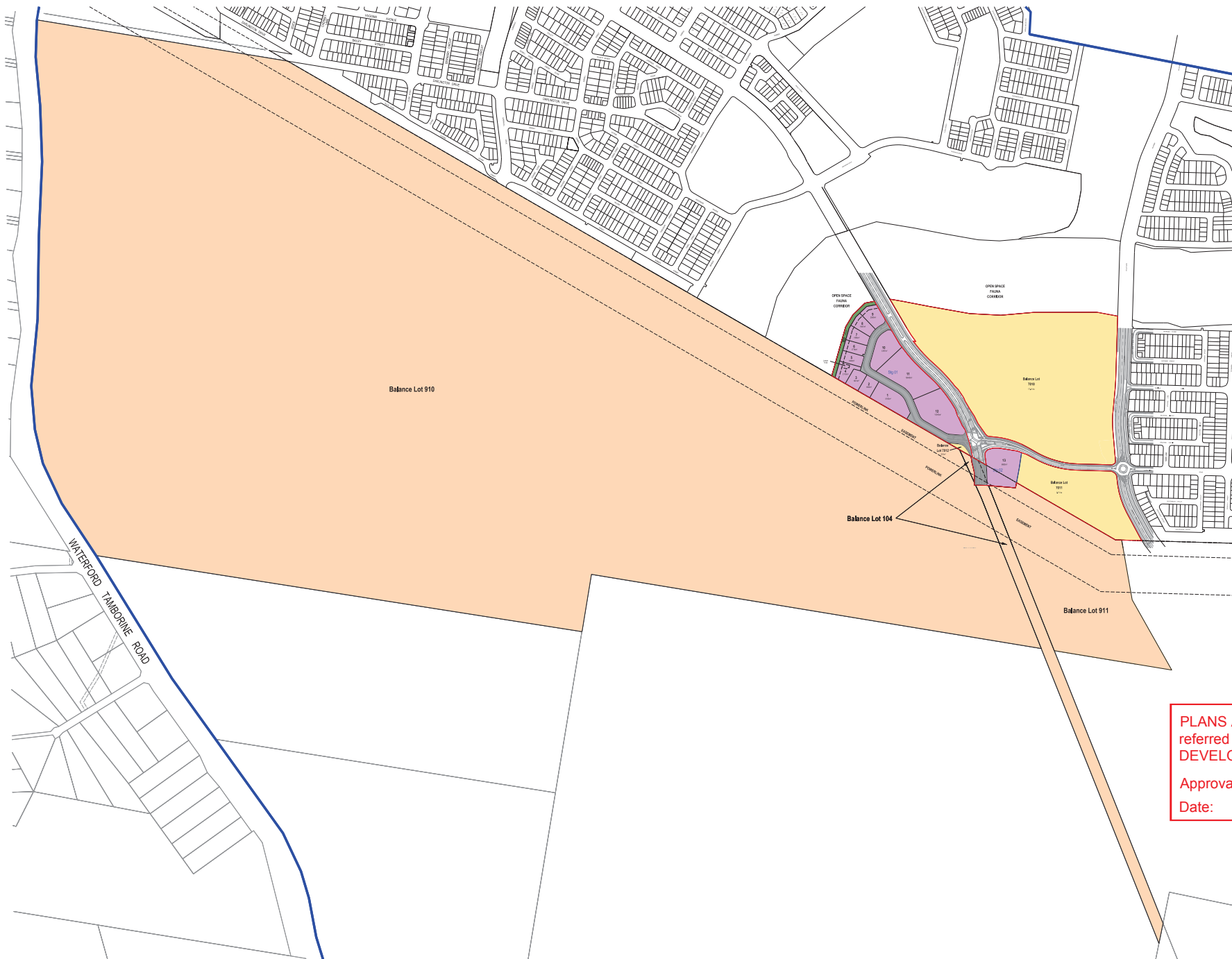


LEGEND

- APPLICATION BOUNDARY
28.38 ha
- MIXED BUSINESS/INFRASTRUCTURE
5.59 ha
- OPEN SPACE
0.24 ha
- NEW ROAD
1.33 ha
- BALANCE LOT WITHIN APPLICATION
BOUNDARY 21.22 ha
- PROPOSED STAGE BOUNDARY
- RESIDUAL BALANCE LOTS
286.67 ha



