



SHEET 2

RECONFIGURATION OF A LOT
APPLICATION FOUR

PROPOSED STAGE BOUNDARY

MINIMUM RESIDENTIAL DENSITY	21.52 ha 325 du 15.10 du/ha
MAXIMUM RESIDENTIAL DENSITY	21.52ha 342 du 15.89 du/ha

RESIDENTIAL	13.36 ha
NEW ROAD - LOCAL	8.04 ha
OPEN SPACE - LOCAL	0.12 ha
SUB-TOTAL	21.52 ha
EDUCATIONAL ESTABLISHMENT	6.96 ha
NEW ROAD - MAJOR	0.63 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	1.32 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 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.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

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5050
EDUCATIONAL
ESTABLISHMENT
6.96ha

LEGEND

- 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

16 SEP 2015

By: OWEN HUSKIN (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 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)

RECONFIGURATION OF A LOT

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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

16 SEP 2015

By: OWEN HASLAM (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

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

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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

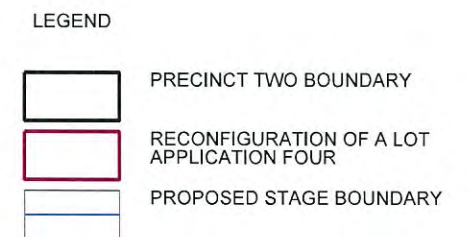
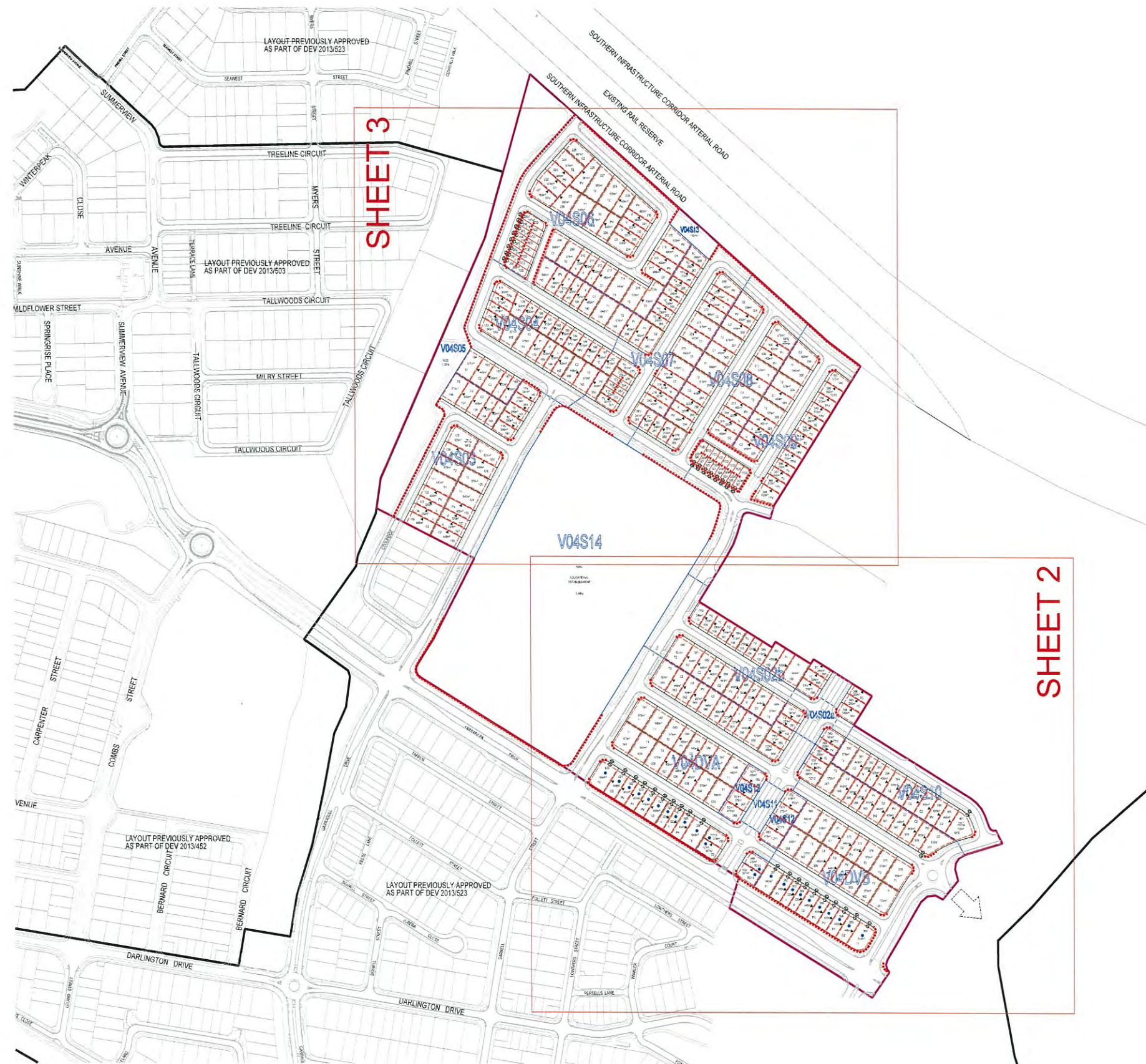


By: OWEN HASCAM (name)
MEDQ

MEDQ

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

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

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5050
EDUCATIONAL
ESTABLISHMENT

LEGEND

	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE		Acoustic attenuation required in dwelling in accordance with the recommendations of the approved Traffic Noise Report Addendum - Precinct 2, Village 4A, prepared by Vipac.
	NO VEHICULAR ACCESS		BUILDING ENVELOPE
	PROPOSED STAGE BOUNDARY		

