

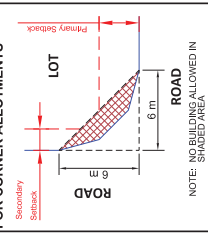
Legend

- 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

Entry Statement (Sign) permitted on Lot 288, if in accordance with approved Yarrabilba Precinct 3B, Stage 01C Landscape Works plan, Details, prepared by AECOM

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.

Lot Type	Front Primary Frontage	Rear and Side (to wall)	Back to Boundary	Plot to Boundary	Corner Lots - Secondary Frontage
(T1) T2, T3	3.0	0.9	N/A	2.0	1.5
(C1) C2, C3	3.0	0.9	0.0	1.0	1.5
(PV)	3.0	0.9	0.0	1.0	1.5
(V)	3.0	0.9	0.0	1.0	1.5
(TCY1) TCY2	3.0	0.9	0.0	1.0	1.5
(TPV)	3.0	0.9	0.0	1.0	1.5
(TC)	3.0	0.9	0.0	1.0	1.5
(TV)	3.0	0.9	0.0	1.0	1.5
(TCF)	2.4	0.9	0.0	0.0	1.0
(MFS)	3.0	0.9	0.0	1.0	1.5
(MFF)	2.0	0.9	0.0	0.0	1.5
(SMT)	3.0	0.9	0.0	1.0	1.5
(SV)	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 of the garage and a further 2.0m to the garage door.

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional Courtyard	Town Cottages	Town Cottages Smart	Town Cottages Smart	MPS (Multi-Family Freehold)	Maximum Height
Earthworks	1.5	1.4	1.25	1.0	0.5	1.8
Front Boundaries	1.0	0.7	0.6	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	1.8
Rear Boundaries	1.5	1.25	1.0	1.5	1.5	1.8

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

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

NOTE: This plan is for reference only. All specific site, road alignment, boundaries, setbacks and building footprints shown may vary due to detailed design consideration. © 2013 Land Use Communities Australia. All rights reserved. This plan is provided as a guide only and is not intended to be used as a basis for any legal proceedings or as a basis for any other legal proceedings.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68
Date: 25 January 2021



Scale 1:1,000 at A3



9003

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional Town Courtyard	Premium Villa Town Cottage	Villa Town Cottage	Town MFF (Multi-Family Freehold)	Town MFF (Multi-Family Freehold)	Maximum Retaining Wall Height
Earthworks						
Front Boundaries	1.5	1.4	1.25	1.0	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	1.0
Fill Average	1.0	0.7	0.6	0.5	0.5	1.0
Back Boundary	1.5	1.5	1.5	1.5	1.5	1.8
Cut Average	1.5	1.5	1.5	1.5	1.5	1.0

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

SETBACK TABLE

Lot Type	Front - Primary Frontage	Side - Rear and Side (to wall)	Build - Boundary	First Floor Side	Corner Lot - Secondary Frontage
(T1, T2, T3)	Ground Floor	3.0	N/A	2.0	1.5
(C1, C2, C3)	Ground Floor	3.0	0.9	0.0	1.0
(PV)	Ground Floor	3.0	0.9	0.0	1.0
(V)	Ground Floor	3.0	0.9	0.0	1.0
(TCV1, TCV2, TCV3)	Ground Floor	3.0	0.9	0.0	1.0
(TPV)	Ground Floor	3.0	0.9	0.0	1.0
(TC)	Ground Floor	3.0	0.9	0.0	1.0
(TV)	Ground Floor	3.0	0.9	0.0	1.0
(TCF)	Ground Floor	3.0	0.9	0.0	1.0
(MFS)	Ground Floor	3.0	0.9	0.0	1.0
(MFF)	Ground Floor	3.0	0.9	0.0	1.0
(SMT)	Ground Floor	3.0	0.9	0.0	1.0
(SV)	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 2.0m to the garage door.

Legend

Yarrabilba Site Boundary

RoL Boundary

Stage Boundary

Overall Constraints Line

Park *

Open Space *

(* See Open Space Design 108/12/100)

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

#

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68

Date: 25 January 2021

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 25 OF 28 (106/127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.

