

**LEGEND**

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

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL

**11 FEB 2016**

**MEDQ**



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

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5050  
EDUCATIONAL  
ESTABLISHMENT

**LEGEND**

- BUILD TO BOUNDARY LINE
- MANDATORY BUILD TO BOUNDARY LINE NO VEHICULAR ACCESS
- PROPOSED STAGE BOUNDARY
- BUILDING ENVELOPE
- MANDATORY PRIMARY STREET FRONTAGE
- ACOUSTIC ATTENUATION REQUIRED IN DWELLING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APPROVED TRAFFIC NOISE ADDENDUM PRECINCT 2, VILLAGE 4A PREPARED BY VIPAC

PLANS AND DOCUMENTS referred to in the PDA APPROVAL  
**11 FEB 2016**  
**MEDQ**

**SETBACK TABLE**

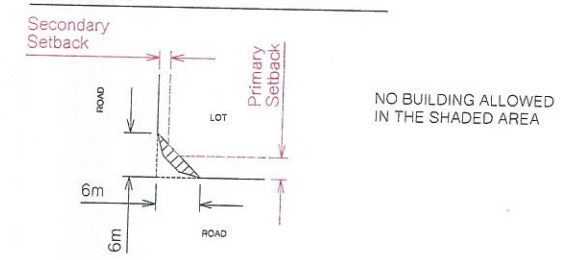
| LOT TYPE                     | FRONT - PRIMARY FRONTAGE | REAR AND SIDE (to wall) | BUILD TO BOUNDARY | FIRST FLOOR SIDE | CORNER LOTS - SECONDARY FRONTAGE |
|------------------------------|--------------------------|-------------------------|-------------------|------------------|----------------------------------|
| (T1) TRADITIONAL 1           | Ground floor 3.0         | 0.0                     | N/A               | 2.0              | 1.5                              |
| (T2) TRADITIONAL 2           | Ground floor 3.0         | 0.0                     | N/A               | 1.0              | 1.5                              |
| (C1) COURTYARD 1             | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (C2) COURTYARD 2             | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TCY1) TOWN COURTYARD 1      | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TCY2) TOWN COURTYARD 2      | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (PV) PREMIUM VILLA           | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TPV) TOWN PREMIUM VILLA     | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (V) VILLA                    | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TV) TOWN VILLA              | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TC) TOWN COTTAGE            | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (TCF) TERRACE (FRONT LOADED) | Ground floor 2.4         | 0.0                     | 0.0               | 0.0              | 1.0                              |
| (TCO) TERRACE (DUAL LOADED)  | Ground floor 2.4         | 0.0                     | 0.0               | 0.0              | 1.0                              |
| (MFS) MULTI-FAMILY STRATA*   | Ground floor 3.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (MFF) MULTI-FAMILY FREEHOLD  | Ground floor 2.0         | 0.0                     | 0.0               | 1.0              | 1.5                              |
| (SMT) SMART LOT              | Ground floor 3.0         | 0.0                     | 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 | 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                      |
| Side Boundaries  | 1.0         | 0.7            | 0.6           | 0.5              | 0.5     | 0.5                         | 0.5                       | 1.8                      |
| Rear Boundary    | 1.5         | 1.5            | 1.5           | 1.5              | 1.5     | 1.5                         | 1.5                       | 1.8                      |

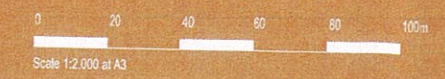
**SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS**



THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02V04A-ROL4-POD160203] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

**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

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL  
11 FEB 2016  
MEDQ

#### LEGEND

-  BUILD TO BOUNDARY LINE
-  MANDATORY BUILD TO BOUNDARY LINE
-  NO VEHICULAR ACCESS
-  PROPOSED STAGE BOUNDARY
-  BUILDING ENVELOPE
-  MANDATORY PRIMARY STREET FRONTAGE
-  ACOUSTIC ATTENUATION REQUIRED IN DWELLING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APPROVED TRAFFIC NOISE ADDENDUM PRECINCT 2, VILLAGE 4A PREPARED BY VIPAC

