

PRECINCT ONE | LAND USE AND
DEVELOPMENT CODE

FLINDERS

PREPARED FOR PACIFIQ
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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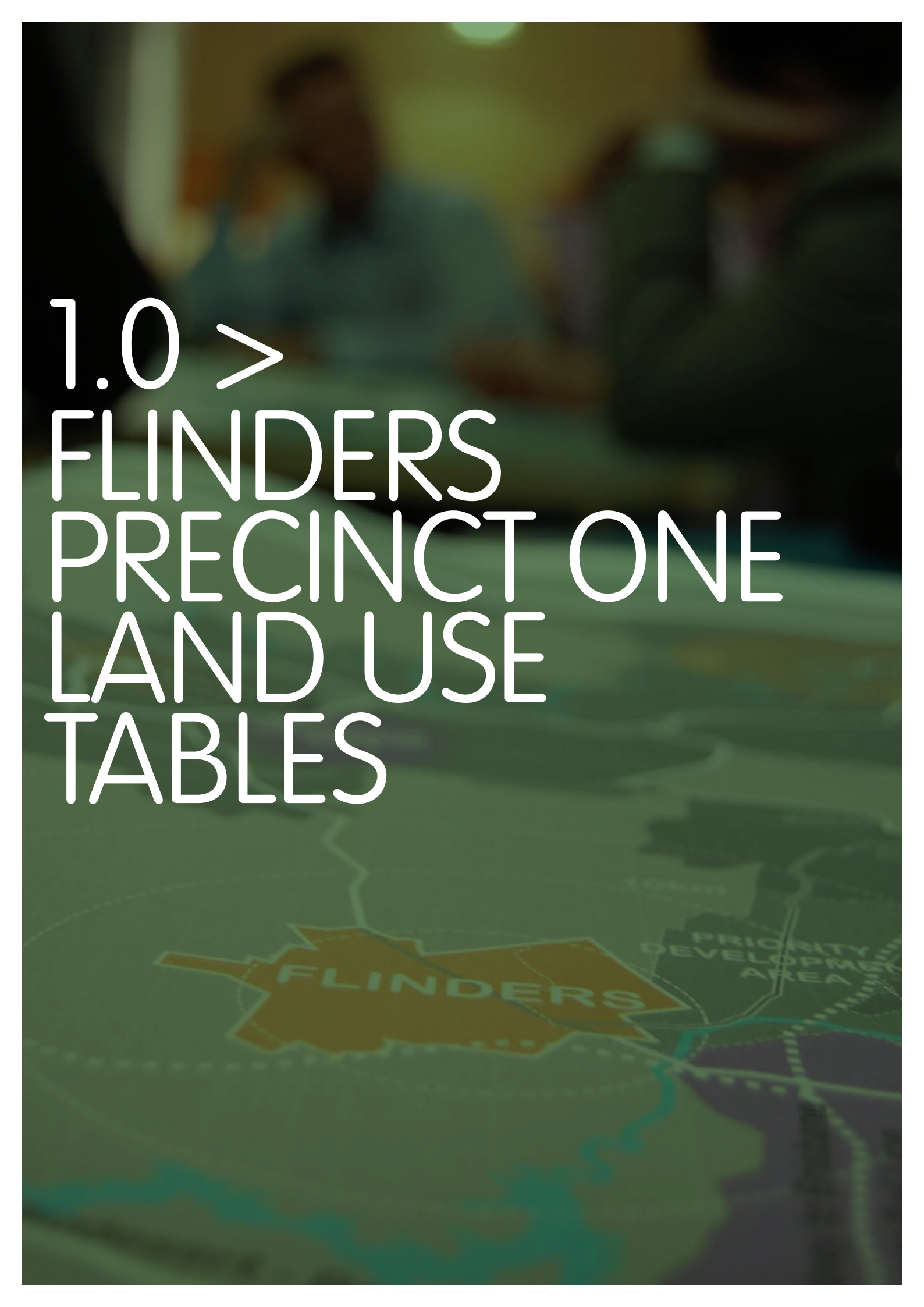
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CONTENTS

1.0	FLINDERS PRECINCT ONE LAND USE TABLES	04
1.1	INTRODUCTION	05
2.0	FLINDERS PRECINCT ONE DEVELOPMENT CODE	16
2.1	PURPOSE	17
2.2	APPLICATION	18
2.3	ASSESSMENT CODE	20
2.4	PLAN OF DEVELOPMENT	35
2.5	DEFINITIONS	36



1.0 > FLINDERS PRECINCT ONE LAND USE TABLES



1.1 Introduction

This section of the Flinders Precinct One Land Use and Development Code is intended to define specific high level development parameters applicable to Flinders Precinct One and the approval process / level of assessment required for development to occur. It does not make any development PDA assessable development that in accordance with the Greater Flagstone Priority Development Area Development Scheme is PDA exempt development or PDA self-assessable development.

The purpose of each table and its part is summarised as:

- **Table 1A** includes Development Parameters that are applicable to the scale of development intended in each part of Flinders Precinct One.
- **Table 1B – Part A** provides a full list of the permissible uses for Flinders Precinct One (as contained in the Greater Flagstone Urban Development Area Development Scheme dated October 2011).
- **Table 1B – Part B** provides a list of uses that are approved for inclusion on a Plan of Development (PoD). Where shown on a PoD they will be exempt development in accordance with Table 2 of the Greater Flagstone Urban Development Area Development Scheme, dated October 2011. It is intended that compliance assessment will only be required for those uses that require further detailed site specific assessment and development controls to ensure that the development meets the objectives of the Greater Flagstone Urban Development Area Development Scheme. The PoD will nominate those sites and land uses where compliance assessment will be required.
- **Table 1B – Part C** lists existing land uses or low impact uses that may be carried out on an interim basis without the requirement to be shown on a PoD or obtaining an MCU approval. These uses are to cease upon the approval of a ROL over the relevant part of the land that creates development lots unless a MCU approval exists for the use or the use is nominated on a PoD.
- **Table 1B – Part D** includes definitions for uses that are not adequately defined by the Greater Flagstone Urban Development Area Development Scheme dated October 2011. As these uses are also not defined by the Logan Planning Scheme, rates for the provision of on-site car parking have been nominated.