Queensland Government

Primary Sublot

Secondary Sublot

LOT

ROAD

NOTE: NO BUILDING ALLOWED IN SHADY AREA

6m

6m

6m

6m

6m

6m

6m

6m

6m

6m

6m

6m

6m

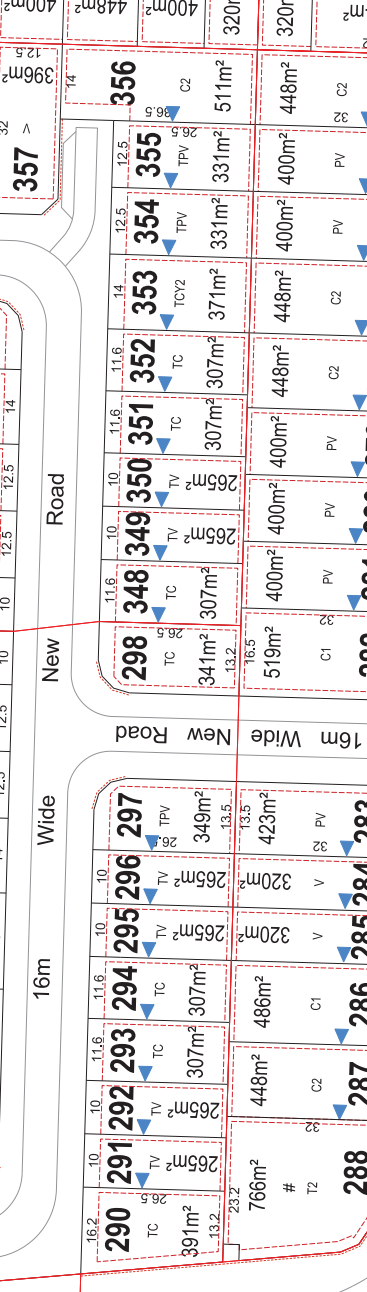
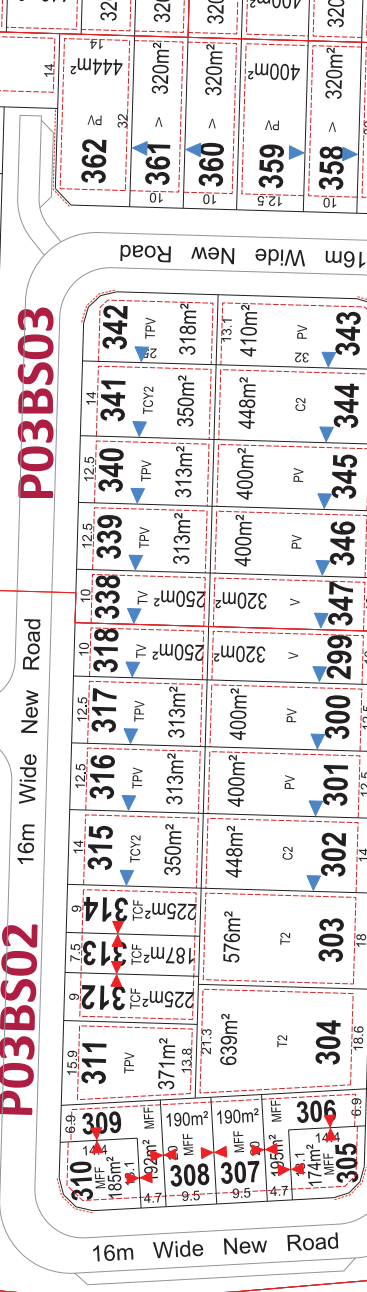
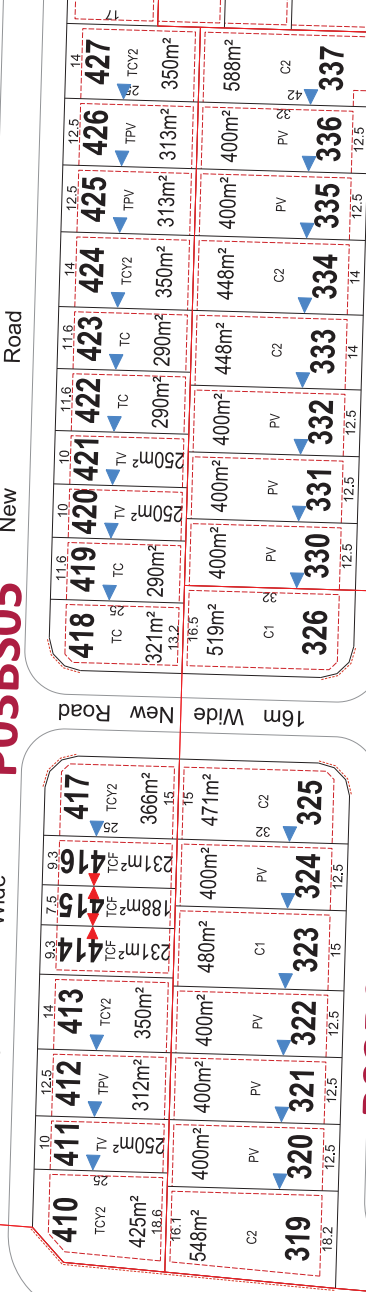
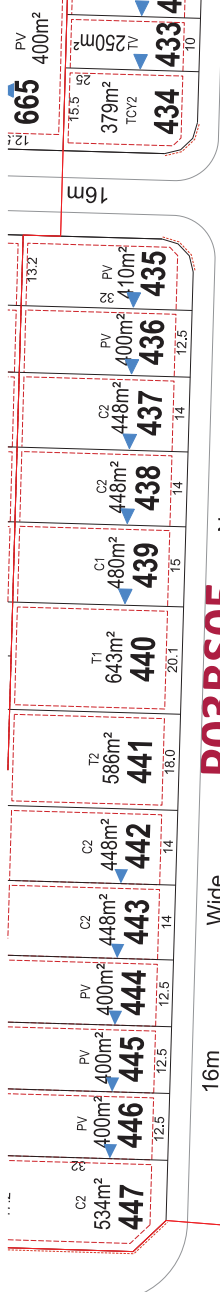
6m

6m

6m

6m

6m



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

NOTE: This plan is for reference only. All setbacks, easements, and building heights shown may vary due to detailed design considerations. © 2013 Land Services Communities Australia. All rights reserved. Copies are provided by Land Services only as part of this plan and are not to be used for any other purpose without the prior written consent of Land Services.

