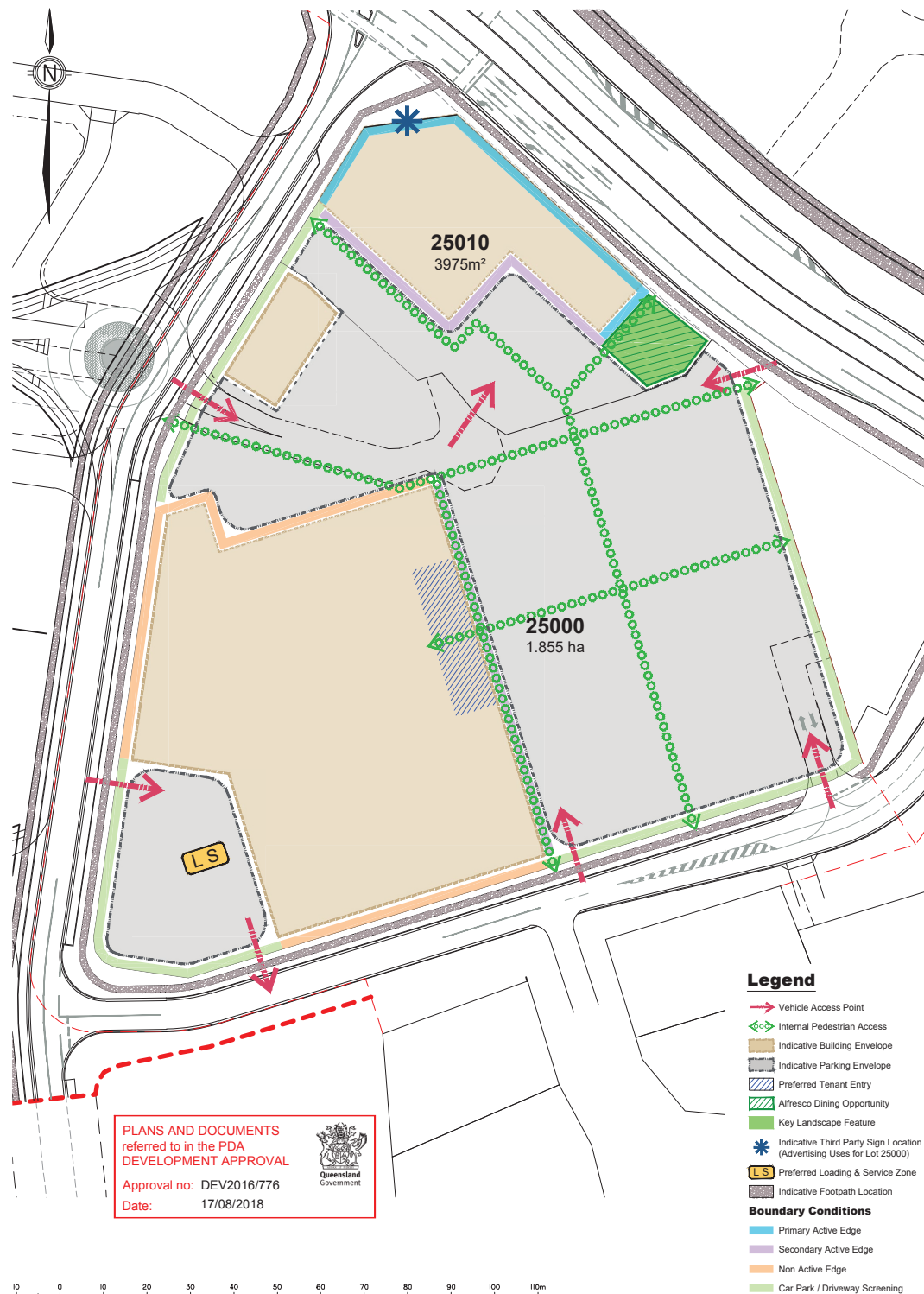




Lot 25000 & 25010 Notes

Use & Function:

The development site is intended to function as a *neighbourhood centre and entertainment hub during the initial phase* of the Flagstone Town Centre Frame. The Plan of Development proposes a scale and intensity of development that is commensurate with a *small retail node* that complements the long term objectives and demand in the Town Centre.

