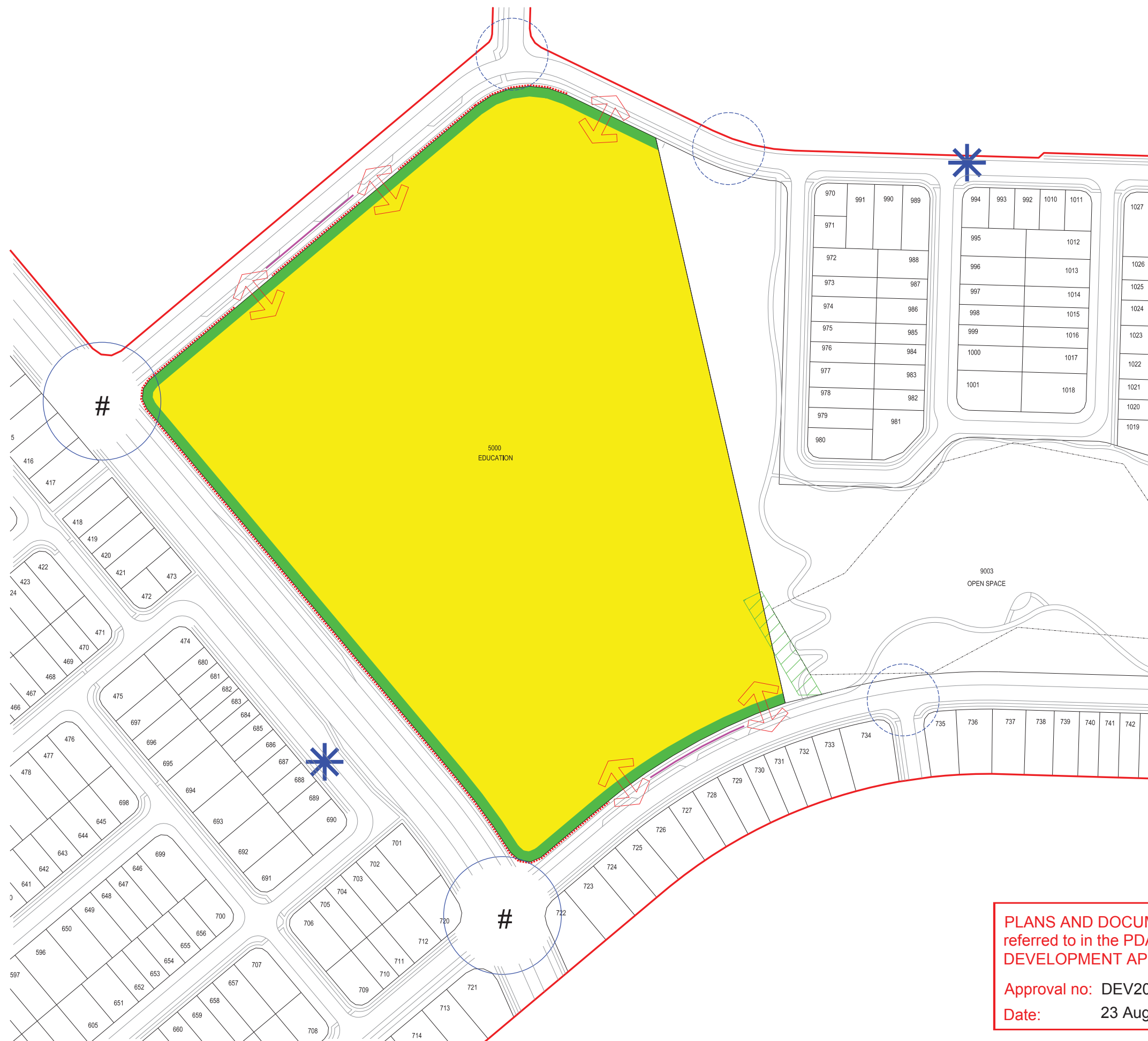




- LEGEND**
- RECONFIGURATION OF A LOT APPLICATION ONE
 - INDICATIVE BUILDING ENVELOPE
 - MINIMUM 5m LANDSCAPE STRIP *
 - ↔ INDICATIVE VEHICULAR ACCESS LOCATION
 - NO VEHICULAR ACCESS
 - POTENTIAL KERBSIDE BUS ZONES
 - ✱ PUBLIC BUS STOPS
 - UNMANAGED BUSHLAND TO BE RETAINED
 - SCHOOL BUILDINGS TO BE MIN 10m FROM UNMANAGED BUSHLAND
 - # SIGNALISED INTERSECTION
 - PEDESTRIAN CROSSING SIGNALISED INTERSECTION
 - UNCONTROLLED PEDESTRIAN CROSSWALK

APPROVED USES

- COMMUNITY FACILITIES
- EDUCATIONAL ESTABLISHMENT
- PLACE OF ASSEMBLY
- HEALTH CARE SERVICES

* The landscape strip is required to all internal boundaries (with the exception of driveways, paths and plazas and the boundary to Lot 9003). The landscape strip is to be a minimum of 5.0m wide, except where adjoining a car park, where the minimum width of the landscape strip may be reduced to 2.0m wide.