1.0 > LAND USE TABLES

Table 1A: Development Parameters

General notes applicable to all parts of this table:							
Despite anything in this approval, nothing in this approval makes any development PDA assessable development in accordance with the Greater Flagstone Urban Development Area Development Scheme that is PDA exempt development or PDA Self assessable development in the applicable zone.							
Development Parameters							
Notes:							
1. This part of the table should be read in conjunction with the Flinders Land Use Plan – Transect (Sheet 2), dwg no. 23301-ALL-P137, version 10.5, dated 6 April 2017							
2. In relation to Density:							
i. 'Net residential density' includes residential lots, local parks and internal roads (as per GFPDA Development Scheme definition)							
ii. 'Site density' relates to an individual development parcel that has resulted from an earlier subdivision which dedicated any required public roads and parks.							
3. Densities are measured across the whole of the neighbourhood (excluding major Open Space and major Roads), which may involve more than one Plan of Development							
Natural (T1)	Rural (T2)	Sub-Urban (T3)	Urban (T4)	Urban General (T5)	Town Centre (T6) (District Centre)	Community Use Area	Open Space
	A maximum net residential density of 10dw/ha	A minimum net residential density of 15dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 15dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 20dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 25dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)		
				A max. GFA of: • 4,000m² retail/entertainment • 1,425m² tavern • 1,000m² commercial • 1,800m² community services	A max. GFA of: • 11,000m² retail/entertainment • 5,000m² commercial • 8,000m² community services		

1.0 > LAND USE TABLES

Table 1B: Permissible and Approved Uses

PART A. Permissible Uses							
Notes: 1. This part of the table lists all permissible uses in Flinders Precinct One. 2. Where a listed use is not included in Part B or C of this table and is not exempt or self-assessable development under the Development Scheme it is permissible assessable development requiring a material change of use.							
Commercial Uses	Industrial Uses	Residential Uses	Retail Uses	Rural Uses	Service, Community and Other Uses	Sport, Recreation and Entertainment Uses	Tourism Uses
Business Car Park Car Charging Station Data Centre Health Care Services Sales Office	Low Impact Industry Research and Technology Facility Service Industry Warehouse	Display Home (incl. Display Village) Home Based Business House Multiple Residential Other Residential Relocatable Home Park Short Term Accommodation	Bulk Landscape Supplies Fast Food Premises Food Premises Garden Centre Market Outdoor Sales Service Station Shop Shopping Centre Showroom	Agriculture Agricultural Supply Store Animal Keeping & Husbandry Intensive Animal Industries Intensive Horticulture Wholesale Nursery	Cemetery Child Care Centre Community Facility Crematorium Educational Establishment Emergency Services Funeral Parlour Hospital Place of Assembly Telecommunications Facility Utility Installation Veterinary Hospital	Indoor Entertainment Indoor Sport and Recreation Outdoor Sport and Recreation	Tourist Attraction Tourist Park

PART B. Plan of Development Approved Uses

Notes:

1. This part of the table should be read in conjunction with the Flinders Land Use Plan (Sheet 1), dwg no 23301-ALL-P137, version 10.5, dated 6 April 2017
2. A use listed in this part of the table will be exempt development where consistent with an approved PoD
3. A use listed in this part of the table will not be required to undergo compliance assessment, unless nominated as requiring compliance assessment on an approved PoD
4. A use not listed in this part of the table is assessable development requiring a material change of use

Residential Uses:

Natural Areas	Hamlets	Suburban Neighbourhood (refer T3 on Flinders Land Use Plan Sheet 2)	Urban Neighbourhood (refer T4 on Flinders Land Use Plan Sheet 2)	Neighbourhood Centre (refer T5 on Flinders Land Use Plan Sheet 2)	District Centre (refer T6 on Flinders Land Use Plan Sheet 2)	Community Use Area	Open Space
		Display Home	Display Home	Display Home where: • Not within a site designated retail or commercial on an approved Plan of Development	Display Home where: • Not within a site designated retail or commercial on an approved Plan of Development		
		House	House	House where: • Not within a site designated retail or commercial on an approved Plan of Development	House where: • Not within a site designated retail or commercial on an approved Plan of Development	House where: • Co-located with a Community Facility to assist as a Caretaker's Residence or 'Artist in Residence	
		Multiple Residential where: • Involving a site density not exceeding 1 dwelling per 150m²; or • Involving no more than 5 dwellings.	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 250m²	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 250m²	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 100m²		

1.0 > LAND USE TABLES

			Other Residential where: • Involving a site density of no less than 1 dwelling per 250m² • Within 400m walking distance of a public transport stop	Other Residential where: • Involving a site density of no less than 1 dwelling per 250m² • Within 400m walking distance of a public transport stop	Other Residential where: • Involving a site density of no less than 1 dwelling per 100m² • Within 400m walking distance of a public transport stop		
				Short Term Accommodation	Short Term Accommodation		
Commercial Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
					Bulk Landscape Supplies where: • A temporary use pending redevelopment for an alternative approved use and located within a retail or commercial area as nominated on an approved Plan of Development		
				Business where: • Located within a retail or commercial area as nominated on an approved Plan of Development	Business where: • Located within a retail or commercial area as nominated on an approved Plan of Development		
		Car Charging Station where: • Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station where: • Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station where: • Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station		
				Car Park	Car Park		
				Data Centre	Data Centre		

