



NOTE:
The boundaries shown hereon are subject to detailed
survey and approval of the relevant authorities.
All rights reserved. Except as permitted by law, no part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the relevant authorities.

PRECINCT ONE NORTH VILLAGE EXTENSION RECONFIGURATION OF A LOT

File No. D06/02

Dgn No. YB-P01X-R0-L-130910

LAND USE BUDGET	
RESIDENTIAL	5.32 ha
NON RESIDENTIAL	0.00 ha
NEW ROAD	2.41 ha
OPEN SPACE	2.40 ha
TOTAL PRECINCT	10.13 ha
RESIDENTIAL DENSITY	
MINIMUM TAKE UP OF MULTIDWELLINGS	10.7 du/ha
MAXIMUM TAKE UP OF MULTI-DWELLINGS	10.7 du/ha

FUTURE
DEVELOPMENT

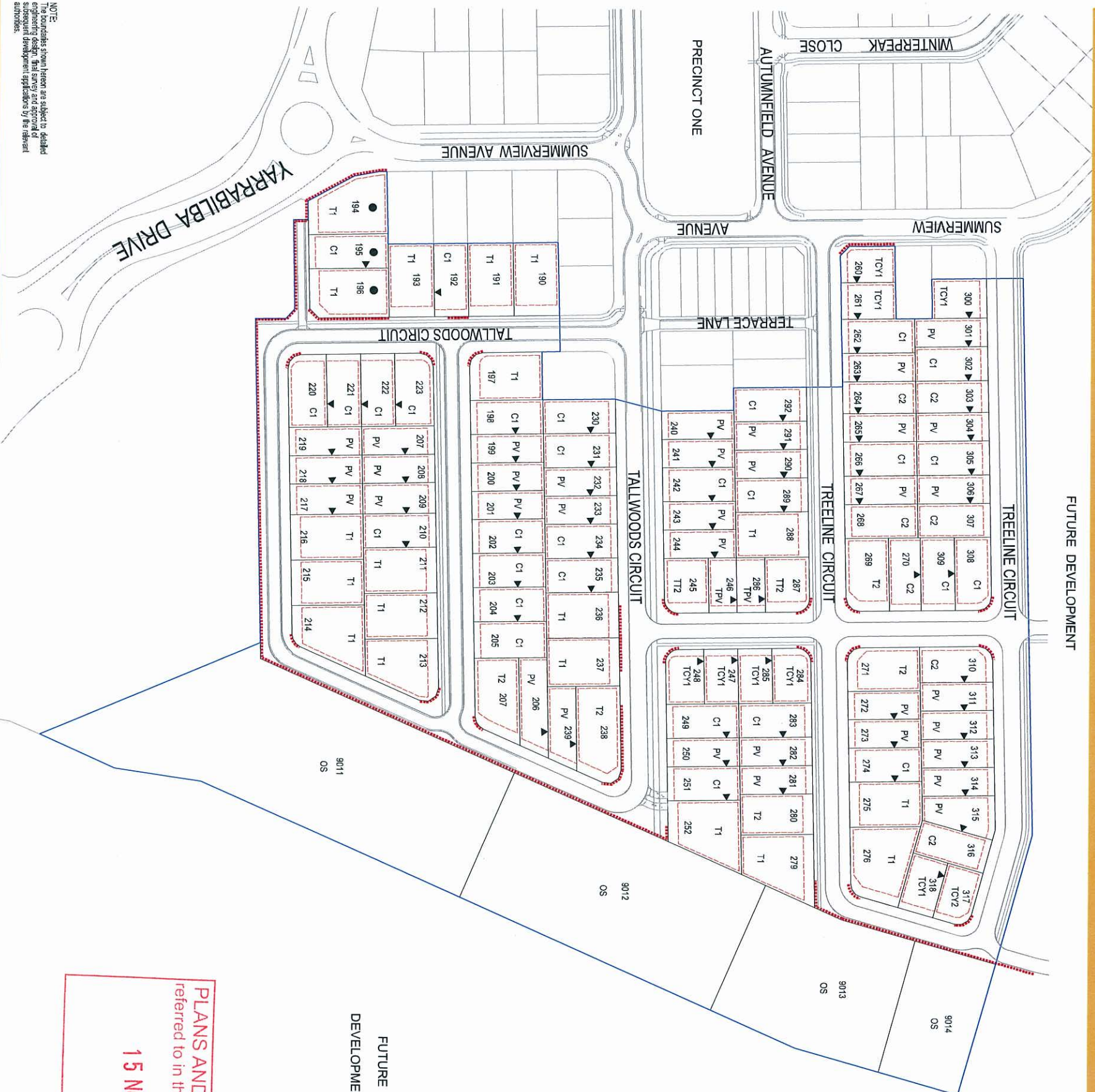
LOT YIELD		LOT AREA		LOTS		DWELLINGS	
Lot Type	%	Average Size	% of Total Area	No.	No.	No.	No.
T1	17.39%	696sqm	24.89%	19	19	19	19
T2	4.63%	644sqm	6.05%	5	5	5	5
C1	26.85%	487sqm	26.53%	29	29	29	29
C2	6.43%	467sqm	8.16%	7	7	7	7
PV	32.41%	466sqm	26.89%	35	35	35	35
T2	1.65%	466sqm	1.73%	2	2	2	2
TOY1	7.41%	386sqm	5.82%	8	8	8	8
TOY2	0.91%	381sqm	0.74%	1	1	1	1
TOTAL	14.85%	386sqm	11.33%	108	108	108	108

