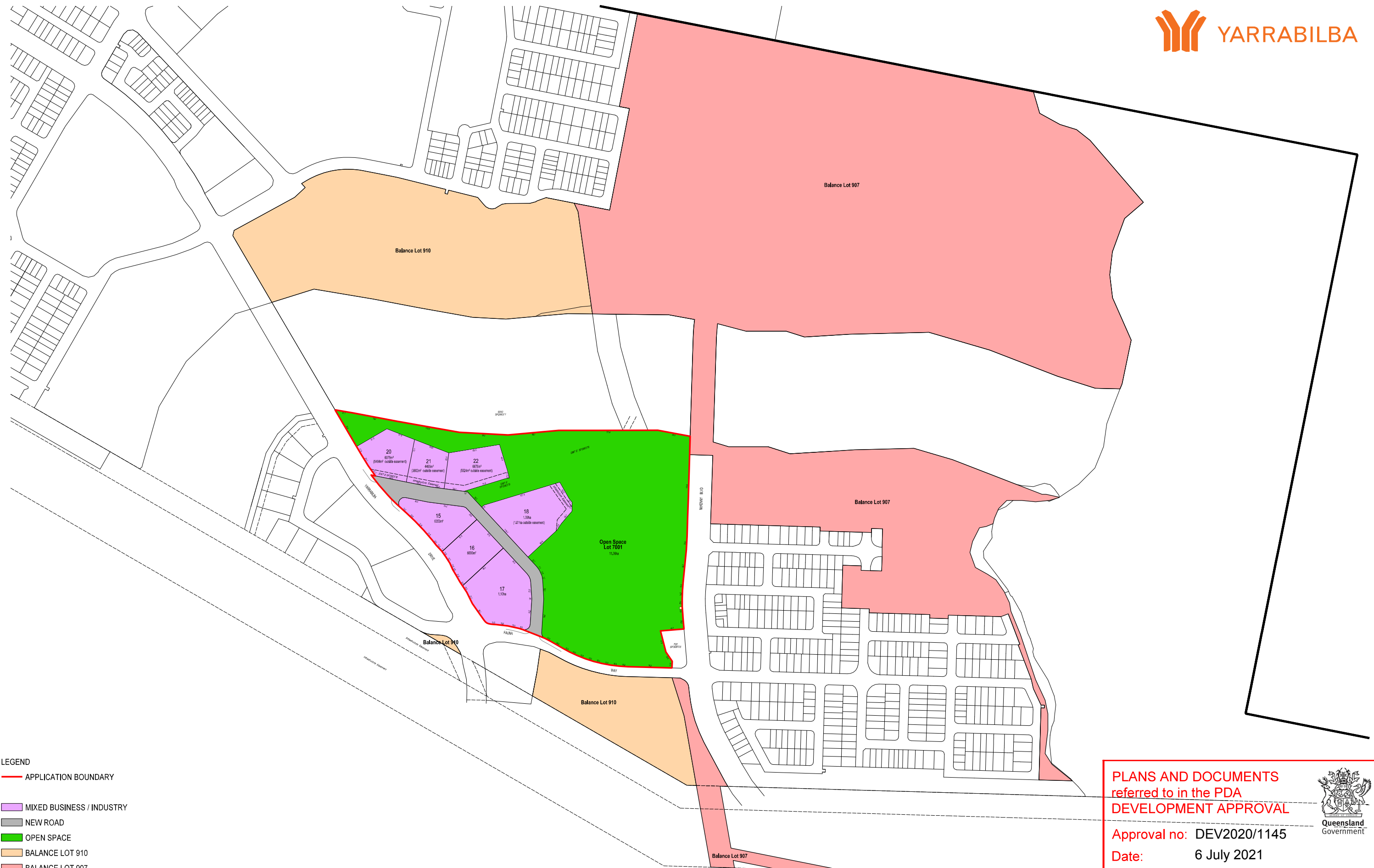




PRECINCT 03D PROPOSED RECONFIGURATION 2