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

Approval no: DEV2018/922

Date: 31/08/18



PRECINCT THREE - VILLAGE 3D (APPLICATION FOUR) RECONFIGURATION OF A LOT

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0 100 200 300 400 500m
Scale: 1:10,000 at A3



9048

OPEN SPACE
FAUNA
CORRIDOR

OPEN SPACE
FAUNA
CORRIDOR



- LEGEND
- APPLICATION BOUNDARY
 - MIXED BUSINESS/INFRASTRUCTURE
 - OPEN SPACE
 - NEW ROAD
 - PROPOSED STAGE BOUNDARY

PLANS AND DOCUMENTS
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Balance Lot
7010
17.44 ha

Balance Lot
7011
3.71 ha



PRECINCT THREE - VILLAGE 3D (APPLICATION FOUR) RECONFIGURATION OF A LOT

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0 25 50 75 100 125m
Scale: 1:2,500 at A3



Date 7th AUGUST 2018



- 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 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 Landlease 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 the Precinct Three - Village 3D Common Clauses Document Dwg 106127-175

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

AMENDED IN RED

By: Owen Haslam

Date: 28/08/18



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

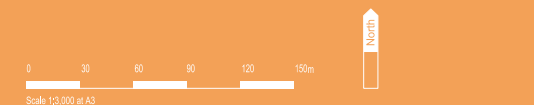
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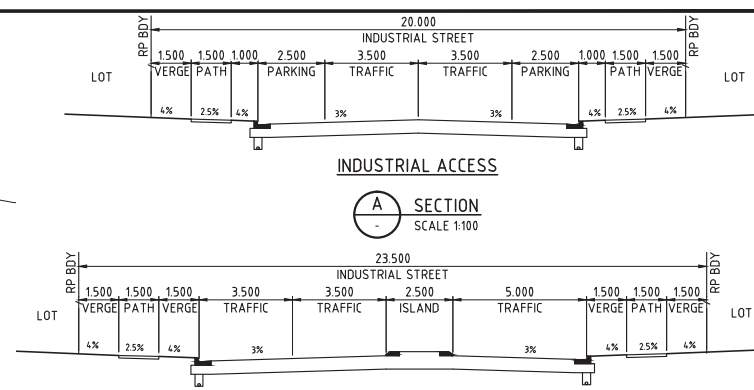
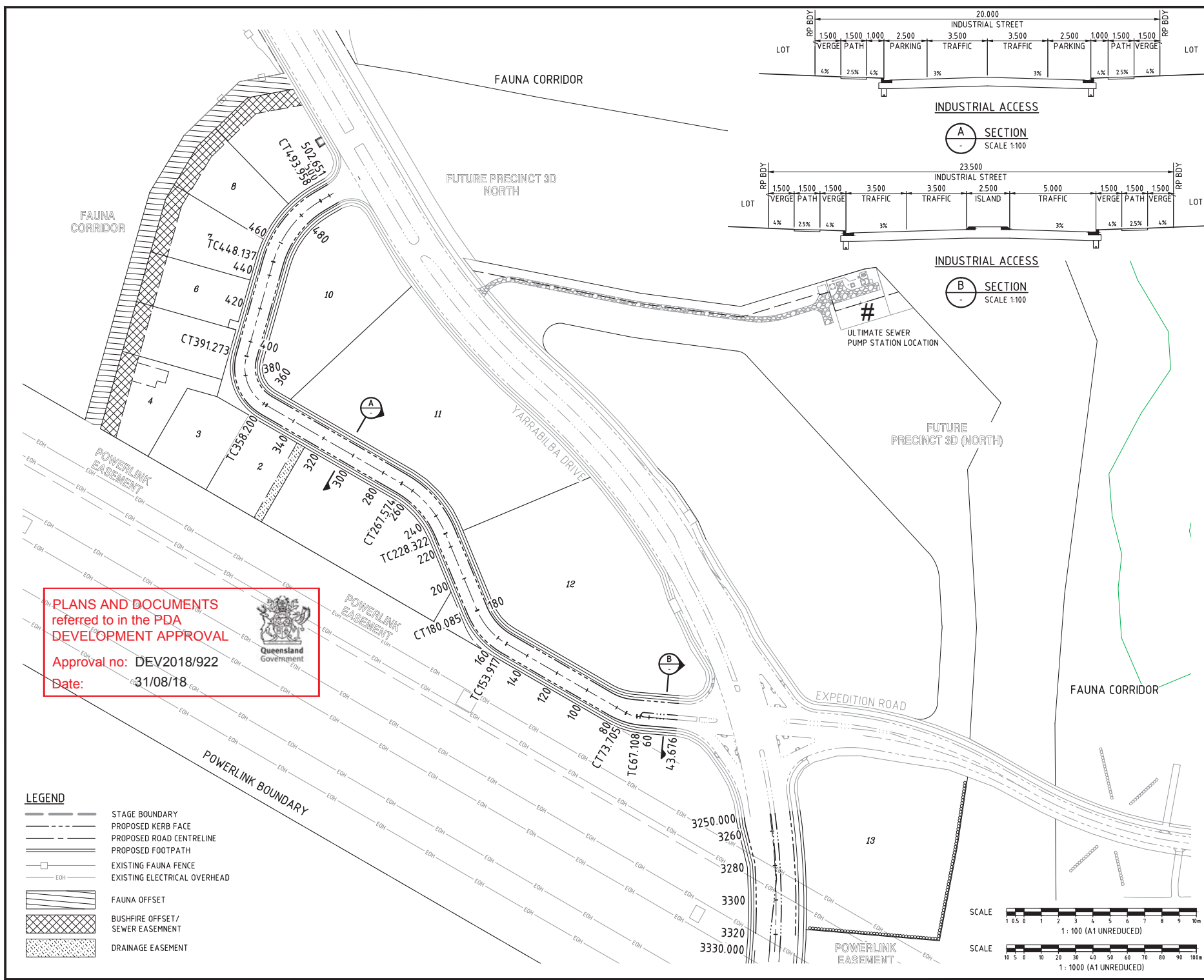
Date: 31/08/18



