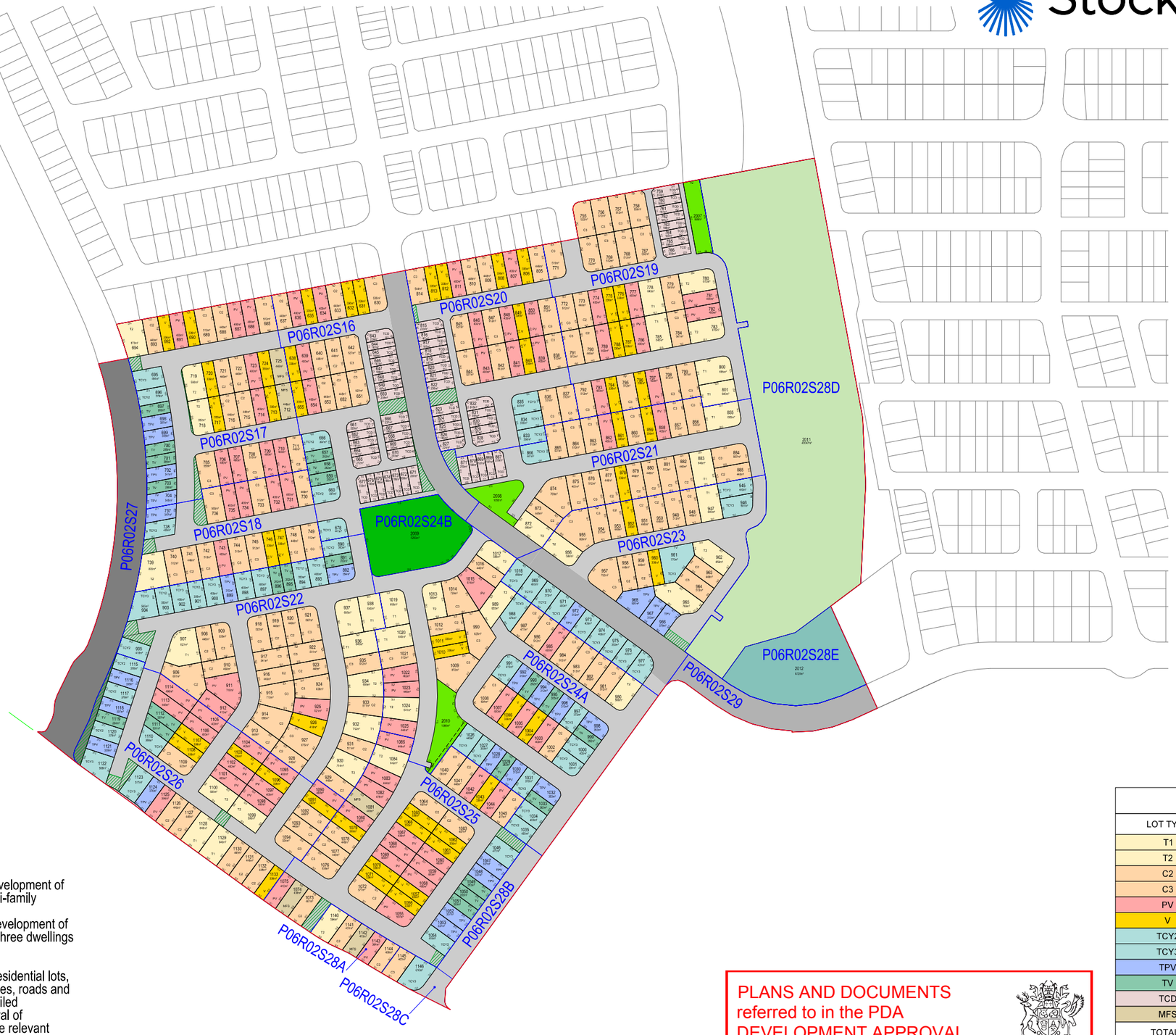
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LEGEND

