

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1037
Date: 12 August 2019

AMENDED IN RED

By: Sarah Hampstead
Date: 08/08/2019

YARRABILBA

LEGEND

MIXED USE DEVELOPMENT
RESIDENTIAL FOCUS

BUILDING AND CARPARKS WILL BE SETBACK A MINIMUM OF 5.0m TO THE STREET BOUNDARY WITH SETBACKS REDUCED TO 3.0m FOR UP TO 30% OF THE FRONTAGE OF YARRABILBA DRIVE. THIS SETBACK AREA WILL BE LANDSCAPED.

MINIMUM 2.0m BUILDING AND CARPARK SETBACK. THIS SETBACK AREA WILL BE LANDSCAPED. (EXCLUDING DRIVEWAY LOCATIONS)

RESIDENTIAL BUILDINGS WILL BE SETBACK A MINIMUM OF 5.0m TO THE SHARED BOUNDARY OF LOT 012. WITH SETBACKS REDUCED TO MINIMUM 2.0m WHERE THE BUILT FORM IS NOT HABITABLE OR COMMUNAL OPEN SPACE. THE 2.0m MINIMUM SETBACK MUST BE LANDSCAPED.

OPTIONAL BUILD TO BOUNDARY DEVELOPMENT (FOR NON-RESIDENTIAL DEVELOPMENT ONLY)

YARRABILBA ENTRY IDENTITY ELEMENTS TO BE RETAINED

NO VEHICULAR ACCESS

APPROVED USES AND PARKING RATES TABLE	
Approved Uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Car Park	
- Community Facility	5 spaces + 1 space/30sqm GFA
- Education Establishment	1 space/2 staff
- Fast Food Premises	1 space/20sqm GFA
- Food Premises	1 space/30sqm GFA
- Health Care Services	1 space/20sqm GFA
- Indoor Entertainment	1 space/20sqm GFA
- Market	
- Multi-Residential (where part of a mixed use development) *	1 space/unit (small >75sqm) 1.25 spaces per dwelling
- Short Term Accommodation	1 space/unit above 75sqm
- Showroom	1 space/40sqm GFA
- Utility Installation	

* For a multi-residential development to be considered mixed use, a minimum of 10% of the total project GFA must constitute non-residential uses. The non-residential GFA can be provided stand alone on the same site as a residential development or integrated as the ground floor of a residential development.

When 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.

Gross Leaseable Areas for the District Centre 1 shall comply with the caps approved in PDA approval DEV 2011-187

* Development shall occur in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines Multi-residential development of 1 or 2 storeys shall comply with the Low rise building PDA Guideline No. 7 dated May 2015, unless varied by these POD provisions that prevail.

Multi-residential developments of 3 to 5 storeys shall comply with the Medium and high rise building PDA Guideline No.8 dated May 2015, unless varied by these POD provisions which prevail.

Non-Residential uses shall comply with Centres PDA Guideline No. 9 dated May 2015 unless varied by these POD provisions which prevail.

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT - (YB-P01-1010-011, NRPOD190513 Sheet 2 of 2) and the relevant Development Scheme to obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

PRECINCT ONE - LOT 010 AND 011 DISTRICT CENTRE
PLAN OF DEVELOPMENT

Dgn No. YB-P01-010-011, NRPOD190528 Sheet 1 of 2

NOTE: This plan is for informational purposes only and is not a final plan. It is subject to change without notice. The final plan shall be provided to the Council for approval. The Council reserves the right to refuse to approve any plan that does not comply with the provisions of the Local Law.

File No. YB-P01

Date 28 MAY 2019

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

5007

YARRABILBA DRIVE

010

011

012

ADLER

CIRCUIT

009

013

WONGAWALLAN DRIVE

Where future use may involve the sale of liquor for consumption on or off site, trading of liquor does not occur after 10pm.

NOTE

(i) Zero setbacks to the nominated side setback will be permitted subject to other provisions of the Plan of Development, daylight access, overshadowing, sightlines and constraints affecting adjoining development sites. The Yarrabilba entry identity landscape must be screened behind that. The Yarrabilba entry identity landscape must be screened behind that. The Yarrabilba entry identity landscape must be screened behind that.

(ii) Buildings may cover up to 80% of the site, providing that:

(iii) - Development is in context with, and visually compatible with the appearance of any neighbouring buildings

(iv) - Adequate pedestrian access and amenity is provided at ground level

(v) Maximum building height will be 10m and 4 storeys. Buildings above this height will require a separate development application that is subject to public notification.

(vi) Buildings must be designed to address all street frontages.

(vii) Buildings must provide legible entry points for both pedestrians and vehicles.

(viii) Landscaping must be provided in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines.

(ix) Shade in car parking areas will be provided, if using trees, at the rate of not less than one tree per six parking spaces must be provided.

(x) Car parking and public areas will be provided with lighting for public safety.

(xi) All refuse, materials, plant areas and services will be suitably screened to all boundaries.

(xii) 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.

(xiii) 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 buildings, the buildings must activate the zone to these walkways in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines.

(xiv) The design of future development shall not include acoustic fencing. Acoustic requirements shall be integrated into the design of the future buildings in accordance with Australian Standards "AS3671. Acoustic - Road Traffic Noise Intrusion Building Siting and Construction".

(xv) Proposed driveway locations along Adler Circuit will be subject to Traffic Assessment.

(xvi) Where the build to boundary line is utilised for non-residential development, development will be subject to Traffic Assessment.

(xvii)

DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated September 2017. 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 Lots 10 and 11 is 156.3 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 or integrated colour.
- 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.