

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town 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
	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

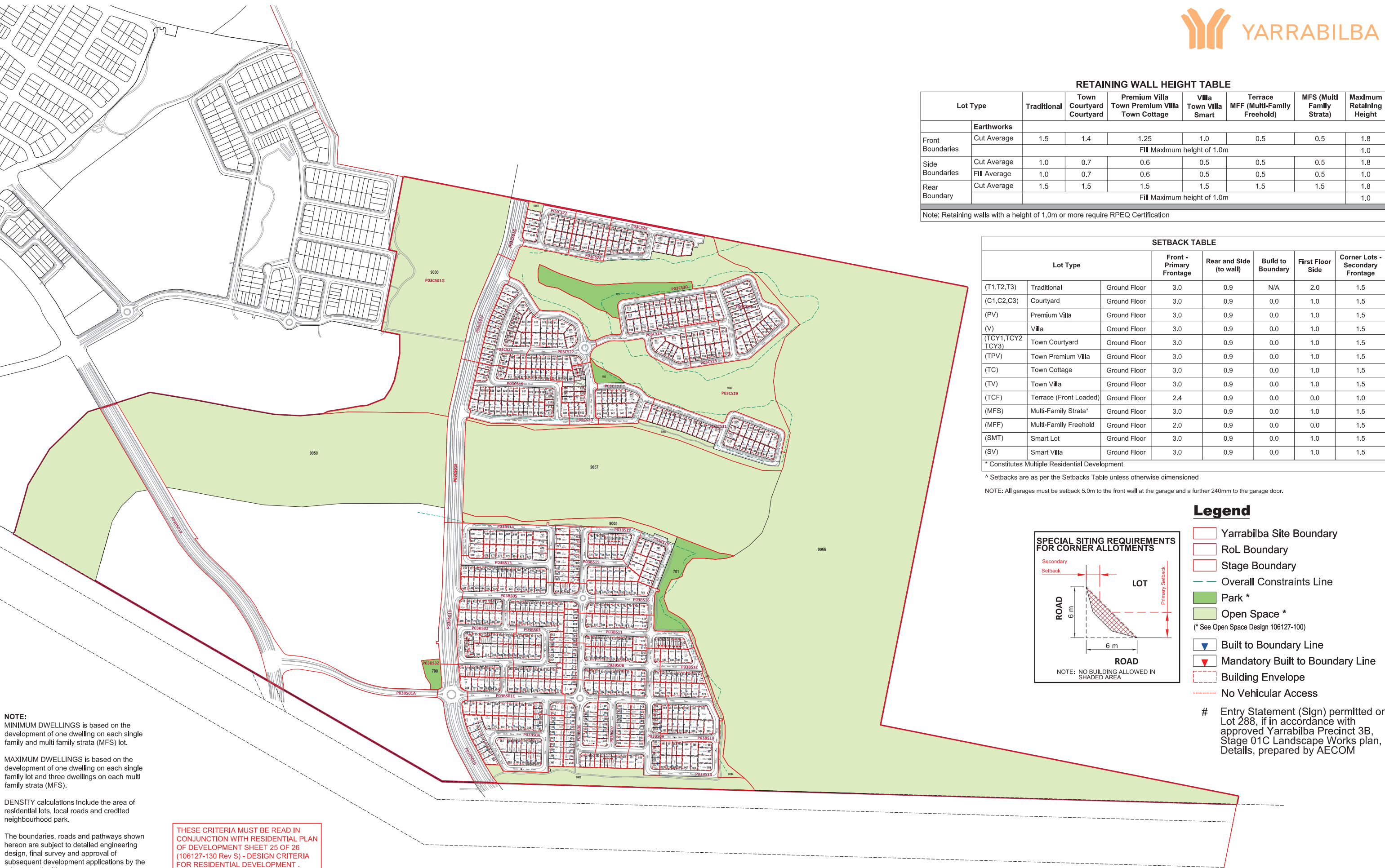
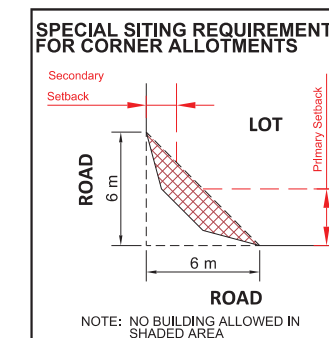
SETBACK TABLE

