

20 JUN 2013

MEDQ



- 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) A 5.0 to 10.0m zone to any Waterford Tamborine Road frontages will incorporate Yarrabilba identity landscape elements, including fencing, plantings and architectural elements. This area must be retained in the development of the block. Optional Build to Boundary development will be permitted for up to 60% on the eastern storage east of the Yarrabilba identity landscape element, assuming that any building has sufficient architectural merit. Any external site activities such as parking or storage east of the Yarrabilba identity landscape must comply with relevant Logan City Council policy.
- (iii) All signage visible from any public realm must comply with relevant Logan City Council policy.
- (iv) Car parks or service areas will not be permitted between the building and the street frontages.
- (v) 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
- (vi) Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- (vii) The ground floor of all buildings must have a minimum floor to floor height of 4.5m.
- (viii) Maximum podium height of 2 storey. Above podium to 4 storey - 3.0m minimum setback.
- (ix) Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- (x) Buildings located on corner lots must be designed to address both street frontages.
- (xi) Buildings must provide legible entry points for both pedestrians and vehicles.
- (xii) Car parking will be assessed dependent on use and in line with the Australian Standards as per common clauses document. Notwithstanding this requirement, 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.
- (xiii) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xiv) Canopy trees and landscape will be provided by Land Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
- (xv) Car parking and public areas will be provided with lighting for public safety.
- (xvi) Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- (xvii) Bike parking will be provided at the rate of one space per five car parking spaces.
- (xviii) Bike and end of journey facilities must be included within the development.
- (xix) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xx) 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.
- (xxi) 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.

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- MIXED USE DEVELOPMENT (EMPLOYMENT FOCUSED)
- BUILDING DEVELOPMENT WILL BE SETBACK A MINIMUM OF 5.0m TO THE STREET BOUNDARY. SETBACK AREA IS TO BE INCLUDE A 5.0m LANDSCAPE STRIP.
- OPTIONAL BUILD TO BOUNDARY DEVELOPMENT ON UP TO 60% OF THIS FRONTAGE
- BUILDINGS MUST ADDRESS THE PARK FRONTAGE AND INCLUDE TRANSPARENT POOL FENCE STYLE FENCING OR SIMILAR TO THE PARK FRONTAGE (IF FENCED)
- YARRABILBA ENTRY IDENTITY ELEMENTS INCORPORATING FENCING
- PUBLIC PEDESTRIAN / CYCLE ACCESS
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY

- Approved uses:
- Business
 - Health Care Services
 - Fast Food Premises
 - Market
 - Car Park
 - Community Facility
 - Education Establishment
 - Indoor Entertainment
 - Showroom
 - Short Term Accommodation
 - Utility Installation (for Proposed Lot 7000)

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:

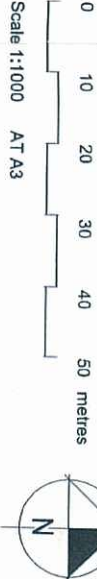
The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent permits as necessary.

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

Land Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A - MIXED USE EMPLOYMENT FOCUSED



Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD101118K SHEET 3A OF 9

11 JUN 2013 PW No A1000PDUJ1002

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: *2005*
-the Environmental Protection (Air) Policy *3008*
-the Environmental Protection (Noise) Policy 2008
-the Dangerous Goods Safety Management Act 2001 and the Dangerous Goods Safety Management Regulation 2001, *the Noise Health and Safety Act 2011 and the Noise 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, i.e. 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 1989 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 EDQ Authority Act 2007 (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.

Yarrabilba
A COMPLETE TOWN, A BETTER OUTCOME

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

20 JUN 2013

MEDQ

AMENDED IN RED

20 JUN 2013

By: L RAPPEN (name)

