



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 AUG 2015

MEDQ

LEGEND

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

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	2	1.38%	663m ²	2.42%	1326m ²
T2	17	11.72%	577m ²	17.92%	9813m ²
C1	4	2.76%	480m ²	3.51%	1920m ²
C2	14	9.66%	489m ²	12.01%	6576m ²
PV	27	18.62%	425m ²	20.97%	11482m ²
V	23	15.86%	330m ²	13.87%	7595m ²
TCY1	2	1.38%	405m ²	1.48%	811m ²
TC	10	6.90%	299m ²	5.47%	2994m ²
TV	13	8.97%	262m ²	6.24%	3417m ²
TCF	11	7.59%	203m ²	4.09%	2242m ²
TFV	14	9.66%	318m ²	8.15%	4461m ²
MFF	7	4.83%	180m ²	2.31%	1262m ²
MFS	1	0.69%	851m ²	1.55%	851m ²
Total Number of Lots	145				

MINIMUM RESIDENTIAL DENSITY 9.42 ha
145 du
15.4 du/ha

MAXIMUM RESIDENTIAL DENSITY 9.42 ha
147 du
15.6 du/ha

LAND USE BUDGET

RESIDENTIAL	5.48 ha
NEW ROAD - LOCAL	3.08 ha
OPEN SPACE - LOCAL	0.86 ha
TOTAL	9.42 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 four 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 - VILLAGE 3B (APPLICATION FIVE) RECONFIGURATION OF A LOT

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LEGEND

- PRECINCT TWO BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION FIVE
- 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)

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	RECONFIGURATION OF A LOT APPLICATION FIVE
	PROPOSED STAGE BOUNDARY

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PREMIUM VILLA (PV)
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TOWN COURTYARD (TCY1, TCY2)
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TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
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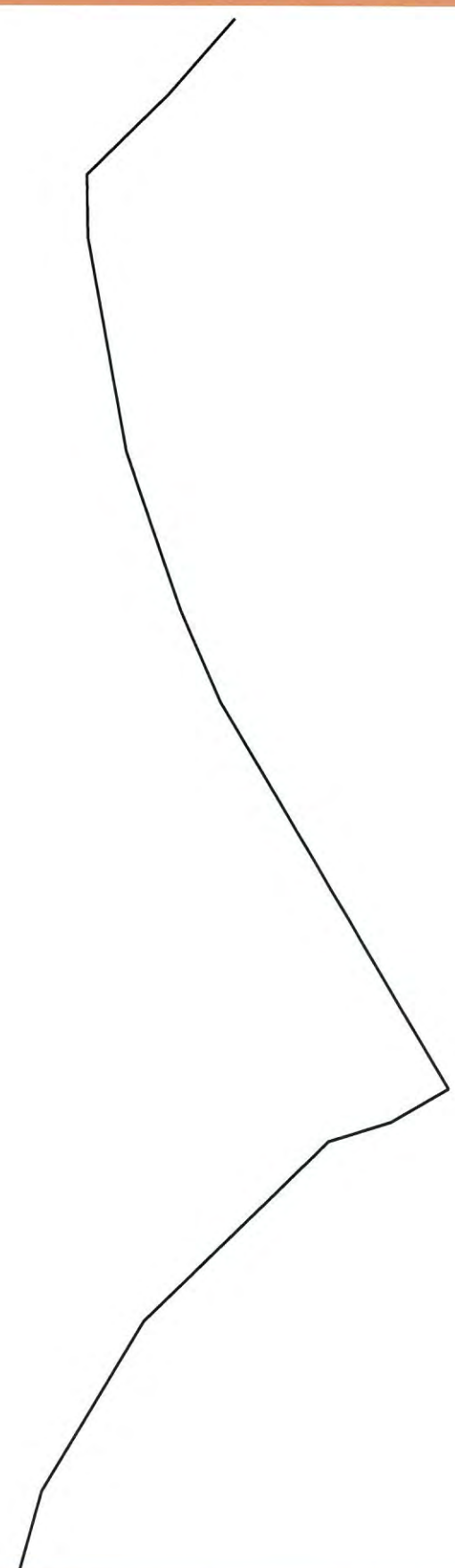
PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RECONFIGURATION OF A LOT

