



## Part 6 Local Area Plans

### Division 2 Local Area Plans

#### Chapter 3 Bundall Central

##### 1.0 Intent

The purpose of this Local Area Plan (LAP) is to provide for the detailed planning and development of the Bundall Activity Centre, which is identified as a specialist centre in the City's Activity Centre System. Bundall has a major concentration of commercial office space that is of citywide significance. This LAP seeks to consolidate the commercial office function at this location, and to introduce new activities to broaden and enhance the role of Bundall.

##### 2.0 Application

- 2.1 This LAP applies to all development, subject to the Planning Scheme and located within the LAP area, as indicated in **Bundall Central LAP Map 3.1 – Boundary**. It should be noted that the Bundall Central LAP includes Lot 1 RP216151, known as 1 Ouyan St, Bundall, even though the property is not contiguous with the major LAP area.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP, and therefore need only comply with the acceptable solutions of the Bundall Central LAP Place Code contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

##### 3.0 Desired Environmental Outcomes

- 3.1 The achievement of a compact, mixed use activity centre at Bundall, which includes the expansion of office activity within the Bundall Central Area providing services and accommodation for a wide range of professional, commercial and business activities (refer to **DEO Econ.3**).
- 3.2 The presentation of an attractive outlook and a consistent built form to the surrounding areas, including the protection and enhancement of the landmark quality of the Corporate Centre tower, within the overall urban design character of the LAP and its surrounding area (refer to **DEO Soc.1**).

##### 4.0 Local Area Features

The Bundall Central area is located adjacent to the Gold Coast City Council Administration Office at Evandale with associated Arts Centre facilities. Together, these properties form the focus for one of the most important employment clusters in the City.

The Bundall Central area offers a distinctive office environment within close proximity to Surfers Paradise, yet removed from the tourist activity of that activity centre. It is easily accessible from the north and the south, with particularly good access to Southport. The existing range of modern office accommodation available at this location is an important resource for the whole City.

The orientation of the Bundall Central area to Bundall Road and the modern functional architecture of the buildings contributes to the business character of this area. In this respect, it supports and complements the government functions on the opposite side of Bundall Road. The distribution of open space and landscaping throughout the area suggests an office park environment that offers passive recreation opportunities. The access to the canal, towards the north of the LAP, provides a welcome intrusion of distinctive Gold Coast City character into the LAP area.



The urban design of the LAP area is distinctive, with the Corporate Centre office tower creating a dominant landmark on the corner of Bundall Road and Slatyer Street. Future development will be encouraged to further promote a modern architectural style for the LAP area however, the height of new buildings will be restricted, so as not to dilute the landmark quality of the Corporate Centre tower.

## 5.0 Precincts

The Bundall Central LAP has been divided into two precincts, as depicted on **Bundall Central LAP Map 3.2 – Precincts**:

- Precinct 1 Commercial and Residential
- Precinct 2 Public Open Space

These precincts have distinctive characteristics that make them distinct and are a reflection of existing land use patterns. They also represent the preferred future development pattern for the Bundall Central area and adjacent residential environs. Accordingly, planning requirements within these two precincts vary.

### 5.1 Precinct 1 Intent for Commercial and Residential

This precinct includes the majority of the land within the LAP. It is the major area for office development, with good opportunities for mixed uses, including residential development, entertainment and limited retail activity.

### 5.2 Precinct 2 Intent for Public Open Space

This precinct comprises all the parcels of parkland and open space located in the LAP area and maintained in public ownership. It also includes the open lot car park areas and a number of access and drainage reserves. It is intended that this precinct be generally maintained as an open area, with extensive landscaping. The existing car park facilities and accesses are to be maintained and enhanced. The open space areas, including the car parks, are to contribute to the character and attractiveness of Bundall Central.

Development is to be limited to passive recreation facilities and ground level car parking to maintain the generally open space nature of this precinct.