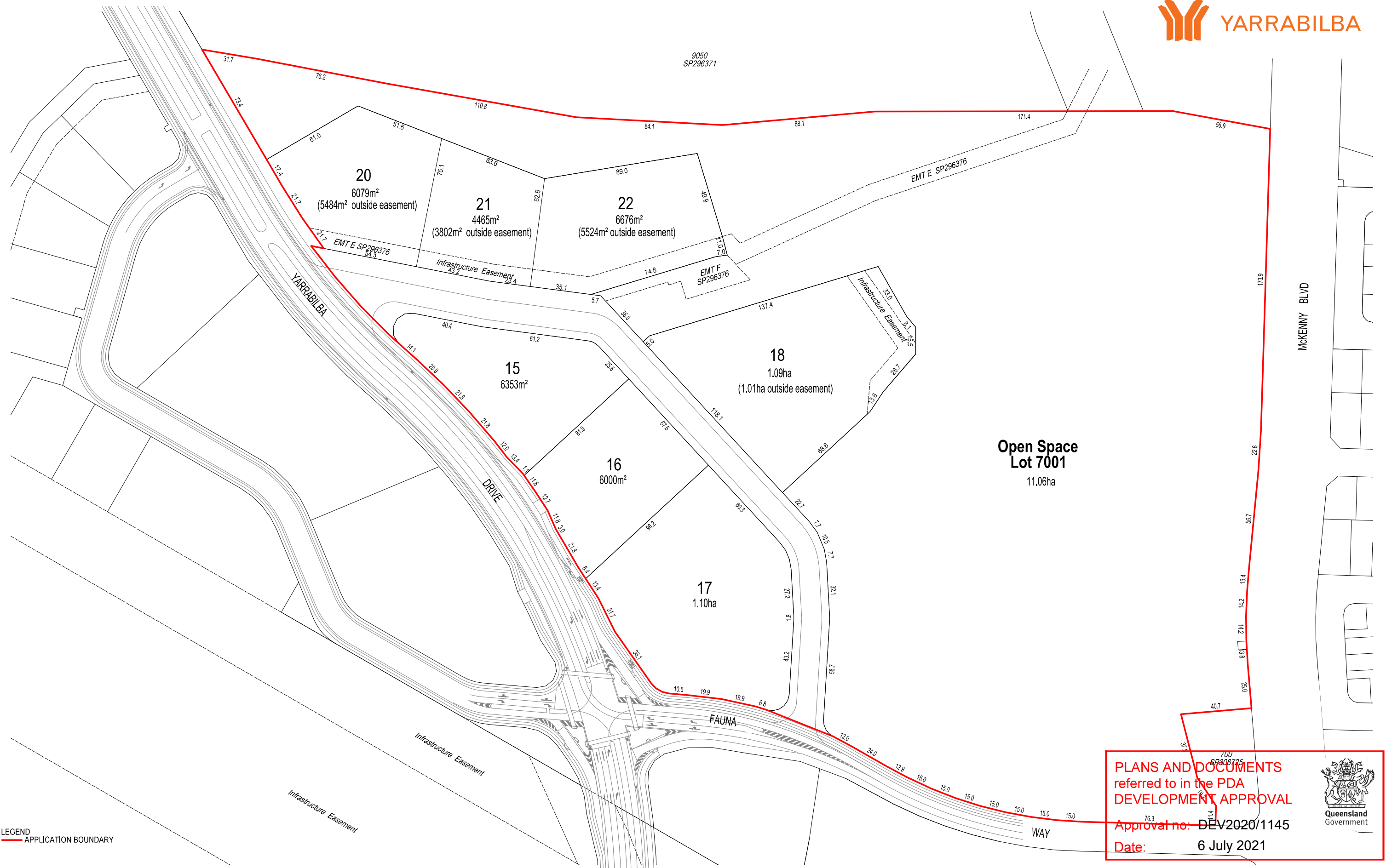
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0 60 120 180 240 300m

