



## Part 5 Domains

### Division 2 Domains

#### Chapter 10 Industry 1 (High Impact)

##### 1.0 Intent

The purpose of this domain is to provide and secure land for a range of industrial, manufacturing and storage activities required to meet the industrial needs of the City. It is intended to provide opportunities for the establishment and expansion of industrial activities with potential to create new employment in the City and to earn increased export income.

This domain seeks to accommodate large scale industrial uses which, by reason of the process involved, the method of manufacture or the nature of the goods and materials manufactured or stored, requires that they be carefully controlled with measures including the provision of extensive buffer areas. It is intended that appropriate services are provided to industrial land, that generated waste is adequately managed, and that industrial activities are controlled to reduce their environmental impact. It is expected that all industrial establishments will be attractively designed and presented and positively contribute to the overall image of Gold Coast City.

As suitable land for high impact industrial activity is a limited resource in the Gold Coast City area, it is intended to protect this domain from encroachment by uses that can be better accommodated in other domains. It is also intended that the impacts of industries on other industries within the domain be effectively managed to ensure that potential conflicts are avoided or reduced.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Industry 1 (High Impact) 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>Agriculture Conservation</b> (natural area management) <b>Low-Impact Telecommunications Facility</b> <b>Minor Change</b> in the scale or intensity of an existing lawful use <b>Open Sports Ground Park</b> <b>Public Utility</b>	<b>Bulk Garden Supplies</b> <b>Caretaker's Residence</b> <b>Estate Sales Office</b> <b>Industry</b> <b>Manufacturers Shop</b> <b>Milk Depot</b> <b>Motor Vehicle Repairs</b> <b>Service Industry (Group B)</b> <b>Storage</b> <b>Temporary Use</b> <b>Veterinary Clinic</b> <b>Warehouse</b>	<b>Animal Husbandry</b> <b>Brothel</b> <b>Car Park</b> <b>Fuel Depot</b> <b>Kennels</b> <b>Service Industry (Group A)</b> <b>Service Station</b> <b>Take -Away Food Premises</b> <b>Telecommunications Facility n.e.i.</b>	<b>Convenience Shop</b> <b>Funeral Parlour</b> <b>Place of Worship</b> <b>Plant Hire Premises</b> <b>Refuse Disposal</b> <b>Refuse Transfer Station</b> <b>Rural Industry</b> <b>Salvage Yard</b> <b>Showroom</b> where located on a site within 100 metres of Brisbane Road, that is situated in the area between Pine Ridge Road and Ereton Drive, Labrador <b>Transit Centre</b>



**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 three storeys or 11.5 metres in height
			exceeds one dwelling per site for individual lots
	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>	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	
	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>	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	
	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 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>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></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>	

**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>			
		<p>exceeds a volume of 100 cubic metres of fill or excavation, or is closer than five metres from the site boundary</p>	



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 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 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 2,000m <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 2,000m <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 Industry 1 (High Impact) 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) Domain Place Code	2 Advertising Devices 10 Caretaker's Residence 14 Display Homes and Estate Sales Offices 34 Temporary Use 36 Vegetation Management	1 Gold Coast Airport and Aviation Facilities 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) Domain Place Code	4 Animal Husbandry 10 Caretaker's Residence 20 Kennels 21 Landscape Work 24 Office 27 Retail and Related Establishments 29 Rural Industry 30 Salvage Yards 31 Service Stations 33 Telecommunications Facilities 36 Vegetation Management 38 Working From Home 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



#### 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) 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 Industry 1 (High Impact) Domain.

Place Code	Specific Development Codes	Constraint Codes
Industry 1 (High Impact) 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 Industry 1 (High Impact) Domain Place Code

#### 5.1 Purpose

This code seeks to ensure the efficient use of land for high impact industry and related activities. This code also seeks to provide for appropriate buffers and environmental protection measures to mitigate potential impacts on adjoining non-industrial areas and ensure the design and appearance of industrial developments are consistent with the character of the local area.

#### 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-PC22 apply to all code or impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the Acceptable Solutions to Performance Criteria PC1-PC4 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 industrial character of the surrounding area. Building height must not result in a significant loss of visual amenity.	AS1 The building is not more than 11.5 metres in height and has a maximum of three storeys.



