

NOTE

- (i) Mandatory built form to all street frontages. A minimum of 60% of all street frontages must be built to the boundary. A minimum of 75% of the built to the frontage facades must include cantilevered awnings over the adjacent verge. Any street frontage not 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 a landscape edge between the car park and the verge. 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
 - Adequate pedestrian access and amenity is provided at ground level
- (v) Maximum building height will be 15m. Buildings greater than 15m will require a separate development application that is subject to public notification.
- (vi) The ground floor of all buildings has a minimum floor to floor height of 4.5m.
- (vii) Maximum podium height of 2 storey. Above podium to 4 storey - 3.0m minimum setback.
- (viii) Buildings 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 assessed dependent on use and in line with the Australian Standards as per common clauses document. Notwithstanding this requirement, 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 surface 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 five car parking spaces.
- (xiv) Bike and end of journey facilities must be included within the development.
- (xv) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xvi) Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- (xvii) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xviii) 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.
- (xix) 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.

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

These figures reflect building requirement maximum for Precinct 1 District Centre

FUTURE MIXED USE DEVELOPMENT

FUTURE COMMERCIAL \ RETAIL \ MIXED USE

VILLAGE PARK

RESIDENTIAL

ENTRY ROAD

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12/10/2012

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

-  LANDMARK BUILDING TO COMPLEMENT FRONTAGE DEVELOPMENT
-  MIXED USE DEVELOPMENT WITH AN ACTIVE STREET FRONTAGE TO BE BUILT TO THE STREET BOUNDARY.
-  PERMISSABLE BUILT FORM TO ALL STREET FRONTAGES (SEE NOTE (i))
-  NO VEHICULAR ACCESS
-  GENERALISED PEDESTRIAN LINK
-  GENERALISED CAR PARKING LOCATION

Approved Uses -
- Sales Office and Display Home
- Retail - Food Premises
- Shop
- Community Facilities
- Business
- Market

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, roads and pathways 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 revised road boundary.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SALES OFFICE

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 1 OF 9

27 SEPT 2011

PW No A1000PDU1002

NOTE

- (i) Mandatory built form to all street frontages. A minimum of 60% of all street frontages must be built to the boundary. A minimum of 75% of the built to the frontage facades must include cantilevered awnings over the adjacent verge. Any street frontage not 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 a landscape edge between the car park and the verge. 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. Above podium to 4 storey - 3.0m minimum setback.
- (vii) The ground floor of all buildings must have a minimum floor to floor height of 4.5m.
- (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 assessed dependent on use and in line with the Australian Standards as per common clauses document. . Notwithstanding this requirement, 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 five car parking spaces.
- (xiv) Bike and end of journey facilities must be included within the development.
- (xv) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xvi) Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- (xvii) All signage visible from any public realm must comply with relevant Logan City Council policy.
- (xviii) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xix) 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.
- (xx) 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.

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

These figures reflect building requirement maximum for Precinct 1 District Centre



Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- VILLAGE CENTRE INCLUDING RETAIL, COMMERCIAL, COMMUNITY, ENTERTAINMENT AND MIXED USE ACTIVITIES
- MANDATORY BUILT FORM TO ALL STREET FRONTAGES (SEE NOTE (i))
- NO VEHICULAR ACCESS
- PEDESTRIAN LINK REQUIRED
- ROAD CONNECTION TO BE PROVIDED MAY BE A PUBLIC OR PRIVATE ROAD

- Approved uses:
- Business
 - Fast Food Premises
 - Health Care Services
 - Market
 - Neighbourhood Centre
 - Shop
 - Shopping Centre
 - Car Park
 - Child Care Centre - Maximum of one centre across the Precinct One District Centre
 - Community Facility
 - Education Establishment
 - Indoor Entertainment
 - Multiple Residential
 - Other Residential

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 12/10/2012

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.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK B - DISTRICT CENTRE

