

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 (for Lot 5044 the build to boundary wall may be up to 60% of the combined frontage to Highlands Street and Yarrabilba Drive)
- NO VEHICULAR ACCESS
- PRECINCT ONE BOUNDARY

MAX BUILDING HEIGHT	15m
MIN RESIDENTIAL DENSITY	25du/ha
RETAIL - GROSS LEASABLE AREA (MAXIMUM)	10,000sqm
COMMERCIAL - GROSS LEASABLE AREA (MAXIMUM)	2,500sqm
COMMUNITY SERVICES - INDICATIVE GFA	3,000 - 4,000sqm

*Gross Leaseable Areas (GLA) for the Precinct 1 District Centre shall comply with the caps approved under PDA development approval DEV2011/187, and
**Residential development shall be designed to generally accord with the Yarrabilba Development Scheme and relevant PDA Guidelines.

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.

Lend Lease

PRECINCT ONE

PLAN OF DEVELOPMENT
SUPERBLOCK A - MIXED USE DISTRICT CENTRE FOCUS

0 10 20 30 40 50 metres

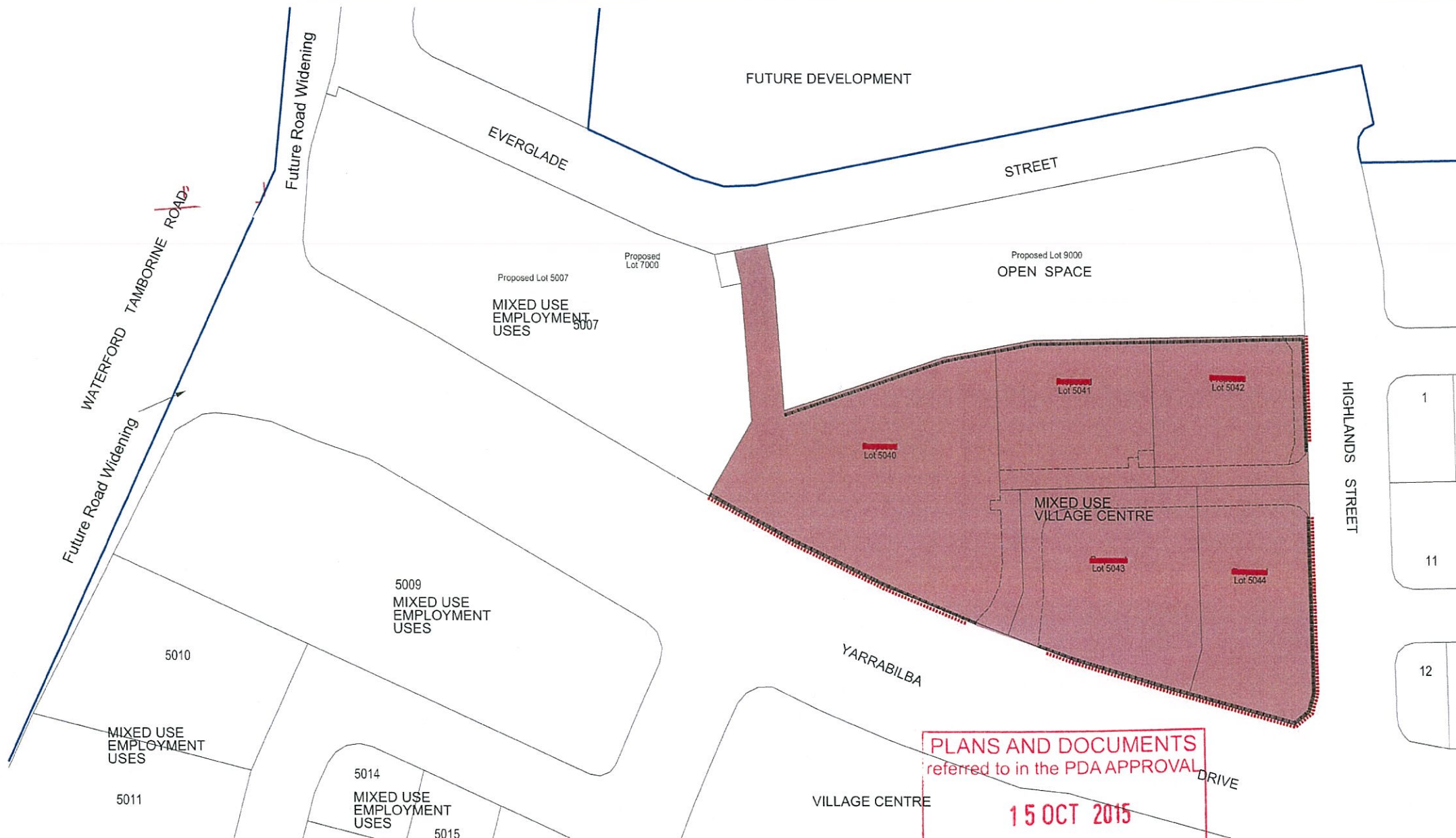
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File No. YB-P01