#### SETBACK TABLE

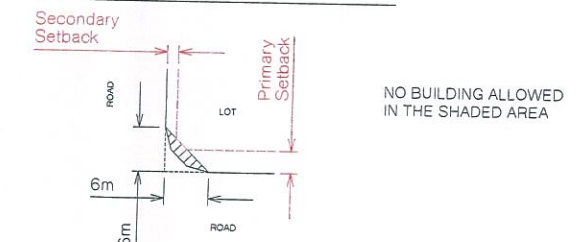
| LOT TYPE                    | FRONT - PRIMARY FRONTAGE | REAR AND SIDE (to wall) | BUILD TO BOUNDARY | FIRST FLOOR SIDE | CORNER LOTS - SECONDARY FRONTAGE |
|-----------------------------|--------------------------|-------------------------|-------------------|------------------|----------------------------------|
| (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 LOADER  | 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                              |
| (SMF) 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            | 0.8                                           | 0.5              | 0.5     | 0.5                                                   | 1.0                      |
| Rear Boundaries  | 1.0         | 0.7            | 0.8                                           | 0.5              | 0.5     | 0.5                                                   | 1.0                      |
| Boundary         | 1.5         | 1.5            | 1.5                                           | 1.5              | 1.5     | 1.5                                                   | 1.8                      |

#### 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-POD160203] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

## 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 5.99m 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 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

11 FEB 2016

MEDQ

AMENDED IN RED

8 FEB 2016

By: **KMcGill** (name)  
MEDQ

THESE CRITERIA MUST BE READ IN CONJUNCTION  
WITH RESIDENTIAL PLAN OF DEVELOPMENT  
SHEETS 1 TO 3 [Dgn No. P02V04A.ROL4A-POD160203]

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

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**LEGEND**

- RECONFIGURATION OF A LOT APPLICATION FOUR
- PROPOSED STAGE BOUNDARY

| LOT YIELD            |          |              | LOT AREA          |                 |                     |
|----------------------|----------|--------------|-------------------|-----------------|---------------------|
| Lot Type             | No. Lots | % Total Lots | Average Size      | % of Total Area | Area                |
| T1                   | 23       | 7.23%        | 649m <sup>2</sup> | 11.18%          | 14940m <sup>2</sup> |
| T2                   | 37       | 11.64%       | 583m <sup>2</sup> | 16.16%          | 21583m <sup>2</sup> |
| C1                   | 17       | 5.35%        | 498m <sup>2</sup> | 6.35%           | 8481m <sup>2</sup>  |
| C2                   | 47       | 14.78%       | 464m <sup>2</sup> | 16.33%          | 21812m <sup>2</sup> |
| PV                   | 48       | 15.09%       | 413m <sup>2</sup> | 14.86%          | 19854m <sup>2</sup> |
| V                    | 41       | 12.89%       | 320m <sup>2</sup> | 9.82%           | 13120m <sup>2</sup> |
| TCY1                 | 12       | 3.77%        | 404m <sup>2</sup> | 3.64%           | 4659m <sup>2</sup>  |
| TCY2                 | 5        | 1.57%        | 376m <sup>2</sup> | 1.41%           | 1882m <sup>2</sup>  |
| TC                   | 26       | 8.18%        | 291m <sup>2</sup> | 5.67%           | 7568m <sup>2</sup>  |
| TV                   | 19       | 5.97%        | 261m <sup>2</sup> | 3.71%           | 4962m <sup>2</sup>  |
| TCD                  | 8        | 2.52%        | 228m <sup>2</sup> | 1.37%           | 1830m <sup>2</sup>  |
| TPV                  | 32       | 10.06%       | 336m <sup>2</sup> | 8.06%           | 10771m <sup>2</sup> |
| MFS                  | 3        | 0.94%        | 639m <sup>2</sup> | 1.44%           | 1917m <sup>2</sup>  |
| Total Number of Lots |          | 318          |                   |                 |                     |

MINIMUM RESIDENTIAL DENSITY 21.52 ha  
320 du  
14.8 du/ha

MAXIMUM RESIDENTIAL DENSITY 21.52ha  
330 du  
15.3 du/ha

**LAND USE BUDGET**

|                                              |          |
|----------------------------------------------|----------|
| 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  |

TOTAL ROL APPLICATION 4 AREA 30.43 ha

**NOTE:**  
MINIMUM DWELLINGS is based on the development of one dwelling on each single family lot, two dwellings on each multi family strata (MFS) lot, and one dwelling on each multi family freehold (MFF).

