



Part 5 Domains

Division 2 Domains

Chapter 7 Integrated Business

1.0 Intent

This domain is intended to accommodate a concentration of larger convenience and comparison shopping centre facilities, together with a wide variety of other activities, including office uses and higher order business, personal and community services, entertainment and recreational facilities, and government services within locations convenient to the City's population and to the catchments of individual centres. The individual centres within the Integrated Business Domain will be of a size which respects the relative functions of the different centres within the City's activity centres system.

This domain will give effect, together with the town centre Local Area Plans (LAPs), to the City's Employment, Investment and Services Centres Strategy. It is intended to promote community interaction and a sense of place and identity. Key objectives include:

- a) providing for the safety, comfort and enjoyment of workers, residents and visitors to integrated business centres through the provision of good quality public spaces and effective urban design;
- b) promoting integrated business centres as major destinations for transit services and as locations for transport interchanges; and
- c) providing opportunities for residential activity to locate within integrated business centres where this can be accommodated without fragmenting the commercial centre or creating conflicts between residential and commercial uses.

2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Integrated Business Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain, and therefore need only comply with the Place Code and any other identified relevant codes.

3.0 Table of Development

Note: *This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.*

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Family Day Care Home Home Office 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	Cafe Commercial Services Convenience Shop Estate Sales Office Fast Food Premises Home Occupation Laundromat Medical Centre 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	Amusement Parlour Apartment where located above ground floor Bed and Breakfast Car Park Child Care Centre Cinema Community Purposes excluding Corrective Institution Family Accommodation Hostel Accommodation where located above ground floor Market Minor Tourist Facility	Apartment n.e.i. Community Care Centre Educational Establishment Funeral Parlour Hospital Hostel Accommodation n.e.i. Indoor Recreation Facility Motel Motor Vehicle Repairs Nightclub Resort Hotel Shopping Centre Development



Exempt	Self Assessable	Code Assessable	Impact Assessable
		Place of Worship Reception Room Retail Plant Nursery	
	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 Restaurant Service Industry (Group A) Shop Showroom Take-Away Food Premises Temporary Use Tourist Shop Veterinary Clinic	Service Industry (Group B) Service Station Telecommunications Facility n.e.i. Theatre Tourist Facility Any self assessable Material Change of Use that is seeking floor space bonuses	Tavern Vehicle Hire Premises Veterinary Hospital

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 inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below) 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 150m 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



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways</p>	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed</p>	
		<p>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</p>	
		<p>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;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	
	<p>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and complies with the Acceptable Solutions for Heights of Buildings and Other Structures in Constraint Code 1 – Gold Coast Airport and Aviation Facilities</p>	<p>is within the Airport Environs area identified on Overlay Map OM7 – Gold Coast Airport – Airport Environs, and alternative solutions to the Acceptable Solutions for Heights of Buildings and Other Structures in Constraint Code 1 – Gold Coast Airport and Aviation Facilities are proposed</p>	



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	
			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:			
		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 Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	



D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, does not exceed 10m², 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 10m² and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m²;</p> <p>d) Not visible from any State-controlled road</p>	<p>Advertising Devices n.e.i.</p>	

E: Operational Work – Infrastructure and Landscape Work

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

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	<p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p>



G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		results in no lots with an area less than 1,000m 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 1000m 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 Integrated Business 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 Integrated Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Integrated Business Domain Place Code	2 Advertising Devices 10 Caretaker's Residence 14 Display Homes and Estate Sales Offices 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	1 Gold Coast Airport and Aviation Facilities 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway)



4.2 Material Change of Use

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

Place Code	Specific Development Codes	Constraint Codes
Integrated Business Domain Place Code	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 24 Office 25 Private Recreation 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) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 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 Integrated Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Integrated Business Domain Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control

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 Integrated Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Integrated Business Domain Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 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 Integrated Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Integrated Business 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 Integrated Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Integrated Business 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 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 15 Service Roads (Pacific Motorway) 17 Unsewered Land

5.0 Integrated Business Domain Place Code

5.1 Purpose

This code seeks to ensure that the scale and density of development and the design and appearance of retail and office premises support the intent of the domain. Specifically, this code requires that developments complement and contribute to the character of the individual integrated business centre in which they are located. Through the implementation of this code, development within the Integrated Business Domain shall achieve acceptable levels of amenity both within the domain and in adjoining areas, with particular attention given to limiting the impact of any development on residents.

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-PC20 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-PC7 apply.