1.0 > LAND USE TABLES

		Health Care Services where: • Involving a single practitioner	Health Care Services where: • Involving a single practitioner	Health Care Services where: • Located within a retail or commercial area as nominated on an approved Plan of Development	Health Care Services where: • Located within a retail or commercial area as nominated on an approved Plan of Development		
				Food premises	Food premises		
				Fast Food Premises where: • Located within a retail or commercial area as nominated on an approved Plan of Development	Fast Food Premises where: • Located within a retail or commercial area as nominated on an approved Plan of Development		
					Garden Centre		
		Sales Office	Sales Office	Sales Office	Sales Office	Sales Office	
				Market	Market	Market	
					Outdoor Sales • Where a temporary use pending redevelopment for an alternative approved use and located within a retail or commercial area as nominated on an approved Plan of Development		
					Service Station where: • Located within a retail or commercial area as nominated on an approved Plan of Development; AND • Not adjoining a residential or sensitive land use as defined in the PDA Development Scheme		

1.0 > LAND USE TABLES

		Shop where: - Up to a maximum aggregate of 250m² at a single location; AND - Positioned within 100m of a neighbourhood recreation park	Shop where: - Up to a maximum aggregate of 250m² at a single location; AND - Positioned within 100m of a neighbourhood recreation park	Shop where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: - Within the Community Use Area, AND - Up to a maximum aggregate of 250m² over the entire community use site.	
				Shopping Centre where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shopping Centre where: Located within a retail or commercial area as nominated on an approved Plan of Development		
					Showroom where: Located within a retail or commercial area as nominated on an approved Plan of Development		
Service, Community & Other Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
		Child Care Centre	Child Care Centre	Child Care Centre	Child Care Centre		
		Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms), where: Positioned within 100m of a neighbourhood recreation park	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms), where: Positioned within 100m of a neighbourhood recreation park	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms / 'Men's Shed'); including ancillary uses such as food premises, garden centre and community gardens	

		Educational Establishment	Educational Establishment	Educational Establishment	Educational Establishment	Educational Establishment where: • Small scale in nature and ancillary to the agricultural use (ie. Interpretive Centre, Sustainability Centre) OR • It is temporary pending construction of a permanent school	
Emergency Services where: • For a Rural Fire Brigade Service	Emergency Services where: • For a Rural Fire Brigade Service	Emergency Services	Emergency Services	Emergency Services	Emergency Services		
				Funeral Parlour	Funeral Parlour		
				Place of Assembly where: • No greater than 500m² GFA	Place of Assembly where: • No greater than 500m² GFA		
				Utility Installation where: • Integrated within a building; AND • Not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme.	Utility Installation where: • Integrated within a building; AND • Not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme.		
				Veterinary Hospital	Veterinary Hospital		

Sport, Recreation & Entertainment Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
				Indoor Entertainment (excluding 'Adult Entertainment') and only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Entertainment only where: Located within a retail or commercial area as nominated on an approved Plan of Development		
				Indoor Sport and Recreation (excluding 'premises for large scale functions ie. conventions and leisure centre') and only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Sport and Recreation only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Sport and Recreation	Indoor Sport and Recreation only where: In a District Sports Park or a District Recreation Park
				Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation only where: In a District Sports Park or a District Recreation Park

PART C. Interim Approved Uses

Notes:

These uses are not required to be shown on a PoD

These uses are to cease upon the approval of an RoL over the relevant part of the land, unless the use is shown on an approved PoD or an MCU approval exists for the use

Agriculture

Animal Keeping and Husbandry

Bulk Landscape Supplies

Market

Outdoor Sales

Outdoor Sport and Recreation

Wholesale Nursery

PART D. Definitions

The Definitions included within the Greater Flagstone Priority Development Area Development Scheme (October 2011) apply to all future development within Flinders Precinct One.

The following additional definitions also apply:

Car Charging Station:

A premises that is used to charge, maintain or repair vehicles that are powered by electricity, hydrogen or other alternative non-fossil based fuels. Where the use involves an outlet for charging a vehicle that is located in a public or private car parking area, the provision of on-site car parking is not required.

Data Centre:

Premises used to house computer systems and associated components and equipment, The equipment may be used to:

- Operate and manage a carrier's telecommunication network
- Provide data centre based applications directly to the carrier's customers
- Provide hosted applications for a third party to provide services to their customers
- Provide a combination of these and similar data centre applications

Data centres can be housed in commercial buildings or purpose built premises and are often modular to allow for expansion.

They are generally not required to be staffed. Car parking is provided at a rate of 1 space per employee + 1 additional space for visitor parking.

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The background image shows a vibrant street scene in a coastal town. On the right, a two-story building with a balcony and wooden railings houses a shop. A sign above the entrance reads "EAT IN OR TAKE AWAY". To the right of the entrance is a circular logo with a cow and the text "WHERE BEACH COWGIRLS". In the foreground, several people are seated at red plastic tables and chairs under a large striped umbrella. A man in a blue shirt and a woman in a straw hat are seated at a table in the immediate foreground. Other people are visible further down the street. The overall atmosphere is relaxed and sunny.

2.0 > FLINDERS PRECINCT ONE DEVELOPMENT CODES

2.1 Purpose

The purpose of the Flinders Precinct One Development Code (Precinct One Code) is to regulate:

- a. development for a reconfiguration of lot (RoL)
- b. residential construction including the development of the range and mix of housing densities and types as listed in Table 1A and Table 1B (Parts A - D) of Section 1.0 'Flinders Precinct One Land Use Tables' of this document, and
- c. operational works for advertising devices and landscaping.

The purpose of the code will be achieved through the following overall outcomes:

- i. Development for RoL creates a lot of an appropriate size, dimensions and arrangement consistent with the Precinct One Code;
- ii. Development for RoL is designed to accommodate existing and planned infrastructure to service the site;
- iii. Development for residential purposes in Precinct One achieves a high quality residential environment, providing a diverse range of housing opportunities for contemporary Queensland households.