MAXIMUM DWELLINGS for terrace (TCE) and multi family strata (MFS) lots is based on forni flats on rear loaded terraces and the development of the maximum number of dwellings on 2014 lots.

DENSITY calculations include the area of residential lots, local roads and local parks.

The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

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

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5050  
EDUCATIONAL  
ESTABLISHMENT  
6.99ha

**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)   |
| TOWN PREMIUM VILLA (TPV)    |
| MULTI-FAMILY STRATA (MFS)   |

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL  
**11 FEB 2016**  
**MEDQ**

LAYOUT PREVIOUSLY APPROVED  
AS PART OF DEV 2013/523

**AMENDED IN RED**

**8 FEB 2016**  
By: **KMcGill** (name)  
**MEDQ**

## PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR)

### RECONFIGURATION OF A LOT

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LAYOUT PREVIOUSLY APPROVED  
AS PART OF DEV 2013/523

LAYOUT PREVIOUSLY APPROVED  
AS PART OF DEV 2013/503

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL

11 FEB 2016

MEDQ

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)   |  |
| TOWN PREMIUM VILLA (TPV)    |  |
| MULTI-FAMILY STRATA (MFS)   |  |

AMENDED IN RED

8 FEB 2016

By: **KMcGill** (name)  
MEDQ

## PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR)

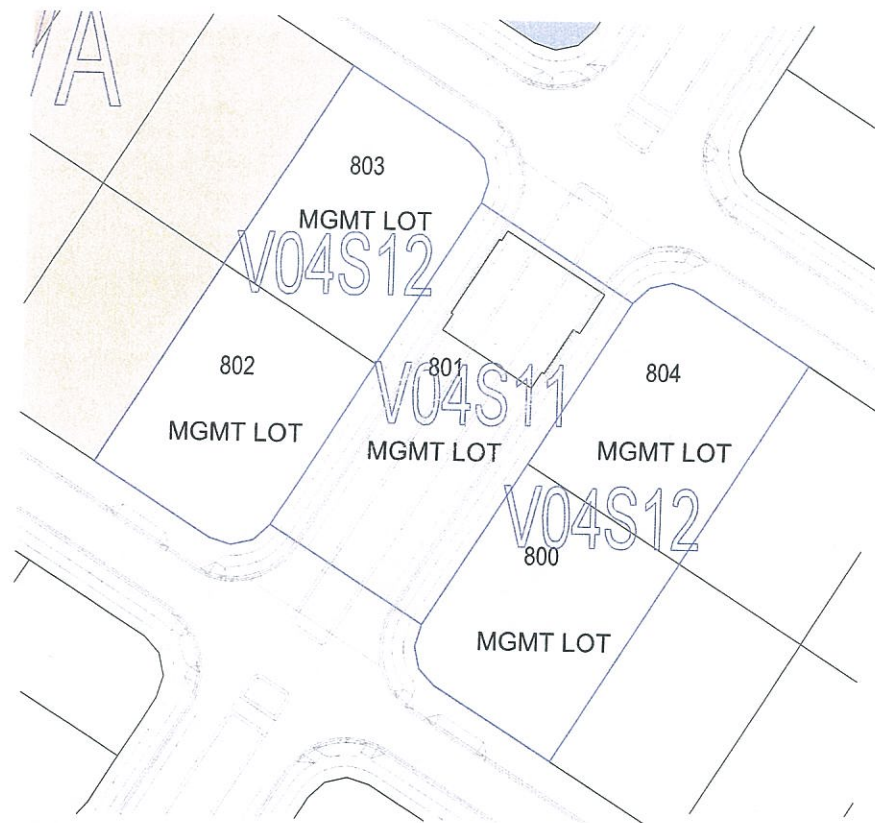
### RECONFIGURATION OF A LOT

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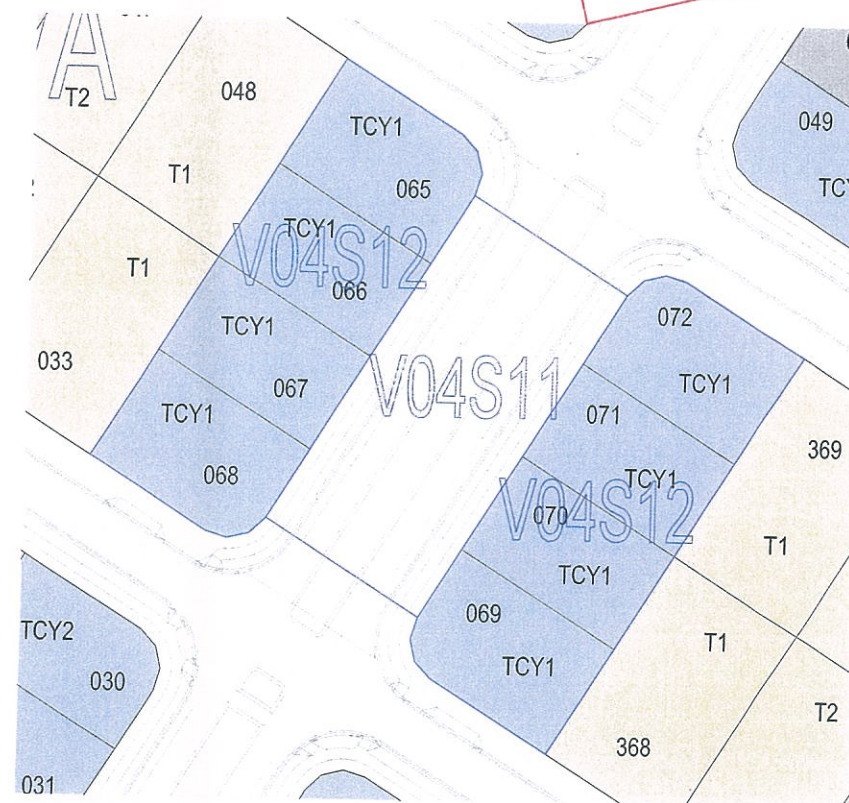