File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 121

Rev: S

Scale 1:1000 at A3

0 10 20 30 40 50m

North

Date: 21 DEC 2020

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Condominium	Town House	Villa	Town House	MFS (Multi-Family Freehold)	MFS (Multi-Family Strata)	Maximum Retaining Wall Height
Earthworks								
Front Boundaries	1.5	1.4	1.25	1.0	0.5	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Fill Average	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Fill Average	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8
Rear Boundary								
Fill Maximum height of 1.0m								1.0

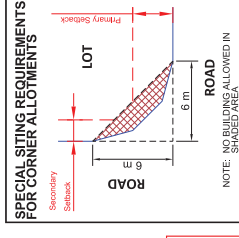
Note: Retaining walls with a height of 1.0m or more require RPEQ Certification

SETBACK TABLE	Front - Primary	Rear - Secondary	Build - Boundary	First Floor Side	Corner Lot - Secondary
Let Type	Front - Primary	Rear - Secondary	Build - Boundary	First Floor Side	Corner Lot - Secondary
(T1,T2,T3)	3.0	0.9	N/A	2.0	1.5
(C1,C2,C3)	3.0	0.9	0.0	1.0	1.5
(PV)	3.0	0.9	0.0	1.0	1.5
(V)	3.0	0.9	0.0	1.0	1.5
(V1,V2,V3)	3.0	0.9	0.0	1.0	1.5
(TPV)	3.0	0.9	0.0	1.0	1.5
(TC)	3.0	0.9	0.0	1.0	1.5
(TV)	3.0	0.9	0.0	1.0	1.5
(TCF)	3.0	0.9	0.0	0.0	1.0
(MFS)	3.0	0.9	0.0	1.0	1.5
(MFF)	3.0	0.9	0.0	0.0	1.5
(SMT)	3.0	0.9	0.0	1.0	1.5
(SV)	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



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 25 OF 28 (106127-130 Rev 5) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.



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

NOTES: This plan is for information only. All setbacks, easements, and building footprint cover may vary due to detailed design considerations. © 2013 Land Communities Australia. All rights reserved. This plan is for information only. It is not intended to be used for any other purpose without the prior written consent of Land Communities Australia.

File No. 106127-Precinct 3B-C RoL

Dwg No. 106127 – 122

Rev: 5

PLANS AND DOCUMENTS referred to in the PDA

DEVELOPMENT APPROVAL

Approval no: DEV2016/621/68

Date: 25 January 2021



Date: 21 DEC 2020

RETAINING WALL HEIGHT TABLE

Lot Type	Traditional Cottage Cottage Cottage	Town Cottage Cottage Cottage	Villa Smart Smart	Terrace MFF (Multi-Family Freeland)	MFS (Multi Freeland Strata)	Maximum Retaining Wall Height
Front Boundaries	1.5	1.4	1.25	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.6	0.5	0.5	1.0
Fill Average	1.0	0.7	0.6	0.5	0.5	1.0
Rear Boundary	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

SETBACK TABLE

Lot Type	Front- Primary Frontage	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lot Secondary Frontage	Side	
						Front- Primary Frontage	Rear and Side (to wall)
(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
(TC1, TC2, TC3)	Town Cottage	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
(SMF)	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							

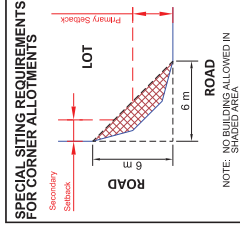
* Constitutes Multiple Residential Development