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0 20 40 60 80 100m

Scale 1:2,000 at A3

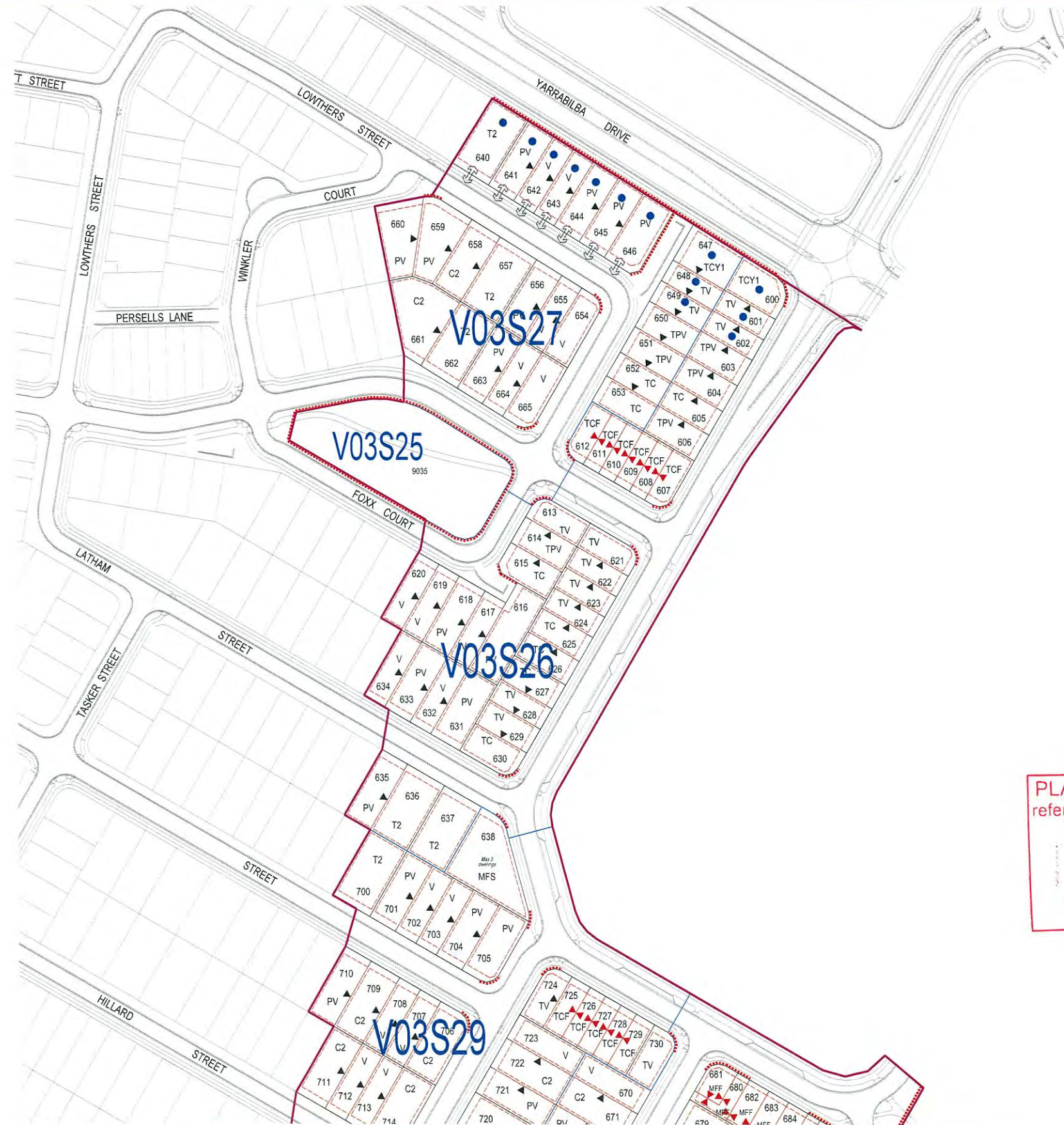




 YARRABILBA SITE BOUNDARY
 PRECINCT TWO BOUNDARY
 RECONFIGURATION OF A LOT
 APPLICATION FIVE
 PROPOSED STAGE BOUNDARY

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LEGEND

	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE		NO VEHICULAR ACCESS
	PROPOSED STAGE BOUNDARY		BUILDING ENVELOPE

IN ACCORDANCE WITH THE APPROVED ACUSTIC ADVICE, PREPARED BY VIPAC AND DATED 26/03/15.

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
(MFF) 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

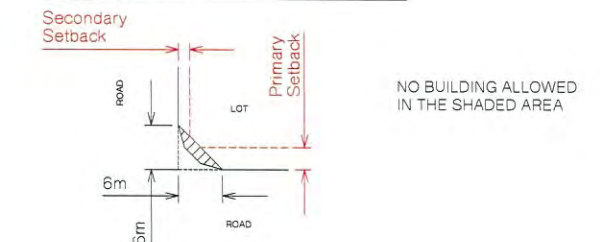
* INCLUDES GARAGES
* CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT
NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	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	1.25	1.0	0.5	0.5	1.8
Side Boundaries	1.0	0.7	0.5	0.5	0.5	0.5	1.8
Rear Boundaries	1.0	0.7	0.5	0.5	0.5	0.5	1.8
Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.8

NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

27 AUG 2015

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THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 2 OF 2 [DGN No P02V03B-ROL5-POD150817] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

AMENDED IN RED

27 AUG 2015

By: OWEN HASKAM (name) MEDQ

PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RESIDENTIAL PLAN OF DEVELOPMENT

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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

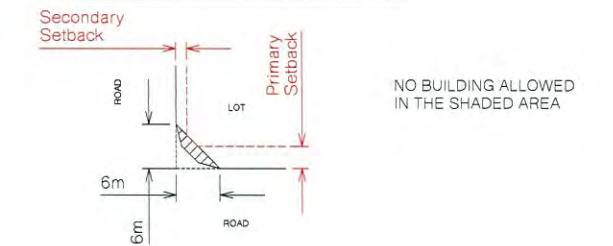
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(T2)	TRADITIONAL 2	Ground floor	3.0	0.9	N/A	1.0	1.5
(C1)	COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0	1.5
(C2)	COURTYARD 2	Ground floor	3.0	0.9	0.0	1.0	1.5
(TCY1)	TOWN COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0	1.5
(TCY2)	TOWN COURTYARD 2	Ground floor	3.0	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
(SMI)	SMART LOT	Ground floor	3.0	0.9	0.0	1.0	1.5

* INCLUDES GARAGES
 * CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT
 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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NOTE: RETAINING WALLS WITH A HEIGHT OF 1.0m OR MORE REQUIRE RPEQ CERTIFICATION

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 2 OF 2 [DGN No P02V03B-ROL5-POD150817] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) 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 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) 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 6.0m or greater in width 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 with a width less than 6.0m 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

27 AUG 2015

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THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 3 [Dgn No. P02V03B-ROL5-POD150817]

PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RESIDENTIAL PLAN OF DEVELOPMENT - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

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- LEGEND**
-  PRECINCT TWO BOUNDARY
 -  RECONFIGURATION OF A LOT APPLICATION FIVE
 -  LOTS LESS THAN 250 sqm
 -  LOTS BETWEEN 250 AND 450 sqm
 -  REFER TYPICAL HOUSE PLANS LOTS LESS THAN 250 sqm

SHEET ONE

SHEET TWO

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) LOTS LESS THAN 450sqm LOCATION