SETBACK TABLE

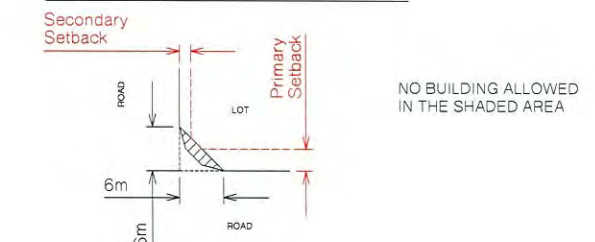
LOT TYPE		FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE	
(T1)	TRADITIONAL 1	Ground floor	3.0	0.9	N/A	2.0	1.5
(T2)	TRADITIONAL 2	Ground floor	3.0	0.9	N/A	1.0	1.5
(C1)	COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0	1.5
(C2)	COURTYARD 2	Ground 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
(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 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

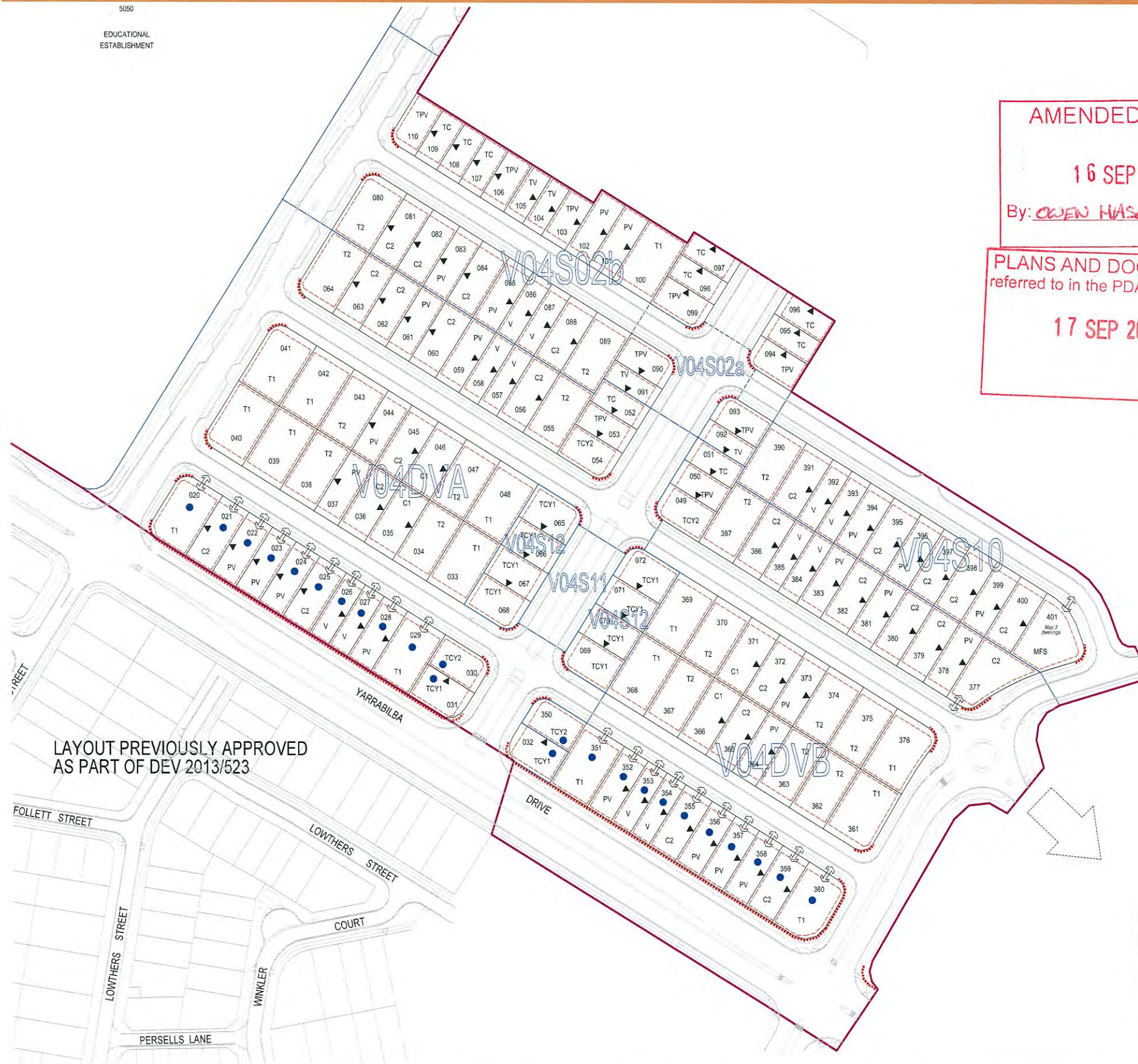
LOT TYPE		traditional	Town Courtyard Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	EARTHWORKS							
	Cut Average	1.5	1.4	1.25	1.0	0.5	0.5	1.8
Side Boundaries	Cut Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
	Hill Average	1.0	0.7	0.6	0.5	0.5	0.5	1.8
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.5	1.8
	Hill 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-POD150806] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

AMENDED IN RED
16 SEP 2015
By: OWEN HASLAM (name)
MEDQ
PLANS AND DOCUMENTS referred to in the PDA APPROVAL
17 SEP 2015
MEDQ