Lot Type			Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary 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 Courtyard	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

Legend

- Yarrabilba Site Boundary
- RoL Boundary
- Stage Boundary
- Overall Constraints Line
- Park *
- Open Space *
- (* See Open Space Design 106127-100)
- Built to Boundary Line
- Mandatory Built to Boundary Line
- Building Envelope
- No Vehicular Access
- # Entry Statement (Sign) permitted on Lot 288, if in accordance with approved Yarrabilba Precinct 3B, Stage 01C Landscape Works plan, Details, prepared by AECOM



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 25 OF 26 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT .

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

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Approval no: DEV2016/821

Date: 19 November 2020



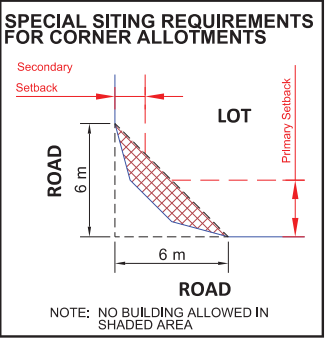
Scale 1:7,500 at A3

100 200 300 400 500m



Legend

- Yarrabilba Site Boundary
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Lot Type		Front - Primary Frontage	Rear and Side (to wall)	Built to Boundary	First Floor Side	Corner Lots - Secondary Frontage	
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(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 Courtyard	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
(TGF)	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.

RETAINING WALL HEIGHT TABLE								
Lot Type		Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Smart	Terrace MFF (Multi-Family Freehold)	MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Earthworks	1.5	1.4	1.25	1.0	0.5	0.5	1.8
	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries	Earthworks	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundary	Earthworks	1.5	1.5	1.5	1.5	1.5	1.5	1.8
	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

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Scale 1:1,000 at A3

10 20 30 40 50m



lendlease

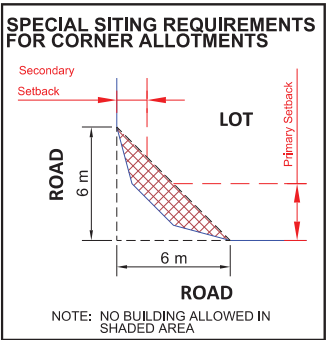
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(C1,C2,C3)	Courtyard	Ground Floor	3.0	0.9	0.0	1.5
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^ Setbacks are as per the Setbacks Table unless otherwise dimensioned
NOTE: All garages must be setback 5.0m to the front wall at the garage and 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



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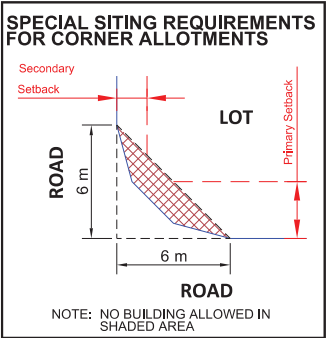
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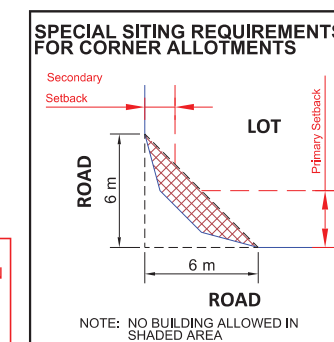




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Legend

-  Yarrabilba Site Boundary
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-  Stage Boundary
-  Overall Constraints Line
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-  Open Space *
- (* See Open Space Design 106127-100)
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Scale 1:1,000 at A3