**LEGEND**


| 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)   |
| TOWN PREMIUM VILLA (TPV)    |
| MULTI-FAMILY STRATA (MFS)   |

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL  
**11 FEB 2016**  
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DISPLAY VILLAGE A  
RECONFIGURATION PART ONE



DISPLAY VILLAGE A  
ULTIMATE RECONFIGURATION

AMENDED IN RED  
**8 FEB 2016**  
By: **K McGill** (name)  
MEDQ

## PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR)

### RECONFIGURATION OF A LOT

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

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**LEGEND**

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION FOUR
- LOTS LESS THAN 250 sqm
- LOTS BETWEEN 250 AND 450 sqm
- REFER TYPICAL HOUSE PLANS LOTS LESS THAN 250 sqm SHEETS 1 TO 3

**PLANS AND DOCUMENTS**  
 referred to in the PDA APPROVAL  
**11 FEB 2015**  
**MEDQ**

SHEET 1

 SHEET 2  
 NO LONGER APPLICABLE

 SHEET 3  
 NO LONGER APPLICABLE

## PRECINCT TWO - VILLAGE 4A (APPLICATION FOUR) LOTS LESS THAN 450sqm LOCATION

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File No. YAR P02V04A

Dgn No. P02V04A.ROL4.L450.160203

0 50 100 150 200 250m  
 Scale 1:5,000 at A3




Date 03 FEB 2015

THESE CRITERIA MUST BE READ IN CONJUNCTION  
WITH RESIDENTIAL PLAN OF DEVELOPMENT  
SHEET 4 OF 4 [DGN No P02V04A-ROL4A-POD160203] -  
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS  
referred to in the PDA APPROVAL  
11 FEB 2016  
MEDQ