2.2 Application

For development in Flinders Precinct One, the Precinct One Code:

- a. Will be used to assess development for reconfiguration of lot.
- b. Will be used to assess development for a material change of use where no Plan of Development (PoD) has been approved.
- c. Will be used to assess development shown on an approved PoD where the PoD states that the Flinders Precinct One Code applies. The PoD may identify all or some of the acceptable outcome/s that apply to the development and/or any alternative acceptable outcomes for the achievement of the performance outcome/s of this code.
- d. Will be used to guide the preparation of applications proposing a material change of use, reconfiguration of lot or PoD.
- e. Will include performance outcomes and acceptable outcomes for operational works involving landscaping and advertising devices. Where compliant with this Code and where they occur in association with a use shown on an approved PoD these will exempt development.

For an application for reconfiguration of a lot or material change of use, where the Precinct One Code or an approved PoD does not address a specific matter, the applicable Guidelines of Economic Development Queensland will apply, otherwise the Precinct One Code takes precedence.

An approved PoD can propose alternate outcomes (AO's) to the AO's included in the Flinders Precinct 1 Code.

The Precinct One Code contains five parts:

Part A – General criteria for reconfiguration of a lot

This part provides performance outcomes and acceptable outcomes to be used in the assessment of future RoL applications. For those matters not covered by this code or an approved PoD, then the applicable Guidelines of Economic Development Queensland will apply.

Part B – Criteria for a Plan of Development (PoD)

The Development Scheme states that development in accordance with a PoD is exempt development and requires no further development approval. Consequently, in this circumstance an approved PoD is the primary planning document referenced by a building certifier in the certification of building works for that development.

This part includes acceptable outcomes for the preparation of a PoD to assist the efficiency of the building certification process.

Part C – General criteria for residential construction on all lots

This part provides performance outcomes and acceptable outcomes for all residential construction on all lot sizes. The Precinct One Code acceptable outcomes, or alternate acceptable outcomes nominated on an approved PoD, become the planning controls that apply to a lot and will need to be referenced by a building certifier in the certification of building works for development.

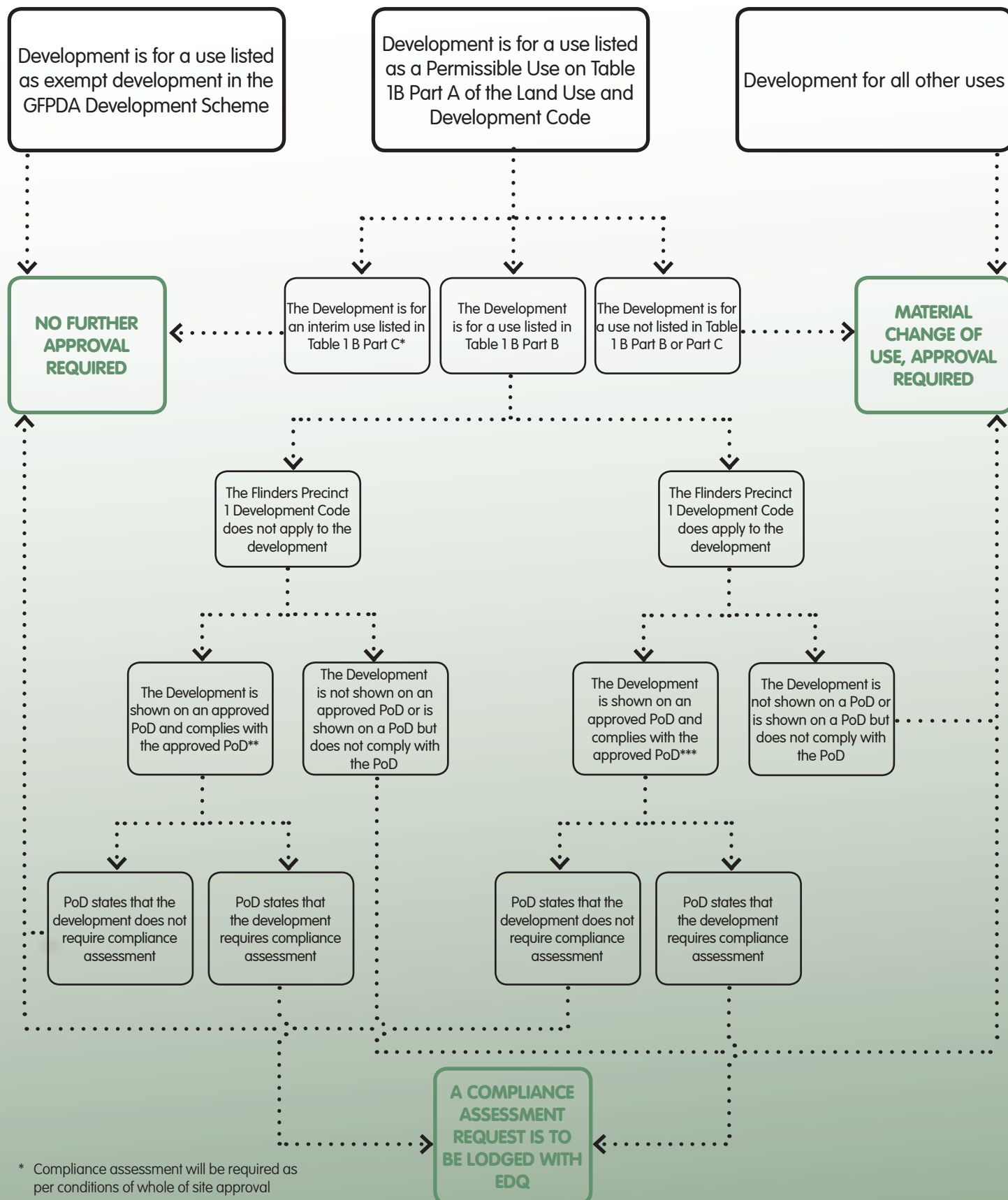
Part D - Specific Provisions for residential construction on lots less than 400 m² and multiple residential

This part provides performance outcomes and acceptable outcomes for all residential construction on lot sizes less than 400m² and multiple residential. The Precinct One Code acceptable outcomes, or alternate acceptable outcomes nominated on an approved PoD, become the planning controls that apply to a lot and will need to be referenced by a building certifier in the certification of building works for development.

