

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/757
Date: 7 APRIL 2017



AMENDED IN RED

By: Laura Shobbrook
Date: 4 APRIL 2017



USES AND DEVELOPMENT GUIDELINES PLAN

- Intent**
The site subject to this Uses and Development Guidelines Plan as shown by Figure 1 is intended to function as a Commercial node to support the surrounding community. It is not intended for Residential use and provides a focus on commercial uses and other uses that would not be appropriately located in the Mixed Use zone in close proximity to residential dwellings.
- The Uses and Development Guidelines Plan does not change the level of assessment in the Concorba Development Scheme
 - The criteria in the Uses and Development Guidelines Plan will be used as a guide to assess future applications for Development Permits, in addition to being assessed against the Concorba Urban Development Area Development Scheme and the relevant EDQ guidelines

Approved Uses

Approved Use	Consistent Land Use Definitions
Business (Development Scheme)	Means the use of premises used for administration, clerical, technical, professional, medical or veterinary services or other business activities where no goods or materials are made, sold or hired on the premises.
Fast Food Premises (Development Scheme)	Means the use of premises for the preparation and sale of food to the public generally for immediate consumption on or off the premises. The use may include drive through facilities and ancillary facilities for the consumption of food on the premises.
Indoor Sport, Entertainment and Recreation (Development Scheme)	Means the use of premises for leisure, sport or recreation conducted wholly or mainly indoors such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.
Service Industry (Development Scheme)	Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including: repairing and servicing the following: - blinds - cameras or other photographic equipment - canvases, tents and camping - soft goods - computers and computer equipment - electronic instruments and equipment - garments - mowers, including motor mowers and portable gardening equipment - optical goods, being spectacles and the like - domestic electrical appliances - power and other tools - scientific instruments. providing the following services: - book binding - car washing - document duplicating or copying or photocopying - engraving by hand - laboratory facilities - locksmith services - photographic film processing - picture framing - plan printing - restoration of small articles of a personal or domestic nature, works of art - studio facilities for film, theatre or television. The term does not include any other industrial use.
Shop (Development Scheme)	Means the use of premises for the display, sale or hire of goods to the public. The use includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repair, alterations, retail dry cleaning, liquor etc.
Service Station (QPP)	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive diffusers and alternative fuels.
Utility Installation (Development Scheme)	The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air. Utility installation Means the use of premises for the purpose of providing utility or telecommunication services, which does not fall within the Schedule of Facilities and Areas under the Telecommunications Act 1997. The use may include but is not limited to: - A telecommunications tower more than 5m in height; - An equipment shelter of more than 7.5m in area and 3m in height.
Warehouse (Development Scheme)	Means the use of premises for the storage of goods, whether or not in a building, including self-storage facilities or storage yards.

Any Application for a PDA Development Permit for Warehouse is not to adversely impact on the amenity of the surrounding land uses and local character and is to consider and address potential impacts on nearby sensitive land uses.

Land use definitions in the approved uses table are as per the Queensland Planning Provisions Version 4.0 and the Concorba PDA Development Scheme except for the definitions for service industry and shop which have been limited to the land use description above.

Building Height
1 Storey Minimum
2 Storey Maximum

Site Cover
65%

Site cover is defined and outlined in the Concorba Urban Development Area Development Scheme.

Plot Ratio
2:1

- Setbacks** (to car park kerb or building)
- 6m to primary frontage
 - 1.5m to side (southern) boundary
 - 1.5m to rear (eastern) boundary
 - 1.5m to the Easement

Urban Design & Architecture

Architecture

- Building design is intended to contribute to urban character through:
 - Use of architectural features for visual interest, including:
 - Glazing:
 - All the ground storey, a minimum of 60% of building frontage provided as predominantly transparent windows or glass doors and a maximum of 35% as solid facade.
 - Awnings: Provision of awnings on
 - Street frontages
 - Building facades used for pedestrian entry
 - Building facades adjoining pedestrian movement routes internal to the site
 - Facade articulation and variation:
 - Use of different wall heights, lengths, planes, materials and landscaping to break up the visual length of walls
 - Maximum length of unarticulated wall is 15m
 - Varied palette of building materials and colours:
 - Activated building edges
 - Sub-tropical design features
 - Strong interface with movement routes, particularly internal-to-site pedestrian movement internal to the site
 - Addressing the Lakeside Drive frontage and the public realm:
 - Where buildings face public realm areas including street, park and walkways, overlooking and surveillance opportunities must be incorporated with positive OPTED practice
 - Roofing:
 - Roofing materials are to be pre-coloured and non-reflective.