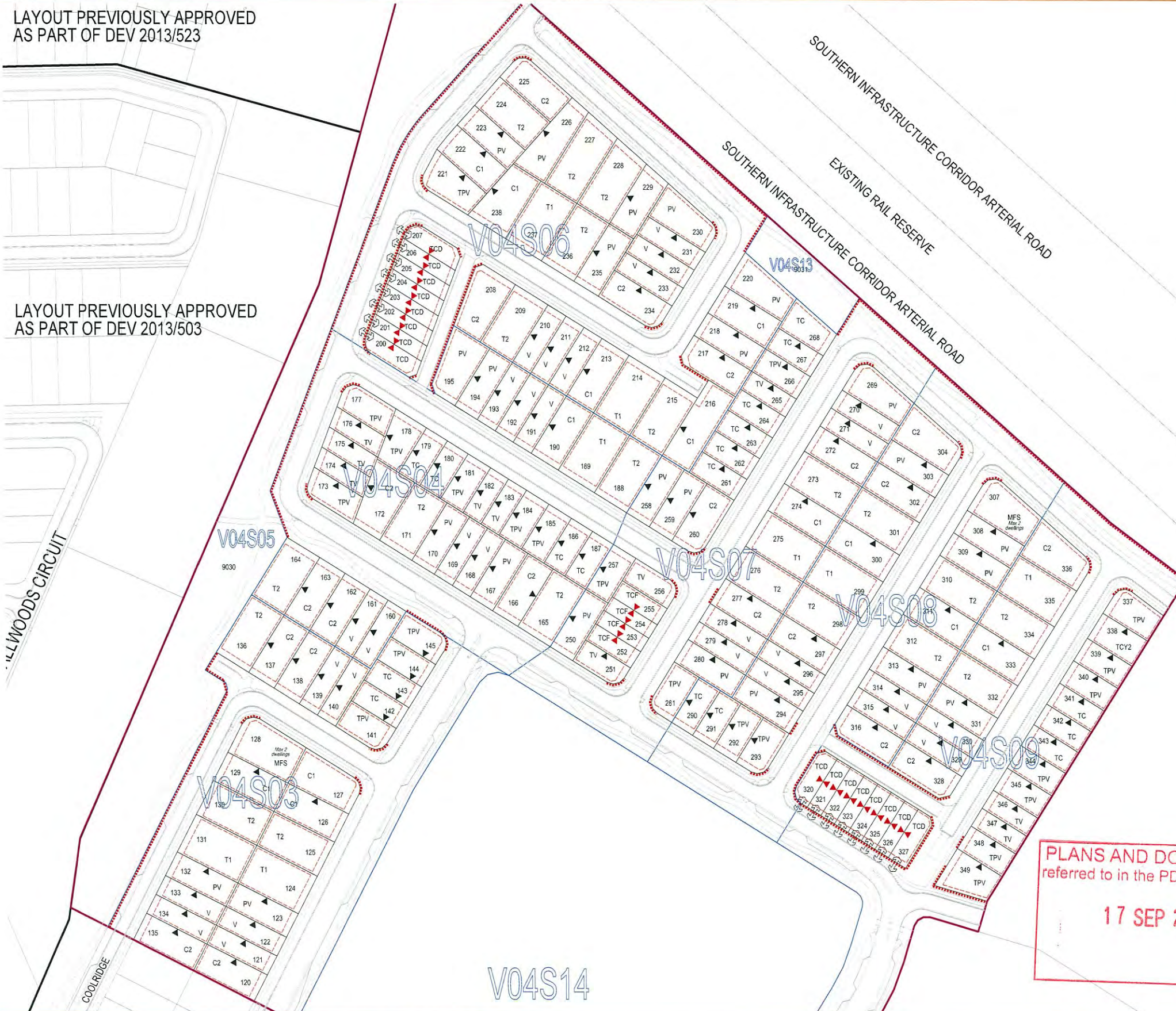
LAYOUT PREVIOUSLY APPROVED AS PART OF DEV 2013/523

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		ACUSTIC ATTENUATION REQUIRED IN DWELLINGS
	NO VEHICULAR ACCESS		BUILDING ENVELOPE
	PROPOSED STAGE BOUNDARY		

SETBACK TABLE

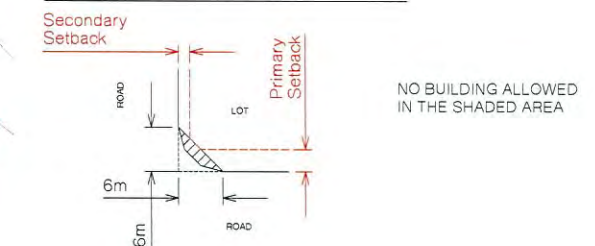
LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE
(T1) TRADITIONAL 1	Ground floor 3.0	0.9	N/A	2.0	1.5
(T2) TRADITIONAL 2	Ground floor 3.0	0.9	N/A	1.0	1.5
(C1) COURTYARD 1	Ground floor 3.0	0.9	0.0	1.0	1.5
(C2) COURTYARD 2	Ground 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
(TCF) 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
(SM) 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 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	0.5	1.8	1.0
Side Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.8	1.0
Rear Boundaries	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.8	1.0
Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8	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-POD150806] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

AMENDED IN RED

16 SEP 2015

By: COEN HASCAM (name)

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 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 over 5.9m wide can have a double garage (max width 6m) with the wall setback a minimum of 0.9m with a further 240mm to the garage door. TCD product under 6m 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.

AMENDED IN RED

1 6 SEP 2015

By: OWEN HASLAM (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

1 7 SEP 2015

MEDQ

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEETS 1 TO 3 [Dgn No. P02V04A,ROL4A-POD150806]

PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) RESIDENTIAL 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. © 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

- 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

POSSIBLE ON-ROAD BUS STOPS 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

KEY PLAN
SCALE 1 : 25,000

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



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	LAND WIDTH AND BUS BAYS AMENDED	05/03/15	I.O'C
D	SECTION AND BOUNDARY AMENDED	26/06/15	EL

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) 34-36 Glenferrie Drive, Robina
PO Box 1288 Robina QLD 4226
T +61 7 555 38000
F +61 7 555 38009
W rpsgroup.com.au

Client



Project

YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V04 FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 1 OF 2**

Drawn JS/EL	Designed I.O'C	Checked GBG	Date DEC '14
Scale	Sheet 1 of -	Revision	
A1	Drawing No 13-106-SK101	Revision	D

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

SCALE
1 : 1000 (A1 UNREDUCED)