MEDQ

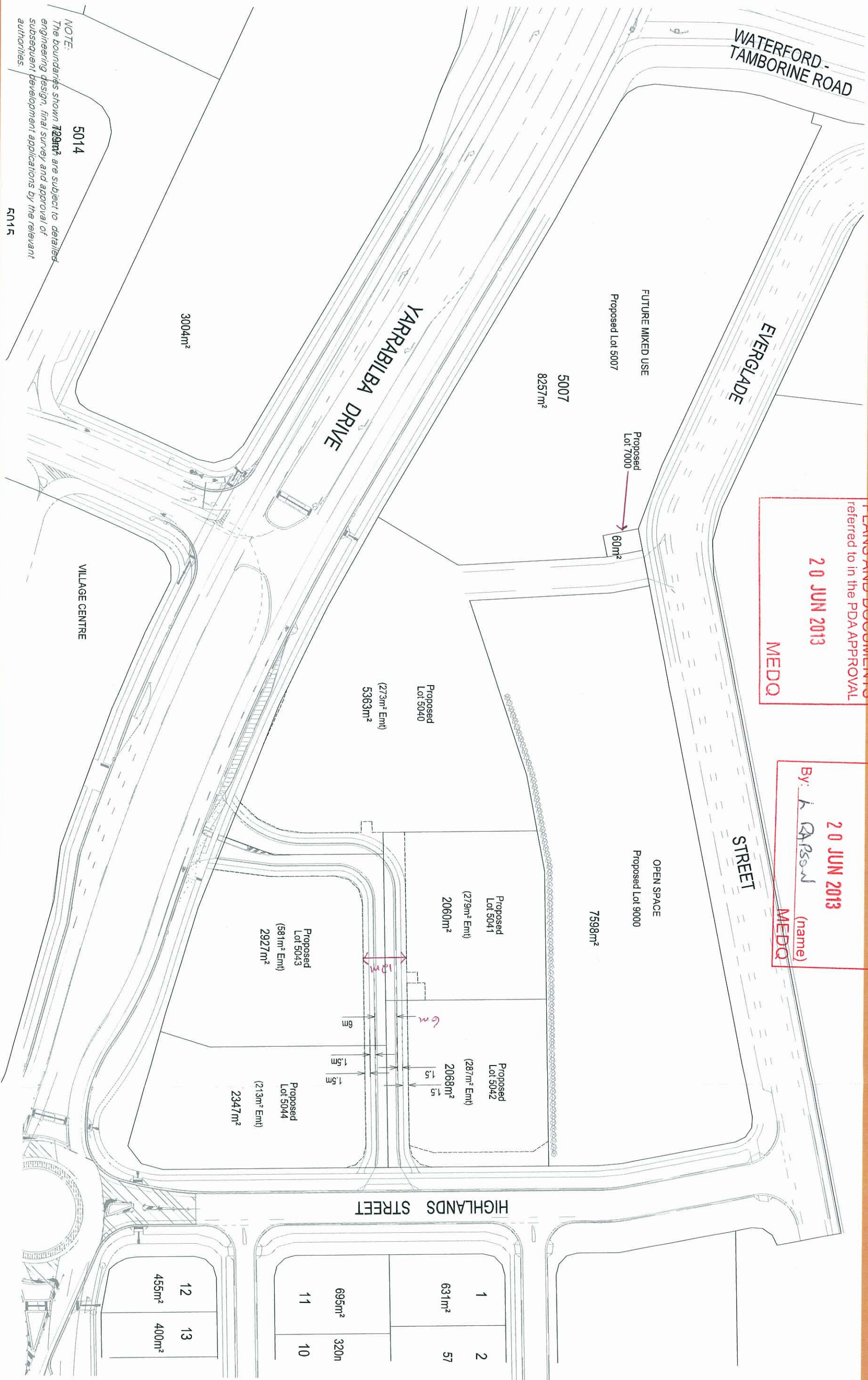
PRECINCT ONE

NON-RESIDENTIAL PLAN OF DEVELOPMENT
COMMON CLAUSES DOCUMENT



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
20 JUN 2013
MEDQ

AMENDED IN RED
20 JUN 2013
By: K. RALSON (name)
MEDQ



**Yarrabilba - Precinct One
Lot 5007 & 5008 Proposed Subdivision**

NOTE: This plan is for indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design considerations. © 2012 Lend Lease Commercial Real Estate. All rights reserved. Except as permitted by law, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

