

LEGEND

-  VILLAGE CENTRE INCLUDING RETAIL, COMMERCIAL, COMMUNITY, ENTERTAINMENT AND MIXED USE ACTIVITIES
-  OPTIONAL BUILT FORM TO ALL STREET FRONTAGES (SEE NOTE (i))
-  NO VEHICULAR ACCESS

MAX BUILDING HEIGHT	15m
RETAIL GROSS LEASABLE AREA (MAXIMUM)	10,000sqm
COMMERCIAL - GROSS LEASABLE AREA (MAXIMUM)	2,500sqm
COMMUNITY SERVICES - INDICATIVE GFA	3,000 - 8,000sqm

These figures reflect building requirement maximum for the whole of Precinct 1 District Centre

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).

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 new road boundaries. Road connection made flexible and public/private.

NOTE

- (i) For all non-residential development, a minimum of 40% of Waldron Street shall be built to the boundary. The ground floor of the building shall address Waldron Street with entry doors, allowing at grade pedestrian access from the adjacent footpath. Any street frontage not built to the boundary or used for vehicle access must contain hard or soft landscape consistent with the landscape of the streetscape and its function.
- (ii) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
- (iii) Car parks can only be visible from the street where there is landscape edge between the car park and the verge or other screening. Service areas cannot be visible from the street.
- (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
- (v) Maximum building height for buildings will be 15m.
- (vi) Maximum podium height of 2 storey for development.
- (vii) The ground floor of all buildings must have a minimum floor to floor height of 3.5m.
- (viii) Buildings located on corner of Waldron Street and Wongawallan Drive must be designed to address at least 1 street frontage at ground level and both street frontages from at visual or overlooking perspective, to ensure active, safe and engaging facades.
- (ix) Buildings must provide legible entry points for both pedestrians and vehicles.
- (x) Car parking will be provided in line with the rates shown in the parking table. A time of use analysis can be undertaken to reduce car parking requirement by up to 25% where peak car parking uses do not occur at the same time.
- (xi) Car parking and public areas will be provided with lighting for public safety.
- (xii) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xiii) Bike parking will be provided at the rate of one space per twenty car parking spaces.
- (xiv) Shade in car parking areas will be provided. If using trees, at the rate of not less than one tree per six parking spaces. Other shade devices will be assessed on a case by case basis.
- (xv) All advertising devices are to be in accordance with Logan City Council Planning Scheme.
- (xvi) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xvii) 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.
- (xviii) 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 or within sites, the buildings must front activated zones to these walkways in accordance with positive CPTED practice.
- (xix) A traffic impact assessment for the proposed use/s is to be provided to EDQ at Compliance Assessment.

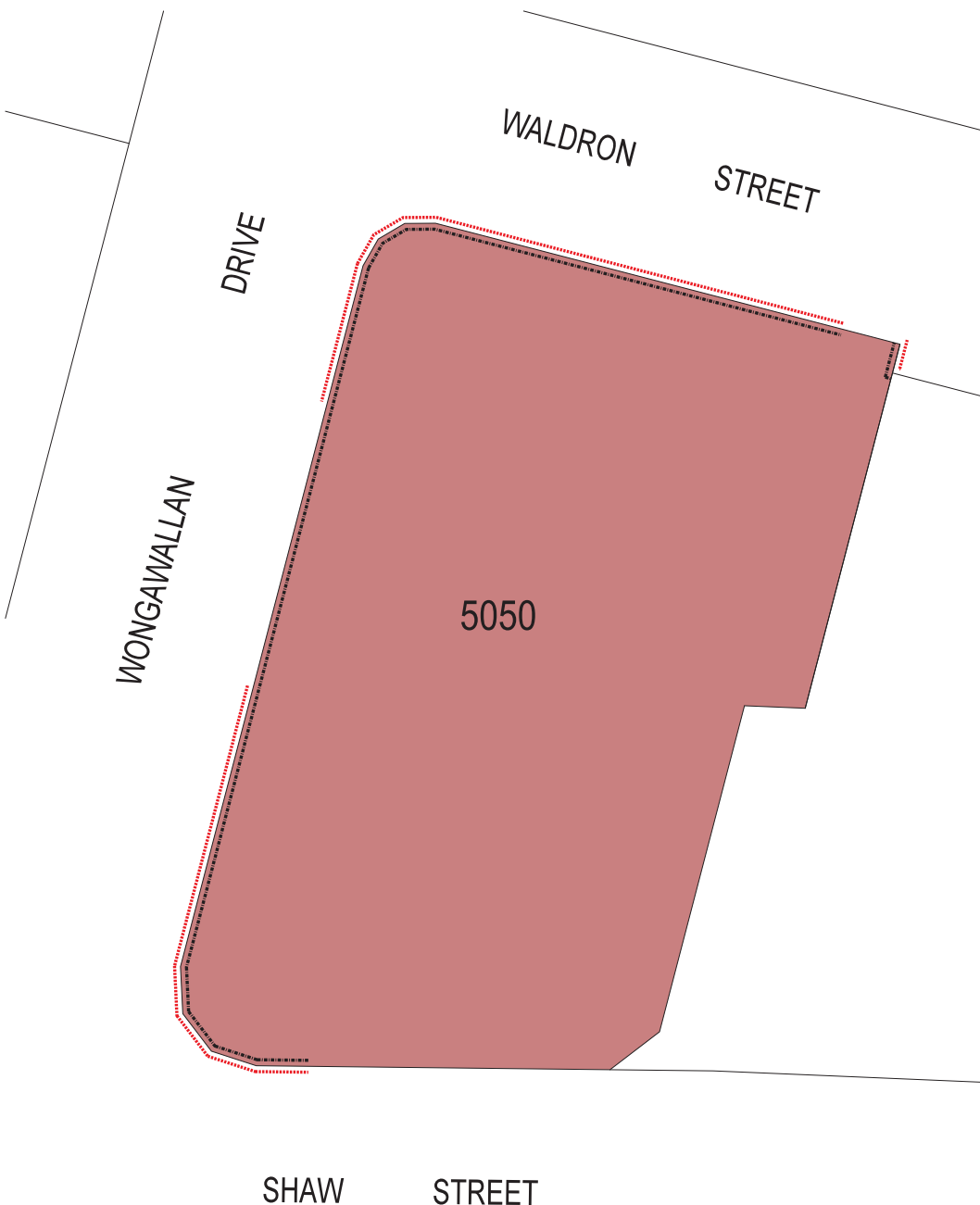
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1077
Date: 02 January 2020



Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Food Premises	1 space/20sqm GFA
- Indoor Sport & Recreation (up to 500sqm GFA)	15 spaces + 1 space/100sqm GFA
- Market	
- Sales Office	1 space/30sqm GFA
- Shop	1 space/20sqm GFA
- Community Facility	
- Indoor Entertainment	1 space/20sqm 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.



PRECINCT ONE PLAN OF DEVELOPMENT - YARRABILBA HOTEL SITE

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DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the ULDA Engineering Standards Guideline No. 13, dated Nov 2011. 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).

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*.

All premises are identified by the provision of a street number in a prominent location, preferably near the site entry, ie. on the kerb or letterbox or by signage on the building or site.

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*.

The parking area meets the design requirements of *Australian Standard AS 2890.1 2004 Parking Facilities Off Street Car Parking*.

APPLICATION PROCESS

Infrastructure Contributions

Pay to the EDQ a monetary contribution towards the provision of infrastructure in accordance with the conditions of the development approval.

Compliance assessment means the process of having plans, works, documents, reports, strategies or the like, as required by a Plan of Development or condition of approval, endorsed by the nominated assessing authority.

Nominated assessing authority, pursuant to section 88 of the Economic Development Act 2012 (the Act), for the conditions of approval means:-

- (i) for engineering works:
- a) the Chief Executive Officer of the EDQ or their delegate;
 - b) a Certifier as agreed to by the EDQ; or
 - c) if the site is no longer within a declared EDQ Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

- (ii) for other matters:
- a) the Chief Executive Officer of the EDQ or their delegate; or
 - b) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

The process and timeframes that apply to compliance assessment are:

- i. the applicant submits plans and supporting information as required for compliance assessment
- ii. **within 15 business days** the nominated assessing authority assesses the plans and supporting information and:-
- a) if satisfied with the information as submitted - endorses the information or
 - b) if not satisfied with the information as submitted - notifies the applicant accordingly

(iii) if the applicant is notified under (ii)b. above, **within the next 10 business days** - the information and plans addressing the concerns are to be resubmitted to the nominated assessing authority.

- (iv) **within 10 business days** the nominated assessing authority assesses the re-submitted plans and supporting information and:-
- a) if satisfied with the re-submitted information lodged - endorses the plans and supporting information or
 - b) if not satisfied with the information as submitted - notifies the applicant accordingly.

(v) if the nominated assessing authority is not satisfied that compliance has been achieved, **within 10 business days** - the nominated assessing authority and applicant will repeat steps (iii) and (iv). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the plans and supporting information

The following generally outlines the information required to be submitted for compliance assessment:-

- i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc)
- ii. details of proposed building materials
- iii. access and car parking arrangements
- iv. engineering drawings and documents
- v. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality.
- vi. landscape plans

A fee, payable to the nominated assessing authority, will be required to accompany any request for compliance assessment. The total fees payable will be in accordance with the EDQ Fee Schedule in force at the time of lodgement. Where additional input is required from specialist consultants to assess the application, the cost of this specialist input will be determined in consultation with the nominated assessing authority.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



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PRECINCT ONE - PLAN OF DEVELOPMENT YARRABILBA HOTEL SITE - COMMON CLAUSES DOCUMENT

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