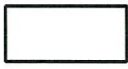


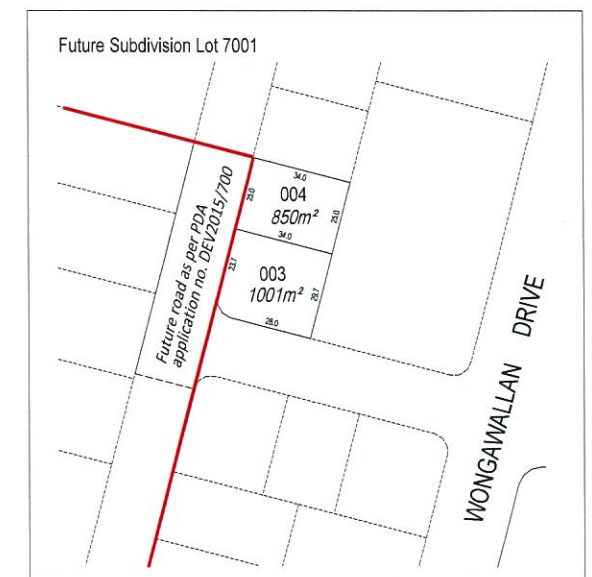


- LEGEND**
-  YARRABILBA PDA
 -  RECONFIGURATION OF A LOT BOUNDARY
 -  STAGE BOUNDARY
 -  (EMPLOYMENT FOCUSED)
EMPLOYMENT USES
 -  New Road
 -  MANAGEMENT LOT FUTURE RESUBDIVISION

AMENDED IN RED

17 AUG 2015

By: Owen Haslam (name)
MEDQ

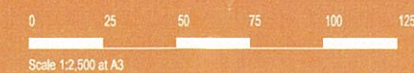


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

MEDQ

Reconfiguring a Lot: Re-subdivision of Part of Precinct 1 District Centre



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 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
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY

Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Fast Food Premises	1 space/20sqm GFA
- Food Premises	1 space/20sqm GFA
- Health Care Services	1 space/30sqm GFA
- Market	
- Car Park	
- Community Facility	5 spaces + 1 space/30sqm GFA
- Education Establishment	1 space/2 staff
- Indoor Entertainment	1 space/20sqm GFA
- Showroom	1 space/40sqm GFA
- Short Term Accommodation	1 space/dwelling (small >75sqm)
- Utility Installation	1.25 space/dwelling above 75sqm

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.

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

18 AUG 2015

MEDQ

AMENDED IN RED

17 AUG 2015

By: Owen Haslem (name)

MEDQ

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.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A Part of Precinct 1 District Centre

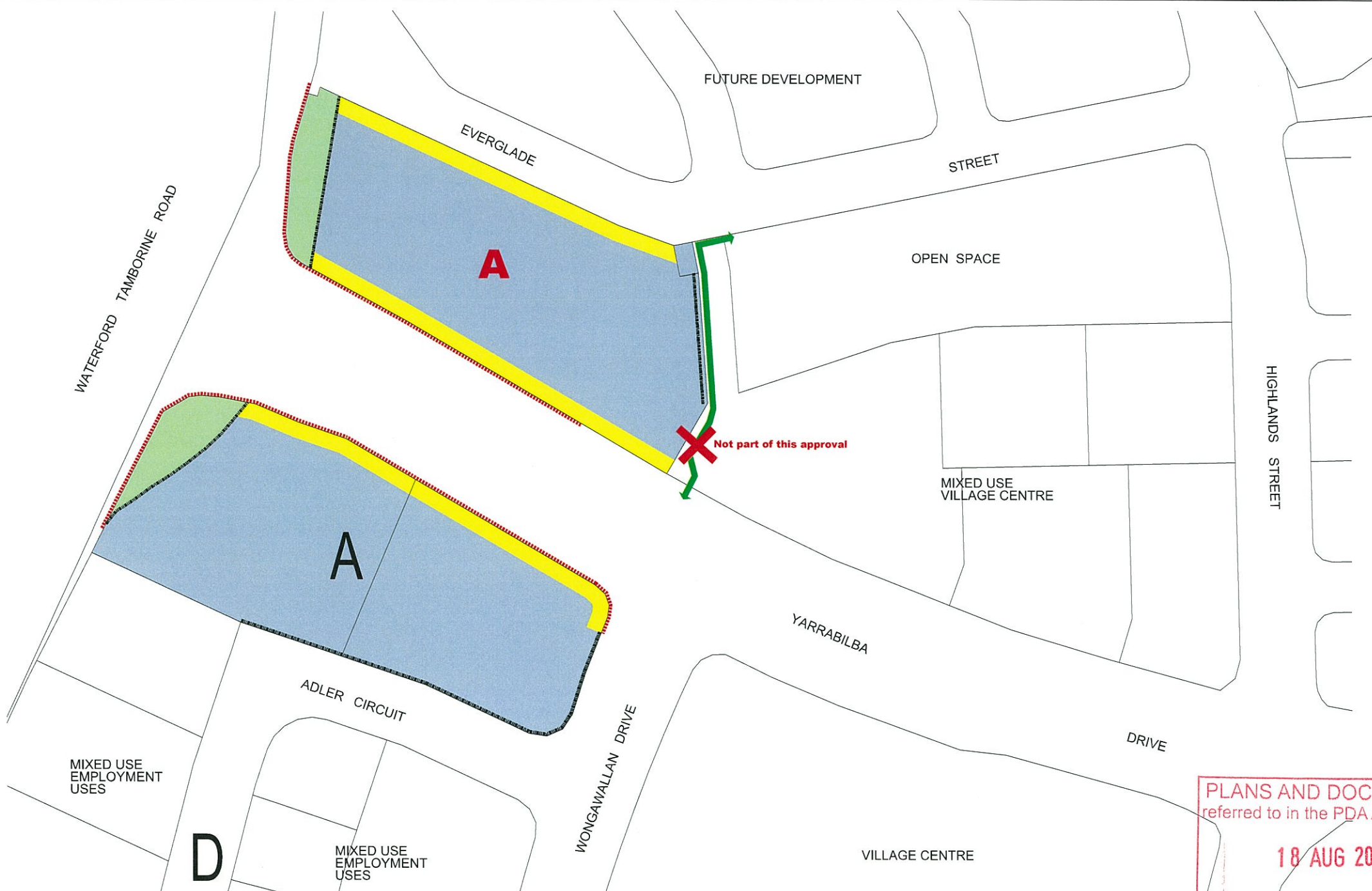
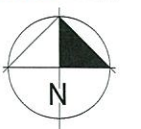
0 15 30 45 60 75 metres