Min Residential Density = 10.13 du/ha
= 10.7 du/ha
Max Residential Density = 10.13 du/ha
= 10.7 du/ha

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
15 NOV 2013
MEDQ

NOTE:
MINIMUM DWELLINGS is based on the development
of one dwelling on each single family lot, two dwellings
on each multi family strata (MFS) lot, and one dwelling
on each multi family freehold (MFF).
MAXIMUM DWELLINGS for terrace (TCE) and multi
family strata (MFS) lots is based on four flats on rear
loaded terraces and the development of the maximum
number of dwellings on MFS lots.
DENSITY calculations include the area of residential
lots, local roads and local parks.
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.

FUTURE DEVELOPMENT



NOTE:
The boundaries shown herein are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

PRECINCT ONE NORTH VILLAGE EXTENSION
RESIDENTIAL PLAN OF DEVELOPMENT

NOTE: This plan is for reference only and should not be used for any other purpose. It is not a contract and does not constitute an offer of any product or service. It is subject to change without notice and is not to be relied upon for any purpose other than as a guide.

File No. D05.02

Dgn No. YB-P01X-P0D131029 SH1 1 OF 2

FUTURE
DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 NOV 2013

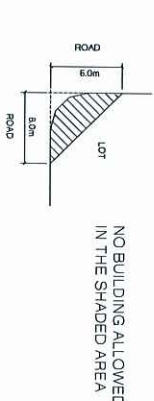
MEDQ

LEGEND	
	BUILD TO BOUNDARY LINE
	NO VEHICULAR ACCESS
	ACOUSTIC ATTENUATION REQUIRED IN DWELLING
	STAGE BOUNDARY
	BUILDING ENVELOPE
	PRECINCT ONE EXTENSION BOUNDARY