The landscape strip must include canopy trees at approximately 6.0m centres, and appropriate small shrubs and groundcovers (and where appropriate, turf) in adequate soil and preferably irrigated. When mature, the trees will provide shade as well as broken views to the building and activities, whilst ensuring excellent CPTED outcomes. Where the landscape strip is reduced to a minimum of 2.0m wide along car parking areas, the treatment is to consist of shrubs and ground covers to 1.0m high with shade trees at minimum 6.0m centres.

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE INDICATIVE BUILDING ENVELOPE ON THE PLAN OF DEVELOPMENT
2. BUILDINGS MUST BE SET BACK A MINIMUM OF 5m FROM THE STREET (TO THE WALL)
3. MAXIMUM SITE COVERAGE FOR BUILDINGS SHALL NOT EXCEED 80%
4. MAXIMUM BUILDING HEIGHT IS 3 STOREYS
5. INDICATIVE VEHICULAR ACCESS IS INDICATED WITHIN THE ZONES SHOWN ON THE PLAN OF DEVELOPMENT
6. DEVELOPMENT SHOULD COMPLY WITH THE RELEVANT DETE DESIGN STANDARDS
7. STORMWATER QUALITY IS TO BE MANAGED ON SITE IN ACCORDANCE WITH THE YARRABILBA PRECINCT 5 STORMWATER MANAGEMENT PLAN VERSION 2, PREPARED BY DESIGNFLOW.

PRIOR TO BUILDING WORKS APPROVAL SUBMIT TO EDQ CONFIRMATION FROM DETE THAT THE PROPOSED SCHOOL SITE MASTER PLAN AND STATEMENT IS IN ACCORDANCE WITH DETE'S ADOPTED DESIGN STANDARDS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019

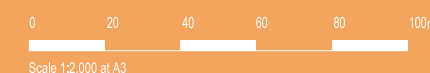


ENGINEERING STANDARDS
ALL ENGINEERING WORKS ARE TO COMPLY WITH THE PDA GUIDELINES NO 13 - ENGINEERING STANDARDS, DATED MAY 2015. CONNECT THE DEVELOPMENT TO THE RELEVANT AUTHORITY ASSETS (STORMWATER, SEWER, UTILITIES) IN ACCORDANCE WITH THE AUTHORITY STANDARDS AND CONDITIONS. UPON COMPLETION AND CERTIFICATION THE DEVELOPER SHALL PREPARE AND PROVIDE TO ECONOMIC DEVELOPMENT QUEENSLAND (EDQ) *AS CONSTRUCTED* PLANS INCLUDING AN ASSET REGISTER, CHECKED BY A REGISTERED PROFESSIONAL ENGINEER, (PEQ-CIVIL).

NOTE:
THE BOUNDARIES SHOWN HEREON ARE SUBJECT TO DETAILED ENGINEERING DESIGN, FINAL SURVEY AND APPROVAL OF SUBSEQUENT PERMITS AS NECESSARY.

PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT - EDUCATION

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LEGEND

- MANDATORY BUILD TO BOUNDARY
- BUILD TO BOUNDARY
- ACOUSTIC ATTENUATION MAY BE REQUIRED ^{AA}
- POTENTIAL SECONDARY DWELLING
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- P05 PRECINCT BOUNDARY
- APPLICATION ONE BOUNDARY

^{AA} In accordance with Traffic Noise Assessment report prepared by MWA Environmental

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3) TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3) COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V) VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3) TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC) TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV) SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ) SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SM) SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TFF) TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.9	0.9	1.0
(MFF) MULTIFAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.9	0.9	1.5
(MFS) MULTIFAMILY STRATA *	3.0	0.9	N/A	3.0	1.0	0.9	1.5

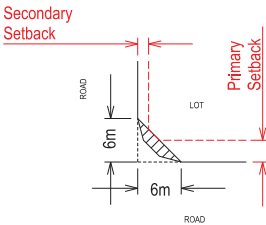
NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town	Premium Villa Town Cottage	Villa Town Villa Small Smart	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
	EARTHWORKS	EARTHWORKS	EARTHWORKS	EARTHWORKS	EARTHWORKS	EARTHWORKS	EARTHWORKS
Front Boundaries	Cut Average 1.5	Cut Average 1.4	Cut Average 1.25	Cut Average 1.0	Cut Average 0.5	Cut Average 0.5	1.8
Side Boundaries	Cut Average 1.0	Cut Average 0.7	Cut Average 0.6	Cut Average 0.5	Cut Average 0.5	Cut Average 0.5	1.0
Rear Boundaries	Cut Average 1.5	Cut Average 0.7	Cut Average 0.6	Cut Average 0.5	Cut Average 0.5	Cut Average 0.5	1.8
Boundary	Cut Average 1.5	Cut Average 1.5	Cut Average 1.5	Cut Average 1.5	Cut Average 1.5	Cut Average 1.5	1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NO BUILDING ALLOWED IN THE SHADED AREA