**V04S14
STATE
PRIMARY
SCHOOL**
5050
EDUCATIONAL
ESTABLISHMENT

JOINS ABOVE

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

FUTURE
RESIDENTIAL
DEVELOPMENT

DRIVEWAY CONFIGURATION
TO BE CONFIRMED DURING
DETAIL DESIGN

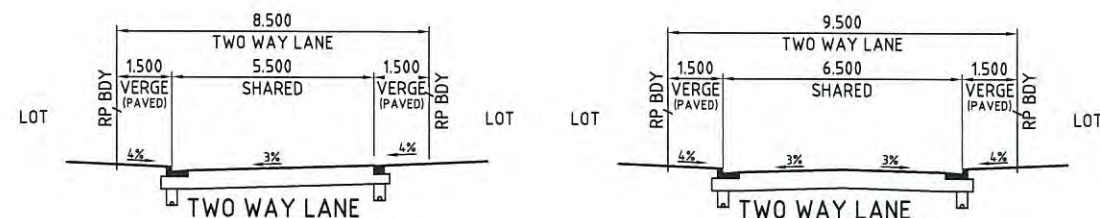
MAJOR PEDESTRIAN LINK
TO EXISTING RESIDENTIAL

DRIVEWAY CONFIGURATION
TO BE CONFIRMED DURING
DETAIL DESIGN

EXISTING
RESIDENTIAL
DEVELOPMENT

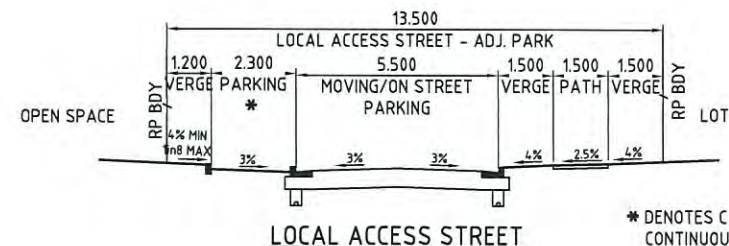
EXISTING
PARK

JOINS BELOW

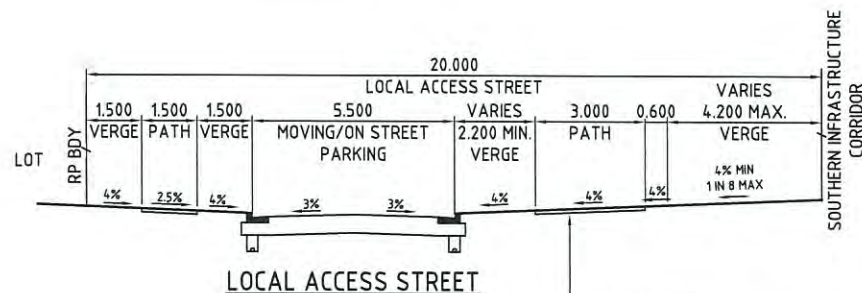


A SECTION
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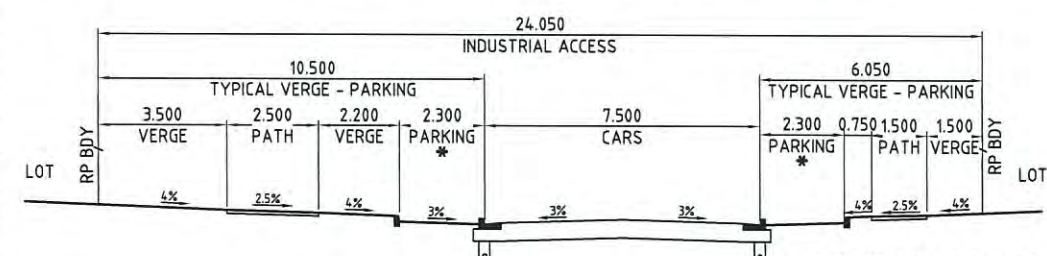
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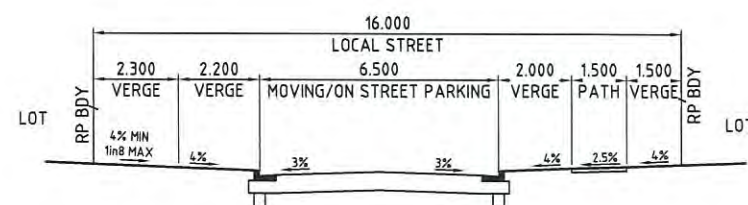
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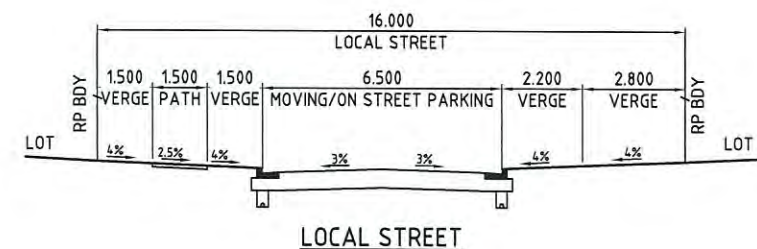
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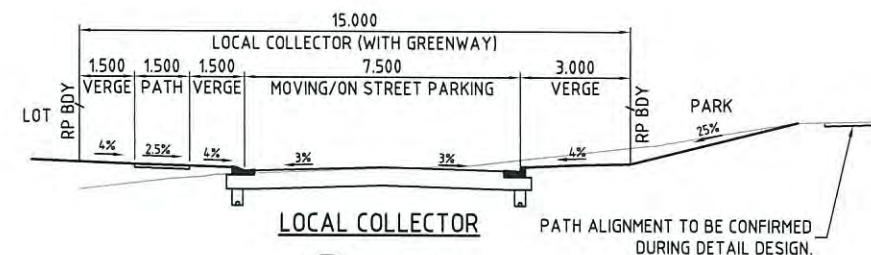
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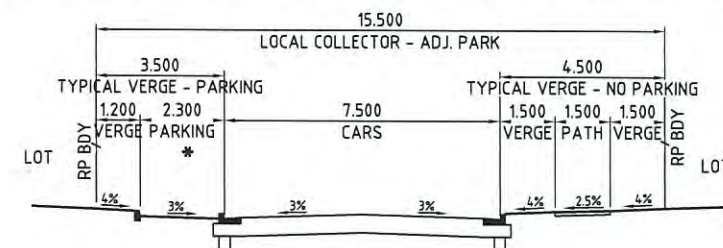
D SECTION
101 & 102 SCALE 1:100