- PRECINCT SIX- APPLICATION TWO BOUNDARY
- STAGE BOUNDARY
- OPEN SPACE - LINEAR AND STORMWATER QUALITY BASIN
- OPEN SPACE - NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LAND USE	AREA (ha)
Residential	19.792 ha
Open Space - Local	0.341 ha
Open Space - Neighbourhood	0.529 ha
Open Space - Linear	4.978 ha
Road - Major Road	1.063 ha
Road - Village Road	1.447 ha
Road - Local Road	7.954 ha
TOTAL	36.104 ha

MINIMUM RESIDENTIAL DENSITY - 30.06 ha
470 dw
15.63 dw/ha

MAXIMUM RESIDENTIAL DENSITY - 30.06 ha
480 dw
15.97w/ha

LOT YIELD BY LOT TYPE

LOT TYPE	No.	No.%	AREA	AREA%	MINIMUM	MAXIMUM	AVERAGE
T1	17	3.62%	11487.33m²	5.80%	640.00m²	826.58m²	675.73m²
T2	20	4.26%	12617.66m²	6.38%	586.20m²	804.92m²	630.88m²
C2	70	14.89%	32515.64m²	16.43%	407.81m²	850.59m²	464.51m²
C3	78	16.60%	42963.44m²	21.71%	466.57m²	871.70m²	550.81m²
PV	74	15.74%	30794.31m²	15.56%	363.81m²	709.68m²	416.14m²
V	51	10.85%	17217.82m²	8.70%	336.00m²	417.82m²	337.60m²
TCY2	23	4.89%	8700.70m²	4.40%	350.00m²	439.76m²	378.29m²
TCY3	29	6.17%	13232.24m²	6.69%	398.88m²	769.87m²	456.28m²
TPV	26	5.53%	8978.16m²	4.54%	312.50m²	591.02m²	345.31m²
TV	21	4.47%	5800.96m²	2.93%	262.50m²	336.81m²	276.24m²
TCD	56	11.91%	11421.99m²	5.77%	186.49m²	271.50m²	203.96m²
MFS	5	1.06%	2191.70m²	1.11%	409.77m²	448.00m²	438.34m²
TOTALS	470	100%	197921.95m²	100%	186.49m²	871.70m²	421.11m²

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi-family strata (MFS) lot.
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot, and three dwellings on each multi family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited park. The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

REV A - STAGE 28 AMENDED. 30.04.26 SM
REV B - STAGE 28 AMENDED. 05.06.26 SM
REV C - STAGES AMENDED. 23.09.26 SM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5465

Date: 12 October 2026

Queensland Government

PLAN REF: 7952-P6ROL2-ROL-1262C
DATE: 23.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:4000
SHEET: 1 of 3

PRECINCT 06 - APPLICATION TWO

RECONFIRGUATION OF A LOT

40 0 40 80 120 160 DATA ORIGIN: Project

D I S C L A I M E R
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

RPS AAP Consulting Pty Ltd
ACN 117 883 173
ABN 97 117 883 173

Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-36 Glenferrie Drive, Robina

T +61 7 555 36900
W rpsgroup.com

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LEGEND

- PRECINCT SIX- APPLICATION TWO BOUNDARY
- STAGE BOUNDARY
- OPEN SPACE - LINEAR AND STORMWATER QUALITY BASIN
- OPEN SPACE - NEIGHBOURHOOD RECREATION PARK
- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LOT TYPE
TRADITIONAL (T1)
TRADITIONAL (T2)
COURTYARD (C2)
COURTYARD (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY2)
TOWN COURTYARD (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE (TCD)
MULTI-FAMMILY STRATA (MFS)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5465

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REV C - STAGES AMENDED. 23.09.26 SM

PLAN REF: 7952-P6ROL2-ROL-1262C
DATE: 23.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:2000
SHEET: 2 of 3

PRECINCT 06 - APPLICATION TWO

RECONFIGURATION OF A LOT

20 0 20 40 60 80

DATA ORIGIN: Project

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LEGEND

- PRECINCT SIX- APPLICATION TWO BOUNDARY
- STAGE BOUNDARY
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- OPEN SPACE - LOCAL RECREATION PARK
- LOCAL STAGE ROAD
- PATHWAY CONNECTION
- VILLAGE ROAD
- MAJOR ROAD