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 2 OF 9

27 SEPT 2011

PW No A1000PDU1002

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- MIXED USE DEVELOPMENT (EMPLOYMENT FOCUSED)
- BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 5.0m TO THE STREET BOUNDARY. SETBACK AREA IS TO BE INCLUDE A 5.0m LANDSCAPE STRIP.
- OPTIONAL BUILD TO BOUNDARY DEVELOPMENT ON UP TO 60% OF THIS FRONTAGE
- BUILDINGS MUST ADDRESS THE PARK FRONTAGE AND INCLUDE TRANSPARENT POOL FENCE STYLE FENCING OR SIMILAR TO THE PARK FRONTAGE (IF FENCED)
- YARRABILBA ENTRY IDENTITY ELEMENTS INCORPORATING FENCING
- PUBLIC PEDESTRIAN / CYCLE ACCESS
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY

Approved uses:
- Business
- Health Care Services
- Fast Food Premises
- Market
- Car Park
- Community Facility
- Education Establishment
- Indoor Entertainment
- Showroom
- Short Term Accommodation

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

- Zero setbacks to side and rear boundaries will be permitted subject to other provisions of the Plan of Development, daylight access, overshadowing, sightlines and constraints affecting adjoining development sites.
- A 5.0 to 10.0m zone to any Waterford Tamborine Road frontages will incorporate Yarrabilba identity landscape elements, including fencing, plantings and architectural elements. This area must be retained in the development of the block. Optional Build to Boundary development will be permitted for up to 60% on the eastern edge of the Yarrabilba identity landscape element, assuming that any building has sufficient architectural merit. Any external site activities such as parking or storage east of the Yarrabilba Identity Landscape must be screened behind a solid fence constructed of materials complementary to the buildings on the site.
- All signage visible from any public realm must comply with relevant Logan City Council policy.
- Car parks or service areas will not be permitted between the building and the street frontages.
- 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
- Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- The ground floor of all buildings must have a minimum floor to floor height of 4.5m.
- Maximum podium height of 2 storey. Above podium to 4 storey - 3.0m minimum setback.
- Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- Buildings located on corner lots must be designed to address both street frontages.
- Buildings must provide legible entry points for both pedestrians and vehicles.
- Car parking will be assessed dependent on use and in line with the Australian Standards as per common clauses document. Notwithstanding this requirement, 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.
- Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- Car parking and public areas will be provided with lighting for public safety.
- Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- Bike parking will be provided at the rate of one space per five car parking spaces.
- Bike and end of journey facilities must be included within the development.
- All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- 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.
- 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.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12/10/2012

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 revised road boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A - MIXED USE EMPLOYMENT FOCUSED

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 3A OF 9

27 SEPT 2011

PW No A1000PDU1002

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- MIXED USE DEVELOPMENT (VILLAGE CENTRE FOCUS - RETAIL \ COMMERCIAL \ COMMUNITY \ RESIDENTIAL)
- OPTIONAL BUILD TO BOUNDARY DEVELOPMENT ON UP TO 60% OF THIS FRONTAGE
- BUILDINGS MUST ADDRESS THE PARK FRONTAGE AND INCLUDE TRANSPARENT POOL FENCE STYLE FENCING OR SIMILAR TO THE PARK FRONTAGE (IF FENCED)
- YARRABILBA ENTRY IDENTITY ELEMENTS INCORPORATING FENCING
- PUBLIC PEDESTRIAN / CYCLE ACCESS
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY

- Approved uses:
- Business
 - Fast Food Premises
 - Health Care Services
 - Market
 - Neighbourhood Centre
 - Shop
 - Shopping Centre
 - Car Park
 - Child Care Centre - maximum of one centre across the District Centre
 - Community Facility
 - Education Establishment
 - Indoor Entertainment
 - Multiple Residential
 - Other Residential
 - Showroom

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 revised road boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A - MIXED USE DISTRICT CENTRE FOCUS

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 3B OF 9

27 SEPT 2011

PW No A1000PDU1002

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 12 / 10 / 2012

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

These figures reflect building requirement maximum for Precinct 1 District Centre