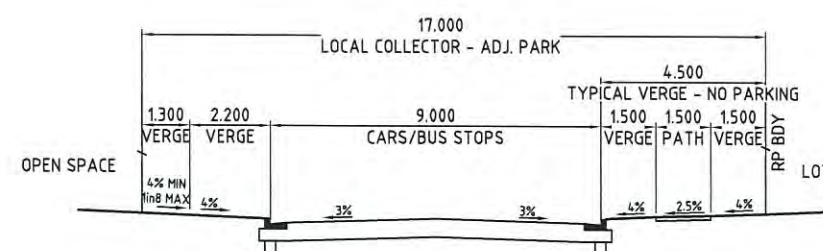
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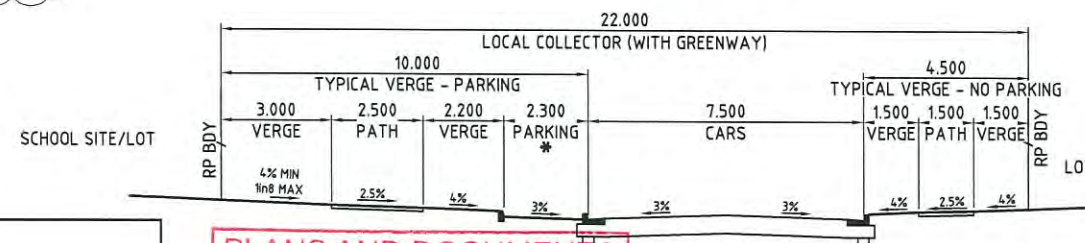
F SECTION
101 & 102 SCALE 1:100



G SECTION
101 SCALE 1:100



G1 SECTION
101 SCALE 1:100



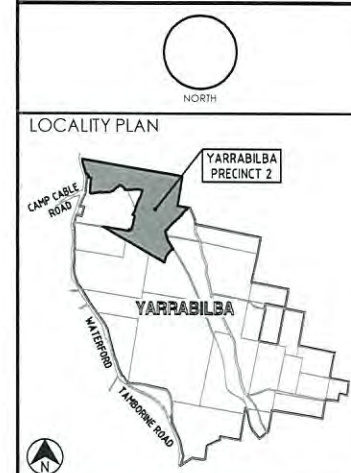
H SECTION
101 SCALE 1:100

NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
17 SEP 2015
MEDQ

SCALE
1 : 100 (A1 UNREDUCED)

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REVISIONS

No	Description	Date	By
B	EDQ COMMENTS	19/02/15	I.O.C
C	SECTION ADDED AND WIDTH AMENDED	05/03/15	I.O.C
D	SECTION AMENDED	26/06/15	EL

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 Glenview Drive, Robina
PO Box 1048 Robina DC, Qld 4226
T +61 7 555 30600
F +61 7 555 30699
W rpsgroup.com.au

