



## Part 5 Domains

### Division 2 Domains

#### Chapter 9 Fringe Business

##### 1.0 Intent

The purpose of this domain is to provide for commercial areas specialising in showrooms and bulky goods outlets to locate at the periphery of major activity centres and on major arterial routes within the built up area of the City. This domain is intended to provide for a wide range of activities, including light industrial uses that are not easily accommodated in traditional activity centres. Key objectives include:

- ensuring that fringe business areas are complementary to existing and proposed activity centres in the City's adopted system of activity centres;
- ensuring that fringe business areas are of a high standard of aesthetic appearance and function as attractive gateways to the City and its major centres;
- providing adequate land for the development of showrooms and bulky goods outlets to meet the needs of residents, visitors and businesses in Gold Coast City;
- achieving sustainable employment and investment opportunities within these fringe business areas;
- achieving a high standard of building design and presentation on the fringes of major commercial centres and on the major arterial routes leading into the City; and
- introducing residential use into fringe business area, where this can be achieved without creating conflict between residential and commercial uses.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Fringe 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</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>Estate Sales Office</b> <b>Home Occupation</b> <b>Laundromat</b> <b>Office</b> only where it is ancillary to another use and constitutes less than 20% of 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>Bulk Garden Supplies</b> <b>Cafe</b> <b>Car Park</b> <b>Convenience Shop</b> <b>Fast Food Premises</b> <b>Funeral Parlour</b> <b>Indoor Recreation Facility</b> <b>Medical Centre</b> <b>Motor Vehicle Repairs</b> <b>Office</b> only where it is ancillary to another use and constitutes more than 20% of GFA <b>Place of Worship</b> <b>Retail Plant Nursery</b>	<b>Amusement Parlour</b> <b>Apartment</b> <b>Attached Dwellings and Medium Density Detached Dwellings</b> <b>Caravan Park</b> <b>Child Care Centre</b> <b>Community Care Centre</b> <b>Fuel Depot</b> <b>Hostel Accommodation</b> <b>Industry</b> <b>Kennels</b> <b>Milk Depot</b> <b>Minor Tourist Facility</b> <b>Motel</b> <b>Relocatable Home Park</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>Service Industry (Group B)</b></p> <p><b>Showroom</b></p> <p><b>Take-Away Food Premises</b></p> <p><b>Temporary Use</b></p> <p><b>Tourist Shop</b></p> <p><b>Vehicle Hire Premises</b></p> <p><b>Vehicle Sales Premises</b></p> <p><b>Veterinary Clinic</b></p> <p><b>Warehouse</b></p>	<p><b>Service Industry (Group A)</b></p> <p><b>Service Station</b></p> <p><b>Telecommunications Facility n.e.i.</b></p>	<p><b>Reception Room</b></p> <p><b>Restaurant</b></p> <p><b>Tourist Facility</b></p> <p><b>Transit Centre</b></p> <p><b>Transport Terminal</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 300m<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 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 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>;</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>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	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 100 cubic metres of fill or excavation, or is closer than two metres from the site boundary	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>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>;</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>	

#### 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 10m<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 10m<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 Fringe 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 Fringe Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Fringe Business Domain Place Code	2 Advertising Devices 10 Caretaker's Residence 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 37 Vehicle Sales 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 Fringe Business Domain.

Place Code	Specific Development Codes	Constraint Codes
Fringe Business Domain Place Code	6 Attached Dwellings and Medium Density Detached Dwellings 9 Caravan Parks 10 Caretaker's Residence 12 Child Care Centres 19 High Rise Residential and Tourist Accommodation 20 Kennels 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 26 Relocatable Home Parks 27 Retail and Related Establishments 31 Service Stations 33 Telecommunications Facilities 36 Vegetation Management 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 Fringe Business Domain.

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

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

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

Place Code	Specific Development Codes	Constraint Codes
Fringe 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 Fringe Business Domain Place Code

#### 5.1 Purpose

This code seeks to ensure the scale and density and the design and appearance of all developments is consistent with the character of the individual Fringe Business area. The code further seeks to ensure that any residential uses within Fringe Business areas do not conflict with non-residential activities.

#### 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-PC15 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>	
PC1 All buildings must be of a height which is in keeping with the predominantly commercial character of the surrounding area.	AS1.1.1 The building has a maximum of two storeys. OR AS1.1.2 The building does not exceed the maximum height for the site as shown on <b>Overlay Map OM6 – Maximum Building Height</b> .



