



## Part 5 Domains

### Division 2 Domains

#### Chapter 8 Local Business

##### 1.0 Intent

The purpose of this domain is to ensure that local business centres provide opportunities for local community interaction and a sense of place and identity. It seeks to provide for a wide variety of activities including retailing, office uses, personal services entertainment and recreational activities, without changing the function or the predominant local service orientation of the business centre. This domain also provides for residential activity to locate within local business centres where this can be accommodated without fragmenting the commercial centre or creating conflicts between residential and commercial uses.

A key objective of the domain is to ensure that the development of local business centres does not threaten the viability of other existing local centres and other existing and proposed business centres at the District, Sub Regional, Regional, and Key Regional/Metropolitan Activity Centre levels in the activity centre system.

This domain seeks to promote a local community focus and to support community identity through the provision of high quality public spaces and effective urban design.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Local 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
<b>Family Day Care Home</b> <b>Home Office</b> <b>Low-Impact Telecommunications Facility</b> <b>Minor Change</b> in the scale or intensity of an existing lawful use <b>Open Sports Ground n.e.i</b> <b>Park n.e.i</b> <b>Private Recreation n.e.i.</b> <b>Public Utility</b> <b>Special Accommodation</b>	<b>Cafe</b> <b>Caretaker's Residence</b> <b>Commercial Services</b> <b>Convenience Shop</b> where operating within the hours 6am to 10pm <b>Home Occupation</b> <b>Laundromat</b> <b>Office</b> (less than 500m <sup>2</sup> GFA) <b>Open Sports Ground</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>Bed and Breakfast</b> <b>Car Park</b> <b>Community Purposes</b> excluding Corrective Institution <b>Family Accommodation</b> <b>Fast Food Premises</b> where operating within the hours 6am to 10pm <b>Hostel Accommodation</b> <b>Market</b> <b>Medical Centre</b> <b>Place of Worship</b> (less than 200m <sup>2</sup> GFA) <b>Restaurant</b> (greater than 150m <sup>2</sup> but less than 250m <sup>2</sup> GFA) <b>Retail Plant Nursery</b> <b>Service Industry (Group B)</b> <b>Service Station n.e.i</b>	<b>Amusement Parlour</b> <b>Apartment</b> <b>Attached Dwellings and Medium Density Detached Dwellings</b> <b>Child Care Centre</b> <b>Community Care Centre</b> <b>Convenience Shop n.e.i.</b> <b>Educational Establishment</b> <b>Fast Food Premises n.e.i.</b> <b>Funeral Parlour</b> <b>Hospital</b> <b>Indoor Recreation Facility</b> <b>Minor Tourist Facility</b> <b>Motel</b>



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p><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></p> <p><b>Private Recreation</b> where lighting is proposed</p> <p><b>Restaurant</b> (less than 150m<sup>2</sup> GFA)</p> <p><b>Service Industry (Group A)</b></p> <p><b>Shop</b> where operating within the hours 6am to 10pm</p> <p><b>Showroom</b></p> <p><b>Take-Away Food Premises</b> where operating within the hours 6am to 10pm</p> <p><b>Temporary Use</b></p> <p><b>Tourist Shop</b> where operating within the hours 6am to 10pm</p>	<p><b>Telecommunications Facility n.e.i.</b></p> <p><b>Veterinary Clinic</b></p>	<p><b>Motor Vehicle Repairs Office n.e.i.</b></p> <p><b>Place of Worship n.e.i</b></p> <p><b>Reception Room</b></p> <p><b>Restaurant n.e.i.</b></p> <p><b>Service Station</b> where operating hours are outside 7am to 7pm</p> <p><b>Shop n.e.i.</b></p> <p><b>Shopping Centre Development</b></p> <p><b>Take-Away Food Premises n.e.i.</b></p> <p><b>Tavern</b></p> <p><b>Tourist Shop n.e.i.</b></p> <p><b>Transit Centre</b></p> <p><b>Vehicle Hire Premises</b></p> <p><b>Vehicle Sales Premises</b></p> <p><b>Veterinary Hospital</b></p>

