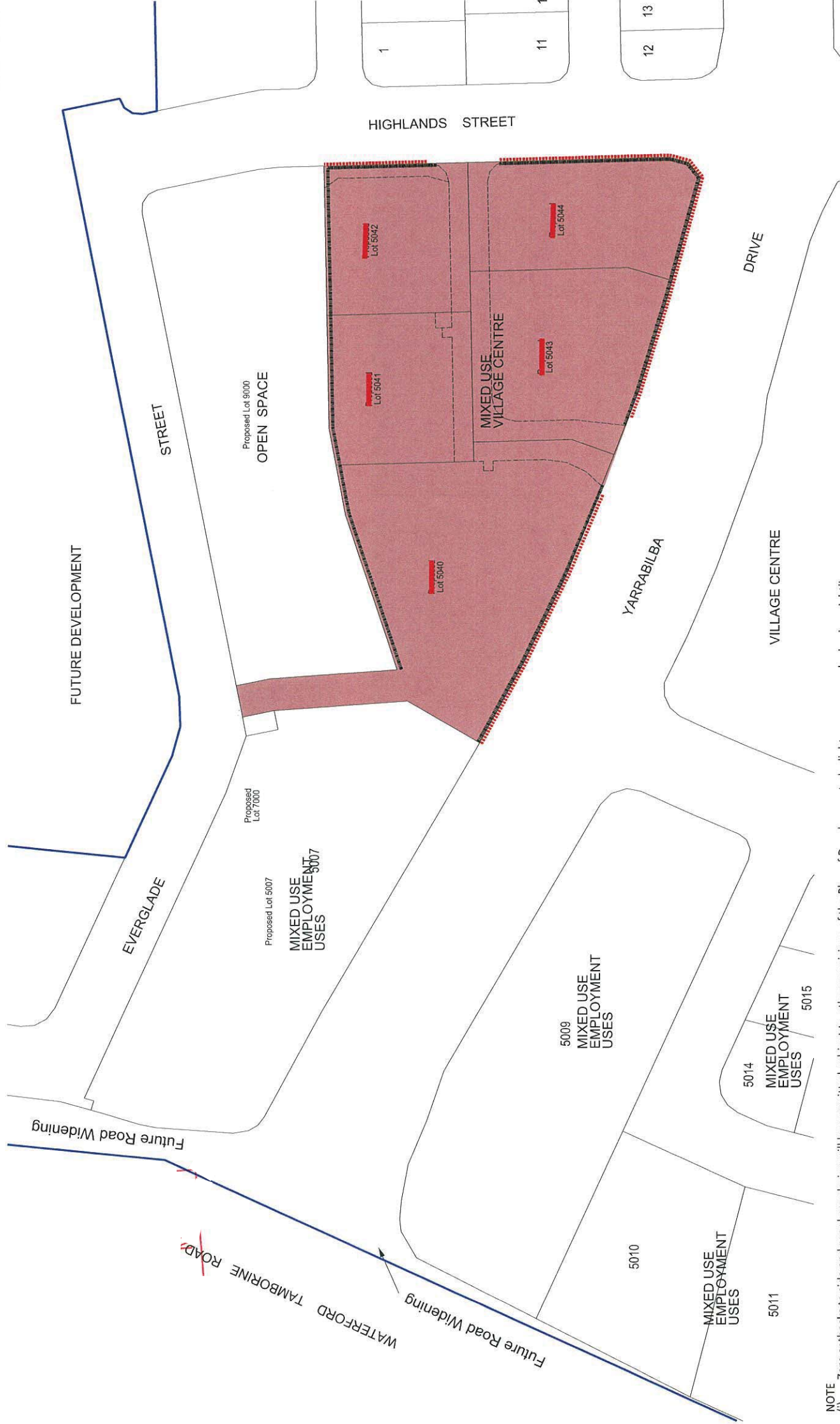




Yarrabilba

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 (for Lot 5044 the build to boundary wall may be up to 60% of the combined frontage to Highlands Street and Yarrabilba Drive)
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/482
Date: 19 December 2016