20 JUN 2013

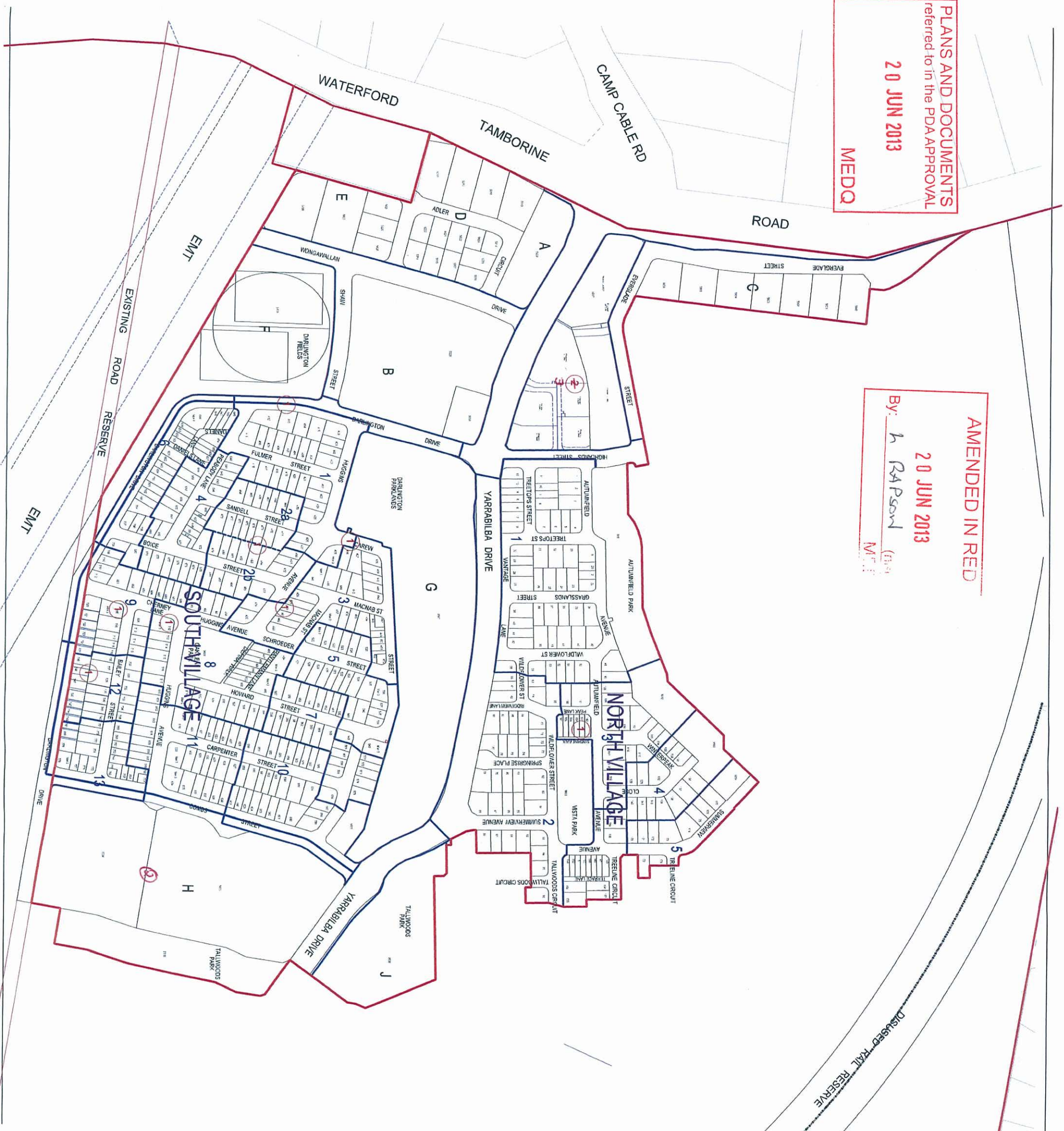
MEDQ

MEDQ

AMENDED IN RED
20 JUN 2013
By: h RASO (1111)
MTT

By: h Rapsom

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A COMPLETE TOWN, A BETTER OUTCOME

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR

- APPROVED APPLICATION BOUNDARIES
28.11.11

1. GENERAL LOT TYPE AMENDMENTS AND INTERNAL BOUNDARY REALIGNMENTS.
2. EDUCATION SITE RESUBDIVISION.
3. ~~SUPERTBLOCK~~ A RESUBDIVISION

NOTE: MINIMUM DWELLINGS is based on the development of one dwelling on each single family lot, two dwellings on each multi-family strata (MFS) lot, and one dwelling on each multi-family freehold (MFF).

MAXIMUM DWELLINGS per terrace (TCE) and multi-family strata (MFS) lots is based on forzi flats on rear loaded terraces and the development of the maximum number of dwellings on MFS lots.