Setbacks are as per the Setbacks Table unless otherwise dimensioned

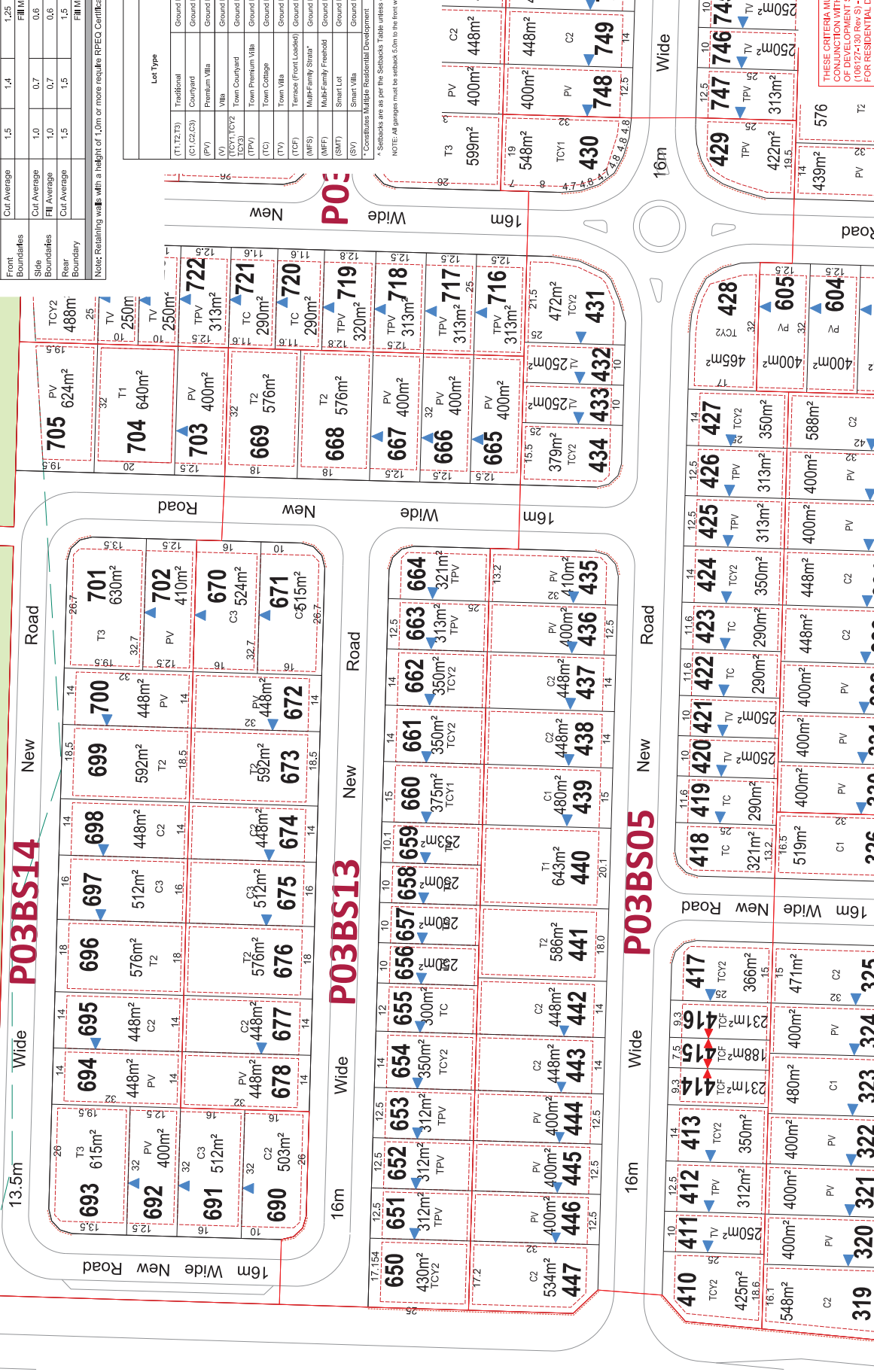
NOTE: All garages must be setback 5.0m to the front wall at the garage and a further 2.0m to the garage door.

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



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 25 OF 28 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.



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

NOTE: This plan is for reference only. All setbacks, easements, and building lines shown may vary due to detailed design completion. © 2013 Land Communities Australia. All rights reserved. Copies are provided by Land Communities Australia for use in the preparation of development applications. Any use of this plan for any other purpose is strictly prohibited.

File No. 106127-Precinct 3B-C ROL Dwg No. 106127 – 123 Rev: S

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2016/821/68 Date: 25 January 2021



Date: 21 DEC 2020

9005



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 Portage	Rear and Side (to wall)	First Floor Side	Corner Lots - Secondary Portage
(T1,T2,T3)	Ground Floor	3.0	N/A	2.0
(C1,C2,C3)	Courtyard	3.0	0.9	1.0
(PV)	Premium Villa	3.0	0.9	1.0
(V)	Villa	3.0	0.9	1.0
(TCY1,TCY2,TCY3)	Town Courtyard	3.0	0.9	1.0
(TPV)	Town Premium Villa	3.0	0.9	1.0
(TC)	Town Collage	3.0	0.9	1.0
(TV)	Town Villa	3.0	0.9	1.0
(TCF)	Terrace (Front Loaded)	2.4	0.9	1.0
(MFS)	Multi-Family Street	3.0	0.9	1.0
(MFF)	Multi-Family Freehold	2.0	0.9	1.0
(SMT)	Smart Villa	3.0	0.9	1.0
(SV)	Smart Lot	3.0	0.9	1.0

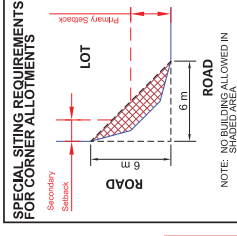
* Setbacks are as per the Setbacks Table unless otherwise dimensioned

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 Premium Villa	Town Villa	Terrace	MFS (Multi-Family Street)	Maximum Retaining Height
Earthworks								
Cut Average	1.5	1.4	1.25	1.0	1.0	0.5	0.5	1.3
Boundaries								
Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Fill Average	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Boundaries								
Cut Average	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8
Boundaries								
Cut Average	1.5	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 25 OF 26 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.