5.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>PC1</p> <p>All buildings must be constructed to a height that complements the local character of the particular integrated business centre and must not adversely impact on the amenity of any adjoining residential area.</p>	<p>AS1.1.1</p> <p>The building has a maximum height not exceeding two storeys.</p> <p>OR</p> <p>AS1.1.2</p> <p>The building does not exceed the maximum building height identified for the site on Overlay Map OM6 – Maximum Building Height.</p>
Building Setback	
<p>PC2</p> <p>All buildings and ancillary uses must provide for setbacks from the street frontage and the side and rear boundaries which are appropriate for:</p> <ol style="list-style-type: none"> a continuous activity frontage; the character of the integrated business area; the provision of buffering from neighbouring residential properties or parkland. 	<p>AS2.1.1</p> <p>The first two storeys of the building align with the front property boundary.</p> <p>OR</p> <p>AS2.1.2</p> <p>The first two storeys of the building align with the setbacks of one or more adjoining buildings.</p> <p>AS2.2</p> <p>The building exceeds two storeys in height and the upper storeys are set back not less than six metres from the frontage of the site and are set back from the side and rear boundaries not less than:</p> <ol style="list-style-type: none"> two metres for that part of the building which is above the second storey but which does not exceed 7.5 metres above that storey; two metres plus 0.5 metres for every three metres (or part thereof) of that part of the building which is greater than 7.5 metres above the second storey. <p>AS2.3</p> <p>The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of two metres from the common boundary with the residential lot or public open space, and the setback area includes:</p> <ol style="list-style-type: none"> a landscape buffer area consisting of dense screen planting; screen fences on the common boundary to the residential lot.
Accommodation Density	
<p>PC3</p> <p>The accommodation density achievable in the integrated business centre is consistent with the level of services available, and provides an incentive for mixed use development.</p>	<p>AS3.1.1</p> <p>The maximum residential density does not exceed one dwelling per 150m² of site area.</p> <p>OR</p> <p>AS3.1.2</p> <p>The maximum residential density does not exceed that shown for the subject site on Overlay Map OM4 – Residential Density.</p>
Site Coverage	
<p>PC4</p> <p>The site coverage of all buildings must ensure an efficient use of the site in a manner, which complements the character of the individual integrated business centre.</p>	<p>AS4.1.1</p> <p>The site adjoins a commercial or industrial lot and the building site coverage is a maximum of 100%.</p> <p>OR</p>



Performance Criteria	Acceptable Solutions
	<p>AS4.1.2</p> <p>The site adjoins a residential lot or public open space and the building and associated structures has a maximum site coverage of 80%.</p>
Refuse Storage	
<p>PC5</p> <p>A refuse disposal service which is capable of servicing the needs of the particular development must be provided.</p>	<p>AS5</p> <p>Provision is made for the on site storage of refuse and suitable access for its removal.</p>
Vehicular Crossings	
<p>PC6</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>AS6</p> <p>Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
Public Convenience Facilities	
<p>PC7</p> <p>Commercial developments are to include public toilet facilities for the comfort and convenience of the users of the individual business centre, where there is a need for their provision.</p>	<p>AS7</p> <p>Where provided, the 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>

Development that is Code Assessable or Impact Assessable

Maximum Gross Floor Area of Integrated Business Centres

<p>PC8</p> <p>The maximum gross floor area of each individual integrated business centre must not unreasonably threaten the viability of other existing and proposed integrated business centres at the District, Sub Regional, Regional and Key Regional/Metropolitan Activity Centre levels in the City's activity centre system.</p>	<p>AS8.1</p> <p>The site is located within an integrated business centre designated as a Sub Regional Activity Centre on Planning Strategy Map PS4 – Employment, Investment and Service Centres and the:</p>	
	<p>maximum gross floor area of retail floor space within the centre does not exceed</p>	<p>40,000m²</p>
	<p>maximum gross floor area of office floor space within the centre does not exceed</p>	<p>15,000m²</p>
	<p>AS8.2</p> <p>The site is located within an integrated business centre designated as a District Activity Centre on Planning Strategy Map PS4 – Employment, Investment and Service Centres and the:</p>	
	<p>maximum gross floor area of retail floor space within the centre does not exceed</p>	<p>20,000m²</p>
	<p>maximum gross floor area of office floor space within the centre does not exceed</p>	<p>8,000m²</p>