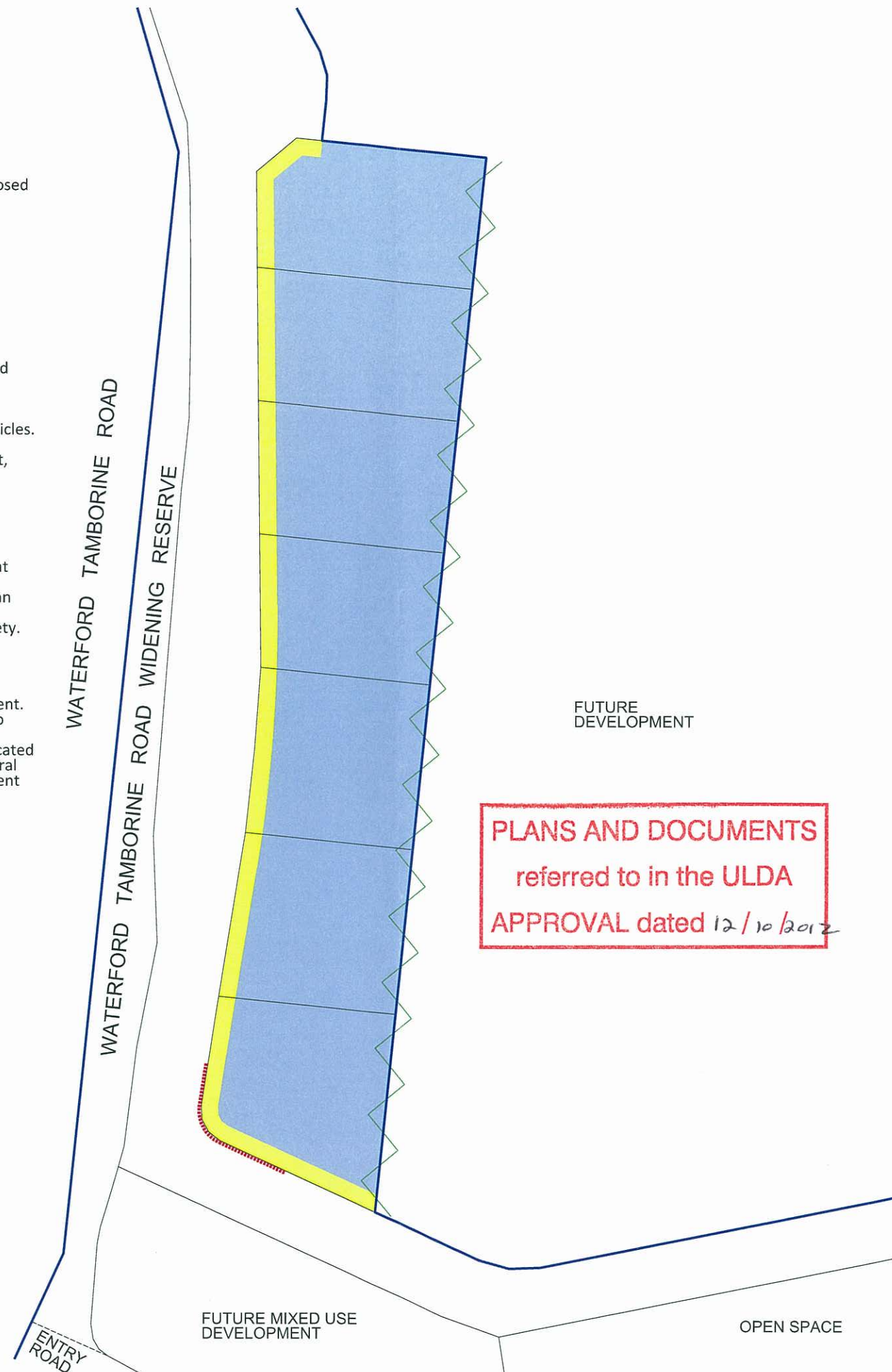


NOTE

- Zero setbacks to side and rear boundaries will be permitted subject to other provisions of the Plan of Development, daylight access, overshadowing, sightlines and constraints affecting adjoining development sites.
- Build to Boundary development will be permitted for up to 60% on the eastern edge of the Yarrabilba identity landscape element, assuming that any building has sufficient architectural merit. Any external site activities such as parking or storage east of the Yarrabilba Identity Landscape must be screened behind a solid fence constructed of materials complementary to the buildings on the site.
- All signage visible from any public realm must comply with relevant Logan City Council policy.
- Car parks or service areas will not be permitted between the building and the street frontages.
- 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
 - Sufficient car parking is provided
- Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- Transitioning of building heights to be compatible with existing/proposed heights in adjacent areas is required.
- Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- Maximum podium height of 2 storey. Above podium to 4 storey - 3.0 minimum setback.
- Buildings located on corner lots must be designed to address both street frontages.
- Buildings must provide legible entry points for both pedestrians and vehicles.
- Car parking will be assessed dependent on use and in line with the Logan City Council Parking Standards. Notwithstanding this requirement, 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.
- Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- Car parking and public areas will be provided with lighting for public safety.
- Bike parking will be provided at the rate of one space per five car parking spaces.
- Bike and end of journey facilities must be included within the development.
- All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- 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.
- 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.
- The ground floor of all buildings must have a minimum floor to floor height of 4.5m.

NOTE

- (i) Building development along the street frontages must be setback a minimum of 5.0 metres. The setback area is to include a landscape strip a minimum of 5.0m wide except at vehicular and pedestrian access points.
- (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 or service areas will not be permitted between the building and the street frontages.
- (iv) Acoustic and /or landscape treatment will be required along the rear boundary of these lots and an assessment made of the need to setback development to protect the visual and acoustic privacy of existing/proposed residential.
- (v) 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
- (vi) 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.