LOT TYPE
TRADITIONAL (T1)
TRADITIONAL (T2)
COURTYARD (C2)
COURTYARD (C3)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY2)
TOWN COURTYARD (TCY3)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE (TCD)
MULTI-FAMMILY STRATA (MFS)

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SCALE (A3): 1:2000
SHEET: 3 of 3

PRECINCT 06 - APPLICATION TWO

RECONFIGURATION OF A LOT

20 0 20 40 60 80

DATA ORIGIN: Project

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LEGEND

- MANDATORY BUILD TO BOUNDARY
- OPTIONAL BUILD TO BOUNDARY
- MANDATORY PRIMARY FRONTAGE ^^^
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- PRECINCT 6 - APPLICATION TWO BOUNDARY
- POTENTIAL ENTRY STATEMENT LOCATION
- BIN PADS FOR SHARED COMMON DRIVEWAYS
- ACOUSTIC ATTENUATION MAY BE REQUIRED (in accordance with Traffic Noise Assessment report prepared by MWA Environmental)
- NO BUILDING ADJOINING ELECTRICAL TRANSFORMER

^^^ Dwelling to address the primary frontage by incorporating the following:
- Entry, portico/verandah
- Principal front door and windows
- Letterbox
- Pedestrian Access
- Max. fence height of 1.2m

SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE(to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	CORNER LOTS - SECONDARY FRONTAGE
(T1, T2)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCD)	TERRACE (DUAL FRONTAGE)	2.4	0.5*	0.0	2.4	0.0	0.5	1.0
(MFS)	MULTI-FAMILY STRATA**	3.0	0.9	0.0	3.0	1.0	0.9	1.5

NOTE:
1. ALL GARAGES MUST BE SET BACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR (EXCLUDES TCD ALLOTMENTS).
2. SETBACKS ARE AS SPECIFIED IN THIS TABLE UNLESS OTHERWISE DIMENSIONED. ALL SETBACKS ARE MEASURED TO THE WALL.
3. WHERE THE LOWER FACE OF A REAR BOUNDARY RETAINING WALL EXCEEDS 2m IN HEIGHT, THE MINIMUM SETBACK IS 2.5m TO THE GROUND AND SECOND FLOOR OF THE DWELLING.
4. FOR TCD ALLOTMENTS, THE LANEWAY FRONTAGE IS TO BE TREATED AS THE REAR BOUNDARY FOR THE PURPOSES OF APPLYING THE SETBACK PROVISIONS OF THIS POD.

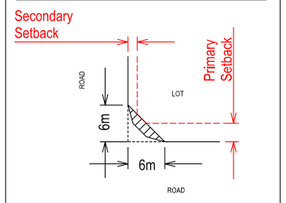
* INCLUDES GARAGES
** CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE		Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFS (Multi Family Strata)	Maximum Retaining Height
	EARTHWORKS							
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
				Fill Maximum height of 1.0 m				1.0
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Fill Average	1.5	0.7	0.6	0.5	0.5	0.5	1.0
Rear Boundary	Cut Average		1.5	1.5	1.5	1.5	1.5	1.8
				Fill Maximum height of 1.0 m				1.0

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [7952-P6ROL2-POD-1263E] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5465

Date: 12 October 2026

Queensland Government

REV A - STAGE 28 AMENDED. 30.04.26 SM
REV B - STAGE 28 AMENDED. 05.06.26 SM
REV C - SHEET 4 AMENDED 11.06.26 SM
REV D - SHEET 4 AMENDED 16.06.26 SM
REV E - STAGES, SETBACK TABLE, SHEET 4 AMENDED 23.09.26 SM

PLAN REF: 7952-P6ROL2-POD-1263E
DATE: 22.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:4000
SHEET: 1 of 4

PRECINCT 06 - APPLICATION TWO

PLAN OF DEVELOPMENT

40 0 40 80 120 160

DATA ORIGIN: Project

DISCLAIMER
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5465

Date: 12 October 2026

Queensland Government

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P06R02S16
P06R02S17
P06R02S18
P06R02S19
P06R02S20
P06R02S21
P06R02S22
P06R02S23
P06R02S24A
P06R02S24B
P06R02S27
2007
2008
2009

