

- LEGEND
-  YARRABILBA SITE BOUNDARY
 -  RECONFIGURATION OF A LOT APPLICATION ONE
 -  P03AS111 PROPOSED STAGE BOUNDARY



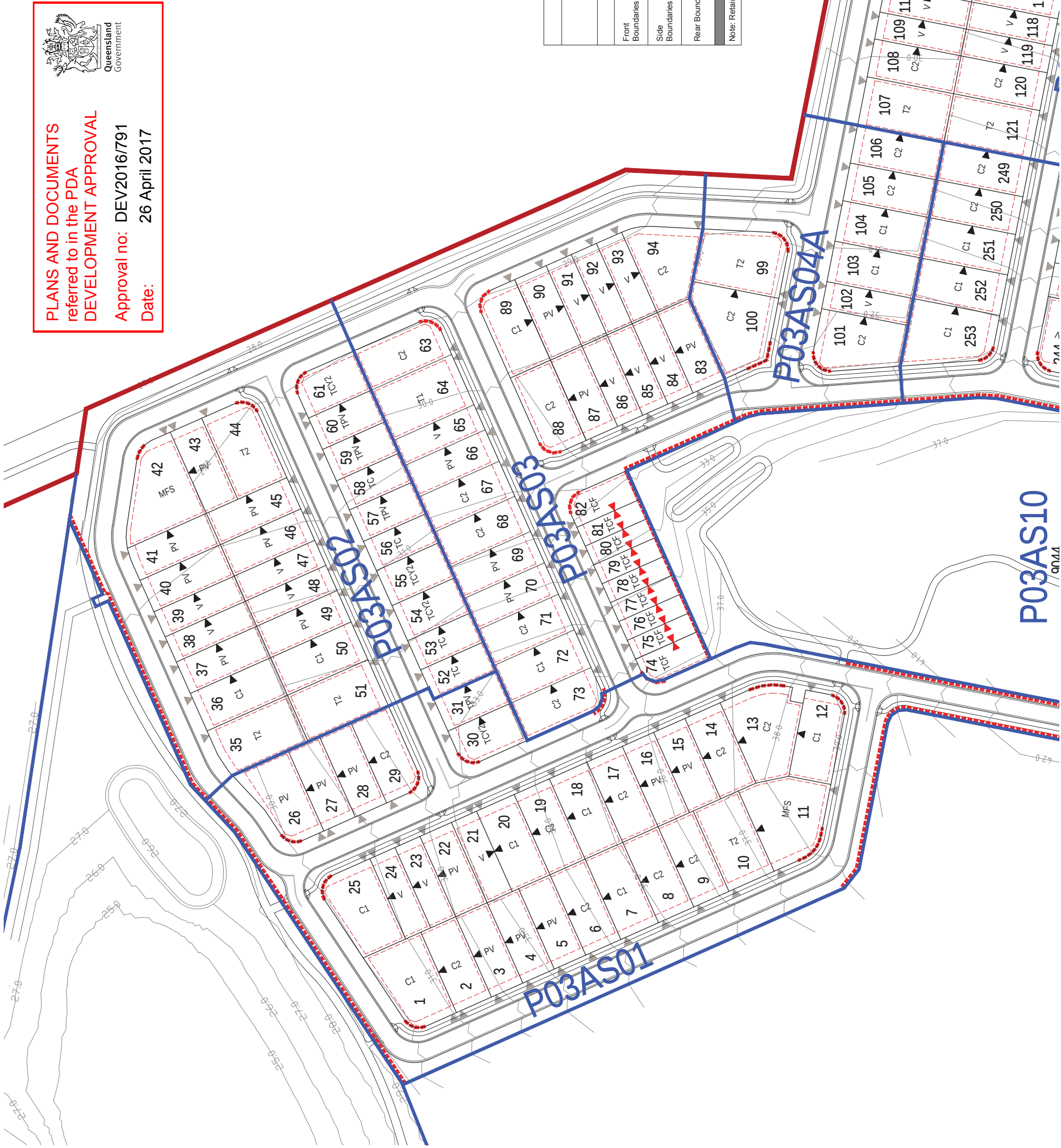

Queensland
Government

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

Approval no: DEV2016/791
Date: 26 April 2017

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
RESIDENTIAL PLAN OF DEVELOPMENT

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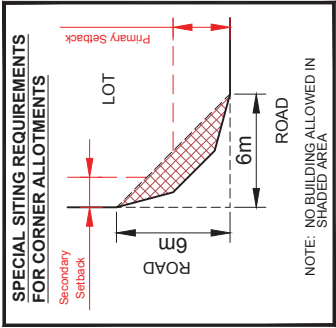