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

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LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	21.02.18	DES
B	REVISED STORMWATER EASMENT/DESIGN	14.03.18	DES
C	REVISED ROAD WIDTH	04.05.18	GPC
D	REVISED TRAFFIC & PARKING WIDTH	06.06.18	GPC
E	FOR APPROVAL	03.08.18	GPC
F	FOR APPROVAL	08.08.18	GPC

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PRECINCT 3D
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FUNCTIONAL DRAWINGS

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Approved - RPQD 12805

Drawing Title

**P03D FUNCTIONAL LAYOUT
ROADWORKS PLAN
AND TYPICAL SECTIONS**

Drawn	Designed	Checked	Date
RCT	GPC	GBG	FEB 18

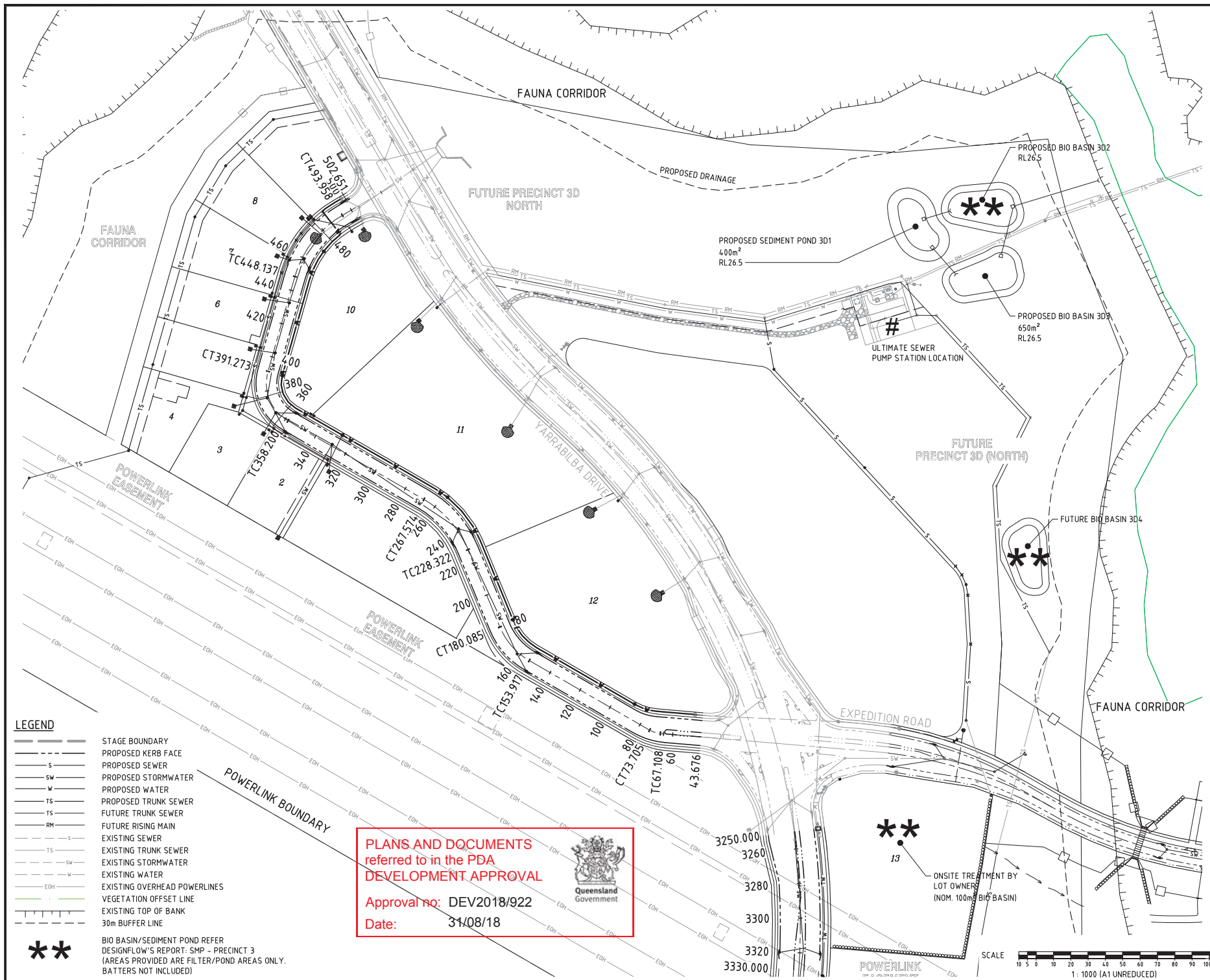
Scale	Drawing No	Revision
AS SHOWN	15-111-SK101	F

