YARRABILBA

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
29 JUL 2015
MEDQ

AMENDED IN RED
28 JUL 2015
By: Owen Haslam (name)
MEDQ

LEGEND

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

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	24	3.90%	693m²	6.50%	16643m²
T2	74	12.03%	604m²	17.47%	44715m²
C1	44	7.15%	512m²	8.81%	22540m²
C2	82	13.33%	477m²	15.29%	39135m²
PV	110	17.89%	416m²	17.89%	45783m²
V	77	12.52%	320m²	9.63%	24646m²
TCY1	11	1.79%	461m²	1.98%	5073m²
TCY2	1	0.16%	373m²	0.15%	373m²
TC	40	6.50%	302m²	4.72%	12089m²
TV	17	2.76%	277m²	1.84%	4711m²
TCD	23	3.74%	230m²	2.07%	5295m²
TCF	26	4.23%	216m²	2.20%	5632m²
TPV	43	6.99%	349m²	5.87%	15029m²
MFF	14	2.28%	180m²	0.99%	2524m²
MFS	10	1.63%	549m²	2.15%	5492m²
SMT	15	2.44%	252m²	1.48%	3786m²
GAR	4	0.65%	608m²	0.95%	2434m²
Total Number of Lots	615				
BAL	1		4042m²	1.57%	4042m²

MINIMUM RESIDENTIAL DENSITY 35.54 ha
625 du
17.6 du/ha

LAND USE BUDGET

RESIDENTIAL	25.59 ha
NEW ROAD - LOCAL	9.42 ha
OPEN SPACE - LOCAL	0.53 ha
SUB-TOTAL	35.54 ha
BALANCE RESIDENTIAL	0.40 ha
NEW ROAD - MAJOR	3.39 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	4.77 ha
TOTAL ROL APPLICATION 1 AREA	44.10 ha

~~RESIDENTIAL DENSITY~~

~~MINIMUM TAKE UP OF MULTI-DWELLINGS~~
~~COMBINED VILLAGES 17.4 du/ha~~
~~MAXIMUM TAKE UP OF MULTI DWELLINGS~~
~~COMBINED VILLAGES 19.3 du~~

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 (TCD) and multi family strata (MFS) lots is based on fonzi 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.

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
RECONFIGURATION OF A LOT

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0 100 200 300 400 500m
Scale 1:10,000 at A3
North

Lend Lease

File No. D05.03.01 Dgn No. P02-ROL1-ROL150723 SHEET 1 OF 6 Date 23 JULY 2015

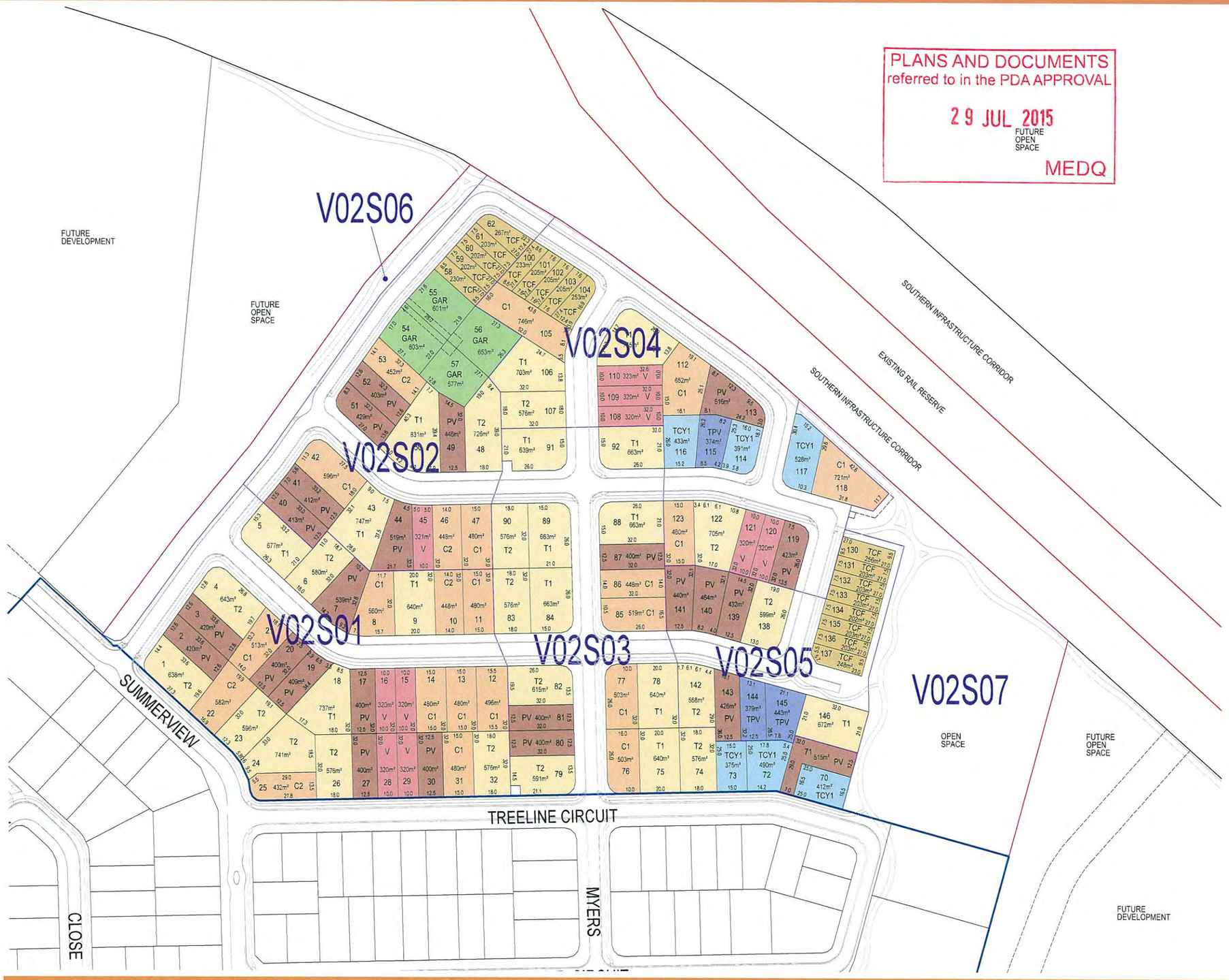
YARRABILBA

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
29 JUL 2015
FUTURE OPEN SPACE
MEDQ

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION 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 FRONTAGE (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY FREEHOLD (MFF)
MULTI-FAMILY STRATA (MFS)
SMART LOT (SMT)
GARDEN COURT (GAR)



PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
RECONFIGURATION OF A LOT

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0 20 40 60 80 100m
Scale 1:2,000 at A3
North