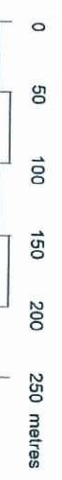
DENSITY calculations include the area of residential lots, local roads and local parks.

The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.



PRECINCT ONE

RECONFIGURATION OF A LOT - AMENDMENTS



Scale 1:2500 AT A1

File No. YB-P01

Drawing No. YB-P01-ROLB130612

12 JUN 2013

PW No A1000PDU1004

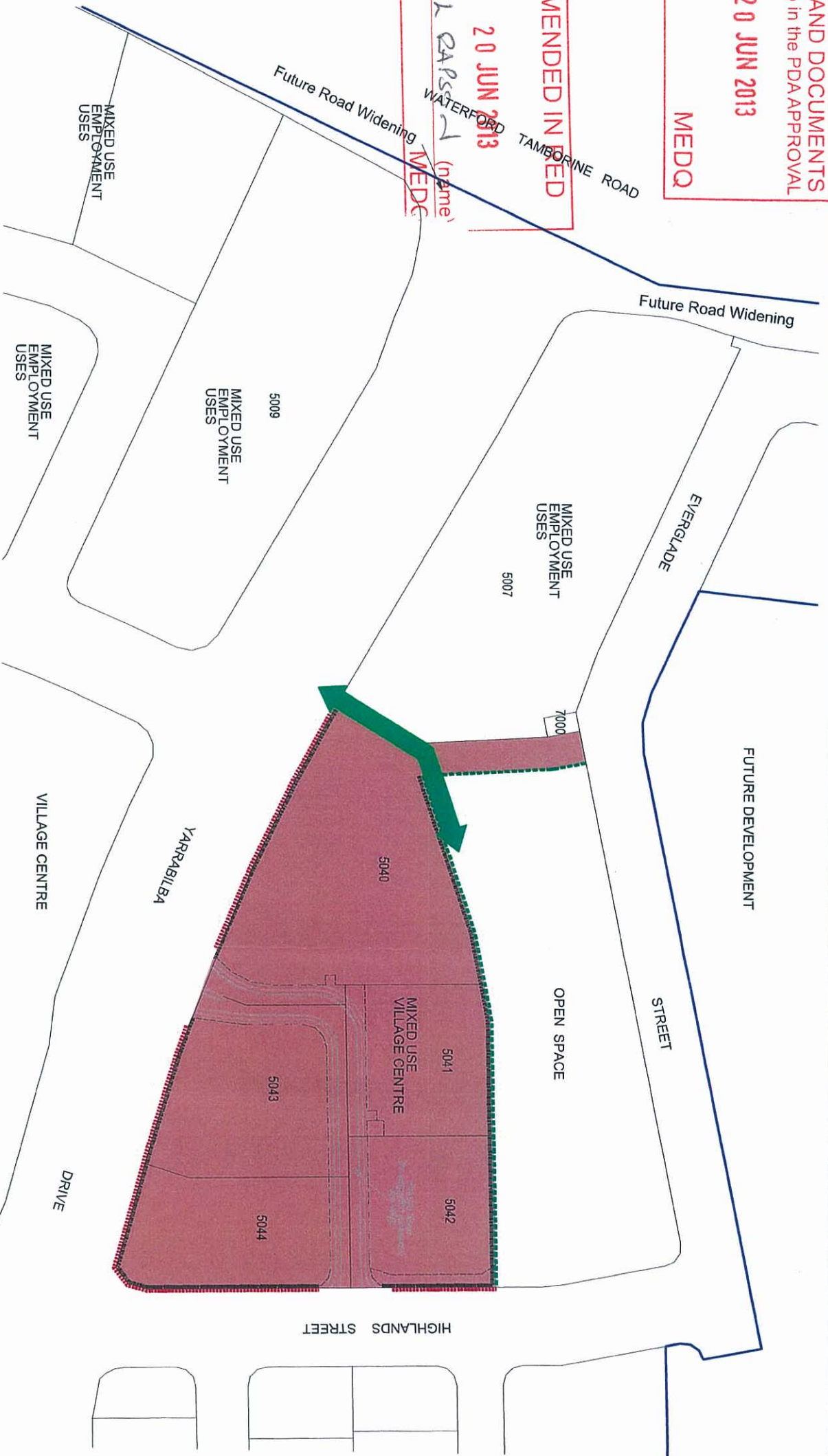
20 JUN 2013

MEDQ

AMENDED IN RED

20 JUN 2013

By: L. GARRICK (name)
MEDC



- 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) Build to Boundary development will be permitted for up to 60% on the eastern edge of the Yarrabilba identity landscape element, assuming that any building has sufficient architectural merit. Any external site activities such as parking or storage east of the Yarrabilba Identity Landscape must be screened behind a solid fence constructed of materials complementary to the buildings on the site.
 - (iii) All signage visible from any public realm must comply with relevant Logan City Council policy.
 - (iv) Car Parks or service areas will not be permitted between the building and the street frontages.
 - (v) 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
 - Adequacy of pedestrian access and amenity is provided at ground level
 - Sufficient car parking is provided
 - (vi) Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
 - (vii) Transitioning of building heights to be compatible with existing/proposed heights in adjacent areas is required.
 - (viii) Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
 - (ix) Maximum podium height of 2 storey. Above podium to 4 storey - 3.0 minimum setback.
 - (x) Buildings located on corner lots must be designed to address both street frontages.
 - (xi) Buildings must provide legible entry points for both pedestrians and vehicles.
 - (xii) Car parking will be assessed dependent on use and in line with the Logan City Council Parking Standards. Notwithstanding this requirement, 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.
 - (xiii) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
 - (xiv) Canopy trees and landscape will be provided by Land Lease within the street and verge. These must be retained as part of the development and incorporated into any final verge surface treatments.
 - (xv) Car parking and public areas will be provided with lighting for public safety.
 - (xvi) Bike parking will be provided at the rate of one space per five car parking spaces.
