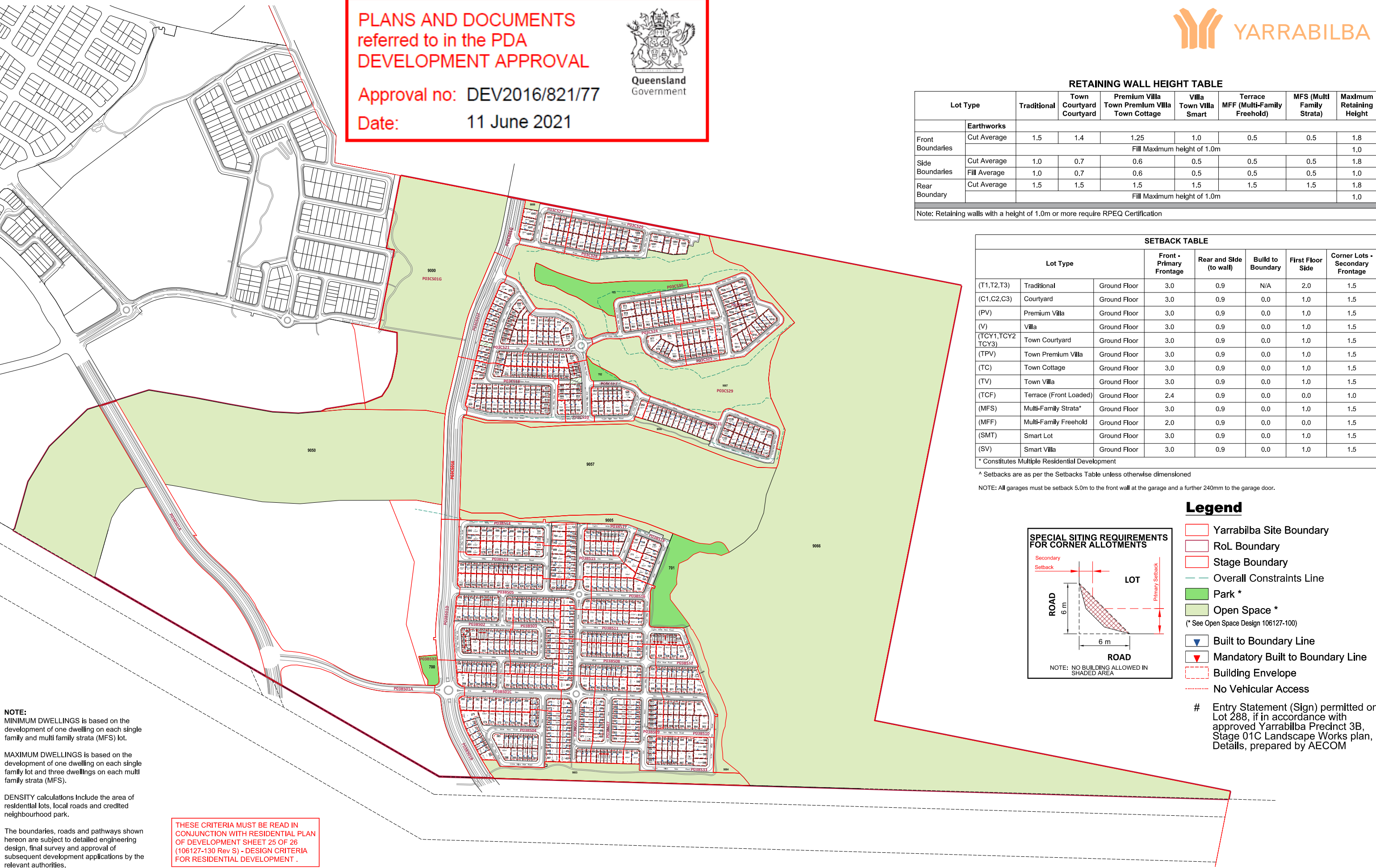




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821/77

Date: 11 June 2021



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

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

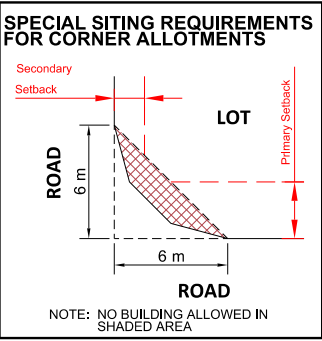
* Constitutes Multiple Residential Development

^ 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.

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



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

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

0 100 200 300 400 500m

Scale 1:7,500 at A3

North

lendlease

