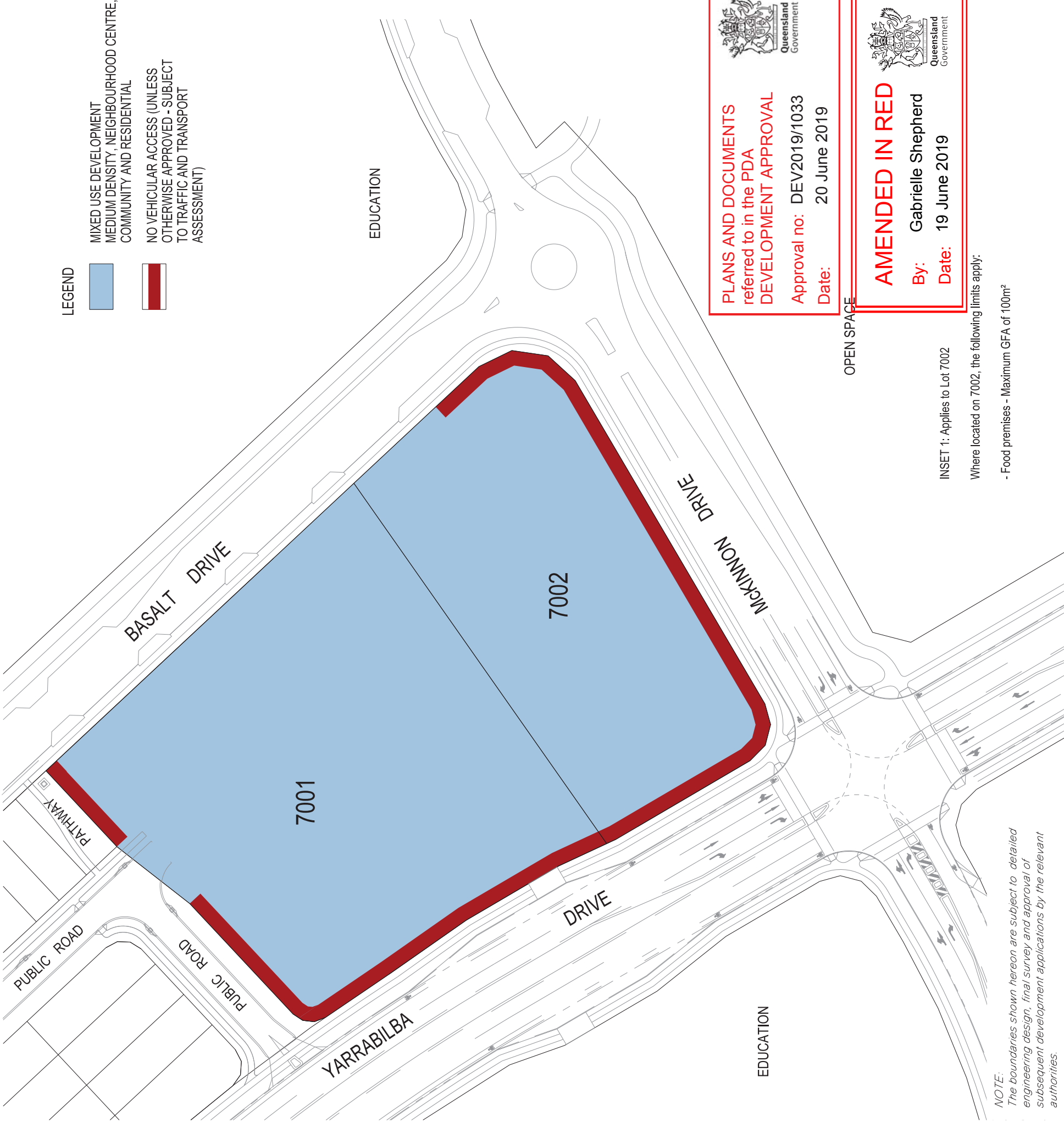




PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2019/1033

Date: 20 June 2019

AMENDED IN RED

By: Gabrielle Shepherd

Date: 19 June 2019

INSET 1: Applies to Lot 7002

Where located on 7002, the following limits apply:

- Food premises - Maximum GFA of 100m²

PRECINCT THREE - VILLAGE 3A (APPLICATION FIVE) PLAN OF DEVELOPMENT - LOT 7001 AND 7002

NOTE: 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.

Design Criteria
Provisions for 1-2 storey residential development
Will be developed in accordance with Low Rise Buildings PDA Guideline no 7
Provision for 3-4 storeys residential development
Will be developed in accordance with Medium and High Rise Buildings PDA Guideline no 8.
Provisions for non-residential.
Non-residential uses to be developed in accordance with the Centres PDA Guideline no 9,
and the Yarrabilba UDA Development Scheme

TABLE 1

Maximum Building Height	4 storeys and 16m
Minimum residential density	20 dwellings/ha
Maximum Retail GFA	4,000m ²
Commercial GFA max	1,000m ²

TABLE 2

Approved Uses	Car parking rate
Business	1 space per 30m ² GFA
Community Facility	5 spaces + 1 space per 30m ² GFA
Food premises (refer inset 1)	1 space per 20m ² GFA
Fast food premises - Lot 7001 only (not including a drive through)	1 space per 20m ² GFA
Health Care Services - Lot 7001 only	1 space per 30m ² GFA
Market - Lot 7001 only	1 space per dwelling for small units (less than 75sqm)
Multiple residential (where part of a mixed use development)	1.25 spaces per dwelling for larger units (75sqm or more)
- Lot 7001 only	1 space per dwelling
Other residential (where part of a mixed use development)	1 space/dwelling
- Lot 7001 only	Subject to a traffic assessment
Outdoor Sport and Recreation	1 space per 15m ² GFA
- Lot 7001 only	1 space per 20m ² GFA
Indoor Sport and Recreation	1 space per 20m ² GFA
- Lot 7001 only	1 space per 20m ² GFA
Shop - Lot 7001 only	1 space per 20m ² GFA
Shopping centre - Lot 7001 only	1 space per 20m ² GFA

Where a rate of car parking is not defined in Table 2 above, the applicant is responsible for providing evidence in support of the car parking proposed to be provided.

* For a multi-residential or other residential development to be considered mixed use, a minimum of 500m² of the total project GFA must constitute non-residential uses. The non-residential GFA can be provided stand alone on the same site as residential development or integrated as the ground floor of a residential development.

General provisions

- Maximum site cover 80%. Provided that all POD requirements are otherwise met and suitable pedestrian access and amenity is achieved at ground level.
- Max building height 4 storeys and 16m
- Buildings to address all street frontages
- All refuse areas, air conditioning, lift rooms, plant equipment will be suitably screened to all boundaries
- All advertising devices are to be in accordance with the Logan Planning Scheme
- The design of future residential development shall not include acoustic fencing. Acoustic requirements shall be integrated into the design of future buildings in accordance with Australian Standard "AS367-Road Traffic Noise Intension Building Siting and Construction"

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).

Note: Compliance assessment Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