LEGEND

-  BUILT TO BOUNDARY LINE
-  MANDATORY BUILD TO BOUNDARY LINE
-  NO VEHICULAR ACCESS
-  P03AS111 PROPOSED STAGE BOUNDARY
-  BUILDING ENVELOPE

SETBACK TABLE						
Lot Type		Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Cover Lots - Secondary Frontage
(T1)	Traditional 1	Ground Floor	3.0	0.9	N/A	2.0
(T2)	Traditional 2	Ground Floor	3.0	0.9	N/A	1.0
(C1)	Courtyard 1	Ground Floor	3.0	0.9	0.0	1.0
(C2)	Courtyard 2	Ground Floor	3.0	0.9	0.0	1.0
(PV)	Premium Villa	Ground Floor	3.0	0.9	0.0	1.0
(V)	Villa	Ground Floor	3.0	0.9	0.0	1.0
(TCY2)	Town Courtyard 2	Ground Floor	3.0	0.9	0.0	1.0
(TPV)	Town Premium Villa	Ground Floor	3.0	0.9	0.0	1.0
(TC)	Town Cottage	Ground Floor	3.0	0.9	0.0	1.0
(TV)	Town Villa	Ground Floor	3.0	0.9	0.0	1.0
(TCF)	Terrace (Front Loaded)	Ground Floor	2.4	0.9	0.0	0.0
(MFS)	Multi-Family Strata *	Ground Floor	3.0	0.9	0.0	1.0
(SV)	Smart Villa	Ground Floor	3.0	0.9	0.0	1.0
* Constitutes Multiple Residential Development						
^ Setbacks are as per the Setbacks Table unless otherwise dimensioned						

RETAINING WALL HEIGHT TABLE							
Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa	Terrace	MFS (Multi Family Strata)	Maximum Retaining Height
Earthworks	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Front Boundaries	Fill Maximum height of 1.0m						1.0
Side Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Fill Average	1.0	0.7	0.6	0.5	0.5	0.5	1.0
Cut Average	1.5	1.5	1.5	1.5	1.5	1.5	1.8
Rear Boundary	Fill Maximum height of 1.0m						1.0
Note: Retaining walls with a height of 1.0m or more require RPEQ Certification							



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- | | BUILD TO BOUNDARY LINE | PROPOSED STAGE BOUNDARY
P03AS11 | BUILDING ENVELOPE |
|--|---|------------------------------------|---|
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| |  | |  |
| | | |  |

SETBACK TABLE							
Lot Type		Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary Frontage	
(T1)	Traditional 1	Ground Floor	3.0	0.9	N/A	2.0	1.5
(T2)	Traditional 2	Ground Floor	3.0	0.9	N/A	1.0	1.5
(C1)	Courtyard 1	Ground Floor	3.0	0.9	0.0	1.0	1.5
(C2)	Courtyard 2	Ground Floor	3.0	0.9	0.0	1.0	1.5
(PV)	Premium Villa	Ground Floor	3.0	0.9	0.0	1.0	1.5
(V)	Villa	Ground Floor	3.0	0.9	0.0	1.0	1.5
(TCV2)	Town Courtyard 2	Ground Floor	3.0	0.9	0.0	1.0	1.5
(TPV)	Town Premium Villa	Ground Floor	3.0	0.9	0.0	1.0	1.5
(TC)	Town Cottage	Ground Floor	3.0	0.9	0.0	1.0	1.5
(TV)	Town Villa	Ground Floor	3.0	0.9	0.0	1.0	1.5
(TCF)	Terrace (Front Loaded)	Ground Floor	2.4	0.9	0.0	0.0	1.0
(MFS)	Multi-Family Strata*	Ground Floor	3.0	0.9	0.0	1.0	1.5
(SV)	Smart Villa	Ground Floor	3.0	0.9	0.0	1.0	1.5
* Constitutes Multiple Residential Development							
^ Setbacks are as per the Setbacks Table unless otherwise dimensioned							

RETAINING WALL HEIGHT TABLE								
	Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa	Terrace	MFS (Multi Family Strata)	Maximum Retaining Height
		Earthworks						
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
				Fill Maximum height of 1.0m				1.0
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Fill Average	1.0	0.7	0.6	0.5	0.5	0.5	1.0
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.5	1.8
				Fill Maximum height of 1.0m				1.0
Note: Retaining walls with a height of 1.0m or more require RPEQ Certification								