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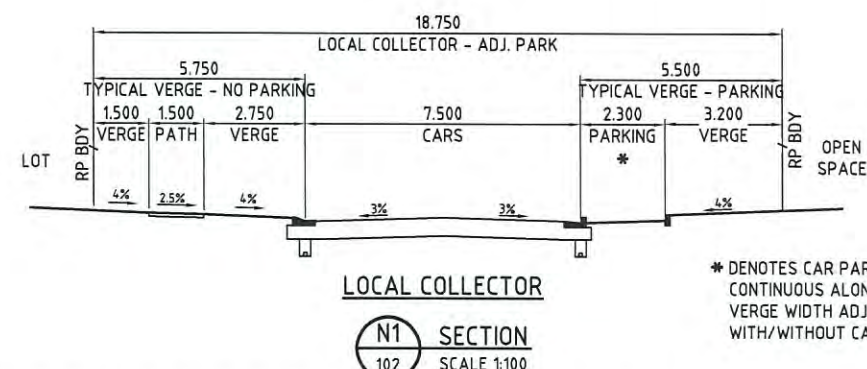
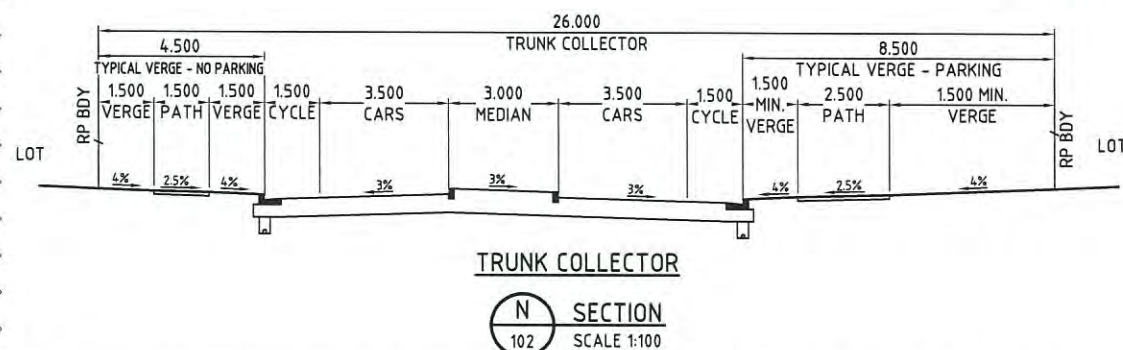
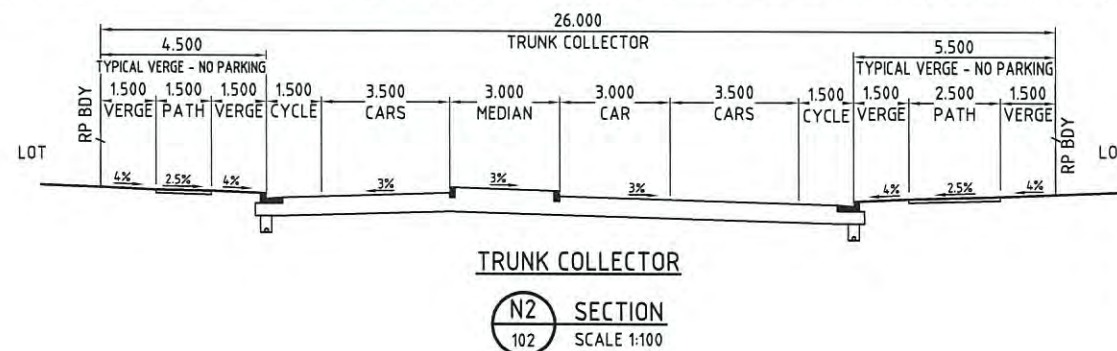
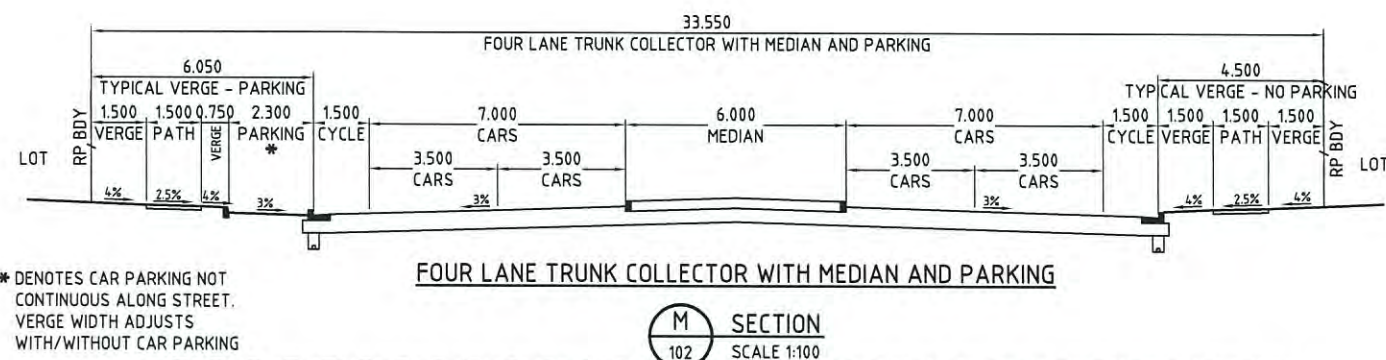
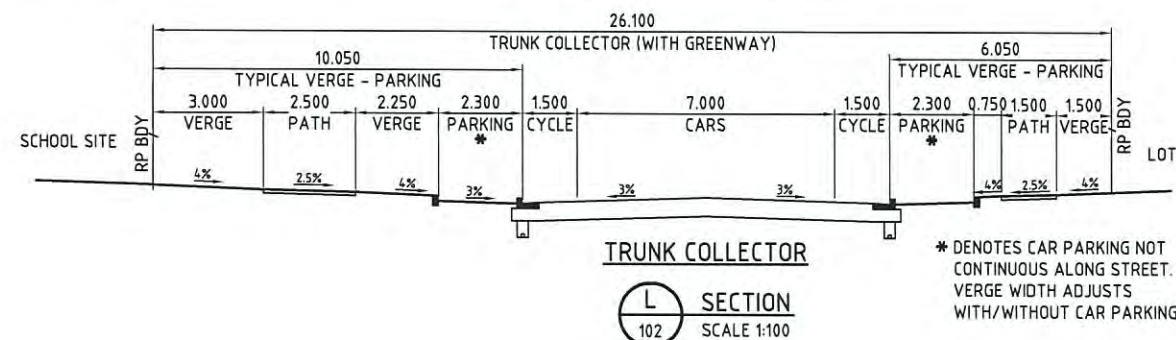
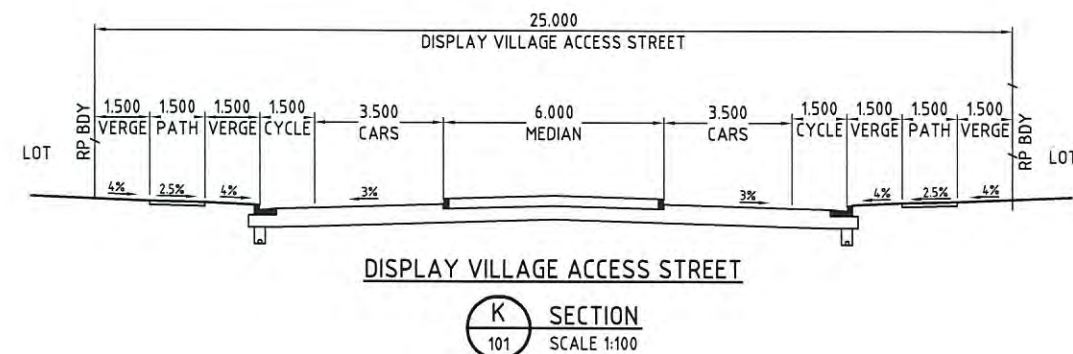
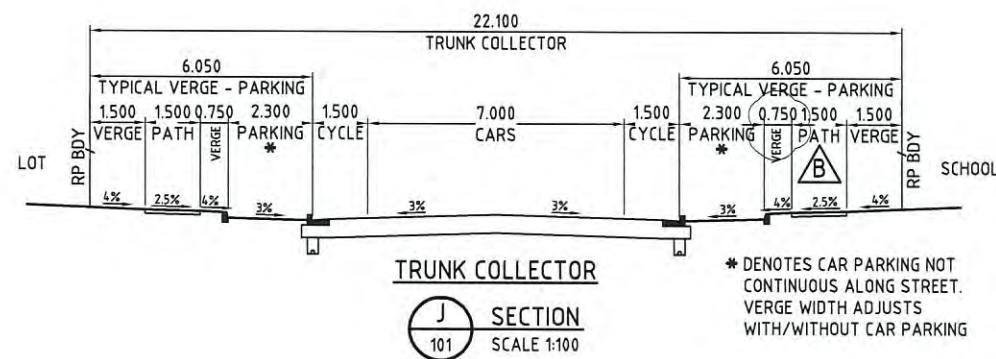
YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWING