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT FIVE - APPLICATION ONE
PLAN OF DEVELOPMENT

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0 125 250 375 500 625m

Scale 1:12500 at A3

North

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019

LEGEND

- MANDATORY BUILD TO BOUNDARY
- BUILD TO BOUNDARY
- ACOUSTIC ATTENUATION MAY BE REQUIRED **
- POTENTIAL SECONDARY DWELLING
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- P05 PRECINCT BOUNDARY
- APPLICATION ONE BOUNDARY

** In accordance with Traffic Noise Assessment report prepared by MVA Environmental

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3) TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3) COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V) VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCV2, TCY2) TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC) TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV) SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SC) SQUAT COURT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SM) SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TF) TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.9	0.9	1.0
(MFF) MULTIFAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.9	0.9	1.5
(MFS) MULTIFAMILY STRATA	3.0	0.9	N/A	3.0	1.0	0.9	1.5

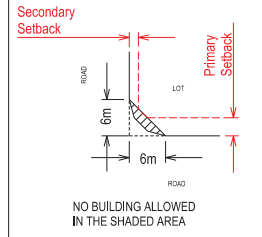
NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard	Premium Villa	Villa	Terrace	MFF (Multi Family Freehold)	Maximum Retaining Height
EARTHWORKS	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8
Front Boundary	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8
Side Boundary	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8
Rear Boundary	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RP02 CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown herein are subject to detailed engineering design. Final survey and approval of subsequent development applications by the relevant authorities.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



PRECINCT FIVE - APPLICATION ONE
PLAN OF DEVELOPMENT

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0 25 50 75 100 125m

Scale 1:2500 at A3



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LEGEND

- MANDATORY BUILD TO BOUNDARY
- BUILD TO BOUNDARY
- ACOUSTIC ATTENUATION MAY BE REQUIRED^{1A}
- POTENTIAL SECONDARY DWELLING
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- P05 PRECINCT BOUNDARY
- APPLICATION ONE BOUNDARY

^{1A} In accordance with Traffic Noise Assessment report prepared by MVA Environmental

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS- SECONDARY FRONTAGE
	FRONT- PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1-T3) TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2-C3) COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V) VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2-TCY3) TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC) TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV) SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SCY) SCOUT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMY) SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF) TERRACE FRONT (LOANED)	2.4	0.9	0.0	2.4	0.9	0.9	1.0
(MFF) MULTIFAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.9	0.9	1.5
(MFS) MULTIFAMILY STRATA*	3.0	0.9	N/A	3.0	1.0	0.9	1.5

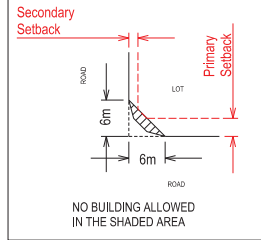
NOTE: ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town	Premium Villa Town Cottage	Villa Town Premium Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold)	MFS (Multi Family Strata)	Maximum Retaining Height
	EARTHWORKS							
Front	Cut Average 1.5	1.4	1.25	1.0	0.5	0.5	1.8	
Boundaries								
Side	Cut Average 1.0	0.7	0.5	0.5	0.5	0.5	1.8	
Boundaries								
Rear	Cut Average 1.5	0.7	0.5	0.5	0.5	0.5	1.8	
Boundaries								
Boundary								

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPED CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE: MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown herein are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT

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0 25 50 75 100 125m

Scale 1:2500 at A3

North

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 23 August 2019



LEGEND

- MANDATORY BUILD TO BOUNDARY
- BUILD TO BOUNDARY
- ACOUSTIC ATTENUATION MAY BE REQUIRED ^{^^}
- POTENTIAL SECONDARY DWELLING
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- P05 PRECINCT BOUNDARY
- APPLICATION ONE BOUNDARY

^{^^} In accordance with Traffic Noise Assessment report prepared by MVA Environmental

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE(to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3) TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3) COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV) PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V) VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3) TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV) TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV) TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC) TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV) SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ) SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SM1) SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF) TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.9	0.9	1.0
(MFF) MULTI-FAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.9	0.9	1.5
(MFS) MULTI-FAMILY STRATA *	3.0	0.9	N/A	3.0	1.0	0.9	1.5

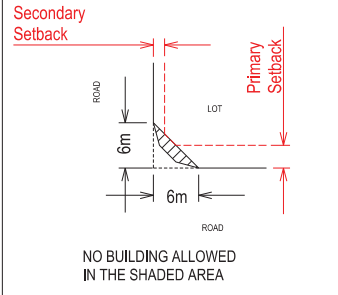
NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold) 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
Side Boundaries	Cut Average 1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundaries	Cut Average 1.5	0.7	0.6	0.5	0.5	0.5	1.0
Boundary	Cut Average 1.5	1.5	1.5	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEO CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown herein are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

7001

7003
BALANCE LOT

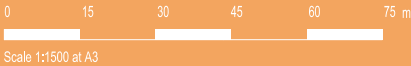
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



PRECINCT FIVE - APPLICATION ONE
PLAN OF DEVELOPMENT

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Scale 1:1500 at A3



SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC)	TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV)	SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ)	SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMT)	SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF)	TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
(MFF)	MULTI-FAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.0	0.9	1.5
(MFS)	MULTI-FAMILY STRATA *	3.0	0.9	N/A	3.0	1.0	0.9	1.5

NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold) 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
Side Boundaries	Cut Average 1.0	0.7	0.6	0.5	0.5	0.5	1.2
Back Boundaries	Fill Average 1.5	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

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

NOTE:
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DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design. Final survey and approval of subsequent development applications by the relevant authorities.

