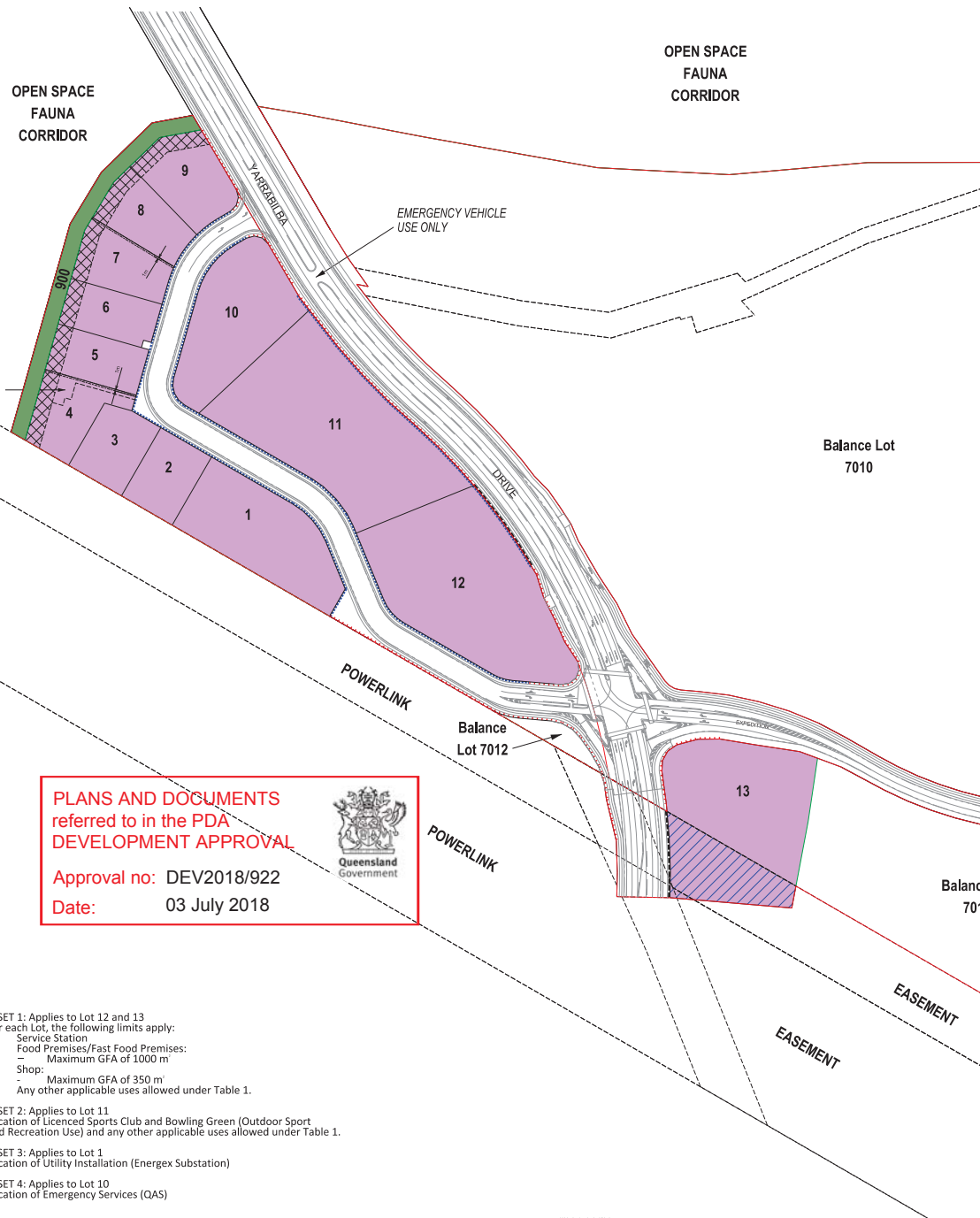




- NOTES:**
- Development is to be in accordance with the provisions of the Industry and Business Areas - PDA Guideline No. 10 (May 2015 version), except for the provisions relating to Building setback street frontages, signage, End of Trip Facilities, Landscaping (General), Parking, and Staff Recreation Spaces, which are replaced by the following provisions:
 - Building height:
 - 15 metres maximum (unless taller structure required for specific industrial process) and a maximum of 2 storeys.
 - Building setback street frontages:
 - Buildings with office or customer service components may be set to the front alignment (0.0m) for a maximum of 50 per cent of the frontage, subject to daylight access, overshadowing, sightlines, articulation and other constraints affecting adjoining development sites.
 - Any building setback from Yarrabilba Drive and not activated through entry/exit or public use must be landscaped and setback a minimum of 2m from Yarrabilba Drive.
 - All street frontages, with the exception of Yarrabilba Drive, not developed as built to Boundary buildings will require a 2.0m minimum width landscape strip, except at vehicular and pedestrian access points.
 - Signage:
 - Signs attached to buildings are integrated into the building design.
 - All advertising devices are to be in accordance with Logan City Council's Planning Scheme.
 - End of Trip Facilities:
 - End of trip facilities can be provided by operators if deemed necessary.
 - Landscaping (General):
 - Landscaping themes should be simple and demonstrate a level of consistency across the entire area and include use of semi-mature trees.
 - Existing trees that would contribute to the landscaping theme should be retained.
 - Large trees and spreading ground covers are incorporated in all landscape areas.
 - Large screening shrubs to complement the scale of building are provided in areas where screening is a priority.
 - Landscaping should apply water sensitive urban design (WSUD) principals and use endemic and drought tolerant species where possible.
 - Automated watering systems are required for landscaped areas adjacent to street frontages, and are encouraged in all other areas.