KN GROUP PTY LTD
CONSULTING ENGINEERS
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

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

Drawn	Designed	Checked	Date
		GBG	DEC '14
Scale	AS SHOWN	Sheet	3 of -
A1	Drawing No 13-106-SK103	Revision	D



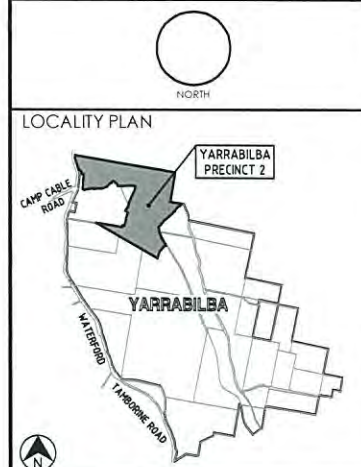
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

NB
KERB TYPES TO BE CONFIRMED
DURING DETAILED DESIGN

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



REVISIONS			
No	Description	Date	By
B	WIDTH AMENDED	05/03/15	L.O.C
C	SECTION N AMENDED/SECTION N1 ADDED	13/07/15	JAS

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-38 Glenferrie Drive, Robina
PO Box 1048 Robina DC QLD 4220
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 kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

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

Drawn	Designed	Checked	Date
		GBG	DEC '14
Scale	AS SHOWN		Sheet
A1	13-106-SK104		4 of -
Drawing No	13-106-SK104		Revision
			C

SCALE

1:100 (A1 UNREDUCED)

LEGEND

- STAGE BOUNDARY
- - - PROPOSED KERB FACE
- S - PROPOSED SEWER
- SW - PROPOSED STORMWATER
- W - PROPOSED WATER
- TS - PROPOSED TRUNK SEWER
- S - EXISTING SEWER
- SW - EXISTING STORMWATER
- W - 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



JOINS BELOW

EXISTING PARK

EXISTING RESIDENTIAL DEVELOPMENT

EXISTING SEDIMENT POND
500m² @ NWL 26.20

V04S05
9030

V04S04

V04S03

V04S01

JOINS ABOVE

PROPOSED SEDIMENT POND
300m² @ NWL 25.00

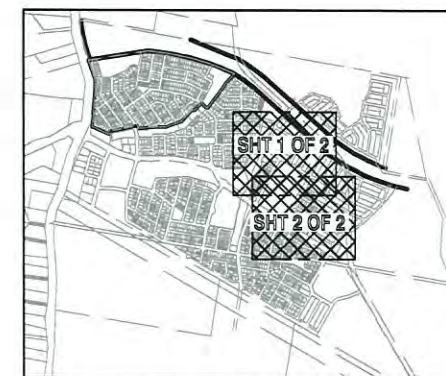


V04S14
STATE
PRIMARY
SCHOOL

5050
EDUCATIONAL
ESTABLISHMENT

SOUTHERN INFRASTRUCTURE CORRIDOR (FUTURE ARTERIAL)

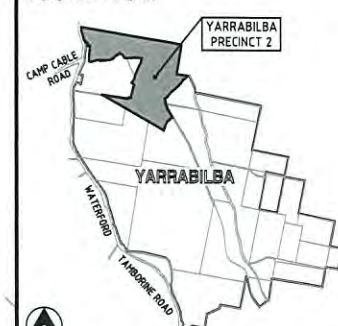
KEY PLAN
SCALE 1:25,000



DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!



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	LANE AND LOTS AMENDED	05/03/15	I.O'C
D	BOUNDARY AND STAGE AMENDED	26/06/15	EL

Associated Consultants

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Glenferrie Drive, Robina
PO Box 1048 Robina DC, Qld 4226
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 kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12825