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

NOTE: This plan is for information only. All setbacks, easements, and building footprints shown may vary due to detailed design considerations. © 2013 Land Communities Australia. All rights reserved. This plan is for information only. No part of this publication may be reproduced or distributed in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the prior written permission of Land Communities Australia.

File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 124

Rev: S

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV201682168

Date: 25 January 2021

Date: 21 DEC 2020



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

Setbacks are as per the Setbacks Table unless otherwise dimensioned

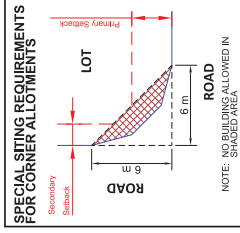
NOTE: All garages must be setback 5.0m to the front wall at the garage and a further 240mm to the garage door.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2016/821/68
Date: 25 January 2021

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)



RETAINING WALL HEIGHT TABLE

Lot Type	Traditional			Town Courtyard	Premium Villa Town Cottage	Villa Town Smart	Terrace MFF (Multi-Family Freehold)	MFS (Multi Family Strata)	Maximum Retaining Height
	1.5	1.4		1.25	1.0	0.5	0.5	1.8	
Earthworks									
Front Boundaries	Cut Average			F11 Maximum height of 1.0m				0.5	1.0
Side Boundaries	Cut Average	1.0	0.7	0.6			0.5	0.5	1.8
	F11 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	1.8
	F11	Maximum height of 1.0m							
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 25 OF 28 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.

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

NOTES: This plan is for information only. All setbacks, easements, and building lines shown may vary due to detailed design considerations. © 2013 Land Communities Australia. All rights reserved. This plan is for information only. It is not to be used for any other purpose without the prior written consent of Land Communities Australia.

File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 125

Rev: S

Scale 1:1,000 at A3

North

0 10 20 30 40 50m

landlease

Date: 21 DEC 2020

P03CS29

P03CS31

9006

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)	Built to Boundary	First Floor Slab	Corner Lots - Secondary Frontage	
(T1,T2,T3)	Ground Floor	3.0	0.9	N/A	2.0	1.5
(C1,C2,C3)	Courtyard	3.0	0.9	0.0	1.0	1.5
(PV)	Premium Villa	3.0	0.9	0.0	1.0	1.5
(V)	Villa	3.0	0.9	0.0	1.0	1.5
(TCV1,TCV2)	Town Courtyard	3.0	0.9	0.0	1.0	1.5
(TCV3)	Town Premium Villa	3.0	0.9	0.0	1.0	1.5
(TPV)	Town Premium Villa	3.0	0.9	0.0	1.0	1.5
(TC)	Town Cottage	3.0	0.9	0.0	1.0	1.5
(TV)	Town Villa	3.0	0.9	0.0	1.0	1.5
(TCF)	Terrace (Front Loaded)	3.0	0.9	0.0	1.0	1.5
(MFF)	Multi-Family (Front Loaded)	2.4	0.9	0.0	0.0	1.0
(MFS)	Multi-Family Strata*	3.0	0.9	0.0	1.0	1.5
(MFF)	Multi-Family Freehold	2.0	0.9	0.0	0.0	1.5
(SMF)	Smart Lot	Ground Floor	0.9	0.0	1.0	1.5
(SV)	Smart Villa	Ground Floor	0.9	0.0	1.0	1.5
* Constitutes Multiple Residential Development						

* Setbacks are as per the Setbacks Table unless otherwise dimensioned

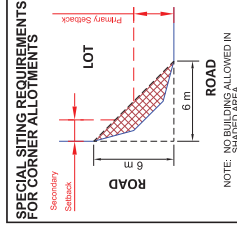
NOTE: All garages must be setback 5.0m to the front wall at the garage and a further 240mm to the garage door.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/621/68
Date: 25 January 2021

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 25 OF 28 (106127-130 Rev S) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT.



RETAINING WALL HEIGHT TABLE

Lot Type	Traditional	Town	Premium Villa	Town Villa	Village	Terrace	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	Earthworks	Cut Average	1.0	0.7	0.6	0.5	0.5	1.8
Rear Boundary	Earthworks	Cut Average	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

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

NOTE: This plan is for information only. It does not constitute an offer of land. It is subject to the terms and conditions of the development application. It is not to be used for any other purpose.

