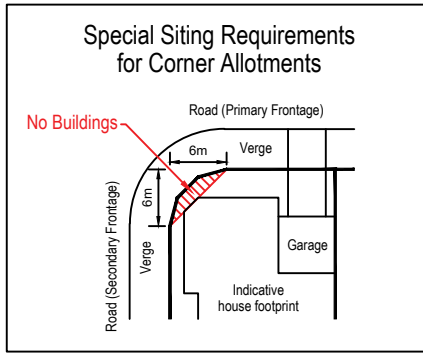


Plan of Development Table - General										
Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							

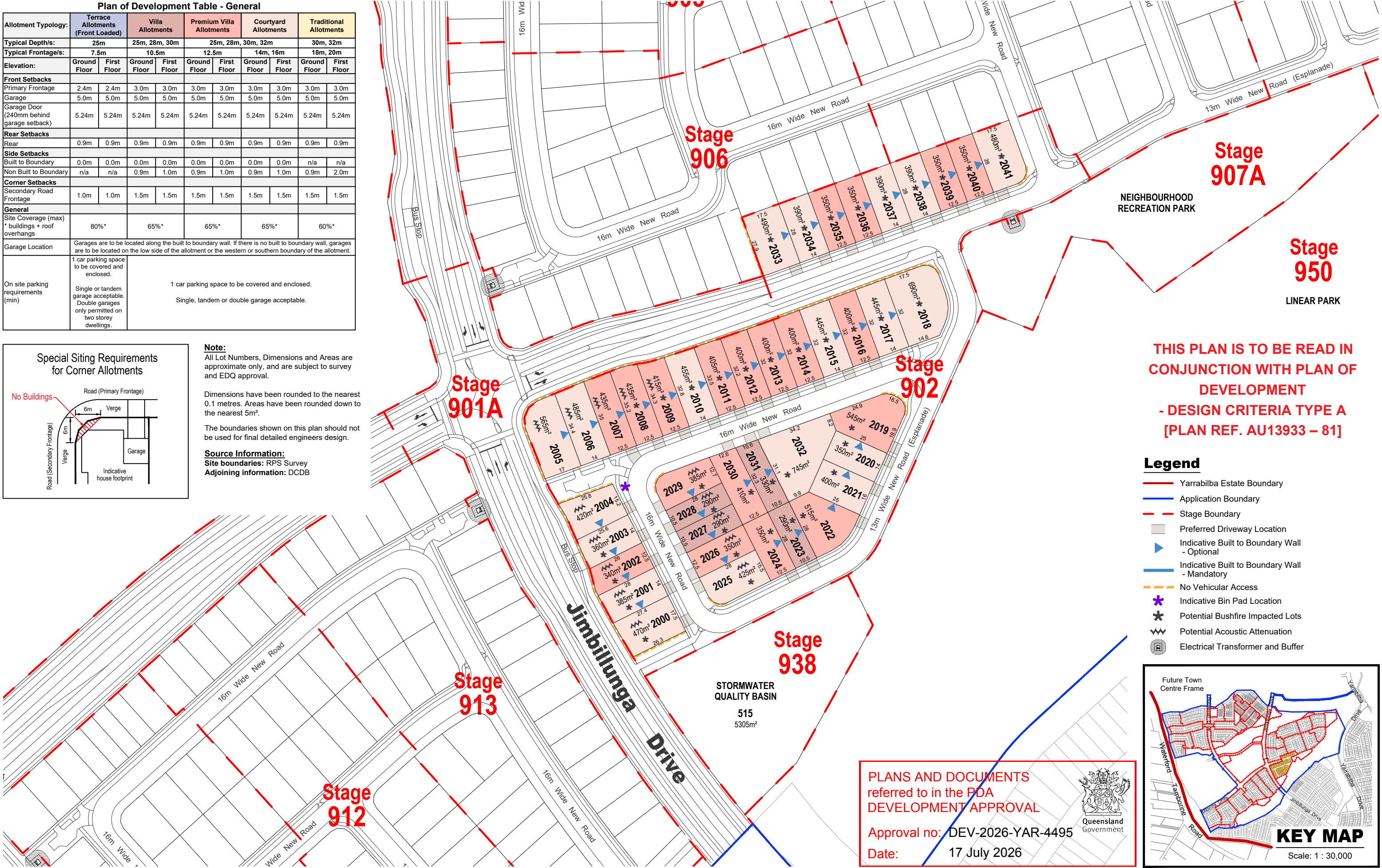


Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



941

STORMWATER
QUALITY BASIN

Stage
942

Stage
918

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



Queensland
Government

Stage
904

Stage
909

Stage
907

Stage
903

Stage
905

Stage
906

Stage
907A

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

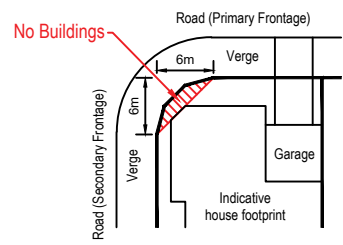
Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey
Adjoining information: DCDB

**Special Siting Requirements
for Corner Allotments**



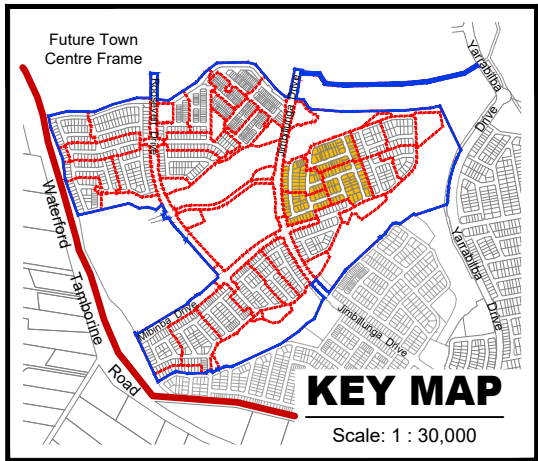
Plan of Development Table - General

Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH PLAN OF
DEVELOPMENT
- DESIGN CRITERIA TYPE A
[PLAN REF. AU13933 – 81]

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary
- Preferred Driveway Location
- Indicative Built to Boundary Wall - Optional
- Indicative Built to Boundary Wall - Mandatory
- No Vehicular Access
- Indicative Bin Pad Location
- Potential Bushfire Impacted Lots
- Potential Acoustic Attenuation
- Electrical Transformer and Buffer



PLAN REF: AU13933 – 74

Rev No: F

DATE: 17 June 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM



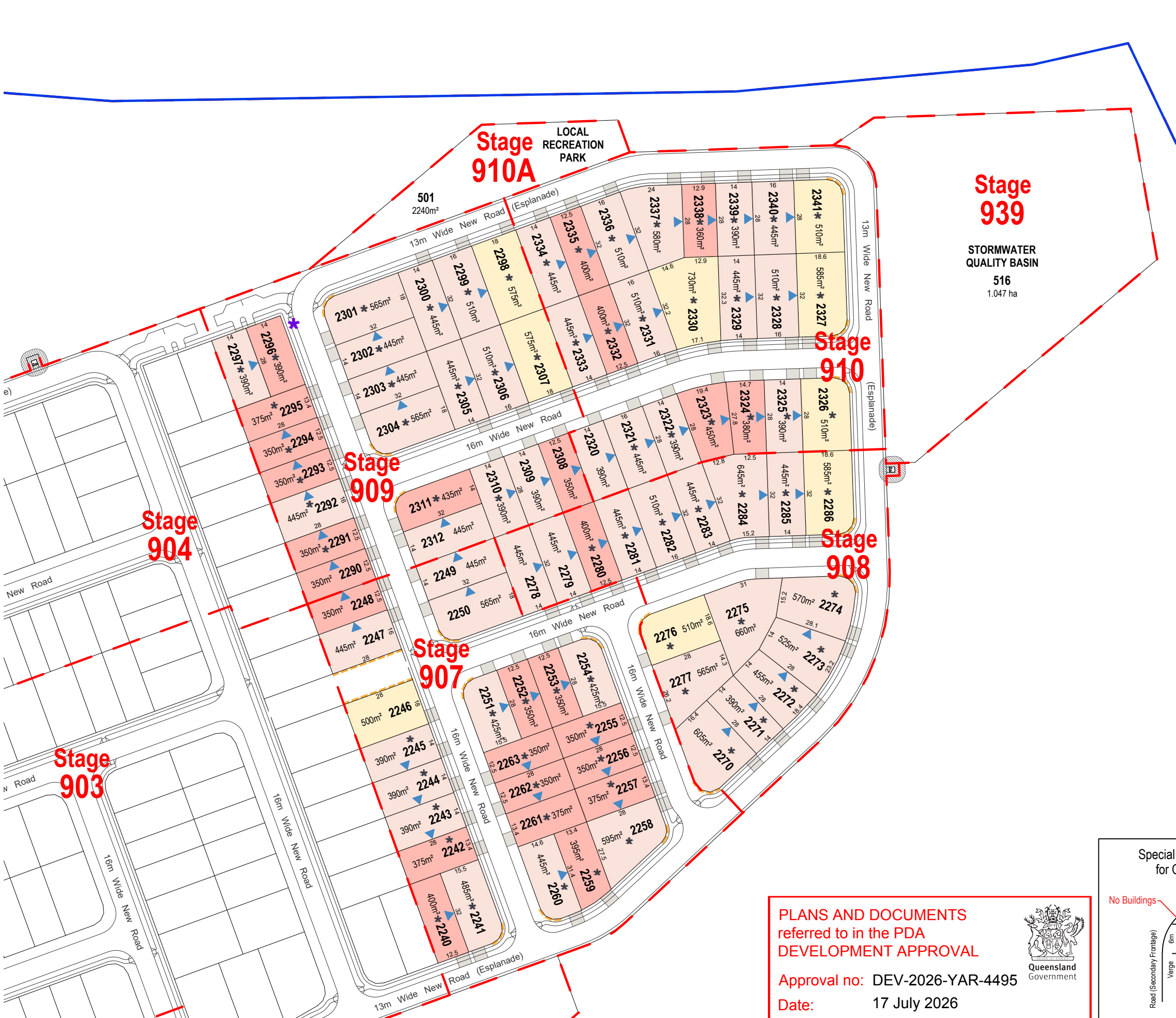
YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 2 OF 11



