

DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the ULDA Engineering Standards Guideline No. 13. 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 ULDA "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 3008
- the Environmental Protection (Noise) Policy 2008
- the Dangerous Goods Safety Management Act 2001 and the Dangerous Goods Safety Management Regulation 2001.

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 zinalume).
- 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 1989 Off Street Parking Commercial Vehicle Facilities*.

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

APPLICATION PROCESS

Infrastructure Contributions

Pay to the Urban Land Development Authority a monetary contribution towards the provision of infrastructure in accordance with the conditions of the development approval (reference DEV2010/089).

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 58 of the Urban Land Development Authority Act 2007 (the Act), for the conditions of approval means:-

(i) for engineering works:

- a) the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate;
- b) a Certifier as agreed to by the ULDA; or
- c) if the site is no longer within a declared Urban 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 Urban Land Development Authority (ULDA) or their delegate; or
- b) if the site is no longer within a declared Urban 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 ULDA 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.

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 12/10/2012


Lend Lease

PRECINCT ONE

NON-RESIDENTIAL PLAN OF DEVELOPMENT
COMMON CLAUSES DOCUMENT



File No. YB-P01
Dgn No. YB-P01-NRPOD110408B
27 SEPT 2011

PW No A1000PDU1001