Scale 1:6,000 at A3

North





PRECINCT 03D PROPOSED RECONFIGURATION 2

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0 20 40 60 80 100m
 Scale 1:2,000 at A3



LEGEND

- MIXED BUSINESS / INFRASTRUCTURE
- NO ACCESS
- OPTIONAL BUILD TO STREET BOUNDARY
- BUSHFIRE SETBACK (17m - Min building setback)
- NO BUILD ZONE
- OPEN SPACE
- APPLICATION BOUNDARY

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE
PRECINCT THREE - ROL2 POD DGN NO P03D-POD2-210505 -
SHT 2 OF 2, AND COMMON CLAUSES DOCUMENT



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1145

Date: 6 July 2021



PRECINCT 03D - RECONFIGURATION OF A LOT 2 PLAN OF DEVELOPMENT

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- NOTES:
- i. 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:
 - a. Building height:
 - 15 metres maximum and a maximum of 2 storeys (unless taller structure required for specific industrial process)
 - b. 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.
 - c. 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.
 - d. End of Trip Facilities:
 - End of trip facilities can be provided by operators if deemed necessary.
 - e. 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.
 - f. Parking:
 - Car parking will be provided in accordance with Table 1 and designed to comply with Australian Standards.
 - g. Staff recreation space:
 - Outdoor eating and recreation areas are provided on-site for employees and:
 - i. Include seating, tables, and rubbish disposal
 - ii. Adequate shade and weather protection
 - iii. Reasonable amenity (e.g. located away from noisy or unpleasant activities)
 - h. 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 Lendlease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
 - i. Bike parking will be provided at the rate of one space per five car parking spaces.
 - j. All driveways must be designed in accordance with Australian Standard AS2890.
 - k. Location of storage facilities for flammable materials are to be outside the bushfire buffer zones for Lots 18, 20, 21 and 22, and storage of flammable materials is no to be above ground for all lots
 - l. FOR LOTS 18 AND 22
 - The following building elements shall not be located adjacent to the proposed pump station site:
 - Staff outdoor recreation area; and
 - Pedestrian entry to building.
 - It is recommended that qualified odour and noise specialist advices on the potential impacts from the pump station site in the area be obtained to inform the design of buildings (associated with any Materials Change of Use).
 - m. All refuse areas will be suitably screened from the road frontage.

TABLE 1	
Approved Uses	Car Parking Rate
Business (subject to Inset 2)	1 space per 30m² of GFA
Emergency Services (subject to Inset 2)	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time
Food premises (subject to Inset 2)	1 space per 10m² of GFA for the first 200m² of GFA plus 1 space per 20m² of GFA thereafter
Indoor Sport and Recreation (subject to Inset 2)	1 space per 15m² of GFA
Indoor Entertainment (subject to Inset 2)	1 space per 10m² of GFA
Low Impact Industry	2 spaces per tenant + 1 per 100m² of GFA
Research and Technology Facility	2 spaces per tenant + 1 per 100m² of GFA
Service Industry	1 space per 50m² of GFA
Shop (Lots 15-17 only - subject to limits as per Inset 1)	1 space per 20m² of GFA
Showroom	1 space per 35m² of GFA
Utility Installation	1 space per employee with a minimum of 2 spaces
Veterinary Hospital	1 space per 30m² of GFA
Warehouse	1 space per 2 employees or, 1 space per 100m² GFA, whichever is greater
Bulk landscape supplies	1 space per 400m² of site area with a minimum of 6 spaces
Fast food premises (subject to Inset 2)	1 space per 10m² of GFA for the first 200m² of GFA plus 1 space per 20m² of GFA thereafter
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area
Outdoor sales	1 space per 300m² of display area; plus 1 space per 1.5 employees
Outdoor Sport and Recreation (Bowling green) (subject to Inset 2)	4 spaces for the first rink; plus 2 spaces for the subsequent rink
Outdoor Sport and Recreation (Clubhouse) (subject to Inset 2)	1 space per 30m² of GFA
Outdoor Sport and Recreation (All other uses) (subject to Inset 2)	Subject to traffic assessment
Service Station (Only one permitted for POD area, Lots 15-17 only - subject to limits as per Inset 1)	5 spaces per vehicle service bay + 1 space per 20m² of shop
Funeral parlour (subject to Inset 2)	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel
Place of assembly (subject to Inset 2)	1 space per 10m² of GFA
Car Wash	1 space per employee if not part of a service station
Hardware Store (maximum GFA of 5000m² for POD area)	1 space per 60m² of GFA