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Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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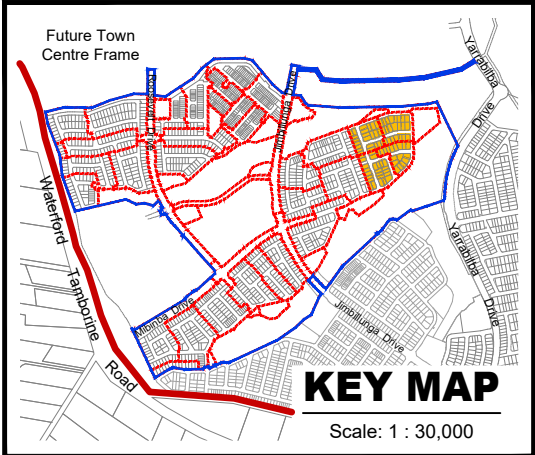




Plan of Development Table - General										
Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							

THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT
- DESIGN CRITERIA TYPE A
[PLAN REF. AU13933 – 81]

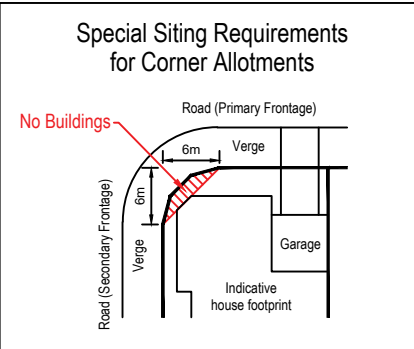
- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary
 - Preferred Driveway Location
 - Indicative Built to Boundary Wall - Optional
 - Indicative Built to Boundary Wall - Mandatory
 - No Vehicular Access
 - Indicative Bin Pad Location
 - Potential Bushfire Impacted Lots
 - Potential Acoustic Attenuation
 - Electrical Transformer and Buffer



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



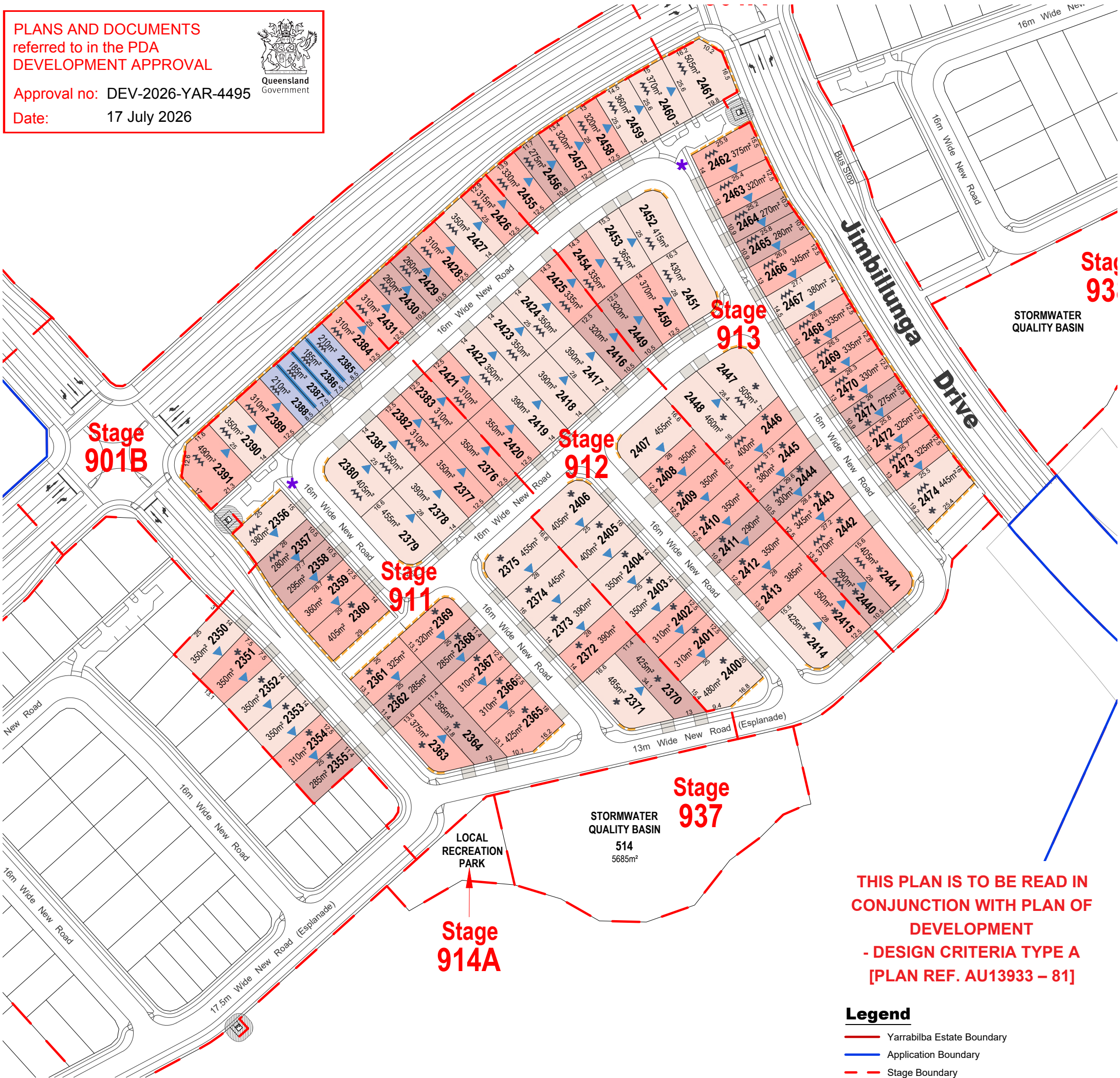
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



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Government



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH PLAN OF
DEVELOPMENT
- DESIGN CRITERIA TYPE A
[PLAN REF. AU13933 – 81]

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary
- Preferred Driveway Location
- Indicative Built to Boundary Wall - Optional
- Indicative Built to Boundary Wall - Mandatory
- No Vehicular Access
- Indicative Bin Pad Location
- Potential Bushfire Impacted Lots
- Potential Acoustic Attenuation
- Electrical Transformer and Buffer

Plan of Development Table - General

Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							
	Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.									

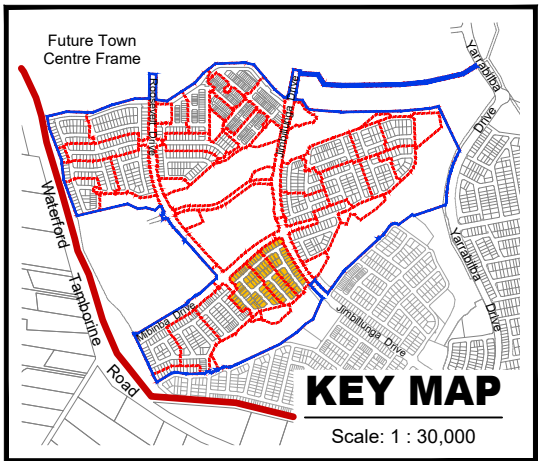
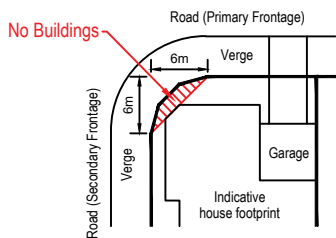
Note:
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Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