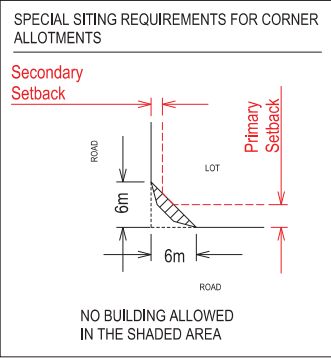


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860

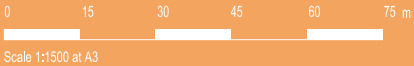
Date: 23 August 2019

- LEGEND
- MANDATORY BUILD TO BOUNDARY
 - BUILD TO BOUNDARY
 - ACOUSTIC ATTENUATION MAY BE REQUIRED **
 - POTENTIAL SECONDARY DWELLING
 - NO VEHICULAR ACCESS
 - PROPOSED STAGE BOUNDARY
 - BUILDING ENVELOPE
 - P05 PRECINCT BOUNDARY
 - APPLICATION ONE BOUNDARY
- ** In accordance with Traffic Noise Assessment report prepared by MWA Environmental



PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT

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LEGEND

-  MANDATORY BUILD TO BOUNDARY
-  BUILD TO BOUNDARY
-  ACOUSTIC ATTENUATION MAY BE REQUIRED ^{AA}
-  POTENTIAL SECONDARY DWELLING
-  NO VEHICULAR ACCESS
-  PROPOSED STAGE BOUNDARY
-  BUILDING ENVELOPE
-  P05 PRECINCT BOUNDARY
-  APPLICATION ONE BOUNDARY

^{AA} In accordance with Traffic Noise Assessment report prepared by MWA Environmental

SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC)	TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV)	SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ)	SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMT)	SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF)	TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
(MFF)	MULTI-FAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.0	0.9	1.5
(MFS)	MULTI-FAMILY STRATA	3.0	0.9	N/A	3.0	1.0	0.9	1.5

NOTE:
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RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Cottage	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundaries	1.5	0.7	0.6	0.5	0.5	0.5	1.8
Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

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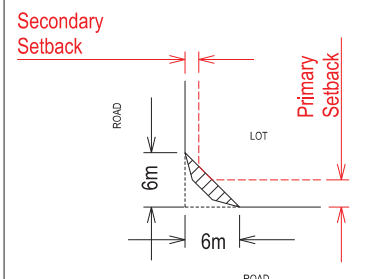
Approval no: DEV2017/860
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NOTE:
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DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NO BUILDING ALLOWED IN THE SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT

