34 Temporary Use 36 Vegetation Management 38 Working from Home	3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation

## 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODE	CONSTRAINT CODES
Bundall Equestrian Place Code	6 Attached Dwellings and Medium Detached Dwellings 10 Caretaker's Residence 13 Detached Dwellings 16 Family Accommodation 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 33 Telecommunications Facilities 38 Working from Home 39 Works for Infrastructure	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 10 Nature Conservation 13 Road Traffic Noise Management 14 Sediment and Erosion Control

## 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Equestrian 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 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Equestrian Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	3 Canals and Waterways 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Equestrian Place Code	36 Vegetation Management	5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 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 Equestrian LAP area.

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Bundall Equestrian 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	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 13 Road Traffic Noise Management 14 Sediment and Erosion Control

## 8.0 BUNDALL EQUESTRIAN 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 local character and use mix for a specialist equestrian facilities and services area within the Gold Coast City.

## 8.2 Application

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

8.2.2 Performance Criteria PC1-PC19 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
<b>DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE</b>	
<b>BUILDING HEIGHT</b>	
PC1 The height of buildings must be consistent with the scale of the existing major developments within the LAP area, and complementary to the scale of surrounding areas.	AS1 The maximum building height does not exceed three storeys.
<b>ACCOMMODATION DENSITY</b>	
PC2 Accommodation density must be consistent with the Specialist Activity Centre character of the Bundall Equestrian area. Accordingly, medium to high density development that can be comfortably accommodated and supports mixed uses in the LAP area is appropriate.	AS2 The maximum density for residential dwellings in this LAP is equivalent to RD 5, which is one bedroom per 50m <sup>2</sup> of net site area.
<b>BUILDING BULK, SITE COVERAGE AND BUILDING SETBACK</b>	
PC3 The building bulk of individual developments must be consistent with the role of the Bundall Equestrian area as a major sporting facility and horse industry services location, with a built form that allows for significant ground level open space and opportunities for views between buildings.	AS3.1 The maximum site coverage for development does not exceed 40%. AS3.2 The minimum frontage setback to any street is six metres, except that for those sites with two street frontages where three metre setback to the lesser street is acceptable. AS3.3 The minimum building setback from any side or rear boundaries is: <ul style="list-style-type: none"> <li>a) 1.5 metres to that part of the building which is 4.5 metres or less above ground level;</li> <li>b) two metres to that part of the building which is greater than 4.5 metres, but not exceeding 7.5 metres above ground level;</li> <li>c) two metres plus 0.5 metres for every three metres, or part thereof, to that part of the building which is greater than 7.5 metres above ground level.</li> </ul>
<b>CAR PARKING PROVISION</b>	
PC4 The car park provision must reflect the predominant recreational and commercial use of the Bundall Equestrian area.	AS4.1 The car park provision for all developments complies with the provisions of <b>Constraint Code 4 - Car Parking, Access and Transport Integration</b> . AS4.2 At least 10% of the total area of all ground level car park spaces and associated access ways is to be