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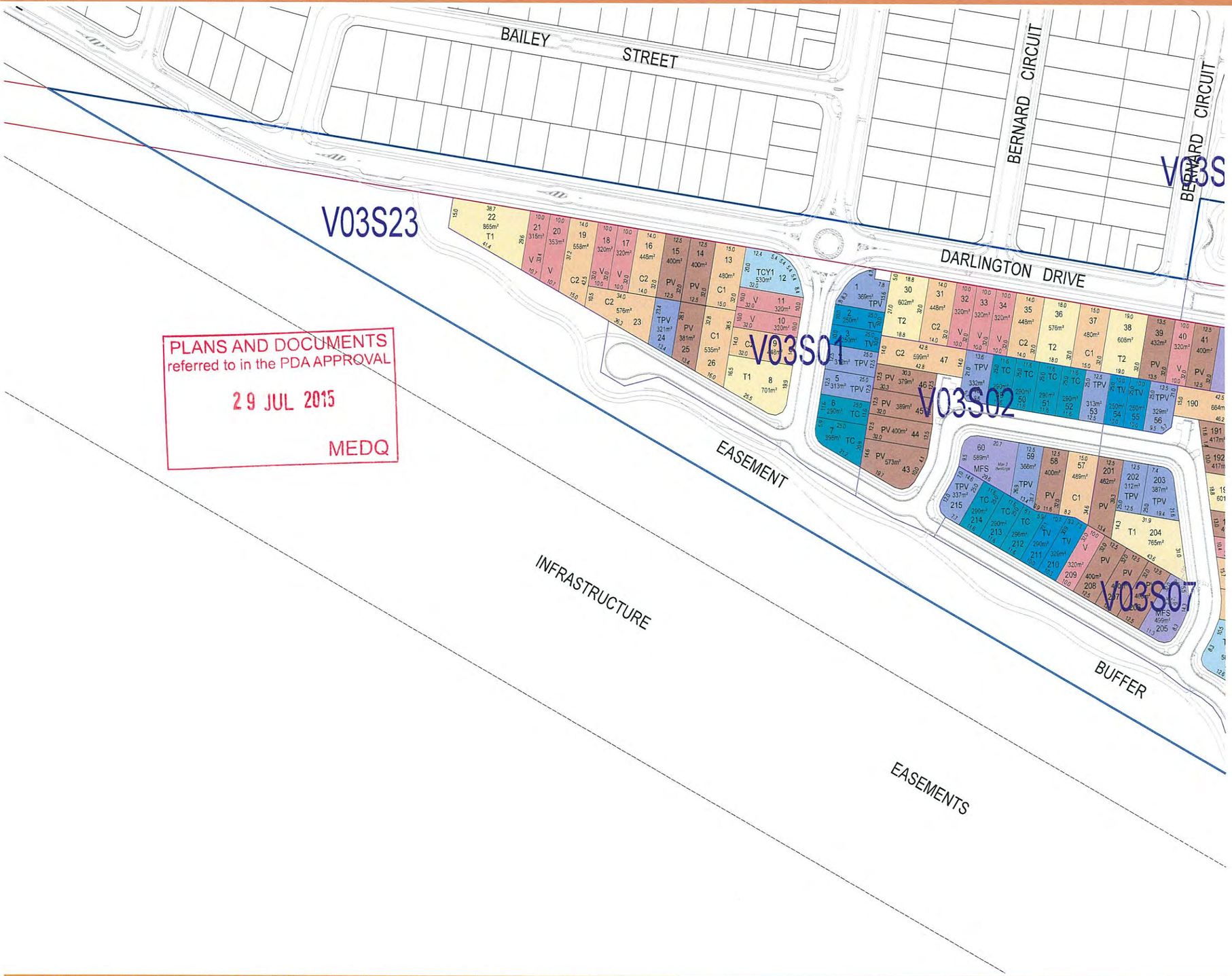
File No. D05.03.01 Dgn No. P02-ROL1-ROL150723 SHEET 2 OF 6

Date 23 JUL 2015

YARRABILBA



PLANS AND DOCUMENTS
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29 JUL 2015
MEDQ

LEGEND

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

LOT TYPE
TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
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TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE DUAL FRONTAGE (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY FREEHOLD (MFF)
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SMART LOT (SMT)
GARDEN COURT (GAR)

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
RECONFIGURATION OF A LOT

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0 20 40 60 80 100m
Scale 1:2,000 at A3

North

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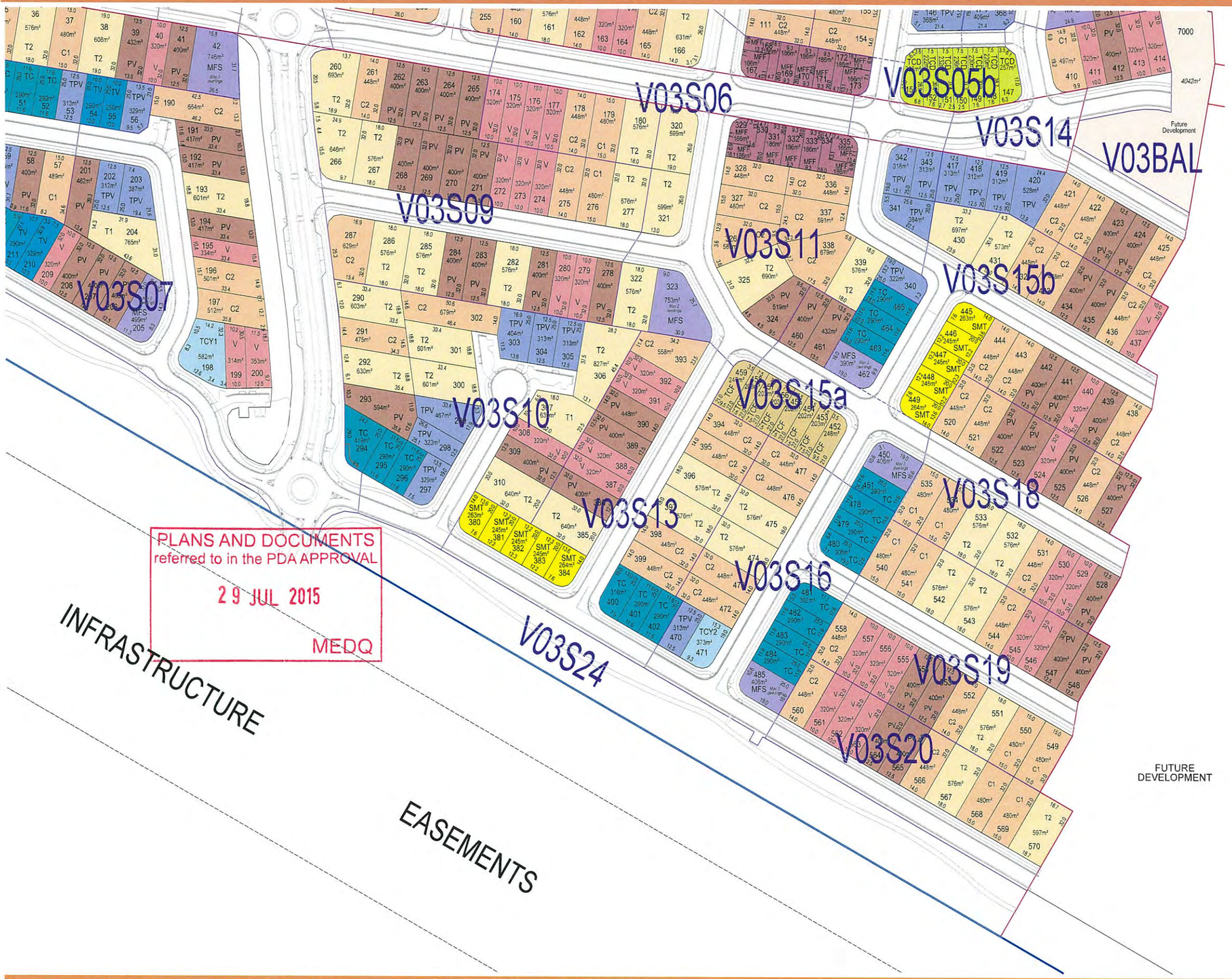
File No. D05.03.01 Dgn No. P02-ROL1-ROL150723 SHEET 3 OF 6

Date23 JULY 2015

YARRABILBA



PLANS AND DOCUMENTS
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29 JUL 2015
MEDQ

LEGEND

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

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TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE DUAL FRONTAGE (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY FREEHOLD (MFF)
MULTI-FAMILY STRATA (MFS)
SMART LOT (SMT)
GARDEN COURT (GAR)
BALANCE (BAL)