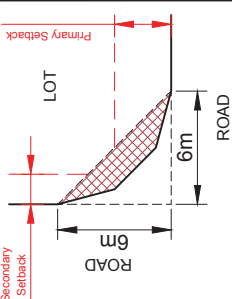
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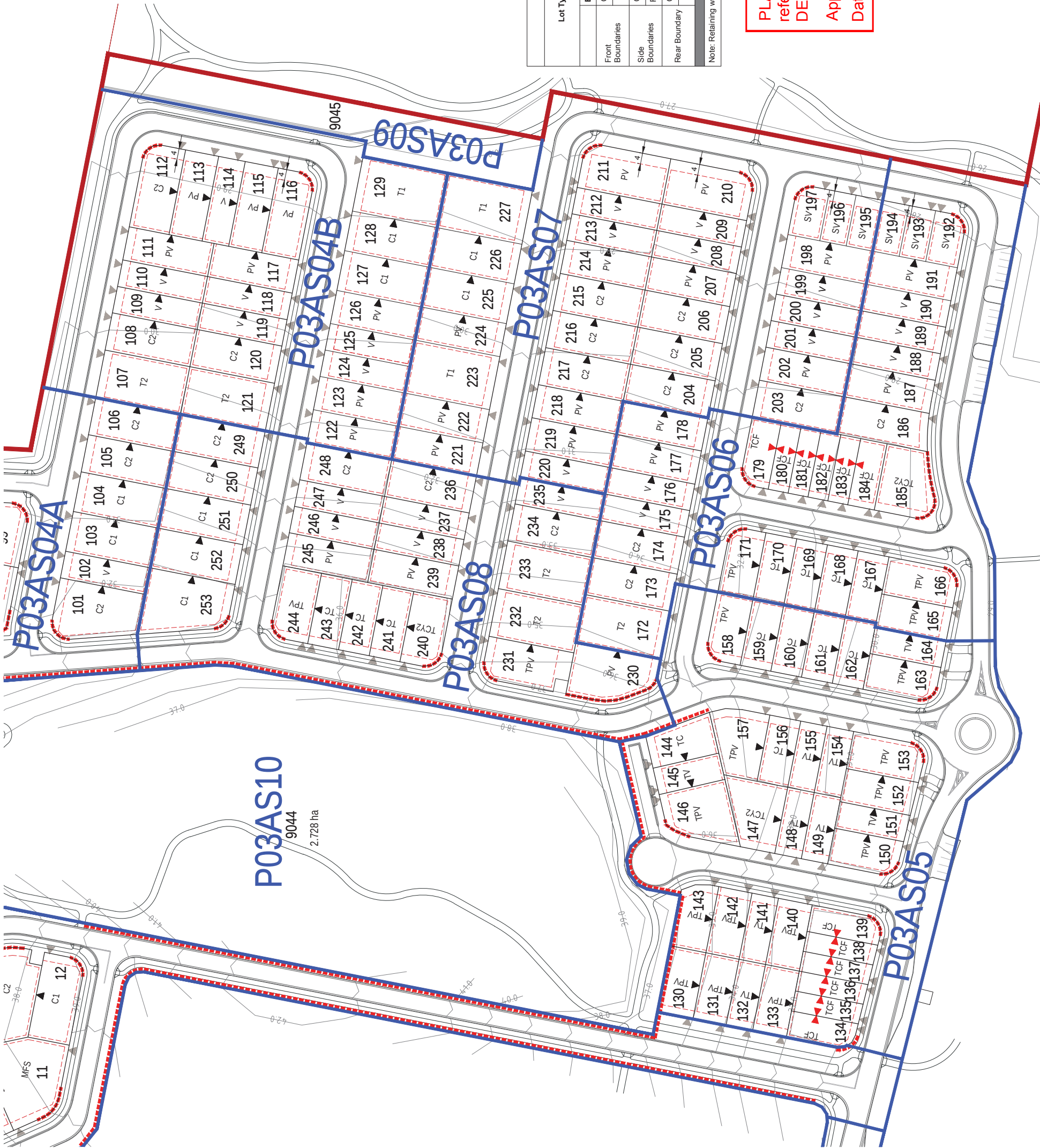


SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE: NO BUILDING ALLOWED IN SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 9 OF 15 (106127-68) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.



DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

1. General:

(i) Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.

(ii) The maximum height of unattached buildings shall not exceed 8.5m and for attached buildings or lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.