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:</p> <ol style="list-style-type: none"> <li>the efficient use of the site;</li> <li>the character of the domain;</li> <li>the separation from neighbouring properties and from frontages to roads.</li> </ol>	<p>AS2.1.1</p> <p>The building or structure is set back not less than:</p> <ol style="list-style-type: none"> <li>10 metres from the primary frontage of the site;</li> <li>7 metres from the secondary frontage(s).</li> </ol> <p>OR</p> <p>AS2.1.2</p> <p>The building is aligned with one or more of the buildings on adjoining sites.</p> <p>AS2.2</p> <p>The site adjoins a residential lot or public open space area, 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, 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>
<b>Site Coverage</b>	
<p>PC3</p> <p>The site coverage of all buildings and associated structures must allow for sufficient space between buildings whilst facilitating a consolidated industrial area.</p>	<p>AS3.1.1</p> <p>The building site coverage is not greater than 70% of the site area, unless a specific development code provides for a lesser site coverage.</p>
<b>Vehicular Crossings</b>	
<p>PC4</p> <p>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>AS4</p> <p>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Building Height</b>	
<p>PC5</p> <p>All buildings must be of a height which is in keeping with the predominantly industrial character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS5</p> <p>The building or structure is more than 11.5 metres in height, and is ancillary to the buildings on site or other industry purposes.</p>
<b>Siting</b>	
<p>PC6</p> <p>All buildings and associated structures must be sited to ensure the efficient use of the site for the proposed purpose, whilst ensuring the built form and landscape character of the local area is maintained having regard to a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 – Site Analysis</b>.</p>	<p>AS6</p> <p>No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC7 The layout of the site must provide a clear separation between any public access and the areas set aside for industrial activities.</p>	<p>AS7 No acceptable solution provided.</p>
<p>PC8 All car park areas must be designed and constructed to service the needs of all users of the development, and to complement the character of the local industrial area.</p>	<p>AS8 The car park area is: a) located so that it does not dominate the street frontage of the development; b) integrated with the public access points of the building; c) provided at ground level and located to the side or the rear of the main building on the site.</p>
<b>Building Appearance</b>	
<p>PC9 All buildings and ancillary uses must be designed to complement the character of the individual industrial area, whilst having regard to: a) building materials; b) patterns; c) textures; d) colours.</p>	<p>AS9.1 The massing and proportions of the building is consistent with that of adjoining buildings. AS9.2 The facade of the industrial building is constructed of brick, colorbond, concrete, glass or similar materials. AS9.3 The building facade is not constructed of iron, galvanised iron or steel. AS9.4 The building does not have glass exceeding a maximum degree of reflection of both heat and light of 20%.</p>
<b>Advertising Devices</b>	
<p>PC10 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>AS10.1 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. AS10.2 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>PC11 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>AS11 No acceptable solution provided.</p>
<p>PC12 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>AS12 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>PC13</p> <p>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>AS13</p> <p>No acceptable solution provided.</p>
<p>PC14</p> <p>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>AS14</p> <p>No acceptable solution provided.</p>
<b>Environmental Management</b>	
<p>PC15</p> <p>All activities undertaken on sites within the domain must not adversely impact the surrounding ecological systems, having regard to:</p> <ul style="list-style-type: none"> <li>a) water quality;</li> <li>b) air quality;</li> <li>c) soil quality.</li> </ul>	<p>AS15.1</p> <p>The emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit, oil or other potential impacts are restricted or managed to levels that do not cause discomfort or disturbance to users of adjoining land.</p> <p>AS15.2</p> <p>Materials or outputs from the use do not pollute any watercourse, water storage, drainage system, man made lakes or canals or land adjacent to the industry site.</p> <p>AS15.3</p> <p>Water spray devices are provided to minimise dust and other airborne material blowing outside the boundaries of the site.</p>
<p>PC16</p> <p>All activities undertaken as part of the industry operation must not cause harm to the surrounding environment.</p>	<p>AS16</p> <p>The materials and outputs from the industry land use do not pollute any watercourse, water storage, drainage system, man-made lakes or canals or land adjacent to the industry.</p>
<b>Hours Of Operation</b>	
<p>PC17</p> <p>All industry activities must be undertaken within appropriate hours, to minimise nuisance to adjoining and surrounding development.</p>	<p>AS17</p> <p>The industrial activity operates between the hours of 6am to 10pm Monday to Saturday.</p>



Performance Criteria	Acceptable Solutions
<b>Visual Amenity</b>	
<p>PC18 The visual impact of the industry activities must be reduced, to achieve integration with the surrounding landscape.</p>	<p>AS18.1 Views into the site, including quarry floor, benches and faces, are not immediately visible from the road frontage and adjoining properties.</p> <p>AS18.2 The site adjoins a residential lot and/or public open space, and a buffer area is provided to create a visual and acoustic barrier between the two uses. The buffer contains:</p> <ul style="list-style-type: none"> <li>a) screen planting; and/or</li> <li>b) a screen fence on the dividing boundary to the residential lot.</li> </ul>
<b>Storage</b>	
<p>PC19 Ancillary storage of goods or materials in open areas must be presented in a manner that does not detract from the visual amenity of the local area.</p>	<p>AS19 The open area used for the storage of vehicles, machinery, goods and materials used on the site is:</p> <ul style="list-style-type: none"> <li>a) located no closer than 10 metres from the main street frontage;</li> <li>b) effectively screened with fencing or vegetation.</li> </ul>
<b>Loading Bay Provision</b>	
<p>PC20 Facilities for the loading and unloading of goods must be provided to meet the needs of the development, in locations that are readily accessible.</p>	<p>AS20 An area for loading and unloading of goods is provided, and is separate from the public access areas.</p>
<b>Traffic</b>	
<p>PC21 The traffic and parking generated by the proposed industry on the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS21 A traffic impact analysis has been undertaken by a suitably qualified and experienced person which identifies the expected traffic movements generated by the proposal, any associated impacts on the road network, and any work that will be required to address the identified impacts.</p>
<p>PC22 The traffic and pedestrian access to the site is safe and convenient.</p>	<p>AS22 The traffic impact analysis has demonstrated that the site has safe and convenient vehicular and pedestrian access and parking and service vehicle arrangements.</p>