Special Siting Requirements
for Corner Allotments



PLAN REF: AU13933 – 76

Rev No: F
DATE: 17 June 2026
CLIENT: WNW
DRAWN BY: PHE
CHECKED BY: PHE



YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 4 OF 11



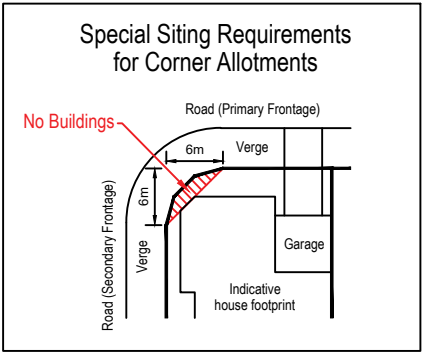
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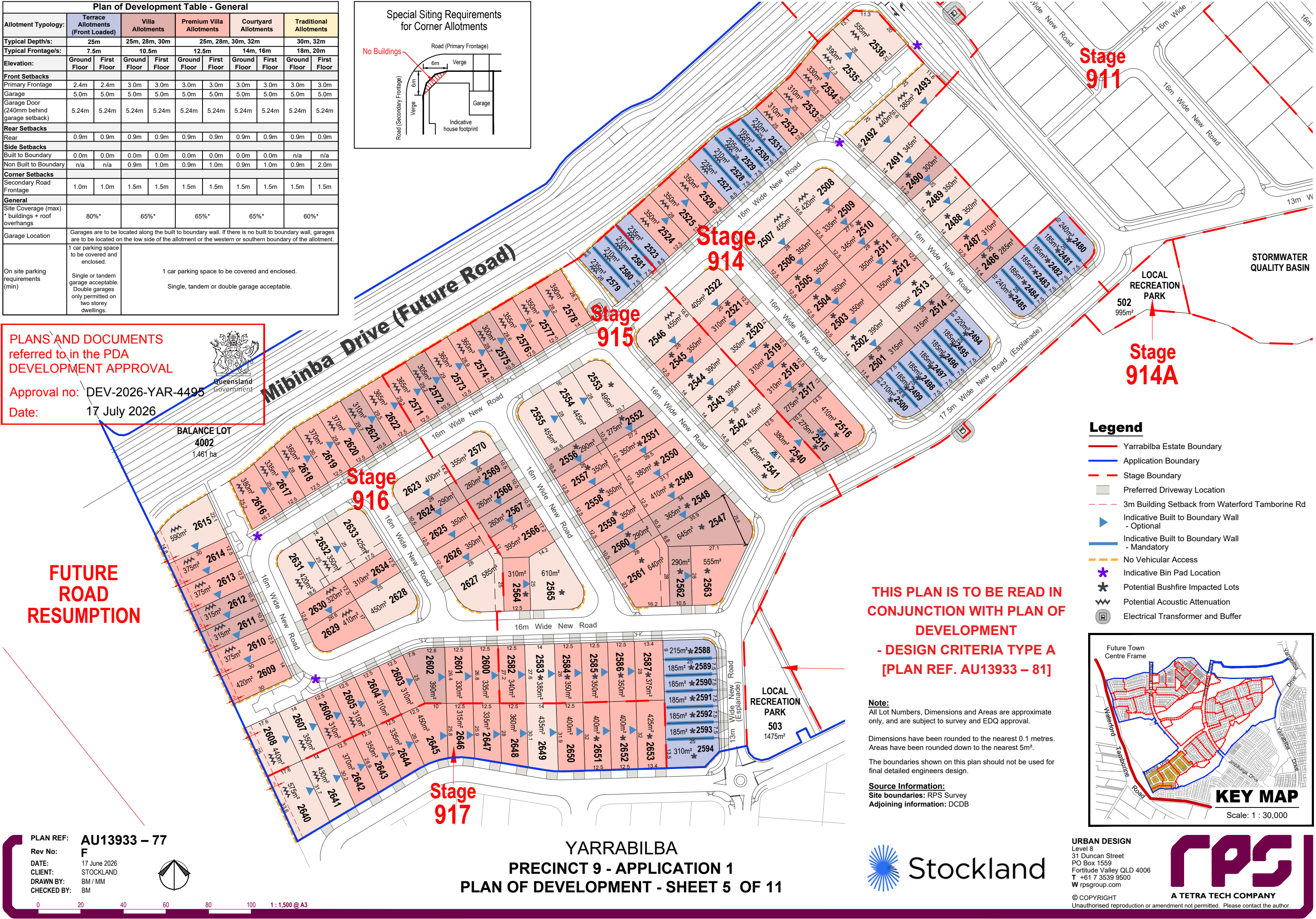
Plan of Development Table - General										
Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary
 - Preferred Driveway Location
 - 3m Building Setback from Waterford Tamborine Rd
 - Indicative Built to Boundary Wall - Optional
 - Indicative Built to Boundary Wall - Mandatory
 - No Vehicular Access
 - Indicative Bin Pad Location
 - Potential Bushfire Impacted Lots
 - Potential Acoustic Attenuation
 - Electrical Transformer and Buffer

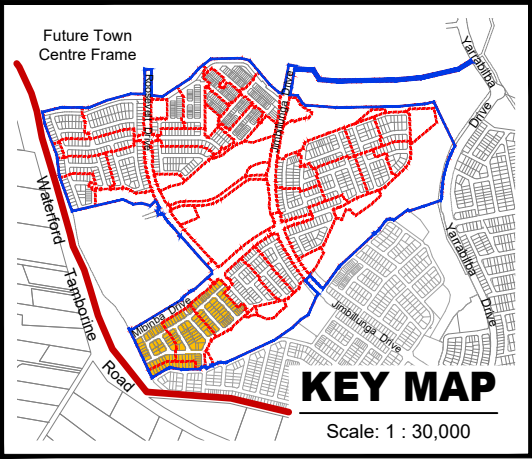
THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. AU13933 - 81]

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



PLAN REF: AU13933 - 77

Rev No: F

DATE: 17 June 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 5 OF 11

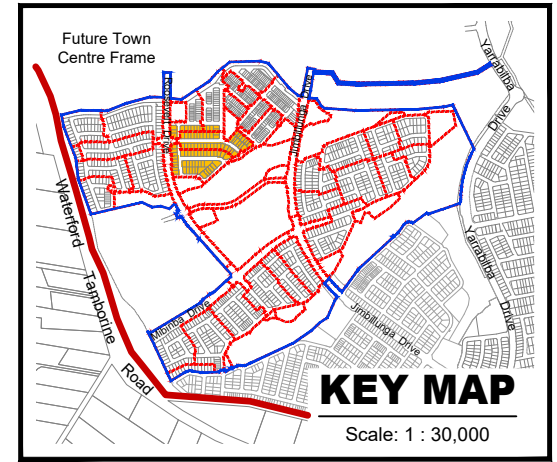
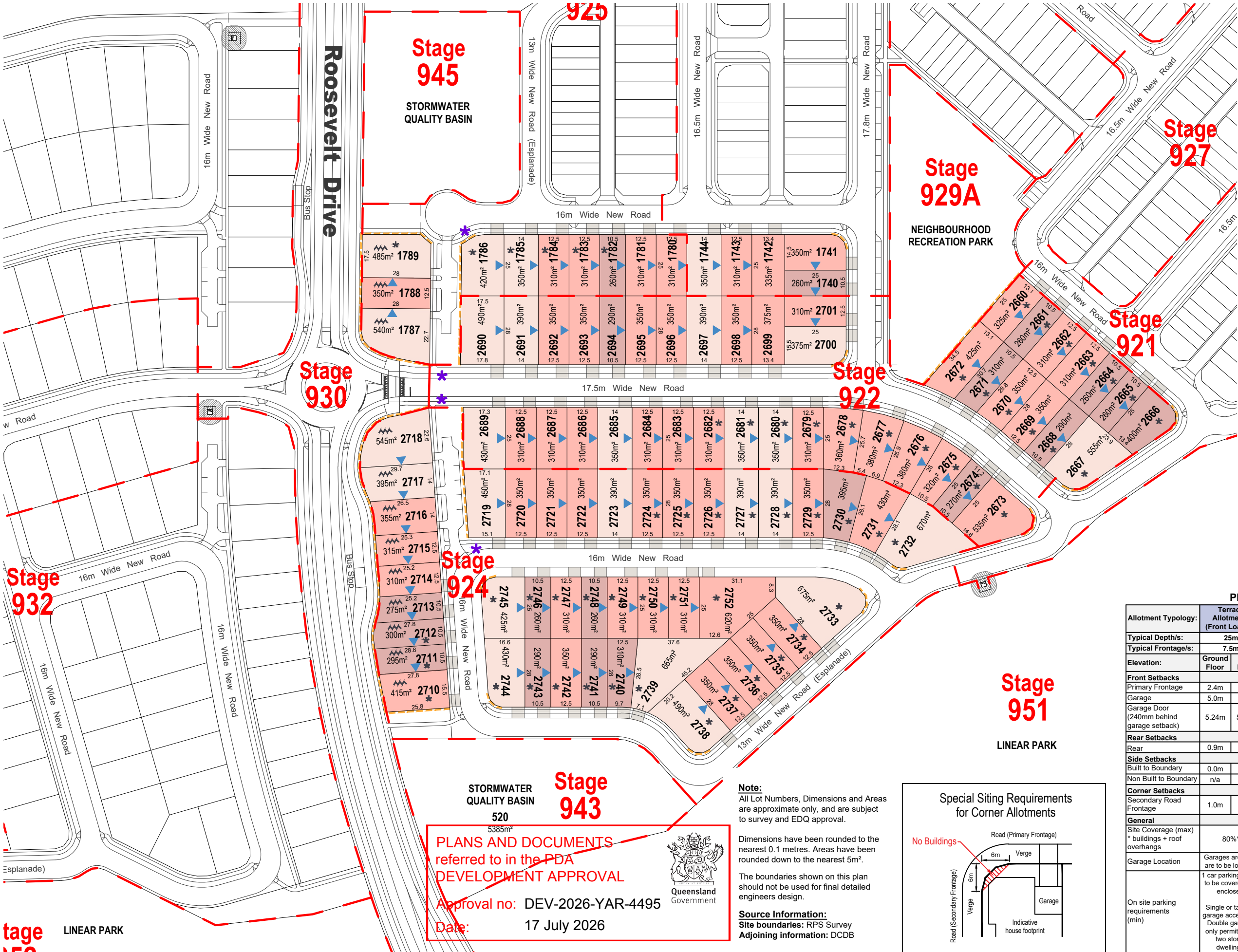


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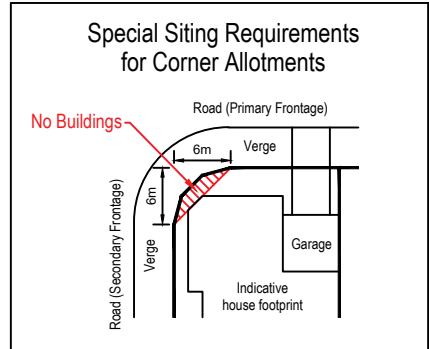
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- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary
 - Preferred Driveway Location
 - Indicative Built to Boundary Wall - Optional
 - Indicative Built to Boundary Wall - Mandatory
 - No Vehicular Access
 - Indicative Bin Pad Location
 - Potential Bushfire Impacted Lots
 - Potential Acoustic Attenuation
 - Electrical Transformer and Buffer

THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. AU13933 – 81]

Plan of Development Table - General										
Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026