File No. 106127-Precinct 3B-C ROL Dwg No. 106127 – 127 Rev: S



Date: 21 DEC 2020

lendlease

RETAINING WALL HEIGHT TABLE

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

SETBACK TABLE

Lot Type	Front - Primary Frontage	Rear and Side (to wall)	Built to Boundary	First Floor Slope	Corner Lots - Secondary Frontage
(T1, T2, T3)	3.0	0.9	N/A	2.0	1.5
(C1, C2, C3)	3.0	0.9	0.0	1.0	1.5
(PV)	3.0	0.9	0.0	1.0	1.5
(V)	3.0	0.9	0.0	1.0	1.5
(TOV1, TOV2, TOV3)	3.0	0.9	0.0	1.0	1.5
(TPV)	3.0	0.9	0.0	1.0	1.5
(TC)	3.0	0.9	0.0	1.0	1.5
(TV)	3.0	0.9	0.0	1.0	1.5
(TCF)	2.4	0.9	0.0	0.0	1.0
(MFS)	3.0	0.9	0.0	1.0	1.5
(MFF)	2.0	0.9	0.0	0.0	1.5
(SMT)	3.0	0.9	0.0	1.0	1.5
(SV)	3.0	0.9	0.0	1.0	1.5
* Constitutes Multiple Residential Development	3.0	0.9	0.0	1.0	1.5

* 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.

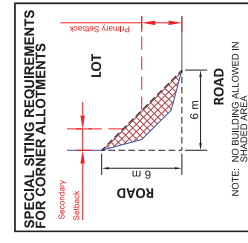
Legend

- 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

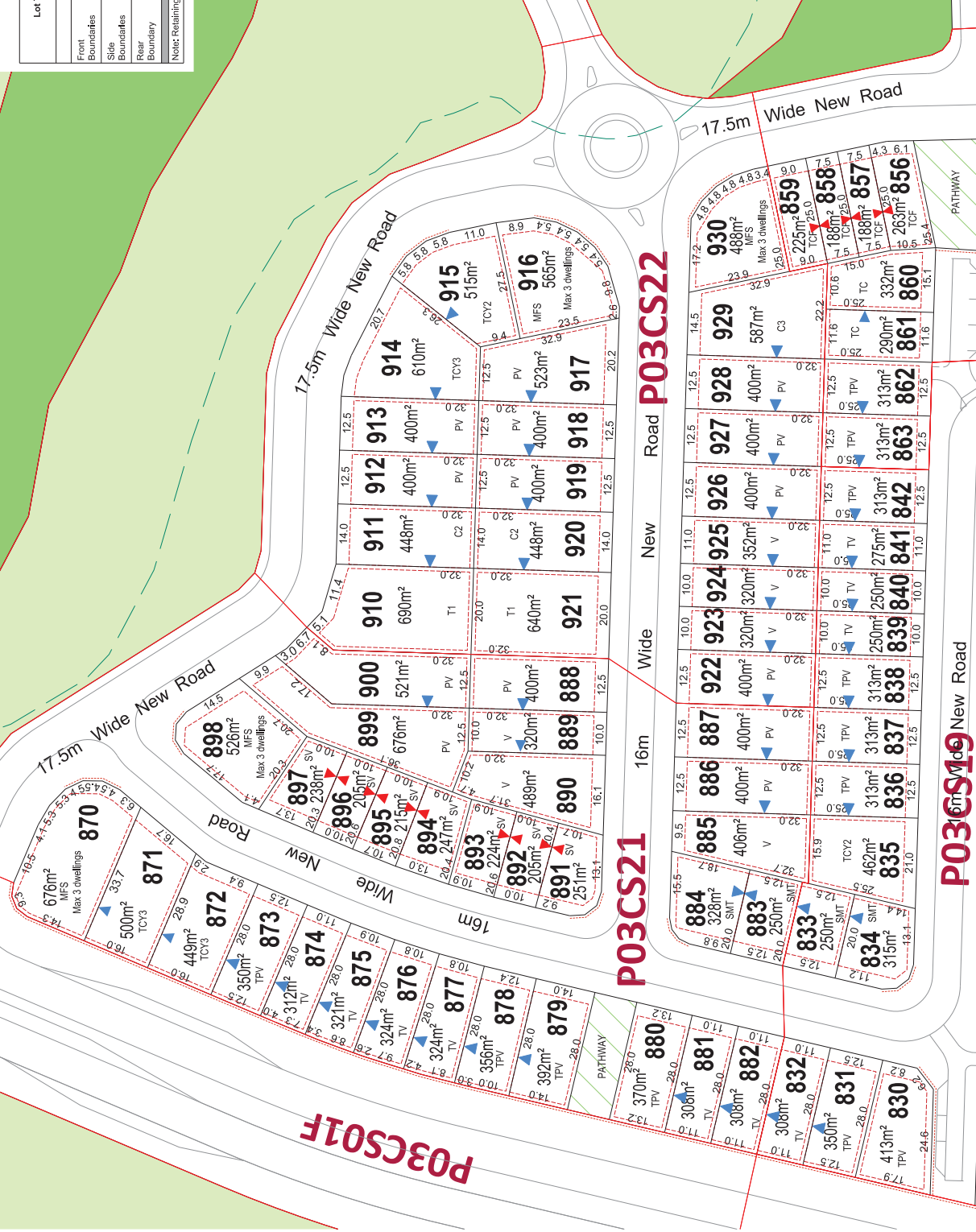
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68

