



## Part 5 Domains

### Division 2 Domains

#### Chapter 6 Tourist and Residential

##### 1.0 Intent

The purpose of this domain is to provide for the combination of tourist accommodation and permanent residential activity in those coastal parts of the City that have good access to transport and services. It is intended to concentrate tourist accommodation in the coastal areas of the City, while retaining opportunities for long term residential activity in the same locations. This domain seeks to promote residential development with strong amenity values in this part of the City, and to concentrate high quality tourist resorts and hotels in major clusters along the coast. Key objectives include:

- promoting a distinctive and vibrant urban environment that is attractive to both tourists and residents;
- enhancing the existing built form character of the coastal strip;
- recognising and reflecting the individual character of the various tourism clusters and residential neighbourhoods along the coastal strip;
- providing for the establishment and expansion of tourist services and tourist support activities, including entertainment and recreation establishments in the major tourist areas; and
- ensuring that sufficient residential and community facilities are provided to meet local demand from permanent residents.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Tourist and Residential 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
<b>Family Day Care Home</b> <b>Low-Impact</b> <b>Telecommunications Facility</b> <b>Minor Change</b> in the scale or intensity of an existing lawful use <b>Open Sports Ground</b> n.e.i. <b>Park</b> n.e.i. <b>Private Recreation</b> n.e.i. <b>Public Utility</b> <b>Special Accommodation</b>	<b>Caretaker's Residence</b> <b>Detached Dwelling</b> <b>Display Home</b> <b>Estate Sales Office</b> <b>Home Office</b> <b>Open Sports Ground</b> where lighting is located within the area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b> <b>Park</b> where lighting is proposed and the site is located within the area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b>	<b>Aged Persons Accommodation</b> <b>Apartment</b> <b>Attached Dwellings and Medium Density Detached Dwellings</b> <b>Convenience Shop</b> <b>Family Accommodation</b> <b>Home Occupation</b> <b>Hostel Accommodation</b> <b>Minor Tourist Facility</b> <b>Motel</b> <b>Place of Worship</b> (floor space no greater than 300m <sup>2</sup> ) <b>Residential Hotel</b> <b>Serviced Apartment</b> <b>Telecommunications Facility</b> n.e.i.	<b>Amusement Parlour</b> <b>Bed and Breakfast</b> <b>Cafe</b> <b>Car Park</b> <b>Caravan Park</b> <b>Child Care Centre</b> <b>Community Care Centre</b> <b>Educational Establishment</b> <b>Fast Food Premises</b> <b>Indoor Recreation</b> <b>Medical Centre</b> <b>Nightclub</b> where not located in a resort hotel <b>Place of Worship</b> n.e.i. <b>Reception Room</b> where not located in a resort hotel <b>Relocatable Home Park</b>



Exempt	Self Assessable	Code Assessable	Impact Assessable
	Private Recreation where lighting is proposed	Tourist Facility Tourist Shop	Resort Hotel Restaurant Service Station Take-Away Food Premises Tavern Transit Centre Vehicle Hire Premises Veterinary Clinic

**B: Material Change of Use Overlay Provisions**

Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Material Change of Use involving Building Work that:</b>			
			exceeds the maximum number of storeys indicated for the site identified on <b>Overlay Map OM6 – Maximum Building Height</b>
			exceeds one dwelling per 200m <sup>2</sup> of site area where density is not specified on <b>Overlay Map OM4 – Residential Density</b> ; OR exceeds the maximum density for the site identified on <b>Overlay Map OM4 – Residential Density</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 is in compliance with the Acceptable Solutions of <b>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 Acceptable Solutions of <b>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</b> 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 <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b>;</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 <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b>, and complies with the Acceptable Solutions for Heights of Buildings and Other Structures in <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b></p>	<p>is within the Airport Environs area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b>, and alternative solutions to the Acceptable Solutions for Heights of Buildings and Other Structures in <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b> are proposed</p>	
	<p>is on a site identified on <b>Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours</b>, as subject to the ANEF 20-40 Noise Exposure Contours, and complies with the Acceptable Solutions of <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b></p>	<p>is on a site identified on <b>Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours</b>, as subject to the ANEF 20-40 Noise Exposure Contours, and alternatives to the Acceptable Solutions of <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b> are proposed</p>	
	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b></p>	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b> are proposed</p>	