AMENDED IN RED
28 JUL 2015
By: Owen Haslam (name)
MEDQ

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
RECONFIGURATION OF A LOT

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Scale 1:2,000 at A3
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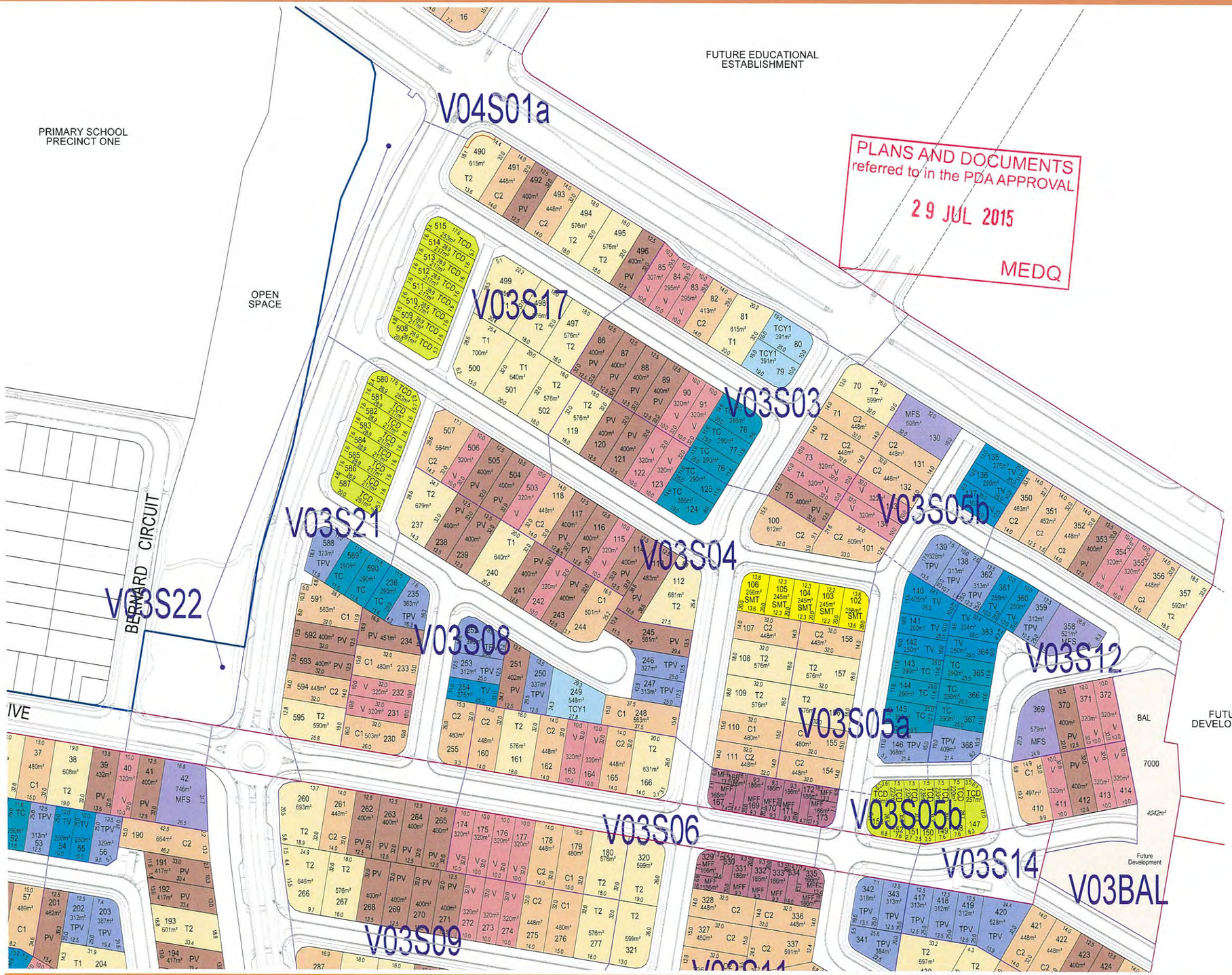
YARRABILBA



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

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VILLA (V)
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MULTI-FAMILY STRATA (MFS)
SMART LOT (SMT)
GARDEN COURT (GAR)
BALANCE (BAL)

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RECONFIGURATION OF A LOT

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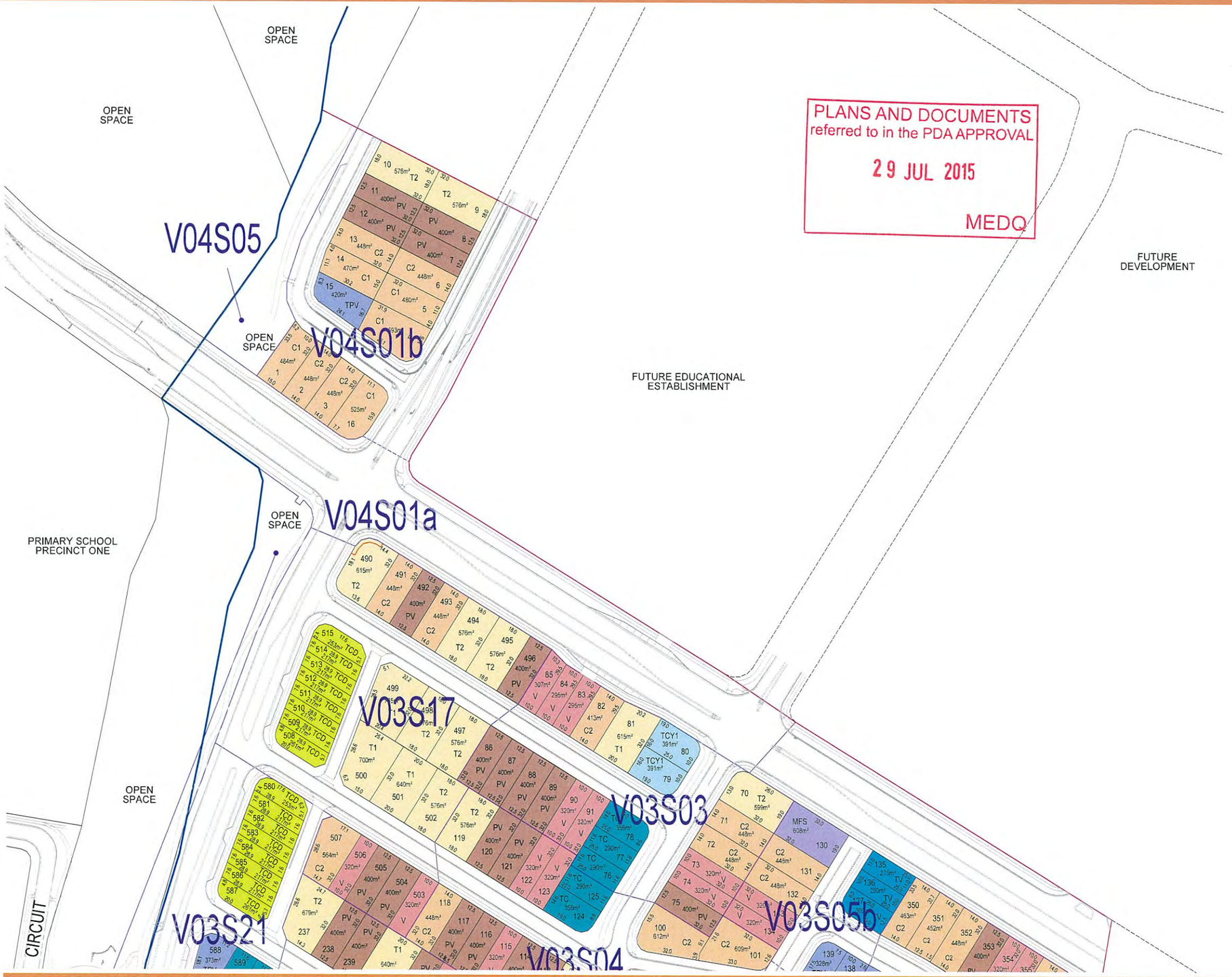
File No. D05.03.01 Dgn No. P02-ROL1-ROL150723 SHEET 5 OF 6 Date 23 JUL 2015

YARRABILBA



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MEDQ

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION 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 FRONTAGE (TCD)
TERRACE FRONT LOADED (TCF)
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SMART LOT (SMT)
GARDEN COURT (GAR)

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
RECONFIGURATION OF A LOT

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0 20 40 60 80 100m
Scale 1:2,000 at A3
North

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File No. D05.03.01 Dgn No. P02-ROL1-ROL150723 SHEET 6 OF 6 Date 23 JUL 2015