 - The use of wall and rooftop gardens is encouraged where practicable.
 - Parking:
 - Car parking will be provided in accordance with Table 1 and designed to comply with Australian Standards.
 - Staff recreation space:
 - Outdoor eating and recreation areas are provided on-site for employees and:
 - Include seating, tables, and rubbish disposal
 - Adequate shade and weather protection
 - Reasonable amenity (e.g. located away from noisy or unpleasant activities).
 - Shade trees in car parking areas will be provided at the rate of not less than 1 tree per 6 parking spaces. Canopy trees and landscape will be provided by Lendlease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
 - Bike parking will be provided at the rate of one space per five car parking spaces.
 - Notes relating to building, landscaping, advertising devices and lighting are not to be in conflict with the Powerlink Easement Special Requirements for Lots 1-4 and Lot 13.
 - Any telecommunications facility must:
 - Not exceed 49m in height;
 - Maintain factory finish (galvanised steel) to remain consistent with existing infrastructure in the area (i.e. HV Powerlines); and
 - Be compliant with the safety standards developed by the Australian Communications and Media Authority (ARPA/NSA).
 Calculated EME levels provided reflect a predicted public exposure limit and maximum EME level from this facility in the Yarrabilba area. Once the facility is constructed and operational, these EME levels may fluctuate slightly.
 - All driveways must be designed in accordance with Australian Standard AS2890.
 - Location of storage facilities for flammable materials are to be outside the bushfire buffer zones for Lots 4-9, and storage of flammable materials is not to be above ground for all lots.

LEGEND

	VILLAGE 3D BOUNDARY
	MIXED BUSINESS / INFRASTRUCTURE
	OPEN SPACE
	NO ACCESS
	OPTIONAL BUILD TO STREET BOUNDARY
	1m NO BUILD SETBACK
	BUSHFIRE SETBACK (10m)
	POWERLINK EASEMENT SPECIAL REQUIREMENTS
- No structures are to be placed on easement.	
- Any proposals that use the easement area are to be referred to Powerlink for co-use assessment.	
	LEFT IN AND/OR LEFT OUT DRIVEWAY MAY BE CONSIDERED SUBJECT TO COMPLIANCE WITH RELEVANT DESIGN STANDARDS