Drawing Title

V04 FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 1 OF 2

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

Scale	Sheet
1:1000 (A1 UNREDUCED)	5 of -

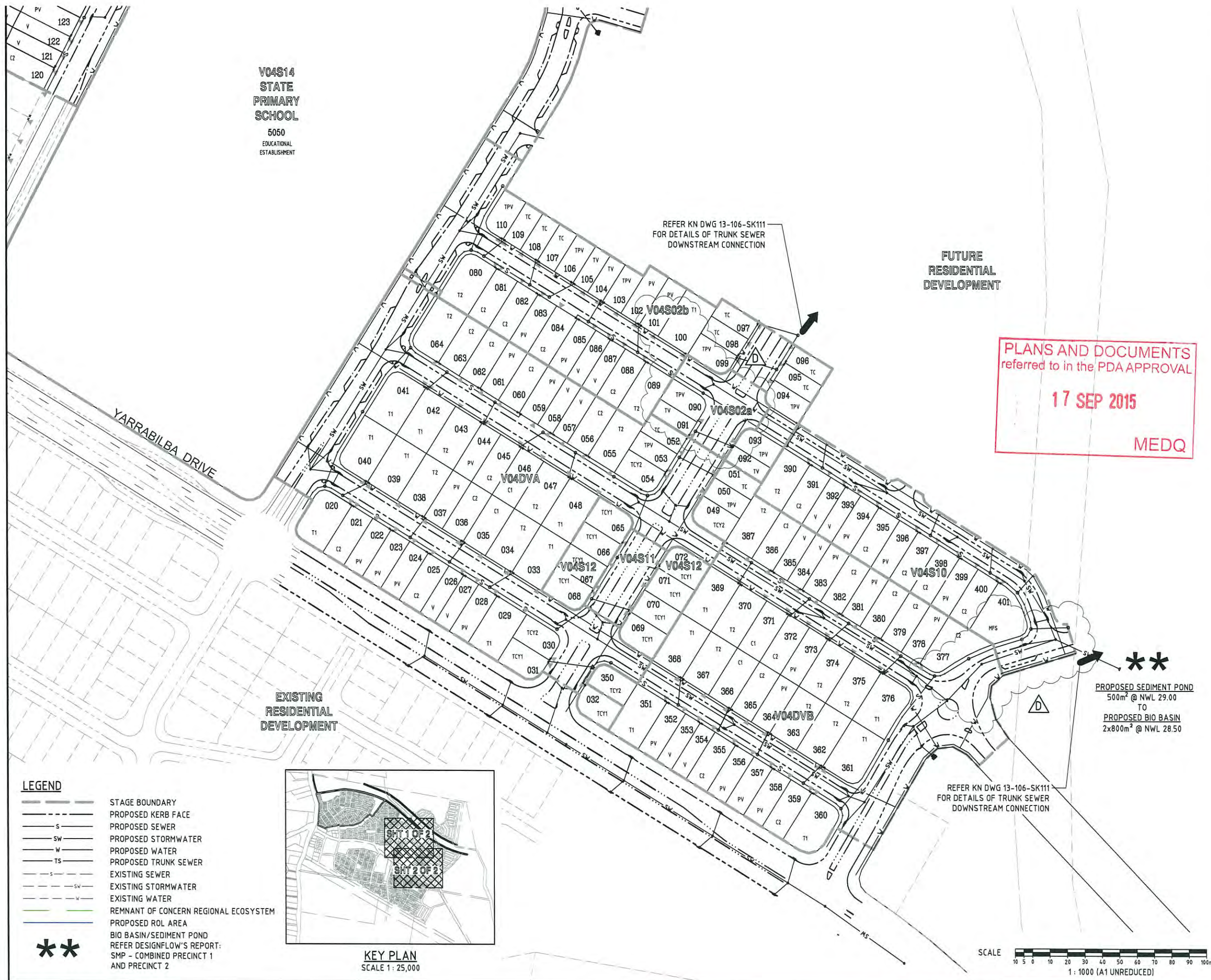
Drawing No.	Revision
A1 13-106-SK105	D

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

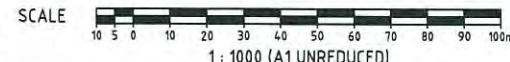
SCALE
1:1000 (A1 UNREDUCED)



- LEGEND**
- STAGE BOUNDARY
 - PROPOSED KERB FACE
 - PROPOSED SEWER
 - PROPOSED STORMWATER
 - PROPOSED WATER
 - PROPOSED TRUNK SEWER
 - EXISTING SEWER
 - EXISTING STORMWATER
 - EXISTING WATER
 - REMANT 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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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	ROUNDABOUT AND LOTS AMENDED	26/06/15	EL
D	SERVICES AND BOUNDARY AMENDED	13/07/15	JAS

Associated Consultants

RPS

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RPS Australia East Pty Ltd
ACN 140 292 792
ABN 44 140 292 792
Suite 4, Robina East Quay Corporate Park
(North Building) 34-36 Chandler Drive, Robina
PO Box 1048 Robina DC Qld 4226
T +61 7 555 30900
F +61 7 555 30999
W rpsgroup.com.au

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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 kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title
**V04 FUNCTIONAL LAYOUT
SERVICES PLAN
SHEET 2 OF 2**

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

Scale	Sheet
	6 of -

Drawing No	Revision
A1	D

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

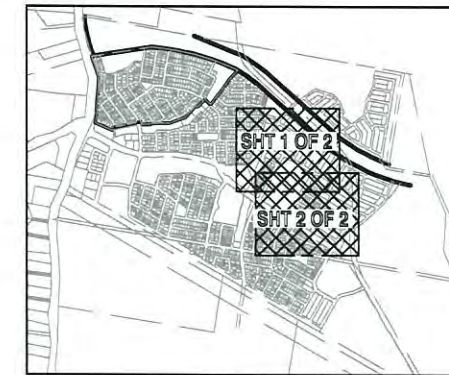
FUTURE RESIDENTIAL DEVELOPMENT

V04S14
STATE
PRIMARY
SCHOOL

5050
EDUCATIONAL
ESTABLISHMENT

JOINS ABOVE

SOUTHERN INFRASTRUCTURE CORRIDOR (FUTURE ARTERIAL)



KEY PLAN
SCALE 1: 25,000

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IF IN DOUBT - ASK!



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	LOTS AND EXTENT OF WALLS AMENDED	05/03/15	L.O.C
D	BOUNDARY AND STAGE AMENDED	26/06/15	EL

Associated Consultants

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 14 140 292 762
Suite 4, Rotorua East Quay Corporate Park
(North Building) 34-38 Glenferrie Drive, Rotorua
PO Box 1048 Rotorua DC 314 4225
T +61 7 555 36900
F +61 7 555 36999
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
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

V04 FUNCTIONAL LAYOUT
EARTHWORKS PLAN
SHEET 1 OF 2

Drawn	Designed	Checked	Date
JS/EL	L.O.C	GBG	DEC '14
Scale	Sheet	Revision	
1: 1000 (A1 UNREDUCED)	7 of -		
A1	Drawing No 13-106-SK107	Revision D	

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

17 SEP 2015

MEDQ

SCALE
1: 1000 (A1 UNREDUCED)

	CATCHMENT BOUNDARY
	PROPOSED SEWER CONNECTION TO PUMP STATIONS
	PROPOSED RISING MAIN CONNECTION TO PUMP STATION
	PROPOSED KERB FACE
	PROPOSED SEWER
	EXISTING SEWER
	REMANENT OF CONCERN REGIONAL ECOSYSTEM



DO NOT SCALE THIS DRAWING
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LOCALITY PLAN



REVISIONS

[illegible]

Associated Consultants



Client



Project



PRECINCT 2 PRELIMINARY PLANNING FUNCTIONAL LAYOUT



LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title
**V04 FUNCTIONAL LAYOUT
OVERALL SERVICES PLAN**

Drawn NCD	Designed I.O'C	Checked GBG	Date NOV 13
Scale AS SHOWN			Sheet - of
A1	Drawing No 13-106-SK111		Revision B