

| RETAINING WALL HEIGHT TABLE |              |                    |                                     |                     |                                           |                                 |                                |     |
|-----------------------------|--------------|--------------------|-------------------------------------|---------------------|-------------------------------------------|---------------------------------|--------------------------------|-----|
| Lot Type                    | Traditional  | Town<br>Courttyard | Premium Villa<br>Town Premium Villa | Villa<br>Town Villa | Terrace<br>MFF (Multi-Family<br>Freehold) | MFS (Multi<br>Family<br>Strata) | Maximum<br>Retaining<br>Height |     |
| Earthworks                  |              |                    |                                     |                     |                                           |                                 |                                |     |
| Front<br>Boundaries         | Cut Average  | 1.5                | 1.4                                 | 1.25                | 1.0                                       | 0.5                             | 0.5                            | 1.8 |
|                             | Fill Average | 1.0                | 0.7                                 | 0.6                 | 0.5                                       | 0.5                             | 0.5                            | 1.0 |
| Side<br>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<br>Boundary            | Cut Average  | 1.5                | 1.5                                 | 1.5                 | 1.5                                       | 1.5                             | 1.5                            | 1.8 |
|                             | Fill Average | 1.0                | 0.7                                 | 0.6                 | 0.5                                       | 0.5                             | 0.5                            | 1.0 |

Note: Retaining walls with a height of 1.0m or more require RPEQ Certification

| SETBACK TABLE      |                                |                            |                      |                     |                                        |     |     |
|--------------------|--------------------------------|----------------------------|----------------------|---------------------|----------------------------------------|-----|-----|
| Lot Type           | Front -<br>Primary<br>Frontage | Rear and Side<br>(to wall) | Built to<br>Boundary | First Floor<br>Side | Corner Lots -<br>Secondary<br>Frontage |     |     |
| (T1, T2, T3)       | Traditional                    | Ground Floor               | 3.0                  | 0.9                 | N/A                                    | 2.0 | 1.5 |
| (C1, C2, C3)       | Courtyard                      | 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 |
| (TCY1, TCY2, TCY3) | Town Courttyard                | 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 |
| (MFF)              | Multi-Family Freehold          | Ground Floor               | 2.0                  | 0.9                 | 0.0                                    | 0.0 | 1.5 |
| (SMT)              | Smart Lot                      | 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

NOTE: All garages must be setback 5.0m to the front wall at the garage and a further 240mm to the garage door.

## Legend

- Yarrabilba Site Boundary
- RoL Boundary
- Stage Boundary
- Overall Constraints Line
- Park \*
- Open Space \*
- Built to Boundary Line
- Mandatory Built to Boundary Line
- Building Envelope
- No Vehicular Access



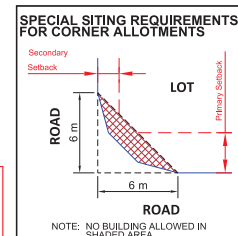
PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 06/02/19

9004

THESE CRITERIA MUST BE READ IN  
CONJUNCTION WITH RESIDENTIAL PLAN  
OF DEVELOPMENT SHEET 25 OF 26  
(106127-130 Rev O) - DESIGN CRITERIA  
FOR RESIDENTIAL DEVELOPMENT.



# PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION THREE) RESIDENTIAL PLAN OF DEVELOPMENT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Land Lease, 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 Lend Lease.