

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.
2. Setbacks:
 - (i) Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.
 - (ii) 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.
 - (iii) With the exception of TCD lots, 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.
 - (iv) 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.
 - (v) Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
 - (vi) 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.
- 4A. Parking , Garages and Carports:
 - (i) It is the requirement that at least one covered space per dwelling is off street.
 - (ii) TCD product must locate the garage to the road that is not the primary frontage and be setback a minimum of 0.9m with 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 4B on this Plan of Development.
- 4B. Garages on Narrow Lots - Residential Lots (10m-12.49m in width)
Garages for Lots between 10m-12.49m in width must adhere to the following design criteria.
 - (i) The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
 - (ii) The garage door
 - a. Width must not exceed 4.8m;
 - b. Must have a 450mm eave above it;
 - c. Must be setback a minimum of 240mm behind the pillar of the garage door; and
 - d. Must have a sectional, tilt or roller door.
 - (iii) The front facade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
 - a. A front entrance door and windows with a side light;
 - b. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door; and
 - c. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
- 5A. Driveways:
 - (i) The driveway must be laid at the grade of the adjacent verge area. No grade change 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 DSDMIP.
 - (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.

- 5B. Driveways on Narrow Lots - Residential lots (10m-12.49m in width)
 - i. Driveways cannot exceed 3.0m across the verge on lots between 10m-12.49m wide.
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 common bricks. 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) 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) Fencing up to 1.5 m in height will be permitted on internal street frontages (i.e. not including Yarrabilba Drive and Woodward Avenue) 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 decorative fencing.
 - (ii) Fencing is not required on the Basalt Drive frontage of TCD Lot 009-016 and 029-032. If fencing is provided, it is to be:
 - a. an open style fence that is 50% transparent; and
 - b. a maximum height of 1.5m; and
 - c. must be decorative fencing.
 - (iii) Fencing provided to Yarrabilba Drive and Woodward Avenue can be up to 1.8 metres in height and must be decorative fencing (refer to note (v) below). 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 (with the exception of corner lot secondary fencing refer to note (vi) below).
 - (v) 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 of the home, and treated with decorative capping or trims and provided with pronounced posts.
 - (vi) Secondary Fencing on a corner lot must return to the house a minimum of 4.0 metres behind the front wall.
 - (vii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.
 - (viii) 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
 - (i) 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 TCD product shall be 18m.

AMENDED IN RED

By: Brandon Bouda

Date: 12 October 2018



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

Approval no: DEV2018/955

Date: 15 October 2018



**THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT, 81012
SHEET 1 OF 2 [DGN No YAR.P03A.ROL4.POD180012] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

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

NOTES: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2018 Lendlease Communities (Australia). All rights reserved. Except as permitted by Lendlease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lendlease.