- (vii) Transitioning of building heights to be compatible with existing/proposed heights in adjacent areas is required.
- (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 assessed dependent on use and in line with the Logan City Council Parking Standards. Notwithstanding this requirement, 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) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xi) Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- (xii) All signage visible from any public realm must comply with relevant Logan City Council policy.
- (xiii) Car parking and public areas will be provided with lighting for public safety.
- (xiv) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xv) Bike parking will be provided at the rate of one space per five car parking spaces.
- (xvi) Bike and end of journey facilities must be included within the development.
- (xvi) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xviii) 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.



Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- MIXED USE - MAJOR ROAD FRONTAGE
- NO VEHICULAR ACCESS
- BUILDING SETBACK REFER NOTE (i)
- ACOUSTIC AND VISUAL IMPACT TREATMENT
- PRECINCT ONE BOUNDARY

Approved uses:

- Business
- Emergency Services
- Fast Food Premises
- Food Premises - maximum of 250sqm across POD area
- Indoor Entertainment
- Low Impact Industry
- Research and Technology Facility
- Service Industry
- Service Station
- Shop - maximum of 250sqm across POD area
- Showroom

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 revised road boundaries.



PRECINCT ONE

PLAN OF DEVELOPMENT
BLOCK C - MIXED USE - MAJOR ROAD FRONTING

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 5 OF 9

27 SEPT 2011

PW No A1000PDU1002

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- EMPLOYMENT USES
- MANDATORY BUILD TO STREET BOUNDARY DEVELOPMENT FOR 40-60% OF THE STREET FRONTAGES. AWNINGS WILL BE REQUIRED ON BUILDINGS BUILT TO THE STREET FRONTAGE.
- OPTIONAL BUILD TO STREET BOUNDARY DEVELOPMENT ON UP TO 60% OF THE STREET FRONTAGE
- NO VEHICULAR ACCESS
- BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 5.0m TO THE BOUNDARY. A POOL FENCE STYLE TRANSPARENT FENCE OR SIMILAR IS REQUIRED AND THIS SETBACK AREA IS TO BE LANDSCAPED.
- PRECINCT ONE / YARRABILBA SITE BOUNDARY

Approved uses:
- Business
- Emergency Services
- Food Premises - Maximum of 500sqm for POD area
- Indoor Entertainment
- Low Impact Industry
- Research and Technology Facility
- Service Industry
- Service Station
- Shop - maximum of 250sqm for POD area
- Showroom - as an Ancillary Use
- Utility Installation
- Warehouse

VILLAGE CENTRE

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12/10/2012

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 revised road boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
BLOCK D - EMPLOYMENT USES

0 15 30 45 60 75 metres

Scale 1:1500 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD10118G SHEET 6 OF 9