Part E – Criteria for Operational works

The Development Scheme states that development for operational works if consistent with an approved PoD is exempt development and requires no further development approval. This part identifies performance outcomes and acceptable outcomes for development for operational works for advertising device and landscaping that may be included in a PoD.

Flinders Precinct 1 Application Flow Chart for Development



* Compliance assessment will be required as per conditions of whole of site approval

** POD will be assessed against the provisions of EDQ Guidelines

*** POD will be assessed against the provisions of Code

2.0 > DEVELOPMENT CODES

2.3 Assessment Code

The following code is the Flinders Precinct One Development Code.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Part A - General criteria for reconfiguring a lot	
Neighbourhood and lot design	
PO1 Development creates a lot with dimensions which enable lawful uses appropriate to the intended use and consistent with the MCU approval.	AO1 No minimum lot size is specified as this code with its building requirements, plus the Plan of Development process allows for adequate control of the built form outcomes on all lot sizes. Note: PO6 and AO6 indicate a Plan of Development is required to satisfy site outcomes are achieved when lots are included that are less than 400 sqm.
PO2 Development provides a street network and lot access which is designed: - for the appropriate type of vehicle, pedestrian and cyclist use of the site; - to be safe for the vehicles, pedestrians and cyclists expected to be accessing the lot; - to be legible and maintain the safety of the neighbourhood movement network for vehicles, pedestrians and cyclists; and - allow for adequate on-street parking.	AO2.1 Development ensures that each lot is provided with: - direct access to a formed public road; or - access to a formed public road via a formal access arrangement registered on title over another lot; and - Development does not provide lot access for a vehicle directly from a trunk connector street or higher order street/road unless supported by a traffic planning analysis and/or measures contained in an approved Plan of Development to mitigate amenity and safety issues.
	A02.2 The street network provides a legible network which is evidenced by: - A grid street pattern or modified grid responsive to site characteristics; and - Block lengths are no more than 200m in length. Note: In the higher density precincts, a grid street pattern with short block lengths will greatly assist in achieving the density and urban outcomes proposed by the MCU approval. In these areas, four way intersections, rear lanes, small pocket parks and additional street landscaping will be features of this residential environment.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO2.3 Streets are responsive to site topography and solar access or view lines to key features (lakes, open spaces, mountains, significant buildings and places) as: - Where slope allows, orientation within 20 degrees of north-south or east-west; and - To minimise cut and fill, streets follow ridges, gullies and/or are perpendicular to slope or run along the contour and not at an angle to it.
	AO2.4 Development provides road and pedestrian access to each lot in compliance with Tables 2.1 and 2.2 for neighbourhood streets and neighbourhood connectors.
	AO2.5 Street layout and/or traffic calming devices are installed in accordance with Logan City Council development standards to ensure the appropriate vehicle speed is achieved for each type of street.
	AO2.6 Lot and street layout achieve on street parking rates of: - Multiple residential sites with l.t.e. 4 - 0.5 on-street parking spaces per dwelling unit - Multiple residential sites with g.t. 4 - zero on-street parking space per dwelling unit and 0.75 on-street parking space per house lot, unless each house provides a minimum of 2 off street spaces in which case the requirement will reduce to 0.66 on-street spaces per house lot. Notes: Where lot frontages are g.t.e. 12.5m and/or lots with a lesser frontage are accessed by a rear lane, this outcome is deemed to have been achieved. In other circumstances a parking analysis plan is an acceptable means of confirming that this outcome has been achieved.
PO3 Development provides land for open space and the delivery of infrastructure and services.	AO3 Development provides land for infrastructure and services in compliance with the relevant Logan City Council development standards and other codes and planning scheme policies which apply to the site.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO3.2 Development provides land for open space in accordance with the approved Community Greenspace Infrastructure Master Plan; and Development provides local open space in accordance with Table 2.3.
PO4 Development provides a range of lot sizes and types to support increased housing choice appropriate for a range of household types.	AO4 Development provides a range of lot sizes and product types which achieves a diversity of product across Precinct One. This will be evidenced by: a. Each development proposal contains a variety of lot sizes; or b. Evidence is provided of the achievement of a mix of product across the precinct with past and/or future RoLs.
PO5 Development provides a lot mix and location which supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking and other elements.	AO5.1 Development locates lots for small scale multiple residential located on corner sites, street block ends or with dual frontage to facilitate direct vehicle and pedestrian access to each dwelling.
	AO5.2 Development has no more than eight lots less than 10m wide frontage lots in a row unless: a. the lots are accessed from a rear lane; or b. are located opposite open space; or c. have designated visitor parking areas.
PO6 Development involving a lot intended for a house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential house and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO6 Development provides lots: a. which are 400m² or larger; or b. where lots less than 400m² in area are included, a Plan of Development is used to identify the location of a building envelope that complies with the Precinct One Code.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Part B - Criteria for a Plan of Development	
PO7 A Plan of Development has prescriptive controls for the regulation of development and in particular provides sufficient detail for building certifiers in the assessment of applications for building works. Note: The Development Scheme states that development in accordance with a Plan of Development is exempt development and requires no further development approval. Consequently, the development controls in the Plan of Development are required to be prescriptive, rather than performance based.	AO7 A Plan of Development identifies: - for house lots less than 400m² in area and multiple residential a building envelope that is sufficient to accommodate the development on the lot and satisfy the performance outcomes of the Precinct One Code; - for multiple residential lots a building envelope and acceptable outcomes that satisfy the performance outcomes of the Precinct One Code, the maximum number of dwelling units on the site and the resulting site density; - Build to boundary locations that do not inhibit the construction of necessary infrastructure to service the lot or the precinct; - Whether the Development Code applies and if so, the acceptable outcomes that apply to the development and/or any alternative acceptable outcomes for the achievement of the performance outcomes of this code; - Any other development standards that apply to the development; and - The circumstances where compliance assessment is required for development. Note: The Plan of Development may contain a wide variety of controls to regulate development on a lot. Section 2.4 provides a list of common matters included in a Plan of Development.
Part C - General Criteria for Residential Construction on all lots	
Building Height	
PO8 Development has a building height that: - Is consistent with the height of dwellings intended in the area - Permits adequate sunlight to dwellings and private open space in adjoining premises	AO8 - Development has a maximum building height of 2 storeys and 9.5m above natural ground level unless shown as 3 storeys on a Plan of Development. OR - Development complies with the provisions of an approved Plan of Development
Site Cover	
PO9 Development results in a site cover that facilitates solar access into dwellings and provision of private open space.	AO9 Development does not exceed the site cover in Table 3.1. OR Development complies with the provisions of an approved Plan of Development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Setbacks	
PO10.1 Development is set back from a primary street frontage to be consistent with and complement the front boundary setback of buildings prevailing in the street.	AO10.1 Development complies with the setbacks in Table 4.1. OR Development complies with the provisions of an approved Plan of Development.
PO10.2 Development is set back from side boundaries and any secondary street frontage to minimise the impact of development on the amenity and privacy of residents of adjoining premises.	AO10.2 Development complies with the setbacks in Table 4.1. OR Development complies with the provisions of an approved Plan of Development.
Car parking	
PO11 Development ensures that residents' and visitors vehicles are accommodated on site with: - vehicle access of an appropriate grade and width to facilitate safe property access and does not adversely affect infrastructure; - a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street.	AO11.1 Development provides a minimum number of on-site car parking spaces comprising: - Each house or multiple residential dwelling (3 or more bedrooms) must be provided with 2 car parks, one (1) of which must be undercover (e.g. carport or garage). - One (1) or two (2) bedroom house or multiple residential dwelling must be provided with one undercover car park; - Where development is for multi residential dwellings that incorporates one or more travel demand measures included in Table 4.2 Travel Demand Measures these will offset the onsite resident car parking required by part a and b of this AO. AND 0.25 visitor spaces per dwelling for multiple residential (other than multiple dwelling sites containing no more than four dwellings where no requirement applies). OR - Development complies with the provisions of an approved Plan of Development.
