

LEGEND

Site Boundary

Urban Living

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/209/25

Date: 28/04/2025



Queensland
Government

FLAGSTONE

LAND USE PLAN

PLAN REF:

110056-216C

DATE:

12 MARCH 2025

CLIENT:

PET

DRAWN BY:

MD

CHECKED BY:

MD

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

The information used in this plan is drawn from the following sources:

Site Boundaries: Veris.
Cadastral: QSpatial.

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The proposed changes to the 'Table of Approved Uses' have been included in **red text** for ease of reference.

Table of approved uses dated 25 March, 2025

Despite anything in this Approval, nothing in this Approval makes any development UDA assessable development that in accordance with the Greater Flagstone Urban Development Area Development Scheme is UDA exempt development or UDA self-assessable in the applicable zone

Major centre zone		
	Major Centre Core	Major Centre Frame
Permanent uses	<i>Business</i> <i>Car park (other than a multi-level facility) where:</i> <i>a. incorporating landscaping along the site's boundaries to enhance the visual appeal.</i> <i>Child care centre</i> <i>Community facility</i> <i>Educational establishment where:</i> <i>a. excluding those involving ovals for sporting/recreational purposes.</i> Emergency Services <i>Fast food premises</i> <i>Food premises</i> <i>Health care services</i> Hospital <i>Indoor entertainment</i> <i>Market</i> <i>Multiple residential</i> <i>Sales office</i> <i>Shop</i> <i>Shopping centre</i> <i>Short term accommodation</i> <i>Telecommunications facility where:</i> <i>a. integrated within a building.</i> <i>Utility installation where:</i> <i>a. integrated within a building.</i>	<i>Business</i> <i>Car park</i> <i>Child care centre</i> <i>Community facility</i> <i>Educational establishment where:</i> <i>b. excluding those involving ovals for sporting/recreational purposes.</i> <i>Emergency services</i> <i>Fast food premises</i> <i>Food premises</i> <i>Health care services</i> <i>Indoor entertainment</i> <i>Indoor sport and recreation where:</i> <i>a. gymnasium only; and</i> <i>b. maximum 2000m2 GFA</i> <i>Low Impact Industry where:</i> <i>a. not located on Homestead Drive; and</i> <i>b. not adjoining a sensitive use (as defined in the development scheme) where south of Homestead Drive; and</i> <i>c. not located north of Homestead Drive</i> <i>Market</i> <i>Multiple residential</i> <i>Other residential</i> <i>Outdoor sales</i> <i>Sales office</i> <i>Service Industry</i> <i>Service station where:</i> <i>a. not adjoining sensitive uses as defined in the development scheme; and</i> <i>b. shown on approved plan of development.</i> <i>Shop</i> <i>Shopping centre</i>

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		<i>Showroom</i> <i>Short term accommodation</i> <i>Telecommunications facility</i> <i>Utility installation</i> <i>Veterinary hospital</i> <i>Warehouse</i>
Interim Uses	<i>Agriculture</i> <i>Animal keeping and husbandry Bulk landscape supplies</i> <i>Market</i> <i>Outdoor sports and recreation</i> <i>Wholesale nursery</i>	<i>Agriculture</i> <i>Animal keeping and husbandry Bulk landscape supplies</i> <i>Market</i> <i>Outdoor sports and recreation</i> <i>Wholesale nursery</i>

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Industry and business zone	
Permanent use	Agricultural supply store Bulk landscape supplies Business where: <i>a. an aggregate maximum of 500m2 GFA, if not ancillary to an industrial use</i> Car park Emergency services Fast food premises Garden centre <i>Indoor Sport and Recreation (where indicated on a POD)</i> Low impact industry Outdoor sales Research and technology facility Service industry Service station where: <i>a. not within 50m of sensitive uses</i> Showroom (where indicated on a POD) <i>Showroom (with a nexus to industrial and business uses and where indicated on a POD)</i> Telecommunications facility Utility installation Veterinary hospital Warehouse Wholesale nursery
Interim use	Agriculture Market Animal keeping and husbandry Outdoor sports and recreation Bulk landscape supplies Wholesale nursery

AMENDED IN RED

By: Kate Randell

Date: 11 April 2025



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Urban Living Zone			
Land Use	Suburban Neighbourhood ³	District Centre	Neighbourhood Centre
Permanent use	<i>Child care centre where:</i> a) <i>located adjacent to a neighbourhood centre, district centre or primary school;</i> b) <i>located on a sub-arterial, collector or neighbourhood street</i> <i>Community facility where:</i> a) <i>located adjacent to a centre or educational establishment (primary and secondary school).</i> <i>Display home or House where:</i> a) <i>the lot is 400m² or less;</i> b) <i>the frontage is 12.5 metres or less;</i> c) <i>it complies with the applicable self assessable provisions in Schedule 3 of the Greater Flagstone UDA Development Scheme;</i> d) <i>the house is situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA Development Scheme; and</i> e) <i>the land is not on the Environmental Management Register or Contaminated Land Register.</i> <i>Educational establishment (primary or secondary school only)</i> <i>Multiple residential where:</i> a) <i>contains a maximum of 12 dwellings</i> b) <i>Other residential where:</i> c) <i>retirement living only;</i> d) <i>within 400m walking distance of a public transport stop; and</i> e) <i>contains a maximum of 12 dwellings.</i> f) <i>Shop where:</i>	<i>Business</i> <i>Child care centre</i> <i>Community facility</i> <i>Educational establishment</i> <i>Emergency services</i> <i>Fast food premises where:</i> a) <i>not adjoining a residential use.</i> <i>Food premises</i> <i>Health care services</i> <i>Indoor entertainment</i> <i>Indoor sport and recreation where:</i> a) <i>excluding premises for conducting large scale receptions/functions such as convention centre; amusement and leisure centres.</i> <i>Market</i> <i>Multiple residential</i> <i>Other residential</i> <i>Service industry where:</i> a) <i>not located adjoining neighbourhoods; and</i> b) <i>not greater than 500m² GFA.</i> <i>Service station where:</i> a) <i>not adjoining sensitive uses as defined in the development scheme.</i> <i>Shop</i> <i>Shopping centre</i> <i>Short term accommodation</i>	<i>Child care centre</i> <i>Community facility</i> <i>Educational establishment</i> <i>Emergency services</i> <i>Food premises</i> <i>Health care services</i> <i>Market</i> <i>Multiple residential</i> <i>Other residential</i> <i>Shopping centre</i> <i>Telecommunications facility where:</i> a) <i>integrated within a building; and</i> b) <i>not located adjoining neighbourhoods.</i> <i>Utility installation where:</i> a) <i>integrated within a building; and</i> a) b) <i>not located adjoining neighbourhoods.</i>

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	g) <i>not extending an existing centre, approved business, food premises or shop; and</i> h) <i>b) up to a maximum aggregate of 250m2 GFA.</i>	<i>Telecommunications facility where:</i> a) <i>integrated within a building; and b) not located adjoining neighbourhoods.</i> <i>Utility installation where:</i> a) <i>integrated within a building; and</i> b) <i>not located adjoining neighbourhoods.</i> <i>Veterinary hospital</i>	
Interim uses	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sport and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery

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