27 SEPT 2011

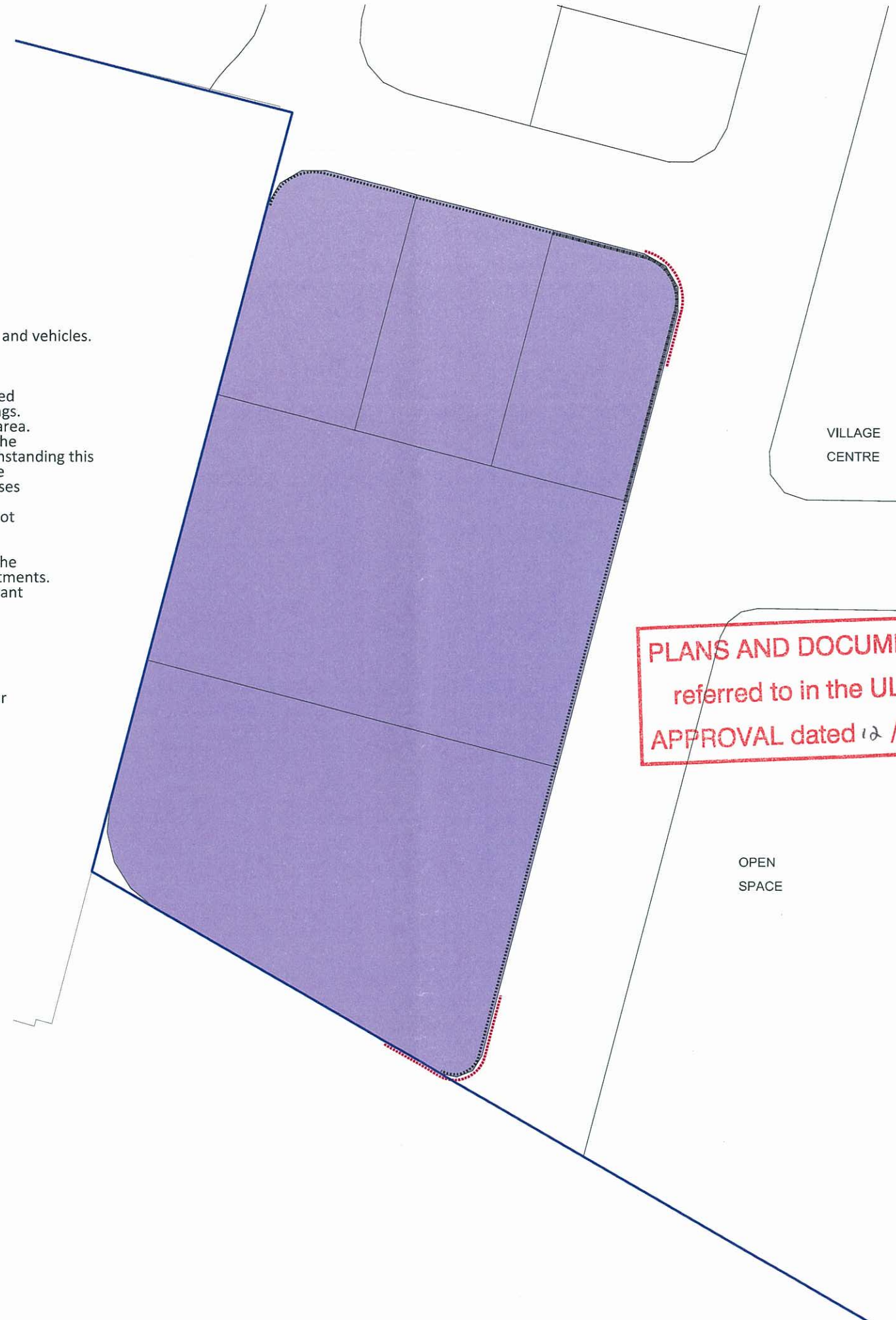
PW No A1000PDU1002

NOTE

- Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
- Building development along the Waterford Tamborine Road must be setback a minimum of 5.0 metres and include a pool fence style transparent fence or similar on the site boundary. This area is to be landscaped and all external uses screened from Waterford Tamborine Road.
- No signage will be permitted on walls fronting Waterford Tamborine Road.
- Car parks or service areas will not be permitted between the building and the street frontage.
- 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
- Maximum building height for non residential buildings will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- maximum podium height of 2 storey. Above podium to 4 storey - 3.0m minimum setback.
- Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- Buildings located on corner lots must be designed to address both street frontages.
- Buildings must provide legible entry points for both pedestrians and vehicles.
- All street frontages with the exception of Waterford Tamborine Road, that are not developed as build to boundary buildings, will require a 3.0m minimum width landscape strip, except at vehicular and pedestrian access points. The requirement for landscaping may be waived if greater achievements can be gained in terms of architectural quality and visual interest in the buildings. Landscape requirements will not be waived for any car parking area.
- Car parking will be assessed dependent on use and in line with the Australian Standards as per common clauses document. Notwithstanding this requirement, 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.
- Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- All signage visible from any public realm must comply with relevant Logan City Council policy.
- Car parking and public areas will be provided with lighting for public safety.
- Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- Bike parking will be provided at the rate of one space per five car parking spaces.
- Bike and end of journey facilities must be included within the development.
- All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- 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.
- 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.

NOTE

- (i) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
- (ii) Car parks or service areas will not be permitted between the building and the street frontage.
- (iii) 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
- (iv) Maximum building height for non residential buildings will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- (v) Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- (vi) Buildings located on corner lots must be designed to address both street frontages.
- (vii) Buildings must provide legible entry points for both pedestrians and vehicles.