Scale 1:1500 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD150501 SHEET 1 OF 4

1 MAY 2015



NOTE

- 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.
- The Yarrabilba entry identity landscape, including fencing, plantings and architectural elements must be retained in the development of the blocks. Optional 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.
- All advertising devices are to comply with Logan City Council requirements.
- 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
- Maximum building height will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- The ground floor of all buildings must have a minimum floor to floor height of 4.5m.
- Maximum podium height of 2 storey. Above podium 3.0m minimum setback.
- Where a building is built to a street boundary, it will be a minimum of two storeys in scale.
- Buildings located on corner lots must be designed to address both street frontages.
- Buildings must provide legible entry points for both pedestrians and vehicles.
- 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.
- Shade in car parking areas will be provided, if using trees, at the rate of not less than one tree per six parking spaces.
- Car parking and public areas will be provided with lighting for public safety.
- Shared parking and access at the side and rear of lots is encouraged between adjoining properties to improve parking efficiency.
- All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- 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.
- 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.

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

* Residential development to be developed in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines

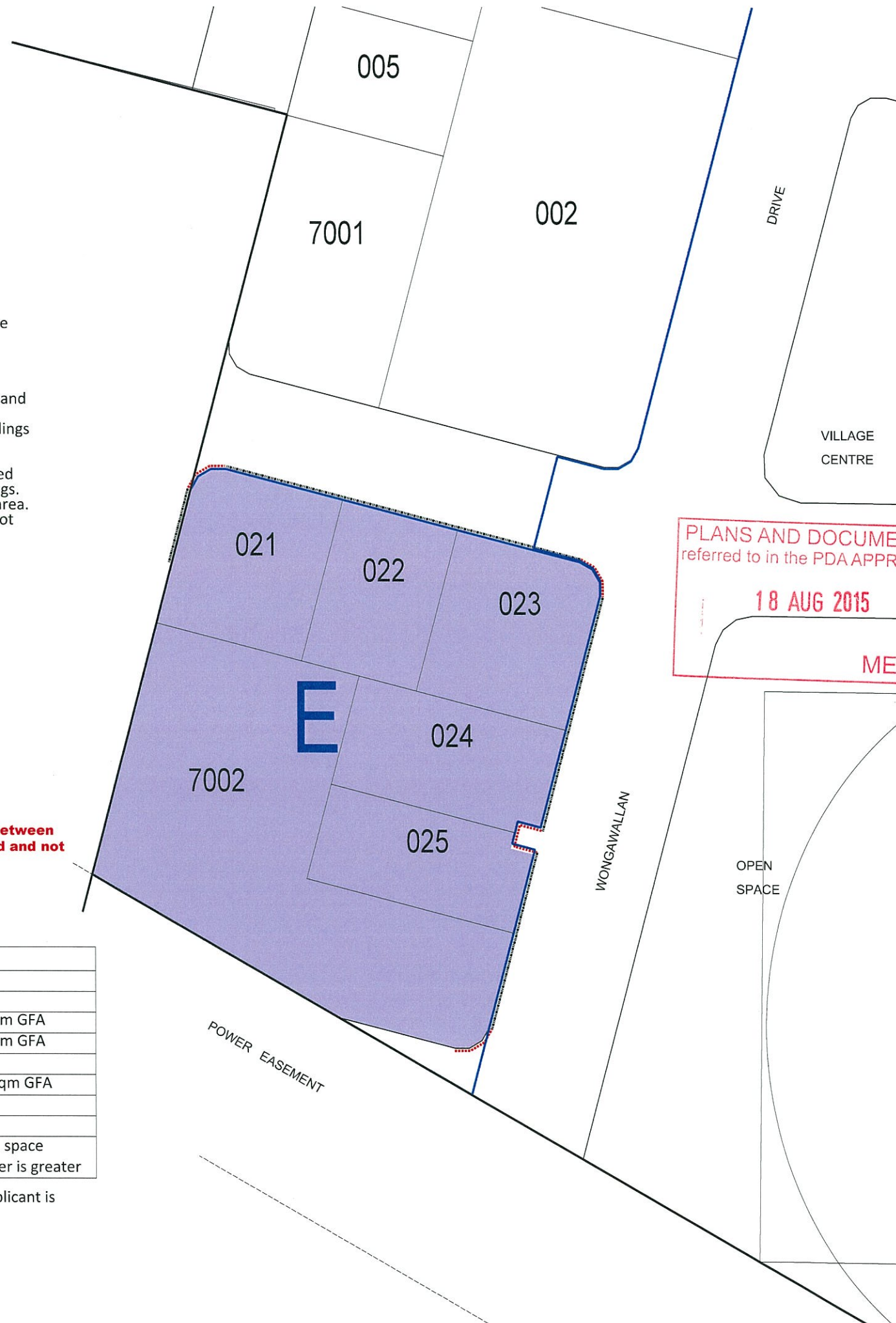
NOTE

- (i) Zero setbacks to side and rear boundaries will be permitted subject to daylight access, overshadowing, sightlines and other constraints affecting adjoining development sites.
- (ii) Service areas will not be permitted between the building and the street frontage.
- (iii) 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
- (iv) Maximum building height for non residential buildings will be 15m. Buildings greater than 15m in height will require a separate development application that is subject to public notification.
- (v) Maximum podium height of 2 storey. Above podium 3.0m minimum setback.
- (vi) 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.
- (vii) Buildings located on corner lots must be designed to address both street frontages.
- (viii) Buildings must provide legible entry points for both pedestrians and vehicles.