Dgn No. YB-P01-NRPOD101118T SHEET 3B OF 9

11 MAY 2015

PW No A1000PDU1002



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.
- All advertising devices are to be in accordance with Logan City Council Planning Scheme.
- Service areas will not be permitted between the building and the street frontage.
- 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.
- Transitioning of building heights to be compatible with existing/proposed heights in adjacent properties.
- Where a building is built to a street boundary, it will be a minimum of two storeys except for Lot 5044 where the minimum height is 1 storey.
- Maximum podium height of 2 storey. Above podium to 4 storey - 3.0 minimum setback.
- 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.
- Shade in car parking will be provided. If using trees, a minimum of 1 tree per 6 car parking spaces must be provided.
- Canopy trees and landscaping will be provided by Lend Lease within street and verge. These must be retained as part of the development and incorporated into any final verge and surface treatments.
- Car parking and public areas will be provided with lighting for public safety.
- Bike parking will be provided at the rate of one space per five car parking spaces.
- Bike and end of journey facilities must be included within the development.
- All refuse, air conditioning, plant and service areas are to be suitably screened from view in accordance with positive CPTED outcomes. screening must not create concealed entrapment zones.
- 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.
- Buildings must provide opportunities for casual surveillance of public realm areas within the site.
- 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.
- The ground floor of all buildings must have a minimum floor to floor height of 4.5m except for Lot 5044 where the minimum floor to floor height for the ground floor shall be 3.2m.
- Advertising signage will be subject to a separate operation works approval.
- A publicly accessible pedestrian/cycle path is to be constructed within Lot 5040 to provide a connection between Yarrabilba Drive and the pathway in Lot 9000 open space.

For Service Station and Service Industry Uses:

- The service station must be at least 20 metres from the nearest residence.
- Noise emissions and vibrations from the service station or service industry uses must not cause a nuisance to nearby residents.
- The design, layout and operational management of the service station will need to comply with the Environmental Protection Act 1994.
- The design, layout and operational management of the service station will ensure safety, minimise pollution and maintain visual amenity.
- 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.
- If the service station sells LP gas for automotive or other purposes, the siting, design and layout will need to comply with the Gas Supply Act 2003 and the Gas Supply Regulations 2007 and other relevant State legislation and local laws.
- Light nuisance must be minimised by ensuring outdoor lighting complies with the requirements of AS4282- Control of the Obtrusive Effects of Outdoor Lighting.
- Heavy vehicle movements to service station and uses are restricted between 7am to 7pm Monday to Saturday

Approved uses: (apply to all proposed lots unless specified otherwise)	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	
- Shop	1 space/20sqm GFA
- Shopping Centre	1 space/20sqm GFA
- Car Park	
- Child Care Centre - maximum of one centre across the District Centre	1 space/5 children
- Community Facility	5 spaces + 1 space/30sqm GFA
- Education Establishment	1 space/2 staff
- Indoor Entertainment	1 space per 20sqm GFA.
- Multiple Residential	1 space per dwelling (Small >75m2) 1.25 spaces per dwelling
- Other Residential	1 space per dwelling (Small >75m2) 1.25 spaces per dwelling
- Service Industry (Lot 5041 only)	10 spaces + 1 space/60sqm GFA
- Service Station (Lot 5043 only)	2 spaces/tenancy + 1 space/100sqm GFA
- Showroom	1 space/40sqm 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.

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.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 OCT 2015

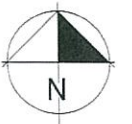
MEDQ

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Lend Lease

PRECINCT ONE

NON-RESIDENTIAL PLAN OF DEVELOPMENT
COMMON CLAUSES DOCUMENT



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