

DEVELOPMENT STANDARDS

Engineering Standards

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 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 (RPEQ-Civil). The maximum number of EP's for water and sewer for lot 5007 is 132.4 EP's.

Emissions (including air, water and soil pollutants, noise, vibration, heat, light, radioactivity and electromagnetic radiation) **and hazards** must be managed in accordance with:

- the Environmental Protection (Air) Policy 2008
- the Environmental Protection (Noise) Policy 2008
- the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

Energy Efficiency

Buildings must be oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain:

- All external glazing must comply with BCA Part J2.4 using glazing calculation Method 2 Energy Index Option B.
- Design external shading devices to protect glazed areas on the north, east, and west sides of the building.
- External wall insulation to be minimum total R-Value of R1.0 for all non-air-conditioned spaces and R2.0 for all air-conditioned spaces. Metal external wall sheeting to be insulated from metal studs or frames by a minimum R0.2 thermal break.
- External wall colours and roof colour to have a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
- Concrete block or slab external walls must be painted.
- Roof insulation to be minimum total R-value of R1.5.
- Where appropriate, buildings must include provisions for natural ventilation, such as roof ventilators and operable windows.

Car Parking

All car parking / off street vehicle manoeuvring is developed in accordance with AS 2890.1 to 6 and Austroads AGTM11-08 Guide to Traffic Management Part 11: Parking.

The **main entry** to the building is at the front of the building, or otherwise is clearly visible and identifiable from the street; and is directly accessible from the car parking area or street.

Buildings are shaped, designed and finished so that the maximum length of unvaried or unarticulated wall does not exceed 20 metres (unless facing a side or rear property boundary);

Roofing materials are precoloured and non-reflective;

Service vehicles can enter and leave the Site in a forward direction.

Where an **on-site 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*.

The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with *Australian Standard AS 2890.2 2002 Off Street Parking Commercial Vehicle Facilities*.

Compliance assessment & Payment of Infrastructure Charges to be undertaken in accordance with the applicable Conditions of Approval.

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/807

Date: 24/08/18



AMENDED IN RED

By: Owen Haslam

Date: 22/08/18



**PRECINCT ONE - LOT 5007
POD COMMON CLAUSES**

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