

Lot 30013 Notes

Use & Function:

The development site is intended to function as a *district scale community centre* within the Flagstone Town Centre. The Plan of Development proposes a scale and intensity of development that is commensurate with a *town centre community node* that complements the long term objectives and demand in the Town Centre.

Architecture and built form in the Town Centre 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.

Approved Uses:

Lot 30013: Community facility.

Built Form Outcomes:

Building Height & Site Cover:

Maximum building height is 2 storeys.

Buildings may cover up to 75% 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.

Building Orientation:

Buildings address the Primary Frontage and Park Frontage by:

- Being aligned generally parallel to the street;
- Providing clear, legible entry points for both pedestrians and vehicles;
- Utilising opportunities for natural ventilation and shading;
- Providing a "soft edge" (such as an event lawn) to the Regional Recreation Park to allow built form and open space integration; and
- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths.

Signage:

Signage scale, colours, materials and graphics must complement the character of the building.

Signage is to be of natural materials that match the material selections of the main building. The main building sign is to be integrated with the building - either recessed into or projecting out of the wall surface.

No neon or flashing signs are permitted.

Signage / advertising device location and size to be in accordance with the Approved Planning Scheme and may require OPW approval.

Lighting:

All car parking and public areas will be provided with lighting for public safety and must comply with AS1158 Lighting for Roads and Public Spaces Set.

Lighting should be located and directed to limit light spill beyond the site boundary and comply with AS4282 Control of the Obtrusive Effects of Outdoor Lighting. External lighting should follow CPTED principles.

Building Setbacks:

Primary Frontage: 0.0m if building interface provides street activation and/or a building entry, otherwise minimum 3.0m.

Park Frontage: Minimum 3.0m.

Rear: Minimum 3.0m.

Building Articulation and Materials:

The building design must be contemporary in character.

Maximum length of any one building plane is 20.0m. Buildings that extend beyond this must demonstrate visually significant variation using horizontal and vertical articulation.

Buildings on corners should address both frontages, and express a strong visual appearance.

Design of building roofs must be contextually and climatically appropriate in form. Building roofs must be expressive and complementary to the overall building design, and not be domestic or industrial in nature. Gutters are to be incorporated into the roof form or to be concealed behind fascias. Rainwater goods (downpipes, rainheads) are to be concealed or considered as part of the building design concept.

Roof design must consider bulk, scale and location of plant/equipment, as buildings will be overlooked and viewed from above by future adjoining development.

Materials utilised for the built form are to be robust and textured. Natural materials, such as stone, timber, off form concrete, or precast coloured concrete with a textured finish, are to be integrated into the built form. Built form to consider shade and shelter.

The predominant building colour palette is to be soft earthy tones. Natural materials and colours are to be incorporated into the building.

The Primary Frontage or Park Frontage of the building must not be steel (Colorbond / Zinalume). Timber is to be utilised as an alternative to metal for external screening, shading and fencing.

Service Screening:

All refuse and plant areas 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.

Landscaping:

Minimum landscape area to be 5% of the site.

Landscape to be designed with CPTED principles in mind to reduce area of possible concealment close to footpaths, parking areas and other publicly accessible spaces.

Landscaping must be provided between the Primary Frontage, Park Frontage, Rear Frontage and the carparking areas, with the exception of access crossovers and pedestrian access location.

Fencing:

All site frontages should generally be unfenced. Fencing is only acceptable if required to respond to retaining walls and level changes, or to enclose play areas. All fencing must be a minimum of 70% transparent and contribute positively to the streetscape. Fencing must not exceed 1.2m in height.

Car Parking & Traffic:

Vehicle access is not permitted in areas notated as 'No Vehicle Access' on the Plan of Development.

Shade trees in car parking areas will be provided at the rate of not less than one tree per six car parking spaces.

Landscaping must be provided between the Primary Frontage, Park Frontage, Rear Frontage and the carparking areas, with the exception of access crossovers and pedestrian access location.

Building and site design must provide a safe drop off zone with a pedestrian path to the main building entry.

Car parking to be provided at a rate of 10 spaces per 100sqm of GFA.

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1186

Date: 05 November 2021



Legend

- Lot 30013 Boundary
- Proposed Access Easement (10m Wide)
- Regional Recreation Park

Frontage Type

- Primary Street Frontage
- Park Frontage
- Rear Frontage

POD Controls

- Indicative Building Location
- Indicative Carpark Location
- No Vehicle Access

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.