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2018/922

Date: 31/08/18

- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED ROAD CENTRELINE
 - PROPOSED FOOTPATH
 - EXISTING FAUNA FENCE
 - EXISTING ELECTRICAL OVERHEAD
 - FAUNA OFFSET
 - BUSHFIRE OFFSET/
SEWER EASEMENT
 - DRAINAGE EASEMENT



LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER
- PROPOSED TRUNK SEWER
- FUTURE TRUNK SEWER
- FUTURE RISING MAIN
- EXISTING SEWER
- EXISTING TRUNK SEWER
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING OVERHEAD POWERLINES
- VEGETATION OFFSET LINE
- EXISTING TOP OF BANK
- 30m BUFFER LINE



BIO BASIN/SEDIMENT POND REFER
DESIGNFLOW'S REPORT: SMP - PRECINCT 3
(AREAS PROVIDED ARE FILTER/POND AREAS ONLY.
BATTERS NOT INCLUDED)

PLANS AND DOCUMENTS
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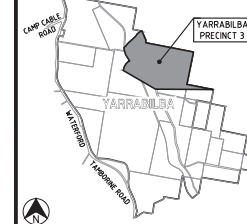
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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	21.02.18	DES
B	REVISED BASIN DESIGN	28.02.18	DES
C	REVISED STORMWATER EASMENT/DESIGN	14.03.18	DES
D	REVISED ROAD WIDTH & STORMWATER	04.05.18	GPC
E	REVISED TRUNK SEWER LINE TYPES	25.06.18	GPC
F	FOR APPROVAL	03.08.18	GPC
G	FOR APPROVAL	08.08.18	GPC