YARRABILBA

LEGEND

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

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
PLAN OF DEVELOPMENT

0 100 200 300 400 500m

Scale 1:10,000 at A3

North

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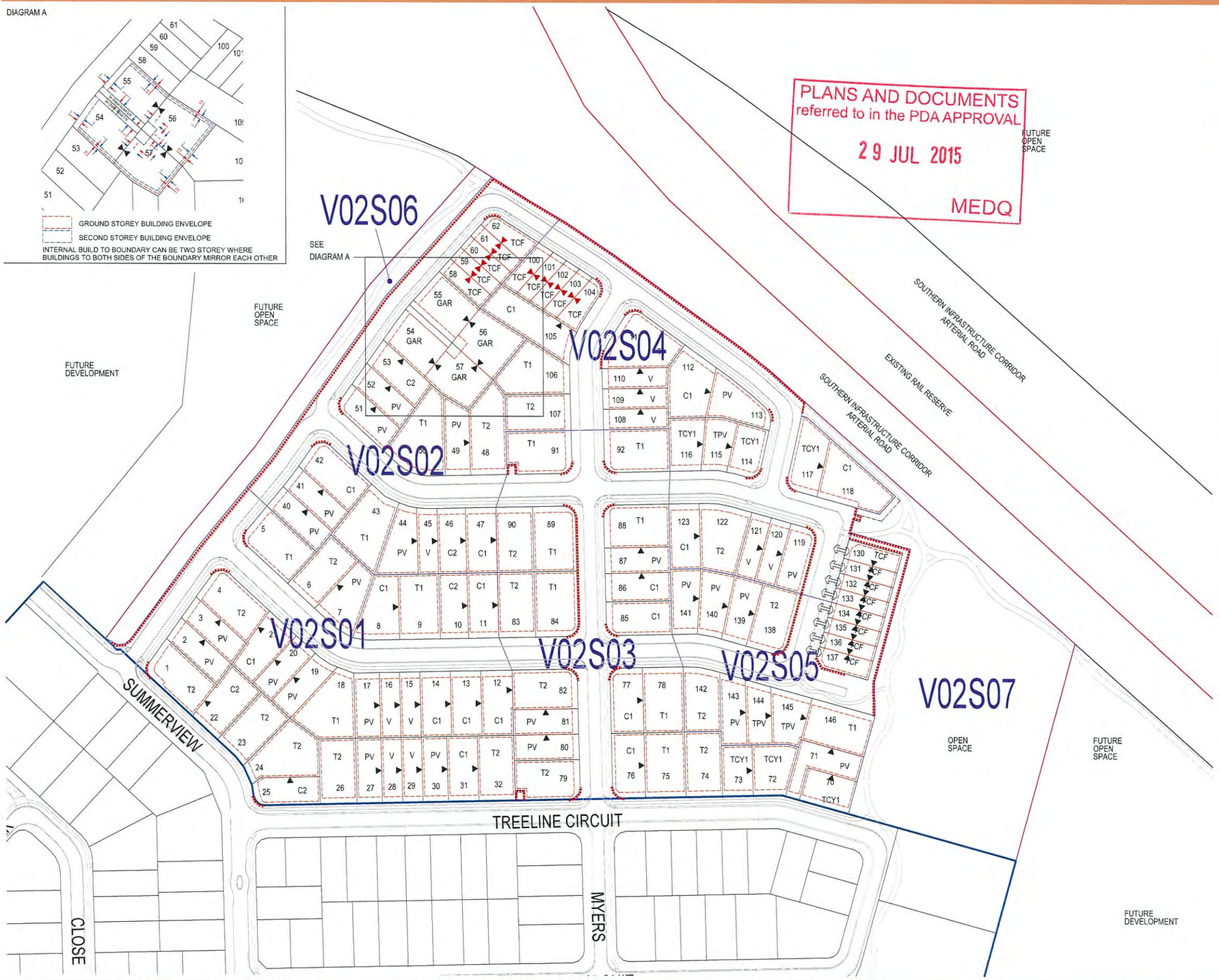
YARRABILBA

DIAGRAM A

GROUND STOREY BUILDING ENVELOPE

SECOND STOREY BUILDING ENVELOPE

INTERNAL BUILD TO BOUNDARY CAN BE TWO STOREY WHERE BUILDINGS TO BOTH SIDES OF THE BOUNDARY MIRROR EACH OTHER



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29 JUL 2015

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- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION ONE
- PROPOSED STAGE BOUNDARY
- BUILD TO BOUNDARY LINE
- MANDATORY BUILD TO BOUNDARY LINE
- NO VEHICULAR ACCESS
- MANDATORY PRIMARY STREET FRONTAGE
- ACOUSTIC ATTENUATION REQUIRED IN DWELLING
- 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	0.0	1.0
(TCD)	TERRACE (DUAL LOADED)	Ground floor	2.4	0.9*	0.0	0.0	1.0
(MFS)	MULTI-FAMILY STRATA	Ground floor	3.0	0.9	0.0	1.0	1.5
(MFF)	MULTI-FAMILY 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 GARAGE

NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

NOTE: COURT SETBACKS ARE AS PER DIAGRAM A ON THIS PLAN.

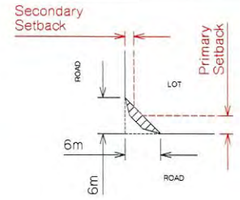
NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

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

NOTE: RETAINING WALLS WITH A HEIGHT OF 1m OR GREATER REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



NO BUILDING ALLOWED IN THE SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 7 OF 7 [DGN No P02-ROL1-POD150723] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE PLAN OF DEVELOPMENT

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0 20 40 60 80 100m

Scale 1:2,000 at A3

North

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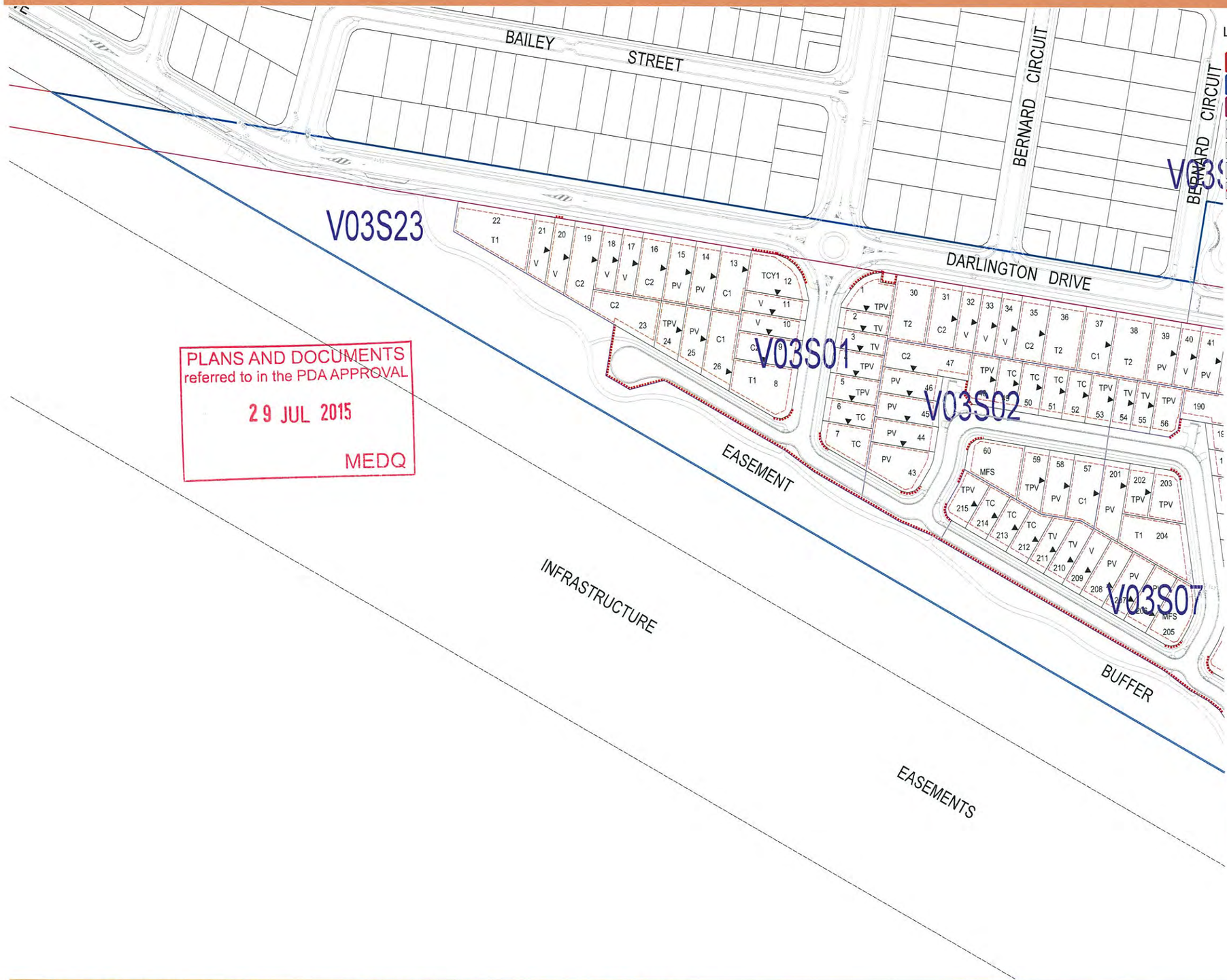
File No. D05.03.01