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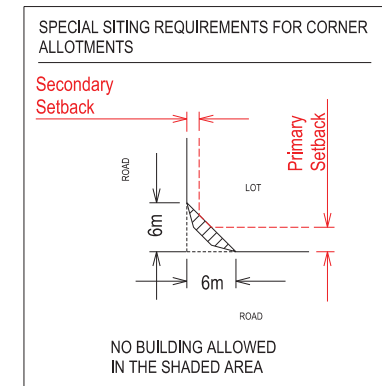
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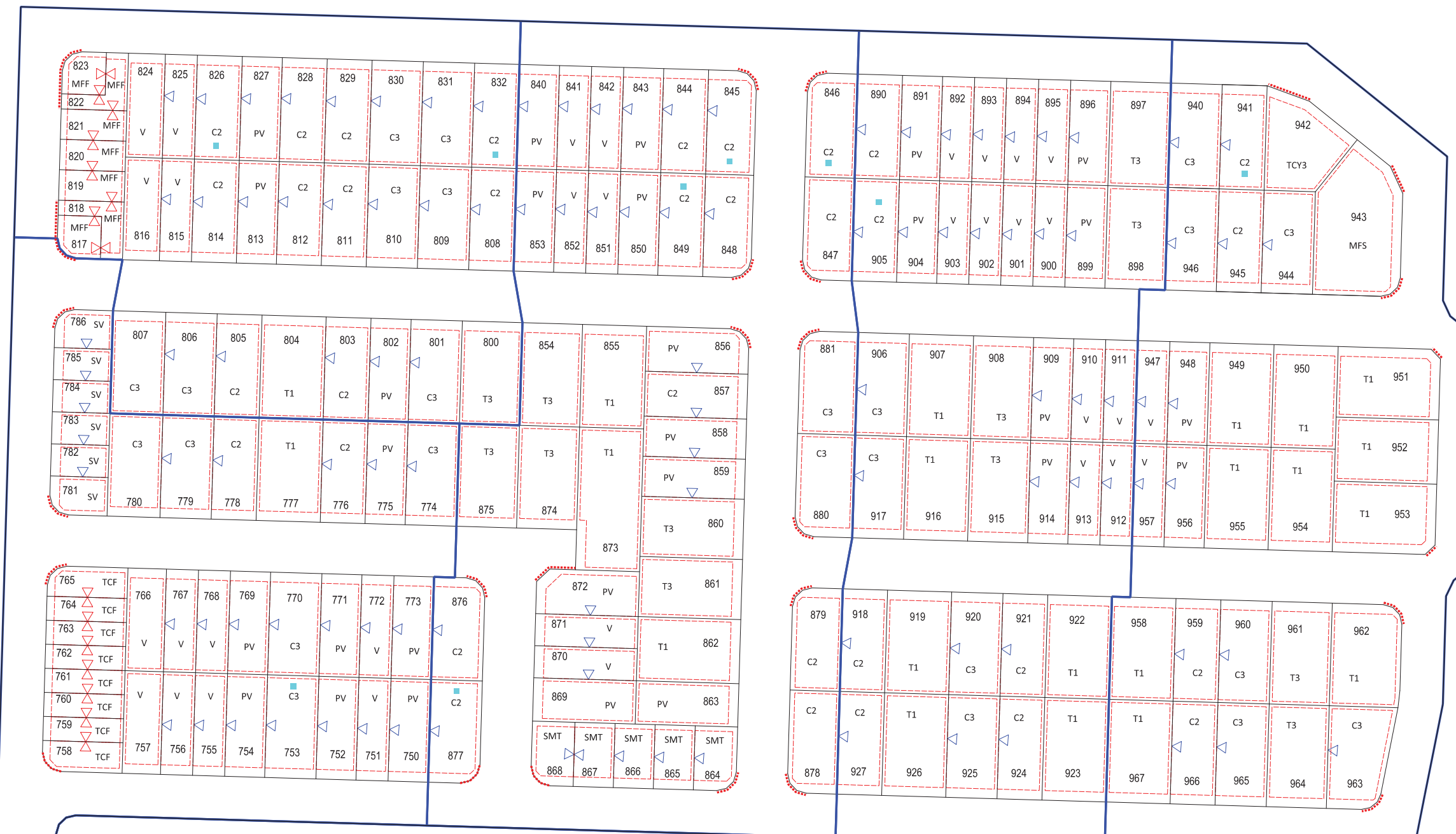
LEGEND

- MANDATORY BUILD TO BOUNDARY
 - BUILD TO BOUNDARY
 - ACOUSTIC ATTENUATION MAY BE REQUIRED ^{AA}
 - POTENTIAL SECONDARY DWELLING
 - NO VEHICULAR ACCESS
 - PROPOSED STAGE BOUNDARY BUILDING ENVELOPE
 - P05 PRECINCT BOUNDARY
 - APPLICATION ONE BOUNDARY
- ^{AA} In accordance with Traffic Noise Assessment report prepared by MWA Environmental



NOTE:
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MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.



SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC)	TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV)	SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ)	SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMT)	SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF)	TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
(MFF)	MULTI-FAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.0	0.9	1.5
(MFS)	MULTI-FAMILY STRATA *	3.0	0.9	N/A	3.0	1.0	0.9	1.5

NOTE:
ALL GARAGES MUST BE SETBACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR. SETBACKS ARE AS PER TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE TO WALL.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Cottage	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8
	Fill	Fill Maximum height of 1.0 m					
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	1.8
	Fill	1.5	0.7	0.6	0.5	0.5	1.0
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.8
	Fill	Fill Maximum height of 1.0 m					1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT

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BALANCE LOT

BALANCE LOT

5000
EDUCATION

9003

BALANCE LOT

SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC)	TOWN COTTAGE	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV)	SMART VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SQ)	SQUAT COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMT)	SMART LOT	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF)	TERRACE (FRONT LOADED)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
(MFF)	MULTI-FAMILY FREEHOLD	2.0	0.9	0.0	2.0	0.0	0.9	1.5
(MFS)	MULTI-FAMILY STRATA *	3.0	0.9	N/A	3.0	1.0	0.9	1.5

NOTE:
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RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Cut Average 1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries	Cut Average 1.0	0.7	0.8	0.5	0.5	0.5	1.8
Rear Boundary	Cut Average 1.5	1.5	1.5	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION



LEGEND

- MANDATORY BUILD TO BOUNDARY
- BUILD TO BOUNDARY
- ACOUSTIC ATTENUATION MAY BE REQUIRED ^{AA}
- POTENTIAL SECONDARY DWELLING
- NO VEHICULAR ACCESS
- PROPOSED STAGE
- BOUNDARY
- BUILDING ENVELOPE
- P05 PRECINCT BOUNDARY
- APPLICATION ONE BOUNDARY

^{AA} In accordance with Traffic Noise Assessment report prepared by MWA Environmental