Legibility

- All buildings to clearly identify a street number in a prominent location at the front of each building, either visible from the site entry or from the main internal circulation route.
- Buildings must provide clear, defined and legible entry points for pedestrians.
- Pedestrian and cyclist circulation routes from site entries and through car parking areas are to provide safe and direct routes to building entries.

Crime Prevention through Environmental Design (CPTED)

- Site, building, landscaping, furniture and signage and design are to encourage casual surveillance, overlooking and promote positive CPTED practice.

Parking

Car parking spaces are to be provided as follows:

Approved Use	Car Parking
Business	One (1) Space per 30sqm of GFA
Fast Food Premises	One (1) Space per 10sqm of GFA available to the public (including outdoor dining)
Indoor Sport & Recreation	One (1) space per 50sqm of GFA for food preparation and one (1) space per 100sqm of GFA used for storage. To be determined by a Traffic Impact Assessment
Service Industry	One (1) space per 100sqm of GFA
Shop	One (1) space per 25sqm available to the public and one (1) space for each 100sqm of total storage GFA
Service Station	One (1) space per 40sqm of GFA
Utility Installation	To be determined by a Traffic Impact Assessment
Warehouse	One (1) space per 100sqm of GFA

Parking

- Car Parking spaces are to be designed in accordance with AS2890.1:2004 Off Street Parking Facilities
- Bicycle parking spaces are to be designed and provided in accordance with AS2890.3:1993 Bicycle Parking Facilities.

Car Park Shading

- Shade trees are to be provided at a rate of no less than 1 tree per 6 car parks dispersed throughout car parking areas; or
- Alternative shading methods can be provided in car parking areas, such as shade sail structures, subject to shading details being clearly identified in plans in a subsequent PDA Development Approval for a PDA Development Permit.

End of Trip Facilities

- End of trip facilities are to be provided in accordance with Queensland Development Code

Landscaping

- 10% of the site is to be provided as landscaping
- Landscaping to be established in setback areas to site boundaries, excluding entry locations (driveways, footpaths etc.)
- Detailed landscaping plan to be submitted as part of application for PDA Development Approval for PDA Development Permit.
- Landscaping to be a mixture of ground cover, semi-advanced and advanced vegetation

Screening

- All service areas and storage areas (i.e. areas containing plant, equipment, materials, refuse storage and the like) are to be:
 - Screened as an integral part of the building form, including roof structures; and
 - Screened from view by structures and materials consistent with or complementary to the building form.
- Screened areas at ground level to be located and designed in conjunction with landscape planning

Fencing

- Fencing details to be assessed at PDA Development Permit stage with the Applicant providing justification for fencing type and extent on land use and adjoining site interface.

Vehicle Access & Manoeuvring

- Vehicle access to site is to be at location identified as per Figure 1
- An alternative vehicle access location can be proposed subject to a Traffic Impact Assessment prepared by a suitably qualified consultant that is approved as part of a subsequent PDA Development Approval for a PDA Development Permit.
- All loading and unloading of equipment, materials and goods to occur on-site and to comply with AS2890.2:2002 Off Street Parking Commercial Vehicle Facilities.

Advertising Devices

- Advertising devices are to be in accordance with Townsville City Council City Plan Advertising Devices Code.