LEGEND

- MANDATORY BUILD TO BOUNDARY
- OPTIONAL BUILD TO BOUNDARY
- MANDATORY PRIMARY FRONTAGE ^^^
- NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- PRECINCT 6 - APPLICATION TWO BOUNDARY
- POTENTIAL ENTRY STATEMENT LOCATION
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^^^ Dwelling to address the primary frontage by incorporating the following:
- Entry, portico/verandah
- Principall front door and windows
- Letterbox
- Pedestrian Access
- Max. fence height of 1.2m

SETBACK TABLE

LOT TYPE		GROUND FLOOR FRONT - PRIMARY FRONTAGE	GROUND FLOOR REAR AND SIDE(to wall)	GROUND FLOOR BUILD TO BOUNDARY	FIRST FLOOR FRONT	FIRST FLOOR SIDE	FIRST FLOOR REAR	CORNER LOTS - SECONDARY FRONTAGE
(T1, T2)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCD)	TERRACE (DUAL FRONTAGE)	2.4	0.5*	0.0	2.4	0.0	0.5	1.0
(MFS)	MULTI-FAMILY STRATA**	3.0	0.9	0.0	3.0	1.0	0.9	1.5

NOTE:
1. ALL GARAGES MUST BE SET BACK 5.0m TO THE FRONT WALL AND A FURTHER 240mm TO THE GARAGE DOOR (EXCLUDES TCD ALLOTMENTS).
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4. FOR TCD ALLOTMENTS, THE LANEWAY FRONTAGE IS TO BE TREATED AS THE REAR BOUNDARY FOR THE PURPOSES OF APPLYING THE SETBACK PROVISIONS OF THIS POD.

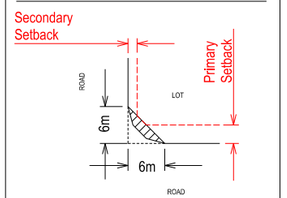
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RETAINING WALL HEIGHT TABLE

LOT TYPE		Traditional	Courtyard Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa Small Villa Smart	Terrace	MFS (Multi Family Strata)	Maximum Retaining Height
	EARTHWORKS							
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
		Fill Maximum height of 1.0 m						1.0
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Fill Average	1.5	0.7	0.6	0.5	0.5	0.5	1.0
Rear Boundary	Cut Average		1.5	1.5	1.5	1.5	1.5	1.8
		Fill Maximum height of 1.0 m						1.0

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [7952-P6ROL2-POD-1263E] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

REV A - STAGE 28 AMENDED. 30.04.26 SM
REV B - STAGE 28 AMENDED. 05.06.26 SM
REV C - SHEET 4 AMENDED 11.06.26 SM
REV D - SHEET 4 AMENDED 16.06.26 SM
REV E - STAGES, SETBACK TABLE, SHEET 4 AMENDED 23.09.26 SM

PLAN REF: 7952-P6ROL2-POD-1263E
DATE: 23.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:2000
SHEET: 2 of 4

PRECINCT 06 - APPLICATION TWO

PLAN OF DEVELOPMENT

20 0 20 40 60 80

DATA ORIGIN: Project

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LEGEND

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- OPTIONAL BUILD TO BOUNDARY
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- Pitch/pail front door and windows
- Letterbox
- Pedestrian Access
- Max. fence height of 1.2m

SETBACK TABLE

LOT TYPE		GROUND FLOOR			FIRST FLOOR			
		FRONT - PRIMARY FRONTAGE	REAR AND SIDE(to wall)	BUILD TO BOUNDARY	FRONT	SIDE	REAR	CORNER LOTS - SECONDARY FRONTAGE
(T1, T2)	TRADITIONAL	3.0	0.9	N/A	3.0	2.0	0.9	1.5
(C2, C3)	COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(PV)	PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(V)	VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCY2, TCY3)	TOWN COURTYARD	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TPV)	TOWN PREMIUM VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TV)	TOWN VILLA	3.0	0.9	0.0	3.0	1.0	0.9	1.5
(TCD)	TERRACE (DUAL FRONTAGE)	2.4	0.5*	0.0	2.4	0.0	0.5	1.0
(MFS)	MULTI-FAMILY STRATA**	3.0	0.9	0.0	3.0	1.0	0.9	1.5

