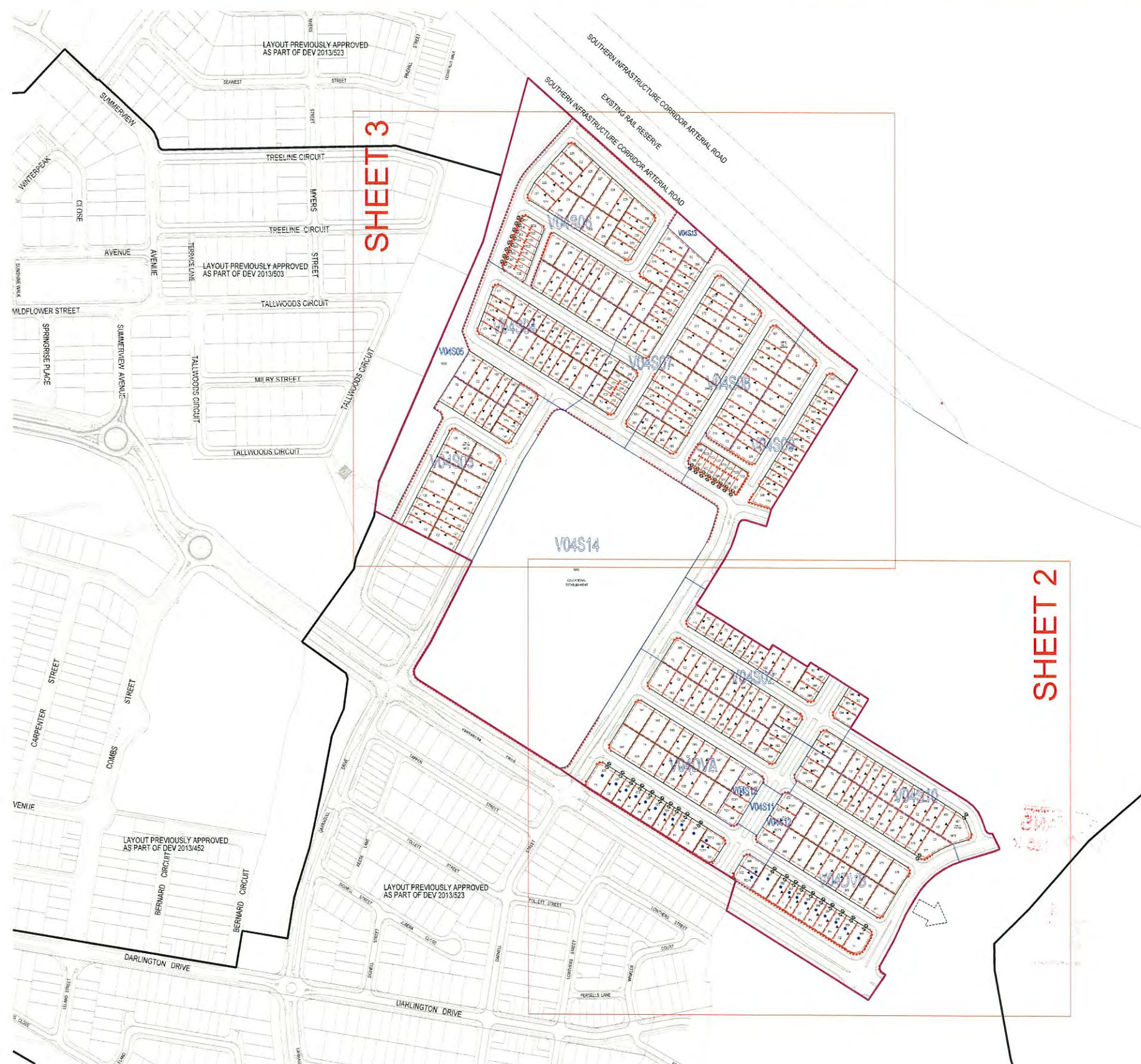




- LEGEND**
- YARRABILBA SITE BOUNDARY
 - PRECINCT TWO BOUNDARY
 - RECONFIGURATION OF A LOT APPLICATION FOUR
 - PROPOSED STAGE BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) RESIDENTIAL PLAN OF DEVELOPMENT

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5050

EDUCATIONAL
ESTABLISHMENT

AMENDED IN RED
15 MAR 2015

By: **BRIANNA PYPPE** (name)
MEDQ
LEGEND

	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE NO VEHICULAR ACCESS		ACOUSTIC ATTENUATION REQUIRED IN DWELLING
	PROPOSED STAGE BOUNDARY		BUILDING ENVELOPE

in accordance with the recommendations of the approved Traffic Noise Report Addendum - Precinct 2, Village 4a, 70Q-13-D319-TRP-517498-1, prepared by Vipac, dated 04 Dec. 2014

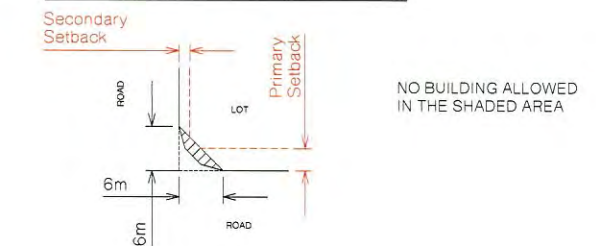
SETBACK TABLE

LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	0.9	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
(TCF) TERRACE (FRONT LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(TCD) TERRACE (DUAL LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(MFS) MULTIFAMILY STRATA *	Ground floor 3.0	0.9	0.0	1.0	1.5
(MFF) MULTIFAMILY FREEHOLD	Ground floor 2.0	0.9	0.0	1.0	1.5
(SMT) SMART LOT	Ground floor 3.0	0.9	0.0	1.0	1.5

* INCLUDES GARAGES
* CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundary	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundary	1.0	0.7	0.5	0.5	0.5	0.5	1.0
Rear Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.8

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02V04A-ROL4-POD150304] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015
MEDQ

LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/523

FOLLETT STREET

LOWTHERS STREET

PERSELLS LANE

LOWTHERS STREET

COURT

WINKLER

**PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR)
RESIDENTIAL PLAN OF DEVELOPMENT**

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LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/523

LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/503



LEGEND

	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE		ACOUSTIC ATTENUATION REQUIRED IN DWELLING
	NO VEHICULAR ACCESS		BUILDING ENVELOPE
	PROPOSED STAGE BOUNDARY		

SETBACK TABLE

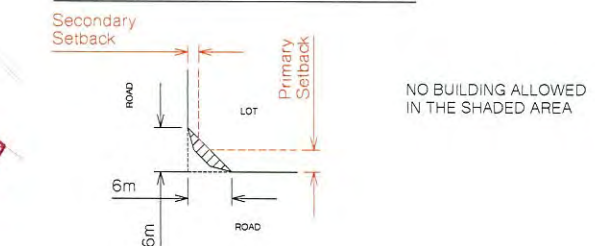
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	0.9	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
(TCF) TERRACE (FRONT LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(TCF2) TERRACE (DUAL LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(MFS) MULTIFAMILY STRATA *	Ground floor 3.0	0.9	0.0	1.0	1.5
(MFS2) MULTIFAMILY STRATA *	Ground floor 2.9	0.9	0.0	1.0	1.5
(SM) SMART LOT	Ground floor 3.0	0.9	0.0	1.0	1.5

* INCLUDES GARAGES
* CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Cottage	Villa Town 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	0.5	0.5	1.8
Side Boundaries	Cut Average 1.0	0.7	0.5	0.5	0.5	0.5	1.0
Rear Boundary	Cut Average 1.5	1.5	1.5	1.5	1.5	1.5	1.8

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02V04A-ROL4-POD150304] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) RESIDENTIAL PLAN OF DEVELOPMENT

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DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

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 2107:2000 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, and are required to wrap around a minimum 1.5m from the front wall (with the exception of build to the boundary works).
 - (ii) Hip roofs are preferred to be of a minimum pitch of 20 degrees.
 - (iii) Skillion roofs are preferred to be a pitch of between 7 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, this roofed area can extend to 1.0m from the front property line.
 - (v) 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.
 - (vi) Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments.'
 - (vii) Front setbacks on corner lots are determined by the frontage that the front facade is addressing, for example, if the facade is facing the primary frontage it needs to be in accordance with the front setback.
4. Site Cover and Amenity:
 - (i) Site cover for each lot is not to exceed the following:
 - a.80% for dual attached lots;
 - b.70% for build to the boundary lots;
 - c.60% for lots that do not use a build to boundary;
 - d.60% Multi Family Strata (MFS) lots.
 - (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 MFS 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 on detached, MFF, MFS, SMT and GAR lots 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 roofs allowed in note 3(iv) are not permitted in front of garage doors or carports. (Excluding Multi-family freehold product)
 - (iii) TCF product, excluding those on a corner lot must have a single or tandem garage integrated into the dwelling, with 5.0m to the front wall at the garage and a further 240mm to the garage door. Corner lot TCF product can provide a double garage or carport on the secondary frontage at the rear of the house with a 1.0m side setback to the wall and a further 240mm to the garage door.
 - (iv) All TCD product must locate the garaging to the rear lane. TCD product over 5.99m wide can have a double garage (max width 6.0m) with the wall setback a minimum of 0.9m with a further 240mm to the garage door. TCD product under 6.0m wide can only have a single or tandem garage to the same setback requirements.
 - (v) Carports must include a roof design, design features and materials which are consistent with the form and materials of the home.
 - (vi) Carports must include either a garage door at the front or screening to the rear.
 - (vii) Double garages for narrow lots (10m-12.49m) are to comply with Note 16 on this Plan of Development.
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) Driveways must be offset at least 300mm from the side property boundary.
 - (iv) Driveways must be completed prior to occupation and be located as shown on the approved Functional Layout Roadworks Plan, unless otherwise agreed to by DSDIP.
 - (v) Driveways across the verge must comply with the local council requirements and widths cannot exceed 3.0m for a single garage or 5.0m for a double garage.
 - (vi) 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:
 - (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. 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 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.
 - (iv) Retaining walls to side boundaries between lots cannot exceed 1.8metres high at the front wall of the house and must taper down forward of the house.
 - (v) Retaining walls over 900mm high require a 1 metre high fence above the wall and adequate landscape screening.
 - (vi) 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.
 - (vii) 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:
 - (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) Single storey 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 minimum depth 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.
10. Homes with more than one Visible Facade (Corner Homes):

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 façade to the front four metres of the secondary frontage.
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 to be a maximum of 1.2 metres in height and decorative in style, with the exception of regulation fencing required around pools.
 - (iii) 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.
 - (iv) Fencing provided to a secondary street frontage can be up to 1.8 metres in height and must be decorative fencing.
 - (v) 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.
 - (vi) 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.
 - (vii) Secondary Fencing must finish four metres behind the front wall of your home.
 - (viii) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.
 - (ix) 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.
 - (x) Fencing for TCD lots to the rear lane must include a fence to the portion of the lane frontage not occupied by the garage. This portion of fence must include a pedestrian entry from the lane.
12. Landscaping:
 - (i) At least 50% of your front yard is landscaped with grass and/or garden beds. A significant portion of this area must include gardens with trees and/or shrubs capable of growing to 3 metres tall and at least 600mm high at the time of planting
 - (ii) 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.
 - (ii) Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.
14. Build to Boundary Wall Lengths
 - (i) The maximum length of build to boundary for any detached lot, SMT or GAR shall be 15m.
 - (ii) The maximum length of build to boundary for any TCF product shall be 18m and for and TCD product shall be 20 m.
 - (iii) For the MFF product, build to boundary walls are to generally accord with the relevant approved Typical House Plans- Lots less than 250sqm.
15. ADDITIONAL DESIGN CRITERIA FOR MULTI FAMILY STRATA (MFS) LOTS (CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT)
 - (i) 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.
 - (ii) 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.
 - (iii) All dwellings must be sited in accordance with the Residential Plan of Development.
 - (iv) Buildings must address all streets as primary frontages with a minimum of one (1) dwelling per street frontage.
 - (v) Lots that have park frontage are to address the park through the inclusion of at least three of the following design elements:
 - a. A verandah, porch or portico;
 - b. Awning and shade structures;
 - c. Variation to roof and building lines;
 - d. Inclusion of window openings; and
 - e. Use of varying building materials and treatments.
 - (vi) 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:
 - a. Windows are recessed into the facade;
 - b. Balconies, porches or verandahs are provided;
 - c. Window hoods are provided; or
 - d. Shadow lines are created on the building through minor changes in the facade (100mm minimum).
 - (vii) The extent of garages must not exceed 40 percent of the lot frontage on any street frontage except where Double Garages on Narrow Lot Requirements are met.
 - (viii) Private outdoor living space must be provided at a minimum of 25m2 for each dwelling. Outdoor living space must:
 - a. Incorporate a minimum of one single area of 16m2 on the ground floor or 12m2 for elevated areas of outdoor living space;
 - b. Primary outdoor spaces must be accessible from the 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. Primary spaces must not have a slope of more than 10%; and
 - c. Private outdoor living spaces must be clearly delineated for each dwelling.

