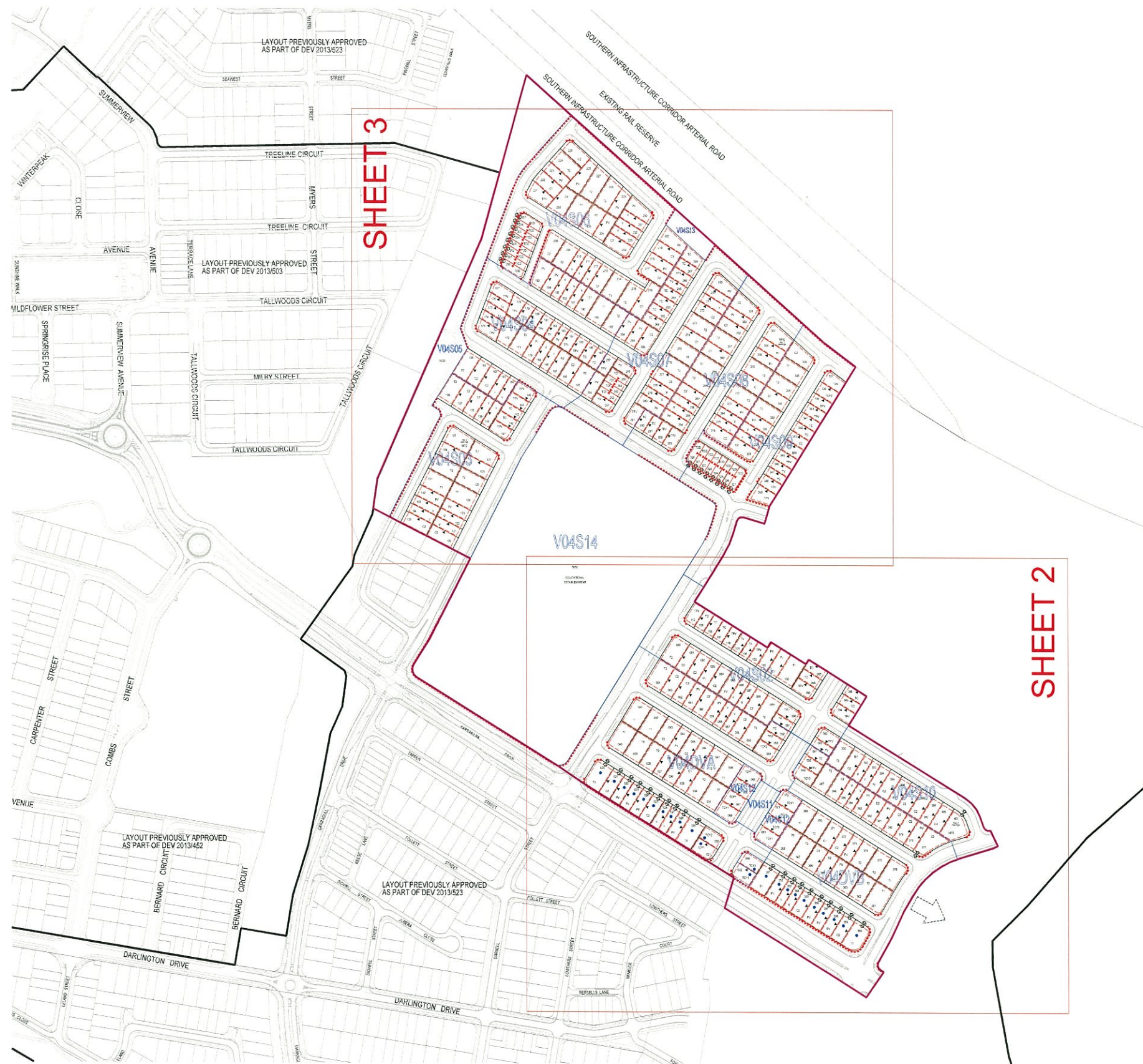




LEGEND

-  PRECINCT TWO BOUNDARY
-  RECONFIGURATION OF A LOT APPLICATION FOUR
-  PROPOSED STAGE BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 APR 2015