NOTE:
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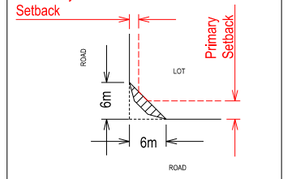
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	EARTHWORKS							
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
		Fill Maximum height of 1.0 m						1.0
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Fill Average	1.5	0.7	0.6	0.5	0.5	0.5	1.0
Rear Boundary	Cut Average		1.5	1.5	1.5	1.5	1.5	1.8
		Fill Maximum height of 1.0 m						1.0

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NO BUILDING ALLOWED IN THE SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [7952-P6ROL2-POD-1263E] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-5465

Date: 12 October 2026

Queensland Government

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REV B - STAGE 28 AMENDED. 05.06.26 SM
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REV E - STAGES, SETBACK TABLE, SHEET 4 AMENDED 23.09.26 SM

PLAN REF: 7952-P6ROL2-POD-1263E
DATE: 23.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:2000
SHEET: 3 of 4

PRECINCT 06 - APPLICATION TWO

PLAN OF DEVELOPMENT

20 0 20 40 60 80

DATA ORIGIN: Project

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T +61 7 555 36900
W rpsgroup.com

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1. General:

i. Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
ii. The maximum height of unattached buildings shall not exceed 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.
iii. It is assumed that the pad level of each block will be the average of the four corners of the block.
iv. 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.
v. Acoustic treatment may be required for some lots, refer to report prepared by MWA Environmental.
vi. Construction standards/setbacks may be affected by bushfire risk. Refer to the Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Precinct 6 Application 2 Yarrabilba, prepared by Bushfire Protection Systems Pty Ltd.

2. Setbacks:

i. Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.
ii. All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter or fascia, with the exception of any eave returning to a build to boundary wall.
iii. 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 to1.0m from the front property line.
iv. 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 Setback table included on the Plan of Development.
v. Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
vi. 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.
vii. 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:

i. Site cover for each lot is not to exceed the following:
   a. 80% for dual attached lots;
   b. 65% for build to the boundary lots;
   c. 60% for lots that do not use a build to boundary;
ii. Total outdoor private open space accessible from the ground floor dwelling, either covered or uncovered, should be generally flat without any fall exceeding 70mm vertical or every 1.0 m horizontally. 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:

i. Each allotment must provide one covered car parking space.
ii. Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
iii. Carports must include either a garage door at the front or screening to the rear.
iv. 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.
v. For garages on front loaded lots less than 10m in width the following criteria must be met:
   - Single storey homes must have a single or tandem garage
   - Double storey homes can have a double garage provided the 2nd floor front wall or balcony is a minimum of 560mm forward of the garage wall.

5. Driveways:

i. The driveway must be laid at the grade of the adjacent verge area. No grade change to the verge for the construction of a driveway will be allowed.
ii. Where there is a footpath within the verge, the driveway prevails, i.e. the portion of the footpath where the driveway crosses is removed.
iii. Maximum driveway grades within lots must not exceed 1:5 or 1:4 with transitions at both ends of the driveway.
iv. Driveways must be offset at least 300mm from the side property boundary.
v. Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed by EDQ.
vi. Driveways across the verge cannot exceed 3.0m for a single garage or 5.0m for a double garage.
vii. 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):

i. Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development.
ii. If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used.
iii. 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.
iv. 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.
v. 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 forward of the house.
vi. Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscape screening.
vii. 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.
viii. 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 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:

i. Facades of the home fronting the street must include a highly visible entry and include a substantial verandah or include two materials or finishes to the entry.
ii. 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.
iii. 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:

i. 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.
ii. Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
   a. an open style fence that is 50% transparent, or
   b. is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish
iii. Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
iv. 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.
v. 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.
vi. Secondary street frontage fencing must finish 4 metres behind the front wall of your home (excludes the rear laneway frontage to a Terrace (Dual Frontage), where fencing may extend to the laneway boundary).
vii. Untreated or coloured metal sheeting or fibrous cement is not acceptable as a decorative fence.
viii. 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 3 metres 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

i. 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.
ii. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
iii. Sheds and out-buildings must not exceed 3m in height and be of a colour complementary to the primary dwelling. The use of unfinished metal is not permitted.