16. Double Garages on Narrow Lots Residential Lots
Double garages for Lots between 10m -12.49m in width are permitted provided the following design criteria are followed:
 1. The garage door:
 - i. Width must not exceed 4.8m;
 - ii. Must have a minimum 450mm eave above it;
 - iii. Must be setback a minimum of 240mm behind the pillar of the garage door; and
 - iv. Must have a sectional, tilt or roller door.
 - 2a. Excluding the garage, the front façade of the dwelling must include a front verandah, porch or portico extending 1600mm forward of the front wall with the following:
Front piers with distinct materials and/or colours to the front façade of the dwelling;
A front door and windows with a sidelight.
- OR
- 2b. Alternatively, the front wall of the house can be setback to align with the rear of the garage if a gatehouse and front yard landscaping or courtyard wall and front yard landscaping on the front property boundary are part of the proposal. Pergola structures between the gatehouse and the house entry can also be included.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

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THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 3 [Dgn No. P02V04A.ROL4A-POD150304]

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) RESIDENTIAL PLAN OF DEVELOPMENT - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

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LEGEND

- YARRABILBA SITE BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION FOUR
- PROPOSED STAGE BOUNDARY

LOT YIELD				LOT AREA	
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	23	7.14%	649m ²	11.18%	14940m ²
T2	37	11.49%	583m ²	16.15%	21583m ²
C1	17	5.28%	498m ²	6.35%	8481m ²
C2	47	14.60%	464m ²	16.32%	21812m ²
PV	48	14.91%	413m ²	14.88%	19654m ²
V	41	12.73%	320m ²	9.82%	13120m ²
TCY1	10	3.11%	395m ²	2.96%	3958m ²
TCY2	5	1.55%	376m ²	1.41%	1882m ²
TC	24	7.45%	292m ²	5.26%	7028m ²
TV	14	4.35%	260m ²	2.73%	3642m ²
TCD	16	4.97%	221m ²	2.65%	3541m ²
TCF	4	1.24%	206m ²	0.62%	825m ²
TRV	33	10.25%	334m ²	8.26%	11036m ²
MFS	3	0.93%	639m ²	1.43%	1917m ²
Total Number of Lots	322				

MINIMUM RESIDENTIAL DENSITY 21.40 ha
322 du
15.05 du/ha

MAXIMUM RESIDENTIAL DENSITY 21.40 ha
346 du
16.17 du/ha

LAND USE BUDGET

RESIDENTIAL	13.37 ha
NEW ROAD - LOCAL	7.94 ha
OPEN SPACE - LOCAL	0.12 ha
SUB-TOTAL	21.43 ha
EDUCATIONAL ESTABLISHMENT	6.96 ha
NEW ROAD - MAJOR	0.63 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	1.32 ha
TOTAL ROL APPLICATION 4 AREA	30.34 ha

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 forni flats on rear loaded terraces and the development of the maximum number of dwellings on 2014 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.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) RECONFIGURATION OF A LOT

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LEGEND

- RECONFIGURATION OF A LOT APPLICATION TWO FOR ONE
- PROPOSED STAGE BOUNDARY

LOT TYPE
TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE DUAL LOADED (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY STRATA (MFS)

AMENDED IN RED

16 MAR 2015

By: BRIANNA FYFFE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/523

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) **PLAN OF DEVELOPMENT RECONFIGURATION OF A LOT**

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LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/523

LAYOUT PREVIOUSLY APPROVED
AS PART OF DEV 2013/503

LEGEND

-  YARRABILBA SITE BOUNDARY
-  RECONFIGURATION OF A LOT
APPLICATION TWO FOUR
-  PROPOSED STAGE BOUNDARY

LOT TYPE	
TRADITIONAL (T1, T2)	
COURTYARD (C1, C2)	
PREMIUM VILLA (PV)	
VILLA (V)	
TOWN COURTYARD (TCY1, TCY2)	
TOWN COTTAGE (TC)	
TOWN VILLA (TV)	
TERRACE DUAL LOADED (TCD)	
TERRACE FRONT LOADED (TCF)	
TOWN PREMIUM VILLA (TPV)	
MULTI-FAMILY STRATA (MFS)	

AMENDED IN RED

16 MAR 2015

By: BRIANNA FYFFE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) PLAN OF DEVELOPMENT - RECONFIGURATION OF A LOT

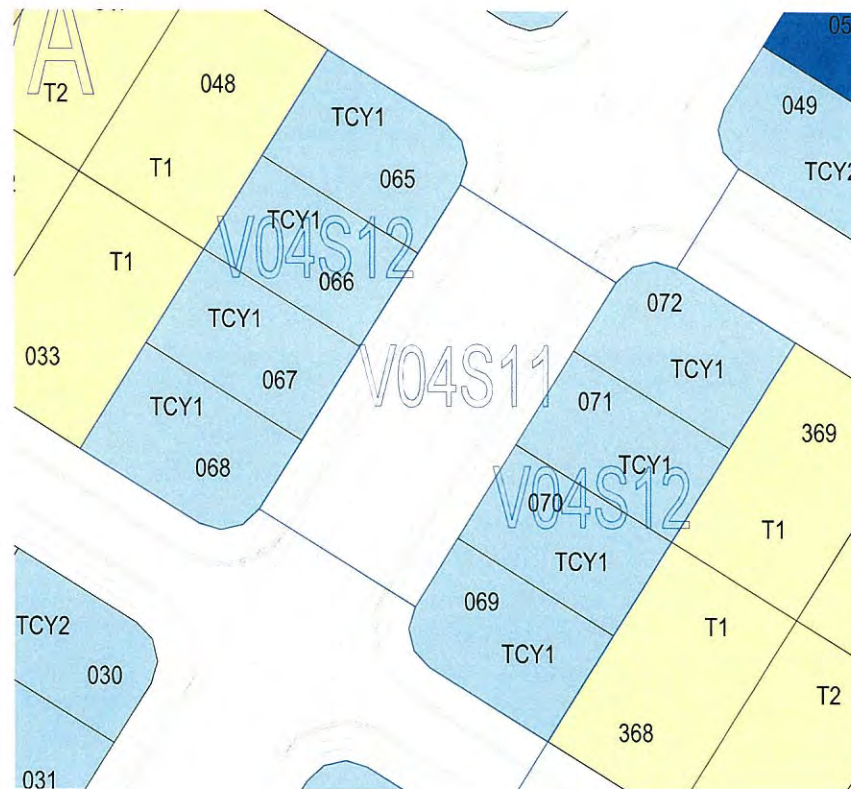
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LEGEND
 PROPOSED STAGE BOUNDARY

LOT TYPE
TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE DUAL LOADED (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY STRATA (MFS)



DISPLAY VILLAGE A
RECONFIGURATION PART ONE



DISPLAY VILLAGE A
ULTIMATE RECONFIGURATION

AMENDED IN RED

15 MAR 2015

By: BRIANNA PYFFE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) ~~PLAN OF DEVELOPMENT~~ RECONFIGURATION OF A LOT

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0 10 20 30 40 50 m
Scale 1:1,000 at A3



THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 4 OF 4 [DGN No P02V04A-ROL4A-POD150304] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

AMENDED IN RED

15 MAR 2015

By: **BRIANNA PIERCE** (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

LEGEND

	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE		ACOUSTIC ATTENUATION REQUIRED IN DWELLING
	NO VEHICULAR ACCESS		BUILDING ENVELOPE
	PROPOSED STAGE BOUNDARY		DISPLAY HOME AND/OR SALES OFFICE USE
	LL SALES OFFICE USE		CAR PARK USE
	TEMPORARY LANDSCAPE TREATMENT		FOOD PREMISES USE

SETBACK TABLE

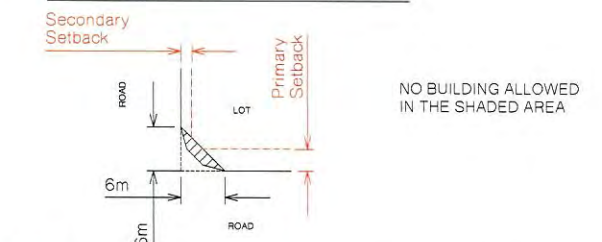
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY1) TOWN COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(TCY2) TOWN COURTYARD 2	Ground floor 3.0	0.9	0.0	1.0	1.5
(PV) PREMIUM VILLA	Ground floor 3.0	0.9	0.0	1.0	1.5
(TPV) TOWN PREMIUM VILLA	Ground floor 3.0	0.9	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
(TCF) TERRACE (FRONT LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(TCO) TERRACE (DUAL LOADED)	Ground floor 2.4	0.9	0.0	0.0	1.0
(MFS) MULTIFAMILY STRATA	Ground floor 3.0	0.9	0.0	1.0	1.5
(MFF) MULTIFAMILY FREEHOLD	Ground floor 2.0	0.9	0.0	1.0	1.5
(SMF) SMART LOT	Ground floor 3.0	0.9	0.0	1.0	1.5

* INCLUDES GARAGES
* CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT

RETAINING WALL HEIGHT TABLE

LOT TYPE		Traditional	Town Courtyard	Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Strata)	MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Earthworks	1.5	1.4	1.25	1.0	0.5	0.5	0.5	1.8
Side Boundaries		1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Rear Boundaries		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



POD Display Village

The Sales Village shall be developed in two stages. The central area shown as management lots 800-804 shall be retained until such time as the display and sales office uses have ceased on the site. At which time subdivision of stages 10 and 11 should be undertaken to reinstate the ultimate road and lot layout.

Sales Office Design Criteria

The following apply to the development of the sales office:

- The sales office shall be located on Lot 801;
- It is to be a maximum of 2 storeys and 8.5m in height;
- Maximum GFA is 350sqm.
- It is to be maintained for a maximum of 5 years from the date of the approval after which this temporary use will lapse;
- The sales office opening hours shall be limited to 7am - 7pm Monday to Friday and 9am to 6pm on Saturday and Sunday.

Sales Office and Display Village carparking

The following design criteria apply to the development of carparking associated with the sales office:

- Lots 800, 802, 803 and 804 are to be used for carparking purposes while the sales office is in operation;
- The carpark is to be sealed;
- A landscape buffer is to be provided to adjoining lots 33 and 48 and lots 368 and 369;
- Any lighting of the carpark is to be designed to ensure no nuisance to future residents after Stage A of the Display Village closes and Stage B opens; and
- It is to be maintained for a maximum of 5 years from the date of the approval after which this temporary use will lapse.

Display Homes

The following design criteria apply to the display homes:

- Houses should comply with the residential POD Drawing Number P02V04A-ROL4-POD121204 Sheets 1 to 4;
- Only 1 display home shall be located on each lot; and
- It is to be maintained for a maximum of 5 years from the date of the approval after which this temporary use will lapse.