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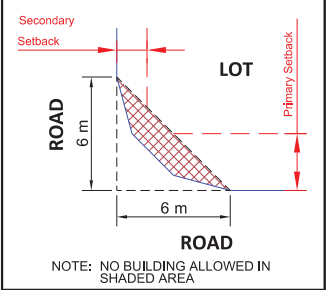
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SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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Scale 1:1,000 at A3

9005

**Legend**

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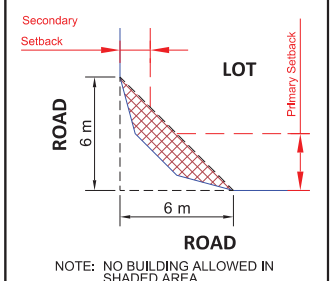
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	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
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Note: Retaining walls with a height of 1.0m or more require RPEQ Certification

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS

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

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

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File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 124

Rev: R

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 19 November 2020



Scale 1:1,000 at A3

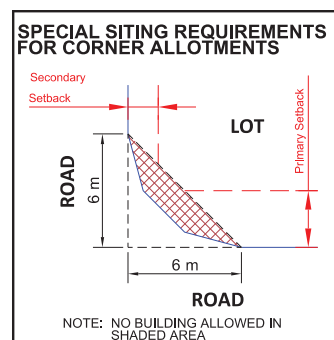
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Date: 11 SEPT 2020

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town 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
		Fill Maximum height of 1.0m					1.0
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5
	Fill Average	1.0	0.7	0.6	0.5	0.5	1.0
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.5
		Fill Maximum height of 1.0m					1.0

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



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
- (* See Open Space Design 106127-100)

SETBACK TABLE

Lot Type	Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary Frontage
(T1,T2,T3)	Traditional	Ground Floor	3.0	0.9	N/A
(C1,C2,C3)	Courtyard	Ground Floor	3.0	0.9	0.0
(PV)	Premium Villa	Ground Floor	3.0	0.9	0.0
(V)	Villa	Ground Floor	3.0	0.9	0.0
(TCY1,TCY2,TCY3)	Town Courtyard	Ground Floor	3.0	0.9	0.0
(TPV)	Town Premium Villa	Ground Floor	3.0	0.9	0.0
(TC)	Town Cottage	Ground Floor	3.0	0.9	0.0
(TV)	Town Villa	Ground Floor	3.0	0.9	0.0
(TCF)	Terrace (Front Loaded)	Ground Floor	2.4	0.9	0.0
(MFS)	Multi-Family Strata*	Ground Floor	3.0	0.9	0.0
(MFF)	Multi-Family Freehold	Ground Floor	2.0	0.9	0.0
(SMT)	Smart Lot	Ground Floor	3.0	0.9	0.0
(SV)	Smart Villa	Ground Floor	3.0	0.9	0.0

* 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.