Dgn No. P02-ROL1-POD150723 SHEET 2 OF 7

Date 23 JUL 2015

YARRABILBA



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

29 JUL 2015

MEDQ

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION ONE
- PROPOSED STAGE BOUNDARY
- BUILD TO BOUNDARY LINE
- MANDATORY BUILD TO BOUNDARY LINE
- NO VEHICULAR ACCESS
- MANDATORY PRIMARY STREET FRONTAGE
- ACOUSTIC ATTENUATION REQUIRED IN DWELLING
- 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	0.0	1.0
(TCD)	TERRACE (DUAL LOADED)	Ground floor	2.4	0.9*	0.0	0.0	1.0
(MFS)	MULTI-FAMILY STRATA	Ground floor	3.0	0.9	0.0	1.0	1.5
(MFF)	MULTI-FAMILY 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 GARAGE

NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

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

NOTE: RETAINING WALLS WITH A HEIGHT OF 1m OR GREATER REQUIRE RPEQ CERTIFICATION

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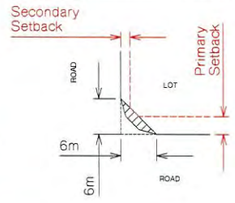

NO BUILDING ALLOWED IN THE SHADED AREA

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PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE PLAN OF DEVELOPMENT

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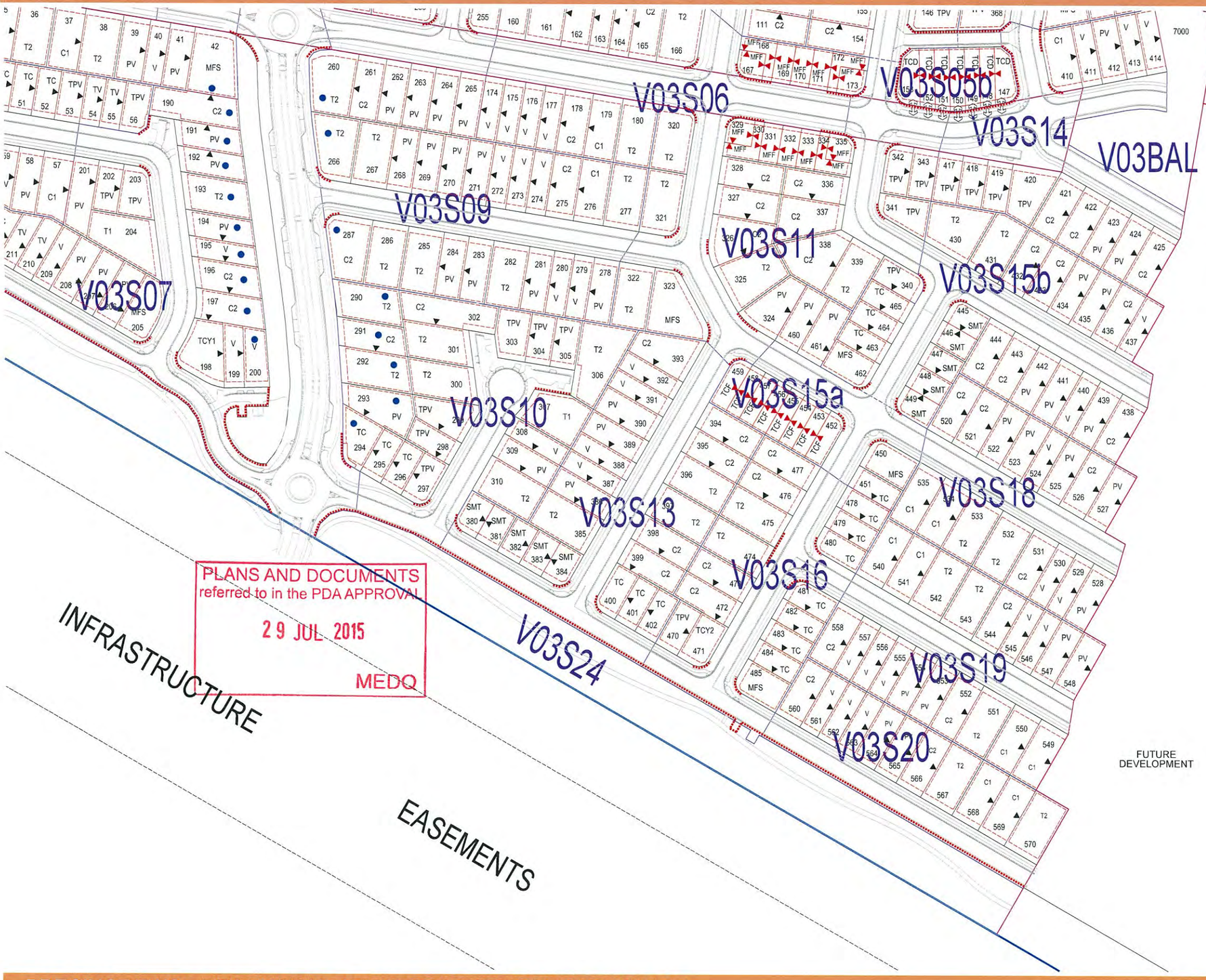
0 20 40 60 80 100m

Scale 1:2,000 at A3

North

Lend Lease

YARRABILBA



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29 JUL 2015
MEDQ

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION ONE
- PROPOSED STAGE BOUNDARY
- BUILD TO BOUNDARY LINE
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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
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(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
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(MFF)	MULTI-FAMILY FREEHOLD	Ground floor	2.0	0.9	0.0	1.0	1.5
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NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

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	EARTHWORKS							
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Boundaries		Fill Maximum height of 1.0 m						1.0
Side	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Boundaries	Fill Average	1.0	0.7	0.6	0.5	0.5	0.5	1.0
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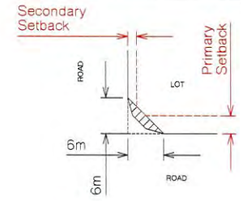
Boundary		Fill Maximum height of 1.0 m						1.0

NOTE: RETAINING WALLS WITH A HEIGHT OF 1m OR GREATER REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
PLAN OF DEVELOPMENT