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) PLAN OF DEVELOPMENT - DISPLAY VILLAGE

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in accordance with
the recommendation
of the approved Traffic
Noise Report Addendum
- Precinct 2, Village
70Q-13-0319-TRP-
51748-1, prepared
by Vipac, dated
04 Dec. 2014

LEGEND

-  VERTICAL BANNER SIGNS
-  POLE SIGN (DIRECTIONAL)
-  SPECIAL SIGN / ICONIC STRUCTURE
-  POLE SIGN (CAR PARK ENTRY SIGN)
-  SALES OFFICE BUILDING SIGNAGE (WALL AND WINDOW SIGNAGE)
-  POLE SIGN (DISPLAY VILLAGE OPEN)
-  POLE SIGN (SALES OFFICE WELCOME SIGN)

BUILDER IDENTIFICATION SIGN - 1 PER LOT
BUILDER ADVERTISING SIGN - 1 PER LOT

**SIGNAGE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT - DISPLAY
VILLAGE SHEET 3 OF 3 [DGN No P02V04A-ROL4A-PODDV150304] -
DESIGN CRITERIA FOR DISPLAY VILLAGE SIGNAGE**



**PLANS AND DOCUMENTS
referred to in the PDA APPROVAL**

19 MAR 2015

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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) PLAN OF DEVELOPMENT - DISPLAY VILLAGE

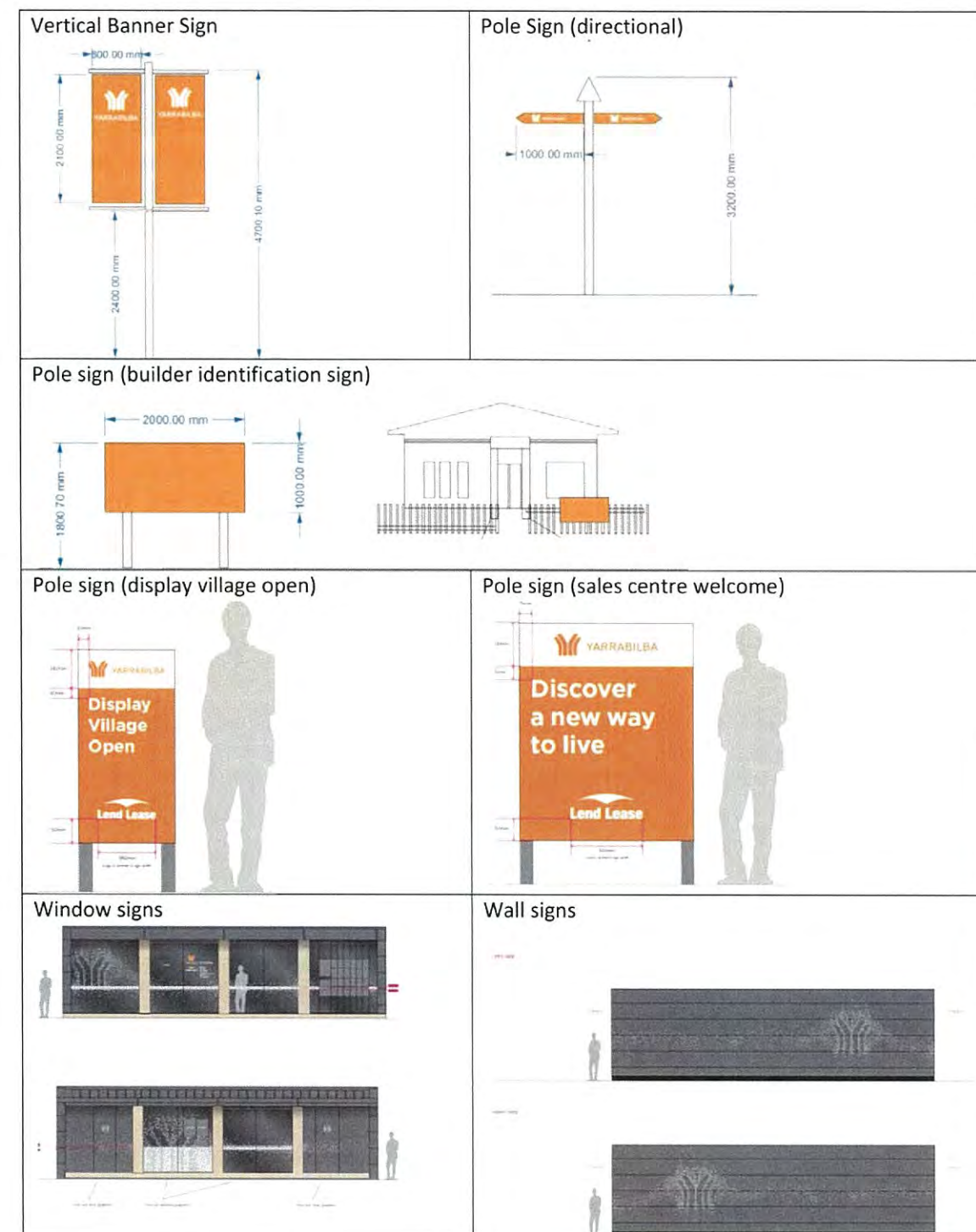
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Plan of Development – Design Criteria for Display Village Signage

The following guidelines apply to all signage within the display village:

1. Vertical banner signs:
 - a. A maximum of 33 double sided banners on poles can be provided with the following maximum dimensions:
 - i. Each banner is 800mm wide by 2100mm high, with the maximum height of the sign above ground level of 4.7m.
2. Pole signs:
 - a. Directional signs:
 - i. A maximum of 8 directional signs can be provided for the display village with the following maximum dimensions:
 1. Maximum of 3.2m above ground level
 2. Maximum sign face of 20cm wide and 1m high
 - b. Builder identification signs:
 - i. A maximum of 1 builder identification sign shall be provided on each lot containing a display house with a maximum sign face of 60cm wide and 1.5m high. The maximum height of the sign above ground level is 2m;
 - ii. A maximum of 1 builder advertising sign shall be provided on each lot containing a display house with a maximum sign face of 2m wide and 1m high. The maximum height of the sign above ground level is 2m;
 - c. Display village open signs:
 - i. A maximum of 5 display village open signs each with a maximum sign face of 60cm wide and 1.2m high. The maximum height of the sign above ground level is 2m;
 - d. Sales centre welcome sign:
 - i. One welcome sign should be provided for the display village with a maximum sign face of 1.2m wide and 1.5 high. The maximum height of the sign above ground level is 2m;
3. Window signs:
 - a. Sales office signage:
 - i. The signage on windows shall not cover more than 50% of the window area.
4. Wall signs:
 - a. Sales office signage:
 - i. The signage on walls shall not cover more than 50% of the wall area.
5. Special signs:
 - a. A large iconic structure is proposed to be located on the southernmost part of the median from the entry to the display village from Yarrabilba Drive. This may include signage. The design of this structure is subject to separate endorsement by EDQ.

Signs should be generally consistent with the below typology:



THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT DISPLAY
VILLAGE SHEET 2 OF 3 [DGN No P02V04A-ROL4A-PODDV150304]

PLANS AND DOCUMENTS
referred to in the PDAA/PROVAL
19 MAR 2015
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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) PLAN OF DEVELOPMENT - DISPLAY VILLAGE

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Legend

- Display Village A
- Display Village A (Under Construction)
- Sales Office
- Sales Carpark
- Constructed Road - Vehicle movements
- Constructed Road - Restricted to Pedestrian Access Only
- Landscaping
- On Street Carparking
- Boom Gate
- ★★★ Possible Vertical Entry Elements

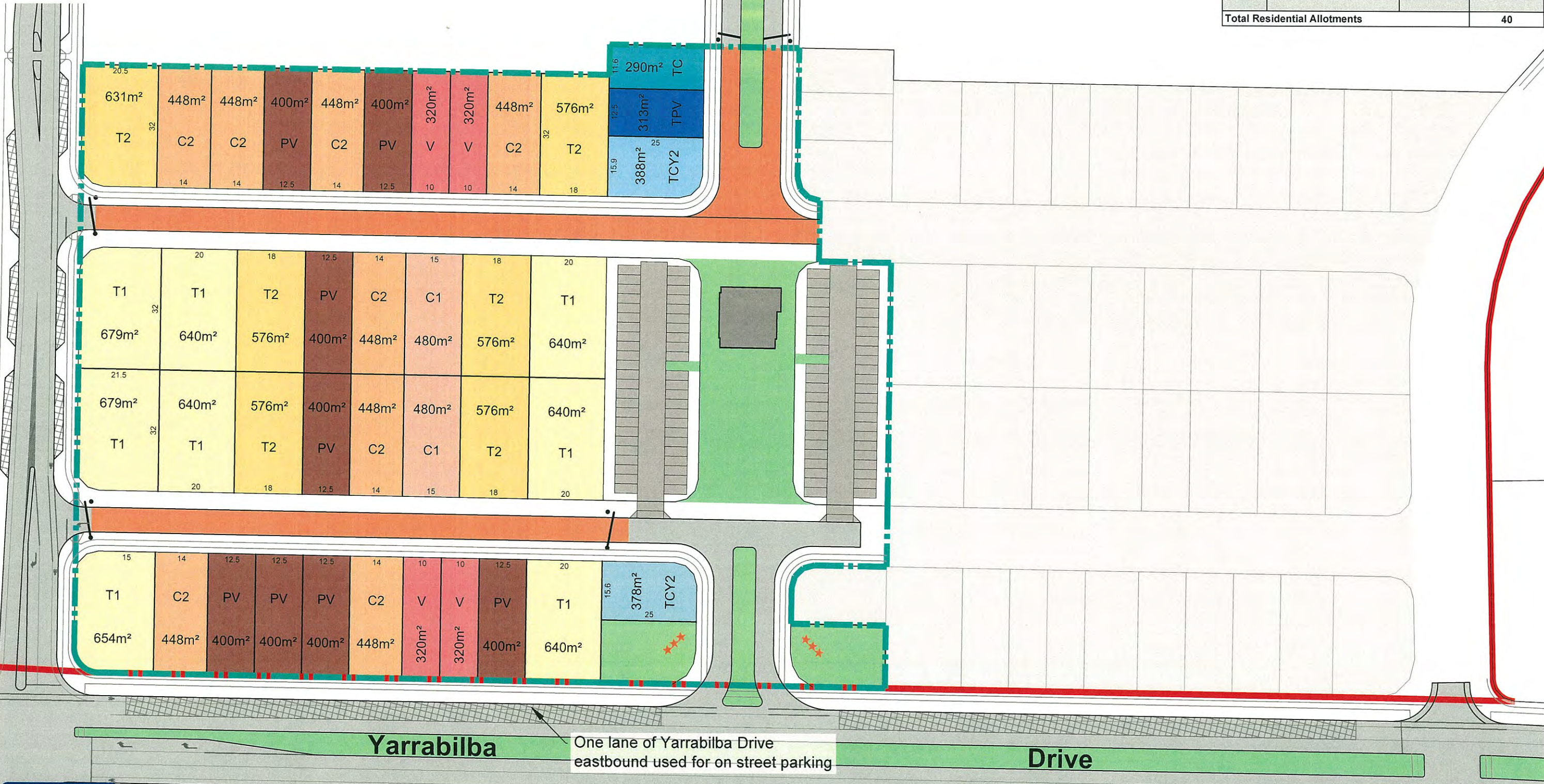


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

Lot Code	Lot Type	Typical Size	Village A
T1	Traditional	20m x 32m	8
T2	Traditional	18m x 32m	6
C1	Courtyard	15m x 32m	2
C2	Courtyard	14m x 32m	8
PV	Premium Villa	12.5m x 32m	8
V	Villa	10m x 32m	4
TCY1	Courtyard	15m x 25m	—
TCY2	Courtyard	14m x 25m	2
TPV	Town Premium Villa	12.5m x 25m	1
TC	Town Cottage	11.6m x 25m	1
TV	Town Villa	10m x 25m	—
Total Residential Allotments			40