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:

i. The front facing building wall, which comprises the garage door must not exceed an external width of 5.7m.
ii. 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.
iii. The front facade of the dwelling must be forward of the alignment of the garage wall and must include the following:
   a. A front entrance door and windows 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 1600mmmm 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

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

15. 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).

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16. 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.

17. Design Criteria for Multi Family Strata (MFS) Lots (Constitutes Multiple Residential Development)

i. MFS lots are identified on this Plan of Development and can be developed for the purpose of a House or Multiple Residential development (i.e., two or more dwellings on a single lot).
ii. The maximum number of dwellings per MFS lot is shown on this Plan of Development and must not be exceeded.
iii. Where an MFS lot is to be developed as Multiple Residential, the following design criteria apply:
   a. The Multiple Residential development must address all street frontages and present with the appearance of a traditional house.
   b. Each dwelling comprising the Multiple Residential development must include a laundry, food preparation area, sanitary facilities, bin storage and clothes drying areas.
   c. Bin storage and clothes drying areas must not be visible from any street frontage.
   d. The Multiple Residential development must be sited in accordance with this Plan of Development.
   e. The Multiple Residential development must address all streets as primary frontages with a minimum of one (1) dwelling per frontage.
   f. 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
      i. Windows are recessed into the facade;
      ii. Balconies, porches or verandas are provided;
      iii. Window hoods are provided; or
      iv. Shadow lines are created on the building through minor changes in the facade (100mm minimum).
   g. Lots that have a park frontage are to address the park through the inclusion of at least three of the following design elements:
      i. A verandah, porch or portico;
      ii. Awning and shade structures;
      iii. Variation to roof and building lines;
      iv. Inclusion of window openings; or
      v. Use of varying building materials and treatments.
   h. The extent of garages must not exceed 40% of the lot frontage on any street frontage, except where Houses on Narrow Residential Lots requirements are met.
   i. Private open space must be provided at a minimum rate of 25sqm for each dwelling comprising the Multiple Residential development and must:
      i. Incorporate a minimum of one single area of 16m² on the ground floor, or 12m² for elevated areas of outdoor living space;
      ii. Primary outdoor spaces must be accessible from indoor living spaces and must have a minimum dimension of 4.0 metres for ground level living or 2.0 metres for elevated outdoor living spaces.
      iii. Primary spaces must not have a slope of more than 10%; and
      iv. Private outdoor living spaces must be clearly delineated for each dwelling.
   j. Site cover for MFS lots shall not exceed 60%.

18. 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.

i. 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.
ii. 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.
iii. 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.
iv. 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.
v. 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.

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

i. A statement demonstrating compliance with the criteria above and relevant section of PDA Guidelines and Practice Notes.
ii. Where minor variations are required due to detailed engineering design a statement outlining the
iii. Reason for the variation and how the variation responds to Guidelines 13-Engineering Standards.
iv. Updated ROL and POD plans as applicable.
v. Updated Functional Layout Plans (if applicable)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV-2026-YAR-5465

Date: 12 October 2026

REV A - STAGE 28 AMENDED. 30.04.26 SM
REV B - STAGE 28 AMENDED. 05.06.26 SM
REV C - SHEET 4 AMENDED 11.06.26 SM
REV D - SHEET 4 AMENDED 16.06.26 SM
REV E - STAGES, SETBACK TABLE, SHEET 4 AMENDED 23.09.26 SM

PLAN REF: 7952-P6ROL2-POD-1263E
DATE: 23.09.2026
CLIENT: Stockland
DRAWN: SM
SCALE (A3): 1:2000
SHEET: 4 of 4

PRECINCT 06 - APPLICATION TWO

PLAN OF DEVELOPMENT - DESIGN CRITERIA

D I S C L A I M E R
The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

RPS AAP Consulting Pty Ltd
ACN 117 883 173
ABN 97 117 883 173

Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-36 Glenferrie Drive, Robina

T +61 7 555 36900
W rpsgroup.com

A TETRA TECH COMPANY

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