

- NOTE
- (i) For all non-residential development, A minimum of 40% of all street frontages must be built to the boundary or buildings and landscape and public open space. Any street frontage not be built to the boundary or used for vehicle access must contain hard or soft landscape consistent with the landscape of the streetscape and its function.
 - (ii) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
 - (iii) Car parks can only be visible from the street where there is landscape edge between the car park and the verge or other screening. Service areas cannot be visible from the street.
 - (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. Buildings greater than 15m will require a separate development application that is subject to public notification.
 - (vi) Maximum podium height of 2 storey for non-residential development. Above podium to 4 storey - 3.0m minimum setback.
 - (vii) The ground floor of all non-residential buildings must have a minimum floor to floor height of 3.5m.
 - (viii) Buildings located on corner lots must be designed to address both street frontages.
 - (ix) Buildings must provide legible entry points for both pedestrians and vehicles.
 - (x) Car parking will be provided in line with the rates shown in the parking table. 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) Car parking and public areas will be provided with lighting for public safety.
 - (xii) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
 - (xiii) Bike parking will be provided at the rate of one space per twenty car parking spaces.
 - (xiv) Shade in car parking areas will be provided, if using trees, at the rate of not less than one tree per six parking spaces. Other shade devices will be assessed on a case by case basis.
 - (xv) All advertising devices are to be in accordance with Logan City Council Planning Scheme.
 - (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.

Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Fast Food Premises	1 space/20sqm GFA
- Food Premises	1 space/20sqm GFA
- Health Care Services	1 space/30sqm GFA
- Indoor Sport & Recreation (up to 500sqm GFA)	15 spaces + 1 space/100sqm GFA
- Market	
- Sales Office	1 space/30sqm GFA
- Shop	1 space/20sqm GFA
- Shopping Centre	1 space/20sqm GFA
- Car Park	
- Child Care Centre - Maximum of one centre across the Precinct One District Centre	1 space per 5 children
- Community Facility	
- Education Establishment	1 space/2 staff
- Indoor Entertainment	1 space/20sqm GFA
- Multiple Residential	1 space per dwelling (Small >75m2) 1.25 spaces per dwelling over 75m2 GFA
- Other Residential	1 space per dwelling (Small >75m2) 1.25 spaces per dwelling over 75m2 GFA

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.



- LEGEND
- VILLAGE CENTRE INCLUDING RETAIL, COMMERCIAL, COMMUNITY, ENTERTAINMENT AND MIXED USE ACTIVITIES
 - OPTIONAL BUILT FORM TO ALL STREET FRONTAGES (SEE NOTE (i))
 - NO VEHICULAR ACCESS
 - PEDESTRIAN LINK REQUIRED

MAX BUILDING HEIGHT	15m
MIN RESIDENTIAL DENSITY	25du/ha
RETAIL GROSS LEASABLE AREA (MAXIMUM)	10,000sqm
COMMERCIAL - GROSS LEASABLE AREA (MAXIMUM)	2,500sqm
COMMUNITY SERVICES - INDICATIVE GFA	3,000 - 8,000sqm

These figures reflect building requirement maximum for Precinct 1 District Centre

*Residential development to be developed in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT

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

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

Amendment to Precinct One Approval - Amended to reflect new road boundaries. Road connection made flexible and public/private.

PRECINCT ONE PLAN OF DEVELOPMENT - SUPERBLOCK B DISTRICT CENTRE

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