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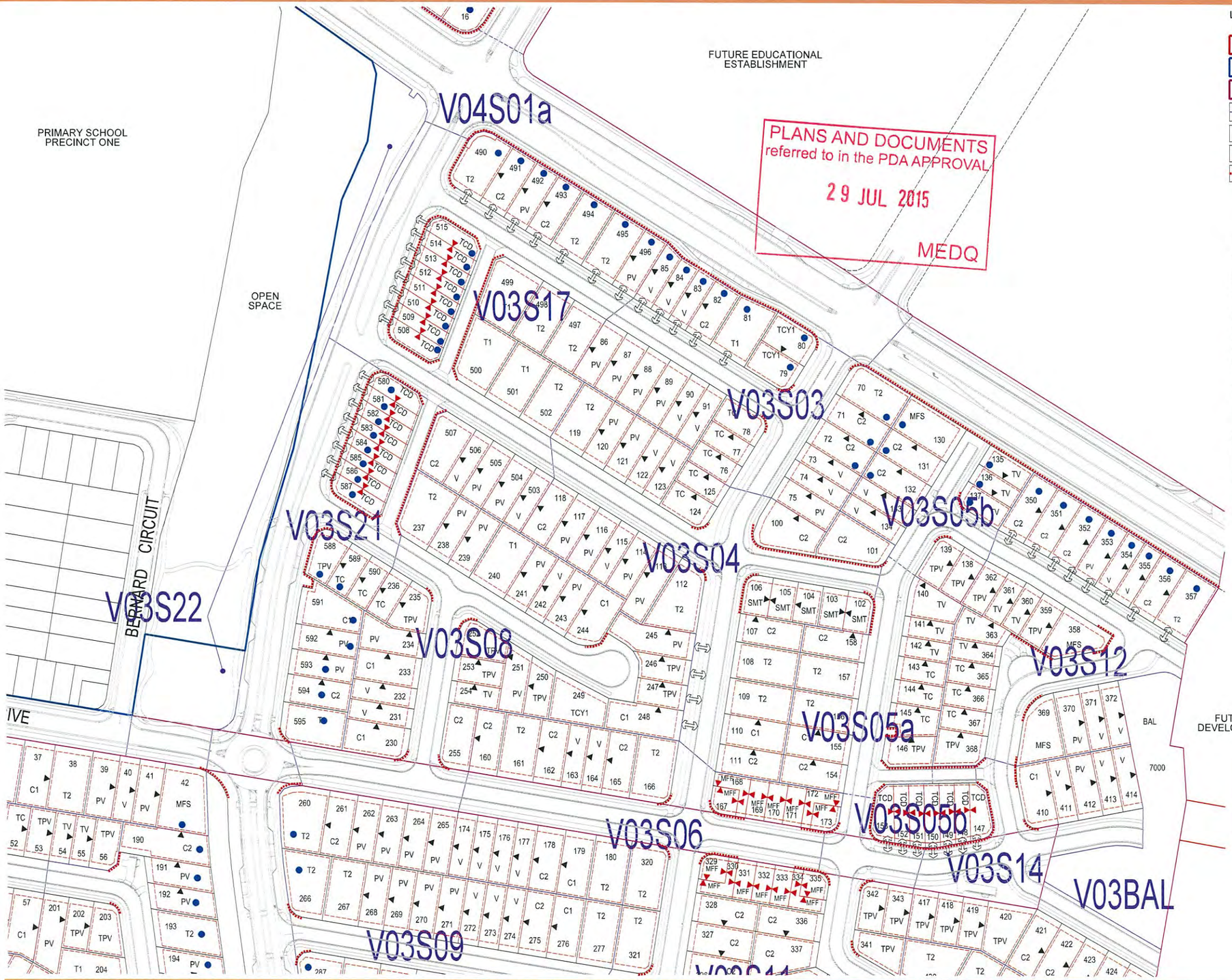
0 20 40 60 80 100m
Scale 1:2,000 at A3
North

Lend Lease

YARRABILBA



PLANS AND DOCUMENTS referred to in the PDA APPROVAL
29 JUL 2015
MEDQ

LEGEND

- YARRABILBA SITE BOUNDARY
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	Fill Average	1.0	0.7	0.5	0.5	0.5	0.5	1.0
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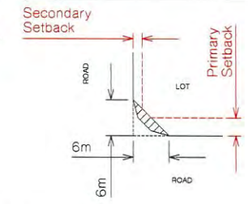

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0 100 200 300 400 500m
Scale 1:2 000 at A3
North

Lend Lease

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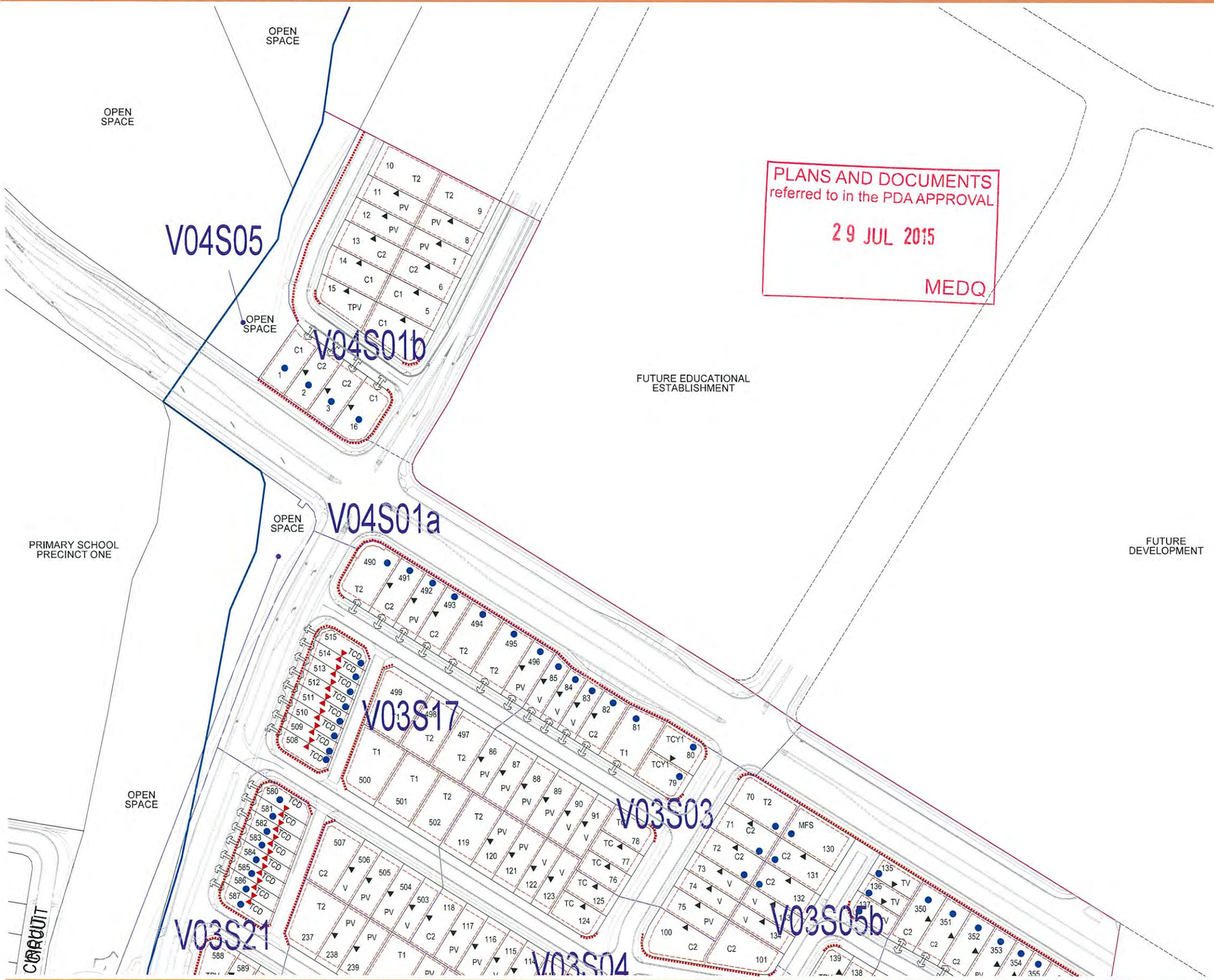
YARRABILBA



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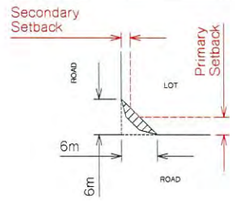

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0 20 40 60 80 100m

Scale 1:2,000 at A3

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Lend Lease

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YARRABILBA

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.

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.
(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 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 or 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) Build to boundary lines are nominated on this Plan of Development. Build to boundary wall lengths are to accord with Note 14 on this Plan of Development.
(vi) Parapets are considered to be a wall and are to comply with the Setback Table included on this Plan of Development.
(vii) Buildings to be sited in accordance with the 'Special Siting Requirements for Corner Allotments.'
(viii) 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)

(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) 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, and located as shown on the approved Functional Road Layout Roadworks Plan, unless othwerwise agreed to by DSDIP.
(vi) Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC 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 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.
(iv) 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 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:
(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) Untreated or coloured metal sheeting, fibrous cement or non-decorative timber fencing is not acceptable as a decorative fence.
(viii) 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) 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 grass and/or garden beds. A significant portion of this area must include gardens with trees and/or shrubs capable of growing 3m tall and be at least600mm high at the time of planting.

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 & Particular Requirements.
(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

(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.
(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 230mm 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:
i. Front piers with distinct materials and/or colours to the front façade of the dwelling;
ii. 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.