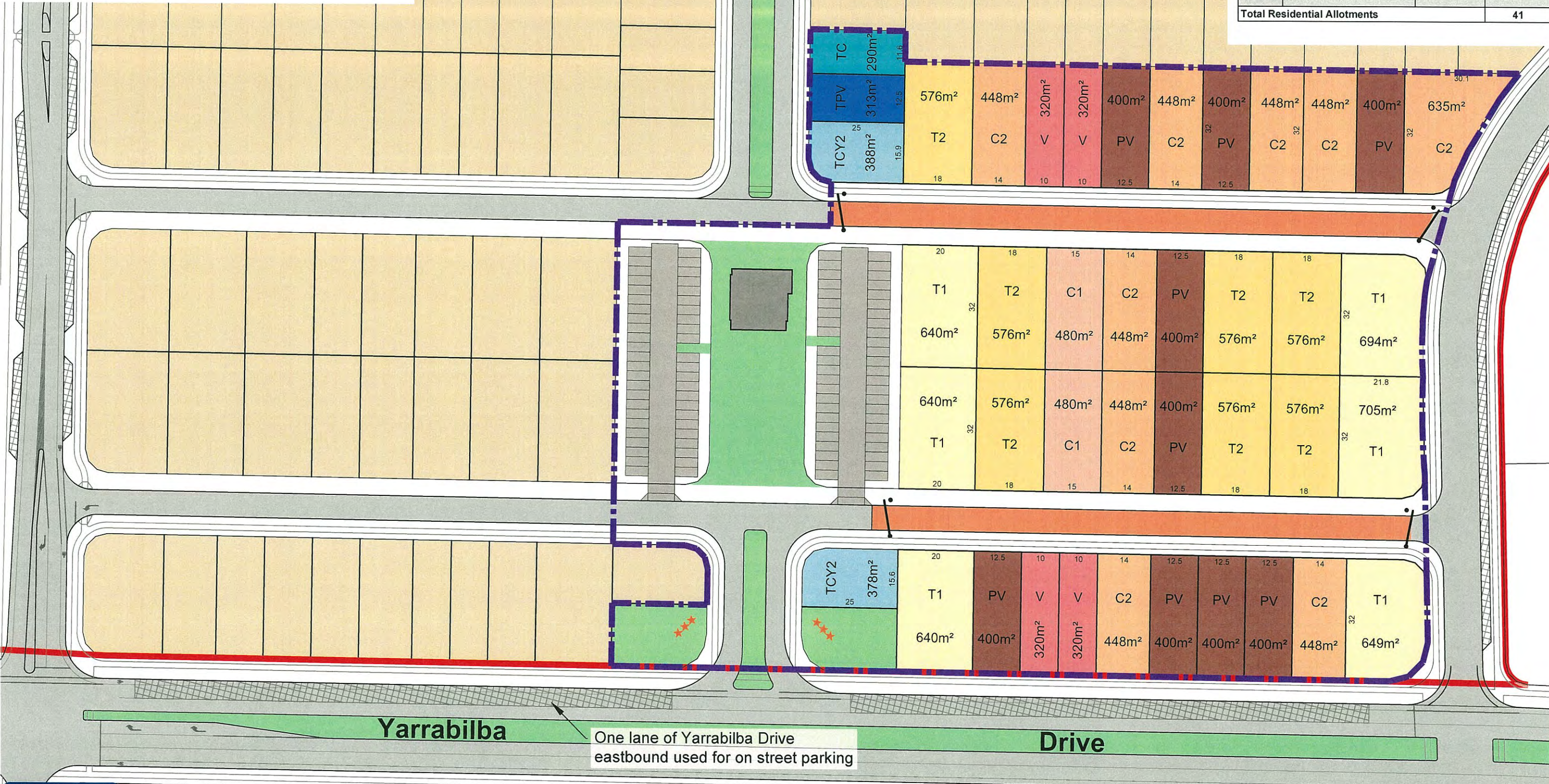
Legend

- Display Village B
- Resident Occupied
- Sales Office
- Sales Carpark
- Constructed Road - Vehicle movements
- Constructed Road - Restricted to Pedestrian Access Only
- Landscaping
- On Street Carparking
- Boom Gate
- Possible Vertical Entry Elements



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
19 MAR 2015
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Lot Code	Lot Type	Typical Size	Village B
T1	Traditional	20m x 32m	6
T2	Traditional	18m x 32m	7
C1	Courtyard	15m x 32m	2
C2	Courtyard	14m x 32m	9
PV	Premium Villa	12.5m x 32m	9
V	Villa	10m x 32m	4
TCY1	Courtyard	15m x 25m	—
TCY2	Courtyard	14m x 25m	2
TPV	Town Premium Villa	12.5m x 25m	1
TC	Town Cottage	11.6m x 25m	1
TV	Town Villa	10m x 25m	—
Total Residential Allotments			41



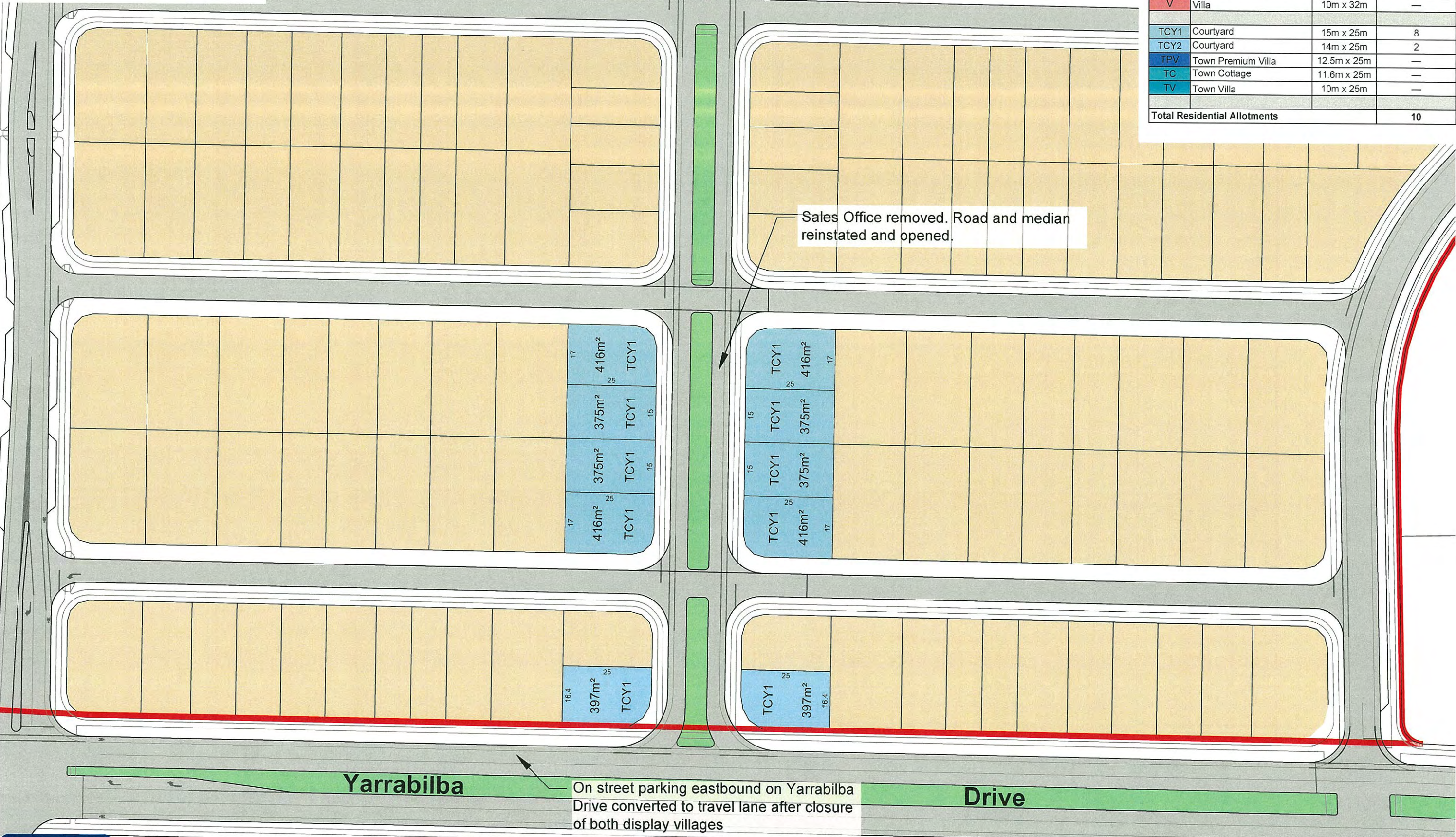
Legend

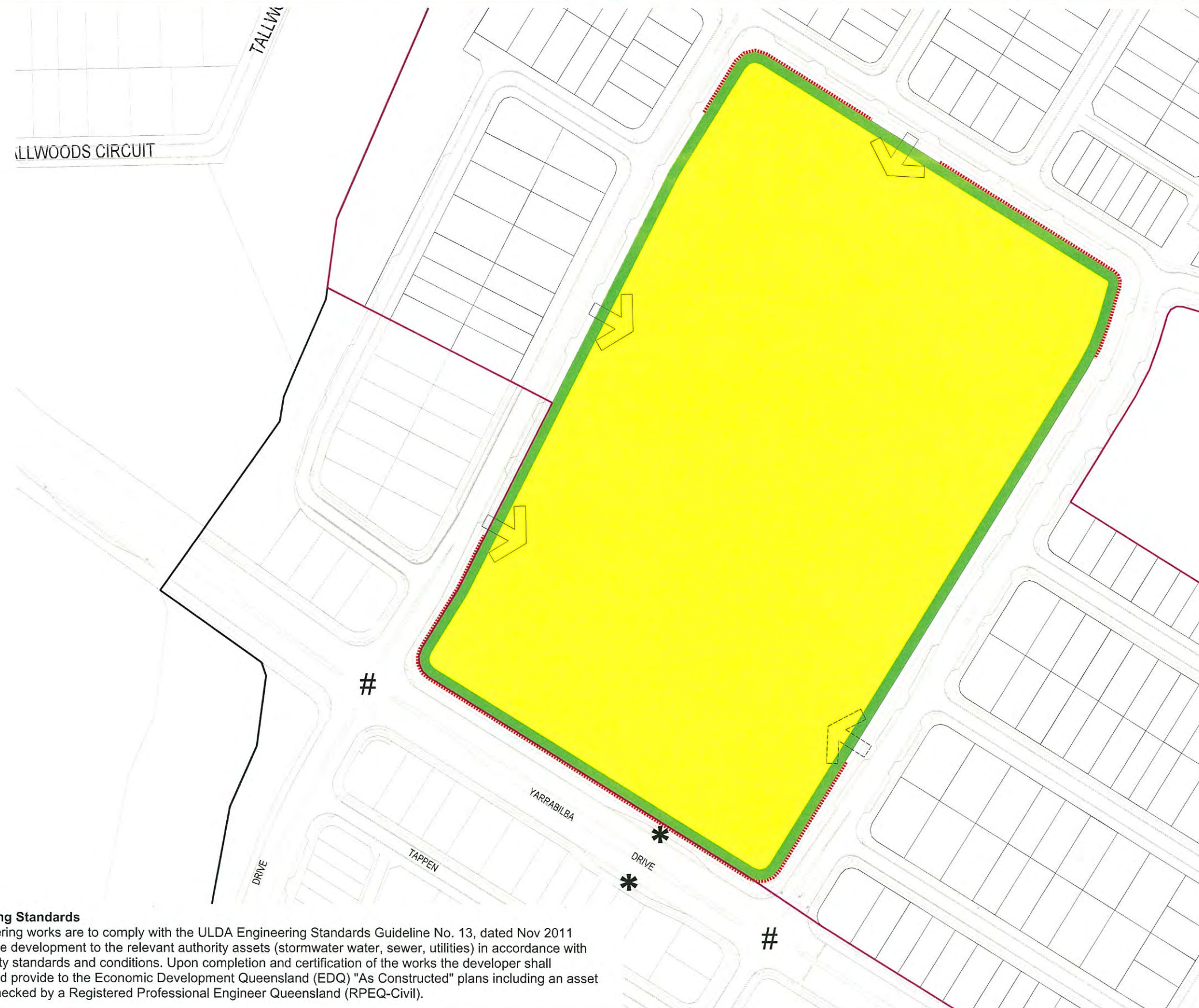
- Resident Occupied
- Constructed Road
- Landscaping



PLANS AND DOCUMENTS
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Lot Code	Lot Type	Typical Size	Post Display Villages
T1	Traditional	20m x 32m	—
T2	Traditional	18m x 32m	—
C1	Courtyard	15m x 32m	—
C2	Courtyard	14m x 32m	—
PV	Premium Villa	12.5m x 32m	—
V	Villa	10m x 32m	—
TCY1	Courtyard	15m x 25m	8
TCY2	Courtyard	14m x 25m	2
TPV	Town Premium Villa	12.5m x 25m	—
TC	Town Cottage	11.6m x 25m	—
TV	Town Villa	10m x 25m	—
Total Residential Allotments			10





LEGEND

	INDICATIVE BUILDING ENVELOPE
	5m LANDSCAPE STRIP
	INDICATIVE VEHICULAR ACCESS LOCATION
	OCCASIONAL SPORTS FIELD ACCESS (AND SERVICE VEHICLE) LOCATION
	NO VEHICULAR ACCESS
	BUS STOPS
	SIGNALISED INTERSECTION

APPROVED USES:
 - COMMUNITY FACILITIES
 - EDUCATIONAL ESTABLISHMENT
 - PLACE OF ASSEMBLY
 - HEALTH CARE SERVICES

PRIOR TO BUILDING WORKS APPROVAL, SUBMIT TO EDQ CONFIRMATION FROM DETE THAT THE PROPOSED SCHOOL SITE MASTER PLAN AND STATEMENT IS IN ACCORDANCE WITH DETE'S ADOPTED DESIGN STANDARDS.