Potential for Nuisance

- All external lighting to be in accordance with AS4282:1997 – Control of the Obtrusive Effects of Outdoor Lighting.
- All emissions from on site uses (including air, noise, vibration, heat, light and the like) must be managed in accordance with:
 - The Environmental Noise (Air) Policy 2008
 - The Environmental Protection (Noise) Policy 2008
 - Work Health & Safety Act 2011



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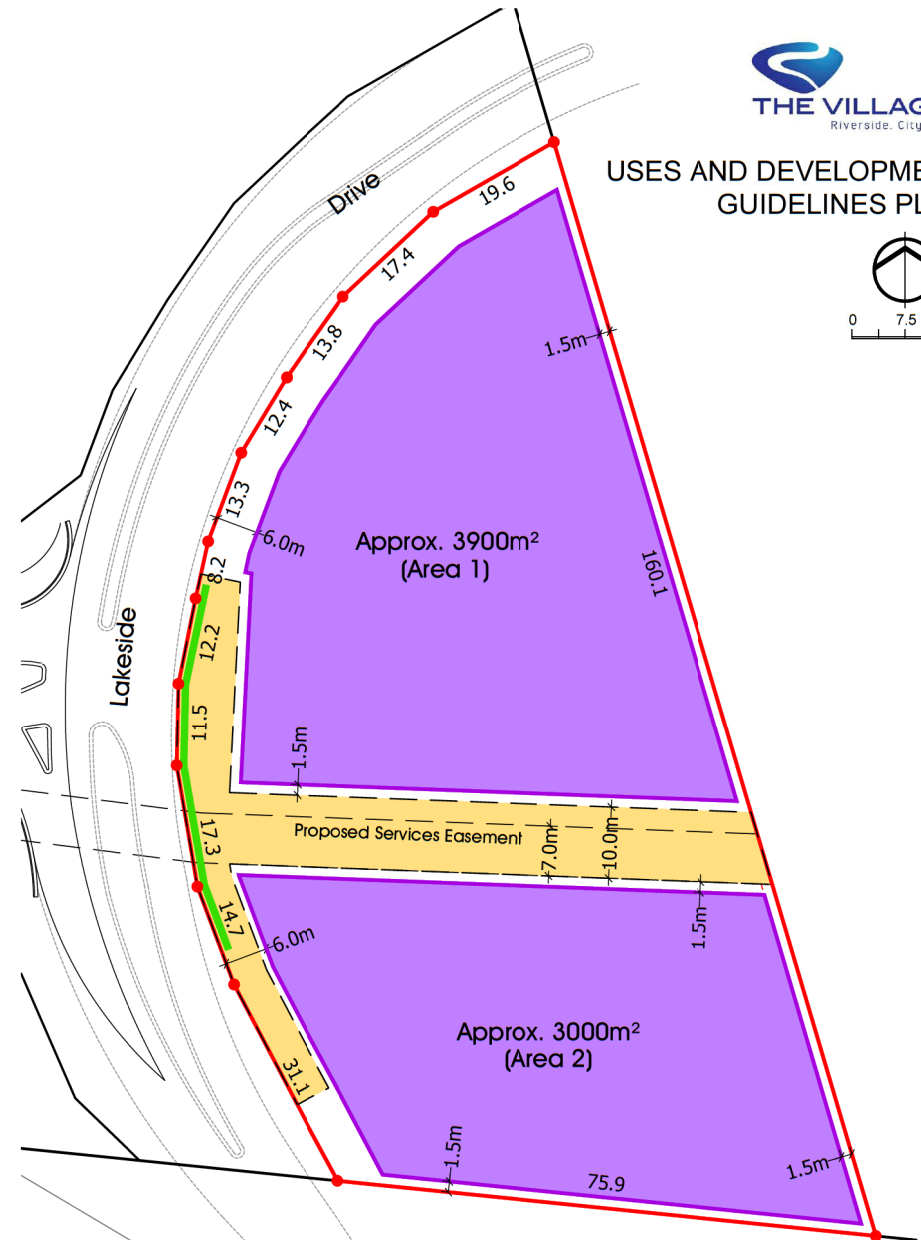


FIGURE 1:- COMMERCIAL SITE CONCEPT

Legend

- Proposed Access
- Proposed Services Easement



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