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

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Approval no: DEV2016/821

Date: 19 November 2020

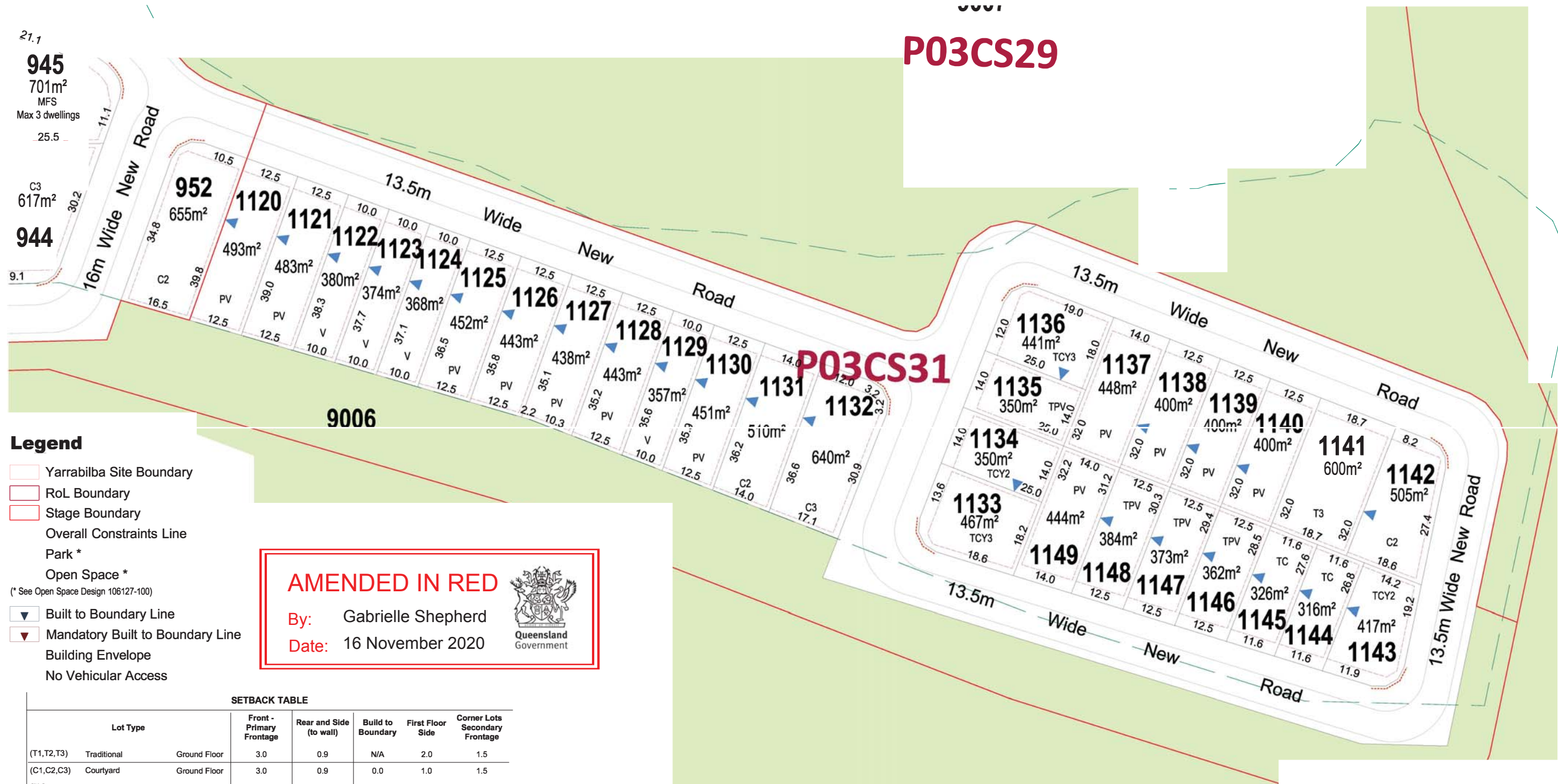


Scale: 1:1,000 at A3

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- Legend**
- Yarrabilba Site Boundary
 - RoL Boundary
 - Stage Boundary
 - Overall Constraints Line
 - Park *
 - Open Space *
 - (* See Open Space Design 106127-100)
 - Built to Boundary Line
 - Mandatory Built to Boundary Line
 - Building Envelope
 - No Vehicular Access

AMENDED IN RED

By: Gabrielle Shepherd

Date: 16 November 2020



SETBACK TABLE

Lot Type	Front - Primary Frontage	Rear and Side (to wall)	Built to Boundary	First Floor Side	Corner Lots Secondary 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 Courtyard 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.

