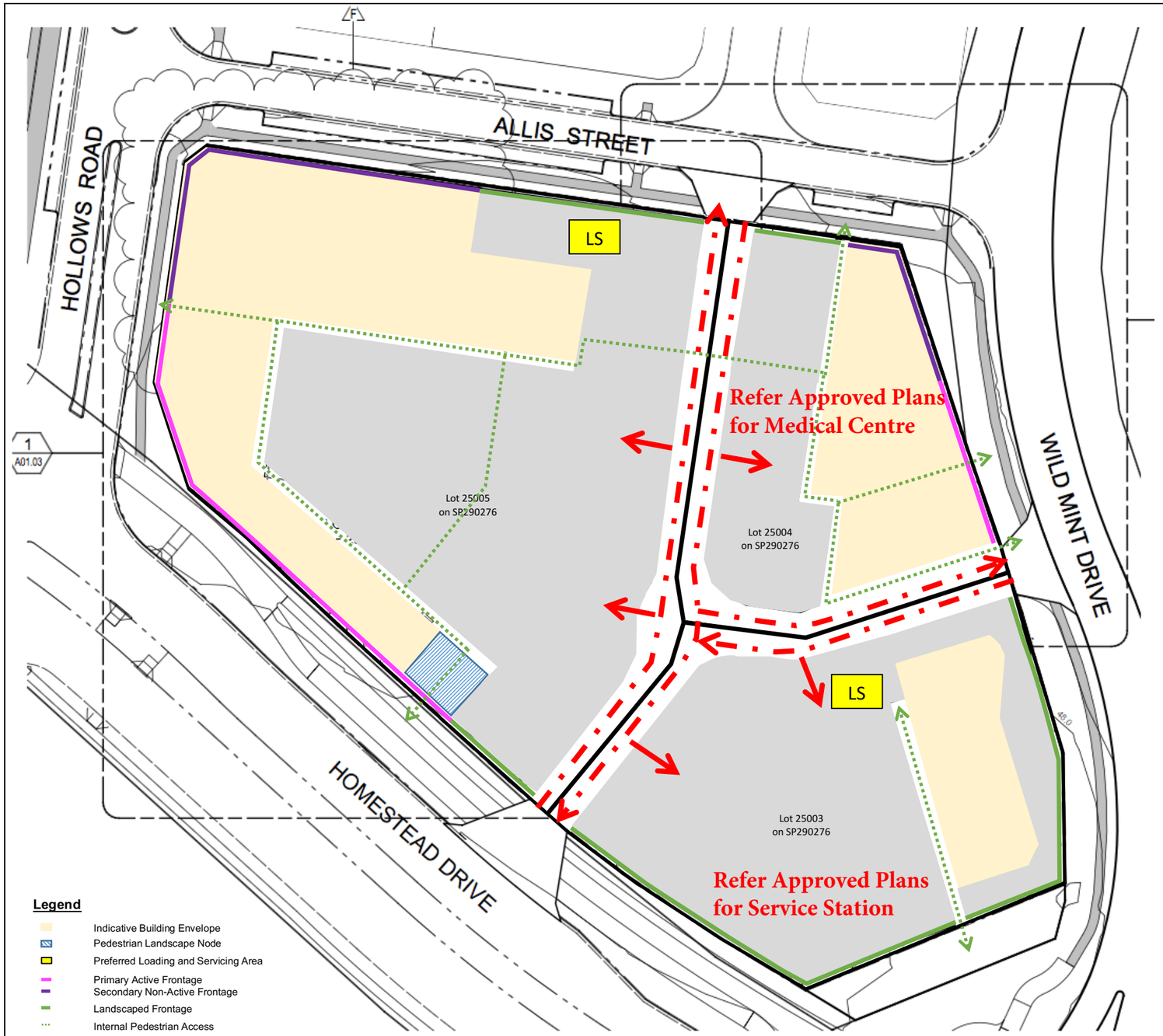

Lot 25003-25005 Notes

Approved Uses
Lot 25005 & 25004: Shopping Centre, Fast Food Premises, Food Premises, Business, Health Care Services and Shop
Lot 25003: Services Station, Fast Food Premises and Shop.

The Plan of Development is intended to function as a convenience centre providing lower intensity commercial, retail and health care uses that serve the daily needs of residents. The layout provides convenient access for both vehicles and pedestrians movements through the inclusion of highly permeable access points with a focus on providing a meeting place for the local community. The scale and intensity of the centre will provide a transition in the built form outcomes sought between the Town Centre Core and low density residential land uses. The peripheral location of the site will ensure the long term objectives for development in the Town Centre Core will be achieved.

The built form in the Town Centre Frame is intended to provide an urban character that is comprised of: variation in built form solutions, sub-tropical design considerations, and a mix of centre activities that are integrated with the streetscape and public realm. Where located on prominent corners, buildings will address both street frontages through stronger visual elements including main entrances. All development will achieve a built form and urban design outcome that provides: a mix of materials and finishes; articulation to the street; extensive glazing, shop front openings and awnings where an active frontage is required; and extensive landscape planting to screen car park areas. All building, outdoor dining and car park areas are to be designed in accordance with CPTED Principles and provide non-discrimantory access throughout the centre.

Building Height & Site Cover
Maximum building height will be 1 storey.

