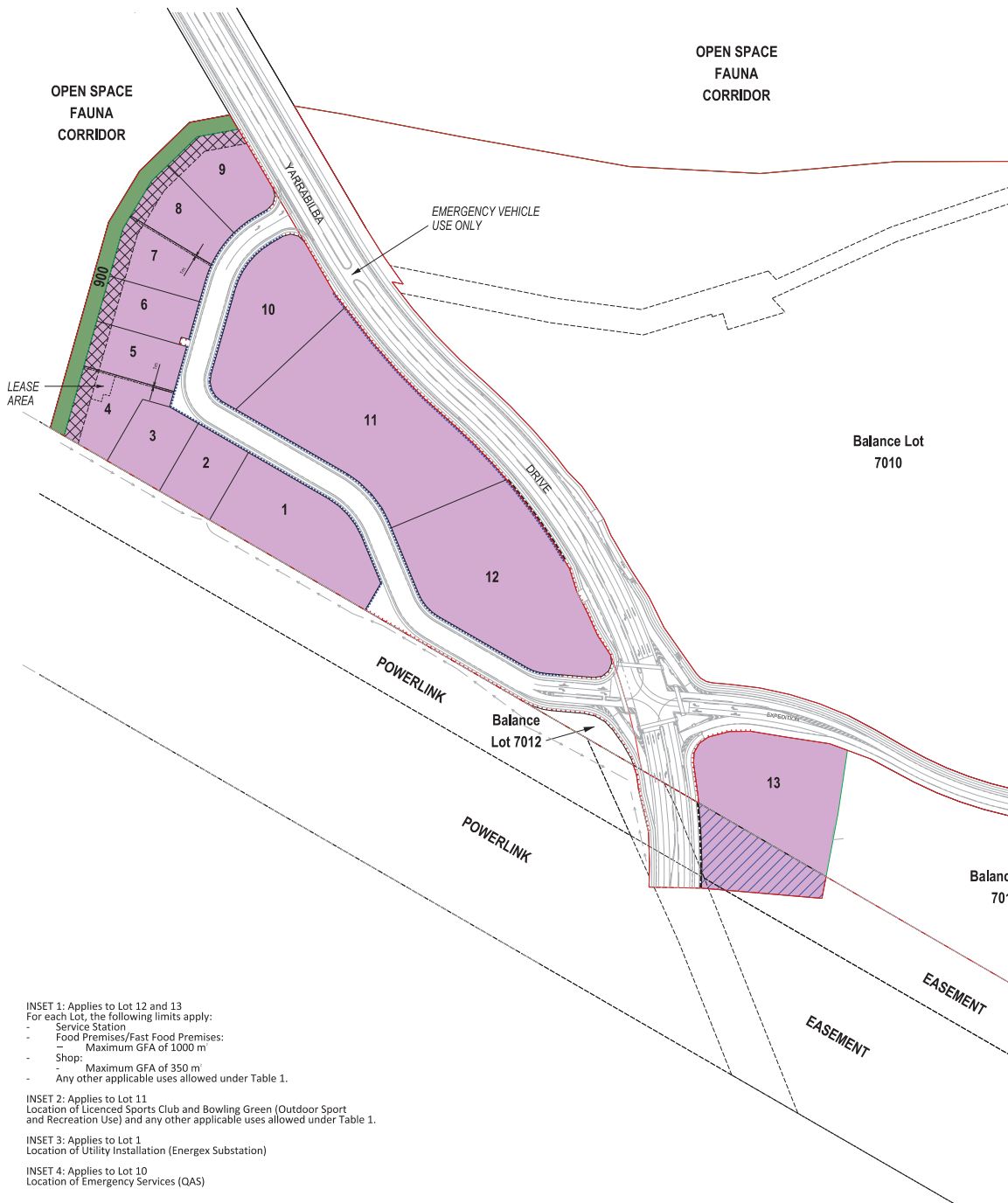


OPEN SPACE FAUNA CORRIDOR

OPEN SPACE FAUNA CORRIDOR



INSET 1: Applies to Lot 12 and 13
For each Lot, the following limits apply:
- Service Station
- Food Premises/Fast Food Premises:
Maximum GFA of 1000 m²
- Shop:
Maximum GFA of 350 m²
- Any other applicable uses allowed under Table 1.

INSET 2: Applies to Lot 11
Location of Licenced Sports Club and Bowling Green (Outdoor Sport and Recreation Use) and any other applicable uses allowed under Table 1.

INSET 3: Applies to Lot 1
Location of Utility Installation (Energex Substation)

INSET 4: Applies to Lot 10
Location of Emergency Services (QAS)

- 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 Leaseholder 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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/922

Date: 20/12/18



AMENDED IN RED

By: Owen Haslam

Date: 20/12/18



Note: development for "Showroom" is subject to the gross leasable area limits established under PDA development approval DEV2011/187

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

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
Showroom	1 space per 35 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 Leaseholder, 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.