- (viii) Street frontages not developed as build to boundary buildings will require a 3.0m minimum width landscape strip, except at vehicular and pedestrian access points. The requirement for landscaping may be waived if greater achievements can be gained in terms of architectural quality and visual interest in the buildings. Landscape requirements will not be waived for any car parking area.
- (ix) Car parking will be assessed dependent on use and in line with the Australian Standards as per common clauses document. Notwithstanding this requirement, 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.
- (x) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xi) Canopy trees and landscape will be provided by Lend Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- (xii) All signage visible from any public realm must comply with relevant Logan City Council policy.
- (xiii) Car parking and public areas will be provided with lighting for public safety.
- (xiv) Shared surface parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xv) Bike parking will be provided at the rate of one space per five car parking spaces.
- (xvi) Bike and end of journey facilities must be included within the development.
- (xvii) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xviii) 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.
- (xix) 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.
- (xx) Maximum podium height of 2 storey. Above podium to 4 storey - 3.0m minimum setback.



Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

-  EMPLOYMENT USES
-  MANDATORY BUILD TO BOUNDARY DEVELOPMENT FOR 40-60% OF THE STREET FRONTAGES. AWNINGS WILL BE REQUIRED ON BUILDINGS BUILT TO THE STREET FRONTAGE.
-  OPTIONAL BUILD TO STREET BOUNDARY DEVELOPMENT ON UP TO 60% OF THE STREET FRONTAGE
-  NO VEHICULAR ACCESS
-  PRECINCT ONE BOUNDARY
-  YARRABILBA SITE BOUNDARY

Approved uses:

- Business
- Emergency Services
- Indoor Entertainment
- Low Impact Industry
- Research and Technology Facility
- Service Industry
- Service Station
- Showroom as an Ancillary Use
- Utility Installation
- Warehouse

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12/10/2012

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 revised road boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
BLOCK E - EMPLOYMENT USES

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118G SHEET 7 OF 9

27 SEPT 2011

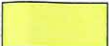
PW No A1000PDU1002



Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

	INDICATIVE BUILDING ENVELOPE. MAX BUILDING HEIGHT 2 STOREYS
	MANDATORY LANDSCAPED BUILDING SETBACK AVERAGE 5m MINIMUM 3m
	INDICATIVE CAR PARK AREA
	1.5m MINIMUM LANDSCAPE STRIP
	NO VEHICULAR ACCESS
	INDICATIVE VEHICULAR ACCESS
	MANDATORY PUBLIC PEDESTRIAN ACCESS
	TRANSPARENT POOL STYLE FENCING OR SIMILAR TO OPEN SPACE
	LIMITED PEDESTRIAN ACCESS (SEE NOTE (vii))
	1.8m-2m SOLID MASONRY WALL
	PREFERRED LOCATION FOR OUTDOOR PLAY ZONE