Date: 25 January 2021



THESE CRITERIA MUST BE READ IN
CONJUNCTION WITH RESIDENTIAL PLAN
OF DEVELOPMENT WITH SHEET 25 OF 28
(106127-130 Rev S) - DESIGN CRITERIA
FOR RESIDENTIAL DEVELOPMENT.



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

NOTES: The plan is for information only. All setbacks, easements, and building lines shown may vary due to detailed design considerations. © 2013 Land Use Communities Australia. All rights reserved. This plan is for information only. It is not to be used for any other purpose without the prior written consent of Land Use Communities Australia.

File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 127

Rev: S

Scale 1:1,000 at A3

0 10 20 30 40 50m



lendlease

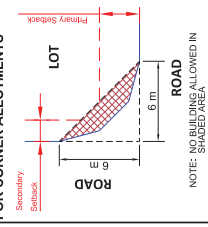
Date: 21 DEC 2020



RETAINING WALL HEIGHT TABLE							
Lot Type	Traditional	Town Coursed Courtyard	Premium Villa Townhouse Town Cottage	Villa Maximum height of 1.0m Smart	Terrace MFF (Maximum 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
Slope Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	1.8
	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	1.8
	Fill	Fill Maximum height of 1.0m					1.0
Note: Retaining walls with a height of 1.0m or more require RPEQ Certification							