Architecture and built form in the Town Centre Frame is intended to contribute to an urban character including: activated edges, diverse built form solutions addressing key subtropical design considerations, and varied uses integrated with adjoining streets and public realm. All development will incorporate built form, urban design and social considerations to facilitate a safe and security conscious environment which prioritises pedestrians, cyclists and vehicles in that order. All buildings and outdoor areas are to be designed to comply with CPTED Principles and provide for equitable access throughout.

Approved Uses:

Retail: Shop, Shopping Centre, Market, Food Premises, Service Station.

Entertainment: Indoor Entertainment (Hotel/Tavern), Indoor Sport and Recreation (Gym).

Commercial: Business, Health Care Services.

Building Height & Site Cover:

Maximum building height will be 6 storeys.

Buildings may cover up to 80% of the site providing that:

-All other planning and development requirements of the Plan of Development (POD) are complied with.

-Development is in context with, and visually compatible with the appearance of any neighbouring and/or surrounding buildings.

Car Parking & Traffic:

Vehicle access to and from the site is limited to the nominated locations as shown in the POD. Alternative locations require written approval by the Statutory assessment authority.

Surface car parking onsite is required to be generally in accordance with the Indicative Parking envelopes identified on the POD. Alternative locations require written approval by the Statutory assessment authority. Landscape edges are to be provided between car parking areas and street frontages.

Shade trees are to be provided at a rate of no less than 1 tree per 6 carparks.

Alternative shading solutions, such as shade sails, are also permitted.

Car parking will be provided in accordance with the Approved Uses and Table 1 - Car Parking Rate Requirements.

Off-street car parking, loading and service must comply with AS 2890.

Lighting:

All car parking and public areas will be provided with lighting for public safety and must comply with the AS 1158 series.

Boundary Conditions:

Boundary Condition details are to be in accordance with the following criteria. Guidance is provided on: building setbacks, awning details, tenancy widths, ground floor heights, facade articulation, facade lengths, glazing requirements, and screening details.

Boundary setbacks are as per the notes unless otherwise dimensioned on the POD.

Multiple Boundary Conditions may be applicable to any one boundary.

Boundary Conditions:

Primary Active Edge - The building facades that are intended to function as the most public edges and require the greatest degree of at-grade detail and consideration of public comfort. These facades generally fall on the highest exposure edges and should include a combination of glazing, articulation and a variety of materials in order to make a positive contribution to the streetscape.

Setback: 0 - 2.0m.

Awnings: Mandatory. Projection into public space in accordance with Logan City Council's applicable criteria (minimum height of 3.0m over the adjoining footpath for full length of building).

Ceiling height: Minimum 3.0m.

Facade articulation: Maximum length of any one plane is 40.0m. Buildings that extend beyond this must demonstrate visually significant variation using horizontal and vertical articulation.

Glazing requirement: Minimum 60% of facade to be glazed. Buildings located on the corner of the allotment must address both street frontages and be expressed as stronger visual elements, including building entries.

Secondary Active Edge - The building facades that are likely to be highly visible and front onto key pedestrian routes and/or internal car parking areas. They are to be planned to include active uses where possible and incorporate a combination of glazing, articulation and a variety of materials in order to make a positive contribution to the streetscape.

Setback: 2.0 - 6.0m to car park kerb. Setbacks greater than 4.0m to be

activated. Entry plazas to the primary tenancy can exceed 6.0m.

Awnings: Mandatory. Minimum projection 2.0m.

Ceiling height: Minimum 3.0m.