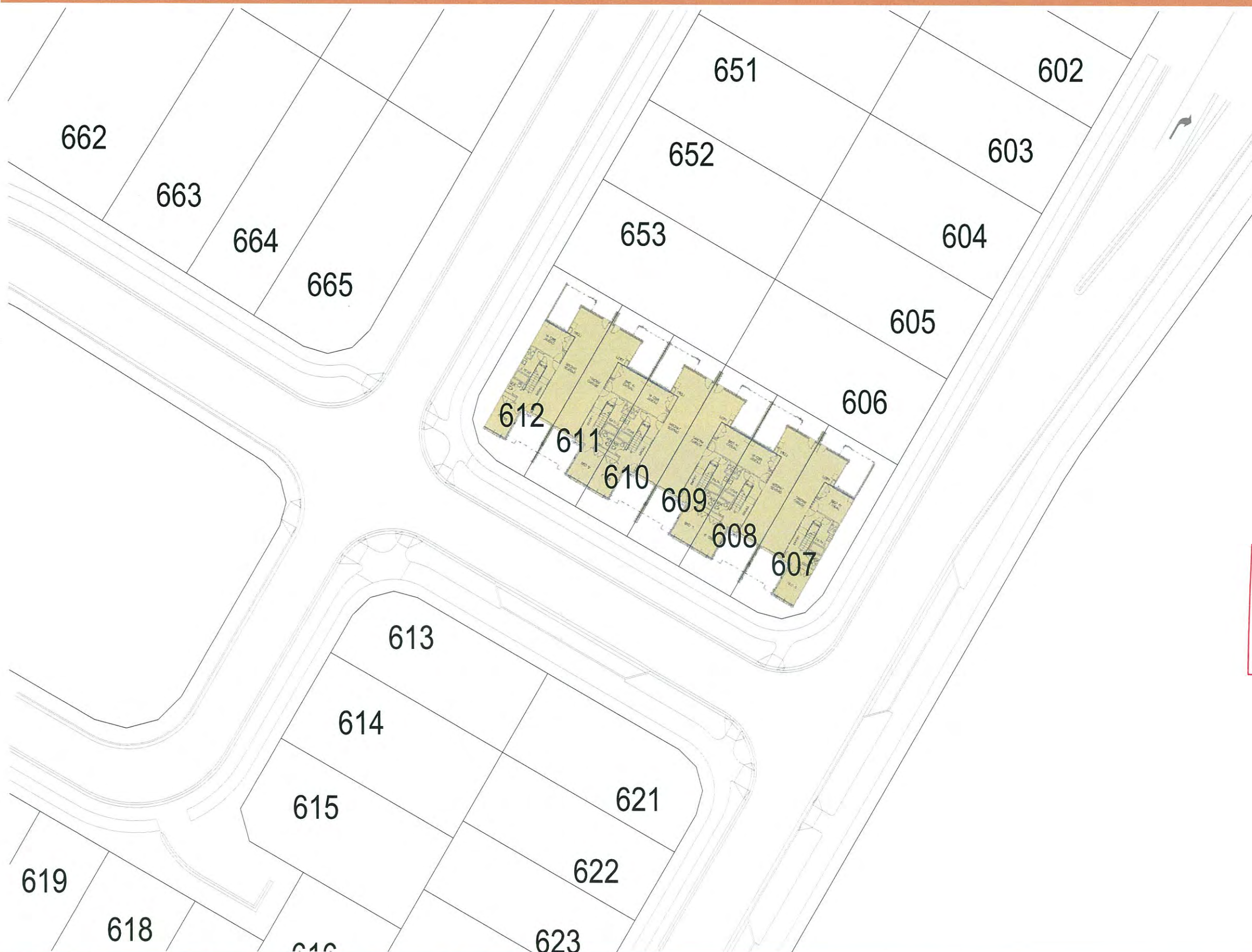
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0 30 60 90 120 150m

Scale 1:3,000 at A3

North

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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE)

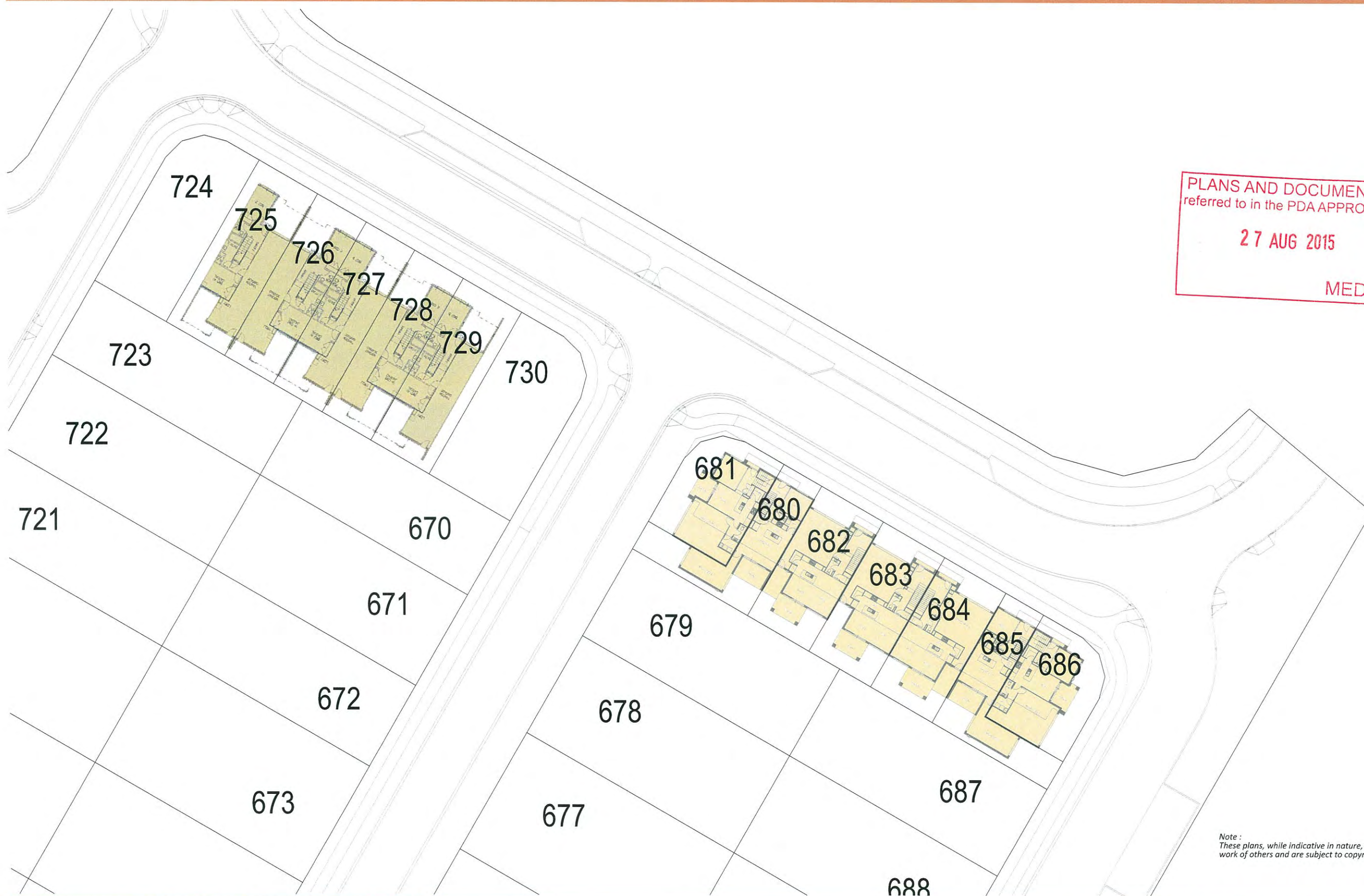
TYPICAL HOUSE PLANS - LOTS LESS THAN 250SQM