 - (xvii) Bike and end of journey facilities must be included within the development.
 - (xviii) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
 - (xix) 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.
 - (xx) 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.
 - (xxi) The ground floor of all buildings must have a minimum floor to floor height of 4.5m.
 - (xxii) For Service Station and Service Industry Uses:
 - (xxii) The service station must be at least 20 metres from the nearest residence
 - (xxiii) Noise emissions and vibrations from the Service Station or Service Industry uses must not cause a nuisance to nearby residents
 - (xxiv) The design, layout and operational management of the service station will ensure safety, minimise pollution and maintain visual amenity
 - (xxv) 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
 - (xxvi) If an existing station is being upgraded, the design and layout will need to comply with the Gas Act 1965 and the Gas Regulations 1965
 - (xxvii) If a new station is being established, the design and layout will need to comply with the Gas Act 1965 and the Gas Regulations 1965
 - (xxviii) Heavy vehicle movements to service station and uses a rested between 7am to 7pm Monday to Saturday
 - (xxix) Advertising signage will be subject to a separate operation works approval.

COMMUNITY

MAX BUILDING HEIGHT	15m
MIN RESIDENTIAL DENSITY	25du/ha
RETAIL GROSS LEASABLE AREA (MAXIMUM)	10,000sqm
COMMERCIAL - GROSS LEASABLE AREA (MAXIMUM)	2,500sqm
COMMERCIAL SERVICES - INDICATIVE GFA	3,000 - 8,000sqm

These figures reflect building requirement maximum for Precinct 1 District Centre

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
 - BUILDINGS MUST ADDRESS THE PARK FRONTAGE AND INCLUDE TRANSPARENT POOL FENCE STYLE FENCING OR SIMILAR TO THE PARK FRONTAGE (IF FENCED)
 - PUBLIC PEDESTRIAN / CYCLE ACCESS
 - NO VEHICULAR ACCESS
 - PRECINCT ONE BOUNDARY

- Approved uses:
- Business
 - Fast Food Premises
 - Health Care Services
 - Market
 - Shop
 - Shopping Centre
 - Car Park
 - Child Care Centre - maximum of one centre across the District Centre
 - Community Facility
 - Education Establishment
 - Indoor Entertainment
 - Multiple Residential
 - Other Residential
 - Service Industry (Lot 5041 only)
 - Service Station (Lot 5040 or 5043 only)
 - Showroom

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 revised road and internal boundaries

Land Lease

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-NRPOD101118K SHEET 3B OF 9
11 JUN 2013
PW No A1000PDU1002