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town 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
	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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

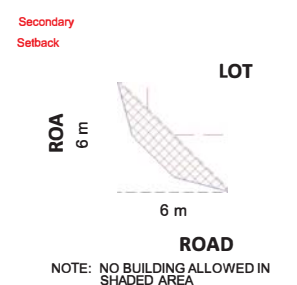
Approval no: DEV2016/821

Date: 19 November 2020



Scale 1:1,000 at A3

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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

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

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RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town 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
	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

SETBACK TABLE

Lot Type			Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary 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 Courtyard	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							

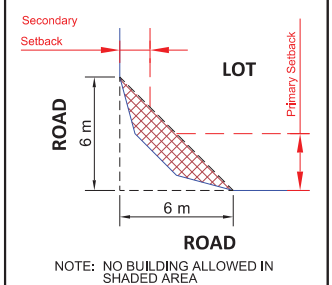
* Setbacks are as per the Setbacks Table unless otherwise dimensioned

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 *
- (* See Open Space Design 106127-100)
- Built to Boundary Line
- Mandatory Built to Boundary Line
- Building Envelope
- No Vehicular Access

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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

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

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File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 127

Rev: R

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 19 November 2020

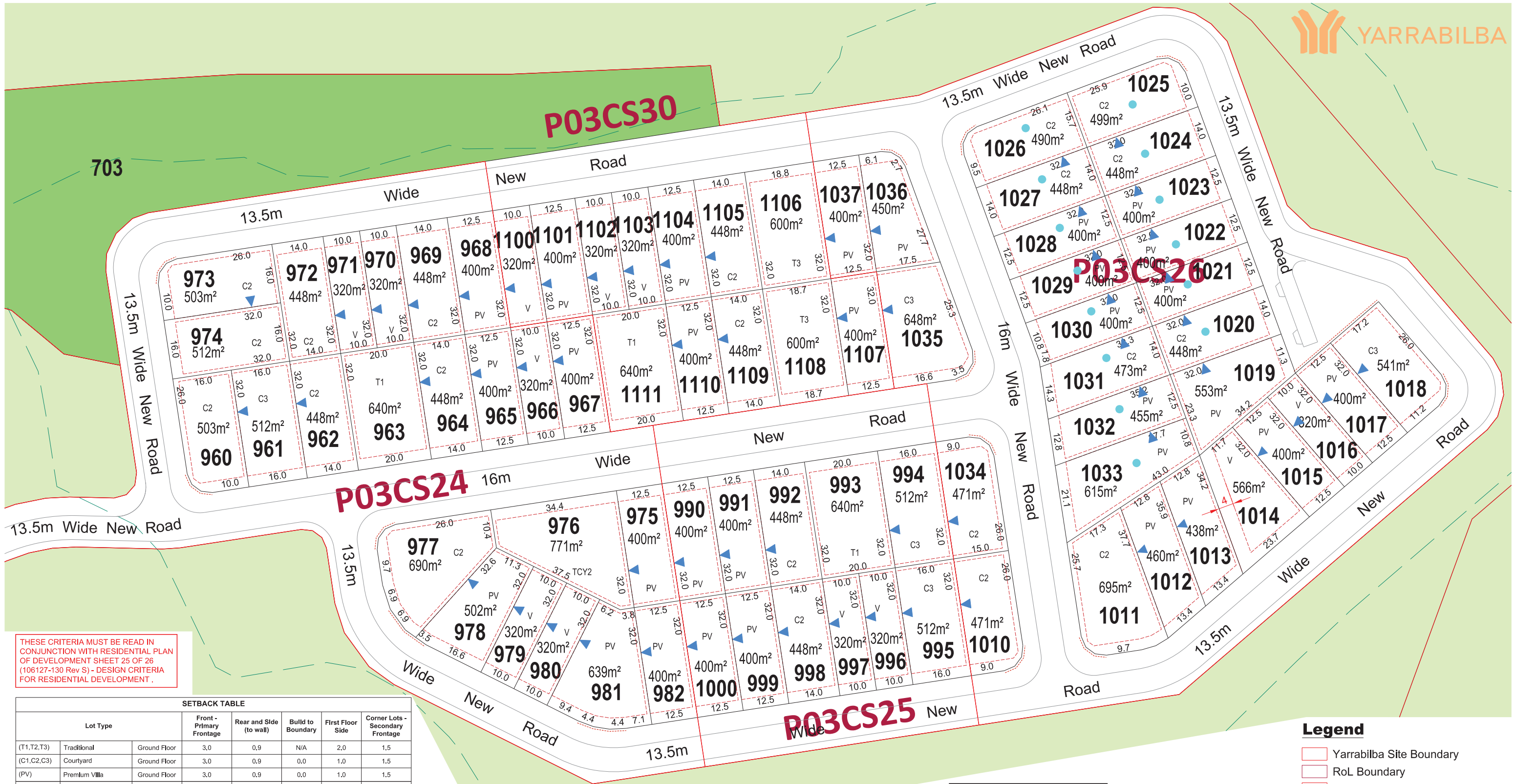


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Date: 11 SEPT 2020



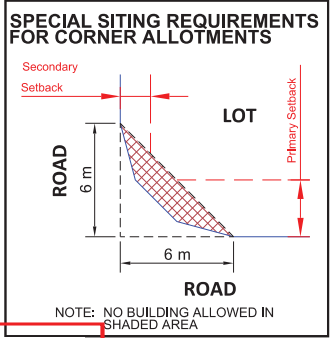
THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 25 OF 26 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.

SETBACK TABLE						
Lot Type	Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary Frontage	
(T1,T2,T3)	Traditional	Ground Floor	3.0	0.9	N/A	2.0
(C1,C2,C3)	Courtyard	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
(TCY1,TCY2,TCY3)	Town Courtyard	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	1.0
(MFS)	Multi-Family Strata*	Ground Floor	3.0	0.9	0.0	1.0
(MFF)	Multi-Family Freehold	Ground Floor	2.0	0.9	0.0	1.0
(SMT)	Smart Lot	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
 NOTE: All garages must be setback 5.0m to the front wall at the garage and a further 240mm to the garage door.

RETAINING WALL HEIGHT TABLE							
Lot Type	Traditional	Town Courtyard	Premium Villa	Town Villa	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	1.8
Side Boundaries	Fill Average	1.0	0.7	0.6	0.5	0.5	1.8
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.8
	Fill Average	1.0	0.7	0.6	0.5	0.5	1.0
	Fill Maximum height of 1.0m						1.0

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



** Denotes allotments which require slope responsive building methods. Designs must incorporate one of the following:
 - Split-level slabs to a minimum of 360mm split
 - elevated construction or
 - brick up base extended a minimum of 360mm below house platform level

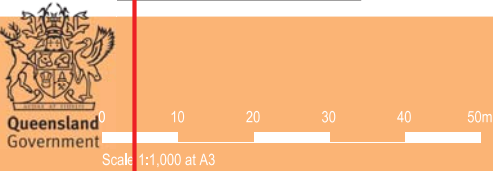
- Legend**
- Yarrabilba Site Boundary
 - RoL Boundary
 - Stage Boundary
 - Overall Constraints Line
 - Park *
 - Open Space *
 - Built to Boundary Line
 - Mandatory Built to Boundary Line
 - Building Envelope
 - No Vehicular Access
 - Impacted by Slope **

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

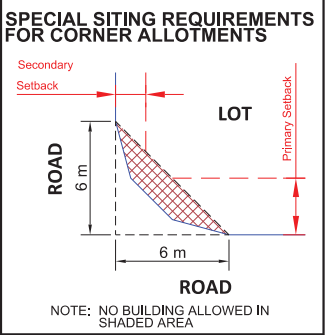
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DEVELOPMENT APPROVAL

