



AMENDED IN RED

By: Jennifer Davison

Date: 25 NOV 2016



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/787

Date: 16 DEC 2016



LEGEND

- PRECINCT TWO BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION EIGHT
- INDICATIVE BUILDING ENVELOPE
- GENERALISED OUTDOOR RECREATION
- 5m LANDSCAPE STRIP
- INDICATIVE VEHICULAR ACCESS LOCATION
- INDICATIVE SERVICE VEHICULAR ACCESS LOCATION
- NO VEHICULAR ACCESS
- GENERALISED CAR PARKING LOCATIONS
- OFF STREET CARPARK AND ACCESS
- SIGNALISED INTERSECTION
- INDICATIVE BUS STOP LOCATIONS

* APPROVED USES:

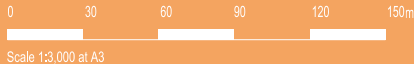
- EDUCATION SITE (Lot 5060)
- Educational Establishment
 - Place of Assembly
 - Health Care Services
 - Community Facilities

- MAJOR SPORTS PARK (Lot 9040)
- Outdoor Sport and Recreation

NOTE:
The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT TWO - VILLAGE 3 BALANCE (APPLICATION EIGHT)
PLAN OF DEVELOPMENT - EDUCATION

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Education POD

Approved uses* (Lot 5060)

- Educational Establishment - Secondary School
- Place of Assembly
- Health Care Services
- Community Facilities

Approved uses* (Lot 9040)

- Outdoor Sport and Recreation

* The 'approved uses' listed require compliance assessment against the following key development parameters. Approval from EDQ must be obtained prior to any site works commencing. The process for compliance assessment is outlined in the conditions of the relevant PDA Approval.

Key development parameters:

Common for all uses

- Maximum site cover of buildings shall not exceed 50%.
- 5m wide landscape strip to be provided to each road frontage with the exception of the main administration building for an educational establishment that may be located adjoining the street frontage.
- Buildings shall be orientated to face public realm areas including streets, parks and walkways. Significant overlooking and surveillance opportunities must be incorporated with windows, entrances, balconies and openings overlooking public areas to reinforce positive CPTED practice. A landscape plan shall be submitted ensuring that proposed landscaping also supports positive CPTED practice.
- No access is permitted from Yarrabilba Drive.
- Carparking and public areas shall be provided with lighting for public safety. Lighted courts and playing fields are located to be separated from adjoining residents to not cause nuisance. Light emissions shall comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting.
- On site stormwater management to be incorporated in site design
- Advertising devices shall be in accordance with the Logan Planning Scheme 2015.
- All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated May 2015. Connect the development to the relevant authority assets (stormwater, water, sewer, utilities) in accordance with the authority standard 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, check by a Registered Professional Engineering Queensland (RPEQ – Civil).

Note: Infrastructure Charges must be paid in accordance with the applicable conditions of the relevant PDA Approval

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Parameters for Educational Establishment

- A private secondary school is the preferred educational establishment to be established on the site.
- Buildings will be constructed within the indicative building envelope shown on the plan of development.
- Maximum building height of 3 storeys.
- A traffic report will be required as part of the compliance assessment request addressing the following:
 - (a) justifying any changes to approved access locations;
 - (b) demonstrating that adequate carparking numbers are provided for the use having regard to the requirements of the servicing, access and parking code within the Logan Planning Scheme 2015 which specifies 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;
 - (c) providing for on-site pick up and set down areas for buses and cars designed in accordance with the requirements of the servicing, access and parking code within the Logan Planning Scheme 2015;
 - (d) demonstrating refuse storage and collection locations and how the refuse vehicle will collect refuse; and
 - (e) demonstrate that adequate bicycle parking and associated end of trip facilities are provided for the use in accordance with the requirements of the Queensland Development Code.

Parameters for Place of Assembly

- Place of assembly can not be the first use to commence under the POD. A place of assembly can only commence at the same time or after an educational use has commenced on site
- The maximum building height is 2 storeys
- Provide carparking at a rate of 1 space per 10m² GFA (unless a traffic report demonstrates a lesser carparking rate can be provided given shared use with other uses on the site)

Parameters for Health Care Service

- Health care service can not be the first use to commence under the POD. A health care service can only commence at the same time or after an education use has commenced on the site.
- The health care service can not exceed 500m² in GFA
- The maximum building height is 2 storeys.

- Provide carparking at a rate of 1 space per 30m² GFA (unless a traffic report demonstrates a lesser carparking rate can be provided given shared use with other uses on the site)

Parameters for Community Facilities

- Community facilities can be established provided they do not prejudice the ability for an educational establishment to co-locate on the site
- Community facilities may not exceed 500m² in GFA
- The maximum building height is 2 storeys
- A traffic report shall be provided to ensure appropriate parking is provided for community facilities.



PRECINCT TWO - VILLAGE 3 BALANCE (APPLICATION EIGHT) PLAN OF DEVELOPMENT - EDUCATION

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