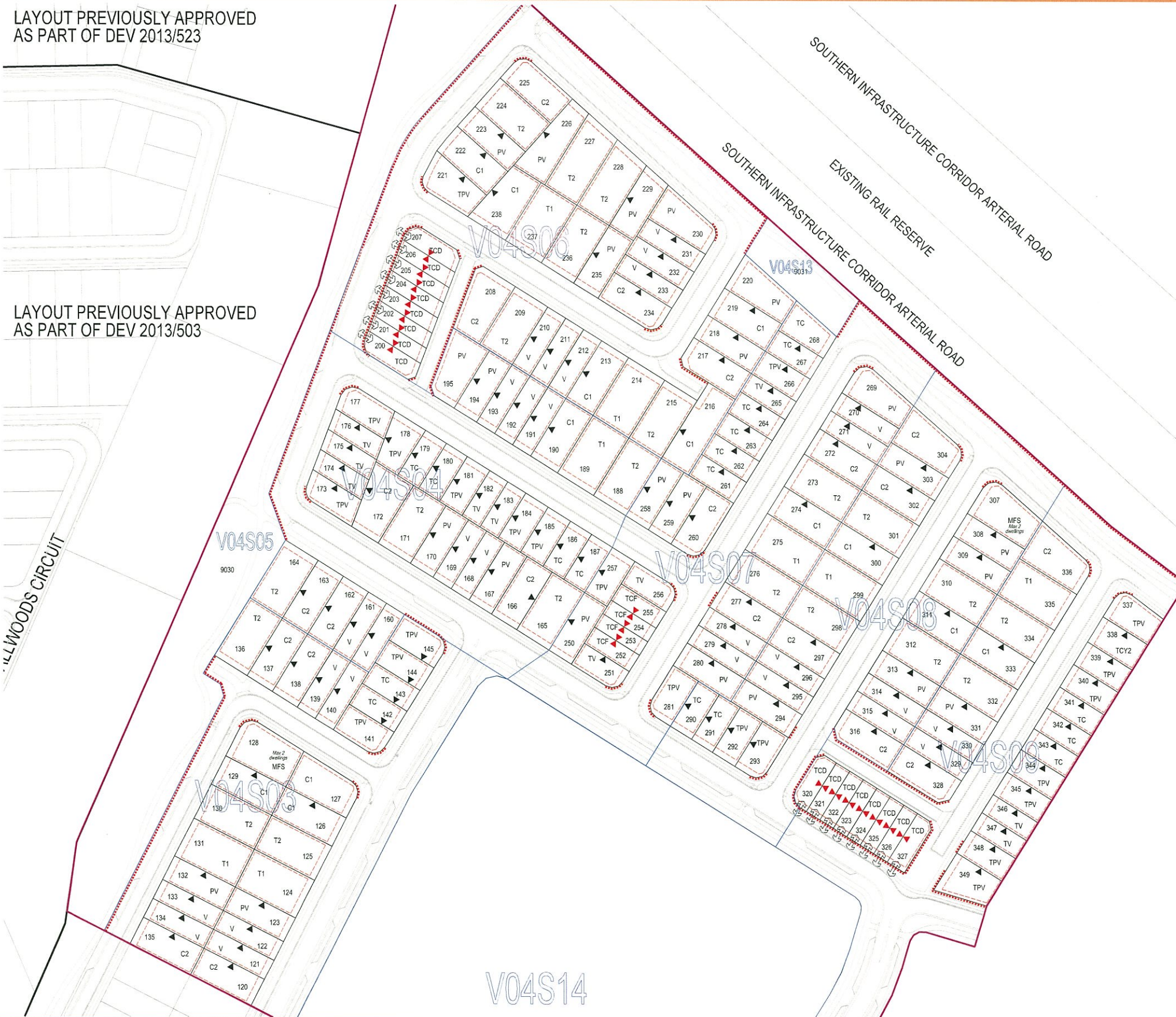
MEDQ

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

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.

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 NO VEHICULAR ACCESS		ACOUSTIC ATTENUATION REQUIRED IN DWELLING
	PROPOSED STAGE BOUNDARY		BUILDING ENVELOPE

SETBACK TABLE

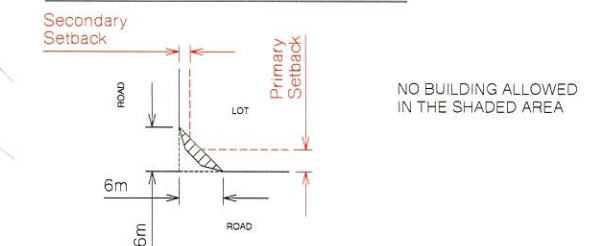
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground 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	0.5	1.0
(TCD) TERRACE (DUAL LOADED)	Ground floor 2.4	0.9	0.0	0.5	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 Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	1.5	1.4	1.3	1.0	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.8	0.5	0.5	0.5	1.0
Rear Boundaries	1.0	0.7	0.8	0.5	0.5	0.5	1.0
Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.0

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

27 APR 2015

MEDQ

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

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2015 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.



LEGEND

	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	14.50%	454m ²	16.32%	21812m ²
PV	48	14.91%	413m ²	14.88%	19854m ²
V	41	12.73%	320m ²	9.82%	13120m ²
TCY1	10	3.11%	395m ²	2.98%	3958m ²
TCY2	5	1.55%	376m ²	1.41%	1882m ²
TC	26	8.07%	292m ²	5.69%	7608m 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
TFV	31	9.63%	337m ²	7.83%	10456m 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 forzi 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
27 APR 2015
MEDQ

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

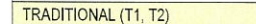
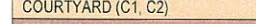
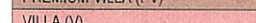
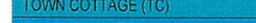
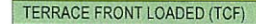
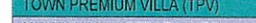
NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

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
-  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

27 APR 2015

By: BRIANNA FYPE (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 APR 2015

MEDQ

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

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. ©2015 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.