

DESIGN GUIDELINES

Centre Function

The development site is intended to function as a neighbourhood centre precinct. This Master Plan proposes a scale and intensity of development that is commensurate with this intent.

The development's ultimate architectural form will be low-rise, complementary to the broader Everleigh master plan community.

The development will deliver a prominent gateway to the Everleigh community with subtropical landscaping, public transport connections and pedestrian links.

The development site will become a key social focal point to the community.

Urban Design and Architecture

Future development is to be generally in accordance with EDQ Guideline no. 9 – Centres, subject to assessment via any separate PDA Development Approval for a PDA Development Permit.

Approved Land Uses

Approved land uses are:

- Shop
- Business
- Health Care Services
- Indoor Sport and Recreation (maximum 500m2 GFA)
- Food Premises
- Fast Food Premises (including drive thru)
- Shopping Centre
- Community Use

Land Use definitions are in accordance with the Greater Flagstone Urban Development Area Development Scheme, October 2011.

AMENDED IN RED

By: Ali Rizayee
Date: 6 February 2026



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2025-FLA-4189
Date: 6 February 2026



Advanced tree species to be provided at a rate of 1 tree per 6 car parking spaces throughout the car park, excluding car parking areas identified as being covered by shade canopy on the approved Ground Floor Plan.

Landscaping

- Landscaping is to be established in setback areas to site boundaries, excluding entry locations (driveways, footpaths etc.).
- Detailed landscaping plan to be submitted for assessment through any separate PDA Development Approval for a PDA Development Permit.
- Landscaping to be a mixture of ground cover, semi-advanced and advanced vegetation.

Gateway Statement

Development outcomes in locations notated as 'Gateway Statement' on the Master Plan must provide an architectural and landscaping outcome that reinforces the site as the Gateway to the broader Everleigh Estate.

The Gateway Statement will:

- Comprise entry statement signage which can be in an architectural form such as Corten steel, timber, stone or similar.
- Be constructed of materials and colours that complement the architectural design of the Neighbourhood Centre.
- Incorporate a diversity of landscaping including ground cover, semi-advanced and advanced vegetation.

Bicycle Parking Rate

For total GFA of neighbourhood centre:
- 1 space per 300sqm GFA for employees; plus
- 1 visitor space per 500sqm GFA

End-of-trip facilities for employees only to be in accordance with QDC MP4.1.

Future development is to be generally in accordance with EDQ Guideline no. 9 – Centres, except where varied by the provisions outlined below.

Built-form

Maximum Building Height – Maximum 2 Storeys

Maximum Site Cover – 75%

Approved GFA

Gross Floor Area to be provided in accordance with Section 3.3.2, Table 1 of the Greater Flagstone Urban Development Area Development Scheme, October 2011, as follows:

Retail - 4,000m2
Commercial - 1,000m2
Community - 1,800m2
Total - 6,800m2

GFA for uses (excluding total GFA) are indicative only. GFAs to demonstrate the centre will operate and function as a Neighbourhood Centre within the retail hierarchy.

Car Parking Rate

- Car parking for non-residential development will be provided at a maximum rate of 4.5 spaces per 100m2 of GFA.
- Off-street car parking, loading and service must comply with AS2890.

Lighting

- All car parking and public areas will be provided lighting for public safety and must comply with AS1158 Lighting for Roads and Public Spaces.
- Lighting should be placed to limit light spillages beyond to site boundaries.

Screening

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

Vehicle Access and Manoeuvring

- Vehicle access to the site is to be provided at the locations identified on the master plan.
- An alternative vehicle access location can be proposed subject to a Traffic Impact Assessment prepared by a suitably qualified consultant that is approved as part of a subsequent PDA Development Approval for a PDA Development Permit.
- All loading and unloading of equipment, materials and good to occur on-site and to comply with AS2890.2:2018 Off Street Parking Commercial Vehicle Facilities.