## 6.0 Bundall Central Local Area Plan Table of Development

**Note:** *This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 – Using Local Area Plans.*

### A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Precinct 1 – Commercial And Residential</b>			
<b>Family Day Care Home</b> <b>Low-Impact</b> <b>Telecommunications Facility</b> Minor Change in the scale or intensity of an existing lawful use <b>Park</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> <b>Home Office</b> <b>Laundromat</b> <b>Office</b> <b>Temporary Use</b>	<b>Apartment</b> when located above ground storey level <b>Car Park</b> <b>Child Care Centre</b> <b>Fast Food Premises</b> <b>Home Occupation</b> <b>Hostel Accommodation</b> <b>Medical Centre</b> <b>Motel</b> <b>Place of Worship</b> <b>Restaurant</b> <b>Retail Nursery</b> <b>Service Industry</b> <b>Showroom</b> <b>Take-Away Food Premises</b> <b>Telecommunications Facility n.e.i.</b> <b>Veterinary Clinic</b>	<b>Amusement Parlour</b> <b>Apartment n.e.i.</b> <b>Attached Dwellings and Medium Density Detached Dwellings</b> <b>Cinema</b> <b>Community Care Centre</b> <b>Detached Dwelling</b> <b>Educational Establishment</b> <b>Funeral Parlour</b> <b>Indoor Recreation Facility</b> <b>Market</b> <b>Nightclub</b> <b>Reception Room</b> <b>Resort Hotel</b> <b>Shop</b> <b>Tavern</b> <b>Theatre</b>



Exempt	Self Assessable	Code Assessable	Impact Assessable
<b>Precinct 2 – Public Open Space</b>			
<b>Low-Impact Telecommunications Facility</b> <b>Minor Change</b> in the scale or intensity of an existing lawful use <b>Park Public Utility</b>		<b>Car Park Public Convenience Telecommunications Facility n.e.i.</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 the maximum number of storeys indicated for the site, identified on <b>Bundall Central LAP Map 3.3 – Maximum Building Height</b>
			exceeds a residential density of <b>RD7</b> or one bedroom per 25m <sup>2</sup> of site area
	is 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 <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	
		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> ;	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<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 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>	
			<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>

**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><b>Precinct 1</b></p> <p>exceeds a volume of 20 cubic metres of fill or excavation or is closer than two metres from the allotment boundary</p>	
		<p><b>Precinct 2</b></p> <p>exceeds a volume of 100 cubic metres of fill or excavation or is closer than 20 metres from the allotment 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, and where the total area of signage per street frontage does not exceed the following for each precinct: Precinct 1 10m<sup>2</sup> Precinct 2 5m<sup>2</sup>;</p> <p>b) Not visible from any State-controlled road</p>	<p><b>Advertising Devices n.e.i.</b></p>	

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

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



### 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>

## 7.0 Relevant Codes

Codes relevant for development assessment in the Bundall Central LAP 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.



### 7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP Place Code	2 Advertising Devices 10 Caretaker's Residence 24 Office 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	4 Car Parking, Access and Transport Integration 8 Flood Affected Areas

### 7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Density Detached Dwellings 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 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 33 Telecommunications Facilities 38 Working From Home 39 Works for Infrastructure	1 Gold Coast Airport and Aviation Facilities 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 13 Road Traffic Noise Management 14 Sediment and Erosion Control

### 7.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code or impact 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 Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control



#### 7.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code or impact 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 Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 14 Sediment and Erosion Control

#### 7.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code or impact assessable **Operational Work – Vegetation Clearing** in the Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP Place Code	36 Vegetation Management	6 Cultural Heritage (Indigenous) 14 Sediment and Erosion Control

#### 7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Bundall Central LAP area.

Place Code	Specific Development Codes	Constraint Codes
Bundall Central LAP 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	4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 13 Road Traffic Noise Management 14 Sediment and Erosion Control

### 8.0 Bundall Central LAP Place Code

#### 8.1 Purpose

To ensure that the scale and density of development, in particular, the construction of commercial and residential buildings, is consistent with the desired built form and character of a Specialist Activity Centre within the Gold Coast City's system of activity centres, with a strong commercial office focus.

#### 8.2 Application

**8.2.1** The Bundall Central LAP Place Code applies to development indicated as self, code or impact assessable in the Bundall Central LAP Table of Development at **Clause 6.0** of this LAP.