SETBACK TABLE	
LOT TYPE	SETBACK
TRADITIONAL 1	4.5
TRADITIONAL 2	4.5
TRADITIONAL 3	4.5
TRADITIONAL 4	4.5
TRADITIONAL 5	4.5
TRADITIONAL 6	4.5
TRADITIONAL 7	4.5
TRADITIONAL 8	4.5
TRADITIONAL 9	4.5
TRADITIONAL 10	4.5
TRADITIONAL 11	4.5
TRADITIONAL 12	4.5
TRADITIONAL 13	4.5
TRADITIONAL 14	4.5
TRADITIONAL 15	4.5
TRADITIONAL 16	4.5
TRADITIONAL 17	4.5
TRADITIONAL 18	4.5
TRADITIONAL 19	4.5
TRADITIONAL 20	4.5
TRADITIONAL 21	4.5
TRADITIONAL 22	4.5
TRADITIONAL 23	4.5
TRADITIONAL 24	4.5
TRADITIONAL 25	4.5
TRADITIONAL 26	4.5
TRADITIONAL 27	4.5
TRADITIONAL 28	4.5
TRADITIONAL 29	4.5
TRADITIONAL 30	4.5
TRADITIONAL 31	4.5
TRADITIONAL 32	4.5
TRADITIONAL 33	4.5
TRADITIONAL 34	4.5
TRADITIONAL 35	4.5
TRADITIONAL 36	4.5
TRADITIONAL 37	4.5
TRADITIONAL 38	4.5
TRADITIONAL 39	4.5
TRADITIONAL 40	4.5
TRADITIONAL 41	4.5
TRADITIONAL 42	4.5
TRADITIONAL 43	4.5
TRADITIONAL 44	4.5
TRADITIONAL 45	4.5
TRADITIONAL 46	4.5
TRADITIONAL 47	4.5
TRADITIONAL 48	4.5
TRADITIONAL 49	4.5
TRADITIONAL 50	4.5
TRADITIONAL 51	4.5
TRADITIONAL 52	4.5
TRADITIONAL 53	4.5
TRADITIONAL 54	4.5
TRADITIONAL 55	4.5
TRADITIONAL 56	4.5
TRADITIONAL 57	4.5
TRADITIONAL 58	4.5
TRADITIONAL 59	4.5
TRADITIONAL 60	4.5
TRADITIONAL 61	4.5
TRADITIONAL 62	4.5
TRADITIONAL 63	4.5
TRADITIONAL 64	4.5
TRADITIONAL 65	4.5
TRADITIONAL 66	4.5
TRADITIONAL 67	4.5
TRADITIONAL 68	4.5
TRADITIONAL 69	4.5
TRADITIONAL 70	4.5
TRADITIONAL 71	4.5
TRADITIONAL 72	4.5
TRADITIONAL 73	4.5
TRADITIONAL 74	4.5
TRADITIONAL 75	4.5
TRADITIONAL 76	4.5
TRADITIONAL 77	4.5
TRADITIONAL 78	4.5
TRADITIONAL 79	4.5
TRADITIONAL 80	4.5
TRADITIONAL 81	4.5
TRADITIONAL 82	4.5
TRADITIONAL 83	4.5
TRADITIONAL 84	4.5
TRADITIONAL 85	4.5
TRADITIONAL 86	4.5
TRADITIONAL 87	4.5
TRADITIONAL 88	4.5
TRADITIONAL 89	4.5
TRADITIONAL 90	4.5
TRADITIONAL 91	4.5
TRADITIONAL 92	4.5
TRADITIONAL 93	4.5
TRADITIONAL 94	4.5
TRADITIONAL 95	4.5
TRADITIONAL 96	4.5
TRADITIONAL 97	4.5
TRADITIONAL 98	4.5
TRADITIONAL 99	4.5
TRADITIONAL 100	4.5