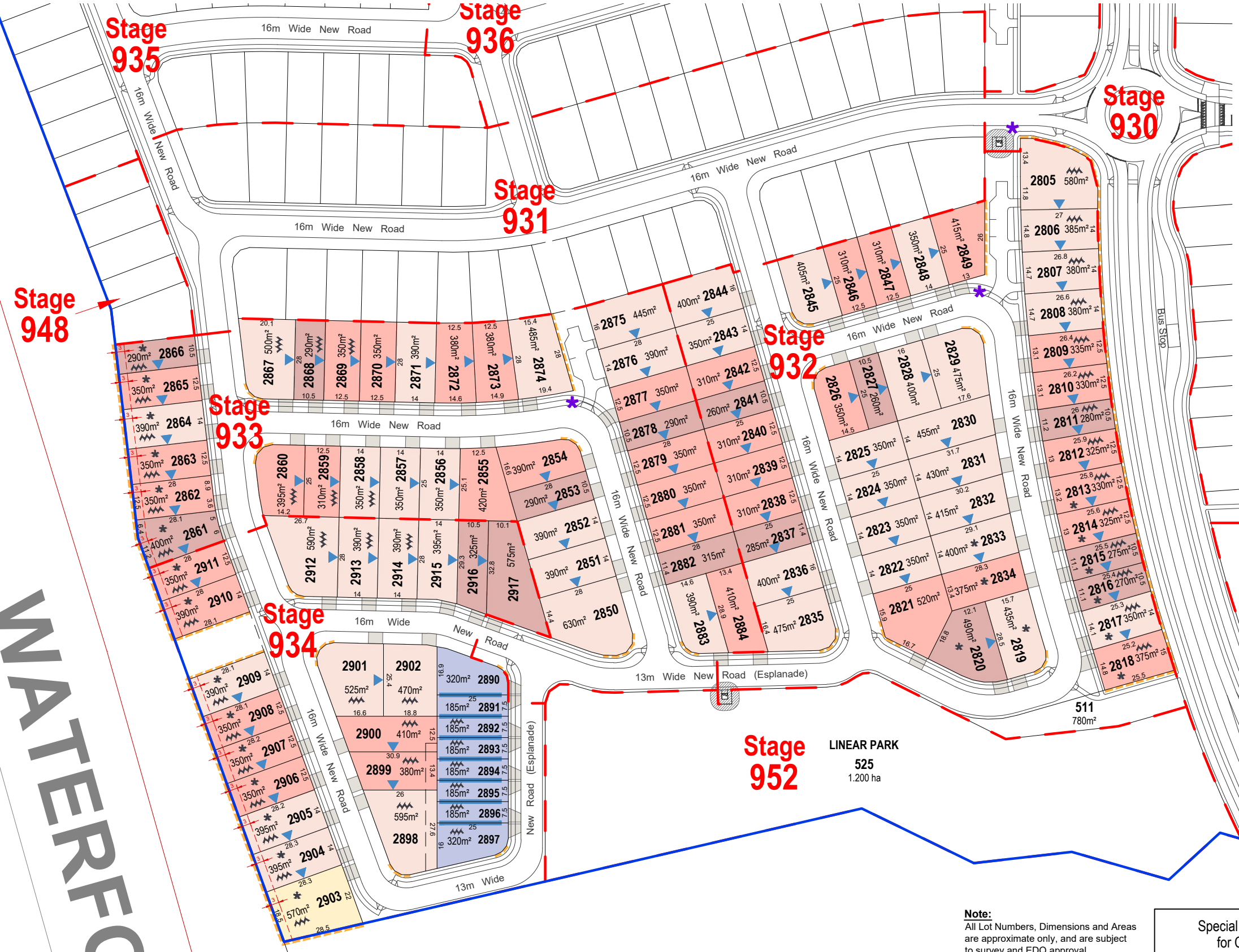
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

WATERFORD



Plan of Development Table - General										
Allotment Typology:	Terrace Allotments (Front Loaded)		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Traditional Allotments	
Typical Depth/s:	25m		25m, 28m, 30m		25m, 28m, 30m, 32m				30m, 32m	
Typical Frontage/s:	7.5m		10.5m		12.5m		14m, 16m		18m, 20m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks										
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks										
Rear	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks										
Built to Boundary	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	n/a	n/a
Non Built to Boundary	n/a	n/a	0.9m	1.0m	0.9m	1.0m	0.9m	1.0m	0.9m	2.0m
Corner Setbacks										
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
General										
Site Coverage (max) * buildings + roof overhangs	80%*		65%*		65%*		65%*		60%*	
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.									
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings,		1 car parking space to be covered and enclosed. Single, tandem or double garage acceptable.							

THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. AU13933 – 81]

- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary
 - Preferred Driveway Location
 - 3m Building Setback from Waterford Tamborine Rd
 - Indicative Built to Boundary Wall - Optional
 - Indicative Built to Boundary Wall - Mandatory
 - No Vehicular Access
 - Indicative Bin Pad Location
 - Potential Bushfire Impacted Lots
 - Potential Acoustic Attenuation
 - Electrical Transformer and Buffer

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026

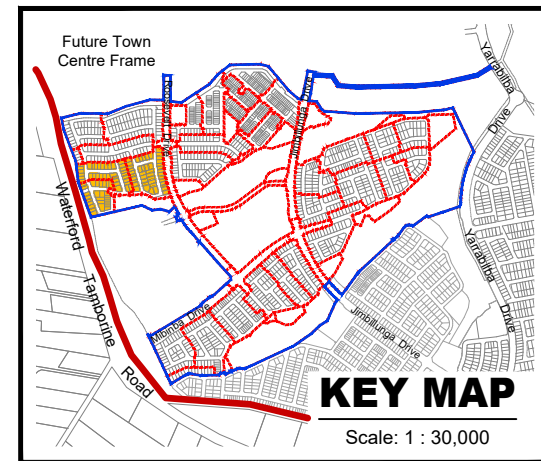
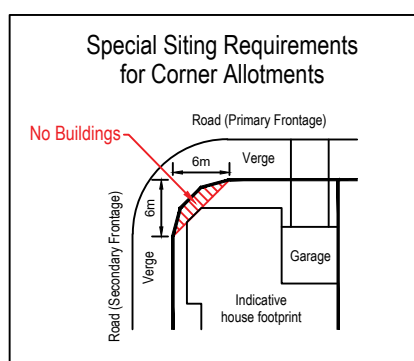
Queensland Government

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

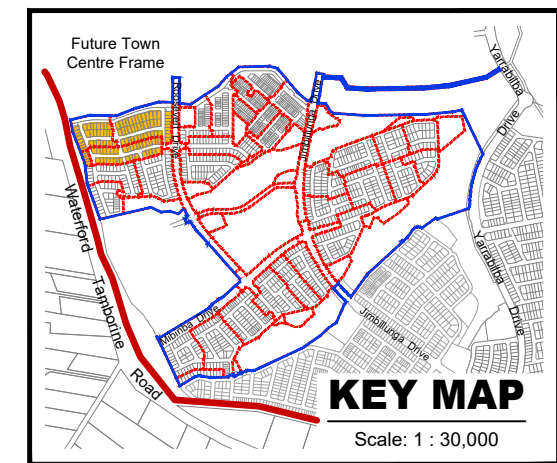
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495
Date: 17 July 2026



Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary
- Preferred Driveway Location
- 3m Building Setback from Waterford Tamborine Rd
- Indicative Built to Boundary Wall - Optional
- Indicative Built to Boundary Wall - Mandatory
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH PLAN OF
DEVELOPMENT
- DESIGN CRITERIA TYPE A
[PLAN REF. AU13933 – 81]

Plan of Development Table - General

Allotment Typology:	Terrace Allotments (Front Loaded)	Villa Allotments	Premium Villa Allotments	Courtyard Allotments	Traditional Allotments
Typical Depth/s:	25m	25m, 28m, 30m	25m, 28m, 30m, 32m	30m, 32m	30m, 32m
Typical Frontage/s:	7.5m	10.5m	12.5m	14m, 16m	18m, 20m
Elevation:	Ground Floor	Ground Floor	Ground Floor	Ground Floor	Ground Floor
Front Setbacks					
Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m
Garage	5.0m	5.0m	5.0m	5.0m	5.0m
Garage Door (240mm behind garage setback)	5.24m	5.24m	5.24m	5.24m	5.24m
Rear Setbacks					
Rear	0.9m	0.9m	0.9m	0.9m	0.9m
Side Setbacks					
Built to Boundary	0.0m	0.0m	0.0m	0.0m	n/a
Non Built to Boundary	n/a	n/a	0.9m	0.9m	0.9m
Corner Setbacks					
Secondary Road Frontage	1.0m	1.0m	1.5m	1.5m	1.5m
General					
Site Coverage (max) * buildings + roof overhangs	80%*	65%*	65%*	65%*	60%*
Garage Location	Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment.				
On site parking requirements (min)	1 car parking space to be covered and enclosed. Single or tandem garage acceptable. Double garages only permitted on two storey dwellings.				

Note:

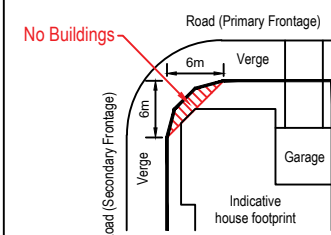
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

Special Siting Requirements
for Corner Allotments



PLAN REF: AU13933 – 80

Rev No: F
DATE: 17 June 2026
CLIENT: STOCKLAND
DRAWN BY: BM / MM
CHECKED BY: BM



YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 8 OF 11



URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



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1. General

- 1.1.

All development is to be undertaken in accordance with the Development Approval.
- 1.2.

Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
- 1.3.

The maximum height of unattached buildings shall not exceed 8.5m above natural ground level. For attached buildings on lots greater than 450sqm a building height of 10.5m may be permitted as measured from the natural ground level.
- 1.4.

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.
- 1.5.

Construction standards / setbacks may be affected by bushfire risk. Refer to the site-specific Bushfire Hazard Assessment and Mitigation Plan prepared by Bushfire Protection Systems Ply Ltd.
- 1.6.

Acoustic treatment may be required for some lots. Refer to the site-specific report prepared by MWA Environmental.

2. Setbacks

- 2.1.

Setbacks are as per the Plan of Development Table unless otherwise specified on the Plan of Development.
- 2.2.

Setbacks are measured to the outermost projection, in accordance with the development scheme.
- 2.3.

Eaves, gutters and down-pipes can encroach into the nominated boundary setbacks by a maximum of 450mm.
- 2.4.

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.
- 2.5.

The built 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.
- 2.6.

Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
- 2.7.

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.
- 2.8.

Allotments containing or adjoining the lower face of a rear retaining wall exceeding 2.0m 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.
- 2.9.

Allotments adjacent Waterford-Tamborine Road are required to have a minimum building setback of 3m from Waterford-Tamborine Road.

3. Site Cover and Amenity

- 3.1.

Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.
- 3.2.

Non-built to boundary walls to habitable areas of the building are required to be provided with roof overhangs (eaves) that are a minimum of 450mm from the wall of the building facade.
- 3.3.

