

Legend

- Proposed Precinct Boundary
- Mixed Industry and Business
- Open Space Lots (Powerline Corridor)
- Hardstand Area under existing Powerlink Easement (See Design Criteria Note L)
- 2m Landscape & Building Exclusion Zone (See Design Criteria Note K)
- Bushfire Buffer Zone (See Design Criteria Note C)
- Indicative Fire Access Trail (See BPH Report)
- Stormwater Treatment Area
- Stormwater Easement
- Optional Built to Boundary Wall
- No Vehicle Access

DESIGN CRITERIA

Development is to be in accordance with the provision of the Industry and Business Area - PDA Guideline No. 10 (May 2015 version), except for the following provisions:

- All advertising devices are to be in accordance with Logan City Council's Planning Scheme.
- End of trip facilities can be provided by operators if deemed necessary.
- Location of storage facilities for flammable materials are to be outside the bushfire buffer zones for Lots 19, 37, 48 & 49, and storage of flammable materials is not to be above ground for all lots.
- All refuse storage areas, materials, plant areas and services will be suitably screened from to all boundaries.
- Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated (blank) wall does not exceed 20 metres (unless facing a side or rear property boundary).
- Roofing materials are pre coloured and non-reflective.
- Glazing treatment must use non-reflective materials/products.

- Where buildings face the 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.
- All service areas, plant and air conditioning plant is to be screened, integrated into the building, or located on the roof with screening.
- Site coverage may be up to 80% provided:
 - All other landscaping 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.
- Waterford-Tamborine Rd frontage:
 - Building development along the Waterford Tamborine Road must be setback a minimum of 2.0 metres;
 - Any building located within 3.0m of Waterford Tamborine Road must include an articulated facade and a minimum of 2 colours (which may contain glazing).
- Powerlink Easement - Compliance Assessment is to be accompanied by written approval from Powerlink for any works and improvements within the hardstand area (Lots 1, 8, 9, 29, 33, and 48).
- Zero setbacks to side and rear boundaries will be permitted subject to sight lines and other constraints affecting adjoining development.
- Bicycle parking will be provided at the rate of one space per five car parking spaces.
- Landscaping:-
 - Preference is to be given to utilising plant species that are native and endemic to the area and are low maintenance species.
 - All street frontages, not developed as Built to Boundary buildings will require a 2.0m minimum width landscape strip, except at vehicular and pedestrian access points.
 - Provide a continuous 2.0m wide landscape strip to Waterford-Tamborine Rd frontage so that all external service and utility areas are screened from view from Waterford-Tamborine Road.
 - Provide a 1.8m high black tubular steel fence (or similar) along the Waterford-Tamborine Rd frontage.

- Canopy trees and landscape will be provided by Stockland within the street and verge. These must be retained, or otherwise relocated, as part of the development and incorporated into any final verge surface treatments, maintaining compliance with the specifications within Logan City Council's *Standard Specification No.2 (Landscaping) 2015*.
- Car parking:-
 - Car parking will be provided in accordance with Table 1.
 - Service vehicles must enter and leave the Site in a forward direction.
 - Where an onsite 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.
 - Where more than one lot is purchased by the same owner or adjoining lots are being developed at the same time, shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.