RETAINING WALL HEIGHT TABLE

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



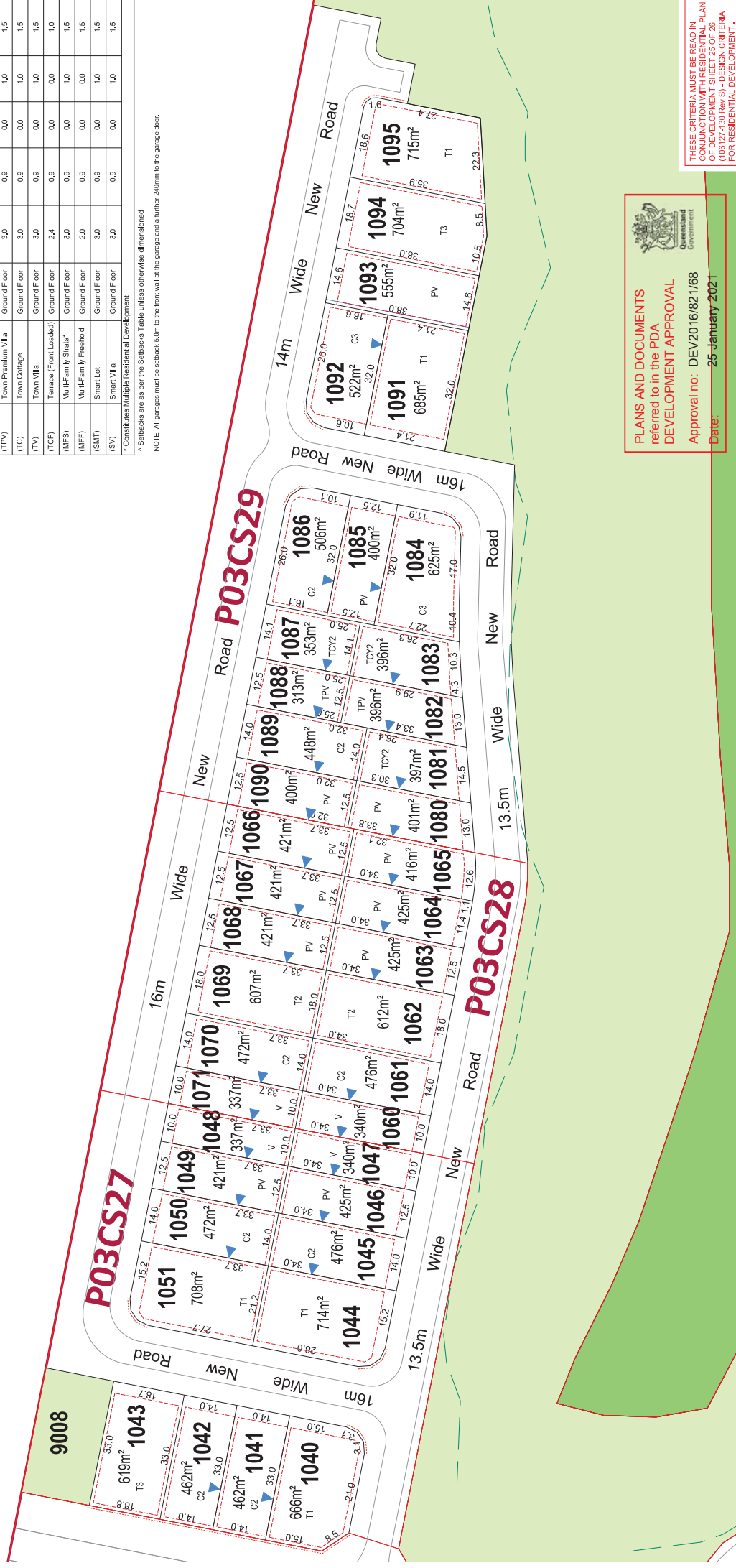
Legend

- | | |
|---|-----------------------------|
|  | 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 |
|  | Envelope |
|  | No Vehicular Access |

SETBACK TABLE					
Lot Type	Front - Side (to wall)	Rear and Side (to wall)	Build to Boundary	First Floor Side	Corner Lots - Secondary Frontage
(T1 T2 T3)	Ground Floor	3.0	0.9	N/A	2.0
(C1 C2 C3)	Courtyard	Ground Floor	3.0	0.9	1.0
(PV)	Premium Villa	Ground Floor	3.0	0.9	1.0
(V1)	Villa	Ground Floor	3.0	0.9	1.0
(TV1) TV2	Town Courtyard	Ground Floor	3.0	0.9	1.0
(TC3)	Town Premium Villa	Ground Floor	3.0	0.9	1.0
(TFV)	Town Villa	Ground Floor	3.0	0.9	1.0
(TC)	Town Cottage	Ground Floor	3.0	0.9	1.0
(TV)	Town Villa	Ground Floor	3.0	0.9	1.0
(TCF)	Terrace (Front Loaded)	Ground Floor	2.4	0.0	1.0
(MFS)	Multi-Family Strata*	Ground Floor	3.0	0.9	1.0
(MFF)	Multi-Family Freehold	Ground Floor	2.0	0.9	0.0
(SMT)	Smart Lot	Ground Floor	3.0	0.9	1.0
(SV)	Smart Villa	Ground Floor	3.0	0.9	1.0
*Consistues Multiple Residential Development					

^a 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.



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68

Date: 25 January 2021

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 .

DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

- 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 6.5m and for attached buildings or lots greater than 4.0m shall not exceed 7.0m. The maximum height of any building shall be measured from the natural ground level. It is intended that the 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.

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

(iv) 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.
- 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 eaves 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 rooded area is not enclosed. For front setbacks, this rooded 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. Pavepads 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 front facade is addressing, for example, if the facade is facing the primary frontage it needs to be in accordance with the front setback.
- 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 lots 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.
- 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 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.

(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, i.e. 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.
- 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 towards 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.
- External Building Materials:

(i) No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, corrugated or unpainted fire cement sheeting and bare, painted or uncoloured concrete block work or common brickwork. Other materials will be considered on their architectural merits eg. natural stone.

- 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) Singlestorey 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.
- Homes with more than one Visible Facade (Corner Homes):

(i) 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.
- 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 of the home, and treated with decorative capping or trims and are 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 Landlease must not be altered, removed or modified in any way, without the prior written approval from Landlease.
- Landscaping:

(i) 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.
- 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.
- Build to Boundary Wall Lengths

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

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, lift or roller door.

ii. 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.

iii. 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.

ii. 1.2m high if solid, or

iii. 1.2m high if solid, or

- Fencing along park frontages must be

- Buildings are to be designed so to promote casual surveillance and overlooking of parks

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%.

Secondary Dwelling Controls – Yarrabilba Precinct 3B/3C	
Minimum Lot Size	Secondary dwellings are not permitted on lots less than 40sqm in size.
Floor Area of Secondary Dwelling	Maximum 60sqm GFA (Note: GFA excludes the garage, attaches, and a single side covered entry porch area only).
Design and Siting of buildings and structures	The dwelling / secondary dwelling must have the design effect and siting of the dwelling from the road / street frontage or within public view.
Materials and Detailing	Materials, detailing, colours and roof forms and consistent with those of the primary house.
Outdoor Living Space	Minimum 8sqm with a minimum dimension of 3m and directly accessible from a main living area.
Driveway	The secondary dwelling must share the driveway of the primary dwelling.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement – with minimum dimensions of 3m x 3m.
Street Surveillance	On a single street frontage, the secondary dwelling entry must be hidden from view from the street so as to give the effect that the home is one (1) single residential dwelling.
Letterboxes	Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling.
Tiling	Any secondary dwelling is unable to be separately tiled to the primary dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

AMENDED IN RED
By: Anita Torbey Fuller
Date: 22 January 2021

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

NOTE: This plan is a public plan, and applies to all residential lots within the precinct. It is intended that the 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 MVA Environmental. 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.

File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 130

Rev: U

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2016/82168
Date: 25 January 2021

Date: 21 DEC 2020