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

Gross Leasable Areas (GLA) for the Precinct 1 District Centre shall comply with the caps approved under PDA development approval DEV2011/167, and
*Residential development shall be designed to generally accord with the Yarrabilba Development Scheme and relevant PDA Guidelines

NOTE

- (i) 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.
 - (ii) All advertising devices are to be in accordance with Logan City Council Planning Scheme.
 - (iii) Service areas will not be permitted between the building and the street frontage.
 - (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
 - Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
 - (v) Transitioning of building heights to be compatible with existing/proposed heights in adjacent properties
 - Where a building is built to a street boundary, it will be a minimum of two storeys, except for Lot 5044 where the minimum height is 1 storey
 - 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 provided in linewith the rates shown in the parking table.
 - Shade in car parking will be provided if using trees, a minimum of 1 tree per 6 car parking spaces must be provided
 - Canopy trees and landscaping will be provided by Lend Lease within street and verge. These must be retained as part of the development and incorporated into any final verge and surface treatments.
 - (xiv) Car parking and public areas will be provided with lighting for public safety.
 - (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, air conditioning, plant and service areas are to be suitably screened from view in accordance with positive CPTED outcomes. screening must not create concealed entrapment zones
 - (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) Buildings must provide opportunities for casual surveillance of public realm areas within the site with positive CPTED practice.
 - (xx) Advertising signage will be subject to a separate operation works approval
 - (xxi) A publicly accessible pedestrian/cycle path is to be constructed within Lot 5040 to provide a connection between Yarrabilba Drive and the pathway in Lot 9000 open space.
- For Service Station and Service Industry Uses:
- (xxiii) The service station must be at least 20 metres from the nearest residence.
 - (xxiv) Noise emissions and vibrations from the service station or service industry uses must not cause a nuisance to nearby residents.
 - (xxv) The design, layout and operational management of the service station will need to comply with the Environmental Protection Act 1994.
 - (xxvi) The design, layout and operational management of the service station will ensure safety, minimise pollution and maintain visual amenity.
 - (xxvii) Although not considered as part of the development application, the design and layout of the service station will need to comply with the Building (Flammable and Combustible Liquids) Regulations 1994 and other relevant State legislation and local laws.
 - (xxviii) If the service station sells LP gas for automotive or other purposes, the siting, design and layout will need to comply with the Gas Supply Act 2003 and the Gas Supply Regulations 2007 and other relevant State legislation and local laws.
 - (xxvii) Light nuisance must be minimised by ensuring outdoor lighting complies with the requirements of AS4282- Control of the Obtrusive Effects of Outdoor Lighting.
 - (xxv) Heavy vehicle movements to service station and uses are restricted between 7am to 7pm Monday to Saturday

Approved uses: (apply to all proposed lots unless specified otherwise)	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
- Market	
- Shop	1 space/20sqm GFA
- Shopping Centre	1 space/20sqm GFA
- Car Park	
- Child Care Centre - maximum of one centre across the District Centre	1 space/5 children
- Community Facility	5 spaces + 1 space/30sqm GFA
- Education Establishment	1 space/2 staff
- Indoor Entertainment	1 space per 20sqm GFA.
- Multiple Residential	1 space per dwelling (Small >75m2) 1.25 spaces per dwelling (Small >75m2)
- Other Residential	1.25 spaces per dwelling
- Service Industry (Lot 5041 only)	10 spaces + 1 space/60sqm GFA
- Service Station (Lot 5043 only)	2 spaces/tenancy + 1 space/100sqm GFA
- Showroom	1 space/40sqm 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.

NOTE:

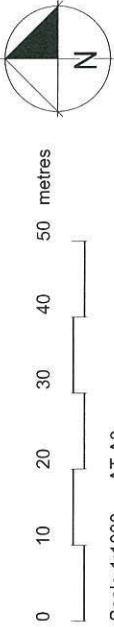
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.

Amendment to Precinct One Approval - Amended to reflect revised road and internal boundaries.



PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A - MIXED USE DISTRICT CENTRE FOCUS



Scale 1:1000 AT A3
File No. YB-P01
Dgn No. YB-P01-NRPOD101118T SHEET 3B OF 9
PW No. A1000PDU1002

POD amended 2 Dec 2016