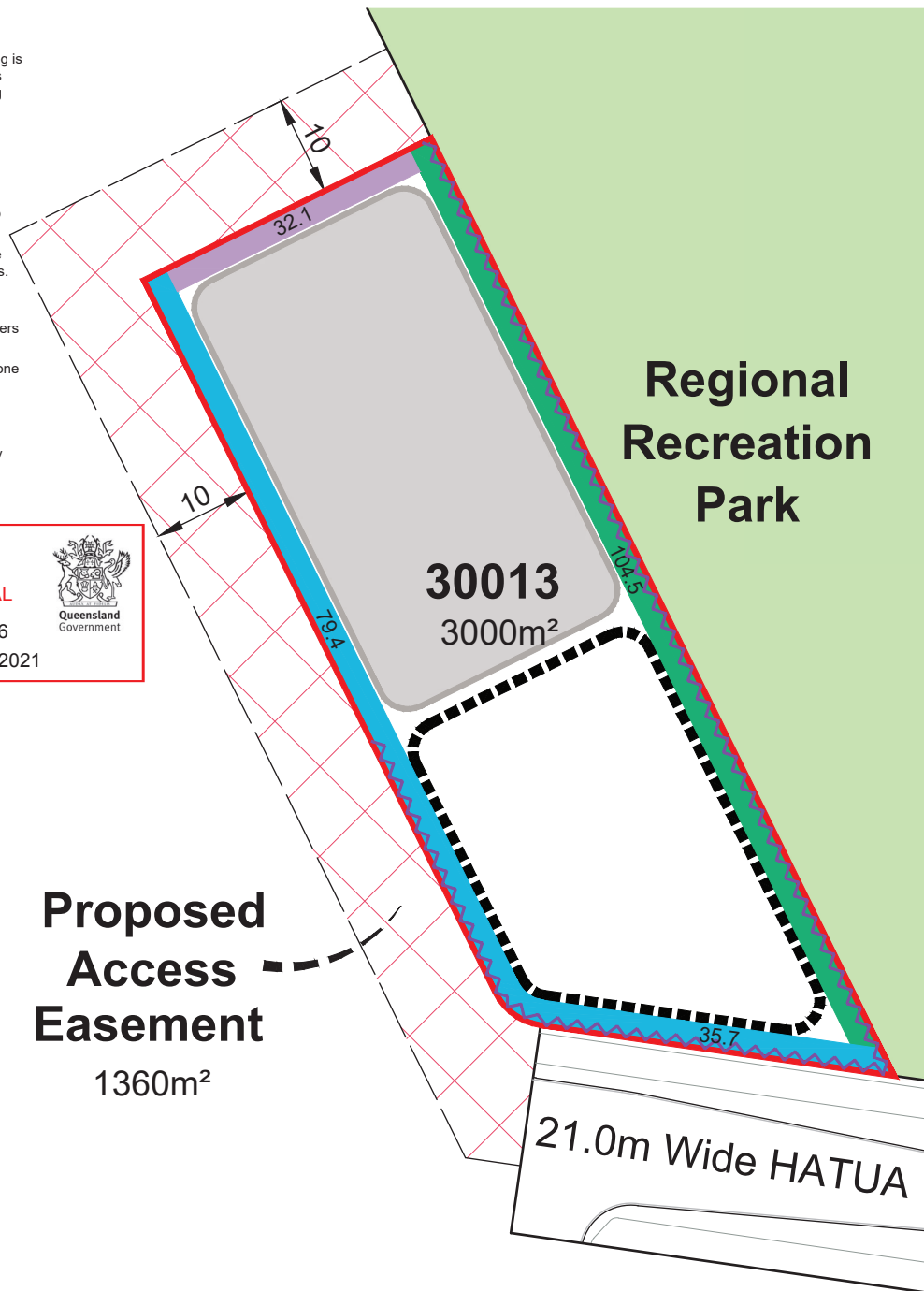
Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: Veris.

Adjoining information: Veris.



FLAGSTONE TOWN CENTRE
Plan of Development
Lot 30013 - District Community Centre

PLAN REF: 110056 – 512C
DATE: 20 SEPTEMBER 2021
CLIENT: PEET
DRAWN BY: MD
CHECKED BY: MD / JC



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