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 1.0m 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

- 4.1.

Each allotment must provide one covered car parking space
- 4.2.

Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
- 4.3.

Carports must include either a garage door at the front or screening to the rear
- 4.4.

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
- 4.5.

For garages on front loaded lots less than 10.0m in width the following criteria must be met:

a. Single storey homes must have a single or tandem garage.

b. Double storey homes can have a double garage, provided the second floor front wall or balcony is a minimum of 560mm forward of the garage wall.

5. Driveways

- 5.1.

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.
- 5.2.

Where there is a footpath within the verge, the driveway prevails, i.e. the portion of the footpath where the driveway crosses is removed.
- 5.3.

Maximum driveway grades within lots must not exceed 1:5 or 1:4 with transitions at both ends of the driveway.
- 5.4.

Driveways must be offset at least 300mm from the side property boundary
- 5.5.

Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed by EDQ.
- 5.6.

Driveways across the verge cannot exceed 3.0m for a single garage or 5.0m for a double garage.
- 5.7.

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 (where occurring following construction by Stockland)

- 6.1.

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.
- 6.2.

Retaining walls along street or park frontages cannot exceed 1.0m in height. A planted strip of a minimum width of 500mm must exist between any terraced retaining walls.
- 6.3.

Retaining walls to side boundaries between lots cannot exceed 1.8m high at the front wall of the house and must taper down to natural ground level forward of the house.

- 6.4.

Retaining walls over 900mm high require a 1.0m high fence above the wall and adequate landscape screening.
- 6.5.

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.
- 6.6.

The front wall of the home must not be more than 50% below the midpoint level of the front boundary .

7. External Building Materials (Including Sheds)

No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or commons brickwork.

8. Front Facade Articulation

- 8.1.

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.
- 8.2.

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.
- 8.3.

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)

- 9.1.

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 4m of the secondary frontage.

10. Fencing

- 10.1.

Fencing on the primary street frontage is to be a maximum of 1.2m in height and decorative in style, except for regulation fencing required around pools.
- 10.2.

Fencing on the primary street frontage can be up to 1.5m in height if it is:

a. an open style fence that is 50% transparent where the height exceeds 1.2m.

b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish.
- 10.3.

Fencing fronting a secondary street frontage or public open space can be up to 1.8m in height and must be decorative fencing.
- 10.4.

All side fencing must either return to the house a minimum of 1.0m behind the front building line or continue forward of the front building line as decorative fencing.
- 10.5.

Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palings or horizontal battens. Timber paling fences will only be accepted if they are painted and treated with decorative capping or trims and provided with pronounced posts.
- 10.6.

Untreated or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
- 10.7.

Fencing and retaining walls erected by Stockland must not be altered, removed or modified in any way, without the prior written approval from Stockland.

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 3m tall and at least 600mm high at the time of planting. Refer to the preferred Yarrabilba plant species list for guidance.

12. Outdoor Structure and Services

- 12.1.

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.
- 12.2.

Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
- 12.3.

Out-buildings (sheds) must not exceed 2.4m in height and 10m² in area.
- 12.4.

Sheds are to be of a colour complementary to the primary dwelling

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

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

- 13.1.

The front facing building wall, which comprises the garage door must not exceed an external width of 5.7m.
- 13.2.

The garage door:

a. Width must not exceed 4.8m;

b. Must have a minimum 450mm eave above it;

c. Must be setback a minimum of 240mm behind the garage wall and

d. Must have a sectional, tilt or a roller door.
- 13.3.

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, window and a side light is required where there is no habitable room facing the street.

b. A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door.

c. The verandah, portico or porch is to include front piers with distinct materials and / or colours.

14. Residential Lots with Park Frontage

- 14.1.

Fencing along park frontages must be:

a. 1.2m high solid; or

b. Up to 1.8m high if containing openings that make it more than 50% transparent.
- 14.2.

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

15. Electronic Vehicle Readiness

Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet.

16. 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 are 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)

17. Criteria for Variations to an Approved Plan assessed via Compliance Assessment

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

- 17.1.

Minor variation to the boundaries of parks subject to achieving the following

a. The size of the park does not vary by+/- 5%;

b. The boundary of a park does not vary by more than 10m in any direction; and

c. No change to the location and classification of the proposed park are made; and

d. Minimum park size and embellishments under Community Greenspace IMP and EDQ Park Planning and Design Guideline 12 and met; and if it is required to accommodate a pad mount transformer - with a maximum area of 5m x 5m.
- 17.2.

Minor variations to the road network subject to achieving the following:

a. The classification of the road is not varied;

b. The location of a road is moved by not more than 10m in any direction;

c. Any change to a road location does not result in a new intersection within 50m of another intersection; and

d. The change of the road does not result in a block length of more than 200m, and

e. Retains grid or modified grid responsive to site characteristics; and

f. Does not result in an additional cul de sac; and

g. Demonstrate the variation accords with provisions within Guidelines 5, 6 and 13.
- 17.3.

Variation to lots subject to achieving the following:

a. The total number of lots is within+/- 5% of the number of lots already approved; and

b. The footprint of the lots is within the existing residential lot footprint (with the exception being where a road is moved in accordance with the provisions in Item b(i) above; and

c. It can be demonstrated where a lot increase is proposed that adequate on-street parking exists for visitors to the lots, and

d. Where a paramount transformer is required- max 5m x 5m.
- 17.4.

Variation to the approved POD where:

a. To amend setbacks as a result of a lot change; or

b. To change the location of a built to boundary wall or driveway

c. It is noted a compliance assessment process cannot be used once any lot in the stage subject to the change has been sold.
- 17.5.

Variations to staging or creation of sub-stages:

a. Permitted when not resulting in a park being created in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it.
- 17.6.

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

a. A statement demonstrating compliance with the criteria above and relevant section of PDA Guidelines and Practice Notes;

b. Where minor variations are required due to detailed engineering design a statement outlining the reason for the variation and how the variation responds to Guidelines 13-Engineering Standards;

c. Updated ROL and POD plans as applicable;

d. Updated Functional Layout Plans (if applicable).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



Queensland Government

Stockland

URBAN DESIGN

Level 8

34 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

W rpsgroup.com



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PLAN REF: AU13933 – 81

Rev No: F

DATE: 17 June 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

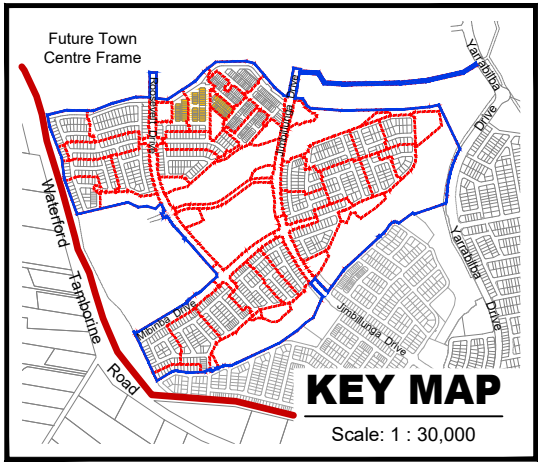


Not to Scale @ A3

YARRABILBA

PRECINCT 9 - APPLICATION 1

PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026

age 45

MWATER TY BASIN 521

PLAN REF: AU13933 – 82

Rev No: F

DATE: 17 June 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

0 10 20 30 40 50 1 : 750 @ A3

Legend

- Yarrabilba Estate Boundary

Application Boundary

Stage Boundary

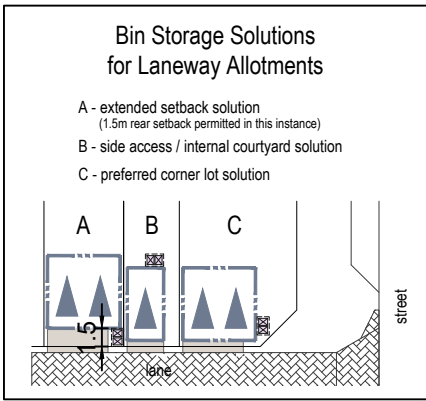
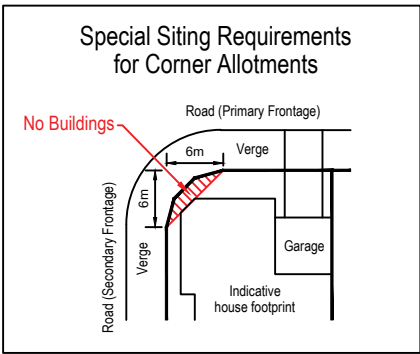
Preferred Driveway Location

Building Location Envelope (excluding verandah/balconies on primary frontages)