^{AA} Setback varies due to Bushfire Constraints

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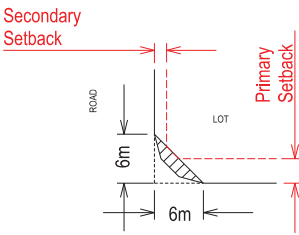
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860
Date: 23 August 2019



SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NO BUILDING ALLOWED
IN THE SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

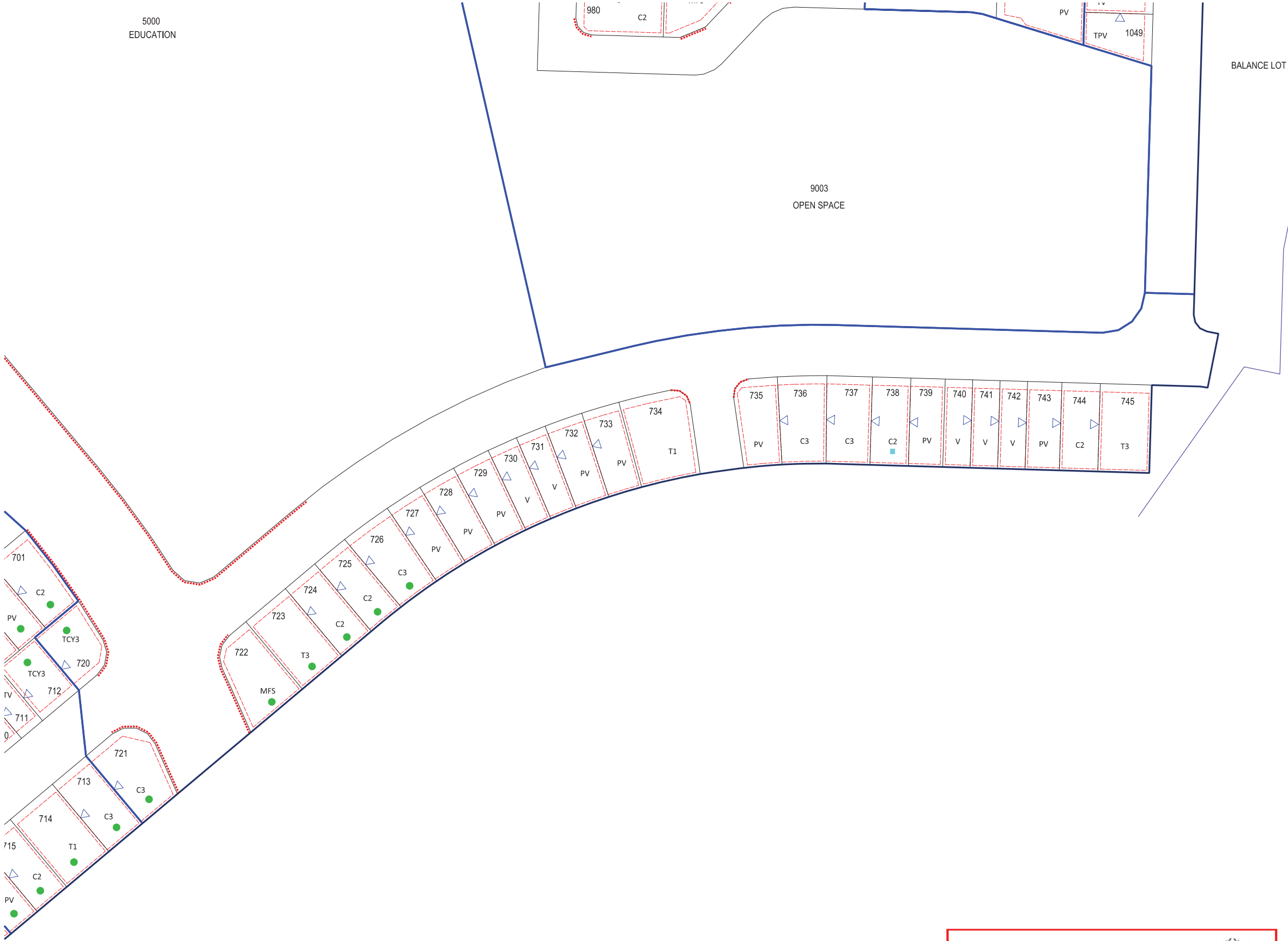
PRECINCT FIVE - APPLICATION ONE
PLAN OF DEVELOPMENT

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0 15 30 45 60 75 m

Scale 1:1500 at A3





LEGEND

-  MANDATORY BUILD TO BOUNDARY
-  BUILD TO BOUNDARY
-  ACOUSTIC ATTENUATION MAY BE REQUIRED ^{AA}
-  POTENTIAL SECONDARY DWELLING
-  NO VEHICULAR ACCESS
-  PROPOSED STAGE BOUNDARY
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^{AA} In accordance with Traffic Noise Assessment report prepared by MWA Environmental