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH LANDSCAPE GUIDELINES

TABLE 1

Approved Uses	Proposed Car Parking Rate
Business	1 space per 30 m ² of GFA
Emergency Services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time
Food Premises (Lot 12 and 13 only – subject to limits as per Inset 1)	1 space per 10 m ² of GFA for the first 200 m ² of GFA plus 1 space per 20 m ² of GFA thereafter
Indoor Sport and Recreation	1 space per 15 m ² of GFA
Indoor Entertainment	1 space per 10 m ² of GFA
Low Impact Industry	2 spaces per tenant plus 1 per 100 m ² of GFA
Research and Technology Facility	2 spaces per tenant plus 1 per 100 m ² of GFA
Service Industry	1 space per 50 m ² of GFA
Shop (Lot 12 and 13 only – subject to limits as per Inset 1)	1 space per 20 m ² of GFA
Utility Installation	1 space per employee with a minimum of 2 spaces
Veterinary Hospital	1 space per 30 m ² of GFA
Warehouse (Lots 1-8 only)	1 space per 2 employees or, 1 space per 100 m ² of GFA, whichever is greater
Bulk Landscape Supplies (Lots 1-8 only)	1 space per 400 m ² of site area with a minimum of 6 spaces
Fast Food Premises (Lot 12 and 13 only – subject to limits as per Inset 1)	1 space per 10 m ² of GFA for the first 200 m ² of GFA plus 1 space per 20 m ² of GFA thereafter
Garden Centre	1 space per 300 m ² of display area with a minimum of 6 spaces; plus 1 space per 20 of indoor retail use area
Outdoor Sales	1 space per 300 m ² of display area; plus 1 space per 1.5 employees
Outdoor Sport and Recreation (Bowling green)	4 spaces for the first rink; plus 2 spaces per subsequent rink
Outdoor Sport and Recreation (Clubhouse)	1 space per 30 m ² of GFA
Outdoor Sport and Recreation (All other uses)	Subject to traffic assessment
Service Station (Lot 12 and 13 only – subject to limits as per Inset 1)	5 spaces per vehicle service bay plus 1 space per 20 m ² of shop
Funeral Parlour	1 space per employee; plus 1 space per 10 m ² of GFA associated with a chapel
Place of Assembly (Lots 1-8 only)	1 space per 10 m ² of GFA
Telecommunications Facility	No minimum
Car Wash	1 space per employee if not part of a service station
Hardware Store (maximum GFA of 2000 m ² for POD area)	1 space per 60 m ² of GFA

PRECINCT THREE - VILLAGE 3D (APPLICATION FOUR) PLAN OF DEVELOPMENT

NOTES: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2017 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.



DEVELOPMENT STANDARDS

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).

Emissions (including air, water and soil pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation) and hazards must be managed in accordance with:

- the Environmental Protection (Air) Policy 2008
- the Environmental Protection (Noise) Policy 2008
- the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

Energy Efficiency

Buildings must be oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain:

- All external glazing must comply with BCA Part J2.4 using glazing calculation Method 2 Energy Index Option B.
- Design external shading devices to protect glazed areas on the north, east, and west sides of the building.
- External wall insulation to be minimum total R-Value of R1.0 for all non-air-conditioned spaces and R2.0 for all air-conditioned spaces. Metal external wall sheeting to be insulated from metal studs or frames by a minimum R0.2 thermal break.
- External wall colours and roof colour to have a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
- Concrete block or slab external walls must be painted.
- Roof insulation to be minimum total R-value of R1.5.
- Where appropriate, buildings must include provisions for natural ventilation, such as roof ventilators and operable windows.

Car Parking

All car parking / off street vehicle manoeuvring is developed in accordance with AS 2890.1 to 6 and Austroads AGTM11-08 Guide to Traffic Management Part 11: Parking.

The main entry to the building is at the front of the building, or otherwise is clearly visible and identifiable from the street; and is directly accessible from the car parking area or street.

Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated wall does not exceed 20 metres (unless facing a side or rear property boundary);

Roofing materials are pre-coloured and non-reflective;

Service vehicles can enter and leave the Site in a forward direction.

Where an on-site refuse collection area is provided, access and manoeuvring areas are designed and provided to enable access by a refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 Design Vehicles and Turning Path Templates.

All premises are identified by the provision of a street number in a prominent location, preferably near the site entry, i.e. on the kerb or letterbox or by signage on the building or site.

The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 2002 Off Street Parking Commercial Vehicle Facilities.

The parking area meets the design requirements of Australian Standard AS 2890.1 2004 Parking Facilities Off Street Car Parking.

Compliance assessment & Payment of Infrastructure Charges to be under taken in accordance with the applicable Conditions of Approval.

Lots 01, 02, 03 and 04 Powerlink Easement Special Requirements:

- Development within the easement shall comply with the Powerlink Management of Co-use Guidelines and easement documents.
- Any compliance assessment application shall be forwarded to Powerlink for sign off prior to formal lodgement with EDQ.
- All uses and works within the easement require the approval of Powerlink and must comply with the easement document requirements.
- No buildings shall be located within easement.
- The Powerlink Easement Special Requirements override any relevant POD provisions relating to building, landscaping, advertising devices and lighting.

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2018/922

Date: 03 July 2018