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Client



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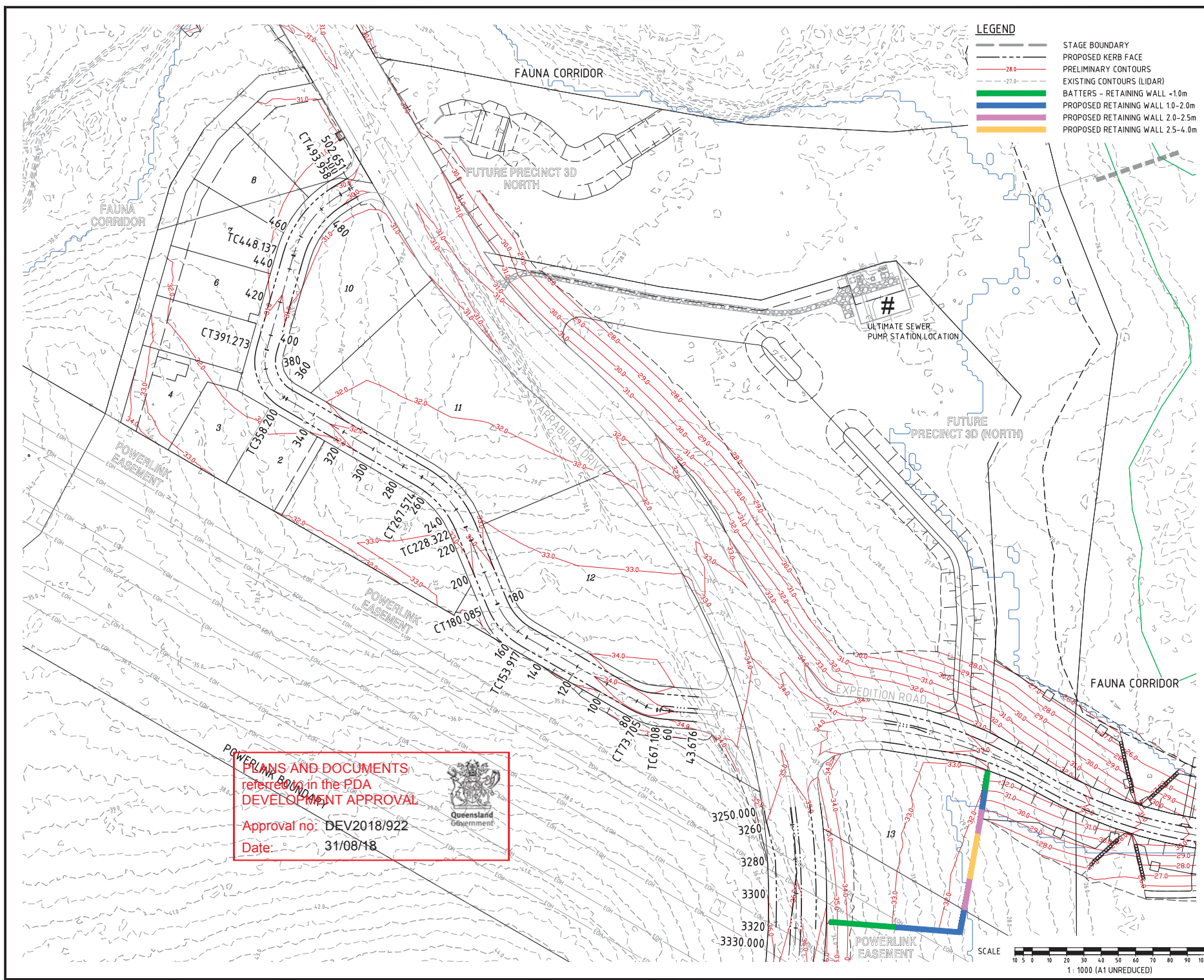
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Drawing title

P03D FUNCTIONAL LAYOUT
SERVICES PLAN

Drawn	Designed	Checked	Date
RCT	GPC	GBG	FEB 18
Scale	Sheet	Revision	
AS SHOWN	102 of ?		
A1	Drawing No 15-111-SK102	Revision G	



LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PRELIMINARY CONTOURS
- EXISTING CONTOURS (LIDAR)
- BATTERS - RETAINING WALL <1.0m
- PROPOSED RETAINING WALL 1.0-2.0m
- PROPOSED RETAINING WALL 2.0-2.5m
- PROPOSED RETAINING WALL 2.5-4.0m

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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 3

YARRABILBA

YARRILBA RD

WATERLOO RD

YARRILBA RD

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	21.02.18	DES
B	REVISED STORMWATER EASMENT/DESIGN	14.03.18	DES
C	REVISED ROAD WIDTH	04.05.18	GPC
D	FOR APPROVAL	03.08.18	GPC
E	FOR APPROVAL	08.08.18	GPC

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PRECINCT 3D

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Approved - RREQ 12805

Drawing Title

P03D FUNCTIONAL LAYOUT

EARTHWORKS PLAN

Drawn	Designed	Checked	Date
RCT	GPC	GBG	FEB 18

Scale

AS SHOWN

Drawing No

15-111-SK103

Sheet

103 of ?

Revision

E

PLANS AND DOCUMENTS
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