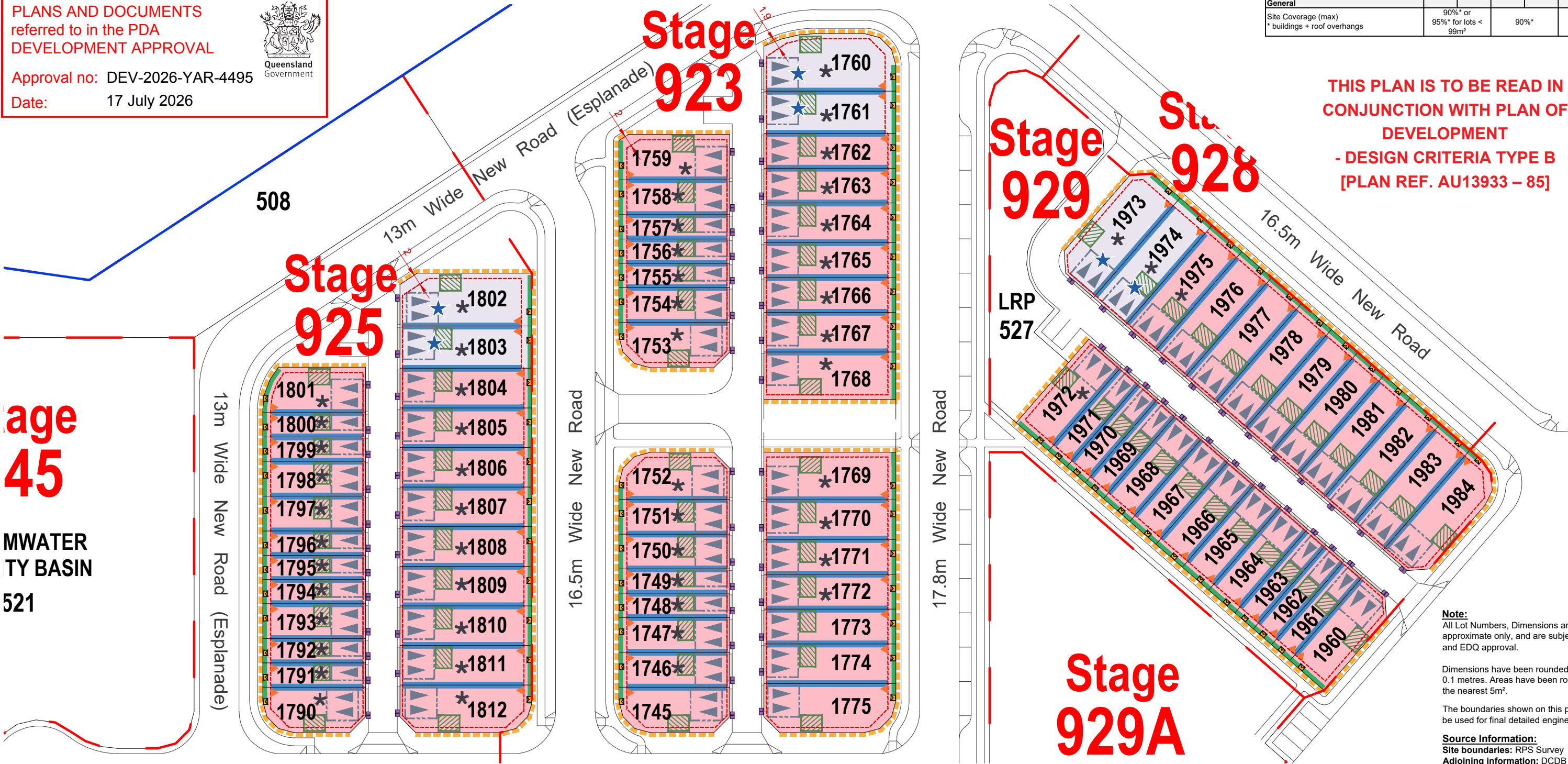
Indicative Built to Boundary Wall - Mandatory

No Vehicular Access

Primary Frontage
- Potential Bushfire Impacted Lots
- Potential Acoustic Attenuation
- Electrical Transformer and Buffer
- Indicative Letterbox Location
- Indicative Front Door Location
- Indicative Bin Collection Location
- Optional Secondary Dwelling (Fonzie)
- Preferred Private Open Space Location
- Indicative Garage Location



Plan of Development Table - Urban Village							
Allotment Typology:	Laneway Terrace Allotments		Laneway Terrace Allotments (with optional Fonzie)		Terrace Allotments (Front Loaded)		
Typical Depth/s:	16.5m, 21m, 25m		25m		25m		
Typical Frontage/s:	4.6m, 6.6m, 7.5		8m		7.5m		
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	
Front Setbacks							
Verandah/Balcony (mandatory on 16.5m deep lots)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	
Primary Frontage (Road/Park)	1.5m	1.5m	2.0m	2.0m	2.4m	2.4m	
Garage	n/a	n/a	n/a	n/a	5.0m	5.0m	
Rear Setbacks							
Rear	0.5m	0.0m	0.5m	0.0m	0.9m	0.9m	
Garage from Laneway (min)	0.5m ^	n/a	0.5m ^	n/a	n/a	n/a	
^ mandatory unless incorporating bin storage							
Side Setbacks							
Built to Boundary (max)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	
Corner Setbacks							
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	
General							
Site Coverage (max)	90%* or						
* buildings + roof overhangs	95%* for lots < 99m²		90%*		80%*		



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 9 OF 11

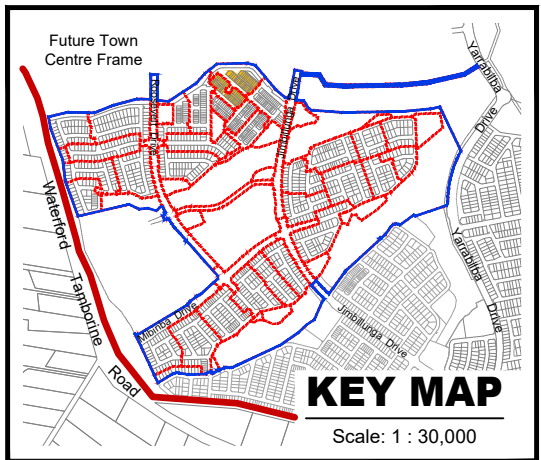
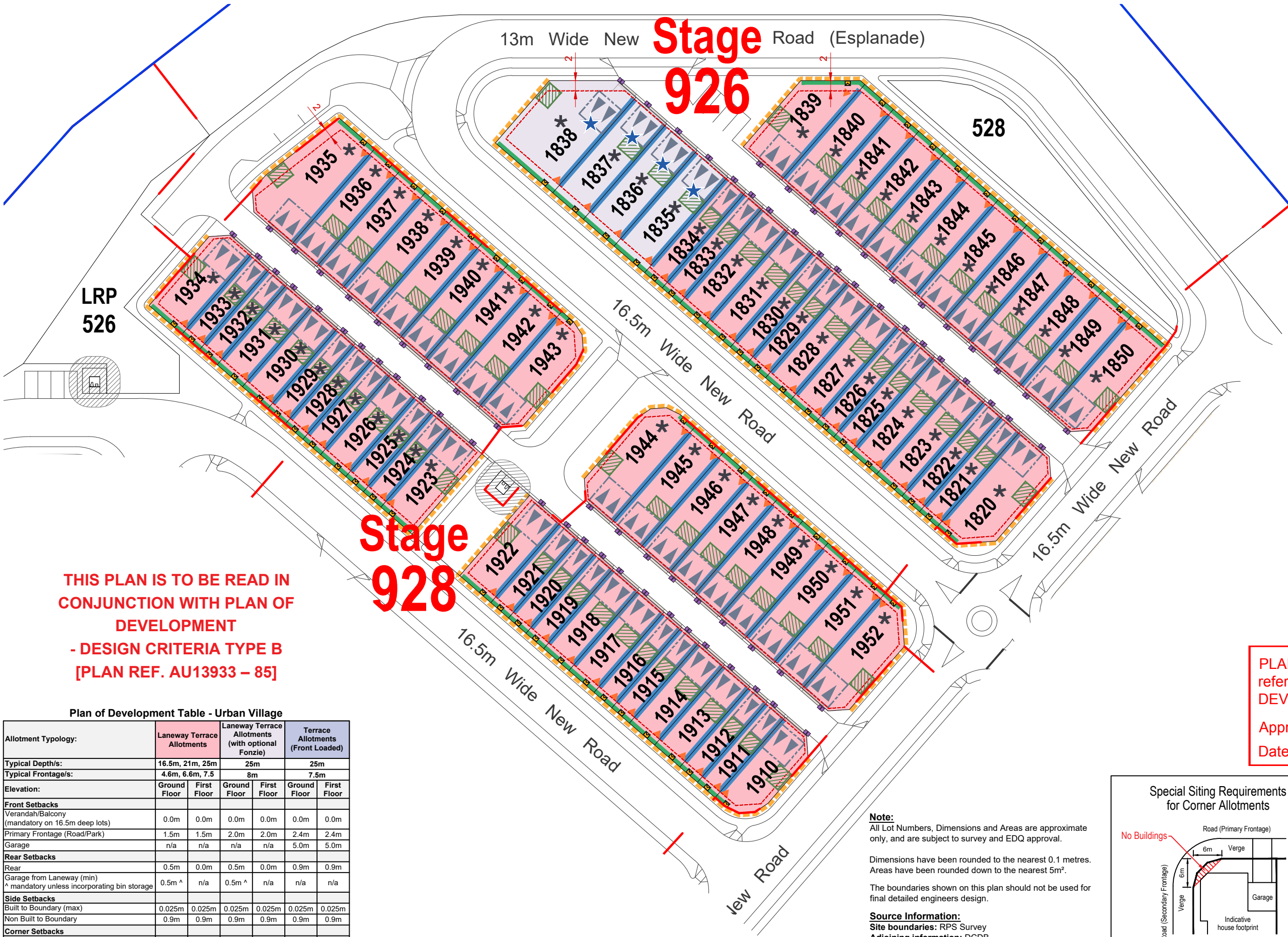


URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
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Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary
- Preferred Driveway Location
- Building Location Envelope (excluding verandah/balconies on primary frontages)
- Indicative Built to Boundary Wall - Mandatory
- No Vehicular Access
- Primary Frontage
- Potential Bushfire Impacted Lots
- Potential Acoustic Attenuation
- Electrical Transformer and Buffer
- Indicative Letterbox Location
- Indicative Front Door Location
- Indicative Bin Collection Location
- Optional Secondary Dwelling (Fonzie)
- Preferred Private Open Space Location
- Indicative Garage Location

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH PLAN OF
DEVELOPMENT
- DESIGN CRITERIA TYPE B
[PLAN REF. AU13933 – 85]

