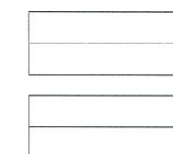



LEGEND


EXISTING BOUNDARY

PROPOSED BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 DEC 2014

MEDQ

Reconfiguration of a Lot - Boundary Amendments Lots 765-770 on SP260502

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0 5 10 15 20 25 m

Scale 1:500 at A3

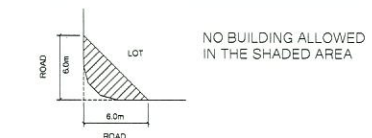




LEGEND

	BUILD TO BOUNDARY LINE		STAGE BOUNDARY
	NO VEHICULAR ACCESS		BUILDING ENVELOPE
	SUGGESTED DRIVEWAY LOCATIONS		RETAINING WALL
	CONTROLLED FILL		

NOTE: driveway locations for lots 767 and 768 are indicated by 

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEETS 2 OF 2 [DGN No P01S13, ROL141007] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

AMENDED IN RED

12 DEC 2014

By: Geoffrey McCreedy (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

17 DEC 2014

MEDG

SETBACK TABLE

LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(P) PARKLAND	Ground floor 6.0	1.5	N/A	2.0	1.5
(T1) TRADITIONAL 1	Ground floor 4.5	1.0	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 4.5	1.0	N/A	1.0	1.5
(TT1) TOWN TRADITIONAL 1	Ground floor 3.0	1.0	N/A	2.0	1.5
(TT2) TOWN TRADITIONAL 2	Ground floor 3.0	1.0	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	1.0	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	1.0	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	1.0	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	1.0	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	1.0	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	1.0	0.0	1.0	1.5
(V) VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TV) TOWN VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TC) TOWN COTTAGE	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCE) TERRACE	Ground floor 3.0	0.9	0.0	1.0	1.5
(MFS) MULTI FAMILY STRATA TITLED	Ground floor 3.0	1.0	0.0	1.0	1.5
(MFF) MULTI FAMILY FREEHOLD TITLE	Ground floor 2.0	1.0	0.0	0.9	1.5

RETAINING WALL HEIGHT TABLE

Lot Type	Earthworks	Town Traditional	Town Courtyard	Premium Villa	Villa	Terrace	MFF (Multi Family Freehold)	MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Cut Average	1.5	1.4	1.25	1	0.5	1		1.8
Side Boundaries	Cut Average	1	0.7	0.6	0.5	0.5	1		1.8
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.5		1.8

RECONFIGURATION OF A LOT - LOTS 765-770 ON SP260502

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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:

- Easements over infrastructure have not been shown which may affect setbacks. Eaves must not protrude into easements.
- The maximum height of unattached buildings shall not exceed 8.5m 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.
- 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.
- 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 2107:2000 of 40dB(A) for bedrooms and 45dB(A) for living rooms are achieved.

2. Eaves and Roof Pitch:

- All roofs must incorporate eaves of at least 450mm to any street or park frontage.
- Hip roofs are to be of a pitch of between 20 and 35 degrees.
- Skillion roofs are to be of a pitch of between 10 and 15 degrees.
- Roof pitches outside of these requirements will be considered on architectural merit.

3. Setbacks:

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

4. Site Cover and Amenity:

- Site cover for each lot is not to exceed the following:
 - 80% for dual attached lots;
 - 70% for build to the boundary lots;
 - 60% for lots that do not use a build to boundary;
 - 60% Multi Family Strata (MFS) lots.
- 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 MFS lots.

5. Parking, Garages and Carports:

- It is the requirement that at least one covered space per dwelling is off street.
- All garages and carports to primary and secondary frontages (with the exception of MFF lots) must be setback a minimum of 5.0m to the wall of the garage and a further 250mm to any garage door. All garages and carports for MFF lots must be setback a minimum of 2.0m 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 roofs allowed in note 3(iv) are not permitted in front of garage doors or carports (excluding multi-family freehold product)
- 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.

