

Table of **approved** uses dated 19 December 2013

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

Overall Notes

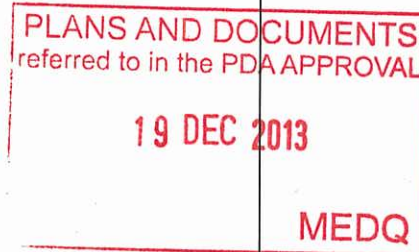
"Approved uses" are listed in the table below for those sites where the particular use is nominated on an approved Plan of Development (that complies with Practice Note 10 and includes reference to ULDA Guidelines where relevant) as part of a subsequent Reconfiguring a lot (ROL) application/approval.

Uses not listed as "Approved uses" require a separate Material Change of Use application with detailed design documentation, after, or in conjunction with an ROL application/ approval.

Development parameters for Permanent use and Interim use approved uses

Refer to Table 1: Height, gross floor area and density provisions of the Greater Flagstone Urban Development Area Development Scheme

Urban living zone			
	Suburban neighbourhood ¹	District Centre (per centre)	Neighbourhood centre (per centre)
Approved Uses (where consistent with an approved Plan of Development)			
Permanent use	Child care centre where: a) located adjacent to a neighbourhood centre, district centre or primary school; b) located on a sub-arterial, collector or neighbourhood street. Display home or House where: a) the lot is 400m² or less; b) the frontage is 12.5 metres or less; c) it complies with the applicable self assessable provisions in Schedule 3 of the Greater Flagstone UDA Development Scheme; d) the house is situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA Development Scheme; and e) the land is not on the Environmental Management Register or Contaminated Land Register. Multiple residential where:	Child care centre Community facility Emergency services Fast food premises where: a) not adjoining a residential use b) not involving drive through facilities Food premises Health care services Indoor entertainment Indoor sport and recreation where: a) excluding premises for conducting large scale receptions/functions such as convention centre; amusement and leisure centres. Market Multiple residential Shop Shopping centre Telecommunications facility where: a) integrated within a building; and b) not located adjoining neighbourhoods. Utility installation where: a) integrated within a building; and	Child care centre Community facility Emergency services Food premises Health care services Market Multiple residential Shopping centre



¹ Refer to ULDA guideline no.05 Neighbourhood planning and design. Suburban neighbourhoods are located in residential areas and generally have a net residential density of 15-30 dwellings per hectare with a community facility such as a local recreation park providing a focal point.

Urban living zone			
	a) contains a maximum of 12 dwellings b) where situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA c) the land is not on the Environmental Management Register or Contaminated Land Register	b) not located adjoining neighbourhoods.	
Interim use	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 sport and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sport and recreation Wholesale nursery