**8.2.2** Performance Criteria PC1-PC21 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC5 apply.



### 8.3 Development Requirements

Performance Criteria	Acceptable Solutions
<b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>	
<b>Building Height</b>	
<p>PC1 The height of buildings must be consistent with the scale of the existing major developments within the LAP area.</p>	<p>AS1 The maximum height of buildings in each precinct does not exceed the relevant maximums shown on <b>Bundall Central LAP Map 3.3 – Maximum Building Height</b>.</p>
<b>Accommodation Density</b>	
<p>PC2 Accommodation density must be consistent with the Specialist Activity Centre character of Bundall Central. Accordingly, medium to high density development that can be comfortably accommodated and supports mixed uses in the town centre is appropriate.</p>	<p>AS2 The maximum density for residential dwellings in this LAP is equivalent to <b>RD7</b>, which is one bedroom per 25m<sup>2</sup> of net site area.</p>
<b>Building Bulk, Site Coverage and Building Setback</b>	
<p>PC3 The building bulk of individual developments must be consistent with the role of Bundall, as a second tier commercial centre (below the City's three key regional centres), with a built form that allows for significant ground level open space and opportunities for views between buildings.</p>	<p>AS3.1 The maximum site coverage for development does not exceed 40% in <b>Precinct 1</b> and 5% in <b>Precinct 2</b>.</p> <p>AS3.2 The minimum frontage setback to any street is six metres, except for those sites with two street frontages, where a three metre setback to the lesser street is acceptable.</p> <p>AS3.3 The minimum building setback from any side or rear boundaries is:            a) 1.5 metres to that part of the building, which is 4.5 metres or less above ground level;            b) 2 metres to that part of the building which is greater than 4.5 metres, but not exceeding 7.5 metres above ground level;            c) 2 metres plus 0.5 metres for every 3 metres, or part thereof, to that part of the building which is greater than 7.5 metres above ground level.</p> <p>AS3.4 The minimum building setback from the canal is 7.8 metres from the revetment wall.</p>
<b>Car Parking Provision</b>	
<p>PC4 Car park provision must reflect the predominant commercial office use of the Bundall Central area, and facilitate the introduction of mixed use developments. It must also support the built form and landscaping objectives for the LAP.</p>	<p>AS4.1 The minimum car park provision for all commercial uses, except cafe, restaurant and nightclub use, is provided at the rate of one space per 30m<sup>2</sup> of GFA, or part thereof.</p> <p>AS4.2 More than 50% of the required car park spaces are provided in building basements in order to maximise the area of ground level open space.</p> <p>AS4.3 At least 10% of the total area of all ground level car park spaces and associated access ways are landscaped.</p>



Performance Criteria	Acceptable Solutions
<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>
<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 Bundall activity centre character and the built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance <b>Planning Scheme Policy 17 – Site Analysis</b>.</p>	<p>AS6</p> <p>No acceptable solution provided.</p>
<p>PC7</p> <p>The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.</p>	<p>AS7</p> <p>No acceptable solution provided.</p>
<b>Building Aesthetics</b>	
<p>PC8</p> <p>The design and construction of all buildings must use appropriate stylistic features, devices and materials, finishes and colours to contribute to the modern sub tropical office park character of the LAP area.</p>	<p>AS8.1</p> <p>Both commercial and residential building design uses clean simple lines, with a modern Gold Coast City style. Borrowed styles from foreign countries, or historical themes, are avoided.</p> <p>AS8.2</p> <p>Glass which forms all or part of any external wall of a building does not exceed:</p> <ul style="list-style-type: none"> <li>a) a maximum degree of reflection of both heat and light of 20%;</li> <li>b) 60% of the total area of such wall.</li> </ul> <p>AS8.3</p> <p>The massing and proportions of new commercial buildings are consistent with that of adjoining commercial buildings.</p> <p>AS8.4</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.</p>



