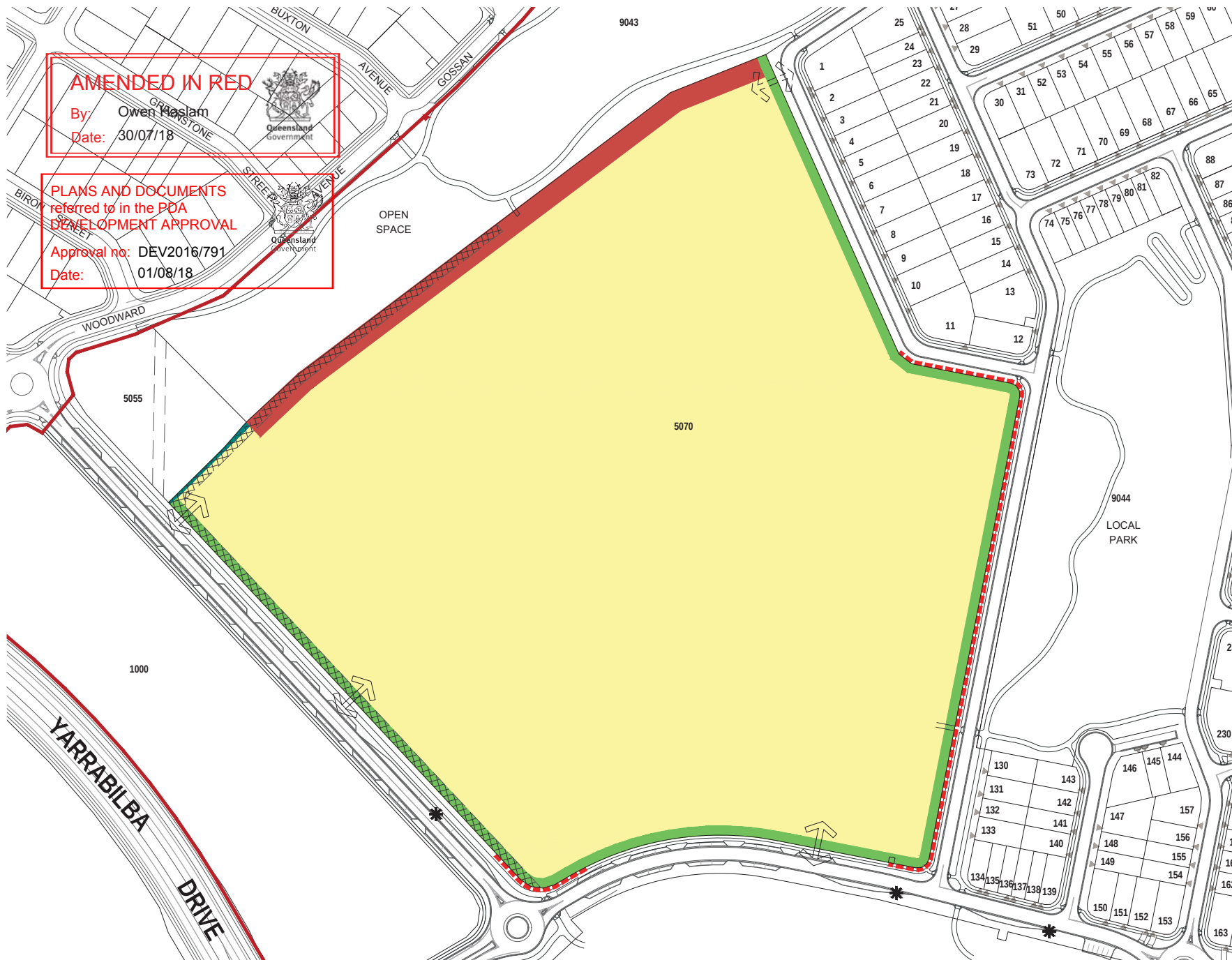




LEGEND

- INDICATIVE BUILDING ENVELOPE
- MINIMUM 5m LANDSCAPE STRIP
- MINIMUM 1.5m LANDSCAPE STRIP
- MINIMUM SEPERATION OF 11.0m BETWEEN BUILDINGS AND OPEN SPACE TO INCLUDE FIRE TRAIL OR INTERNAL DRIVEWAY WITH CONNECTIONS TO EXTERNAL ROADS AT EACH END
- INDICATIVE VEHICULAR ACCESS LOCATION
- SPORTS FIELD ACCESS, SERVICE VEHICLE LOCATION AND FIRE TRAIL SETBACK
- NO VEHICULAR ACCESS
- BUS STOPS
- EASEMENT
- RECONFIGURATION OF A LOT APPLICATION ONE

APPROVED USES:

- COMMUNITY FACILITIES
- EDUCATIONAL ESTABLISHMENT
- PLACE OF ASSEMBLY
- HEALTH CARE SERVICES

NOTE:

- (i) Buildings shall be constructed within the Indicative Building Envelope on the Plan of Development.
- (ii) Buildings must be set back a minimum of 5m from the street.
- (iii) Maximum site coverage for buildings shall not exceed 50%.
- (iv) Maximum building height is 3 storeys.
- (v) Indicative vehicular access is indicated within the zones shown on the Plan of Development.
- (vi) Development should comply with relevant DETE Design Standards.

PRIOR TO BUILDING WORKS APPROVAL, SUBMIT TO EDQ CONFIRMATION FROM DETE THAT THE PROPOSED SCHOOL SITE MASTER PLAN AND STATEMENT IS IN ACCORDANCE WITH DETE'S ADOPTED DESIGN STANDARDS.

Engineering Standards

All engineering works are to comply with the PDA Guidelines No. 13 - Engineering Standards, dated May 2015. 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 (REQ-Civil).

NOTE:

The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE) EDUCATION PLAN OF DEVELOPMENT

NOTE: This plan is indicative only, and specific easels, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, 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 Lend Lease.