	AO 11.2 Development provides vehicular crossings that have a maximum crossover width of: 3m for a single driveway 4.8m for a double or triple driveway.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO11.3 Minimum dimensions for on site parking provision meet the requirements of AS 2890.1.
	AO11.4 Car parking spaces may be in tandem, provided the spaces are contained within the lot.
Casual Surveillance and Street Presentation	
PO12 Development ensures that a house is oriented to the primary frontage of the lot to facilitate casual surveillance and provide visual interest.	AO12.1 Development results in the residential entry to house being covered, lit and visible from the primary frontage whether it is a street, lane or parkway access. OR Development complies with the provisions of an approved Plan of Development.
	AO12.2 Development results in the dwelling house having windows to habitable rooms or balconies on the façades facing all frontages to streets and public open space. OR Development complies with the provisions of an approved Plan of Development.
Part D – Specific Provisions for Residential Construction on lots less than 400m² and multiple residential	
Bulk and Scale	
PO13 Development is of a bulk and scale that is consistent with the intended form and character of the local area having regard to separation of dwellings on adjoining premises to ensure impacts on residential amenity and privacy are minimised.	AO13 Development is contained within the building envelope for the site, created by applying: • maximum building height; • front, rear and side setback requirements; • acceptable outcomes for built to boundary walls; • site cover requirements. OR Development complies with the provisions of an approved Plan of Development.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Built to Boundary	
PO14 Development involving built to boundary walls does not impact on the amenity or privacy of residents or residents of adjoining premises.	A014 Development ensures that built to boundary walls do not exceed: a. for lots less than 10m frontage, 80% of the length of the side boundary; or b. for lots with a frontage g.t.e. 10m, 70% of the length of the side boundary; or c. Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Private and Communal Open Space	
PO15 Development includes open space that has usable proportions to suit the recreational needs of residents.	AO15.1 a. Development for a house on a lot < 200m² and multiple residential provides private open space which is: • a minimum of 6m², and • a minimum dimension of 2.4m OR is provided by way of balconies, decks or rooftop terraces where the living areas are not on the ground floor with a minimum area of 6 m² and minimum dimension of 1.5 m. b. Development for a house on a lot g.t.e 200m² provides private open space which is: • a minimum of 16m² • a minimum dimension of 4.0m OR is provided by way of balconies, decks or rooftop terraces where the living areas are not on the ground floor with a minimum area of 6 m² and minimum dimension of 1.5 m. c. Development for multiple residential provides communal open space in accordance with PDA Guideline No 7 May 2015 Low rise buildings except no specific requirements apply where the number of multiple residential is l.t.e.10 dwellings units, or the multiple residential is within 100m of a park d. Private and communal open space for a house or multiple residential has a maximum gradient not exceeding 1:10 OR Development complies with the provisions of an approved Plan of Development. Note: 1. Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development. 2. Private open space may be covered by roofing, shade cloth and similar shade protection.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Garages	
PO16 Vehicular accommodation does not visually dominate the appearance of a dwelling house when viewed from the street.	AO16.1 a. Development on a lot less than 7.5m wide has garages, carports and car parking spaces only accessed from a rear lane b. Development on a lot g.t.e. 7.5m wide that has access from a street has its garage or carport set back: * for a single garage or carport, 5 m minimum from the primary street frontage and 3m from a secondary street frontage * for a double garage or carport, 1 m minimum behind the building line OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.
	AO 16.2 Development has double garages and carports when: a. on lots g.t.e.12.5m wide; and b. on lots g.t.e. 10.5m and l.t. 12.5m where the dwelling is two storeys in height; and c. on lots less than 10.5m wide where it is accessed by a rear lane. OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Privacy Note: these provisions do not apply to single level development or to the ground floor level of development that exceeds 1 storey.	
PO17 Development minimises direct overlooking between dwellings via building siting, layout and the design of windows, balconies and screening devices.	AO17.1 Development for houses and multiple residential have windows to habitable rooms that are separated a minimum of 9m to habitable rooms of another dwelling.
	AO17.2 Where windows to habitable rooms of a dwelling are within 9m of a habitable rooms of another dwelling, development incorporates windows that: • Are fully offset from another window of a habitable room in an adjacent dwelling to minimise direct overlooking; or • Have sill heights of 1.5m above floor level; or • Are covered by fixed obscure glazing in any part of the window below 1.5m above floor level • Have fixed external screens OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.
	AO17.3 Development for houses and multiple residential greater than one storey in height that results in a direct view from balconies, terraces decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, ensures that the view is screened from floor level to a height of 1.5m above floor level.
	AO17.4 Where screening is used, it: • is a solid translucent window or screen; or • perforated or slated panels; or • a fixed louvre, translucent window or screen which has a maximum 25% opening; and • is permanently fixed, durable and designed to complement the development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Fencing	
PO18 Development ensures that fencing associated with a dwelling house: a. facilitates casual surveillance of the street and public open space; b. enables the use of private open space; c. assists in highlighting entrances to the property.	AO18 Development ensures that: a. the height of a new fence on a street frontage or adjacent to public open space is a maximum of: i. 1.2m, where fence construction is solid or less than 50% transparent; or ii. 1.5m, where fence construction is at least 50% transparent; or iii. 1.5m and solid where it screens the dwelling's private open space area b. no fencing is provided; or c. street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest; or d. Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.
Refuse Container Storage	
PO19 Development ensures a refuse container storage is provided on site that does not detract from the visual amenity of the streetscape.	AO19 Refuse container storage areas are provided which: a. are enclosed or screened from public view, by a minimum 1.2m high solid fence or wall or dense vegetation; and b. are large enough to accommodate at least two standard sized refuse containers per dwelling; and c. have easy access from the container storage area to the street boundary.
Part E - Criteria for operational works	
Advertising Device	
PO20 An advertising device is regularly reviewed to ensure outdated, inappropriate signage is not displayed for excessive periods of time.	PO20 A time period is nominated on a Plan of Development or other approval for the advertising device.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO21 An advertising device is designed and located: - to be compatible and visually integrate with the built form and streetscape; - to be safe for pedestrians, cyclists and vehicular traffic; - to not distract motorists so as to cause a traffic hazard.	PO21 An advertising device: - is not animated and does not revolve or flash; and - complies with the face locational and face area requirements of the Logan City Council advertising device code. OR Development complies with the provisions of an approved Plan of Development.
PO22 An advertising device does not create visual clutter.	AO22 An advertising device complies with the requirements of the Logan City Council advertising device code. OR Development complies with the provisions of an approved Plan of Development.
Landscaping	
PO23 Development provides landscaped areas to ensure an attractive streetscape and high quality amenity for residents.	AO23 Development that is: - for a house or multiple residential less than 4 dwellings, no specific requirements apply; and - for all other development complies with the requirements of the Logan City Council Landscape code. OR Development complies with the provisions of an approved Plan of Development.
Vehicular Crossovers	
PO24 Development provides vehicular driveways that are of a standard that ensure they are low maintenance, are safe for pedestrians and are structurally adequate for their expected loads.	AO24 Development that incorporates a vehicular crossover complies with the development standards of Logan City Council unless modified by any of the acceptable outcomes in this code. OR Development complies with the provisions of an approved Plan of Development.

