

LOT TYPE	FIRST FLOOR		CORNELL'S FRONT PORCH	
	FRONT	REAR	FRONT	REAR
1P	14.12.13	14.12.13	1.2	1.2
2P	14.12.13	14.12.13	1.2	1.2
3P	14.12.13	14.12.13	1.2	1.2
4P	14.12.13	14.12.13	1.2	1.2
5P	14.12.13	14.12.13	1.2	1.2
6P	14.12.13	14.12.13	1.2	1.2
7P	14.12.13	14.12.13	1.2	1.2
8P	14.12.13	14.12.13	1.2	1.2
9P	14.12.13	14.12.13	1.2	1.2
10P	14.12.13	14.12.13	1.2	1.2
11P	14.12.13	14.12.13	1.2	1.2
12P	14.12.13	14.12.13	1.2	1.2
13P	14.12.13	14.12.13	1.2	1.2
14P	14.12.13	14.12.13	1.2	1.2
15P	14.12.13	14.12.13	1.2	1.2
16P	14.12.13	14.12.13	1.2	1.2
17P	14.12.13	14.12.13	1.2	1.2
18P	14.12.13	14.12.13	1.2	1.2
19P	14.12.13	14.12.13	1.2	1.2
20P	14.12.13	14.12.13	1.2	1.2
21P	14.12.13	14.12.13	1.2	1.2
22P	14.12.13	14.12.13	1.2	1.2
23P	14.12.13	14.12.13	1.2	1.2
24P	14.12.13	14.12.13	1.2	1.2
25P	14.12.13	14.12.13	1.2	1.2
26P	14.12.13	14.12.13	1.2	1.2
27P	14.12.13	14.12.13	1.2	1.2
28P	14.12.13	14.12.13	1.2	1.2
29P	14.12.13	14.12.13	1.2	1.2
30P	14.12.13	14.12.13	1.2	1.2
31P	14.12.13	14.12.13	1.2	1.2
32P	14.12.13	14.12.13	1.2	1.2
33P	14.12.13	14.12.13	1.2	1.2
34P	14.12.13	14.12.13	1.2	1.2
35P	14.12.13	14.12.13	1.2	1.2
36P	14.12.13	14.12.13	1.2	1.2
37P	14.12.13	14.12.13	1.2	1.2
38P	14.12.13	14.12.13	1.2	1.2
39P	14.12.13	14.12.13	1.2	1.2
40P	14.12.13	14.12.13	1.2	1.2
41P	14.12.13	14.12.13	1.2	1.2
42P	14.12.13	14.12.13	1.2	1.2
43P	14.12.13	14.12.13	1.2	1.2
44P	14.12.13	14.12.13	1.2	1.2
45P	14.12.13	14.12.13	1.2	1.2
46P	14.12.13	14.12.13	1.2	1.2
47P	14.12.13	14.12.13	1.2	1.2
48P	14.12.13	14.12.13	1.2	1.2
49P	14.12.13	14.12.13	1.2	1.2
50P	14.12.13	14.12.13	1.2	1.2
51P	14.12.13	14.12.13	1.2	1.2
52P	14.12.13	14.12.13	1.2	1.2
53P	14.12.13	14.12.13	1.2	1.2
54P	14.12.13	14.12.13	1.2	1.2
55P	14.12.13	14.12.13	1.2	1.2
56P	14.12.13	14.12.13	1.2	1.2
57P	14.12.13	14.12.13	1.2	1.2
58P	14.12.13	14.12.13	1.2	1.2
59P	14.12.13	14.12.13	1.2	1.2
60P	14.12.13	14.12.13	1.2	1.2
61P	14.12.13	14.12.13	1.2	1.2
62P	14.12.13	14.12.13	1.2	1.2
63P	14.12.13	14.12.13	1.2	1.2
64P	14.12.13	14.12.13	1.2	1.2
65P	14.12.13	14.12.13	1.2	1.2
66P	14.12.13	14.12.13	1.2	1.2
67P	14.12.13	14.12.13	1.2	1.2
68P	14.12.13	14.12.13	1.2	1.2
69P	14.12.13	14.12.13	1.2	1.2
70P	14.12.13	14.12.13	1.2	1.2
71P	14.12.13	14.12.13	1.2	1.2
72P	14.12.13	14.12.13	1.2	1.2
73P	14.12.13	14.12.13	1.2	1.2
74P	14.12.13	14.12.13	1.2	1.2
75P	14.12.13	14.12.13	1.2	1.2
76P	14.12.13	14.12.13	1.2	1.2
77P	14.12.13	14.12.13	1.2	1.2
78P	14.12.13	14.12.13	1.2	1.2
79P	14.12.13	14.12.13	1.2	1.2
80P	14.12.13	14.12.13	1.2	1.2
81P	14.12.13	14.12.13	1.2	1.2
82P	14.12.13	14.12.13	1.2	1.2
83P	14.12.13	14.12.13	1.2	1.2
84P	14.12.13	14.12.13	1.2	1.2
85P	14.12.13	14.12.13	1.2	1.2
86P	14.12.13	14.12.13	1.2	1.2
87P	14.12.13	14.12.13	1.2	1.2
88P	14.12.13	14.12.13	1.2	1.2
89P	14.12.13	14.12.13	1.2	1.2
90P	14.12.13	14.12.13	1.2	1.2
91P	14.12.13	14.12.13	1.2	1.2
92P	14.12.13	14.12.13	1.2	1.2
93P	14.12.13	14.12.13	1.2	1.2
94P	14.12.13	14.12.13	1.2	1.2
95P	14.12.13	14.12.13	1.2	1.2
96P	14.12.13	14.12.13	1.2	1.2
97P	14.12.13	14.12.13	1.2	1.2
98P	14.12.13	14.12.13	1.2	1.2
99P	14.12.13	14.12.13	1.2	1.2
100P	14.12.13	14.12.13	1.2	1.2