Buildings may cover up to 80% of the site provided that:
- All other planning and development requirements of the Plan of Development are complied with;
- Development is in context with and visually compatible with the appearance of neighbouring and/or surrounding buildings

Built Form & Setbacks
For Primary Active Frontages, buildings are built between 0m and 2m from the frontage alignment with glazing and door entries orientated towards the street. ~~A minimum of 75% of the~~ Primary Active Frontage is comprised of building constructed within 0 to 2m of the alignment with awnings to be provided. The minimum projection of any awning must be 2m. The corner of Homestead Drive and Willow Road is the highest exposure edge and should include extensive glazing, articulation and variation in materials and finishes.
For Secondary Non-Active Frontages, building are setback between 0m and 2m with any openings limited to fixed glazing / window displays. These frontages are located away from key pedestrian access points for which variation in materials and finishes including the use of two (2) base wall colours will minimse their impacts on the adjoining streetscapes. Additional landscape planting will also be provided along these edges to soften the building scale and bulk.

~~The maximum length of any one plane along the active and non-active egde is 40m. Where the building length extends beyond 40m,~~ additional architectural treatments must be incorporated into the design including; building recesses; additional materials and finishes; and at least three (3) base wall colours.

A minimum ceiling height of 3m is provided to all buildings.

Zero side and rear boundary setbacks will be permitted subject to other provisions of the POD including access to daylight, overshadowing, sightlines and constraints affecting adjoining development site (i.e. reciprocal access easement).

Landscaping (Car Park/Driveway Screening):
Shade trees to be provided in carpark at rate of 1 tree/ 6 car parking spaces.

Landscape planting to be provided where car parking and hardstand areas directly adjoin a street frontage with a minimum depth of 3m of planting on Lot 25005 where adjoining Homestead Drive. To mitigate the visual impacts of car park areas that may be directly viewed from Homestead Drive, additional landscape elements including the planting of mature trees and vertical landscapes walls must be provided.

Car Parking & Traffic
Vehicle ingress and egress is limited to the three (3) nominated locations as shown on the POD. Any variation to the nominated locations will require an amendment to the registered reciprocal easement and further approval from Economic Development Queensland.

At grade parking is to be located generally in accordance with the nominated locations shown on the POD.

Car parking is provided in accordance with the Approved Uses and the prescribed rates set out in **Table 1 – Car Parking Requirements**.

All car parking will be provided with lighting for public safety in accordance with Australian Standard AS1158.1.

Table 1 - Car Parking Rate Requirements

Approved Uses	Car Parking Rate
Business	1 space/100m^2 GFA
Food Premises	1 space/100m^2 GFA
Health Care Services	1 space/100m^2 GFA
Service Station	2 spaces; plus 1 space per 25m^2 of GFA for a shop area less than 150m^2; plus 1 space per 20m^2 of GFA of shop area exceeding 150m^2; plus 1 space per 10m^2 of GFA for food and drink outlet.
Shop	1 space/100m^2 GFA
Shopping Centre	1 space/100m^2 GFA

Bicycle Parking:
Bike parking will be provided at a rate of 1 space per 100sqm of GFA

Bike and end of journey facilities must be included within the development.

Servicing:
Service vehicles can enter and leave the site in a forward direction.

Service areas are not permitted between the building and the street frontages unless otherwise shown on the POD.

Where an on-site refuse collection area is provided, access and manoeuvring areas are designed and provided to enable access by a refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 Design Vehicles and Turning Path Templates.

All premises are identified by the provision of a street number in a prominent location, preferably near the site entry or by signage on the building or site.

The design and provision of access driveways, manoeuvring areas and loading / unloading facilities for service vehicles complies with Australian Standard AS2890.2 2002 Off Street Parking Commercial Vehicle Facilities.

Signage:
Unless otherwise approved, all advertising devices are to be in accordance with the Logan City Council's Planning Scheme.

General:
All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the building will be treated as an integral part of the building.

All refuse and plant areas will be suitably screened to all boundaries.

For Service Station Use on Lot 25003:
Noise emissions and vibrations from the service station use must not cause nuisance to nearby residents.

The design, layout and operational management of the service station will need to comply with the Environmental Protection Act 1994 as well as the Building (Flammable and Combustible Liquids) Regulations 1994, Gas Supply Act 2003 (including the Gas Supply Regulations 2007) and other relevant State Legislation and Local Laws.

The design, layout and operational management of the service station will ensure safety, minimise pollution and maintain visual amenity.

~~Signage / advertising devices will require operational works approval and will be subject to assessment against Logan City Council's Planning Scheme.~~

Homestead Drive - Active Frontages

75% of a tenancies frontage to Homestead Drive is to be transparent glazing including primary door access points. Secondary access points if required, are permitted internal to the site.

AMENDED IN RED
By: Darren Cooper
Date: 19 December 2017
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2017/866
Date: 19 December 2017
Queensland Government

Plan of Development – Flagstone Convenience Centre	Client: Wild Mint Pty Ltd	iplan TOWN PLANNING PTY LTD / SPPartners Property Advisory & Development Management
Lots 25003, 25004 & 25005 on SP290276	Dated: 7 December 2017	
Ref. No. 17-00606 Sheet 1 (Revision C).	Prepared by: iPlan Town Planning Pty Ltd	