Facade articulation: Maximum length of any one plane is 40.0m.

Buildings that extend beyond this must demonstrate visually significant variation using horizontal and vertical articulation.

Glazing requirement: Minimum 60% of facade to be glazed.

Non Active edge - The building facades that are not likely to be highly visible or front onto key pedestrian routes. They do not require activation but must include articulation and screening in order to minimise their impact on adjoining streetscapes.

Setback: Minimum 1.0m. Deep planting to be provided to 50% of the facade length (within 1.0m setback).

Facade articulation: Maximum length of any one plane is 40.0m.

Buildings that extend beyond this must demonstrate visually significant variation using horizontal and vertical articulation.

Car Park/Driveway Screening

Setback: Minimum 1.0m. Planting to be provided to 80% of the car park frontage (within 1.0m setback).

Pedestrian Access & Bicycle Facilities:

Internal connections are required along key desire lines to facilitate pedestrian circulation and permeability.

Internal Pedestrian Access should be provided in a minimum form as a 1.5m footpath unless otherwise dimensioned on the POD.

Bicycle parking will be provided at a rate of 1 space per tenancy.

General:

All refuse and plant areas where the plant areas are located at ground level, are to be located at the rear of the buildings and will be suitably screened to all boundaries.

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 and either screened from view or painted to match the surrounding building.

Service areas are not permitted between the building and the street frontage unless otherwise noted on the POD.

Signage:

Any signage installed, including third party signage, must be in accordance with the Logan City Council's applicable advertising devices code, as if it were located in a Centre (District) Zone.

Table 1 - Car Parking Rate Requirements

Use	Car Parking Spaces
Retail	
Shop	1 space per 20m ² of gross floor area (5 spaces / 100m ²).
Shopping Centre	
Market	1 space per 20m ² of gross floor area (5 spaces / 100m ²).
Food Premises	1 space per 20m ² of gross floor area (5 spaces / 100m ²).
Service Station	1 space per 2 fulltime employees; and 6 spaces per workshop service bay; and 1 space per 20m ² of retail space (5 spaces / 100m ²).
Entertainment	
Indoor Entertainment (Hotel / Tavern)	1 space per 20m ² of gross floor area (5 spaces / 100m ²).
Indoor Sports and Recreation (Gymnasium)	1 space per 20m ² of gross floor area (5 spaces / 100m ²).
Commercial	
Health Care Services	4 spaces per medical practitioner; and 1 space per 2 administrative and support staff.
Business	1 space per 30m ² of leasable area (4 spaces / 100m ²).
Terms and Abbreviations	
AV means articulated vehicle. GFA means gross floor area. HRV means heavy rigid vehicle. SRV means small rigid vehicle. (For vehicle dimensions and manoeuvring requirements refer to Australian Standard AS2890.2).	

REVISION

A:	19/04/2016 - Updates to Notes and Table
B:	26/04/2016 - Updates to Table and Lot 25010
C:	05/05/2016 - Updates to Signage text
D:	06/05/2016 - Access to 25010 Added
E:	18/05/2016 - Updates to Notes and Table
F:	30/05/2016 - Adding new zones
G:	08/06/2016 - Amendments to Lot 25010
H:	23/06/2016 - Amendments to Notes
I:	28/07/2016 - Amendments to Signage & Notes
J:	09/05/2018 - Amendments to BLE & Notes

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

CLIENT

**COLES GROUP
PROPERTY
DEVELOPMENTS**

PROJECT

**COLES
FLAGSTONE**

PLAN OF DEVELOPMENT LOT 25000 & 25010

Date	09 MAY 2018	
Comp By:	MD	
Checked By:	DG	
DWG Name:	126512-01	
Job Reference	126512	
Local Authority	ECONOMIC DEVELOPMENT QLD	
Locality	JIMBOOMBA	
Scale	1:750	Sheet A2
Plan Ref	126512-01	Rev J



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