- NOTE**
- (i) Buildings shall be constructed within the Indicative Building Envelope on the Plan of Development.
 - (ii) Buildings must be set back a minimum of 5m from the street.
 - (iii) Maximum site coverage for buildings shall not exceed 50%.
 - (iv) Maximum building height is 2 storeys.
 - (v) Indicative vehicular access is indicated within the zones shown on the Plan of Development
 - (vi) Three bus bays for the school will be allocated along the eastern verge of the western frontage road.
 - (vii) Development should comply with relevant DETE Design Standards.

PLANS AND DOCUMENTS
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Engineering Standards

All engineering works are to comply with the ULDA Engineering Standards Guideline No. 13, dated Nov 2011. Connect the development to the relevant authority assets (stormwater water, sewer, utilities) in accordance with the authority standards and conditions. Upon completion and certification of the works the developer shall prepare and provide to the Economic Development Queensland (EDQ) "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil).

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) PLAN OF DEVELOPMENT - EDUCATION

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LEGEND

1. Shared path 2.5m wide
2. Display Village Sales Office
3. Open recreational / event space
4. Display Village and Sales Office Carpark
5. Activation Spaces - umbrellas, food premises, informal seating
6. Pathway into carpark
7. Local native character low shrubs and ground cover
8. Screening planting to adjoining residential
9. Iconic structure/s at entry
10. Shaped landform planted with a mix of low level shrubs and a mixed canopy of local native character plants. Adjacent natural areas in an informal style to provide shade to paths and a dominant character to the streetscape
10. Hatched area will be irrigated



KEY PLAN

PLANS AND DOCUMENTS
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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) DISPLAY VILLAGE LANDSCAPE TREATMENT

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LEGEND

-  YARRABILBA SITE BOUNDARY
-  PRECINCT TWO BOUNDARY
-  RECONFIGURATION OF A LOT APPLICATION FOUR
-  REMNANT 'OF CONCERN' REGIONAL ECOSYSTEM

1. Shared path 2.5m wide
2. 3m wide shared path on top of bund
3. Shared bike and pedestrian boardwalk crossing connecting to Tallwoods Circuit
4. Remnant 'Of Concern' Regional Ecosystem – retain existing vegetation, rehabilitate and remove weed species
5. Riparian character rehabilitation –building on the Remnant 'Of Concern' Vegetation in the drainage lines, revegetate the riparian beds and banks of the drainage lines in a manner that respects the water regime
6. Riparian canopy rehabilitation with grassed verges to residential areas and incorporation of water quality elements where suitable
7. Local native character streetscape mix of canopy trees from adjacent natural areas in an informal style to provide shade to paths and a dominant character to the streetscape
8. Low shrubs & groundcovers to suit riparian zone and drainage regime on bund. Trees not permitted on bund due to engineering constraints
9. Existing water inlet pond with aquatic vegetation
10. Existing walkway

PLANS AND DOCUMENTS
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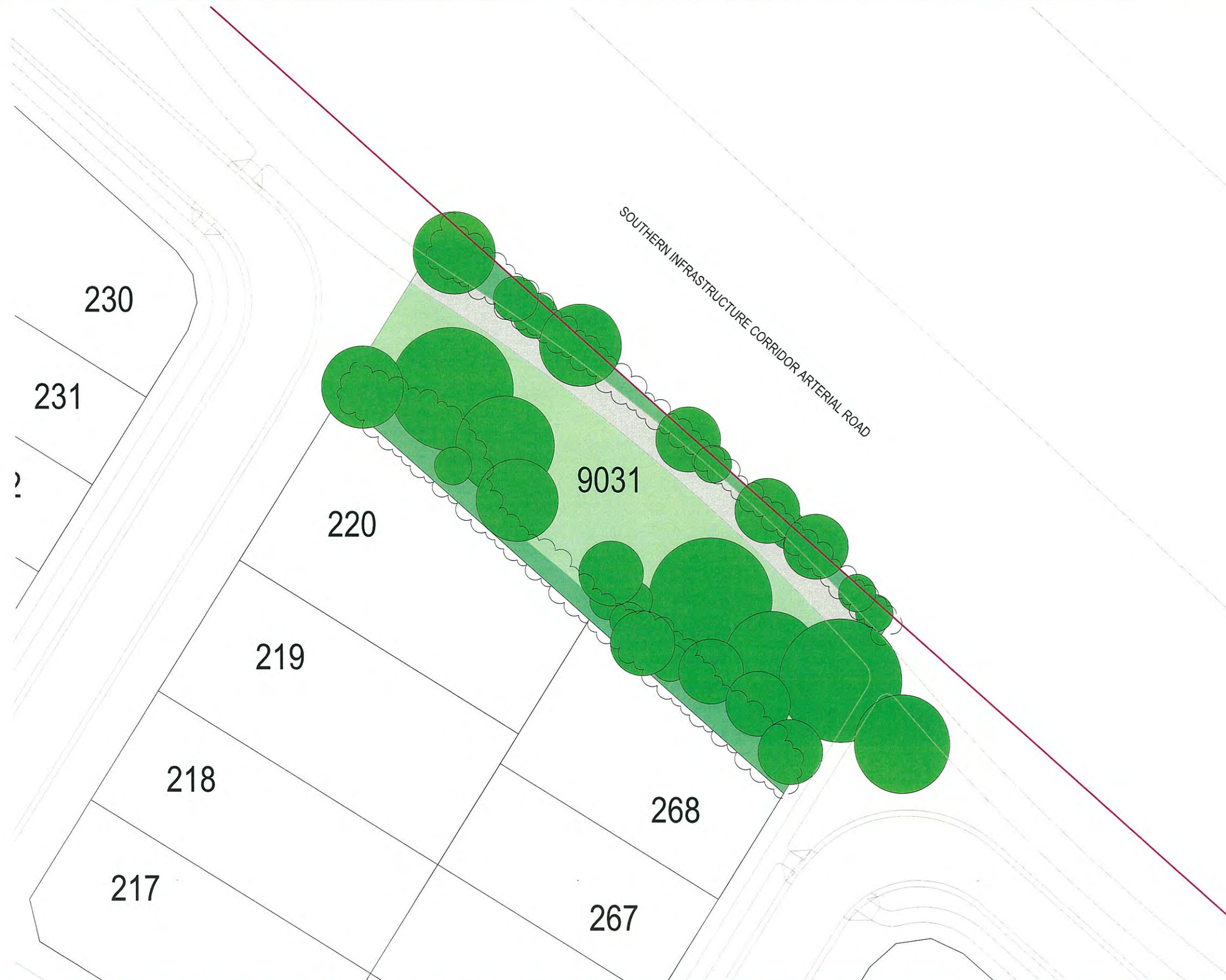
19 MAR 2015

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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) LINEAR PARK CONCEPT PLAN

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NOTE:
3.0m WIDE SHADED SHARED PATHWAY



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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) STAGE 13 - PROPOSED PLANTING AND LANDSCAPE CONCEPT PLAN

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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS LESS THAN 250SQM

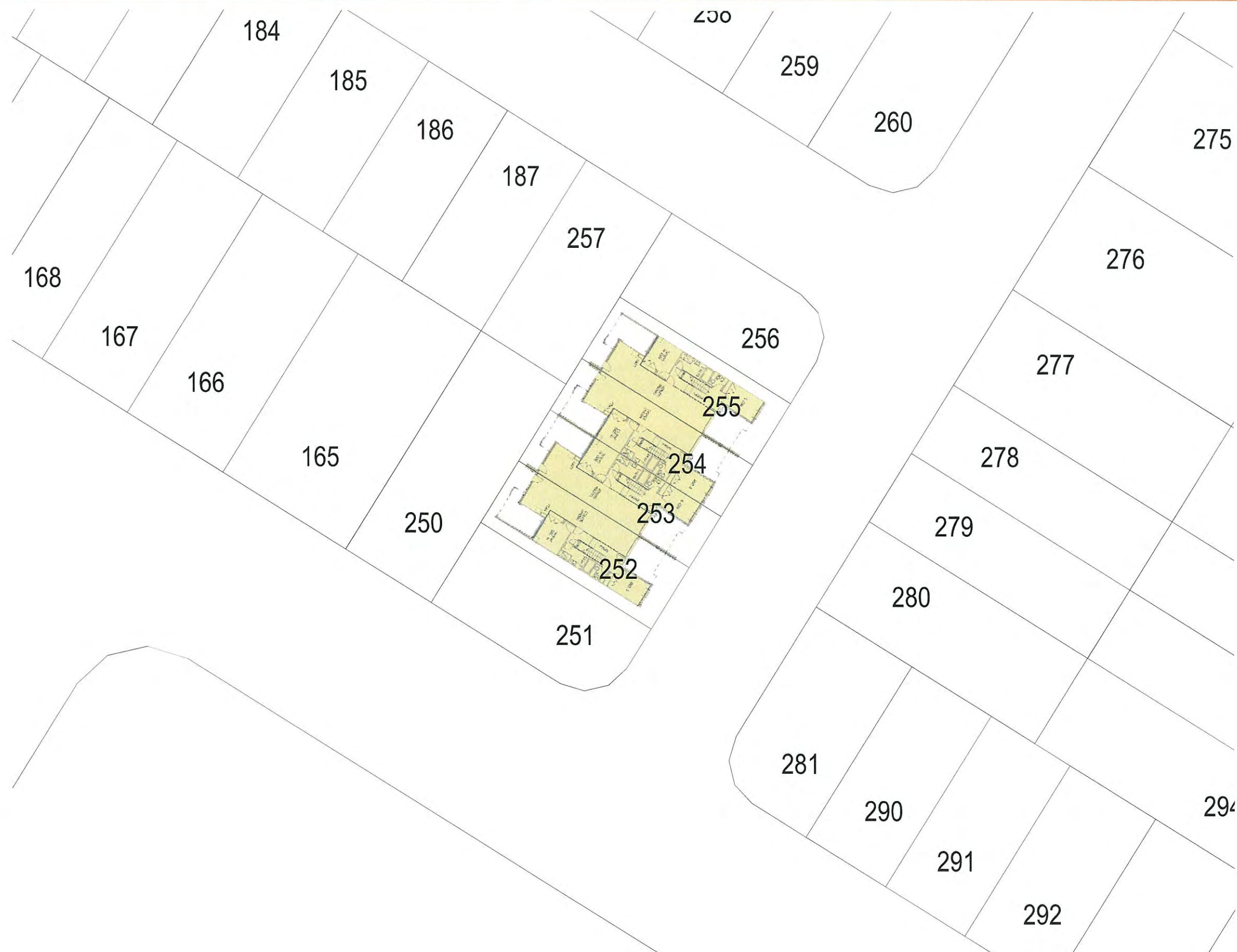
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0 5 10 15 20 25 m