(iii) It is assumed that the pad level of each block will be the average of the four corners of the block. Buildings will be built to this pad level unless the consent of property owners on both sides of the block is obtained to vary the pad level.

(iv) Where allotments are so marked, the house construction must comply with the current Australian Standard for Domestic Construction regarding acoustics (AS 3671:1989 Acoustic-Road traffic noise intrusion Building siting and construction) such that the indoor noise levels from AS/NZS 2107:2000 of 40dB(A) for bedrooms and 45dB(A) for living rooms are achieved.
2. Setbacks:

(i) Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.

(ii) Setbacks to the first floor and second floor (where permitted) are the same as those of the ground floor excluding on build to boundary walls where any floors above the ground floor must be setback a minimum of 1.0 metre.

(iii) All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter or fascia, with the exception of any eave returning to a build to boundary wall.

(iv) Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.

(v) The build to boundary line is nominated on this plan. The length of wall built to this boundary is not to exceed 15.0m (excluding the terrace product) unless specified otherwise in a Plan of Development. Parapets are considered to be a wall and are to comply with the. Setback table included on the Plan of Development.

(vi) Buildings to be sited in accordance with the Special Siting Requirements for Corner Allotments.

(vii) Front setbacks on corner lots are determined by the frontage that the front facade is addressing, for example, if the facade is facing the primary frontage it needs to be in accordance with the front setback.
3. Site Cover and Amenity:

(i) Site cover or each lot is not to exceed the following:

a. 80% for dual attached lots;

b. 70% for build to the boundary lots;

c. 60% for lots that do not use a build to boundary;

(ii) Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally flat without any fall exceeding 70mm vertical or every 1.0 m horizontally. The total outdoor space should equal at least 15% of the total site area.
4. Parking , Garages and Carports:

(i) It is the requirement that at least one covered space per dwelling is off street.

(ii) TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling, are setback a minimum or 5.0m to the front wall at the garage and a further 240mm to the garage door. Corner lot TCF product can provide a double garage or carport on the secondary frontage at the rear of the house with a 1.0m side setback to the wall and a further 240mm to the garage door .

(iii) Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.

(iv) Carports must include either a garage door at the front or screening to the rear.

(v) Double garages for narrow lots (10m-12.49m) are to comply with Note 14 on this Plan of Development.
5. Driveways:

(i) The driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the construction of a driveway will be allowed. Where there is a footpath within the verge the driveway prevails, ie. the portion of the footpath where the driveway crosses is removed.

(ii) Maximum driveway grades within lots must not exceed 1:5, or 1:4 with transitions at both ends of the driveway.

(iii) Driveways must be offset at least 300mm from the side property boundary.

(iv) Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed by DILGP.

(v) Driveways across the verge cannot exceed 3.0m for a single garage or 5.0m for a double garage.

(vi) Driveways, unless varied by a provision above, shall accord with Logan City Council's standards (except for the driveway siting requirements in relation to intersections which is as per the approved POD) prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required.
6. Retaining Walls, Earthworks and Sloping Land:

(i) Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.

(ii) If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.

- (iii) Retaining walls along street or park frontages cannot exceed 1.0 m in height. A planted strip of a minimum width of 500mm must exist between any terraced retaining walls.

(iv) Retaining walls to side boundaries between lots cannot exceed 1.8metres high at the front wall of the house and must taper down forward of the house.

(v) Retaining walls over 900mm high require a 1metre high fence above the wall and adequate landscape screening.

(vi) Where the block allows for build to the boundary, the build to the boundary wall must be projected to 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down or the build to boundary wall must be in a material consistent with the wall above it.

(vii) The front wall of the home must not be more than 50% below the midpoint level of the front boundary.
7. External Building Materials:

No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or commons brickwork. Other materials will be considered on their architectural merits eg. natural stone.
8. Front Facade Articulation:

(i) Facades of the home fronting the street must include a highly visible entry and include a substantial verandah, or include two materials or finishes to the entry.

(ii) Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage. The minimum acceptable alignment variation is 560mm. Garages are permitted to be a maximum 1.0m forward of the front building wall where the roof of the entry is positioned forward of the roof of the garage. Special provisions apply for narrow lots as per Note 14.

(iii) Double storey homes which incorporate a minimum depth verandah or balcony to the first floor to at least 40% of the front elevation width do not require articulation between the alignment of the front wall and the garage.
9. Homes with more than one Visible Facade (Corner Homes):

Homes on corners or with park frontage must provide feature windows and detailing to match the front elevation along the secondary frontage or extend the detailing of the priority street facade to the front four metres of the secondary frontage.
10. Fencing:

(i) No front fencing is desirable on primary street frontages in order to ensure the predominance of landscaping in front of buildings.