RETAINING WALL HEIGHT TABLE	
LOT TYPE	RETAINING WALL HEIGHT
TRADITIONAL 1	1.5
TRADITIONAL 2	1.5
TRADITIONAL 3	1.5
TRADITIONAL 4	1.5
TRADITIONAL 5	1.5
TRADITIONAL 6	1.5
TRADITIONAL 7	1.5
TRADITIONAL 8	1.5
TRADITIONAL 9	1.5
TRADITIONAL 10	1.5
TRADITIONAL 11	1.5
TRADITIONAL 12	1.5
TRADITIONAL 13	1.5
TRADITIONAL 14	1.5
TRADITIONAL 15	1.5
TRADITIONAL 16	1.5
TRADITIONAL 17	1.5
TRADITIONAL 18	1.5
TRADITIONAL 19	1.5
TRADITIONAL 20	1.5
TRADITIONAL 21	1.5
TRADITIONAL 22	1.5
TRADITIONAL 23	1.5
TRADITIONAL 24	1.5
TRADITIONAL 25	1.5
TRADITIONAL 26	1.5
TRADITIONAL 27	1.5
TRADITIONAL 28	1.5
TRADITIONAL 29	1.5
TRADITIONAL 30	1.5
TRADITIONAL 31	1.5
TRADITIONAL 32	1.5
TRADITIONAL 33	1.5
TRADITIONAL 34	1.5
TRADITIONAL 35	1.5
TRADITIONAL 36	1.5
TRADITIONAL 37	1.5
TRADITIONAL 38	1.5
TRADITIONAL 39	1.5
TRADITIONAL 40	1.5
TRADITIONAL 41	1.5
TRADITIONAL 42	1.5
TRADITIONAL 43	1.5
TRADITIONAL 44	1.5
TRADITIONAL 45	1.5
TRADITIONAL 46	1.5
TRADITIONAL 47	1.5
TRADITIONAL 48	1.5
TRADITIONAL 49	1.5
TRADITIONAL 50	1.5
TRADITIONAL 51	1.5
TRADITIONAL 52	1.5
TRADITIONAL 53	1.5
TRADITIONAL 54	1.5
TRADITIONAL 55	1.5
TRADITIONAL 56	1.5
TRADITIONAL 57	1.5
TRADITIONAL 58	1.5
TRADITIONAL 59	1.5
TRADITIONAL 60	1.5
TRADITIONAL 61	1.5
TRADITIONAL 62	1.5
TRADITIONAL 63	1.5
TRADITIONAL 64	1.5
TRADITIONAL 65	1.5
TRADITIONAL 66	1.5
TRADITIONAL 67	1.5
TRADITIONAL 68	1.5
TRADITIONAL 69	1.5
TRADITIONAL 70	1.5
TRADITIONAL 71	1.5
TRADITIONAL 72	1.5
TRADITIONAL 73	1.5
TRADITIONAL 74	1.5
TRADITIONAL 75	1.5
TRADITIONAL 76	1.5
TRADITIONAL 77	1.5
TRADITIONAL 78	1.5
TRADITIONAL 79	1.5
TRADITIONAL 80	1.5
TRADITIONAL 81	1.5
TRADITIONAL 82	1.5
TRADITIONAL 83	1.5
TRADITIONAL 84	1.5
TRADITIONAL 85	1.5
TRADITIONAL 86	1.5
TRADITIONAL 87	1.5
TRADITIONAL 88	1.5
TRADITIONAL 89	1.5
TRADITIONAL 90	1.5
TRADITIONAL 91	1.5
TRADITIONAL 92	1.5
TRADITIONAL 93	1.5
TRADITIONAL 94	1.5
TRADITIONAL 95	1.5
TRADITIONAL 96	1.5
TRADITIONAL 97	1.5
TRADITIONAL 98	1.5
TRADITIONAL 99	1.5
TRADITIONAL 100	1.5

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NOTE:
IF DWELLING IS NOT BUILT TO THE ZERO ON SPECIFIED LOTS, THE SETBACKS FOR THAT PRODUCT APPLY.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 2 OF 2 (DGN No YB-P01X-P0D131029) - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT



DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

The following guidelines apply to all detached dwellings and freehold terraces. Apartments, strata title and other units not held in freehold will be subject to additional design criteria as listed below. Town Cottage lots are also subject to additional design criteria as listed below.

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 and for attached buildings or 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. 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.

(iv) Where allotments are so marked, the house construction must comply with the current Australian Standard for Domestic Construction regarding acoustics (AS 3671:1989 Acoustic-Road traffic noise intrusion. Building siting and construction) such that the indoor noise levels from AS/NZS 2:07:2000 of 40dB(A) for bedrooms and 45dB(A) for living rooms are achieved.
2. Eaves and Roof Pitch:

(i) All roofs must incorporate eaves of at least 450mm to any street or park frontage.

(ii) Hip roofs are to be of a pitch of between 20 and 35 degrees.

(iii) Skillion roofs are to be a pitch of between 10 and 15 degrees.

(iv) Roof pitches outside of these requirements will be considered on architectural merit.
3. Setbacks:

(i) Setbacks are as per the Setback Table included on the Plan of Development unless otherwise specified.

(ii) Setbacks to the first floor and second floor (where permitted) are the same as those of the ground floor excluding on build to boundary walls where any floors above the ground floor must be setback a minimum of 1.0 metre.