**LEGEND**

|  |                                  |  |                                                                                                             |
|--|----------------------------------|--|-------------------------------------------------------------------------------------------------------------|
|  | BUILD TO BOUNDARY LINE           |  | MANDATORY PRIMARY STREET FRONTAGE                                                                           |
|  | MANDATORY BUILD TO BOUNDARY LINE |  | ACOUSTIC ATTENUATION REQ IN DWELLING IN ACCORDANCE WITH THE RECOMMENDATIONS OF T APPROVED TRAFFIC NOISE ADI |
|  | NO VEHICULAR ACCESS              |  | PRECINCT 2, VILLAGE 4A PREP BY VIPAC                                                                        |
|  | PROPOSED STAGE BOUNDARY          |  | DISPLAY HOME AND/OR SALES OFFICE USE                                                                        |
|  | BUILDING ENVELOPE                |  | CAR PARK USE                                                                                                |
|  | LL SALES OFFICE USE              |  | FOOD PREMISES USE                                                                                           |
|  | TEMPORARY LANDSCAPE TREATMENT    |  |                                                                                                             |

#### SETBACK TABLE

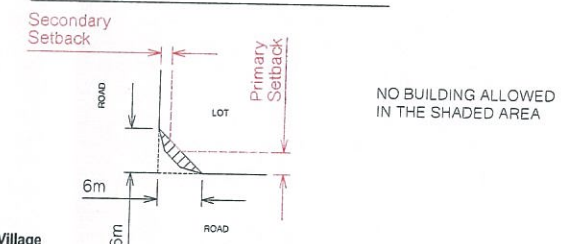
| LOT TYPE                     | FRONT - PRIMARY FRONTAGE | REAR AND SIDE (to wall) | BUILD TO BOUNDARY | FIRST FLOOR SIDE | CORNER LOTS - SECONDARY FRONTAGE |
|------------------------------|--------------------------|-------------------------|-------------------|------------------|----------------------------------|
| (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               | 2.0              | 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<br>Courtyard | Town Premium Villa<br>Town Cottage | Villa<br>Town Villa         | Terrace | MFF (Multi Family<br>Freehold) | MFS (Multi Family<br>Strata) | Maximum<br>Retaining<br>Height |
|----------------|-------------------|-----------------------------|------------------------------------|-----------------------------|---------|--------------------------------|------------------------------|--------------------------------|
|                | <b>EARTHWORKS</b> |                             |                                    |                             |         |                                |                              |                                |
| Front Boundary | Cut Average       | 1.5                         | 1.4                                | 1.25                        | 1.0     | 0.5                            | 0.5                          | 1.8                            |
| Side Boundary  | Cut Average       | 1.0                         | 0.7                                | 0.5                         | 0.5     | 0.5                            | 0.5                          | 1.0                            |
| Rear Boundary  | Cut Average       | 1.5                         | 1.5                                | 1.5                         | 1.5     | 1.5                            | 1.5                          | 1.8                            |
|                |                   |                             |                                    | F/R Minimum height of 0.3 m |         |                                |                              |                                |
|                |                   |                             |                                    | F/R Minimum height of 0.3 m |         |                                |                              |                                |

#### SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



#### POD Display Village

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

#### Sales Office Design Criteria

The following apply to the development of the sales office:

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

#### Sales Office and Display Village carparking

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

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

#### Display Homes

The following design criteria apply to the display homes:

- Houses should comply with the residential POD Drawing Number P02V4A.ROL4-POD121204 Sheets 1 to 4;
- Only 1 display home shall be located on each lot; and
- It is to be maintained for a maximum of 5 years from the date of the approval after which this temporary use will lapse.