- (ix) Street frontages not developed as build to street boundary buildings will require a **2m** minimum width landscape strip, except at vehicular and pedestrian access points. The requirement for landscaping may be waived if greater achievements can be gained in terms of architectural quality and visual interest in the buildings. Landscape requirements will not be waived for any car parking area.
- (x) Shade trees in car parking areas will be provided at the rate of not less than one tree per six parking spaces.
- (xi) All advertising devices are to be in accordance with Logan City Council requirements.
- (xii) Car parking and public areas will be provided with lighting for public safety.
- (xiii) All refuse, materials, plant areas and services will be suitably screened to all boundaries.
- (xiv) 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.
- (xv) 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.

(xvi) Notwithstanding note (ii) above, service areas are permitted between the building and road frontage for Lots 021 and 022 where screened and not resulting in concealed entrapment zones.

Approved uses:	Car Parking Rate:
- Business	1 space/30sqm GFA
- Emergency Services	
- Indoor Entertainment	1 space/20sqm GFA
- Low Impact Industry	2 space/tenant + 1/100sqm GFA
- Research and Technology Facility	1 space/tenant + 1/100sqm GFA
- Service Industry	1/60sqm GFA
- Service Station	2 spaces/tenant + 1/100sqm GFA
- Showroom	1 space/40sqm GFA
- Utility Installation	
- Warehouse	1 space/2 employees or 1 space per 100sqm GLA whichever is greater

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.



Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- EMPLOYMENT **Focus**
- OPTIONAL BUILD TO STREET BOUNDARY DEVELOPMENT ON UP TO 60% OF THE STREET FRONTAGE
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY
- YARRABILBA SITE BOUNDARY

AMENDED IN RED

17 AUG 2015

By: Owen Maslam (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

MEDQ

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

* Residential development to be developed in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT
YB-P01-NRPOD150501 - SHEET 4 OF 4
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 boundaries.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
BLOCK E **Part of Precinct 1 District Centre**

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. YB-P01

Dgn No. YB-P01-NRPOD150501 SHEET 3 OF 4

1 MAY 2015

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 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 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

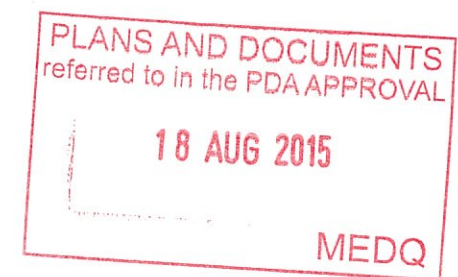
The following generally outlines the information required to be submitted for compliance assessment:-

- 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.

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME



PRECINCT ONE

NON-RESIDENTIAL PLAN OF DEVELOPMENT
COMMON CLAUSES DOCUMENT



File No. YB-P01

Dgn No. YB-P01-NRPOD150501 SHEET 4 OF 4

1 MAY 2015