AMENDED IN RED
28 JUL 2015
By: owen Haslam (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
29 JUL 2015
MEDQ

THESE CRITERIA MUST BE READ IN CONJUCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEETS 1 TO 6 [Dgn No. P02-ROL1-POD150723]

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE
PLAN OF DEVELOPMENT - DESIGN CRITERIA FOR RESIDENTIAL 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).
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North

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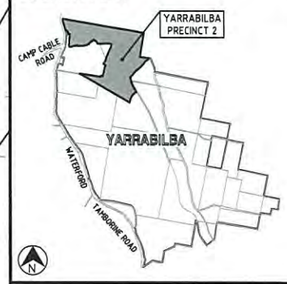
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	09/13	I.O'C
B	EDQ RESPONSE	02/14	I.O'C
C	ADDITIONAL EDQ AMENDMENTS	21/02/14	I.O'C
D	LOT AND ROAD LAYOUT AMENDED	24/09/14	I.O'C
E	LOT BOUNDARY AMENDED	29/06/15	EL

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FUNCTIONAL LAYOUT

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CONSULTING ENGINEERS

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FAX 07 3017 1911
EMAIL kn@kngroup.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 3 OF 5

Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	NOV 13

Scale	Sheet
AS SHOWN	- of -

A1	Drawing No 13-106-SK004	Revision E

DARLINGTON DRIVE

'NORTH-SOUTH ROAD'

DRIVEWAY CONFIGURATION TO BE CONFIRMED DURING DETAIL DESIGN

V03BAL

FUTURE RESIDENTIAL DEVELOPMENT

V03S05a V03S05b V03S06 V03S07 V03S09 V03S10 V03S11 V03S12 V03S13 V03S14 V03S15a V03S15b V03S16 V03S18 V03S19 V03S20 V03S24

MAJOR PEDESTRIAN LINK ALIGNMENT TO BE CONFIRMED DURING DETAIL DESIGN

INFRASTRUCTURE EASEMENTS

PLANS AND DOCUMENTS referred to in the PDA APPROVAL
29 JUL 2015
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AMENDED IN RED
28 JUL 2015
By: Owen Haslam (name)
MEDQ

SHT 3 of 5

KEY PLAN
SCALE 1 : 25,000

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
- PROPOSED ROL AREA
- # PROPOSED TRAFFIC SIGNALS TO BE CONFIRMED BY TRAFFIC
- NOMINATED DRIVEWAY LOCATION

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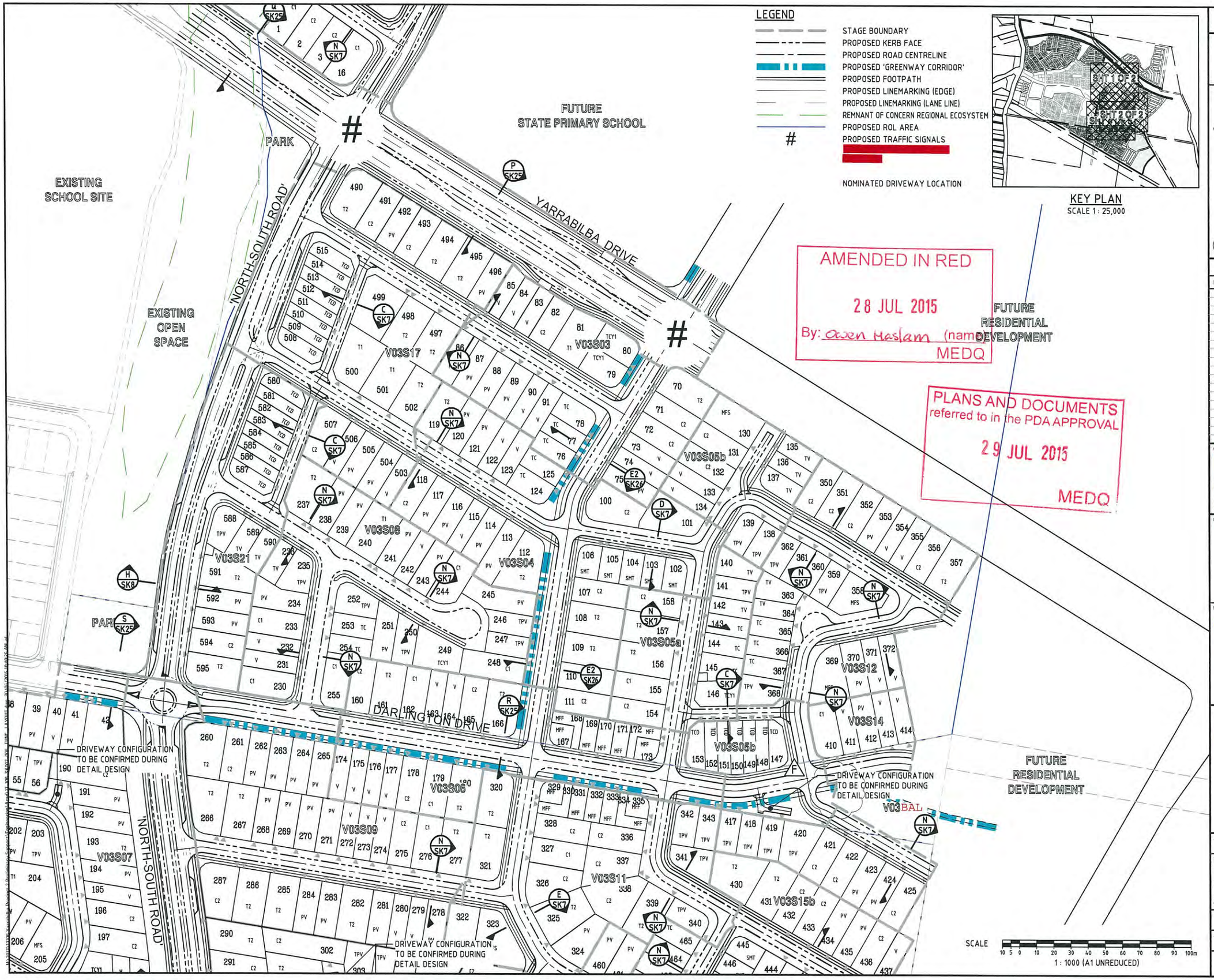
1 : 1000 (A1 UNREDUCED)



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
- PROPOSED ROL AREA
- # PROPOSED TRAFFIC SIGNALS
- NOMINATED DRIVEWAY LOCATION

KEY PLAN
SCALE 1 : 25,000

AMENDED IN RED
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By: Owen Haslam (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
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LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	APPROVAL	09/13	I.O'C
B	EDQ RESPONSE	02/14	I.O'C
C	ADDITIONAL EDQ AMENDMENTS	21/02/14	I.O'C
D	FOOTPATH AMENDED	24/09/14	I.O'C
E	LOT AND ROAD LAYOUT AMENDED	17/11/14	NCD
F	LOT BOUNDARY AMENDED	29/06/15	EL

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Approved - RPEQ 12805

Drawing Title

FUNCTIONAL LAYOUT ROADWORKS PLAN SHEET 4 OF 5

Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	NOV 13

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LOCALITY PLAN

REVISIONS

No	Description	Date	By
B	EDQ RESPONSE	02/14	I.O'C
C	ADDITIONAL EDQ AMENDMENTS	21/02/14	I.O'C
D	SERVICES AMENDED	25/09/14	NCD
E	LOT BOUNDARY AMENDED	29/06/15	EL

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EMAIL
knq@knpl.com.au
ABN 35 112 053 611

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Drawing Title

FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 3 OF 6

Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	NOV 13

Scale	Sheet
AS SHOWN	- of -

A1	Drawing No 13-106-SK011	Revision E

SEWER OUTLETS TO PS2
REFER TO MWH REPORT:
YARRABILBA - WATER AND
WASTEWATER INFRASTRUCTURE
MASTER PLAN AND KN DWG
13-106-SK24

FUTURE
RESIDENTIAL
DEVELOPMENT

DARLINGTON DRIVE

'NORTH-SOUTH ROAD'

V03S05a V03S05b V03S06 V03S07 V03S09 V03S10 V03S11 V03S12 V03S13 V03S14 V03S15a V03S15b V03S16 V03S18 V03S19 V03S20 V03S24 V03BAL

PROPOSED BIO BASIN
650m² FILTER @ RL 40.50

PROPOSED BUND
RL 37.50

AMENDED IN RED
28 JUL 2015
By: owen Haslam (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
29 JUL 2015
MEDQ