6. Driveways:

- 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.
- Maximum driveway grades within lots must not exceed 1:5, or 1:4 with transitions at both ends of the driveway.
- The finish of the driveway is not to be plain concrete.
- Driveways are to have a minimum 0.5m landscaping or turf to the side property boundary.
- Driveways must be completed prior to occupation.

Driveways are to accord with Logan City Council's standards. Prior to construction, approval from Logan City Council for Vehicular Access to Residential Premises is required

7. Retaining Walls, Earthworks and Sloping Land:

- Retaining wall heights must not exceed those nominated in the Retaining Wall Heights table included on the Residential Plan of Development. If these requirements are not able to be achieved, construction methods other than slab on ground construction are to be used. If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.
- Retaining walls 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. All other retaining walls cannot exceed 1.8m in height without stepping elements incorporated.
- 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.
- 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 commons 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:

- No front fencing is desirable on primary street frontages in order to ensure the predominance of landscaping in front of buildings.
- Any fencing on the primary street frontage is not to exceed 50% of the lot width.
- 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.
- Fencing up to 1.5 m in height will be permitted on primary street frontages if it is:
 - an open style fence that is 50% transparent, or
 - is a courtyard wall constructed of face brickwork or masonry piers with coloured render or textured finish, or
 - is of architectural merit.
- Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
- All side fencing must either return to the house a minimum of 1.0 metre behind the front building line or continue forward of the front building line as decorative fencing.
- Decorative fencing is to be constructed of rendered and painted masonry piers or painted or stained posts, with infill panels of coloured metal tube, painted or stained timber palling or horizontal battens. Timber palling 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.
- 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.

12. Landscaping:

- 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 site with 80% site cover.
- The table in the Yarrabilba Design Requirements sets out the minimum number of trees to be planted between the front boundary and the front building line:
 - Trees are to be a minimum of 1.5m high when planted, with a minimum pot size of 300mm or 45 litres.
 - Please refer to the preferred Yarrabilba plant species list for guidance.
- Outdoor Structure and Services
 - All outdoor structures visible from the street or public spaces including but not limited to, roof or wall mounted air-conditioning units, satellite dishes, antennas, 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.

ADDITIONAL DESIGN CRITERIA FOR MULTI-FAMILY STRATA (MFS) LOTS

- MFS lots are defined as a set of two or more dwellings on a single allotment which address all street frontages with the appearance of a traditional single residential dwelling.
- The maximum number of dwellings permitted on each lot is nominated on the Residential Plan of Development. Each dwelling must include a laundry, food preparation area, sanitary facilities, bin storage area and clothes drying area. The clothes drying and bin storage areas must not be visible from any street frontage.
- All dwellings must be sited in accordance with the Residential Plan of Development.
- Buildings must address all streets as primary frontages with a minimum of one (1) dwelling per street frontage.
- Lots that have a park frontage are to address the park through the inclusion of at least three of the following design elements:
 - A verandah, porch or portico;
 - Awning and shading structures;
 - Variation to roof and building lines;
 - Inclusion of window treatments; and
 - Use of varying building materials and treatments.
- All buildings with a width of more than 10 metres that are visible from a road or a park are to be articulated to reduce the mass of the building by one or more of the following:
 - Windows are recessed into the facade;
 - Balconies, porches or verandahs are provided;
 - Window hoods are provided; or
 - Shadow lines are created on the building through minor changes in the facade (100mm minimum).
- The extent of garages must not exceed 10 percent of the lot frontage on any street frontage.
- Private outdoor living space must be provided at a minimum of 25m² for each dwelling. Outdoor living space must:
 - Incorporate a minimum of one single area of 16m² on the ground floor or 12m² for elevated areas of outdoor living space;
 - Primary outdoor spaces must be accessible from the door 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. Primary spaces must not have a slope of more than 10%; and
 - Private outdoor living spaces must be clearly delineated for each dwelling.