Plan of Development Table - Urban Village

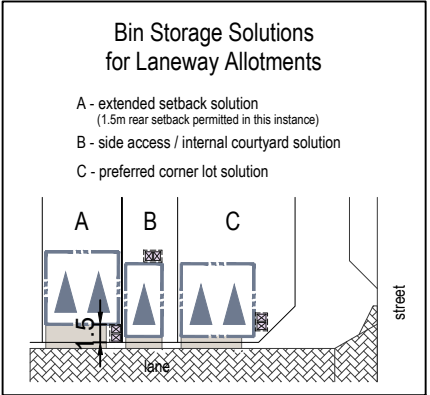
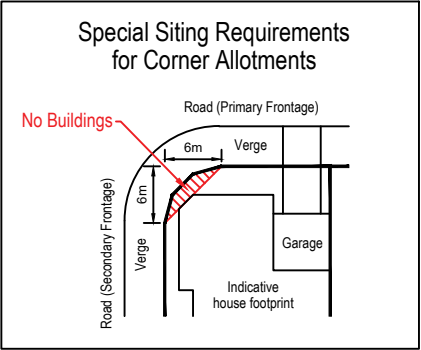
Allotment Typology:	Laneway Terrace Allotments		Laneway Terrace Allotments (with optional Fonzie)		Terrace Allotments (Front Loaded)	
Typical Depth/s:	16.5m, 21m, 25m		25m		25m	
Typical Frontage/s:	4.6m, 6.6m, 7.5		8m		7.5m	
Elevation:	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setbacks						
Verandah/Balcony (mandatory on 16.5m deep lots)	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m
Primary Frontage (Road/Park)	1.5m	1.5m	2.0m	2.0m	2.4m	2.4m
Garage	n/a	n/a	n/a	n/a	5.0m	5.0m
Rear Setbacks						
Rear	0.5m	0.0m	0.5m	0.0m	0.9m	0.9m
Garage from Laneway (min)	0.5m ^	n/a	0.5m ^	n/a	n/a	n/a
^ mandatory unless incorporating bin storage						
Side Setbacks						
Built to Boundary (max)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Setbacks						
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
General						
Site Coverage (max)	90%* or 95%* for lots < 99m ²		90%*		80%*	
* buildings + roof overhangs						

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495
Date: 17 July 2026



PLAN REF: AU13933 – 83

Rev No: F
DATE: 17 June 2026
CLIENT: STOCKLAND
DRAWN BY: BM / MM
CHECKED BY: BM



YARRABILBA
PRECINCT 9 - APPLICATION 1
PLAN OF DEVELOPMENT - SHEET 10 OF 11

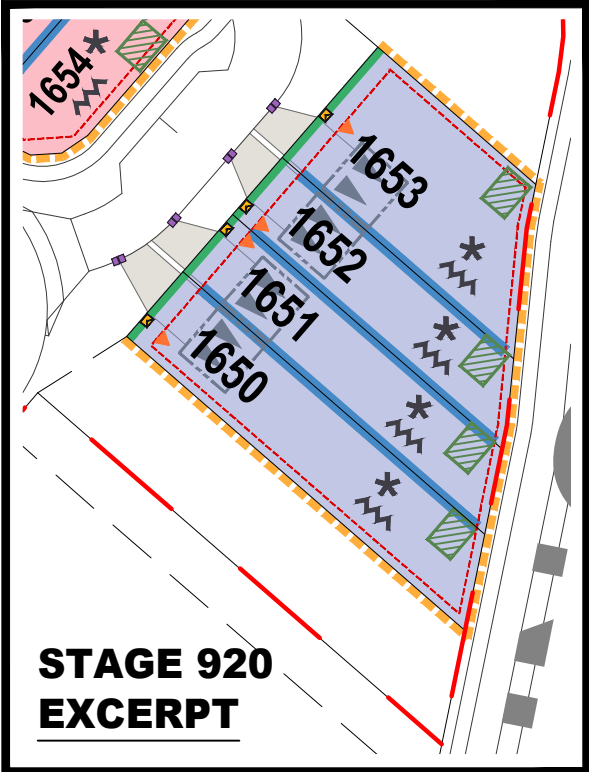
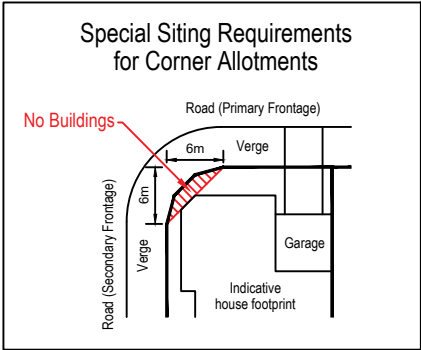
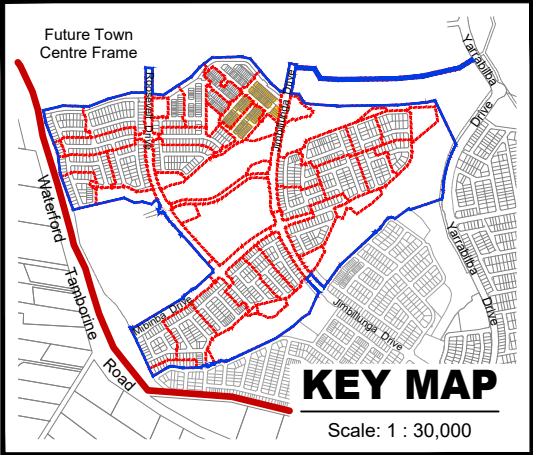
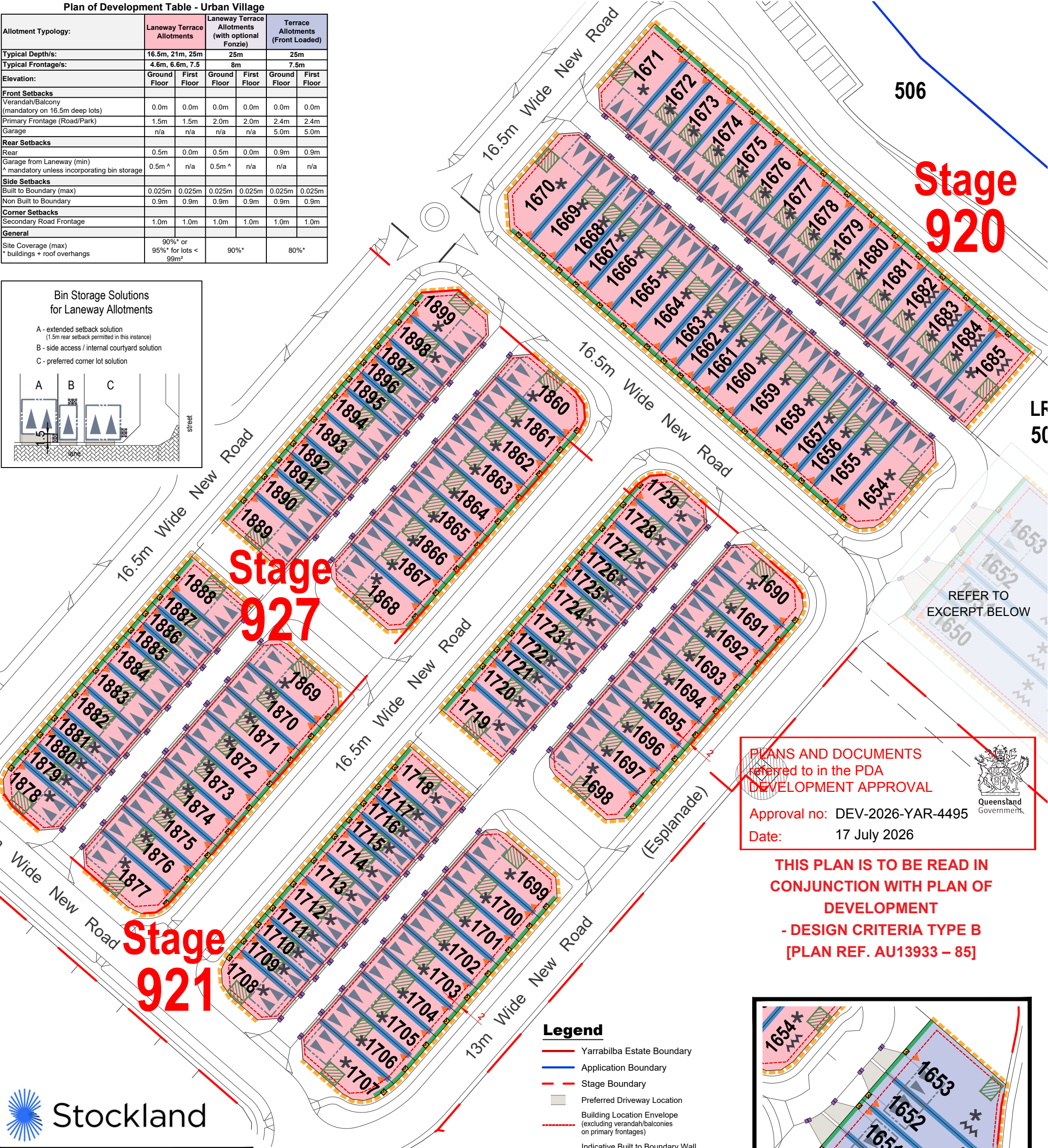
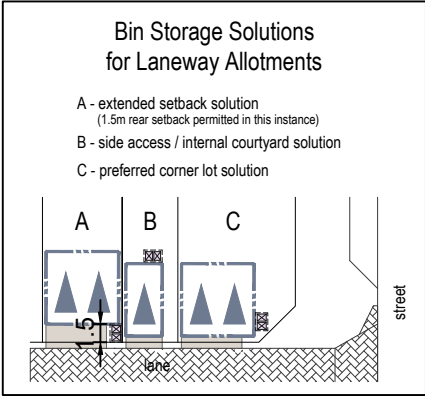


URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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Plan of Development Table - Urban Village						
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Garage	n/a	n/a	n/a	n/a	5.0m	5.0m
Rear Setbacks						
Rear	0.5m	0.0m	0.5m	0.0m	0.9m	0.9m
Garage from Laneway (min)	0.5m ^	n/a	0.5m ^	n/a	n/a	n/a
^ mandatory unless incorporating bin storage						
Side Setbacks						
Built to Boundary (max)	0.025m	0.025m	0.025m	0.025m	0.025m	0.025m
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m
Corner Setbacks						
Secondary Road Frontage	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m
General						
Site Coverage (max)	90%* or 95%* for lots < 99m ²		90%*		80%*	
* buildings + roof overhangs						



PLAN REF:

AU13933 – 84

Rev No:

F

DATE:

17 June 2026

CLIENT:

CLIENT

DRAWN BY:

WNW

CHECKED BY:

PHE

YARRABILBA

PRECINCT 9 - APPLICATION 1

PLAN OF DEVELOPMENT - SHEET 11 OF 11

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

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1. General

- 1.1. All development is to be undertaken in accordance with the Development Approval.
- 1.2. Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
- 1.3. The maximum building height is two (2) storeys and 9m above the finished pad ground level.
- 1.4. Construction standards / setbacks may be affected by bushfire risk. Refer to the site-specific Bushfire Hazard Assessment and Mitigation Plan prepared by Bushfire Protection Systems Ply Ltd.
- 1.5. Acoustic treatment may be required for some lots. Refer to the site-specific report prepared by MWA Environmental.