Scale 1:500 at A3



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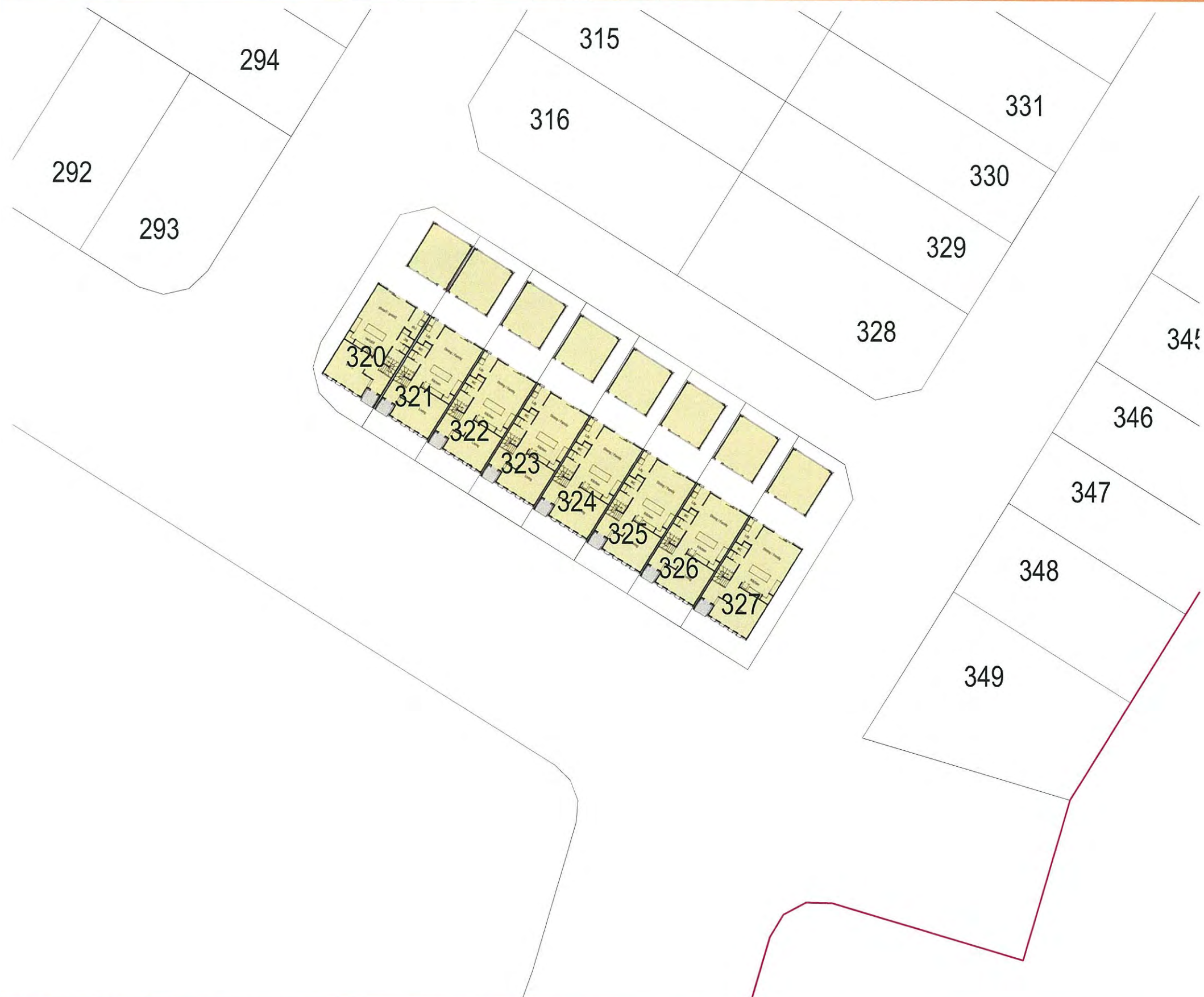
PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS LESS THAN 250SQM

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0 5 10 15 20 25 m
Scale 1:500 at A3

North

Lend Lease



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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS LESS THAN 250SQM

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COURTYARD LOTS

TOWN COURTYARD LOTS

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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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PREMIUM VILLA BLOCKS



VILLA BLOCKS

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PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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TOWN PREMIUM VILLA BLOCKS



TOWN VILLA BLOCKS

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19 MAR 2015

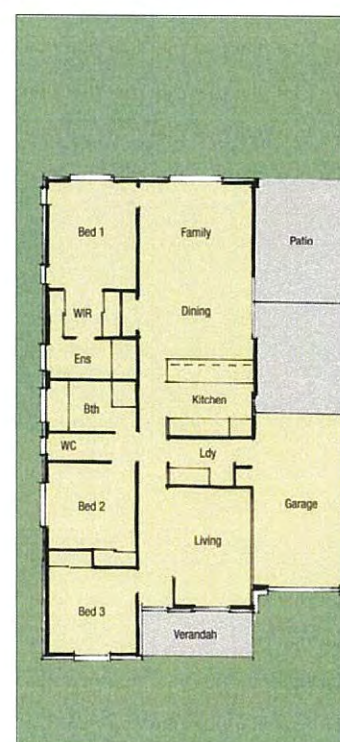
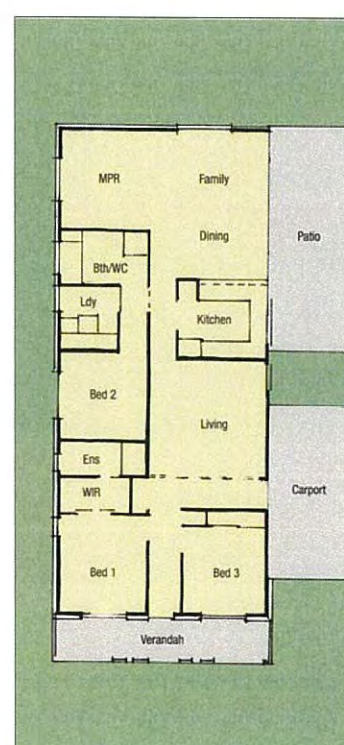
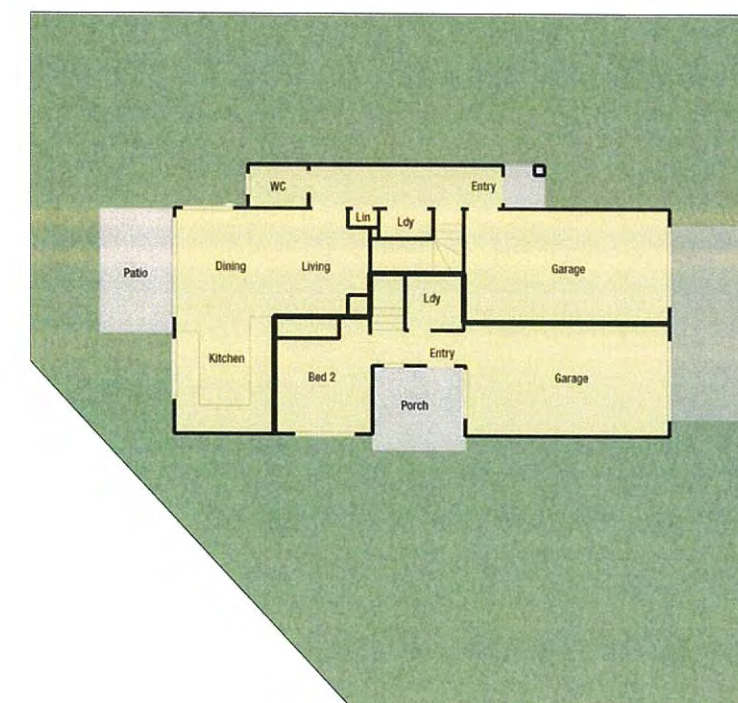
MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2014 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.



SMART LOTS (EVO)



TOWN COTTAGE BLOCKS



MFS (Multi-Family Strata)

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

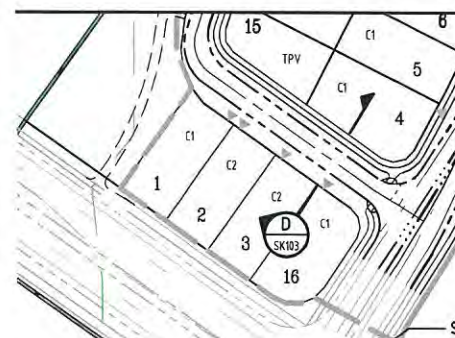
MEDQ

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) TYPICAL HOUSE PLANS - LOTS 250sqm TO 450sqm

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LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- PROPOSED 'GREENWAY CORRIDOR'
- PROPOSED FOOTPATH
- PROPOSED LINEMARKING (EDGE)
- PROPOSED LINEMARKING (LANE LINE)
- REMNANT OF CONCERN REGIONAL ECOSYSTEM
- NOMINATED DRIVEWAY LOCATION



JOINS BELOW

JOINS ABOVE

EXISTING
RESIDENTIAL
DEVELOPMENT

MAJOR PEDESTRIAN LINK
TO EXISTING RESIDENTIAL

DRIVEWAY CONFIGURATION
TO BE CONFIRMED DURING
DETAIL DESIGN

MAJOR PEDESTRIAN LINK
ALIGNMENT TO BE CONFIRMED
DURING DETAIL DESIGN

POSSIBLE ON-ROAD
BUS STOPS
TO BE CONFIRMED DURING
DETAILED DESIGN

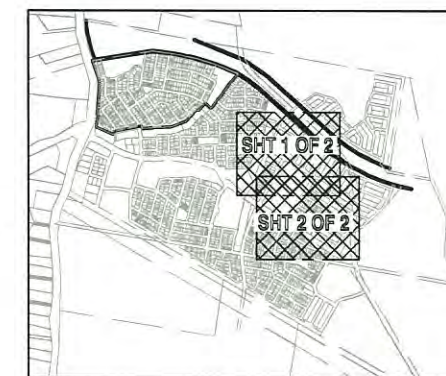
V04S15
STATE
PRIMARY
SCHOOL
5050
EDUCATIONAL
ESTABLISHMENT

3x BUS SETDOWNS
EXACT LOCATION TO BE CONFIRMED
DURING DETAILED DESIGN

FUTURE SIC TO CROSS OVER
PROPOSED ROAD (BY OTHERS)

MAJOR PEDESTRIAN LINK
ALIGNMENT TO BE CONFIRMED
DURING DETAIL DESIGN

SOUTHERN INFRASTRUCTURE CORRIDOR (FUTURE ARTERIAL)



KEY PLAN
SCALE 1: 25,000

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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	04/12/14	L.O.C
B	EDQ COMMENTS	19/02/15	L.O.C
C	LANE WIDTH AND BUS BAYS AMENDED	05/03/15	L.O.C

Associated Consultants

RPS Australia Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC Qld 4225
T +61 7 555 36900
F +61 7 555 36999
W rpsgroup.com.au

Client

Lend Lease

Project

YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12803

Drawing Title

V04 FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 1 OF 2

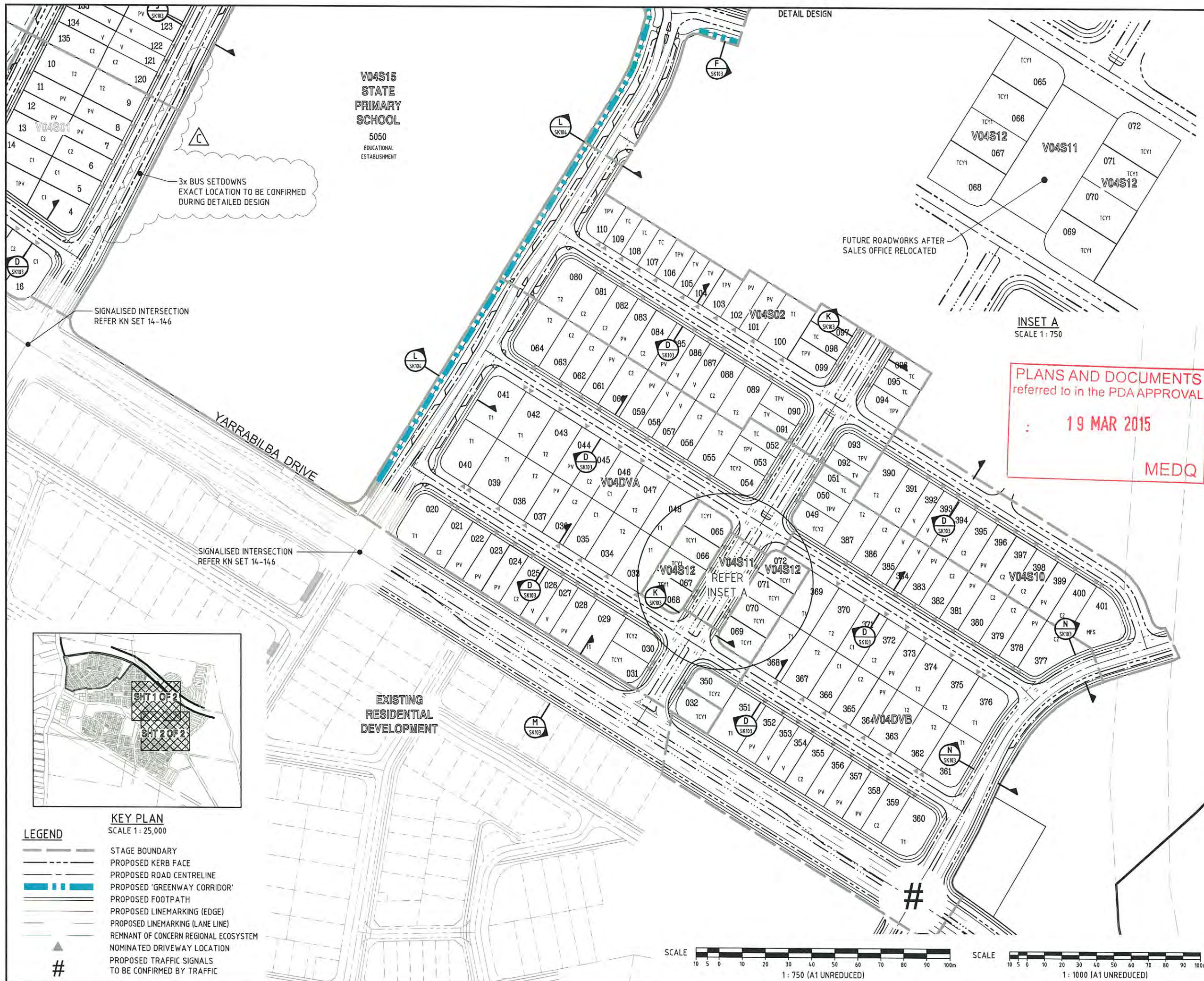
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Scale						Sheet	1 of -
						Revision	
A1		Drawing No	13-106-SK101				C

