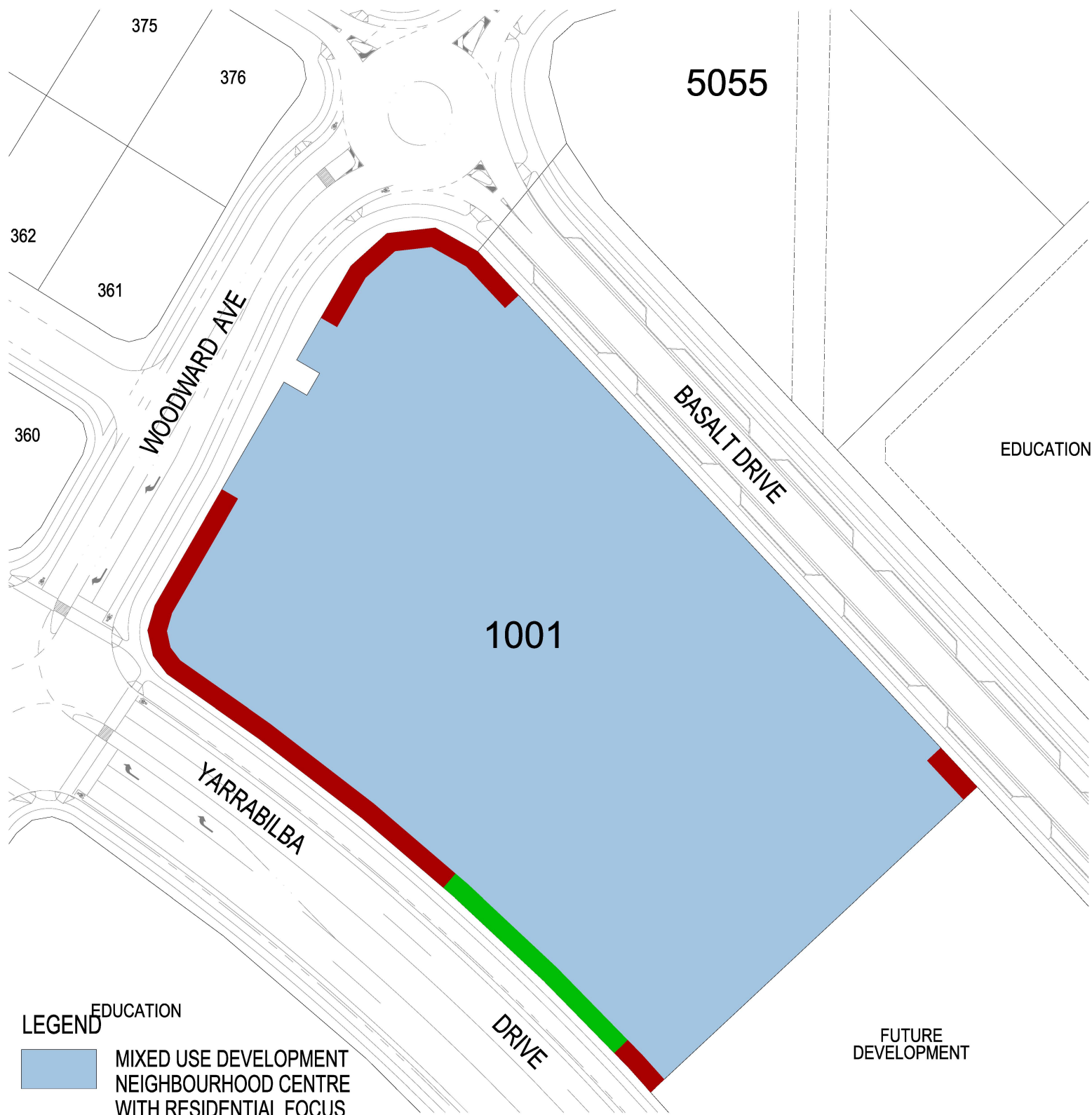




LEGEND

EDUCATION

MIXED USE DEVELOPMENT NEIGHBOURHOOD CENTRE WITH RESIDENTIAL FOCUS

NO VEHICULAR ACCESS (UNLESS OTHERWISE APPROVED - SUBJECT TO TRAFFIC AND TRANSPORT ASSESSMENT)

POSSIBLE LEFT IN/LEFT OUT ACCESS IN ACCORDANCE WITH POD ACCESS TO YARRAABILBA DRIVE (PLAN P03A-ROL3-1001CF-PODA170711)

NOTE:
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

Design Criteria
Provisions for 1 -2 storey residential development
Will be developed in accordance with Low Rise Buildings PDA Guidelines no 7
Provision for 3 -4 storeys residential development
Will be developed in accordance with Medium and High Rise Buildings PDA Guidelines no 8.
Provisions for non-residential
Non-residential uses to be developed in accordance with the Centres PDA Guideline no 9.
Yarrabilba Overall Development Scheme

Maximum Building Height	4 storeys and 15m
Minimum residential density	20 dwellings/ha
Maximum Retail GFA	4,000m ²
Commercial GFA max	1,000m ²

Approved Uses	Car parking rate
Business	1 space per 20m ² of GFA at ground level 1 space per 30m ² GFA above ground level
Food premises	1 space per 10m ² GFA
Fast food premises (not including a drive through)	1 space per 10m ² GFA
Health care services	1 space per 30m ²
Market	
Multiple residential (where part of a mixed use development)*	1 space per dwelling for small units (less than 75sqm) 1.25 spaces per dwelling for larger units (75sqm or more)
Other residential (where part of a mixed use development)	1 space/dwelling
Outdoor Sport and Recreation	Subject to a traffic report
Indoor Sport and Recreation	15 spaces + 1 space per 100m ² GFA
Shop	1 space per 20m ² GFA
Shopping centre	1 space per 20m ² GFA

* For a multi-residential or other residential development to be considered mixed use, a minimum of 500m² of the total project GFA must constitute non-residential uses. The non-residential GFA can be provided stand alone on the same site as residential development or integrated as the ground floor of a residential development.

- General provisions
- Site cover 80%. Provided that all POD requirements are otherwise met and suitable pedestrian access and amenity is achieved at ground level.
 - Max building height 4 storeys and 15m
 - Buildings to address all street frontages
 - All refuse areas, air conditioning, lift rooms, plant equipment will be suitable screened to all boundaries
 - All advertising devices are to be in accordance with the Logan Planning Scheme
 - The design of future residential development shall not include acoustic fencing. Acoustic requirements shall be integrated into the design of future buildings in accordance with Australian Standard "AS367-Road Traffic Noise Intension Building Siting and Construction"

Engineering Standards
All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated September 2017. **Connect** the development to the relevant authority assets (stormwater, water, sewer, utilities) in accordance with the authority standards and conditions. Upon completion and certification of the works, the developer shall prepare and provide to the Economic Development Queensland (EDQ) 'As Constructed' plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ - Civil).

Note: Compliance assessment Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).



AMENDED IN RED

By: Tom Barker

Date: 12 January 2018

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/863

Date: 28 February 2018