2.0 > DEVELOPMENT CODES

Table 2.1 Design for access - Neighbourhood Streets - Freehold lot development

ASPECT	STREET TYPE			
Application	Connector Street	Access Street Type 1	Access Street Type 2	Rear Lane
Traffic volume (vpd)	7500	5000 max.	2500 max.	500 max.
Reserve width (minimum (m))	19.5	15	13	6.5
Pavement width (m)	9.5 - 12	7.5 min.	5.5 min.	5.5 max.
Verge width (m)	3.75 - 5	3.75 min.	3.75 min.	0.5 max.
Footpath	Both sides	Both sides	One side	N/A
Kerb type	Upright	Mountable	Mountable	Flush
Lot access	Yes	Yes	Yes	Yes
Corner truncations	To suit road design	Standard 3 chord 6m cord truncation	Standard 3 chord 6m cord truncation	2m x 2m truncation

Table 2.2 Design for internal access - Community title development

DESIGN FEATURE	
Minimum carriageway width	5m at entrance to public road, 4.5m otherwise
Minimum total access way reserve	6m
Minimum verge width	1m
Footpath width	Not required
Cul-de-sac design for service vehicle	Maximum 5 point turn
Kerb and channel	Not required

2.0 > DEVELOPMENT CODES

Table 2.3 Minimum open space provision

PARK TYPE	PARK CRITERIA		
	Minimum Area	Road Frontage	Flood Immunity
Recreation Parks			
Linear park	No specific requirement	No specific requirement	Maximum 30% of any park is below the 5 year ARI (average recurrence interval flood level).
Local recreation park	500m²	Minimum 50% of park perimeter to have road frontage	
Neighbourhood recreation park	5000m²		
District recreation park	5ha		
Major recreation park	10ha	No specific requirement	Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Civic park	No specific requirement		
Sports Parks			
District sports park	7.5ha	No specific requirement	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Note:

This table nominates the minimum areas for different park types. The location and number of parks will be defined in detail by an approved Greenspace Infrastructure Master Plan.