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

WATERBURY ROAD

REVISIONS

No	Description	Date	By
A	APPROVAL	04/12/14	I.O.C
B	EDQ COMMENTS	19/02/15	I.O.C
C	BUS BAYS AMENDED	05/03/15	I.O.C

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park
(North Building) 34-38 Sherbourne Drive, Robina
PO Box 1049 Robina DC, Qld 4226
T +61 7 555 30900
F +61 7 555 30999
W rpsgroup.com.au

Client

Lend Lease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

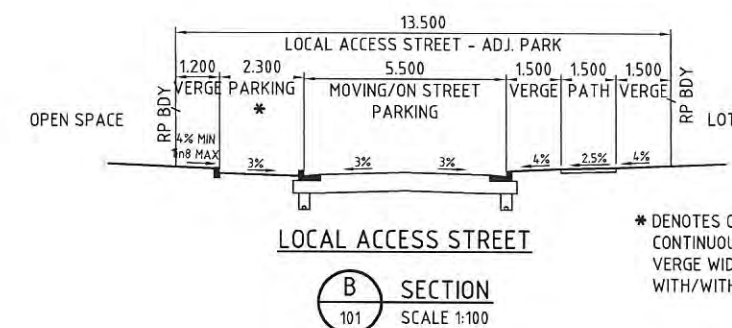
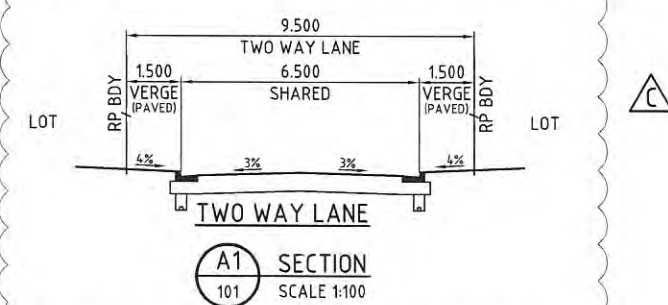
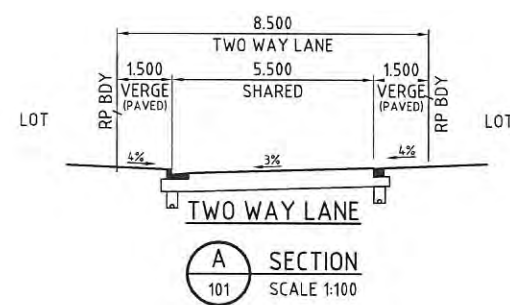
Approved - RPEQ 12805

Drawing Title

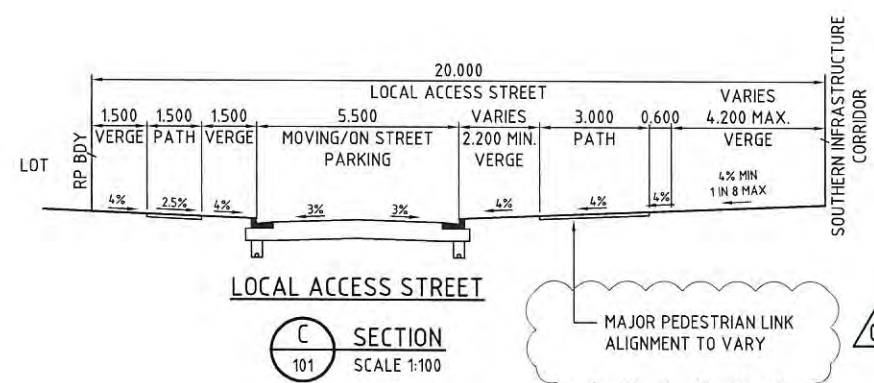
**V04 FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 2 OF 2**

Drawn	Designed	Checked	Date
JS	I.O.C	GBG	DEC '14

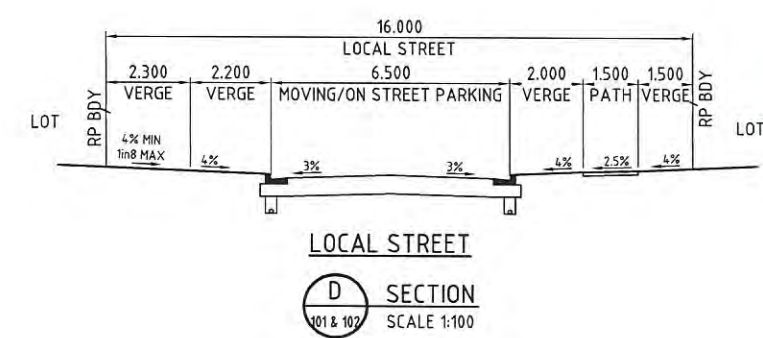
Scale	Drawing No	Revision
2 of -	13-106-SK102	C



* DENOTES CAR PARKING NOT CONTINUOUS ALONG STREET. VERGE WIDTH ADJUSTS WITH/WITHOUT CAR PARKING

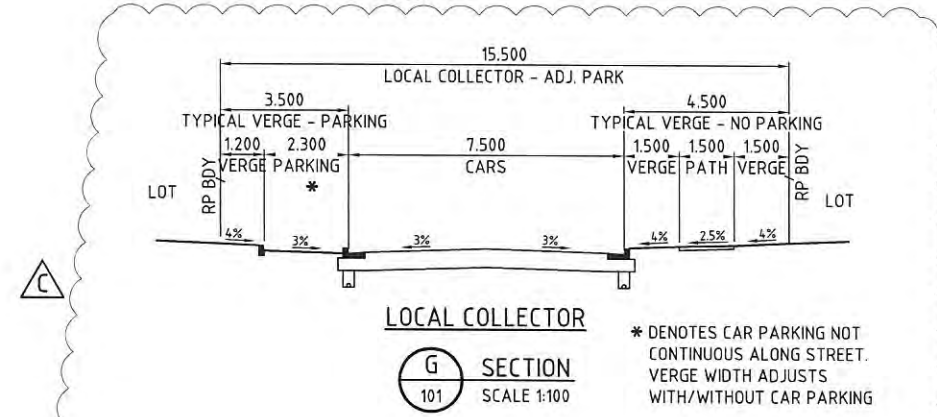
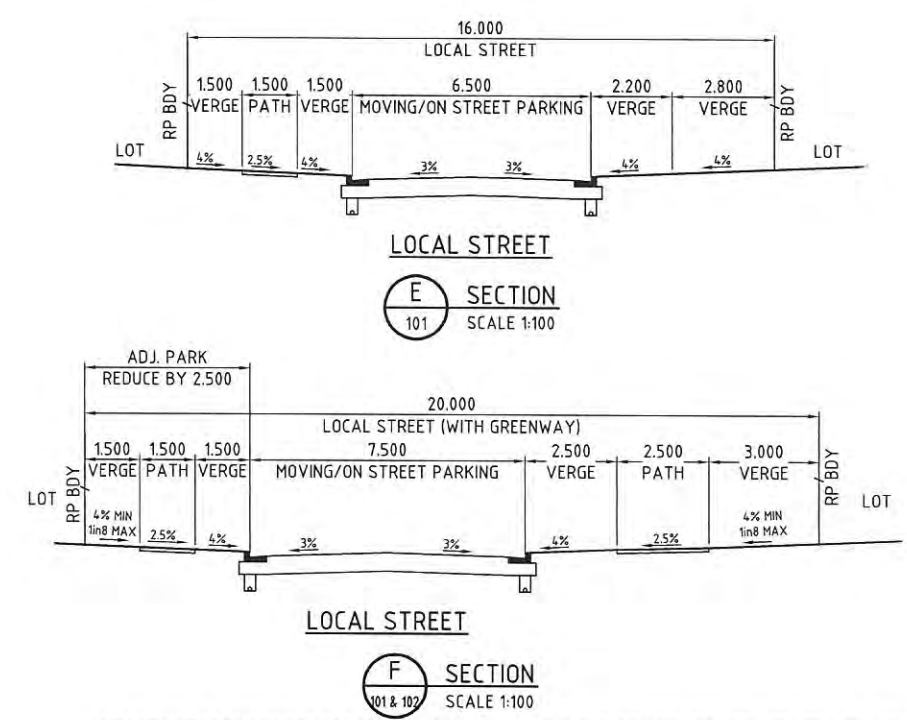


MAJOR PEDESTRIAN LINK ALIGNMENT TO VARY

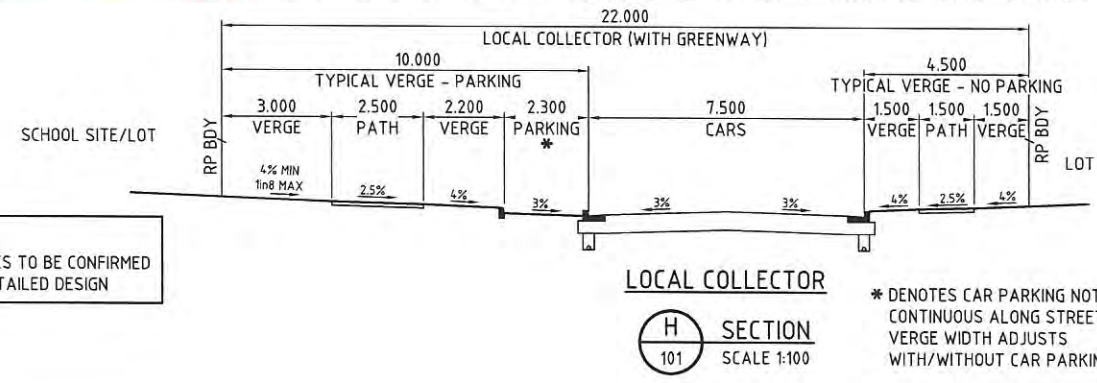
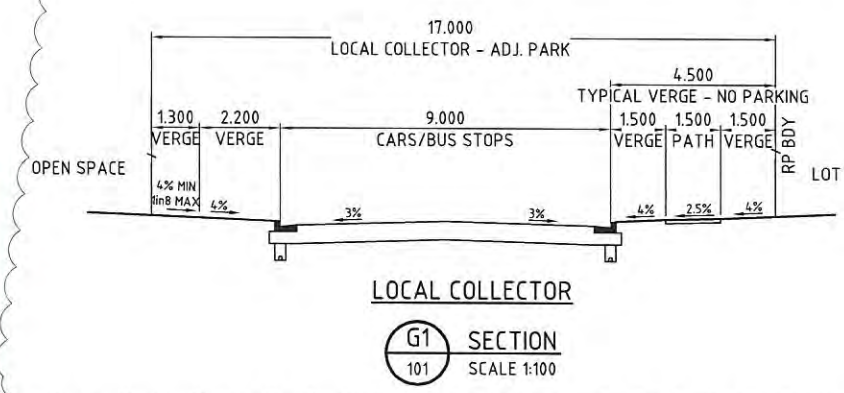


