

Lot 30014 Notes

Use & Function:

The development site is intended to function as a *retail and food and beverage precinct* within the Flagstone Town Centre. The Plan of Development proposes a scale and intensity of development that is commensurate with a *town centre core retail node* that compliments 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.

Relevant Approvals and Guidelines:

Development is to be undertaken in accordance with the Flagstone Town Centre Masterplan (DEV2022/1312) and EDQ's PDA Guideline 09 (Centres).

Permitted Uses:

Permitted Uses as per the Whole of Site MCU Table of Approved Uses for Major Centre Zone - Major Centre Core - DEV2012/209, plus:
- Indoor Sport and Recreation, where:
a) gymnasium only, and
b) maximum 1000m² GFA.

Built Form Outcomes:

Building Height & Site Cover:

Minimum building height is 2 storeys. Maximum building height is 12 storeys.
Maximum site cover is 75%.
Development must ensure:
- 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 and Activation:

Buildings are to be oriented to the streets and other public spaces, and are to provide street activation along identified Active Frontages by:
- Being aligned generally parallel to the street;
- Providing clear, legible pedestrian and vehicular entry points;
- Maximising opportunities for overlooking and casual surveillance through the provision of windows, openings and balconies;
- Providing direct pedestrian entries and outdoor dining opportunities; and
- Built form to address / activate publicly accessible space on-site.

Signage:

Signage scale, colours, materials and graphics must complement the character and materials of the building and not create visual clutter. No neon or flashing signs are permitted.
Signage / advertising device location and size to be in accordance with the Logan City Council Advertising Device Code 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:

Active Frontage - Connector Street: Minimum 0.0m - 3.0m.
Active Frontage - High Street: Minimum 4.5m - 7.5m (setback includes 4.5m of Future Little High Street Access Easement located within Lot 30014)

Building Articulation:

Development addresses, activates and provides a visual appeal to Active Frontages.
Active Frontage - Connector Street:
a) a minimum of 60% of the length of the street frontage glazed;
b) external doors which directly adjoin the street frontage;
c) modulation in the facades, by incorporating a change in materials or the use of pillars or similar elements every 5-10m;
d) the minimum window or glazing is to remain uncovered and free of signage.
Active Frontage - High Street:
a) a minimum of 50% of the length of the street frontage glazed;
b) modulation in the facades, by incorporating a change in materials or the use of pillars or similar elements at least every 10m;
c) the minimum window or glazing is to remain uncovered and free of signage

General:

Buildings are to be well articulated with external facades and landscape treatments, varied material and design detail, balconies, recessed doors and doorways, windows, shade and screening devices and outdoor planting that:
- reduces the visual bulk of the building; and
- frame and activates the public realm and entrance spaces.
Buildings incorporate weather protection, screening and shading structures to channel breezes, filter sunlight and provide rain protection.

Statement Building:

Built form outcomes in locations notated as Statement Buildings must provide an architectural solution that reinforces the buildings role as a landmark building. This is to be achieved through increased building height, increased building scale, prominent roof forms, facade articulation, facade artwork and/or material selection.
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.
Development to incorporate areas for deep planting. Deep planting areas are to:
- Provide for the establishment of vegetation to contribute to the landscape character of the centre; and
- Be open to the sky with access to light, rainfall and natural ground (i.e. no underground development);

Landscape areas to include spaces capable of accommodating vegetation that (at maturity) provides effective shade or screening to buildings and/or outdoor spaces.
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.
The built form design is to facilitate a publicly accessible open space or courtyard adjoining Parkland Drive, providing the opportunity for further interaction and connectivity with the adjoining Regional Recreation Park.

Car Parking & Traffic:

Vehicle access is only permitted in areas notated as 'Indicative Vehicle Access Location' on the Plan of Development. No vehicular access permitted off Parkland Drive.
Car parking to be provided at a minimum rate of 1 space per 100sqm of GFA for all uses excluding gymnasiums. Gymnasiums to provide car parking at a minimum rate of 1 space per 15sqm of GFA.
Car parking is to be located underground or visibly screened from street frontages through the positioning of built form. This excludes car parking provided within Access Easements which will resemble roads with on-street perpendicular and/or parallel car parking.
Off-street car parking, loading and service must comply with AS 2890.
End of Trip Facilities must be provided in accordance with *Logan Planning Policy 5 - Infrastructure*. The spaces are to be located a maximum of 25m from any pedestrian entrance into the development.