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

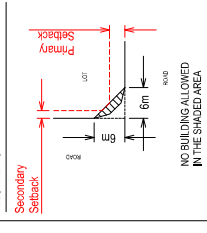
ARE TO 'WALL,'
• INCLINES GARAGES

“CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

[illegible]

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS

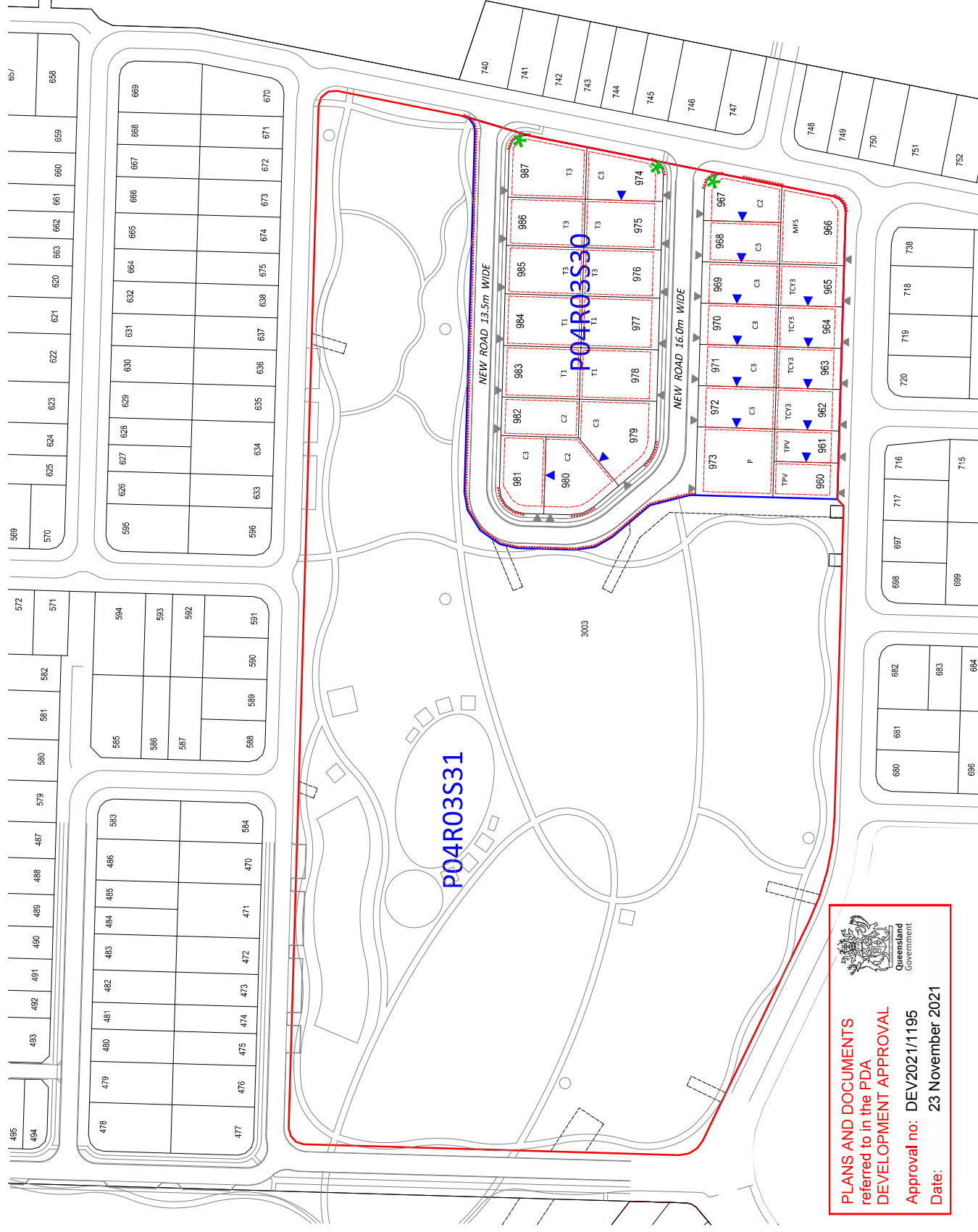


THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 2 OF 2
[DGN No YAR-P04A-R0L3-P0D3-210922 SHT 2 OF 2]-
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

NOTE: MINIMUM DWELLINGS IS BASED ON THE DEVELOPMENT OF ONE DWELLING ON EACH SINGLE FAMILY AND MULTIFAMILY STRATA UNIT. MAXIMUM DWELLINGS IS BASED ON THE DEVELOPMENT OF ONE DWELLING ON EACH SINGLE FAMILY LOT, AND THREE DWELLINGS ON EACH MULTIFAMILY STRATA UNIT LOT.

1.5m side boundary setback to the western boundary is required for allotments 960 and 973

AMENDED IN RED
By: Anita Torbey Fuller
Date: 11-Nov-2021



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1195
Date: 23 November 2020

PRECINCT FOUR A - APPLICATION THREE 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 considerations. © 2021 Lendlease Communities Australia. All rights reserved. Except as permitted by Lendlease, 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 Lendlease.

File No. YAR-P04 R01.3 Dan No. YAR-P04-R01.3-POD3-210922 SHT 1 OF 2

Date 22 SEPT 2021

- 1. General:**
- Exemptions 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 MVA 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 5 Yarrabilba, prepared by Bushfire Protection Systems Pty Ltd.

- 2. Setbacks:**
- Setbacks are as per the Subsect 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 overhangs.
 - For front setbacks, the setback is measured to the front wall of the building. For side setbacks, the setback is measured to the side wall of the building. For rear setbacks, this setback 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 Subsect 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.
 - 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:
 - 70% for built-up lots;
 - 70% for landscaped lots;
 - 60% for lots that do not use a built to boundary;
 - Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally fall 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.
 - Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
 - Carports must be sited to the rear of the house.
 - Carports must have a garage door at the front or exposing 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.

- 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 DSDNIP.
 - 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 width) as set out in the Council's Engineering and Planning Department (E&P) 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 toward of the house.
 - Retaining walls over 300mm high require a 1 metre high fence above the wall and adequate landscape screening.