SETBACK TABLE

LOT TYPE	GROUND FLOOR			FIRST FLOOR			CORNER LOTS - SECONDARY FRONTAGE
	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	
(T1, T3)	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TC)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SV)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SO)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(SMT)	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCF)	2.4	0.9	0.0	2.4	0.0	0.9	1.0
(MFF)	2.0	0.9	0.0	2.0	0.0	0.9	1.5
(MFS)	3.0	0.9	N/A	3.0	1.0	0.9	1.5

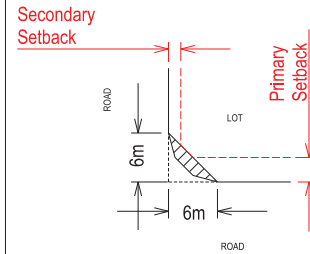
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RETAINING WALL HEIGHT TABLE

	LOT TYPE	Traditional		Courtyard Town Cottage	Premium Villa Town Cottage	Villa Town Small Villa Smart	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	EARTHWORKS	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries		Cut Average	1.0	0.7	Fill Maximum height of 1.0 m			0.5	1.8
Rear Boundary		Fill Average	1.5	0.7	0.5	0.5	0.5	1.5	1.8
		Cut Average	1.5	1.5	1.5	1.5	1.5	1.5	1.8
		Fill Maximum height of 1.0 m							

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0M OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot. MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi-family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

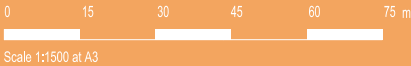
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THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 10 OF 10 [DGN No P05.ROL1-POD190417] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT FIVE - APPLICATION ONE
PLAN OF DEVELOPMENT

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1. General:

- Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
- The maximum height of unattached buildings shall not exceed 8.5m. For attached buildings on lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.
- 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.
- Acoustic treatment may be required for some lots, refer to report prepared by MWA Environmental.
- Construction standards/setbacks may be affected by bushfire risk. Refer to the Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 5A Yarrabilba, prepared by Bushfire Protection Systems Pty Ltd.

2. Setbacks:

- Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.
- 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.
- 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.
- 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.
- Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
- Front setbacks on corner lots are determined by the frontage that the primary facade is addressing. The primary frontage is taken to be the frontage where the front door and letterbox is located.
- The maximum length of build to boundary for any TCF product shall be 18m.
- Allotments containing or adjoining the lower face of a rear retaining wall exceeding 2.0 metres in height are required to have a minimum rear setback of 2.5m to the rear property boundary from the ground and second floor of the dwelling.

3. Site Cover and Amenity:

- Site cover for each lot is not to exceed the following:
 - 80% for dual attached lots;
 - 70% for build to the boundary lots;
 - 60% for lots that do not use a build to boundary;
- 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. Private outdoor space excludes area for driveways and must include an area with a minimum dimension of 2.4m. The total outdoor space should equal at least 15% of the total site area.

4. Parking, Garages and Carports:

- Each allotment must provide one covered car parking space.
- TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling. The garage must be setback a minimum of 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.
- Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
- Carports must include either a garage door at the front or screening to the rear.
- Any column or wall provided to support a carport must be set back a minimum of 5.0m from the front boundary of the property.
- Garages for houses on narrow lots (10m-12.49m) are to comply with Note 13 on this Plan of Development.

5. Driveways:

- 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.
- Maximum driveway grades within lots must not exceed 1:5 or 1:4 with transitions at both ends of the driveway.
- Driveways must be offset at least 300mm from the side property boundary.
- Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed by DSDMIP.
- Driveways across the verge cannot exceed 3.0m for a single garage or 5.0m for a double garage.
- 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:

- Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.
- 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.
- 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.
- Retaining walls to side boundaries between lots cannot exceed 1.8 metres high at the front wall of the house and must taper down to natural ground level forward of the house.
- Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscape screening.
- 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.
- 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.

8. Front Facade Articulation:

- 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.
- 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 13.
- Double storey homes which incorporate a 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 with frontage to park):

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:

- Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, except for regulation fencing required around pools.
- Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
 - an open style fence that is 50% transparent, or
 - is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish
- Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
- 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.
- 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 and treated with decorative capping or trims and provided with pronounced posts.
- Secondary street frontage fencing must finish 4 metres behind the front wall of your home.
- Untreated or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
- 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. 25% of the front yard must be planted garden beds 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

- 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, sheds, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact.
- Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

13. Houses on Narrow Lots Residential Lots (10m-12.49m in width)

Houses on Lots between 10m and 12.49m in width must adhere to the following design criteria:

- The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m.
- The garage door:
 - Width must not exceed 4.8m;
 - Must have a minimum 450mm eave above it;
 - Must be setback a minimum of 240mm behind the pillar of the garage door; and
 - Must have a sectional, tilt or roller door.
- The front façade of the dwelling must be forward of the alignment of the garage wall and must include the following:
 - A front entrance door and windows with a side light.
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.
 - The verandah, portico or porch is to include front piers with distinct materials and/or colours

14. Driveways on Narrow Lots (10m -12.49m in width)

Driveways cannot exceed 3.0m across the verge on lots between 10m and 12.49m in width.