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

North

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

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0 5 10 15 20 25m

Scale 1:500 at A3




LEGEND

-  RECONFIGURATION OF A LOT APPLICATION FIVE
-  OPEN SPACE
-  PLANTING BEDS
-  PATH
-  SHELTER STRUCTURE
-  RETAINED TREES
-  NEW TREE PLANTING
-  BOLLARDS

LOT 9035 Local Recreation Park

Existing trees to be protected and retained to enhance the natural environment

1. Shelter structure with picnic table setting located to capture views to the East
2. Continuation of the 2.5m shared path, shaded with double informal avenue of street trees
3. Informal active recreation space
4. Bollards and vegetation at park edge to deter vehicle access
5. Internal 1.5m wide shaded footpath accessing shelter

LOT 9036 Local Linear Park

Open parkland setting with the character of adjacent park flowing into streetscape, generally medium height native shade and urban tree canopy over grassland.



PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE)

LOCAL OPEN SPACE CONCEPT PLAN

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LEGEND

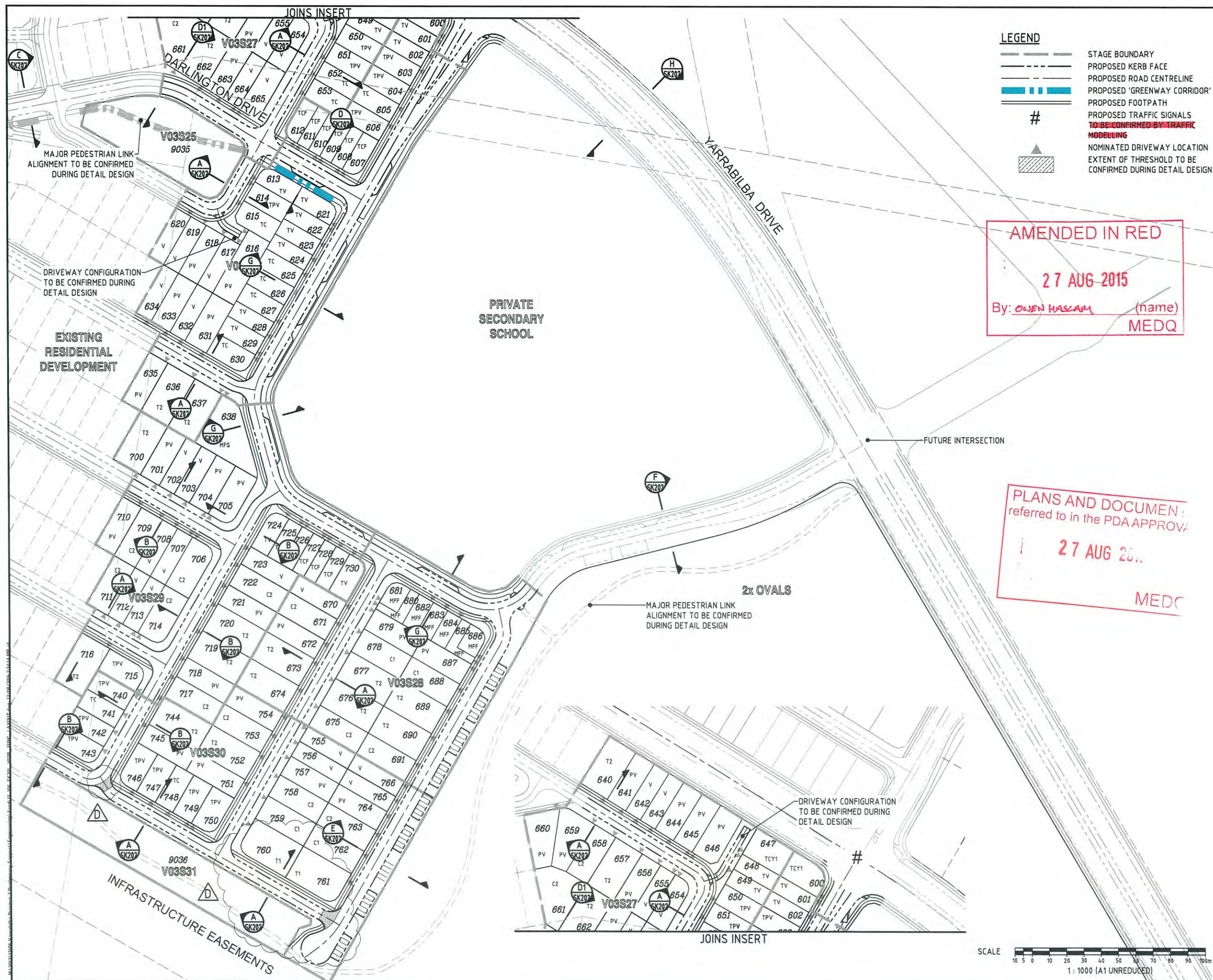
-  PRECINCT TWO BOUNDARY
-  RECONFIGURATION OF A LOT APPLICATION FIVE

1. URBAN SETTING WITH FORMALLY PLACES URBAN STREET TREES IN SCALE WITH SURROUNDING DEVELOPMENT WITH DETAILED PEDESTRIAN LEVEL PLANTINGS AND LANDSCAPE. INCLUDES FREQUENT SMALL SCALE TREES FOR PEDESTRIAN SHADE, MEDIUM CANOPY TREES OVER ROADS AND TALL ACCENT FEATURE TREES AND FEATURE PAVING.
2. OPEN PARKLAND SETTING WITH THE CHARACTER OF ADJACENT PARK FLOWING INTO STREETSCAPE. GENERALLY MEDIUM HEIGHT NATIVE SHADE AND URBAN TREE CANOPY OVER GRASSLAND.
3. GREENWAY STREET WITH WIDENED VERGE AND DOUBLE SHADE CANOPY TO ONE SIDE WHERE POSSIBLE. TREES WITH MEDIUM HEIGHT CANOPY AND GRASS DOMINATED SURFACE TREATMENT. SPECIES TO MATCH THOSE USED IN PRECINCT 1.
4. SUBURBAN STREETS WITH MEDIUM TO LOW SCALE CANOPY TREES PLACED INFORMALLY TO PROVIDE A UNIFYING ELEMENT TO RESIDENTIAL STREETS ACROSS YARRABILBA. SPECIES SELECTION IS DOMINATED BY NATIVE TREES PUNCTUATED BY GROUPS OF FLOWERING FEATURE NATIVE OR EXOTIC TREES. FEATURE TREES MAY VARY FOR DIFFERENTIATION BETWEEN VILLAGES.