(iii) All setbacks are measured to the wall. No projection will be closer to a side boundary than 450mm including gutter of fascia, with the exception of any eave returning to a build to boundary wall.

(iv) 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 of 3.0m, this roofed area can extend to 1.0m from the front property line. For front setbacks of 4.5m the roof can extend to 2.0m from the front property line. For front setbacks of 6.0m, the roof can extend to 3.0m from the front property line. Where applicable, the build to boundary line is nominated on this plan. The length of wall built to this boundary is not to exceed 15.0m, unless specified otherwise in a Plan of Development.

(v)
4. Site Cover and Amenities:

(i) Site cover for each lot is not to exceed the following:

a. 70% for built to the boundary lots.

b. 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 for every 1.0 m horizontally. The total outdoor space should equal at least 15% of the total site area. Refer to specific requirements for HIES lots.
5. Parking, Garages and Carports:

(i) It is the requirement that at least one covered space per dwelling is off street.

(ii) All garages and carports to primary and secondary frontages must be setback a minimum of 5.0m to the wall of the garage and a further 240mm to any garage door. The eave requirement must comply with Item 2(i) above. The extended roof allowed in note 3(iv) are not permitted in front of garage doors or carports. (Excluding Multi-family freehold products)

(iii) Carports must include a roof design, design features and materials which are consistent with the form and materials of the home. Carports must include either a garage door at the front or screening to the rear.

(iv)
6. Driveways:

(i) The driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the construction of a driveway will be allowed. Where there is a footpath within the verge (either installed or to be installed post house construction) the material of the footpath including joints and edges must be maintained with the driveway commencing from either edge.

(ii) Maximum driveway grades within lots must not exceed 1:5, or 1:4 with transitions at both ends of the driveway.

(iii) The finish of the driveway is not to be plain concrete.

(iv) Driveways are to have a minimum 0.5m landscaping or turf to the side property boundary.

(v) Driveways must be completed prior to occupation.
7. Retaining Walls, Earthworks and Sloping Land:

(i) Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development. If these requirements are not able to be achieved, construction methods other than slo on ground construction are to be used. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.

(iii) Retaining walls forward of the building line to any street, park or lane front or visible from any public realm cannot exceed 1.0 m in height.

(iv) All other retaining walls cannot exceed 1.8m in height without stepping elements incorporated.

(v) 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 of the build to boundary wall must be in a material consistent with the wall above it.

(v) The front wall of the home must not be more than 50% below the midpoint level of the front boundary.
8. 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 common brickwork. Other materials will be considered on their architectural merits eg natural stone.
9. Front Facade Articulation:

Facades of the home fronting the street must include a highly visible entry and two of the following elements - a verandah, porch or portico, feature window, front facing entry doors, oversized entry doors or feature walls to enhance the presentation of the home to the street.
10. Homes with more than one Visible Facade (Corner Homes):

Homes which have a secondary street frontage or are located directly adjacent to a park must be designed to address these frontages through the use of feature windows, decorative fencing, and detailing to match the front elevation.

11. Fencing:

- (i) No front fencing is desirable on primary street frontages in order to ensure the predominance of landscaping in front of buildings.

(ii) Any fencing on the primary street frontage is not to exceed 50% of the lot width.

(iii) Any fencing on the primary street frontage is to be a maximum of 1.2 metres in height and decorative in style, with the exception of regulation fencing required around pools.

(iv) 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, or

c. is of architectural merit.

(v) Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.

(vi) 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.

(vii) 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 in a colour which complements the design of the home, and treated with decorative capping or trims and provided with pronounced posts.

(viii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence. Fencing and retaining walls erected by Lend Lease must not be altered, removed or modified in any way, without the prior written approval from Lend Lease.

(ix)

12. Landscaping:

- (i) Porous or soft landscape areas, either natural grass, garden beds or porous paving/mulch must constitute a minimum of 20% of the site for lots with a 60% site cover, 15% of the site for sites with a 70% site cover and 10% of the sites with 80% site cover.

(ii) The table below sets out the minimum number of trees to be planted between the front boundary and the front building line:

(iii) Trees are to be a minimum of 1.5m high when planted, with a minimum pot size of 300mm or 45 litres.

