

Dated 21/03/2017

APPROVED LAND USE TABLE

LAND USE	RESIDENTIAL	DISTRICT CENTRE	NEIGHBOURHOOD CENTRE	SPECIAL USE	PARK
PERMANENT USES	• Child care centre; • Display home; • House; • Home based business; • Multiple residential; • Park.	• Child care centre; • Community facility; • Emergency services; • Food premises; • Fast food premises ; • Health care services; • House; • Indoor entertainment; • Indoor sport and recreation; • Market; • Multiple residential; • Park; • Shop; • Shopping centre; • Telecommunications facility; • Utility installation.	• Child care centre; • Community facility; • Emergency services; • Food premises; • Fast food premises where: a) not adjoining a residential use b) not involving a drive through facility • Health care services; • House; • Indoor sport and recreation where: a) excluding premises for conducting large scale receptions/functions such as convention centre; amusement and leisure centres • Market; • Multiple residential; • Park; • Shop; • Shopping centre; • Telecommunications facility where: a) Integrated within a	In SU1: • Community facility; • Place of assembly; • Food premises; • Shop; • Garden Centre; • Market; • Park; with a maximum (cumulative) GFA of 250m². In SU2: • Community facility; • Place of assembly; • Food premises; • Shop; • Service Station; • Garden Centre; • Market; • Park; with a maximum (cumulative) GFA of 250m². In SU3: • Community facility; • Food premises; • Shop; • Market;	• Community facility; • Food premises a) where servicing visitors to a Regional Recreation or District Recreation Park; and b) with a maximum (cumulative) GFA of 250m² within each of the Regional Recreation or District Recreation Parks • Shop; a) where servicing visitors to a Regional Recreation or District Recreation Park; and c) with a maximum (cumulative) GFA of 250m² within each of the Regional Recreation or District Recreation Parks • Place of assembly; • Indoor sport and recreation a) where associated with an outdoor sport and recreation. • Outdoor sport and recreation;

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/811

Date: 21 September 2017



AMENDED IN RED

By: Brandon Bouda

Date: 15 June 2017



LAND USE	RESIDENTIAL	DISTRICT CENTRE	NEIGHBOURHOOD CENTRE	SPECIAL USE	PARK
			building; and b) Not located adjoining neighbourhoods. • Utility installation where: a) Integrated within a building; and b) Not located adjoining neighbourhoods.	• Garden Centre; • Outdoor Sales • Outdoor sport and recreation; • Tourist Attraction; • Park; with a maximum (cumulative) GFA of 250m ² . In SU4: • Community facility; • Food premises; • Shop; • Market; • Garden Centre; • Outdoor Sales • Outdoor sport and recreation; • Tourist Attraction; • Park; with a maximum (cumulative) GFA of 250m ² . Alternatively, uses consistent with the Residential Zone.	• Park.
INTERIM USES	• Agriculture; • Animal keeping and husbandry; • Bulk landscape supplies; • Market; • Outdoor sport and recreation; • Sales office; • Wholesale nursery.				

SPECIAL USE AREAS:

Four (4) Special Use areas have been shown on the Master Plan. These areas have been identified by the project team as specific sites which, based on their location, views and connection to the park networks provide opportunities for development which capitalises on these characteristics and adds to the diversity of experiences afforded to the future residences. Such uses may include a coffee shop, restaurant, function centre, kiosk, sporting equipment hire, markets and other similar uses. Alternatively, uses consistent with the Residential Zone are considered appropriate. Uses will be confirmed on the Plan of Development submitted as part of the relevant subdivision application.

LAND USE INTENT STATEMENTS:

Special Use Area 1: Located within proposed Stage 1 of the Master Plan Area, SU1 provides an opportunity for development of land uses to support the growing community with early convenience and convenience services prior to the establishment of a District or Neighbourhood Centre. Supported Land Uses may include one or a combination of the following; local shop, café, hair dresser, medical centre, child care centre, community facilities or park. Alternatively, uses consistent with the Residential Zone are considered appropriate.

Special Use Area 2: Located centrally with the southern portion of the Master Plan Area, SU2 provides an opportunity for development of a land uses to support the surrounding community with early convenience and convenience services prior to the establishment of the neighbourhood centre on the adjoining land which is not owned by the applicant. Supported Land Uses may include one or a combination of the following; service station, local shop, café, hair dresser, medical centre, child care centre, community facilities or park. Alternatively, uses consistent with the Residential Zone are considered appropriate.

Special Use Area 3: SU3 is located at the interface between the urban environment and the Logan River riparian corridor. This site provides a unique opportunity for development of a land uses which capitalise and optimise the site's connection to the river, opens space and recreation opportunities. Supported Land Uses may include one or a combination of the following; café, restaurant, community facilities, park, shop (hire and sales of sport and recreation equipment). Alternatively, uses consistent with the Residential Zone are considered appropriate.

Special Use Area 4: SU4 is located at the interface between the urban environment, regional open space and recreation facilities and the Logan River riparian corridor. This site provides a unique opportunity for development of a specific destination that capitalises on the setting and the intersection of these features. Supported Land Uses may include one or a combination of the following; café, restaurant, community facilities, park, shop (hire and sales of sport and recreation equipment), outdoor sport and recreation, educational establishment. Alternatively, uses consistent with the Residential Zone are considered appropriate.