ADDITIONAL DESIGN CRITERIA FOR TOWN COTTAGES

- Awnings, window hoods, or privacy screens attached to the side of the home are permitted within the allowable side boundary setback area.
- The Town Cottage should generally conform to the following inside and outside dimensions:
 - 100mm tolerance from boundary to garage / carport;
 - 3.5m single garage / 3.0m carport width;
 - 7.6m house width (including a 1.3m wide entry/hall);
 - 900mm minimum side setback; and
 - 2.7m minimum ceiling height.
- All Town Cottages must have a front verandah, which may face both the primary and secondary streets for corner lots. The appearance of the verandah must complement the architecture of the home and meet the following requirements:
 - Be a total minimum area of 7.5m² with a minimum depth of 1.5m or 1.3m if it faces the secondary street frontage;
 - The minimum clearance between the verandah floor and the fascia above must be 2.1m;
 - The verandah roof should be separate from the main roof structure by a minimum of 240mm to allow for corbel detail;
 - Flat skillion roofs less than 12.5 degrees pitch will not be permitted.
- The following minimum detailing must be incorporated into the front verandah design:
 - 100 x 100mm decorative timber posts, chamfered, fluted or turned;
 - Decorative post shoes, squat profile;
 - Post trims and corner brackets;
 - Timber or pre-finished metal sheet fascia;
 - D-type (half round) guttering and round downpipes (fixed with stand out bracket to verandah posts).
- The main roof must have a pitch between 29 and 35 degrees.
- Any gable within a direct view of a street or park must be decorative with a roof overhang trim. Variety in decorative gable trims is encouraged.

- Windows in the front elevation must be timber framed and unpainted, using one of the following styles:
 - Double hung;
 - Casement;
 - French doors;
- Front windows must not be covered by a security screen unless it is of a style reflective of a Colonial Town Cottage. Where front windows are not protected by a verandah, complementary style window hoods must be provided.
- The front door must be a moulded solid timber door which incorporates either glass insert panels, a sidelight, leadlight or a combination of these.
- If render is selected as the primary finish, raised masonry detailing must be incorporated around the front windows, door and corners of the home in the form of banding and quoining.
- Single storey Town Cottages must include a single carport or garage only, which must be setback 1.5m behind the front building wall and must include screening to the rear of the carport. For two storey Town Cottage, a double garage is to be provided which must be located at least 50% under the dwelling. The following requirements apply:
 - The two garages must be separated by a pillar and constructed as two separate garage doors;
 - Double garages must be constructed using roller doors, timber battening, or other similar materials to match the underside of the home;
 - Corner lots may provide driveway access from the secondary street frontage, gradient permitting.
- Two storey Town Cottages must comply with the following requirements:
 - The front entry at ground level must be expressed with the use of an entry portico, gable roof over, external stairway or an entry porch. Other treatments may be considered on merit;
 - A covered verandah at first floor level must be provided with a minimum area of 5.0m x 1.5m.
- All Town Cottages must include a decorative fence to the primary street frontage which returns to the front building wall. This must also:
 - Be a height of 0.9 - 1.2 metres;
 - Be a painted picket style fencing or open, coloured aluminium 'pool type' fencing.
- The following items must be included as part of the Town Cottage package and must be completed prior to occupation of the home:
 - Front landscaping, including the footpath and secondary frontage;
 - Any retaining walls;
 - Driveway and front path; and
 - All fencing.

THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEETS 1 (OF 2) [DGN No P01S13_ROL141007]

AMENDED IN RED

12 DEC 2014

By: GERARD McCafferty (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

17 DEC 2014

MEDQ

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

RECONFIGURATION OF A LOT - LOTS 765-770 ON SP260502

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Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

AMENDED IN RED

12 DEC 2014

By: Gerard McCafferty (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 DEC 2014

MEDQ

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Lend Lease

PRECINCT ONE

TYPICAL HOUSE PLANS
Lots Less than 250sqm

SHEET 8A OF 10

0 2.5 5 7.5 10 12.5 METRES

Scale 1:250 AT A3

File No. YB-P01
Dgn No. YB-P01-THP101116C
27 OCT 2014



Ground Floor