2. Setbacks & Site Cover

- 2.1. Setbacks are as per the Plan of Development Table unless otherwise specified on the Plan of Development.
- 2.2. Setbacks are measured to the outermost projection, in accordance with the development scheme.
- 2.3. Eaves, gutters and down-pipes can encroach into the nominated boundary setbacks by a maximum of 450mm.
- 2.4. The location of built to boundary walls are mandatory as indicated on the Plan of Development.
- 2.5. Mandatory built to boundary walls must have a maximum setback of 25mm to the concrete slab/footing as well as the external wall.
- 2.6. 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.
- 2.7. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments' diagram on the Plan of Development.
- 2.8. Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table.

3. Private Open Space

- 3.1. The total private open space must be provided in accordance with the below:
 - 2 bedroom dwellings (Minimum 9sqm); or
 - 3+ bedroom dwellings (Minimum 12sqm).
- 3.2. This area may be roofed and take the form of an upper floor balcony or rooftop terrace.
- 3.3. The primary private open space must be directly accessible from a living space and include a minimum dimension of 2.5m. Shade is to be provided to the area by being at least 40% roofed.

4. On-site Car Parking and Driveways

- 4.1. Each allotment must provide a car parking space. Carports are permitted.
- 4.2. Garages / carports are to be located as indicated on this Plan of Development.
- 4.3. Single garages are acceptable.
- 4.4. Tandem garages are only acceptable on lots 25m deep or greater.
- 4.5. Single car garage / carports must achieve a minimum garage door opening of 2.4m wide when open.
- 4.6. Double garages must feature a singular garage door and opening; two separate garage doors are not permitted.
- 4.7. A maximum of one driveway per dwelling, or secondary dwelling, is permitted.
- 4.8. Driveways for Terrace Allotments (Front Loaded) with a double garage must taper to 5m wide at the property boundary.
- 4.9. Driveways for lots 1650 - 1653 are to be separated by a minimum distance of 0.6m. This driveway separation is to be landscaped within the verge and up to the garage.
- 4.10. Driveways must be completed prior to occupation and be located as shown on the approved Functional Engineering Roadworks Plans, unless otherwise agreed by EDQ.

5. Building Articulation, Passive Ventilation and Natural Lighting

- 5.1. Facades of the home fronting the street / open space must have a highly visible entry and be articulated using a majority of the following elements.
 - two materials or finishes to the entry
 - verandah / balconies
 - window hoods / screening
 - roof overhands
 - vertical landscaping
- 5.2. Non-built to boundary walls to habitable areas of the building are required to be provided with roof overhangs (eaves) that are a minimum of 450mm from the wall of the building facade.
- 5.3. Front door access must not be via a Lane; with the exception of a Fonzie dwelling. Sliding doors do not constitute a front door.
- 5.4. Buildings must be designed to ensure the privacy of occupants, but also allow for overlooking of the Street and Lane to promote casual surveillance.

- 5.5. Design of dwellings with Secondary frontages to Street must visually 'wrap' around the corner, providing activation of the corner and passive surveillance of the Street through the form of porch/alfresco openings and/or glazing.
- 5.6. Each dwelling unit must not present the same facade design as the immediate adjoining dwelling/s.
- 5.7. If provided, privacy screening must be either of solid material (e.g. timber, steel), opaque screens, perforated panels, or trellises that are permanently fixed, and are to have a maximum of 50 per cent openings.
- 5.8. Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 5.9. For carports, the facade construction, appearance and treatment must be visually consistent with that of a garage, and must be compatible with the main building design. No prefabricated facades permitted.
- 5.10. All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. No raw, unfinished or untreated materials are permitted for external building works. This includes galvanised iron, zinc or aluminium coated steel, corrugated or unpainted fibre cement sheeting and bare, painted or uncoloured concrete block work or commons brickwork.
- 5.11. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
 - Inclusion of mid-block courtyard spaces, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space.
 - Each living area that adjoins an external wall (not built to boundary) has an openable window or door.

6. Privacy and Overlooking

- 6.1. Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings. Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
 - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
 - a window has a sill height more than 1.5m above the adjacent floor level; or
 - a window has obscure glazing below 1.5m;

7. Site Services and Bin Storage

- 7.1. All dwellings are to be designed to ensure there are no conflicts between services (electricity/water etc.) and pedestrian access to the front and/or rear of the lot, or vehicular access to the rear of the lot;
- 7.2. Air-conditioners, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to the Street. Services may be visible from the lane, but must be screened.
- 7.3. Dedicated bin storage is to be provided in accordance with one of the locations identified on the Plan of Development "Bin Storage Solutions for Laneway Allotments" diagram. Bin storage must be screened from the lane and be visually compatible with the main building design.
- 7.4. Where bin storage is to be contained within the rear setback adjoining the lane, an increased setback of 1.5m is allowed to accommodate the structure.

8. Fencing and Letterboxes

- 8.1. Fencing and retaining walls erected by Stockland must not be altered, modified or removed in any way, without prior written approval from Stockland.
- 8.2. An alternative to a front fence can be planter boxes and/or privacy screening for residents. Otherwise fencing to primary street frontages must be provided.
- 8.3. If constructed, privacy screening must either be of solid material (eg. timber, steel), opaque screens, perforated panels or trellises that are permanently fixed and have a maximum of 50% opening.
- 8.4. Fencing on the primary street or public open space frontage must be decorative in style and can be up to 1.5m in height.
- 8.5. Fencing on Lane frontages can be solid fencing and must be compatible with the main building design in terms of height, form, detailing, materials and colour.
- 8.6. Fencing to Secondary Street frontages can be screen fencing up to 1.8m high up to the front building line (main façade).
- 8.7. All fencing materials must be suitably coloured, stained or painted. No raw, unfinished or untreated materials are permitted. Untreated or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
- 8.8. Letterboxes for all dwellings must be located on the primary frontage.

9. Electronic Vehicle Readiness:

Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) into the garage or carport to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet

10. Secondary Dwelling (Fonzie)

General	Secondary "Fonzie" dwellings can be developed on the laneway terrace lots identified on the plan of development.
Floor Area	Maximum 45sqm GFA floor area for the secondary dwelling.
Design and Siting of buildings and structures	The dwelling / secondary dwelling must have the design effect of one (1) single dwelling from the primary frontage view. The Fonzie dwelling must front the laneway as the primary frontage and provide additional surveillance to the lane with windows and/balconies.
Materials and Detailing	Materials, detailing, colours and roof forms are to be consistent with those of the primary house.
Outdoor Open Space	Minimum 5sqm with a minimum dimension of 1.2m and directly accessible from a living area, in addition to the outdoor open space requirements for the primary dwelling. The outdoor open space may be roofed and take the form of an upper floor balcony or rooftop terrace.
Driveway	A maximum of 1 driveway crossover is permitted for the Fonzie dwelling with a maximum width of 3m.
Car Parking and Garaging	Minimum one space in addition to the primary dwelling requirement.
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).

11. Criteria for Variations to an Approved Plan assessed via Compliance Assessment

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

- 11.1. Minor variation to the boundaries of parks subject to achieving the following
 - a. The size of the park does not vary by+/- 5%;
 - b. The boundary of a park does not vary by more than 10m in any direction; and
 - c. No change to the location and classification of the proposed park are made; and
 - d. Minimum park size and embellishments under Community Greenspace IMP and EDQ Park Planning and Design Guideline 12 and met; and if it is required to accommodate a pad mount transformer - with a maximum area of 5m x 5m.
- 11.2. Minor variations to the road network subject to achieving the following:
 - a. The classification of the road is not varied;
 - b. The location of a road is moved by not more than 10m in any direction;
 - c. Any change to a road location does not result in a new intersection within 50m of another intersection; and
 - d. The change of the road does not result in a block length of more than 200m, and
 - e. Retains grid or modified grid responsive to site characteristics; and
 - f. Does not result in an additional cul de sac; and
 - g. Demonstrate the variation accords with provisions within Guidelines 5, 6 and 13.
- 11.3. Variation to lots subject to achieving the following:
 - a. The total number of lots is within+/- 5% of the number of lots already approved; and
 - b. The footprint of the lots is within the existing residential lot footprint (with the exception being where a road is moved in accordance with the provisions in Item b(i) above; and
 - c. It can be demonstrated where a lot increase is proposed that adequate on-street parking exists for visitors to the lots, and
 - d. Where a paramount transformer is required- max 5m x 5m.
- 11.4. Variation to the approved POD where:
 - a. To amend setbacks as a result of a lot change; or
 - b. To change the location of a built to boundary wall or driveway
 - c. It is noted a compliance assessment process cannot be used once any lot in the stage subject to the change has been sold.
- 11.5. Variations to staging or creation of sub-stages:
 - a. Permitted when not resulting in a park being created in a stand-alone stage or where a park is in the final stage with less than 10 residential lots associated with it.
- 11.6. Where a variation is proposed, the applicant must submit to EDQ for compliance assessment:
 - a. A statement demonstrating compliance with the criteria above and relevant section of PDA Guidelines and Practice Notes;
 - b. Where minor variations are required due to detailed engineering design a statement outlining the reason for the variation and how the variation responds to Guidelines 13-Engineering Standards;
 - c. Updated ROL and POD plans as applicable;
 - d. Updated Functional Layout Plans (if applicable)..

PLAN REF: **AU13933 – 85**

Rev No: **F**

DATE: 17 June 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

Not to Scale @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



YARRABILBA

PRECINCT 9 - APPLICATION 1

PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE B

Stockland

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

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