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

**C: Operational Work – Changes to Ground Level**

Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Operational Work that involves extraction, excavation or fill that:</b>			
		exceeds a volume of 20 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 <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 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><b>Advertising Device</b> that is:</p> <p>a) Not illuminated, nor animated, does not exceed 1m<sup>2</sup>, painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 1m<sup>2</sup> 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 0.6m<sup>2</sup>;</p> <p>d) Not visible from any State-controlled road</p>	<p><b>Advertising Devices</b> n.e.i.</p>	

### E: Operational Work – Infrastructure and Landscape Work

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

### F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Vegetation Clearing that:</b>			
	<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 <b>Specific Development Code 36 – Vegetation Management</b></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 <b>Specific Development Code 36 – Vegetation Management</b> 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
<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 a 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 operations), as defined on <b>Overlay Map OM23 – Extractive Resources</b>

#### 4.0 Relevant Codes

Codes relevant for development assessment in the Tourist and Residential 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 Tourist and Residential Domain.

Place Code	Specific Development Codes	Constraint Codes
Tourist and Residential Domain Place Code	2 Advertising Devices 10 Caretaker's residence 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 25 Private Recreation 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 11 Ocean Front Land 14 Sediment and Erosion Control



#### 4.2 Material Change of Use

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

Place Code	Specific Development Codes	Constraint Codes
Tourist and Residential 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 19 High Rise Residential and Tourist Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 25 Private Recreation 26 Relocatable Home Parks 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 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 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 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 Tourist and Residential Domain.

Place Code	Specific Development Codes	Constraint Codes
Tourist and Residential 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 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 Tourist and Residential Domain.

Place Code	Specific Development Codes	Constraint Codes
Tourist and Residential Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	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 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 Tourist and Residential Domain.

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

#### 4.6 Reconfiguring a Lot

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

Place Code	Specific Development Codes	Constraint Codes
Tourist and Residential 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	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 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 17 Unsewered Land



## 5.0 Tourist and Residential Domain Place Code

### 5.1 Purpose

This Place Code seeks to ensure that buildings are designed to reflect the individual character of the various tourism clusters and residential neighbourhoods along the coastal strip. It also seeks to regulate new development to ensure that it contributes to the amenity of the local area and complements the scale and design of adjoining properties.

### 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-PC18 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
<b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>	
<b>Building Height</b>	
<p>PC1 All buildings must be constructed to a height which complements the distinctive local character of the coastal parts of the City and either:</p> <ul style="list-style-type: none"> <li>a) contributes to the clustering of high rise structures; or</li> <li>b) introduces transitional building heights between these high rise clusters.</li> </ul>	<p>AS1 The building does not exceed the maximum height as identified on <b>Overlay Map OM6 – Maximum Building Height</b>.</p>
<b>Building Setback</b>	
<p>PC2 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>AS2.1.1 The building or structure is located a minimum of six metres from any road frontages of the site.</p> <p>OR</p> <p>AS2.1.2 The building or structure aligns with the building setback of one or more adjoining buildings.</p> <p>AS2.1.3 The building exceeds two storeys in height and is set back not less than six metres from the frontage of the site and set back from the side and rear boundaries at not less than:</p> <ul style="list-style-type: none"> <li>a) 2 metres to the outermost projection of that part of the building which is greater than 4.5 metres but not exceeding 7.5 metres above the ground level;</li> <li>b) 2 metres plus 0.5 metres for every three metres or part thereof to the outermost projection of that part of the building which is more than 7.5 metres above ground level.</li> </ul>
<b>Accommodation Density</b>	
<p>PC3 Accommodation density is medium to high to reflect the high service and amenity values of the coastal parts of the city.</p>	<p>AS3.1.1 The dwelling density is one dwelling per lot.</p> <p>OR</p> <p>AS3.1.2 The dwelling density does not exceed one dwelling per 200m<sup>2</sup> of site area.</p> <p>OR</p>



