



LEGEND

- INDICATIVE BUILDING ENVELOPE
- MINIMUM 5m LANDSCAPE STRIP
- MINIMUM 3m LANDSCAPE STRIP
- MINIMUM SEPARATION OF 11.0m BETWEEN BUILDINGS AND OPEN SPACE TO INCLUDE FIRE TRAIL OR INTERNAL DRIVEWAY WITH CONNECTIONS TO EXTERNAL ROADS AT EACH END
- INDICATIVE VEHICULAR ACCESS LOCATION
- SPORTS FIELD ACCESS, SERVICE VEHICLE LOCATION AND FIRE TRAIL SETBACK
- NO VEHICULAR ACCESS
- BUS STOPS
- EASEMENT
- RECONFIGURATION OF A LOT APPLICATION ONE

APPROVED USES:

- COMMUNITY FACILITIES
- EDUCATIONAL ESTABLISHMENT
- PLACE OF ASSEMBLY
- HEALTH CARE SERVICES

NOTE:

- (i) Buildings shall be constructed within the Indicative Building Envelope on the Plan of Development.
- (ii) Buildings must be set back a minimum of 5m from the street.
- (iii) Maximum site coverage for buildings shall not exceed 50%.
- (iv) Maximum building height is 2 storeys.
- (v) Indicative vehicular access is indicated within the zones shown on the Plan of Development.
- (vi) Development should comply with relevant DETE Design Standards.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 21 December 2016

Engineering Standards

All engineering works are to comply with the PDA Guidelines No. 13 - Engineering Standards, dated May 2015. 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 (REQ-Civil).

NOTE:

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

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
EDUCATION PLAN OF DEVELOPMENT

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LEGEND

- INDICATIVE BUILDING ENVELOPE
- MAX BUILDING HEIGHT 2 STOREYS
- MANDATORY LANDSCAPED BUILDING SETBACK MINIMUM 3m
- INDICATIVE CAR PARK AREA
- MINIMUM 3.0m LANDSCAPE STRIP
- NO VEHICULAR ACCESS
- INDICATIVE VEHICLE ACCESS
- INDICATIVE PEDESTRIAN ACCESS
- TRANSPARENT POOL STYLE FENCING OR SIMILAR TO OPEN SPACE
- PREFERRED LOCATION FOR OUTDOOR PLAY ZONE
- TRUNK SEWER EASEMENT & 12m NO BUILD ZONE
- BUILD TO BOUNDARY PERMITTED
- RECONFIGURATION OF A LOT APPLICATION ONE

APPROVED USES:

- CHILD CARE CENTRE
- COMMUNITY FACILITIES

NOTE:

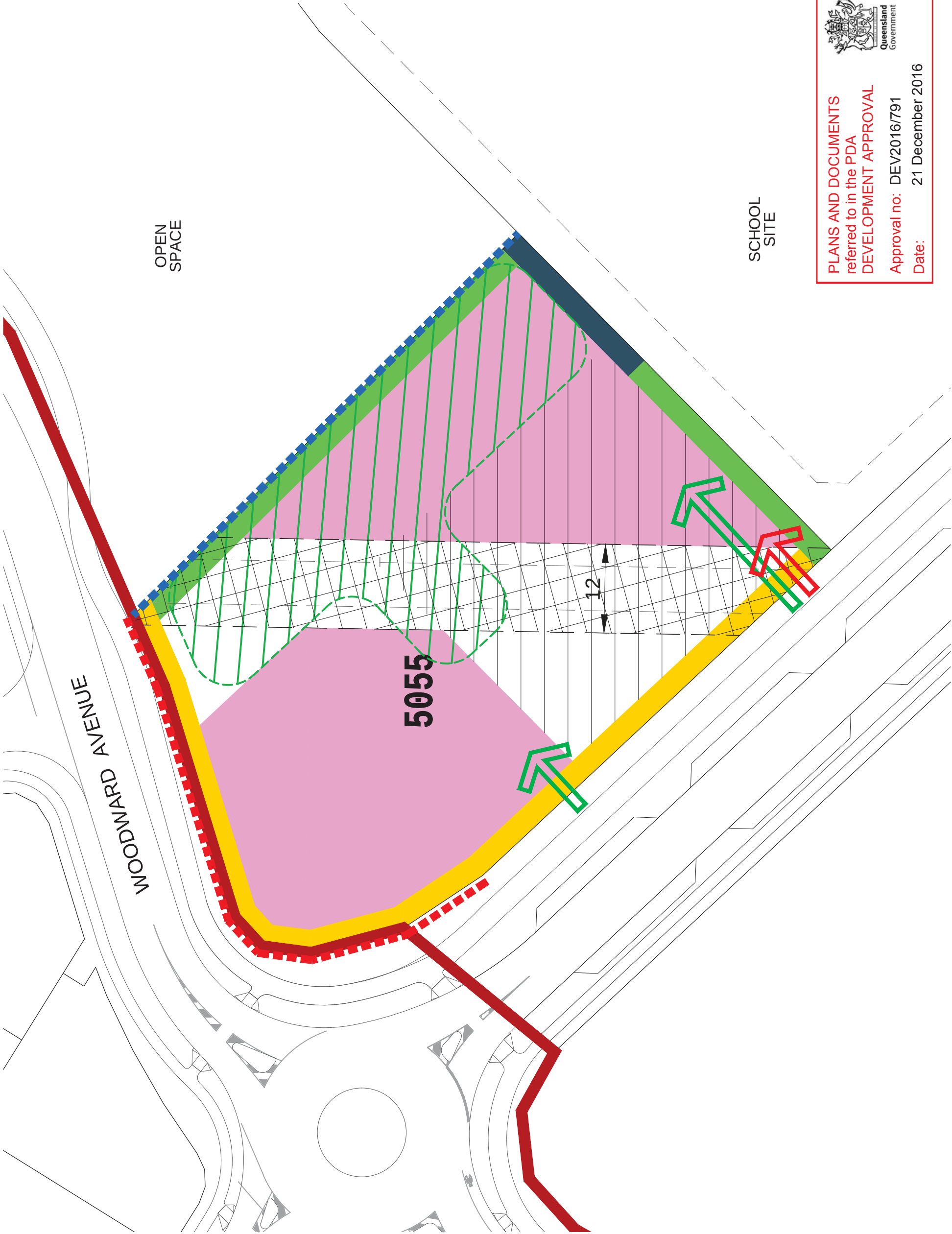
- (i) Buildings will be constructed within the indicative building envelope shown on the Plan of Development.
- (ii) The building must reflect a low rise domestic character and scale.
- (iii) The maximum site coverage is 50%.
- (iv) Maximum building height is two storeys.
- (v) A minimum of 25% of the site must be retained as per previous landscape area, not including paved outdoor areas.
- (vi) Vehicular access is limited to the location shown on the Plan of Development.
- (vii) Car parking will be assessed in line with the Local Planning Scheme.
- (viii) 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.
- (ix) Sound attenuation treatment will be required within the northern facade of the building.
- (x) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xi) All signage visible from any public realm must comply with relevant Logan City Council policy.
- (xii) The storage of all refuse and material, plant areas and services will be suitably screen to all boundaries.

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).

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
COMMUNITY FACILITIES PLAN OF DEVELOPMENT

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