(ii) Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, with the exception of regulation fencing required around pools.

(iii) Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:

a. an open style fence that is 50% transparent, or

b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish, or

c. is of architectural merit.

(iv) Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.

(v) All side fencing must either return to the house a minimum of 1.0 metre behind the front building line or continue forward of the front building line as decorative fencing.

(vi) Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted in a colour which complements the design or the home, and treated with decorative capping or trims and provided with pronounced posts.

(vii) Secondary Fencing must finish 4 metres behind the front wall or your home.

(viii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.

(ix) Fencing and retaining walls erected by Lendlease must not be altered, removed or modified in any way, without the prior written approval from Lendlease.

11. Landscaping:

At least 50% of your front yard is landscaped with grass and/or garden beds. A significant portion of this area must include gardens with trees and/or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting. Please refer to the preferred Yarrabilba plant species list for guidance.

12. Outdoor Structure and Services

(viii) All outdoor structures visible from the street or public spaces including but not limited to, roof or wall mounted air-conditioning units, satellite dishes, antennas, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact.

(ii) Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

13. Build to Boundary Wall Lengths

The maximum length of build to boundary for any TCF product shall be 18m.

14. Double Garages on Narrow Lots Residential Lots

(i) Double garages for Lots between 10m -12.49m in width are permitted provided the following design criteria are followed :

14.1 The garage door:

i. Width must not exceed 4.8m;

ii. Must have a minimum 450mm eave above it;

iii. Must be setback a minimum of 240mm behind the pillar of the garage door; and

iv. Must have a sectional, tilt or roller door.

AND

14.2a Excluding the garage, the front façade of the dwelling must include a front verandah, porch or portico extending 1600mm forward of the front wall with the following:

i. Front piers with distinct materials and/or colours to the front facade of the dwelling; and

ii. A front door and windows with a sidelight.

OR

14.2b. Alternatively the front wall of the house can be setback to align with the rear of the garage if a gatehouse and front yard landscaping or courtyard wall and front yard landscaping on the front property boundary are part of the proposal. Pergola structures between the gatehouse and the house entry can also be included.

15. Additional Design Criteria for Multi Family Strata (MFS) Lots (Constitutes Multiple Residential Development)

(i) MFS lots are defined as a set of two or more dwellings on a single allotment which address all street frontages with the appearance of a traditional single residential dwelling.

(ii) Each dwelling must include a laundry, food preparation area, sanitary facilities, bin storage area and clothes drying area. The clothes drying and bin storage areas must not be visible from any street frontage.

(iii) All dwellings must be sited in accordance with the Residential Plan of Development.

(iv) Buildings must address all streets as primary frontages with a minimum of one (1) dwelling per street frontage.

(v) Lots that have a park frontage are to address the park through the inclusion of at least three of the following design elements:

a. A verandah, porch or portico;

b. Awning and shade structures;

c. Variation to roof and building lines;

d. Inclusion of window openings; and

e. Use of varying building materials and treatments.

(vi) All buildings with a width of more than 10 metres that are visible from a road or a park are to be articulated to reduce the mass of the building by one or more of the following

a. Windows are recessed into the facade;

b. Balconies, porches or verandas are provided;

c. Window hoods are provided; or

d. Shadow lines are created on the building through minor changes in the facade (100mm minimum).

(vii) The extent of garages must not exceed 40 percent of the lot frontage on any street frontage except where Double Garages on Narrow Lot Requirements are met.

(viii) Private outdoor living space must be provided at a minimum of 25m² for each dwelling. Outdoor living space must:

a. Incorporate a minimum of one single area of 16m² on the ground floor or 12m² for elevated areas of outdoor living space;

b. Primary outdoor spaces must be accessible from the indoor living spaces and must have a minimum dimension of 4.0 metres for ground level living or 2.0 metres for elevated outdoor living spaces. Primary spaces must not have a slope of more than 10%; and

PLANS AND DOCUMENTS submitted for MFS lots shall not exceed 60% of the area of the lot.

DEVELOPMENT APPROVAL

Approval no: DEV2016/791

Date: 26 April 2017

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 5 TO 6 (106127-64/65).

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
RESIDENTIAL PLAN OF DEVELOPMENT

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File No. 106127-Precinct 3A-ROL Dwg No. 106127-68H

Date: 20/04/2017