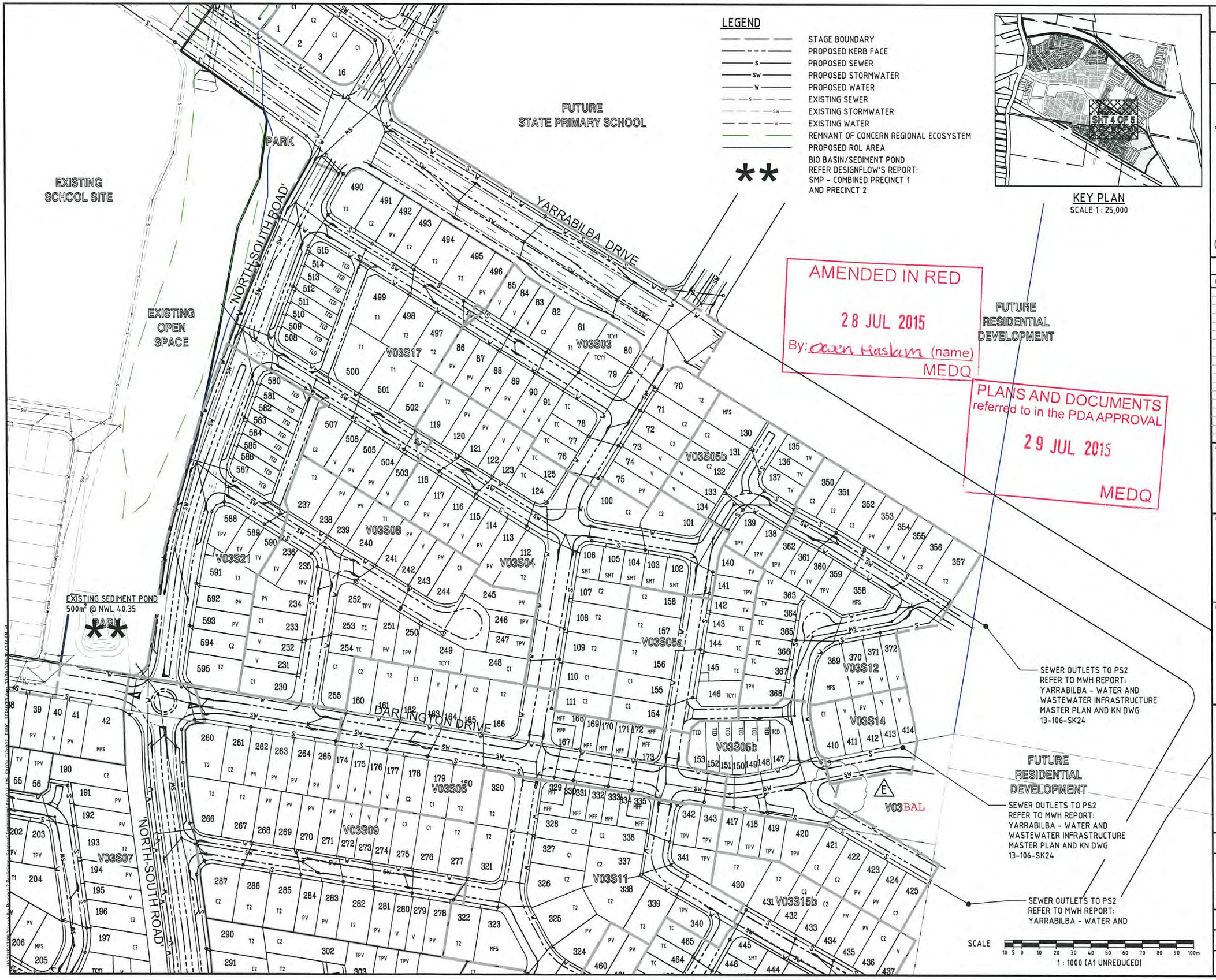
INFRASTRUCTURE EASEMENTS

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER
- REMNANT OF CONCERN REGIONAL ECOSYSTEM
- PROPOSED ROL AREA
- ** BIO BASIN/SEDIMENT POND REFER DESIGNFLOW'S REPORT: SMP - COMBINED PRECINCT 1 AND PRECINCT 2

KEY PLAN
SCALE 1 : 25,000

SCALE
1 : 1000 (A1 UNREDUCED)



LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER
- REMNANT OF CONCERN REGIONAL ECOSYSTEM
- PROPOSED ROL AREA
- ** BIO BASIN/SEDIMENT POND REFER DESIGNFLOW'S REPORT: SMP - COMBINED PRECINCT 1 AND PRECINCT 2

KEY PLAN
SCALE 1 : 25,000

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28 JUL 2015
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MEDQ

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LOCALITY PLAN

REVISIONS

No	Description	Date	By
B	EDQ RESPONSE	02/14	I.O'C
C	ADDITIONAL EDQ AMENDMENTS	21/02/14	I.O'C
D	SERVICES AMENDED	25/09/14	NCD
E	SERVICES AMENDED	17/11/14	NCD
F	LOT BOUNDARY AMENDED	29/06/15	EL

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ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 4 OF 6

Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	NOV 13

Scale	Sheet
AS SHOWN	- of -

A1	Drawing No	Revision
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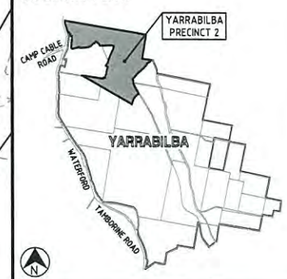

REVISIONS

No	Description	Date	By
A	APPROVAL	09/13	I.O'C
B	EDQ RESPONSE	02/14	I.O'C
C	RETAINING WALLS UPDATED	25/09/14	NCD
D	LOT BOUNDARY AMENDED	29/06/15	EL

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CONSULTING ENGINEERS

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ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 3 OF 5

Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	NOV 13

Scale	Sheet
AS SHOWN	- of -

A1	Drawing No	Revision
	13-106-SK016	D

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29 JUL 2015
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28 JUL 2015
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DARLINGTON DRIVE

'NORTH-SOUTH ROAD'

FUTURE RESIDENTIAL DEVELOPMENT

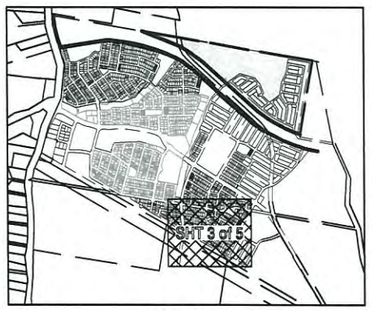
FUTURE RESIDENTIAL DEVELOPMENT

INFRASTRUCTURE EASEMENTS

V03S05a V03S05b V03S06 V03S07 V03S09 V03S10 V03S11 V03S12 V03S13 V03S14 V03S15a V03S15b V03S16 V03S18 V03S19 V03S20 V03S24 V03BAL

LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PRELIMINARY CONTOURS (28)
- EXISTING CONTOURS (LIDAR) (27.0)
- 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



KEY PLAN
SCALE 1 : 25,000

SCALE
10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 1000 (A1 UNREDUCED)

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NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	APPROVAL	09/13	I.O'C
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C	RETAINING WALLS UPDATED	25/09/14	NCD
D	LOT LAYOUT AMENDED	17/11/14	NCD
E	LOT BOUNDARY AMENDED	29/06/15	EL

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Approved - RPEQ 12805

Drawing Title

FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 4 OF 5

Drawn	Designed	Checked	Date
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Scale	Sheet
AS SHOWN	- of -

A1	Drawing No	Revision
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28 JUL 2015
By: Owen Haslam (name)
MEDQ

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29 JUL 2015
MEDQ

FUTURE STATE PRIMARY SCHOOL

EXISTING SCHOOL SITE

EXISTING OPEN SPACE

PARK

'NORTH-SOUTH ROAD'

YARRABILBA DRIVE

DARLINGTON DRIVE

FUTURE RESIDENTIAL DEVELOPMENT

V03S17 V03S03 V03S05b V03S08 V03S21 V03S04 V03S05a V03S12 V03S14 V03S09 V03S07 V03S11 V03S15b V03BAL

KEY PLAN
SCALE 1 : 25,000

SHT 4 OF 5

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

SCALE
10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 1000 (A1 UNREDUCED)