Table 3.1 Site Cover

	LOT AREA				
	l.t.e 200 m ²	>200 - <300 m ²	300 - <400 m ²	400 - <600 m ²	g.t.e. 600 m ²
Site Cover	80%	160 m ² or 70% of the site area whichever is the greater	210 m ² or 60% of the site area whichever is the greater	240 m ² or 55% of the site area whichever is the greater	330 m ² or 50% of the site area whichever is the greater

Note:

For the purposes of this code site cover means the proportion of the site covered by a building(s), structure(s) attached to the building and carport(s) calculated to the walls of the building and expressed as a percentage. The term does not include:

- a. eaves and unenclosed private open space
- a. any structure included in a landscape open space area such as a gazebo or shade structure; or
- b. basement car parking areas located wholly below ground level.

2.0 > DEVELOPMENT CODES

Table 4.1 Setbacks

	LOT WIDTHS (m)				
	<10.0m	g.t.e 10.0 < 14.0m		g.t.e 14.0m	
	Ground + Upper	Ground	Upper	Ground	Upper
Street Setback					
Primary	2.5m	3m	3m	4.5m	4.5m
Secondary street frontage	1.5m	1.5m	1.5m	2.0m	2.0m
To laneway	1m	1m	1m	1m	1m
Side and rear setback (unless built to boundary)					
	1m	1m	1m	1.5m	1.5m

Notes:

1. Setbacks are measured to the building wall.
2. Setbacks to all frontages are reduced by 1.5m for a verandah, porch, covered first floor balcony or entry portico.
3. Garage setbacks may vary from these provisions, refer Performance Outcome PO16.
4. Where integrated design of adjoining dwellings have been undertaken, setbacks may vary substantially from this table and be incorporated in a Plan of Development.

Table 4.2 Travel Demand Measures

Travel Demand Measure	Indicative Reduction in Car Parking Spaces
Car Sharing	Each car share vehicle offsets 5 spaces (equates to a relaxation of 4 spaces)
Unbundled Parking	20% to 50% unbundles – 30% reduction in minimum rate
Motorcycle / Motor Scooter Parking	Every 2 motorcycle spaces can replace 1 car space, up to 15% of the minimum parking requirement
Bicycle parking (where provided in excess of the requirement under relevant section of EDQ requirements)	Every 6 bicycles offset 1 car parking space, up to 15% of the minimum car parking requirement
Green Wheel Bicycle (or similar technology)	Each Green Wheel Bicycle provided offsets 1 space, up to 30% of the minimum car parking requirement
Any other travel demand measure	To be approved by EDQ

2.4 Plan of Development

A Plan of Development (PoD) is related to but distinct from a 'subdivision plan'. A subdivision plan typically shows all information required for reconfiguring of a lot approval. A development approval for reconfiguring of a lot (RoL) can include a PoD. The PoD regulates building development on and within lots created in accordance with an approved MCU or RoL.

A PoD may contain site plans, graphics and text and once approved becomes the primary documentation for the ongoing regulation of subsequent, exempt, self assessable and assessable development (permissible). Typically the PoD is a self-contained map(s) containing sufficient information to enable a building certifier to approve building plans, and a builder to build the development including installing ancillary aspects such as driveways, landscaping or fencing without further planning/development approvals.

Development that is not in accordance with an approved PoD may require another development application.

As the PoD needs to include enough detail to demonstrate consistency with earlier approvals and provide adequate development controls, the PoD will typically include:

- The lot and street layouts including lot numbers;
- Land uses, including lots for houses, multiple residential and non-residential uses;
- Land slope and major infrastructure items that may impact on building and siting aspects of the development;
- A nomination of primary and secondary street frontages;
- Building envelopes indicating setbacks, access points and retaining walls;
- Build to boundary wall locations, length and construction requirements;
- Where involving multiple residential, the maximum number of units permitted on the lot without further approvals; and
- Privacy requirements between dwellings, streets and open space.

Depending on the use, complexity, character and density of the development, the PoD may also details:

- Building site coverage and maximum gross floor area;
- Vehicular and pedestrian access points;
- Signage control; and
- Bushfire and noise attenuation controls.

2.5 Definitions

This code applies the use definitions from the Greater Flagstone Development Area Development Scheme October 2011 plus the additional definitions included in Table 2 Table 2B Part A Permissible Uses as attached to the MCU approval.

The proposed land uses sought by the whole of site MCU approval and subject of this Precinct One Code are set out below:

Display home

Means the temporary use of premises for the promotion and/or sale and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50 sqm
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles, not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of a House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Carparking is in accordance with this code
- There is no display of goods
- Number of employees does not exceed 4.

House

Means a residential use of a premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

Multiple residential

Means the use of a premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include a house.

Sales Office

Means the use of the premises for the temporary promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

The Precinct One Code also includes the following definitions:

Advertising device

Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Banner sign

A device that:

- a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material; and
- b. is suspended from a structure or pole with or without supporting framework.

Building/structure façade sign

A sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building or structure.

Directional sign

A sign providing information in respect to the operation of an activity on the premises.

Estate sign

A sign providing information in respect to the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Face area

In relation to an advertising device, where the advertising device has:

- a. only one face, the greater of the area of:
 - the advertisement panel or board as installed; or
 - a rectangular figure best enclosing the advertising message, logo or figure.
- b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph (a).

Free standing sign

A sign permanently attached to the ground on its supportive structure independent of any building.

Plan of development

A plan of a single lot or multiple lots that regulates building development on and within the lot/s created as part of an approved RoL and may include a diverse range of information for the control of development; refer Section 1.4.

Site cover

Means the proportion of the site covered by a building(s), structure(s) attached to the building and carport(s) calculated to the walls of the building and expressed as a percentage. The term does not include:

- a. eaves and any unenclosed private open space
- a. any structure included in a landscape open space area such as a gazebo or shade structure; or
- b. basement car parking areas located wholly below ground level.

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PRECINCT ONE | LAND USE AND
DEVELOPMENT CODE

FLINDERS

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