Approved uses:
- Child Care Centre
- Community Facilities

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12/10/2012

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 revised lot boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
COMMUNITY FACILITIES

0 5 10 15 20 25 metres

Scale 1:500 AT A3

File No. YB

Dgn No. YB-P01-NRPOD101118G SHEET 8 OF 9

27 SEPT 2011

PW No A1000PDU1002



NOTE

- Buildings will be constructed within the indicative building envelope shown on the Plan of Development. The building must reflect a low rise domestic character and scale.
- The maximum site coverage is 50%.
- Maximum building height is two storeys.
- A minimum of 25% of the site must be retained as pervious landscape area, not including paved outdoor areas.
- Vehicular access is limited to the location shown on the Plan of Development.
- Pedestrian access from the car park to the western side of the building is permitted for staff only. Access for parents dropping off and picking up shall be through a front door including a suitable facade to the complex that must face to the southern street. An appropriate pedestrian environment must be provided within the car park to ensure parents and children can be safely conveyed between the car park and the street front entry.
- Car parking will be assessed in line with the relevant Australian Standards as per common clauses document.
- Bike parking must be included for staff and parents dropping off children. Bike parking may also be included inside the facility for children riding with their parents to the facility.
- Sound attenuation treatment will be required within the northern facade of the building.
- Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- All signage visible from any public realm must comply with relevant Logan City Council policy.
- The storage of all refuse and material, plant areas and services will be suitably screened to all boundaries.

- NOTE
- Buildings will be constructed within the indicative building envelope shown on the Plan of Development.
 - Building developments must be setback a minimum of 3.0 metres from surrounding roads with the exception of the main administration building which may be built to a zero setback. These set back areas are to be landscaped.
 - Car parks or service areas will not be permitted between the buildings and the street frontages.
 - The buildings must achieve a design that provides a sense of identity for an educational establishment. A harmonious, high quality and coherent built and landscaped environment must be achieved.
 - The maximum site coverage is 50%.
 - The maximum building height is three storeys.
 - Vehicular access is limited to the zones shown on the Plan of Development.
 - Internal parking on-site will be equal to the projected number of staff and the built form parking generation. Student pickup and set down shall be serviced by parking on the adjacent streets at a reduced rate to accommodate the enhanced ride to school facilities available.
 - Bus pickup and set down shall be accommodated on the surrounding roads, where adequate provision can be made without impacting pick up and set down of students from cars.
 - Bike parking will be provided undercover at the rate of one space per three students. End of journey facilities must be included within the development.
 - Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
 - Car parking and public areas will be provided with lighting for public safety.
 - Lighted courts and playing fields are to be isolated from adjoining development so as not to cause nuisance.
 - The storage of all refuse and material, plant areas and services will be suitably screened to all boundaries.
 - 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.
 - Buildings will be oriented to 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.

X Traffic movements through intersection have to be regulated with a control device.
Examples: small roundabout, give way devices, or other equivalent.

PLANS AND DOCUMENTS referred to in the ULDA
APPROVAL dated 12/10/2012.



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A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- INDICATIVE BUILDING ENVELOPE
- 5m LANDSCAPE STRIP
- GENERALISED CAR PARKING LOCATIONS
- INDICATIVE VEHICULAR ACCESS LOCATIONS
- NO VEHICULAR ACCESS
- ADMINISTRATION BUILDING OPTIONAL BUILD TO BOUNDARY IN PART WITHIN THIS ZONE
- INDICATIVE BUS SET DOWN
- ONE WAY TRAFFIC DIRECTION

Approved

Potential uses:
- Community Facilities
- Educational Establishment
- Place of Worship

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:

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

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
EDUCATION

0 20 40 60 80 100 metres

Scale 1:2000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD1011181 SHEET 9 OF 9

05 OCT 2012

PN No A1000PDU1002