* All approved uses include ancillary office

Inset 1: Applies to Lots 15-17

The following limits apply:

- Service Station; only one permitted for POD area
- Shop: Maximum GFA of 350m² in total over Lots 15-17 (not 350m² per lot)
- Any other approved uses under Table 1 are permitted on Lots 15-17.

Inset 2: Applies to Lots 18 & 22

The following uses are not approved uses on Lots 18 & 22:

- Business
- Emergency Services
- Indoor Sport and recreation
- Indoor entertainment
- Fast food premises
- Outdoor sport and recreation (bowling green)
- Outdoor Sport and Recreation (Clubhouse)
- Outdoor Sport and Recreation (All other uses)
- Funeral parlour
- Place of Worship

NOTE: Development for "Showroom" is subject to the gross leaseable area limits established under PDA Development Approval DEV2011/187



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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PRECINCT 03D - RECONFIGURATION OF A LOT 2 PLAN OF DEVELOPMENT

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DEVELOPMENT STANDARDS

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).

Emissions (including air, water and soil pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation) and hazards must be managed in accordance with:

- the Environmental Protection (Air) Policy 2008
- the Environmental Protection (Noise) Policy 2008
- the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

Energy Efficiency

Buildings must be oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain:

- All external glazing must comply with BCA Part J2.4 using glazing calculation
- Method 2 Energy Index Option B.
- Design external shading devices to protect glazed areas on the north, east, and west sides of the building.
- External wall insulation to be minimum total R-Value of R1.0 for all
- non-air-conditioned spaces and R2.0 for all air-conditioned spaces. Metal
- external wall sheeting to be insulated from metal studs or frames by a minimum R0.2 thermal break.
- External wall colours and roof colour to have a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
- Concrete block or slab external walls must be painted.
- Roof insulation to be minimum total R-value of R1.5.
- Where appropriate, buildings must include provisions for natural ventilation, such as roof ventilators and operable windows.

Car Parking

All car parking / off street vehicle manoeuvring is developed in accordance with AS 2890.1 to 6 and Austroads AGTM11-08 Guide to Traffic Management Part 11: Parking.

The main entry to the building is at the front of the building, or otherwise is clearly visible and identifiable from the street; and is directly accessible from the car parking area or street.

Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated wall does not exceed 20 metres (unless facing a side or rear property boundary);
Roofing materials are pre-coloured and non-reflective;
Service vehicles can enter and leave the Site in a forward direction.

Where an on-site refuse collection area is provided, access and manoeuvring areas are designed and provided to enable access by a refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 Design Vehicles and Turning Path Templates.

All premises are identified by the provision of a street number in a prominent location, preferably near the site entry, i.e. on the kerb or letterbox or by signage on the building or site.

The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS 2890.2 2002 Off Street Parking Commercial Vehicle Facilities.

The parking area meets the design requirements of Australian Standard AS 2890.1 2004 Parking Facilities Off Street Car Parking.

It is recommended that qualified odour and noise specialist advises on the potential impacts from the pump station site in the area be obtained in order to inform the design of buildings (associated with any Material Change of Use).



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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PRECINCT 03D - RECONFIGURATION OF A LOT 2
COMMON CLAUSES DOCUMENT

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