 - Where the block allows for building on the boundary, the building must be projected to 150mm below the boundary line. The building must be constructed to the boundary line. The building must be constructed to 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 galvanneal iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or common 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 500mm. 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 to narrow lots per Note 12.**
 - 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.
 - 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 balusters. 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.
 - Unfinished or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
 - Fencing and retaining walls erected by Landlease must not be altered, removed or modified in any way, without the prior written approval from Landlease.

- 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. 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.
 - Dwellings are designed to include habitable rooms that face the park.

14. Secondary Dwellings	
Minimum Lot Size	Secondary dwellings are not permitted on lots less than 400sqm in size.
Floor Area of Secondary Dwelling	Maximum 60sqm GFA
Design and Siting of buildings and structures	The dwelling / secondary dwelling must have the design effect of one (1) single 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 9sqm 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 5m 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.
Titling	Any secondary dwelling is unable to be separately titled to the primary dwelling.
Separate Services	No separate infrastructure servicing to the secondary dwelling is permitted (i.e. water, gas, electricity).

15. 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;
 - External porches or verandas are provided;
 - Window hoods are used; or
 - Shallow lines are created on the building through minor changes in the facade (100mm 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;
 - Inclusion of 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 25sqm 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 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%;
 - Private outdoor living spaces must be clearly delineated for each dwelling.
- Site cover for MFS lots shall not exceed 60%.

AMENDED IN RED

By: Anita Torbey Fuller

Date: 11-Nov-2021



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1195

Date: 23 November 2021

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 1 (Dgn No. YAR-P04-R0L3-P0D210922)

PRECINCT FOUR - APPLICATION THREE
PLAN OF DEVELOPMENT

NOTE: This plan is for information only and is not a final plan. It is subject to change without notice. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.