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

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**LEGEND**

-  VERTICAL BANNER SIGNS
-  POLE SIGN (DIRECTIONAL)
-  DIGITAL BLADE
-  POLE SIGN (CAR PARK ENTRY SIGN)
-  SALES OFFICE BUILDING SIGNAGE (WALL AND WINDOW SIGNAGE)
-  POLE SIGN (SALES OFFICE WELCOME SIGN)
-  POLE SIGN (SALES AND INFORMATION CENTRE SIGN - SP1A)
-  ICONIC STRUCTURE
-  POLE SIGN (YARRABILBA MASTERPLAN AND LOCALITY SIGN)
-  CAFE SIGN (INTEGRATED WITH CAFE STRUCTURE)
-  OUTDOOR TELEVISION SCREEN

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

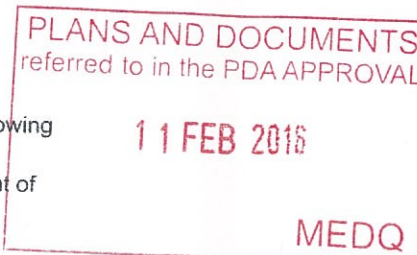
SIGNAGE CRITERIA MUST BE READ IN CONJUNCTION  
WITH RESIDENTIAL PLAN OF DEVELOPMENT - DISPLAY  
VILLAGE SHEET 3 OF 3 [DGN No P02V04A-ROL4A-PODDV160203] -  
DESIGN CRITERIA FOR DISPLAY VILLAGE SIGNAGE

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

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## Plan of Development – Design Criteria for Display Village Signage

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



1. Vertical banner signs:
  - a. A maximum of 33 double sided banners on poles can be provided with the following maximum dimensions:
    - i. Each banner is 800mm wide by 2100mm high, with the maximum height of the sign above the ground level of 4.7m.
2. Pole signs:
  - a. Directional signs:
    - i. A maximum of 8 directional signs can be provided for the display village with the following maximum dimensions:
      1. Maximum of 3.2m above ground level
      2. Maximum sign face of 20cm wide and 1m high
  - b. Builder identification signs:
    - i. A maximum of 1 builder identification sign shall be provided on each lot containing a display house with a maximum sign face of 60cm wide and 1.5m high. The maximum height of the sign above ground level is 2m;
    - ii. A maximum of 1 builder advertising sign shall be provided on each lot containing a display house with a maximum sign face of 2m wide and 1m high. The maximum height of the sign above ground level is 2m;
  - c. Sales centre welcome sign:
    - i. One welcome sign should be provided for the display village with a maximum sign face of 1.2m wide and 1.5m high. The maximum height of the sign above ground level is 2m;
  - d. Sales and information centre sign:
    - i. Two Sales and information centre signs should be provided for the display village with a maximum sign face of 2.4m wide and 6.0m high. The maximum height of the sign above ground level is 0.5m;
  - e. Yarrabilba masterplan and locality sign:
    - i. Two masterplan and locality signs should be provided for the display village with a maximum sign face of 4.0m wide and 2.0m high. The maximum height of the sign above ground level is 1.0m.
3. Window signs:
  - a. Sales office signage:
    - i. The signage on windows shall not cover more than 50% of the window area.
  - b. Cafe signage:
    - i. The signage on the windows shall not cover more than 30% of the window area.
4. Wall signs:
  - a. Sales office signage:
    - i. The signage on walls shall not cover more than 50% of the wall area.
  - b. Cafe signage:
    - i. The signage on the windows shall not cover more than 30% of the window area.
5. Digital Blade:
  - a. A maximum of 1 digital blade signs should be provided for the display village with a maximum sign face of 2.46m wide and 6.0m high. The digital screen component is 1.92m wide and 1.92m high. The maximum height of the sign above ground level is 0m.
6. Iconic structure:
  - a. A large iconic structure is proposed to be located adjacent to the sales and information centre. This may include signage. The design of this structure is subject to separate endorsement by EDQ.
7. Outdoor Television Screen
  - a. Should an outdoor television screen be provided for the display village it shall have a maximum face of 3.52m wide and 1.92m high.

THESE CRITERIA MUST BE READ IN CONJUNCTION  
WITH RESIDENTIAL PLAN OF DEVELOPMENT DISPLAY  
VILLAGE SHEET 2 OF 3 [DGN No P02V04A-ROL4A-PODDV160203]

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

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