Performance Criteria	Acceptable Solutions
	<p>AS3.1.3 The site exceeds one dwelling per 200m<sup>2</sup> of site area and is located in an area shown on <b>Overlay Map OM4 – Residential Density</b> as having a greater permissible density.</p>
<p><b>Site Coverage</b></p>	
<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 40% of the site area unless a Specific Development Code provides for a lesser site coverage.</p>
<p><b>Vehicular Crossings</b></p>	
<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 Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>
<p style="text-align: center;"><b>Development that is Code Assessable or Impact Assessable</b></p>	
<p><b>Siting</b></p>	
<p>PC6 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 <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 the servicing of the building.</p>	<p>AS7 No acceptable solution provided.</p>
<p>PC8 The car parking area must not dominate the street frontage of the development.</p>	<p>AS8.1.1 The car park area is located in the basement. OR AS8.1.2 The car park area is located behind the building. OR AS8.1.3 The car park area is set back in accordance with building setback requirements to the side of the building and is screened from view from the street frontage.</p>



Performance Criteria	Acceptable Solutions
<b>Building to the Boundary</b>	
<p>PC9</p> <p>Any building built to the side or rear boundary must be limited in length and height to protect the amenity of the adjoining property and ensure adequate daylight to dwellings and sunlight to private open space areas is provided.</p>	<p>AS9.1</p> <p>The building is built to the side or rear boundary and the walls that are built to the boundary:</p> <ol style="list-style-type: none"> <li>have an average height not exceeding three metres and a maximum height not exceeding 3.5 metres;</li> <li>have no windows or other openings which overlook adjoining properties;</li> <li>do not exceed 50% of the length of the adjacent side boundary, unless the length of the boundary wall matches the length of an existing wall on an adjacent boundary.</li> </ol> <p>AS9.2.1</p> <p>The boundary wall of the adjoining site has a height less than two metres (from either slope, retaining walls, fences and/or another dwelling design), and the new building wall is built along the full length of the side or rear boundary, less any front setback distance.</p> <p>OR</p> <p>AS9.2.2</p> <p>The boundary wall of the adjoining site has a height less than two metres (from either slope, retaining walls, fences and/or other dwelling design), and the new building wall is not built along the full length of the side or rear boundary, less any front setback distance.</p>
<b>Building Appearance</b>	
<p>PC10</p> <p>All buildings and ancillary structures must be designed to:</p> <ol style="list-style-type: none"> <li>contribute to the urban character of the local area;</li> <li>add visual interest to the streetscape;</li> <li>enable differentiation between buildings using articulation;</li> <li>avoid stark or austere appearance.</li> </ol>	<p>AS10.1</p> <p>The building's massing and proportions are consistent with those of adjoining buildings.</p> <p>AS10.2</p> <p>The building is designed and constructed to ensure its materials, patterns, textures and colours complement the character of the local area.</p> <p>AS10.3</p> <p>The building facade is detailed and articulated with design indentations and/or window openings.</p> <p>AS10.4</p> <p>The degree of reflection (both heat and light) of any reflective glass within the development does not exceed 20%.</p> <p>AS10.5</p> <p>The external wall of the building has a glassed area which does not exceed 60% of the total area of the building.</p>
<b>Advertising Devices</b>	
<p>PC11</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>AS11.1</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>AS11.2 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>
<b>Landscape Work</b>	
<p>PC12 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>AS12 No acceptable solution provided.</p>
<p>PC13 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>AS13.1 The car park area, open space and buffer areas of the lot are landscaped with design and use of plant species generally consistent with that of adjacent and nearby lots.</p> <p>AS13.2 The design incorporates extensive paved areas for pedestrian use.</p>
<b>Amenity Protection</b>	
<p>PC14 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"> <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>AS14 No acceptable solution provided.</p>
<p>PC15 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"> <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>AS15 No acceptable solution provided.</p>
<b>Public Conveniences and Internal Amenities</b>	
<p>PC16 The commercial development must include public convenience facilities.</p>	<p>AS16 Public toilet facilities are readily accessible to the general public and are open during retail trading hours or other trading hours relevant to the development.</p>



Performance Criteria	Acceptable Solutions
<b>Building Services</b>	
<p>PC17 All mechanical equipment must be located and housed so as to not cause disturbance to residents within or adjacent to the development.</p>	<p>AS17.1.1 The mechanical equipment is incorporated within the building. OR AS17.1.2 The mechanical equipment is housed external to the principal building and: a) is contained within a solid structure; b) is located no closer than 1.5 metres to any site boundary.</p>
<b>Refuse Facilities</b>	
<p>PC18 The development must provide a refuse disposal service area which is easily accessible and meets the needs of the development.</p>	<p>AS18 The development provides for the storage of refuse on site and for its removal.</p>