Approval no: DEV2016/821
 Date: 19 November 2020



RETAINING WALL HEIGHT TABLE								
Lot Type		Traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town 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	Fill Maximum height of 1.0m							1.0
	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundary	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
Fill Maximum height of 1.0m								1.0
Note: Retaining walls with a height of 1.0m or more require RPEQ Certification								



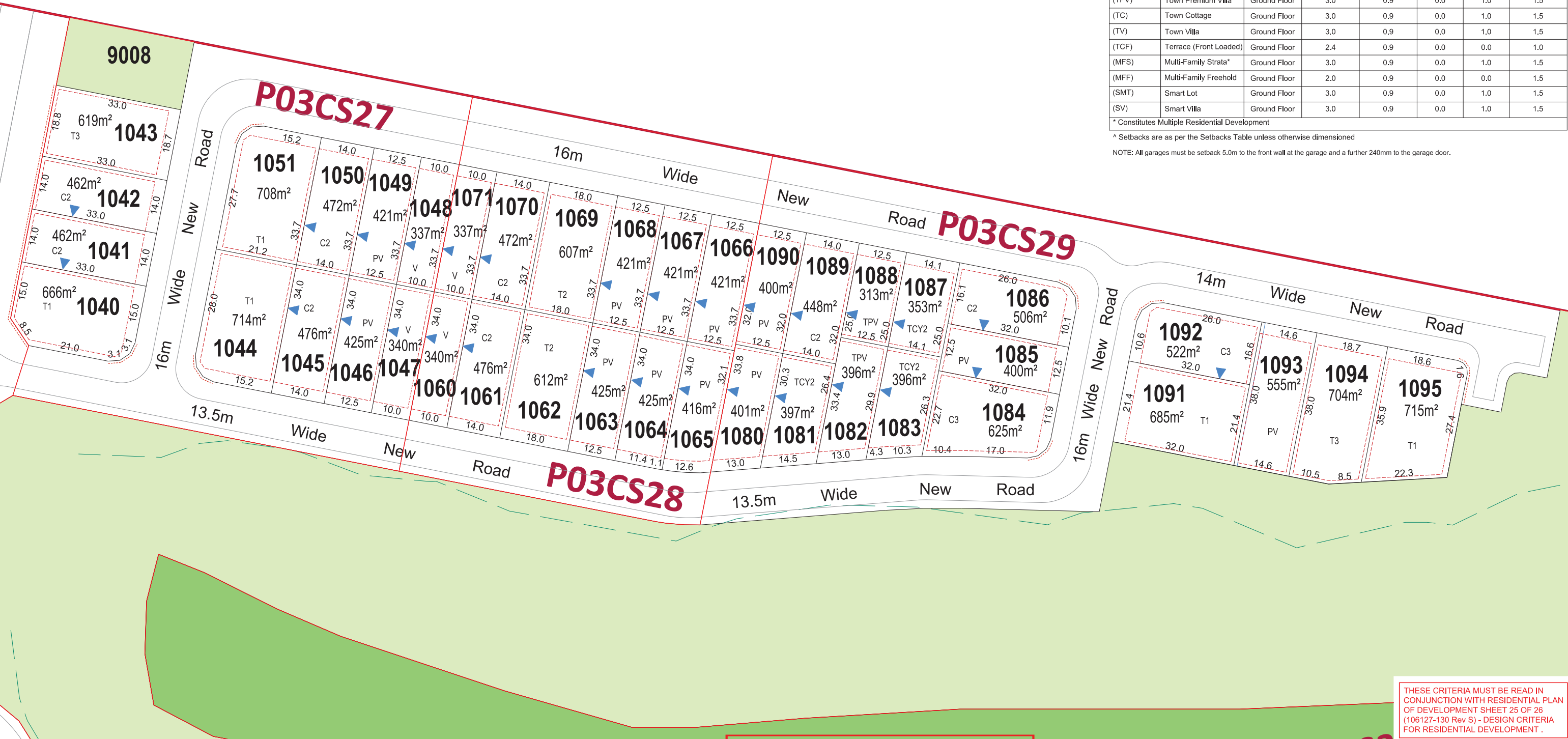
Legend

- 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



SETBACK TABLE						
Lot Type			Front - Primary Frontage	Rear and Side (to wall)	Build to Boundary	Corner Lots - Secondary Frontage
(T1,T2,T3)	Traditional	Ground Floor	3.0	0.9	N/A	1.5
(C1,C2,C3)	Courtyard	Ground Floor	3.0	0.9	0.0	1.5
(PV)	Premium Villa	Ground Floor	3.0	0.9	0.0	1.5
(V)	Villa	Ground Floor	3.0	0.9	0.0	1.5
(TCY1,TCY2 TCY3)	Town Courtyard	Ground Floor	3.0	0.9	0.0	1.5
(TPV)	Town Premium Villa	Ground Floor	3.0	0.9	0.0	1.5
(TC)	Town Cottage	Ground Floor	3.0	0.9	0.0	1.5
(TV)	Town Villa	Ground Floor	3.0	0.9	0.0	1.5
(TCF)	Terrace (Front Loaded)	Ground Floor	2.4	0.9	0.0	1.0
(MFS)	Multi-Family Strata*	Ground Floor	3.0	0.9	0.0	1.5
(MFF)	Multi-Family Freehold	Ground Floor	2.0	0.9	0.0	1.5
(SMT)	Smart Lot	Ground Floor	3.0	0.9	0.0	1.5
(SV)	Smart Villa	Ground Floor	3.0	0.9	0.0	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.



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

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

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Approval no: DEV2016/821
Date: 19 November 2020



Scale 1:1,000 at A3



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) Acoustic treatment may be required for some lots, refer to report prepared by MWA Environmental.

(v) Construction standards may be affected by bushfire risk. Refer to the approved Amended Sub-precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-precinct 3A & 3C Yarrabilba, prepared by Bushland Protection System Pty Ltd.

2. Setbacks:

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

(ii) On build to boundary walls 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) At least one covered car space must be provided for each dwelling.

(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.

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