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	landscaped.
<b>VEHICULAR CROSSINGS</b>	
<p>PC5 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> <li>a) a safe footpath environment;</li> <li>b) safe vehicular access to the property;</li> <li>c) appropriate hydraulic performance of the stormwater infrastructure;</li> <li>d) no damage to vehicle or road infrastructure;</li> <li>e) minimal loss of on-street parking spaces;</li> <li>f) continued amenity of the neighbourhood.</li> </ul>	<p>AS5 The vehicular crossing is provided and designed in accordance with <b>Part 10, Division 1 - Standard Drawings</b>:</p> <ul style="list-style-type: none"> <li>• <b>Drawing No. 59213 (Rural Access with Pipe Crossing)</b>;</li> <li>• <b>Drawing No. 59217 (Driveway and Verges Low Density Residential)</b>;</li> <li>• <b>Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential)</b>.</li> </ul> <p><i>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls.</i></p>
<b>DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE</b>	
<b>SITING</b>	
<p>PC6 All buildings must be sited to complement the Bundall Equestrian 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 with <b>Planning Scheme Policy 17 - Site Analysis</b>.</p>	<p>AS6 No acceptable solution provided.</p>
<p>PC7 The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building</p>	<p>AS7 No acceptable solution provided.</p>
<b>BUILDING AESTHETICS</b>	
<p>PC8 The design and construction of all buildings must use appropriate features, devices, and materials, finishes and colours to contribute to the open space character of the LAP area.</p>	<p>AS8.1 Sporting, commercial and residential building design uses clean simple lines with a modern Gold Coast City style.</p> <p>AS8.2 Glass which forms all or part of any external wall of a building does not exceed: a maximum degree of reflection of both heat and light of 20%; 60% of the total area of such wall.</p> <p>AS8.3 The massing and proportions of new commercial buildings are consistent with those of adjoining commercial buildings.</p> <p>AS8.4 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>
<b>ADVERTISING DEVICES</b>	
<p>PC9 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 The signage is consistent with the requirements of <b>Specific Development Code 2 - Advertising Devices</b> for the Private Open Space Domain.</p> <p>AS9.2 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.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<b>LANDSCAPE WORK</b>	
<p>PC10 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 In any development, at least 20% of the site is landscaped at ground level.</p> <p>AS10.2 For any street frontage, an area three metres wide adjoining that frontage is landscaped such that the area is at the same level as the footpath and the landscaping integrates the area with the footpath.</p> <p>AS10.3 Any side or rear setback areas are densely planted.</p> <p>AS10.4 For any landscaping, a majority of local native species is utilised.</p> <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 is facilitated and landscaping 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 area and any adjoining residential or public open space areas.</p>	<p>AS11 The car parking 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>
<b>LOT SIZE (FOR SUBDIVISION ONLY)</b>	
<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> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>	<p>AS12 The minimum lot size is not less than 1,000m<sup>2</sup>.</p>
<b>AMENITY PROTECTION</b>	
<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>	<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 amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> </ul>	<p>AS14 No acceptable solution provided.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
h) odour and emissions.	
<p>PC15 Buildings and access, including car parking and loading areas, must be designed, located and oriented so as to limit noise emission beyond the site and to reduce the visual awareness of the particular development and its associated activities.</p>	<p>AS15.1 Where development is adjacent to any residential or open space area, suitable buffering is provided, which may include mounding, dense landscaping and screen fencing.</p> <p>AS15.2 Stables are not located in close proximity to residential properties located outside this LAP area.</p> <p>AS15.3 Any extension of the racecourse grandstand facilities is well set back from road frontages, with such setback areas being heavily planted.</p>
<b>MIXED USE AND RESIDENTIAL BUILDING DESIGN AND AMENITY STANDARDS</b>	
<p>PC16 The design of commercial buildings 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>
<b>LOADING AND ACCESS</b>	
<p>PC17 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>AS17.1 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>AS17.2 Direct vehicular and horse access to Heeb Street and Bamboo Avenue is avoided.</p> <p>AS17.3 Vehicular access is taken from a major road and limited to one or, in special circumstances, two access points. Small allotments are amalgamated to minimise access points and to provide greater opportunities for efficient on-site traffic management.</p> <p>AS17.4 Access points are designed to ensure safe and efficient movement into and out of development. Wherever possible, development is designed as an integrated complex incorporating internal access ways which distribute traffic within the development area. Different access requirements may be imposed, where scope exists for the provision of a service lane within the adjoining public road reserve.</p>
<p>PC18 Commercial developments must include public convenience facilities, where there is a need for their provision.</p>	<p>AS18 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>
<b>BUILDING SERVICES AND SAFETY</b>	
<p>PC19 Adequate facilities for servicing the development with a refuse disposal service must be provided to meet the needs of the development.</p>	<p>AS19.1 Provision is made for the storage of refuse on site and suitable access for the removal of refuse.</p> <p>AS19.2 All outdoor storage or refuse disposal areas are screened from public view.</p>