Performance Criteria	Acceptable Solutions
Building Height	
<p>PC9</p> <p>All buildings must be constructed to a height that complements the local character of the particular integrated business centre and must not adversely impact on the amenity of any adjoining residential area.</p>	<p>AS9.1.1</p> <p>The building contains a mix of residential and non-residential uses and has a maximum height not exceeding three storeys, with the following configuration: commercial use on the ground floor level and residential use on the third storey.</p> <p>OR</p> <p>AS9.1.2</p> <p>The building does not exceed the maximum building height identified for the site on Overlay Map OM6 – Maximum Building Height.</p>
Plot Ratio	
<p>PC10</p> <p>All buildings must be of a size that is compatible with the character of the integrated business area in which the development is proposed, with some bonus in floor space available where identified public benefits are provided.</p>	<p>AS10.1.1</p> <p>The Basic Plot Ratio of 2:1 is not exceeded however residential floor space is not included in the Plot Ratio calculations.</p> <p>OR</p> <p>AS10.1.2</p> <p>The Basic Plot Ratio is exceeded by the incorporation of bonus elements in a development consistent with the provisions of Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions, provided that the Maximum Plot Ratio of 4:1 is not exceeded, however residential floor space is not included in the Plot Ratio calculations.</p> <p>Note: <i>For both Acceptable Solutions, if the building exceeds four storeys in height, the provisions of Specific Development Code 19 – High Rise Residential and Tourist Accommodation apply except for PC17, due to residential floor space being exempted from the Plot Ratio calculations.</i></p>
Building Appearance	
<p>PC11</p> <p>All buildings must be designed to a high aesthetic standard to complement or enhance the character of the integrated business centre.</p>	<p>AS11.1</p> <p>The massing and proportions of the building are consistent with those of adjoining commercial buildings.</p> <p>AS11.2</p> <p>The building consists of materials, patterns, textures and colours which are complementary to those of nearby buildings.</p> <p>AS11.3</p> <p>The building facade is detailed and articulated with design indentations or window openings.</p> <p>AS11.4</p> <p>The parking structures comprise building materials, patterns, textures and colours which complement those of the principal building on the site.</p>



Performance Criteria	Acceptable Solutions
Building Comfort and Amenities	
<p>PC12 All buildings must be conducive to the comfort of all building users.</p>	<p>AS12.1 The building does not contain glass exceeding a maximum degree of reflection of both heat and light of 20%.</p> <p>AS12.2 The glass area of the building does not exceed 60% of the total area of the external wall.</p> <p>AS12.3 The building provides awnings which are cantilevered or suspended a minimum width of 1.5 metres over the adjoining footway within the road reserve area, for the full frontage of the building.</p> <p>AS12.4 The site layout provides a clear delineation between public access areas and service areas of the development.</p>
Building Services – Mechanical Equipment	
<p>PC13 All mechanical equipment must be located and housed, so as to not cause disturbance to residents within or adjacent to the development.</p>	<p>AS13.1.1 The mechanical equipment, including air conditioning plant and swimming pool pump, are incorporated within the building.</p> <p>OR</p> <p>AS13.1.2 The mechanical equipment, including air conditioning plant and swimming pool pump, is housed external to the principal building and:</p> <ol style="list-style-type: none"> a) is contained within a solid structure; b) located no closer than 1.5 metres to any site boundary.
Advertising Devices	
<p>PC14 All signage should be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.</p>	<p>AS14.1 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>AS14.2 Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.</p>
Landscape Work	
<p>PC15 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>AS15 No acceptable solution provided.</p>
<p>PC16 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>AS16 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>



Performance Criteria	Acceptable Solutions
Design of Car Parking Areas	
<p>PC17 All car parking areas must not be visually intrusive or the dominant feature of any individual development.</p>	<p>AS17 The car park area is provided at ground level and is located to the side or the rear of the main building on the site.</p>
Amenity Protection	
<p>PC18 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>AS18 No acceptable solution provided.</p>
<p>PC19 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>AS19 No acceptable solution provided.</p>
Loading Bays	
<p>PC20 All developments must be provided with adequate facilities for the loading and unloading of goods to meet the needs of the development.</p>	<p>AS20 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>

5.4 Calculating the Maximum Gross Floor Area for an Individual Integrated Business Centre

For the purposes of calculating maximum gross floor area within an individual centre, the centre comprises all the contiguous lots at one geographical location included in the Integrated Business Domain, plus any other lots in the same domain that are only separated from the contiguous lots by the width of a road or street. To remove any doubt, where all four corners of an intersection are included in the Integrated Business Domain, they must be considered as one integrated business centre.