Performance Criteria	Acceptable Solutions
<b>Advertising Devices</b>	
<p>PC9</p> <p>The provision of signs must be limited to that which is consistent with a high quality business location and must also be generally consistent with the City wide signage standards for similar developments.</p>	<p>AS9.1</p> <p>Sign content is limited to the building name and identifies the businesses which occupy the premises. Third party signs are not supported in this LAP area.</p> <p>AS9.2</p> <p>All signs are located on the building's walls or facade or contained within the roof structure, and designed so as not to obscure the outline of the building when viewed from the street frontage. Stand alone pole signs are not supported in this LAP area.</p> <p>AS9.3</p> <p>All signs are consistent with the provisions for the Integrated Business Domain set out in <b>Specific Development Code 2 – Advertising Devices</b>.</p>
<b>Landscape Work</b>	
<p>PC10</p> <p>Extensive areas of ground level landscaping must be provided to a standard, which promotes a pleasant, attractive and functional pedestrian environment with a sub tropical character.</p>	<p>AS10.1</p> <p>In any development, at least 30% of the site is landscaped at ground level.</p> <p>AS10.2</p> <p>For any street frontage, an area three metres wide adjoining that frontage is landscaped in the following manner:</p> <ol style="list-style-type: none"> <li>the area is at the same level as the footpath and the landscaping integrates the area with the footpath;</li> <li>the area is capable of deep planting;</li> <li>there are no fences erected within the area or between the area and the footpath.</li> </ol> <p>AS10.3</p> <p>Any side or rear setback areas are densely planted.</p> <p>AS10.4</p> <p>For any landscaping, a majority of local native species is utilised.</p> <p>AS10.5</p> <p>Existing mature trees are retained in any redevelopment.</p> <p>AS10.6</p> <p>Where a site has frontage to the flood mitigation channel (the canal), public pedestrian access facilitated, and landscaping is used to highlight the waterway as a visual feature.</p>
<p>PC11</p> <p>All ground level car parking areas must be landscaped and maintained to complement the character of the local business centre and any adjoining residential or public open space areas.</p>	<p>AS11</p> <p>The car park areas of the lot are landscaped with landscape design and use of plant species is generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.</p>
<b>Lot Size (For Subdivision Only)</b>	
<p>PC12</p> <p>All lots must be of sufficient size to comfortably accommodate either a commercial building, a mixed use building, or a medium to high density residential building.</p>	<p>AS12</p> <p>The minimum lot size is not less than 1,000m<sup>2</sup>.</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>Plot Ratio</b>	
<p>PC15</p> <p>The bulk of the development proposal is proportional to the character of the local area, with some bonus in floor space available where identified public benefits are provided.</p>	<p>AS15.1</p> <p>The basic plot ratio of 2 not exceeded, however residential floor space is not included in the Plot Ratio calculations.</p>
<b>Mixed Use and Residential Building Design and Amenity Standards</b>	
<p>PC16</p> <p>The design of commercial buildings within the LAP area must respect the opportunities for mixed use and the need for a good standard of amenity in mixed use buildings.</p>	<p>AS16</p> <p>The location of equipment that has potential to create noise is designed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
<p>PC17</p> <p>Residential buildings within the LAP area must be designed to respect and enhance the commercial and mixed use character of the LAP area.</p>	<p>AS17</p> <p>Residential use is avoided for ground floor levels of buildings within the LAP area. Instead, it is preferable that ground floor areas be utilised for any of the following:</p> <ul style="list-style-type: none"> <li>a) office uses;</li> <li>b) retail uses;</li> <li>c) recreational uses;</li> <li>d) entertainment uses.</li> </ul>



Performance Criteria	Acceptable Solutions
<b>Parking and Access</b>	
<p>PC18 Loading and access requirements must be provided, consistent with City wide standards, while protecting the residential amenity of Upton Street and the arterial function of Bundall Road.</p>	<p>AS18.1 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> <p>AS18.2 No additional vehicle access is provided to development sites from Bundall Road.</p> <p>AS18.3 Vehicle access is provided from Upton Street only where sites have no other street frontage or lawful access.</p>
<p>PC19 The Council owned public car park, located between Karp Court and Holden Place, must retain access to both those streets, and the through movement of vehicles continue to be facilitated.</p>	<p>AS19.1 A vehicle access easement, where appropriate, is to facilitate access to car parking facilities and to promote connectivity in the LAP area. The easement is created in favour of the Council, for vehicle access purposes.</p> <p>AS19.2 For any site which adjoins a Council car park, driveways associated with such a car park and public access ways, an area to a minimum width of two metres (that adjoins the car park, driveways or access way) is dedicated to landscaping. This landscaped area is integrated with the overall landscaping scheme for the development site.</p>
<p>PC20 Commercial developments must include public convenience facilities where there is a need for their provision.</p>	<p>AS20 Where provided, 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>
<b>Building Services and Safety</b>	
<p>PC21 Adequate facilities, for servicing of the development with a refuse disposal service must be provided to meet the needs of the development.</p>	<p>AS21.1 Provision is made for the storage of refuse on site and suitable access for the removal of refuse.</p> <p>AS21.2 All outdoor storage or refuse disposal areas are screened from public view.</p>