PLANS AND DOCUMENTS referred to in the PDA APPROVAL
19 MAR 2015
MEDQ

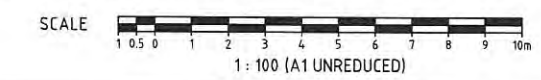
NB
KERB TYPES TO BE CONFIRMED DURING DETAILED DESIGN



* DENOTES CAR PARKING NOT CONTINUOUS ALONG STREET. VERGE WIDTH ADJUSTS WITH/WITHOUT CAR PARKING



* DENOTES CAR PARKING NOT CONTINUOUS ALONG STREET. VERGE WIDTH ADJUSTS WITH/WITHOUT CAR PARKING



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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

WATERLOO

TANGENT ROAD

REVISIONS

No	Description	Date	By
B	EDQ COMMENTS	19/02/15	LO/C
C	SECTION ADDED AND WIDTH AMENDED	05/03/15	LO/C

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Rosina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Rosina
PO Box 1048 Rosina VIC 3088
T +61 7 555 90900
F +61 7 555 30999
W rpsgroup.com.au

Client

Lend Lease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12805

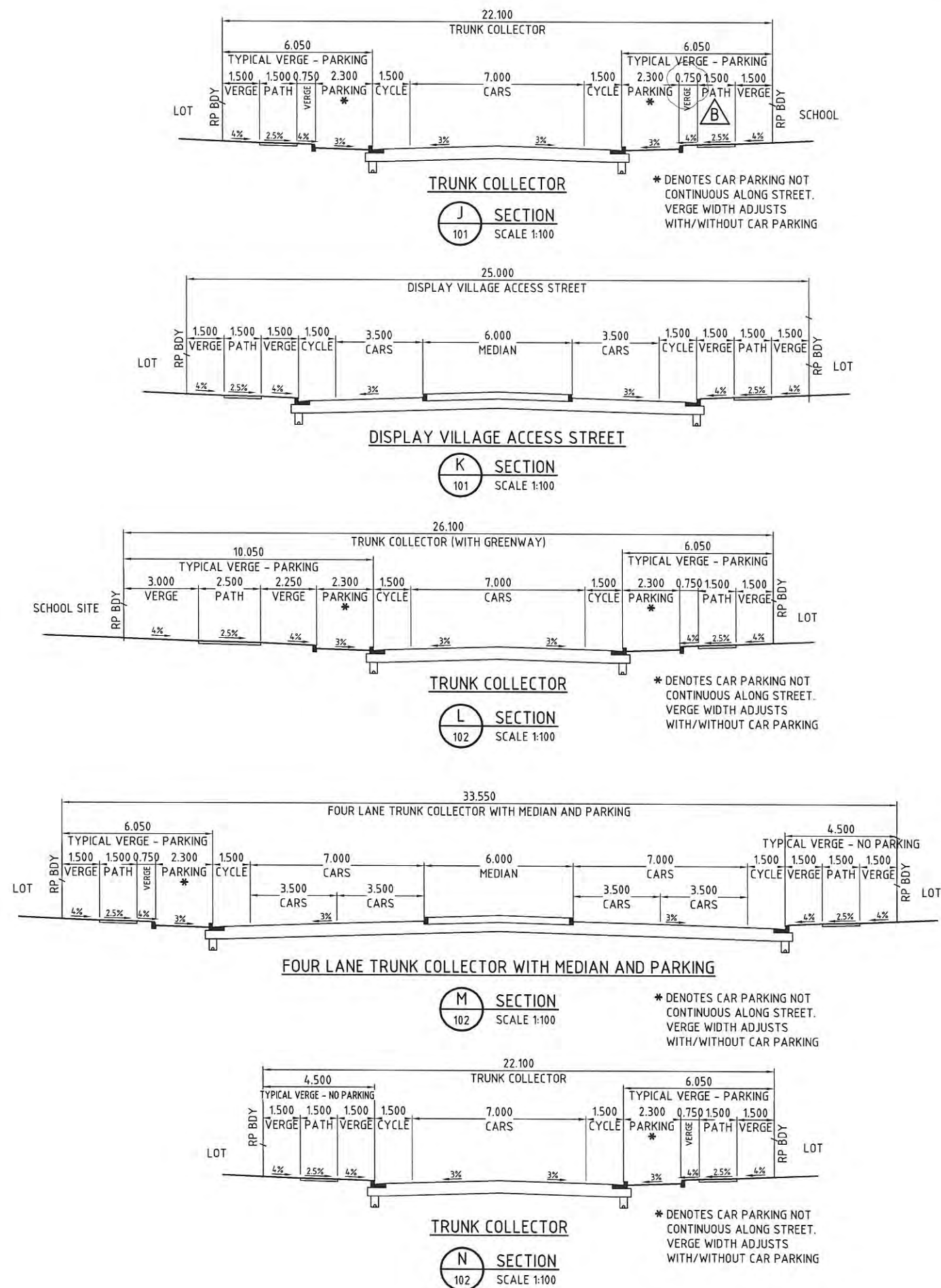
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**V04 FUNCTIONAL LAYOUT
TYPICAL SECTIONS
SHEET 1 OF 2**

Drawn	Designed	Checked	Date
JS	I.O.C	GBG	DEC '14

Scale	Sheet
AS SHOWN	3 of -

Drawing No	Revision
A1	13-106-SK103
	C



NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

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REVISIONS

No	Description	Date	By
8	WIDTH AMENDED	05/03/15	I.O'C

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-38 Sherlene Drive, Robina
PO Box 1048 Robina DC QLD 4225

T +61 7 555 38900
F +61 7 555 38999
W rpsgroup.com.au

Client

Lend Lease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12805			
Drawing Title V04 FUNCTIONAL LAYOUT TYPICAL SECTIONS SHEET 2 OF 2			
Drawn JS	Designed I.O'C	Checked GBG	Date DEC '14
Scale AS SHOWN		Sheet 4 of -	
A1	Drawing No. 13-106-SK104	Revision B	

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PRELIMINARY CONTOURS
- EXISTING CONTOURS (LIDAR)
- BATTERS - RETAINING WALL <1.0m
- PROPOSED RETAINING WALL 1.0-2.0m
- PROPOSED RETAINING WALL 2.0-2.5m
- REMNANT OF CONCERN REGIONAL ECOSYSTEM
- PROPOSED ROL AREA

JOINS BELOW

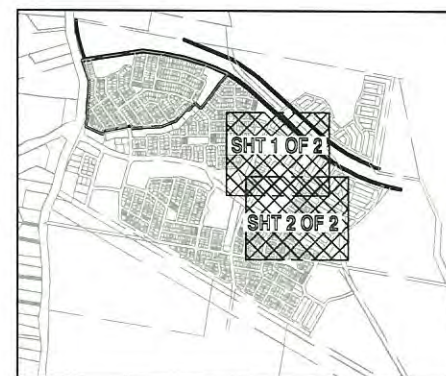
EXISTING PARK

EXISTING RESIDENTIAL DEVELOPMENT

FUTURE RESIDENTIAL DEVELOPMENT

V04S15
STATE
PRIMARY
SCHOOL
5050
EDUCATIONAL
ESTABLISHMENT

SOUTHERN INFRASTRUCTURE CORRIDOR (FUTURE ARTERIAL)



KEY PLAN
SCALE 1:25,000

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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	04/12/14	I.O.C
B	EDQ COMMENTS	19/02/15	I.O.C
C	LOTS AND EXTENT OF WALLS AMENDED	06/03/15	I.O.C

Associated Consultants

RPS
RPS Australia East Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park
North Building, 34-38 Charlene Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 96900
F +61 7 555 96999
W rpsgroup.com.au

Client

Lend Lease

Project

YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

V04 FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 1 OF 2

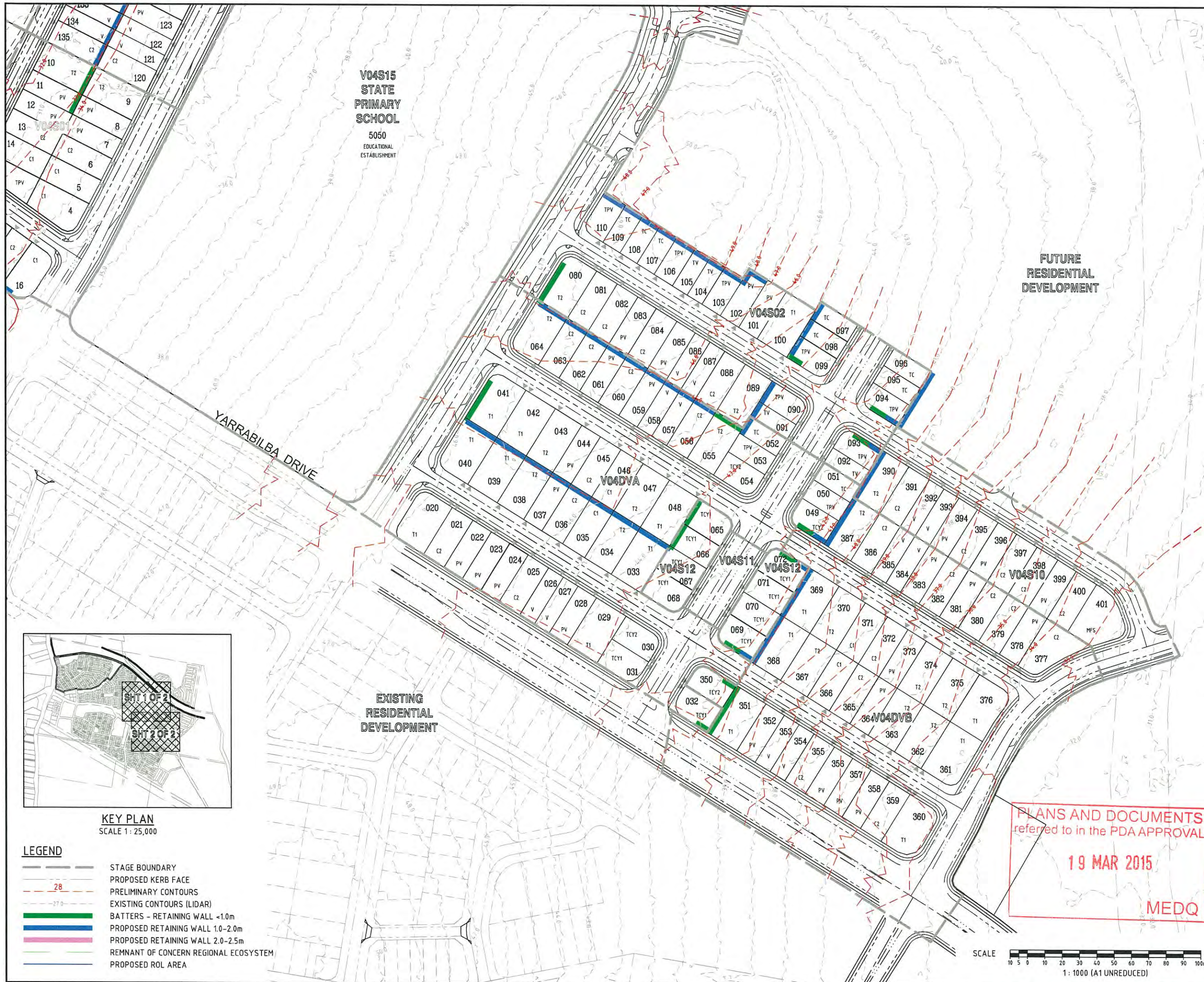
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JS	I.O.C	GBG	DEC '14
Scale	Sheet	Revision	
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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CABLE ROAD

WILSON ROAD

TARPOUR ROAD

REVISIONS			
No	Description	Date	By
A	APPROVAL	04/12/14	I.O.C
B	EDQ COMMENTS	19/02/15	I.O.C
C	EXTENTS OF WALLS AMENDED	06/03/15	I.O.C

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 702
ABN 44 140 292 702
Suite 4, Robina East Quay Corporate Park
(North Building) 34-38 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 38900
F +61 7 555 38999
W rpsgroup.com.au

Client

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Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS

LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QLD 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V04 FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 2 OF 2**

Drawn	Designed	Checked	Date
JS	I.O.C	GBG	DEC '14

Scale	Sheet
	8 of -

Drawing No	Revision
A1 13-106-SK108	C

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

19 MAR 2015

MEDQ

SCALE

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