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

Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Material Change of Use involving Building Work that:</b>			
		<p>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</p>	<p>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 <b>Overlay Map OM6 – Maximum Building Height;</b></p> <p>OR</p> <p>exceeds the maximum number of storeys indicated for the site identified on <b>Overlay Map OM6 – Maximum Building Height</b></p>
			<p>exceeds one dwelling per 200m<sup>2</sup> of site area where density is not specified on <b>Overlay Map OM4 – Residential Density;</b></p> <p>OR</p> <p>exceeds the maximum density for the site identified on <b>Overlay Map OM4 – Residential Density</b></p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>is located on a site nominated as a Medium, High or Very High Risk Area on <b>Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b>, and complies with the Acceptable Solutions of <b>Constraint Code 16 – Steep Slopes or Unstable Soils</b></p>	<p>is located on a site nominated as a Medium, High or Very High Risk Area on <b>Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b>, and alternative solutions to the Acceptable Solutions of <b>Constraint Code 16 – Steep Slopes or Unstable Soils</b> are proposed</p>	
	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b>, and complies with the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b></p>	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b>, and alternative solutions to the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b> are proposed</p>	
	<p>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></p>	<p>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</p>	
		<p>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</p>	
		<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>; OR is located on land which is the subject of a native title claim; OR</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	
	is within the Airport Environs area identified on <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>	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	
	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>	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	
			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>
	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	



**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 20m<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 20m<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
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
<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) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b>	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	results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council

**G: Reconfiguring a Lot**

Exempt	Self Assessable	Code Assessable	Impact Assessable
<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 Local 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 Local Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Local Business Domain Place Code	2 Advertising Devices 10 Caretaker's Residence 13 Detached Dwellings 21 Landscape Work 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

##### 4.2 Material Change of Use

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

Place Code	Specific Development Codes	Constraint Codes
Local Business Domain Place Code	6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 10 Caretaker's Residence 12 Child Care Centres 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 31 Service Stations 33 Telecommunications Facilities 37 Vehicle Sales 38 Working From Home 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland 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) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

##### 4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Local Business Domain.

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

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

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

Place Code	Specific Development Codes	Constraint Codes
Local 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	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland 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) 16 Steep Slopes or Unstable Soils 17 Unsewered Land



## 5.0 Local Business Domain Place Code

### 5.1 Purpose

This code seeks to ensure that the scale and density of development and, in particular, the design and appearance of commercial premises are consistent with the purpose of the domain. The code ensures that the total size of each local business centre remains consistent with the purpose of the domain to provide a service to the immediate local residential catchment. The code provides that the development of local business centres does not threaten the viability of other existing local centres and other existing and proposed business centres at the District, Sub Regional, Regional, and Key Metropolitan Centre levels in the activity centre system.

### 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
<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 that complements the character of the local business centre and must not adversely impact on the amenity of any adjoining residential area.</p>	<p>AS1.1.1 The building is non-residential and has a maximum height not exceeding two storeys. OR AS1.1.2 The building does not exceed the maximum height for the site shown on <b>Overlay Map OM6 – Maximum Building Height</b>, where a maximum height greater than two storeys is provided.</p>
<b>Building Setback</b>	
<p>PC2 All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for:</p> <ol style="list-style-type: none"> <li>the efficient use of the site;</li> <li>the local business character of the area;</li> <li>the separation from neighbouring properties and from frontages to roads.</li> </ol>	<p>AS2.1.1 The first 2 storeys of the building are set back two metres from the front property boundary. OR AS2.1.2 The first 2 storeys of the building align with the frontage setbacks of one or more adjoining buildings. AS2.2 The building exceeds two storeys in height, and the part of the building which exceeds two storeys in height is set back:</p> <ol style="list-style-type: none"> <li>a minimum of six metres from the frontage of the site;</li> <li>a minimum of two metres from the side and rear boundary for that part of the building which does not exceed 7.5 metres in height above the second storey;</li> <li>a minimum of two metres, plus 0.5 from the side and rear boundary for every three metres (or part thereof) for that part of the building that is 7.5 metres or more in height above the second storey.</li> </ol> <p>AS2.3 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"> <li>a landscape buffer area consisting of dense screen planting; and/or</li> <li>screen fences on the common boundary to the residential lot.</li> </ol>



