

AMENDED IN RED

By: Gerard McCafferty

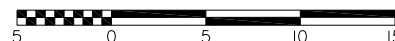
Date: 30/10/2016



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/795

Date: 2/11/2016



CLIENT LENDLEASE		PLAN PROPOSAL PLAN		 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 Suite 4, Robina East Quay Corporate Park (North Building) 34-36 Glenferrie Drive, Robina PO Box 1048 Robina DC, Qld 4226 T+61 7 555 36900 F+61 7 555 36999 W rpsgroup.com.au	
Level Datum	Date 27 APRIL 2016	Proposed Lot 1 cancelling part of Lot 926 on SP278192 YARRABILBA ESTATE			
Level Origin	Surveyed RPS GC Drafted BJB				
Local Authority LOGAN CITY	Data Origin  7952-BDY-Current-20160308	SCALE: 1:400 (A4)	SEE BAR SCALE	Plan Ref: 7952-PP-481	Sheet 1 of 1

LEGEND

-  INDICATIVE BUILDING ENVELOPE
-  MINIMUM 5m LANDSCAPE STRIP
-  LOT BOUNDARY
-  NO VEHICULAR ACCESS
-  INDICATIVE SERVICE VEHICLE ACCESS LOCATION

APPROVED USES:

- COMMUNITY FACILITIES

NOTES:

- (i) ~~Max. GFA is 500m²~~ Max GFA is 600m²
- (ii) Buildings must be set back a minimum of 5m from the street.
- (iii) Maximum building height is 6m.
- (iv) Buildings shall be constructed within the Indicative Building Envelope on the Plan of Development.
- (v) Vehicular access is limited to the location shown on the Plan of Development.
- (vi) All signage visible from any public realm must comply with the Logan Advertising Device Code.
- (vii) The storage of all refuse and materials, plant areas and services will be suitably screened to all boundaries.

Not part of this approval

THIS PLAN MUST BE READ IN CONJUNCTION WITH NON-RESIDENTIAL PLAN OF DEVELOPMENT COMMON CLAUSES DOCUMENT (YB-P01-NRPOD160120 SHEET 3 OF 3) Compliance Assessment - Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

Engineering Standards

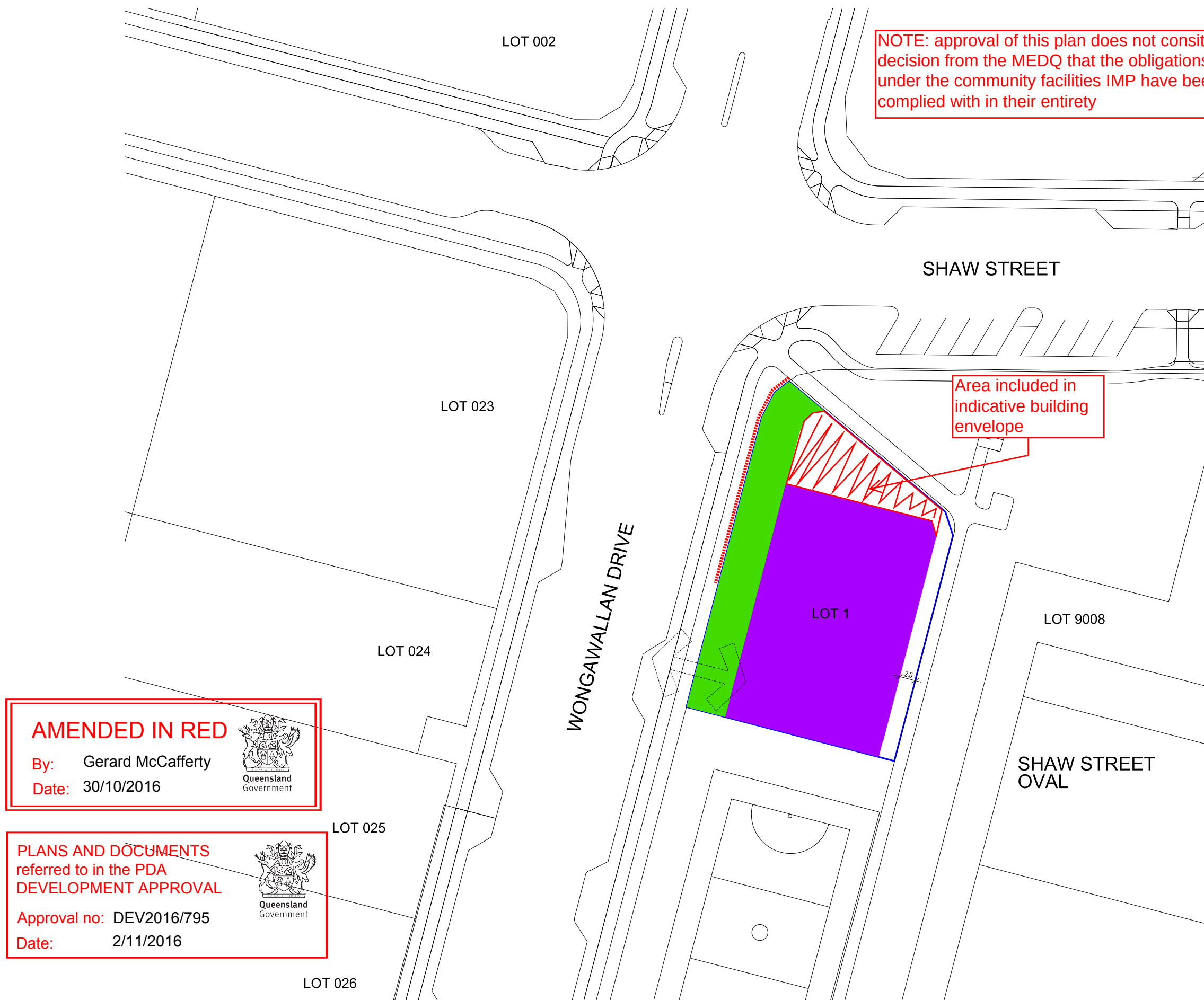
All engineering works are to comply with the PDA Guidelines No. 13 - Engineering Standards, dated May 2015. Connect the development to the relevant authority assets (stormwater water, sewer, utilities) in accordance with the authority standards and conditions. Upon completion and certification of the 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 (REQ-Civil).

NOTE:

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

NOTE: approval of this plan does not constitute a decision from the MEDQ that the obligations under the community facilities IMP have been complied with in their entirety

Area included in indicative building envelope



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PRECINCT ONE - PROPOSED LOT 1 POD COMMUNITY FACILITY PLAN OF DEVELOPMENT

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DEVELOPMENT STANDARDS

Engineering Standards

All engineering works are to comply with the PDA Guideline No. 13 Engineering Standards, dated May 2015. 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 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.

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;

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.

Compliance assessment & Payment of Infrastructure Charges to be undertaken in accordance with the applicable Conditions of Approval.

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Compliance Assessment - Prior to commencement of works obtain "Compliance Assessment" endorsement from the nominated assessing authority (including engineering works).

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PRECINCT ONE - PROPOSED LOT 1 POD COMMUNITY FACILITY PLAN OF DEVELOPMENT - COMMON CLAUSES DOCUMENT

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