DEVELOPMENT STANDARDS

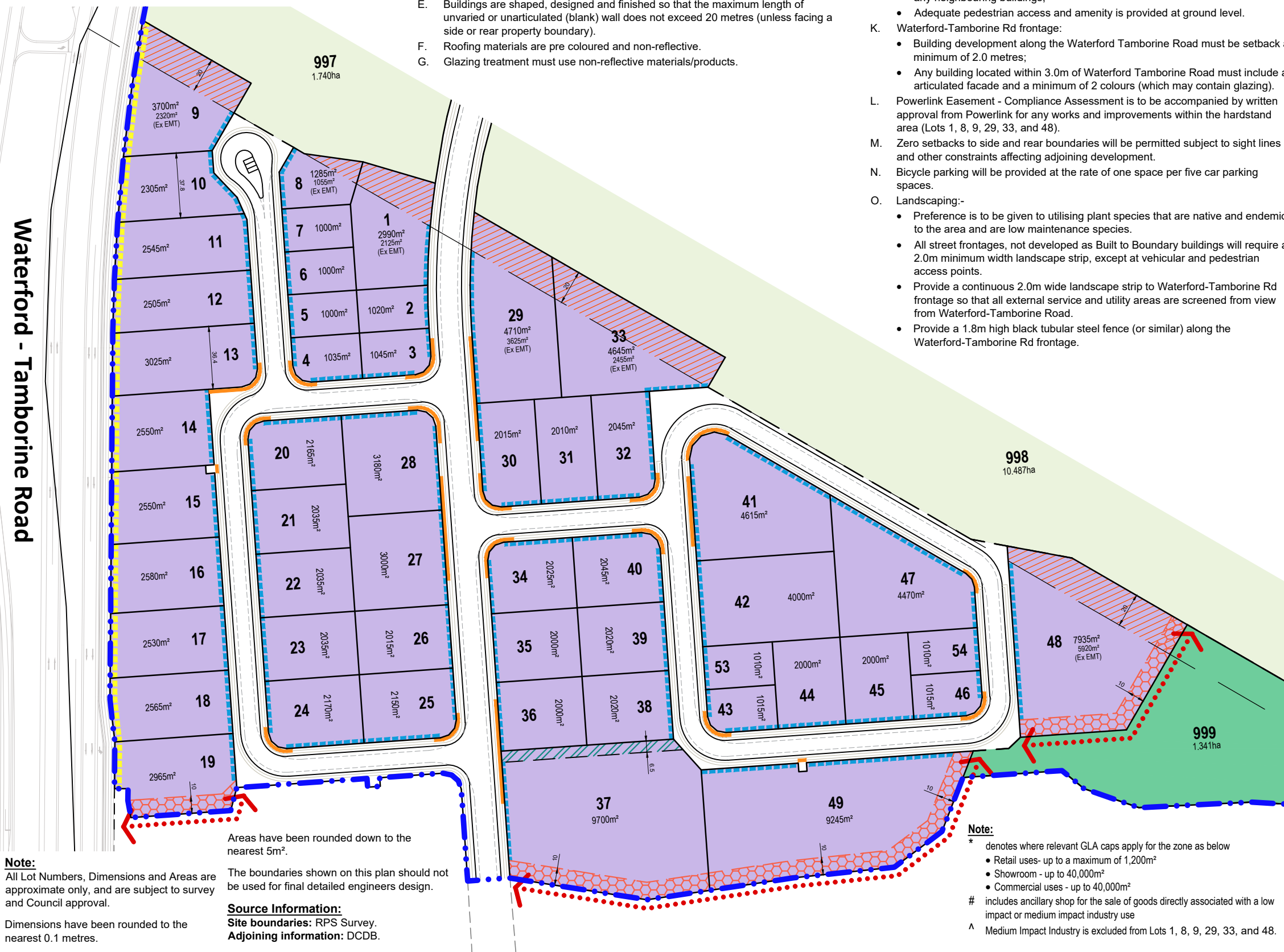
All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated September 2017.

Driveway construction is to be in accordance with Council standards.

TABLE 1

Approved Uses *	Car Parking Rate
Agricultural Supply Store	1 space per 100m ² of site area
Business	1 space per 30m ² of GFA
Bulk landscape supplies	1 space per 400m ² of site area with a minimum of 6 spaces
Service Industry (Car Wash)	1 space per employee if not part of a service station
Educational Establishment (excl. Primary and Secondary School)	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students
Emergency Services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time
Food premises	1 space per 10m ² of GFA for the first 200m ² of GFA plus 1 space per 20m ² of GFA thereafter
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area
Shop (Hardware and Trade Supplies)	1 space per 60m ² of GFA
Indoor Entertainment	1 space per 10m ² of GFA
Indoor sport and recreation	1 space per 15m ² of GFA
Low Impact Industry #	2 spaces per tenant + 1 per 100m ² of GFA
Medium Impact Industry # ^	1 space per 80m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter
Outdoor sales	1 space per 300m ² of display area; plus 1 space per 1.5 employees
Outdoor Sport and Recreation (All other uses)	Subject to traffic assessment
Outdoor Sport and Recreation (Bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink
Outdoor Sport and Recreation (Clubhouse)	1 space per 30m ² of GFA
Place of Assembly	1 space per 10m ² of GFA
Research and Technology Facility	2 spaces per tenant + 1 per 100m ² of GFA
Service Industry	1 space per 50m ² of GFA
Showroom	1 space per 35m ² of GFA
Telecommunications Facility	1 space per employee with a minimum of 2 spaces
Indoor Entertainment (Theatre)	1 space per 8 seats
Service Industry (Transport Depot)	1 car space for every truck space; plus 1 space per 2 non-driver employees
Utility Installation	1 space per employee with a minimum of 2 spaces
Veterinary Hospital	1 space per 30m ² of GFA
Warehouse	1 space per 2 employees or, 1 space per 100m ² GFA, whichever is greater
Wholesale Nursery	1 space per employee plus 1 visitor space
Funeral Parlour	1 space per employee plus 1 space per 10m ² of GFA associated with a chapel
Warehouse (Self Storage)	1 space per 100 storage units plus 1 space per employee

Waterford - Tamborine Road



Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: DCDB.

Note:

* denotes where relevant GLA caps apply for the zone as below

- Retail uses - up to a maximum of 1,200m²
- Showroom - up to 40,000m²
- Commercial uses - up to 40,000m²

includes ancillary shop for the sale of goods directly associated with a low impact or medium impact industry use

^ Medium Impact Industry is excluded from Lots 1, 8, 9, 29, 33, and 48.

YARRABILBA MIBA Precinct 2A & Part of Precinct 5 Plan of Development

DRAFT
For Discussion Only

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CLIENT: Stockland

DRAWN BY: NF

CHECKED BY: WNW



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