(iv) Please refer to the preferred Yarrabilba plant species list for guidance.

13. 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, water tanks and clotheslines must be suitably screened and located to minimise detrimental visual impact. Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

(ii)

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

15 NOV 2013

MEDQ

AMENDED IN RED

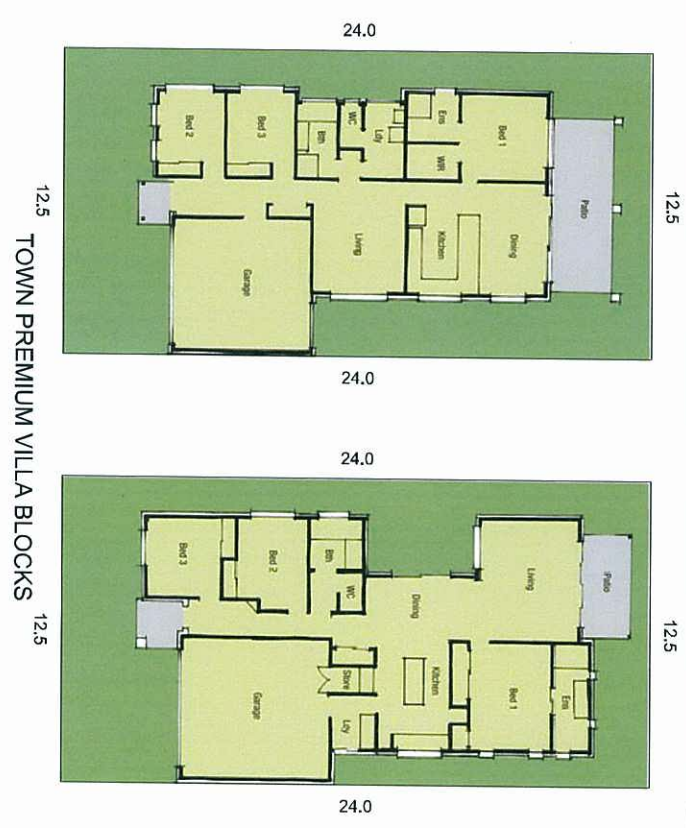
15 NOV 2013

By: [Signature] (name) MEDQ

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEETS 1 OF 2 [Dgn No. YB-P01X_POD131029]

NOTE:
The boundaries shown herein are subject to detailed engineering design, final survey and approval of the relevant development applications by the relevant authorities.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
15 NOV 2013
MEDQ



Note :
These plans, while indicative in nature, are based on the
work of others and are subject to copyright restrictions.
Some of the lots included on these sheets are less than
250sqm as they occur in groupings of units. If they
are less than 250sq m, typical house plans have been
included.

PRECINCT ONE NORTH VILLAGE EXTENSION
TYPICAL HOUSE PLANS - LOTS 250sqm - 450sqm

NOTES: These plans are indicative only and are not to be used for construction purposes. All dimensions are approximate and subject to change. All rights reserved. Except as permitted by law, no part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.





PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
15 NOV 2013
MEDQ

NOTE
The drawings shown here are subject to change
without notice. The drawings are subject to
subsequent development applications by the relevant
authorities.

PRECINCT ONE NORTH VILLAGE EXTENSION TYPICAL HOUSE PLANS - LOTS 250sqm - 450sqm

NOTE: This plan is for information only and is not a contract. It is subject to change without notice. The drawings are subject to subsequent development applications by the relevant authorities.

File No. D05.02

Dgn No. YBP01X-THP131030 SHEET 2 OF 2



 Lend Lease

PW No A2000PDUT701

Date 30 OCT 2013



LEGEND

PRECINCT ONE EXTENSION BOUNDARY

LOTS LESS THAN 250 sqm

LOTS BETWEEN 250 AND 450 sqm

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

15 NOV 2013

MEDQ

AMENDED IN RED

15 NOV 2013

By: *[Signature]* (name)
MEDQ

NOTE:
The boundaries shown herein are subject to detailed
surveying design, measurement and approval of
sufficient development applications of the relevant
authorities.

Precinct One North Village Extension Small Allotment Location

