

- NOTE:
- i.

For all non-residential development, any street frontage not built to 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 a landscape edge between the car park and the verge or other screening.

Service will require screening 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

Note: Hardstand areas do not count for site cover.

v.

Maximum building height for non residential buildings will be 15m. Buildings greater than 15m will require a separate development application that is subject to public notification.

vi.

Maximum podium height of 2 storey for non-residential development. Above podium to 4 storey - 3m minimum setback.

vii.

The ground floor of all non-residential buildings must have a minimum floor to floor height of 4.5m.

viii.

Buildings located on corner lots must be designed to address both street frontages.

ix.

Buildings must provide legible entry points for both pedestrians and vehicles.

x.

Car parking will be provided in line with rates shown in the parking table. A Traffic Impact Assessment that includes a time of use analysis can be submitted to reduce car parking requirements 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 five car parking spaces.

xiv.

Bike and end of journey facilities must be included within the development.

xv.

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.

xvi.

All advertising devices are to be in accordance with Logan City Council Planning Scheme.

xvii.

All refuse, materials, plant areas and services will be suitably screened to all boundaries.

xviii.

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.

xix.

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 CPTED practice.
- | 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 |
| - 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 |
| - Shopping Centre | 1 space / 20sqm GFA |
| - Car Park | |
| - Child Care Centre - Maximum of one centre across the Precinct One District Centre | 1 space per 5 children |
| - Education Establishment | 1 space / 2 staff |
| - Indoor Entertainment | 1 space / 20sqm GFA |
| - Multiple Residential | 1 space per dwelling (Small < 75m²)
1.25 spaces per dwelling over 75m² GFA |
| - Other Residential | 1 space per dwelling (Small < 75m²)
1.25 spaces per dwelling over 75m² 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.
-
- LEGEND
- VILLAGE CENTRE INCLUDING RETAIL, COMMERCIAL, ENTERTAINMENT AND MIXED USE ACTIVITIES

OPTIONAL BUILT FORM TO ALL STREET FRONTAGES (SEE NOTE (i))

NO VEHICULAR ACCESS

PEDESTRIAN LINK REQUIRED
- AMENDED IN RED
- By: Tom Barker
Date: 26 October 2016
-
- PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
- Approval no: DEV2016/793
Date: 28 October 2016
-
- * Residential development to be development in accordance with the Yarrabilba UDA Development Scheme and relevant EDQ Guidelines being 7, 8 and 18 where applicable.
- 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.
- | PROJECT | | CLIENT | | RPS | | RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762 | | Urban Design
Brisbane Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au | | | | | | | |
|------------------|------------|-----------------------------------|-------------------|--------------------------------------|--|---|--|--|-----------------------|--|--|--|--|--|--|
| COLES YARRABILBA | | COLES GROUP PROPERTY DEVELOPMENTS | | | | | | | | | | | | | |
| Job Ref. | 126671 | Date | 22 SEPTEMBER 2016 | | | | | | | | | | | | |
| Comp By. | BC | DWG Name. | 126671-02E.dwg | | | | | | | | | | | | |
| Locality | YARRABILBA | Local Authority | EDQ | PLAN OF DEVELOPMENT
LOTS 1, 2 & 3 | | Scale
1 : 1500 | | Sheet
A3 | Plan Ref
126671-03 | | | | | | |
| | | | | | | | | Rev
E | | | | | | | |

DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the EDQ Engineering Standards Guideline. Connect 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 asset register, checked by RPEQ.

Emissions (including ait, 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

Building must be orientated to incorporate appropriate passive solar design and day lighting, while avoiding unwarranted heat gain:

- All external glazing must comply with BCA Part J2.4 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 spaced 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 solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume)
- Concrete black or slab external walls must be painted
- Roof insulation to be a minimum total R-value of R1.5
- Where appropriate, building must include provisions for natural ventilation, such as roof ventilators and operable windows

Car Parking

All car parking / off street vehicle maneouvring is development in accordance with AS2890.1 to 6 and Austroads AGTM11-08 Guide to Traffic Management Part 11: Parking.

The main entry to the building 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 20m (unless facing a side or rear property boundary).

Roofing materials are pre-coloured and non-reflective**Service Vehicles** can enter and leave the site in forward direction.

Where an on-site refuse collection area is provided, access and manoeuvring areas are designed and provided to enable access by 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 from service vehicles complies with Australian Standards AS 2890.2 2002 Off Street Parking Commercial Vehicle Facilities.

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

APPLICATION PROCESS

Infrastructure Contributions

Pay to 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 Office 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 application in the area.
- (ii) for other matters:
 - (a) the Chief Executive Officer of the EDQ or their delegate;
 - (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



Approval no: DEV2016/793
Date: 28 October 2016

PROJECT		COLES YARRABILBA		CLIENT COLES GROUP PROPERTY DEVELOPMENTS		RPS RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 ©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author. Urban Design Brisbane Design Studio 455 Brunswick Street Fortitude Valley QLD 4006 T +61 7 3124 9300 F +61 7 3124 9399 W rpsgroup.com.au				
Job Ref.	126671	Date	19 SEPTEMBER 2016	PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT		Scale		Sheet A3	Plan Ref 126671-04	Rev A
Comp By.	BC	DWG Name.	126671-02D.dwg							
Locality	YARRABILBA	Local Authority	EDQ							