

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

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

2.4. Eaves, gutters and down-pipes can encroach into the nominated boundary setbacks by a maximum of 450mm, except in the case of walls that are built to boundary, wherein a 0m setback applies.

2.5. The location of built to boundary walls are mandatory as indicated on the Plan of Development.

2.6. Mandatory built to boundary walls must have a maximum setback of 25mm to the concrete slab/footing as well as the external wall.

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. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments' diagram on the Plan of Development.

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.

3.4. For dwellings adjoining McKenny Boulevard, private open spaces must be located as an internal courtyard Refer to the Acoustic Report prepared by MWA Environmental for guidance.

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. Driveways for Terrace Allotments (Front Loaded) with a double garage must taper to 5m wide at the property boundary.

4.8. A maximum of one driveway per dwelling, or secondary dwelling, is permitted.

4.9. Driveways for lots 4050-4053, 4060-4067 and 4069-4076 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 either:

1. roof overhangs or eaves that are 450mm from the wall of the building facade; or

2. localised hoods, awnings or wall protrusions to windows and openings that are 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. Fencing to primary street frontages must be provided. An alternative to a front fence can be planter boxes and/or privacy screening for residents.

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 to McKenny Boulevard can be up to 1.8m high as identified on the Plan of Development.

8.5. Fencing to Wentland Avenue to be 1.8m high acoustic barrier as identified on the Plan of Development.

8.6. Fencing on the primary street or public open space frontage must be decorative in style and can be up to 1.5m in height.

8.7. 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.

8.8. Fencing to Secondary Street frontages can be screen fencing up to 1.8m high up to the front building line (main façade).

8.9. 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.

8.10. 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; and

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: 150827 – 42

Rev No: F

DATE: 29 July 2026

CLIENT: Stockland

DRAWN BY: BM

CHECKED BY: BM

Not to Scale @ A3

YARRABILBA

PRECINCT 4 - APPLICATION 8

PLAN OF DEVELOPMENT - DESIGN CRITERIA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5172

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Queensland Government

URBAN DESIGN

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