

- NOTE
- (i) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
- (ii) Building development along the Waterford Tamborine Road must be setback a minimum of 2.0 metres. This area is to be landscaped and all external service and utility areas screened from Waterford Tamborine Road.
- (iii) Any building located within 3.0m of Waterford Tamborine Road must include an articulated facade and a minimum of 2 colours and/or materials to Waterford Tamborine Road (which may contain glazing).
- (iv) Buildings may cover up to 80% of the site, providing that:
- All other planning and development requirements of the Plan of Development are complied with
 - Development is in context with, and visually compatible with the appearance of any neighbouring buildings
 - Adequate pedestrian access and amenity is provided at ground level
- (v) Maximum building height for non-residential buildings will be 15m. Non-residential buildings greater than 15m in height will require a separate development application that is subject to public notification.
- (vi) Buildings located on corner lots must be designed to address both street frontages.
- (vii) Buildings must provide legible entry points for both pedestrians and vehicles.
- (viii) All street frontages with the exception of Waterford Tamborine Road not developed as build to boundary buildings; will require a 2.0m minimum width landscape strip, except at vehicular and pedestrian access points. The requirement for landscaping may be waived if greater achievements can be gained in terms of architectural quality and visual interest in the buildings.
- (ix) Areas created where the building is not built to boundary must be able to be accessed and maintained (via built form or fence access) and meet CPTED requirements.
- (x) Car parking will be provided in accordance with the Approved Uses and Parking Rates Table and designed to comply with Australian Standards. A time of use analysis can be undertaken to reduce car parking requirement by up to 25% where peak car parking uses do not occur at the same time.
- (xi) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xii) Canopy trees and landscape may 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.
- (xiii) All advertising devices are to be in accordance with Logan City Council's Planning Scheme.
- (xiv) Car parking and public areas will be provided with lighting for public safety.
- (xv) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xvi) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xvii) All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the buildings will be treated as an integral part of the building form and screened from view with materials consistent with the building.
- (xviii) Where buildings face public realm areas including streets, parks and walkways, significant overlooking and surveillance opportunities must be incorporated with positive CPTED practice. Where public use walkways are incorporated between or within sites, the buildings must front activated zones to these walkways in accordance with positive CPTED practice.
- (xix) Bike parking will be provided at the rate of one space per five car parking spaces.
- (xx) Service areas (unless screened by landscaping or architectural elements) will not be permitted between the building and the street frontage.
- (xxi) Notwithstanding note (xxi) above, service areas are permitted between the building and road frontage for Lots 003 - 009 and 021 - 022 where screened and not resulting in concealed entrainment zones.
- (xxii) Notes relating to building, landscaping, advertising devices, and lighting are not to be in conflict with the 'Powerlink Easement Special Requirements' for lots 019, 020 and 026.

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

Approval no: DEV2015/739

Date: 29/10/18



**PRECINCT ONE - PLAN OF DEVELOPMENT
PART OF PRECINCT ONE DISTRICT CENTRE**

NOTE: This plan is indicative only, and specific uses, 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.



LEGEND

- EMPLOYMENT FOCUS
- OPTIONAL BUILD TO STREET BOUNDARY DEVELOPMENT ON UP TO 60% OF THE STREET FRONTAGE
- NO VEHICULAR ACCESS
- BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 2.0m. AN 1800MM HIGH BLACK STEEL TUBULAR FENCE (OR SIMILAR) IS REQUIRED AND THIS SETBACK AREA IS TO BE LANDSCAPED.
- NO BUILDINGS PERMITTED IN LAND UNDER POWERLINK EASEMENTS (REFER POWERLINK EASEMENT SPECIAL REQUIREMENTS ON SHEET 3 OF THIS POD)

APPROVED USES AND PARKING RATES TABLE	
Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Emergency Services	
- Food Premises - Maximum of 500sqm for POD area	1 space/20sqm GFA
- Health Care Services (Lots 3-9 only) Max 3000sqm GFA for POD area	1 space/30sqm GFA
- Indoor Sport and Recreation (excluding Convention Centre and Amusement Arcade) Max 2500sqm GFA for POD area	1 space/15sqm GFA
- Indoor Entertainment	1 space/20sqm GFA
- Low Impact Industry	2 spaces/tenant + 1/100sqm GFA
- Research and Technology Facility	1 space/tenant + 1/100sqm GFA
- Service Industry	1 space/60sqm GFA
- Shop - Maximum of 250sqm for POD area	1 space/20sqm GFA
- Showroom	1 space/40sqm GFA
- Utility Installation	
- Veterinary Hospital (Lot 23 only)	1 space/30sqm GFA
- Warehouse	1 space/2 employees or, 1 space/100sqm GFA whichever is greater

Where a rate of carparking is not defined in the above table, the applicant is responsible for providing evidence in support of the carparking proposed to be provided.

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT (YB-P01-NRPOD160120 SHEET 3 OF 3) Compliance Assessment - Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

Gross Leaseable Areas for the District Centre 1 shall comply with the caps approved in PDA approval DEV 2011-187

NOTE:

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