15. Residential Lots with Park Frontage

- Fencing along park frontages must be:
 - 1.2m high solid; or
 - Up to 1.8m high if containing openings that make it more than 50% transparent.
- Buildings are to be designed so to promote casual surveillance and overlooking at parks.

16. Potential Secondary Dwellings

- Lots identified as a Potential Secondary Dwelling on this Plan of Development may be developed to include a secondary dwelling subordinate to the primary dwelling on the lot.
- Any secondary dwelling must be designed in accordance with the requirements outlined within Schedule 3: Self Assessable Provisions of the Yarrabilba Urban Development Area Development Scheme.
- Secondary dwellings are not permitted on lots not nominated as a Potential Secondary Dwelling on this Plan of Development.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/860

Date: 23 August 2019

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

- MFS lots are identified on this Plan of Development and can be developed for the purpose of a House or Multiple Residential development (i.e. two or more dwellings on a single lot).
- The maximum number of dwellings per MFS lot is shown on this Plan of Development and must not be exceeded.
- Where an MFS lot is to be developed as Multiple Residential, the following design criteria apply:
 - The Multiple Residential development must address all street frontages and present with the appearance of a traditional house.
 - Each dwelling comprising the Multiple Residential development must include a laundry, food preparation area, sanitary facilities, bin storage and clothes drying areas.
 - Bin storage and clothes drying areas must not be visible from any street frontage.
 - The Multiple Residential development must be sited in accordance with this Plan of Development.
 - The Multiple Residential development must address all streets as primary frontages with a minimum of one (1) dwelling per frontage.
 - 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:
 - Windows are recessed into the facade;
 - Balconies, porches or verandas are provided;
 - Window hoods are provided; or
 - Shadow lines are created on the building through minor changes in the facade (100mm v. minimum).
 - Lots that have a park frontage are to address the park through the inclusion of at least three of the following design elements:
 - A verandah, porch or portico;
 - Awning and shade structures;
 - Variation to roof and building lines;
 - Inclusion of window openings; or
 - Use of varying building materials and treatments.
 - The extent of garages must not exceed 40% of the lot frontage on any street frontage, except where Houses on Narrow Lots Residential Lots requirements are met.
 - Private open space must be provided at a minimum rate of 25eqm for each dwelling comprising the Multiple Residential development and must:
 - Incorporate a minimum of one single area of 16m² on the ground floor or 12m² for elevated areas of outdoor living space;
 - Primary outdoor spaces must be accessible from 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
 - Private outdoor living spaces must be clearly delineated for each dwelling.
 - Site cover for MFS lots shall not exceed 60%.

18. Criteria for Variations to an approved plan assessed via compliance assessment

Applications for compliance assessment to vary the layout must be in accordance with the criteria outlined below. Changes that are not in accordance with these criteria will require lodgement of a change application pursuant to Section 99 of the Economic Development Act 2012.

- Minor variation to the boundaries of parks subject to achieving the following:
 - The size of the park does not vary by +/- 5%;
 - The boundary of a park does not vary by more than 10m in any direction; and
 - No change to the location and classification of the proposed park are made; and
 - Minimum park size and embellishments under Community Greenspace IMP and EDQ Park Planning and Design Guideline 12 and met; and if it is required to accommodate a padmount transformer- with a maximum area of 5m x 5m.
- Minor variations to the road network subject to achieving the following:
 - The classification of the road is not varied;
 - The location of a road is moved by not more than 10m in any direction;
 - Any change to a road location does not result in a new intersection within 50m of another intersection; and
 - The change of the road does not result in a block length of more than 200m; and
 - Retains grid or modified grid responsive to site characteristics; and
 - Does not result in an additional cul de sac; and
 - Demonstrate the variation accords with provisions within Guidelines 5, 6 and 13.
- Variation to lots subject to achieving the following:
 - The total number of lots is within +/- 5% of the number of lots already approved; and
 - The footprint of the lots is within the existing residential lot footprint (with the exception being where a road is moved in accordance with the provisions in Item b(i) above; and
 - It can be demonstrated where a lot increase is proposed that adequate on-street parking exists for visitors to the lots; and
 - Where a paramount transformer is required- max 5m x 5m.
- Variation to the approved POD where:
 - To amend setbacks as a result of a lot change; or
 - To change the location of a built to boundary wall or driveway.
 - It is noted a compliance assessment process can not be used once any lot in the stage subject to the change has been sold.
- Variations to staging or creation of sub-stages:
 - Permitted when not resulting in a park being created in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it.

Where a variation is proposed, the applicant must submit to EDQ for compliance assessment:

- A statement demonstrating compliance with the criteria above and relevant section of PDA Guidelines and Practice Notes.
- Where minor variations are required due to detailed engineering design a statement outlining the
- Reason for the variation and how the variation responds to Guidelines 13-Engineering Standards.
- Updated ROL and POD plans as applicable.
- Updated Functional Layout Plans (if applicable)

PRECINCT FIVE - APPLICATION ONE PLAN OF DEVELOPMENT

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THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 9 [Dgn No. P05-ROL1-POD190417]

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