Legend

- Lot 30014 Boundary
- Proposed Access Easements
- Regional Recreation Park

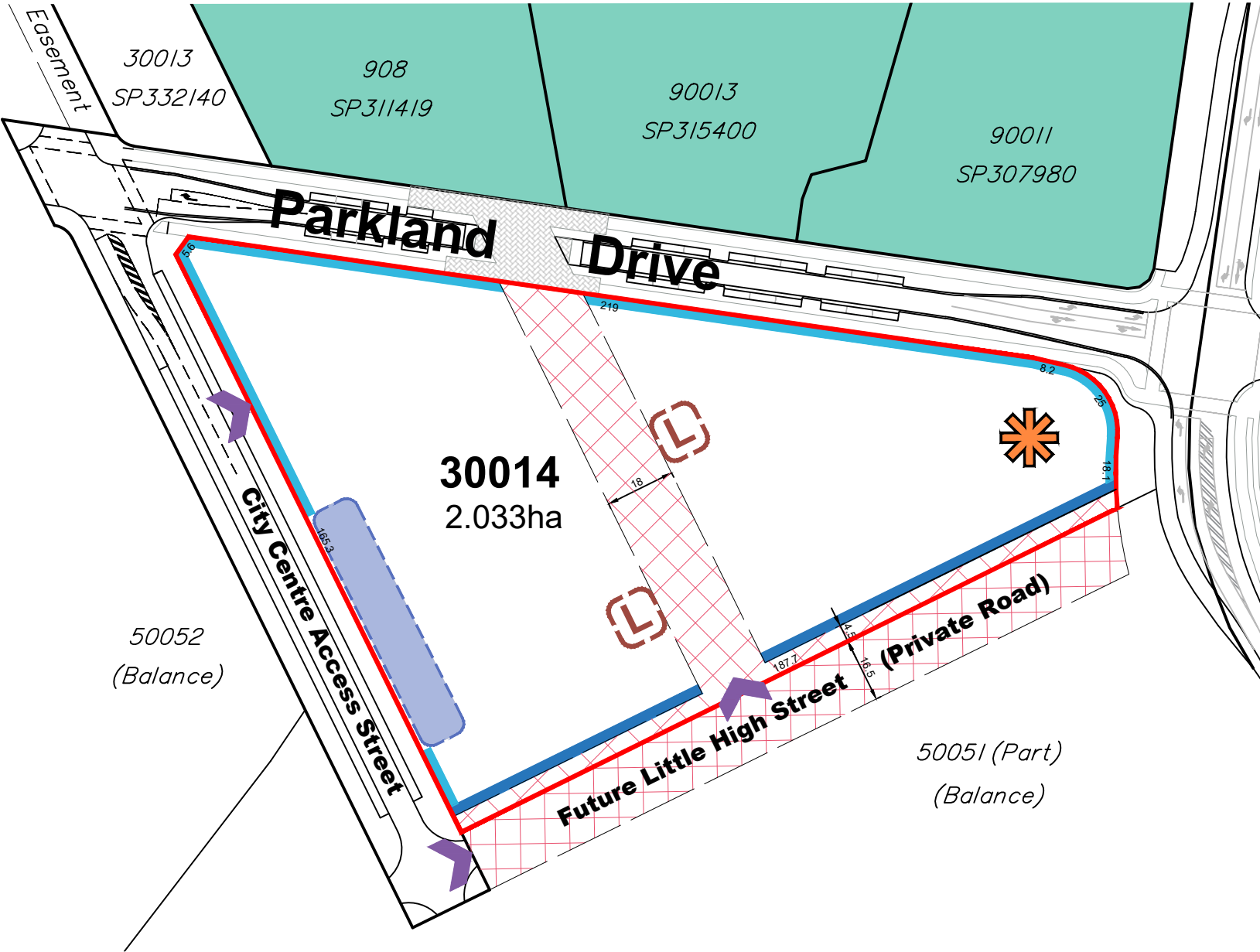
Frontage Type

- Active Frontage - Connector Street
- Active Frontage - High Street

POD Controls

- Indicative Vehicle Access Location
- Indicative Drop Off Location
- Indicative Loading Location
- Statement Building

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.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1313
Date: 04/10/2024



PLAN REF: 110056 - 534F

DATE: 17 SEPTEMBER 2024
CLIENT: PEET
DRAWN BY: MD
CHECKED BY: MD/DG



0 20 40 60 80 100 1 : 1,500 @ A3

FLAGSTONE TOWN CENTRE
LOT 30014 PLAN OF DEVELOPMENT

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