Performance Criteria	Acceptable Solutions
<b>Building Setback</b>	
<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 the:</p> <ul style="list-style-type: none"> <li>a) efficient use of the site;</li> <li>b) character of the Fringe Business Domain;</li> <li>c) separation from neighbouring properties and from frontages to roads.</li> </ul>	<p>AS2.1</p> <p>The building or structure is set back not less than:</p> <ul style="list-style-type: none"> <li>a) ten metres from the primary frontage of the site; and</li> <li>b) ten metres from the secondary frontage.</li> </ul> <p>AS2.2.1</p> <p>The building is setback a minimum of 1.5 metres from the side and rear boundaries.</p> <p>OR</p> <p>AS2.2.2</p> <p>The building has a zero building setback from the side and/or rear boundaries.</p> <p>AS2.3</p> <p>The site adjoins a residential lot or public open space, and the building or structure is set back a minimum of ten metres from the common boundary, with the residential lot or public open space.</p> <p>AS2.4</p> <p>The basement extends not more than one metre above ground level to the top of the slab, and is not included for the purposes of calculating setback distance.</p>
<b>Accommodation Density</b>	
<p>PC3</p> <p>Accommodation density is of a medium density to reflect the opportunities available for residential use in commercial areas.</p>	<p>AS3.1.1</p> <p>The dwelling density does not exceed one dwelling per 300m<sup>2</sup> of site area.</p> <p>OR</p> <p>AS3.1.2</p> <p>The dwelling density does not exceed the maximum density shown for the site on <b>Overlay Map OM4 – Residential Density</b>.</p>
<b>Site Coverage</b>	
<p>PC4</p> <p>The site coverage of all buildings must allow for sufficient space between buildings, whilst facilitating a consolidated business centre.</p>	<p>AS4</p> <p>The building site coverage is not greater than 70%, unless a specific development code provides for a lesser site coverage.</p>
<b>Vehicular Crossings</b>	
<p>PC5</p> <p>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</p> <p>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>



Performance Criteria	Acceptable Solutions
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Siting</b>	
<p>PC6</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding Fringe Business area, having regard to:</p> <ul style="list-style-type: none"> <li>a) significant views and vistas;</li> <li>b) natural waters systems;</li> <li>c) remnant vegetation;</li> <li>d) a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 – Site Analysis</b>.</li> </ul>	<p>AS6</p> <p>No acceptable solution provided.</p>
<b>Building Appearance</b>	
<p>PC7</p> <p>All buildings and ancillary uses must be designed to a high aesthetic standard to complement the character of the individual fringe business character, having regard to:</p> <ul style="list-style-type: none"> <li>a) building materials;</li> <li>b) patterns;</li> <li>c) textures;</li> <li>d) colours.</li> </ul>	<p>AS7.1</p> <p>The massing and proportions of the building is consistent with those of adjoining buildings.</p> <p>AS7.2</p> <p>The building does not have glass exceeding a maximum degree of reflection of both heat and light of 20%.</p> <p>AS7.3</p> <p>The glass area of the building does not exceed 60% of the total area of the external wall.</p> <p>AS7.4</p> <p>The building facade is not constructed of corrugated iron, galvanised iron or steel.</p>
<b>Advertising Devices</b>	
<p>PC8</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>AS8.1</p> <p>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>AS8.2</p> <p>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>PC9</p> <p>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>AS9</p> <p>No acceptable solution provided.</p>
<p>PC10</p> <p>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>AS10</p> <p>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>Amenity Protection</b>	
<p>PC11 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>AS11 No acceptable solution provided.</p>
<p>PC12 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>AS12 No acceptable solution provided.</p>
<b>Plot Ratio</b>	
<p>PC13 All buildings must be of a size and bulk that is compatible with the character of the individual fringe business area in which the development is proposed with some bonus in floor space available where identified public benefits are provided.</p>	<p>AS13.1 The Basic Plot Ratio of 1.5:1 is not exceeded however residential floor space is not included in the Plot Ratio calculations. OR AS13.2 The Basic Plot Ratio is exceeded by the incorporation of bonus elements in a development consistent with the provisions of Planning Scheme Policy 19 Using the Urban Design Bonus Provisions, provided that the Maximum Plot Ratio of 2.5 is not exceeded, however residential floor space is not included in the Plot Ratio calculations.</p>
<p><b>Note:</b> <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>	
<b>Loading Bays</b>	
<p>PC14 Facilities for the loading and unloading of goods must be provided to meet the needs of the development, in locations readily accessible from all commercial tenancies on the site.</p>	<p>AS14 An area, for loading and unloading of goods, is provided and is separated from the public access areas.</p>
<b>Visual Impact</b>	
<p>PC15 All goods, materials, machinery or tools stored on site must be located to maintain the visual amenity of the local area, and have minimal impact on residents within or adjacent to the development.</p>	<p>AS15.1.1 A Class 10 building is used to house any equipment, materials, machinery or tools of trade used in the Fringe Business activity. OR AS15.1.2 A dedicated open area for storage of any equipment, materials, machinery or tools of the trade used for the fringe business activity is screened from view.</p>