Houses on 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 façade 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.

15. 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.

16. Residential Lots with park frontage

- Fencing along park frontages must be:

i. 1.2m high if solid; or

ii. 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 of parks

17. Additional criteria for Multi-family Strata (MFS) Lots (constitutes Multiple Residential development)

(i) MFS lots are identified on this plan of development and can be developed for the purpose of House or a Multiple Residential (i.e. two or more dwellings on a single lot).

(ii) The maximum number of dwellings per MFS lot is shown on this plan of development and must not be exceeded.

(iii) Where an MFS lot is to be developed as Multiple Residential, the following design criteria apply:

1. The Multiple Residential must address all street frontages and present with the appearance of a traditional House.

2. Each dwelling comprising the Multiple residential must include a laundry, food preparation area, sanitary facilities, bin storage and clothes drying areas.

3. Clothes drying and bin storage areas must not be visible from any street frontage.

4. The Multiple Residential must be sited in accordance with this plan of development.

5. The Multiple Residential must address all streets as primary frontages with a minimum of one (1) dwelling per frontage.

6. Buildings with a width of more than 10m are to be articulated to reduce mass by including two or more of the following design elements:

a. windows recessed into the facade

b. balconies, porches or verandahs

c. window hoods.

7. Garages must not exceed 40 percent of the relevant frontage width.

8. Private open space must be provided at a minimum rate of 25sqm for each dwelling comprising the Multiple Residential and must:

a. incorporate a minimum of one single area of 16sqm on the ground floor or 12sqm for elevated areas

b. be accessible from indoor living spaces and have a minimum dimension of 4m for ground level or 2m for elevated areas

c. not have a slope of more than 10%

d. be clearly delineated for each dwelling.

9. Site cover must not exceed 60%.

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

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821 Date: 19 November 2020

Date: 11 SEPT 2020