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL
27 AUG 2015
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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) STREETSCAPE CHARACTER

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LOCALITY PLAN

REVISIONS

Associated Consultants

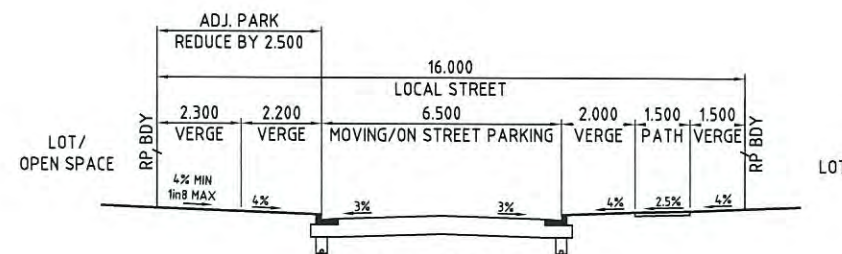
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Project



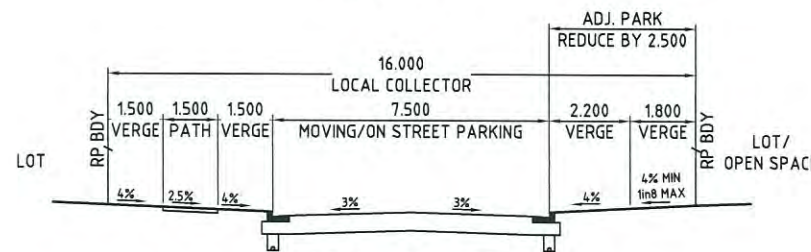
Approved - RPEQ 12805

Drawn I.O'C/EL	Designed I.O'C	Checked GBG	Date MAR 13
Scale AS SHOWN			Sheet 1 of
A1	Drawing No 13-106-SK201		Revision D



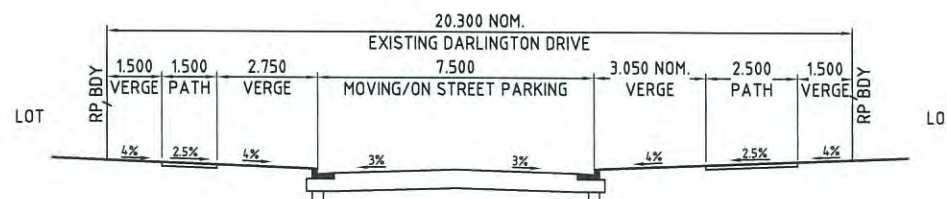
LOCAL STREET

A SECTION
201 SCALE 1:100



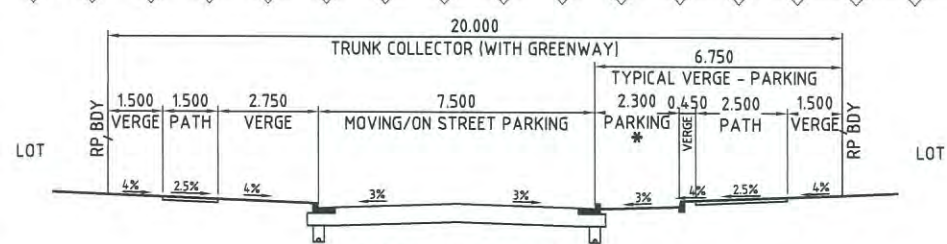
LOCAL COLLECTOR

B SECTION
201 SCALE 1:100



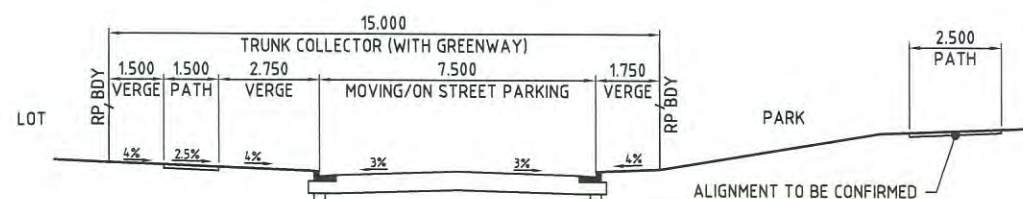
EXISTING DARLINGTON DRIVE

C SECTION
201 SCALE 1:100



TRUNK COLLECTOR

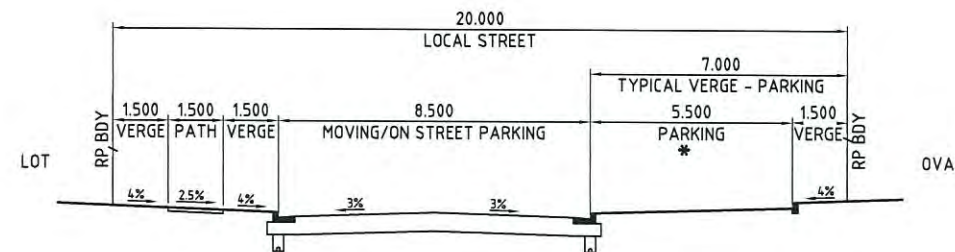
D SECTION
201 SCALE 1:100



TRUNK COLLECTOR

D1 SECTION
201 SCALE 1:100

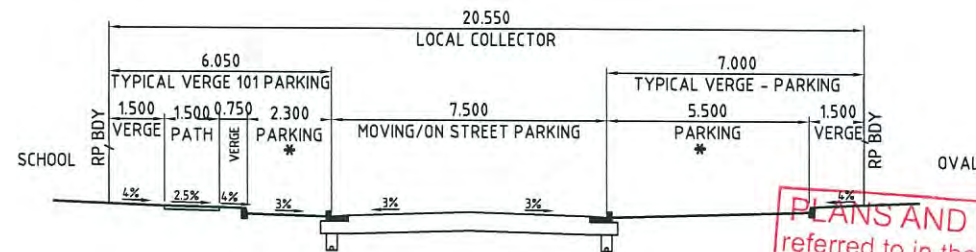
NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN



LOCAL STREET

E SECTION
201 SCALE 1:100

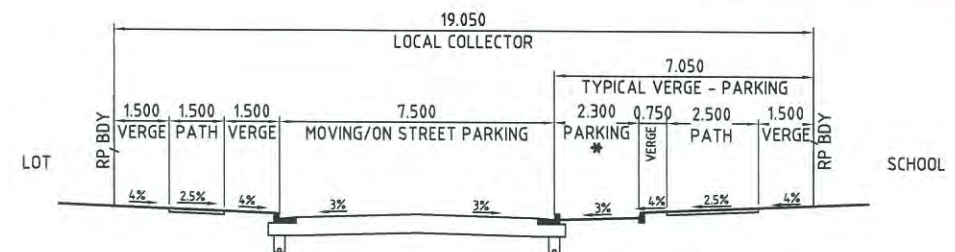
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CONTINUOUS ALONG STREET.
VERGE WIDTH ADJUSTS
WITH/WITHOUT CAR PARKING



LOCAL COLLECTOR

F SECTION
201 SCALE 1:100

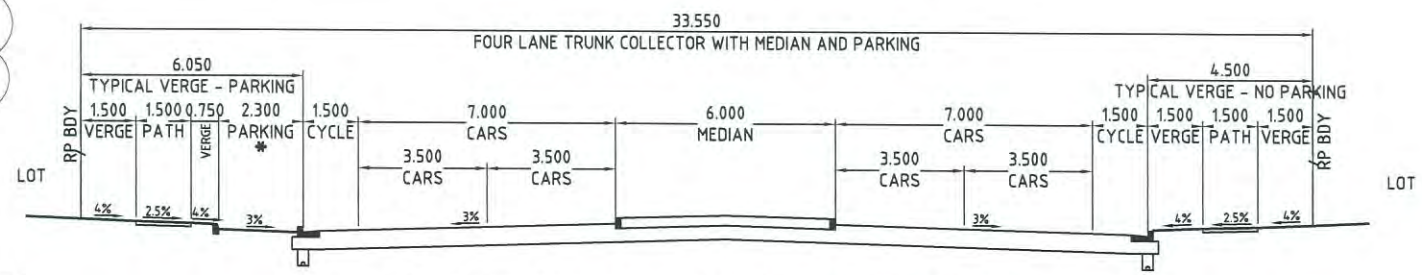
* DENOTES CAR PARKING NOT
CONTINUOUS ALONG STREET.
VERGE WIDTH ADJUSTS
WITH/WITHOUT CAR PARKING



LOCAL COLLECTOR

G SECTION
201 SCALE 1:100

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



FOUR LANE TRUNK COLLECTOR WITH MEDIAN AND PARKING

H SECTION
201 SCALE 1:100

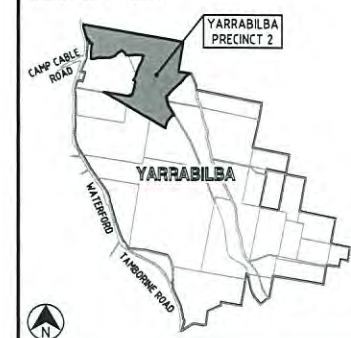
* DENOTES CAR PARKING NOT
CONTINUOUS ALONG STREET.
VERGE WIDTH ADJUSTS
WITH/WITHOUT CAR PARKING

SCALE
1:100 (A1 UNREDUCED)

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LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	MAR/15	I.O'C
B	SECTION E AMENDED AND D1 ADDED	03/04/15	EL
C	SECTION D AMENDED	11/04/15	EL

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F +61 7 555 36999
W rpsgroup.com.au

Client:

Lend Lease

Project

YARRABILBA

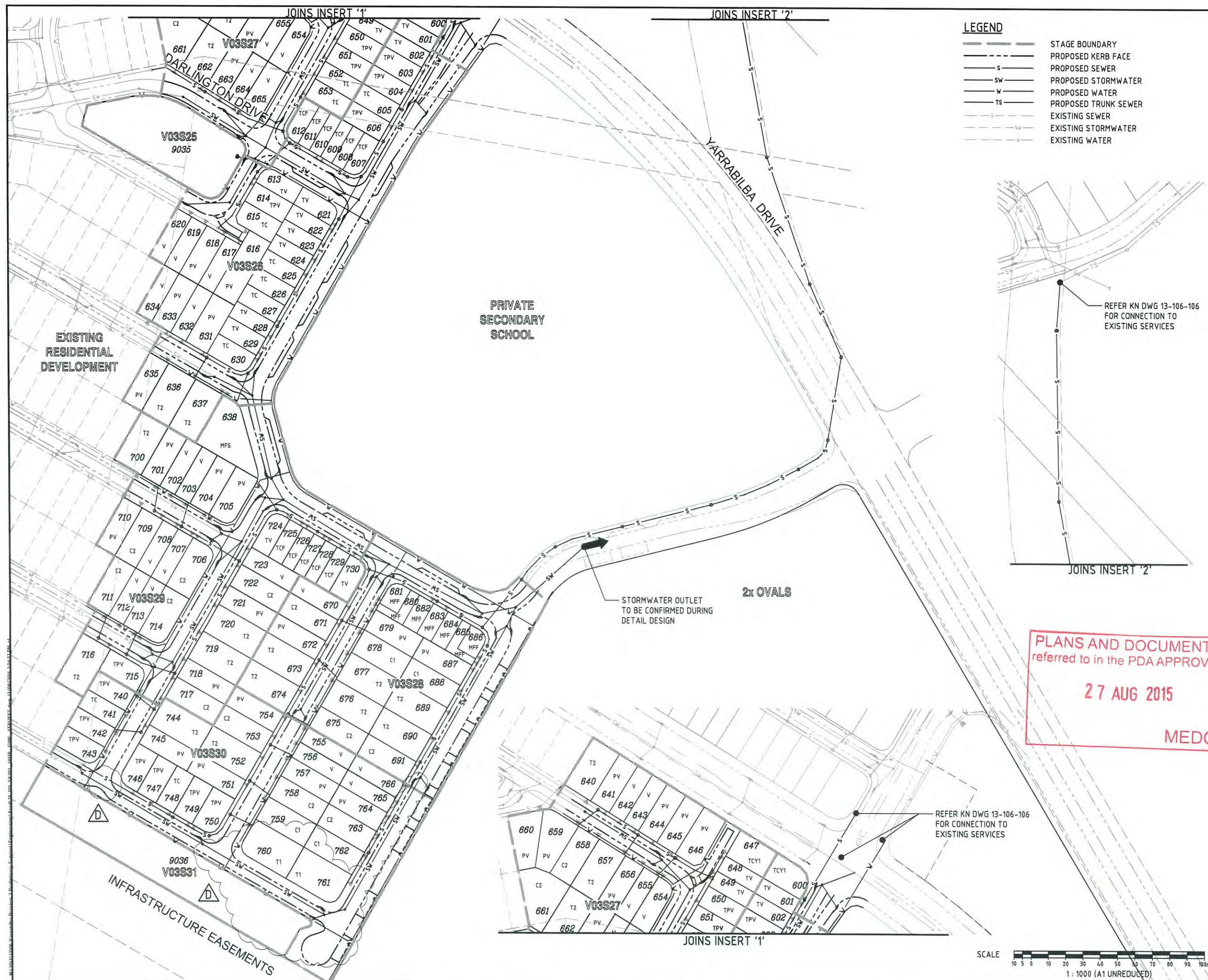
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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 V03B FUNCTIONAL LAYOUT TYPICAL SECTIONS			
Drawn CGAB	Designed I.O'C	Checked GBG	Date MAR 15
Scale AS SHOWN			Sheet 2 of -
Drawing No. A1 13-106-SK202			Revision C