Performance Criteria	Acceptable Solutions
<b>Accommodation Density</b>	
<p>PC3 The accommodation density achievable in the local business centre is consistent with the level of services available and provides an incentive for residential mixed use development.</p>	<p>AS3.1.1 The maximum residential density does not exceed one dwelling per 300m<sup>2</sup> of site area. OR AS3.1.2 The maximum residential density does not exceed that shown for the subject site on <b>Overlay Map OM4 – Residential Density</b>.</p>
<b>Site Coverage</b>	
<p>PC4 The site coverage of all buildings must allow for sufficient space between buildings, whilst facilitating a consolidated business centre.</p>	<p>AS4 The building site coverage is not greater than 80%, unless a specific development code provides for a lesser site coverage.</p>
<b>Refuse Storage</b>	
<p>PC5 A refuse disposal service which is capable of servicing the needs of the particular development must be provided.</p>	<p>AS5 Provision is made for the on-site storage of refuse and suitable access for its removal.</p>
<b>Vehicular Crossings</b>	
<p>PC6 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ol style="list-style-type: none"> <li>a safe footpath environment;</li> <li>safe vehicular access to the property;</li> <li>appropriate hydraulic performance of the stormwater infrastructure;</li> <li>no damage to vehicle or road infrastructure;</li> <li>minimal loss of on-street parking spaces;</li> <li>continued amenity of the neighbourhood.</li> </ol>	<p>AS6 Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>
<b>Public Convenience Facilities</b>	
<p>PC7 Commercial developments are to include public toilet facilities for the comfort and convenience of the users of the local business centre, where there is a need for their provision.</p>	<p>AS7 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**

<b>Maximum Gross Floor Area of Local Business Centres</b>		
<p>PC8 The maximum gross floor area of each individual local 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>	AS8.1	The site is located within a local business centre and the:
	maximum gross floor area of retail floor space within the centre does not exceed	5,000m <sup>2</sup>
	maximum gross floor area of office floor space does not exceed	2,000m <sup>2</sup>
	maximum gross floor area used for entertainment purposes, including tavern, cafe and restaurant floor-space, does not exceed	3,000m <sup>2</sup>



Performance Criteria	Acceptable Solutions			
	<p>AS8.2 The site is located within a local business centre and the:</p> <table border="1" data-bbox="802 383 1417 479"> <tr> <td data-bbox="802 383 1201 479">maximum gross floor area for all non-residential uses within the centre does not exceed</td> <td data-bbox="1201 383 1417 479">15,000m<sup>2</sup></td> </tr> </table>		maximum gross floor area for all non-residential uses within the centre does not exceed	15,000m <sup>2</sup>
maximum gross floor area for all non-residential uses within the centre does not exceed	15,000m <sup>2</sup>			
<p>PC9 All buildings must be of a size that is compatible with the character of the local business area in which the development is proposed, with some bonus in floor space available where identified public benefits are provided.</p>	<p>AS9.1.1 The Basic Plot Ratio of 1.5:1 is not exceeded however residential floor space is not included in the Plot Ratio calculations. OR AS9.1.2 The Basic Plot Ratio is exceeded by the incorporation of bonus elements in a development consistent with the provisions of <b>Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions</b>, provided that the Maximum Plot Ratio of 2.5:1 is not exceeded, however residential floor space is not included in the Plot Ratio calculations.</p>			
<p><b>Note:</b> 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.</p>				
<p><b>Building Height</b></p>				
<p>PC10 All buildings must be constructed to a height that complements the character of the local business centre and must not adversely impact on the amenity of any adjoining residential area.</p>	<p>AS10.1.1 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. OR AS10.1.2 The building does not exceed the maximum building height identified for the site on <b>Overlay Map OM6 – Maximum Building Height</b>.</p>			
<p><b>Building Appearance</b></p>				
<p>PC11 All buildings must be designed to a high aesthetic standard to complement or enhance the character of the local business centre.</p>	<p>AS11.1 The massing and proportions of the building are consistent with those of adjoining commercial buildings. AS11.2 The building consists of materials, patterns, textures and colours which are complementary to those of nearby buildings. AS11.3 The building facade is detailed and articulated with design indentations or window openings. AS11.4 The garage or carport structures comprise building materials, patterns, textures and colours which complement those of the principal building on the site.</p>			



Performance Criteria	Acceptable Solutions
<b>Building Comfort and Amenities</b>	
<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>
<b>Building Services – Mechanical Equipment</b>	
<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, is 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> <ul style="list-style-type: none"> <li>a) is contained within a solid structure;</li> <li>b) located no closer than 1.5 metres to any site boundary.</li> </ul>
<b>Advertising Devices</b>	
<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, with 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>
<b>Landscape Work</b>	
<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 design and use of plant species generally consistent with that of adjacent and nearby lots. The design may incorporate extensive paved areas for pedestrian use.</p>



Performance Criteria	Acceptable Solutions
<b>Design of Car Parking Areas</b>	
<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>
<b>Amenity Protection</b>	
<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"> <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>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"> <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>AS19 No acceptable solution provided.</p>
<b>Loading Bays</b>	
<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 Local 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 Local 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 Local Business Domain, they must be considered as one local business centre.