JOINS INSERT '2'

LEGEND

- | | |
|---|----------------------|
|  | STAGE BOUNDARY |
|  | PROPOSED KERB FACE |
|  | PROPOSED SEWER |
|  | PROPOSED STORMWATER |
|  | PROPOSED WATER |
|  | PROPOSED TRUNK SEWER |
|  | EXISTING SEWER |
|  | EXISTING STORMWATER |
|  | EXISTING WATER |

— REFER KN DWG 13-106-106
FOR CONNECTION TO
EXISTING SERVICES

JOINS INSERT '2'

— STORMWATER OUTLET
TO BE CONFIRMED DURING
DETAIL DESIGN

2x OVALS

PLANS AND DOCUMENTS
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— REFER KN DWG 13-106-106
FOR CONNECTION TO
EXISTING SERVICES

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LOCALITY PLAN



REVISIONS

[illegible]

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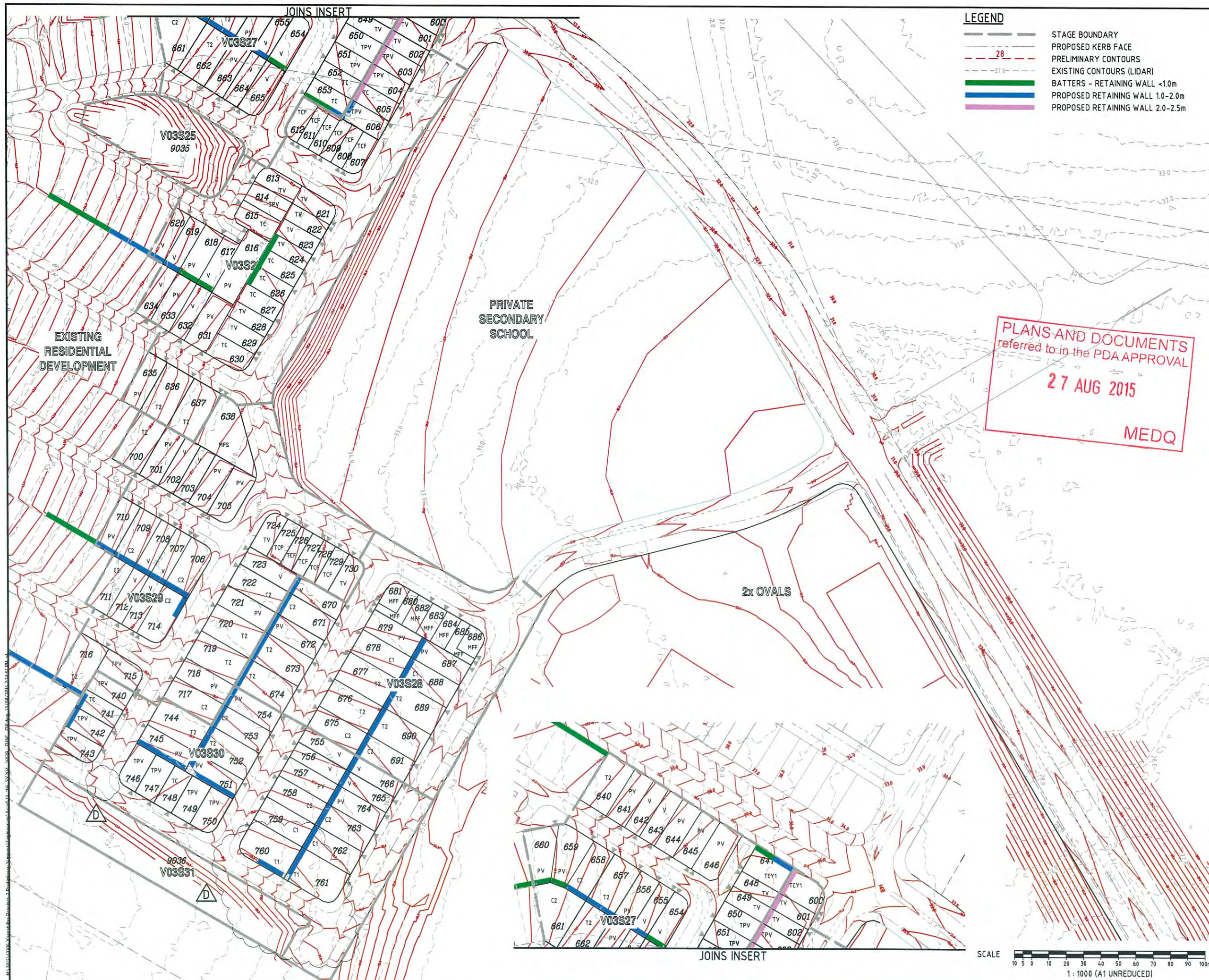
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title:

V03B FUNCTIONAL LAYOUT SERVICES PLAN

Drawn I.O'C/EL	Designed I.O'C	Checked GBG	Date MAR 15
Scale AS SHOWN			Sheet of
A1	Drawing No 13-106-SK203		Revision D



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NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	APPROVAL	MAR/15	JAS
B	ROADS AND PARK AMENDED	03/06/15	EL
C	CARPARKING BAYS AMENDED	11/06/15	EL
D	ROAD THRESHOLD ADDED	10/08/15	EL

Associated Consultants


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YARRABILBA
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PRELIMINARY PLANNING
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ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V03B FUNCTIONAL LAYOUT
EARTHWORKS PLAN**

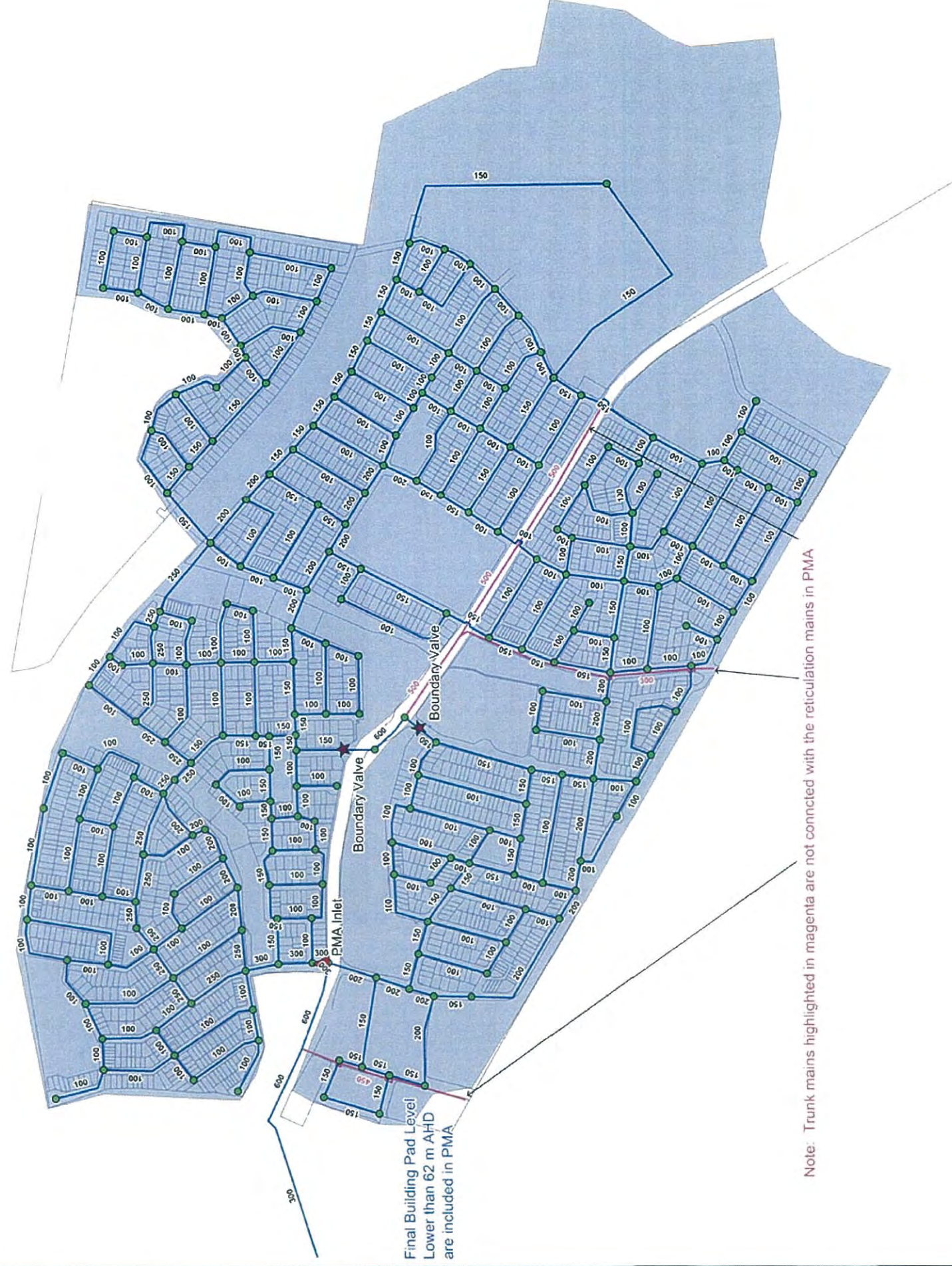
Drawn	Designed	Checked	Date
I.O'C	I.O'C	GBG	MAR 15

Scale	Sheet
AS SHOWN	of -

Drawing No	Revision
A1	D

LEGEND

- Property Boundary
- Potable Water Main
- Potable Water Trunk Main (no: in PMA)
- PMA Boundary
- ▲ Zone Inlet
- ★ Boundary Valve



PLANS AND DOCUMENTS
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27 AUG 2015

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Figure 4.1
Layout of Yarrabilba
Water Supply Network

DATUM MGA Zone 56 (GDA 94)

FILE REFERENCE
P:\Projects\83502580-LL Yarrabilba 2015
50 Drawings\50 15 GIS
Yarrabilba Precinct 2 Potable Water Networks April 2015

PROJECT No.
83502580



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Level 3, 35 Boundary St South Brisbane,
PO Box 3502, South Brisbane, QLD 4101

SCALE Not to Scale

DATE
14/04/2015



Yarrabilba Precinct 1 & 2 - Internal Sewerage Network Layout



PLANS AND DOCUMENTS
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27 AUG 2015

MEDQ

AMENDED IN RED

30 JUL 2015

By: MARG BONOTTO (name)
MEDQ

LEGEND

- PROPOSED 150 ϕ SEWER MAIN
- PROPOSED 225 ϕ SEWER MAIN
- PROPOSED 300 ϕ SEWER MAIN
- PROPOSED 375 ϕ SEWER MAIN
- PROPOSED RISING MAIN