

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

0 30 60 90 120 150m
Scale 1:3,000 at A3



Lend Lease



	BUILD TO BOUNDARY LINE		MANDATORY PRIMARY STREET FRONTAGE
	MANDATORY BUILD TO BOUNDARY LINE		ACOUSTIC ATTENUATION REQUIRED IN DWELLING IN ACCORDANCE WITH THE APPROVED ACOUSTIC ADVICE, PREPARED BY VIPAC DATED 26/03/2015
	NO VEHICULAR ACCESS		
	PROPOSED STAGE BOUNDARY		
	BUILDING ENVELOPE		

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	N/A	2.0	1.5
(T2)	TRADITIONAL 2	Ground floor	3.0	N/A	1.0	1.5
(C1)	COURTYARD 1	Ground floor	3.0	0.9	1.0	1.5
(C2)	COURTYARD 2	Ground floor	3.0	0.9	1.0	1.5
(TC1)	TOWN COTTAGE 1	Ground floor	3.0	0.9	1.0	1.5
(TC2)	TOWN COTTAGE 2	Ground floor	3.0	0.9	1.0	1.5
(PV)	PREMIUM VILLA	Ground floor	3.0	0.9	1.0	1.5
(TPV)	TOWN PREMIUM VILLA	Ground floor	3.0	0.9	1.0	1.5
(V)	VILLA	Ground floor	3.0	0.9	1.0	1.5
(TV)	TOWN VILLA	Ground floor	3.0	0.9	1.0	1.5
(TC)	TOWN COTTAGE	Ground floor	3.0	0.9	1.0	1.5
(TCD)	TERRACE (FRONT LOADED)	Ground floor	2.4	0.9	0.0	1.0
(TGD)	TERRACE (DUAL LOADED)	Ground floor	2.4	0.9*	0.0	1.0
(MFS)	MULTI-FAMILY STRATA *	Ground floor	3.0	0.9	1.0	1.5
(MFP)	MULTI-FAMILY FREEHOLD	Ground floor	2.0	0.9	1.0	1.5
(SMT)	SMART LOT	Ground floor	3.0	0.9	1.0	1.5

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

Secondary Setback

ROAD

LOT

Primary Setback

6m

6m

ROAD

NO BUILDING ALLOWED IN THE SHADED AREA

THESE CRITERIA MUST BE READ IN CONJUNCTION
WITH RESIDENTIAL PLAN OF DEVELOPMENT
SHEET 4 OF 4 [DGN No P02V03B-ROL5-POD160301] -
DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 5 MAY 2016

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	1.43%	663m ²	2.42%	1326m ²	
T2	15	10.71%	577m ²	15.82%	8661m ²	
C1	2	1.43%	480m ²	1.75%	960m ²	
C2	18	12.86%	464m ²	15.28%	8368m ²	
PV	27	19.29%	425m ²	20.97%	11482m ²	
V	23	16.43%	330m ²	13.87%	7595m ²	
TCY1	3	2.14%	405m ²	2.22%	1215m ²	
TCY2	2	1.43%	370m ²	1.35%	741m ²	
TC	11	7.14%	299m ²	5.47%	2994m ²	
TV	20	15.00%	258m ²	9.92%	5430m ²	
TPV	16	11.43%	320m ²	9.37%	5131m ²	
MFS	1	0.71%	851m ²	1.55%	851m ²	
Total Number of Lots		140				

MINIMUM RESIDENTIAL DENSITY 9.45 ha
140 du
14.8 du/ha

MAXIMUM RESIDENTIAL DENSITY 9.42 ha
142 du
15.0 du/ha

LAND USE BUDGET

RESIDENTIAL	5.48 ha
NEW ROAD - LOCAL	3.19 ha
OPEN SPACE - LOCAL	0.78 ha
TOTAL	9.45 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.

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL

- 5 MAY 2016

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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RECONFIGURATION OF A LOT

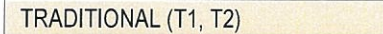
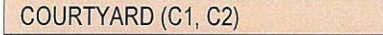
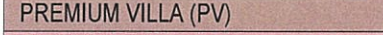
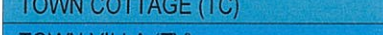
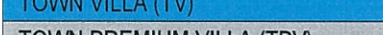
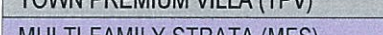
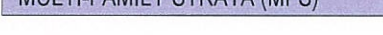
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LEGEND

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

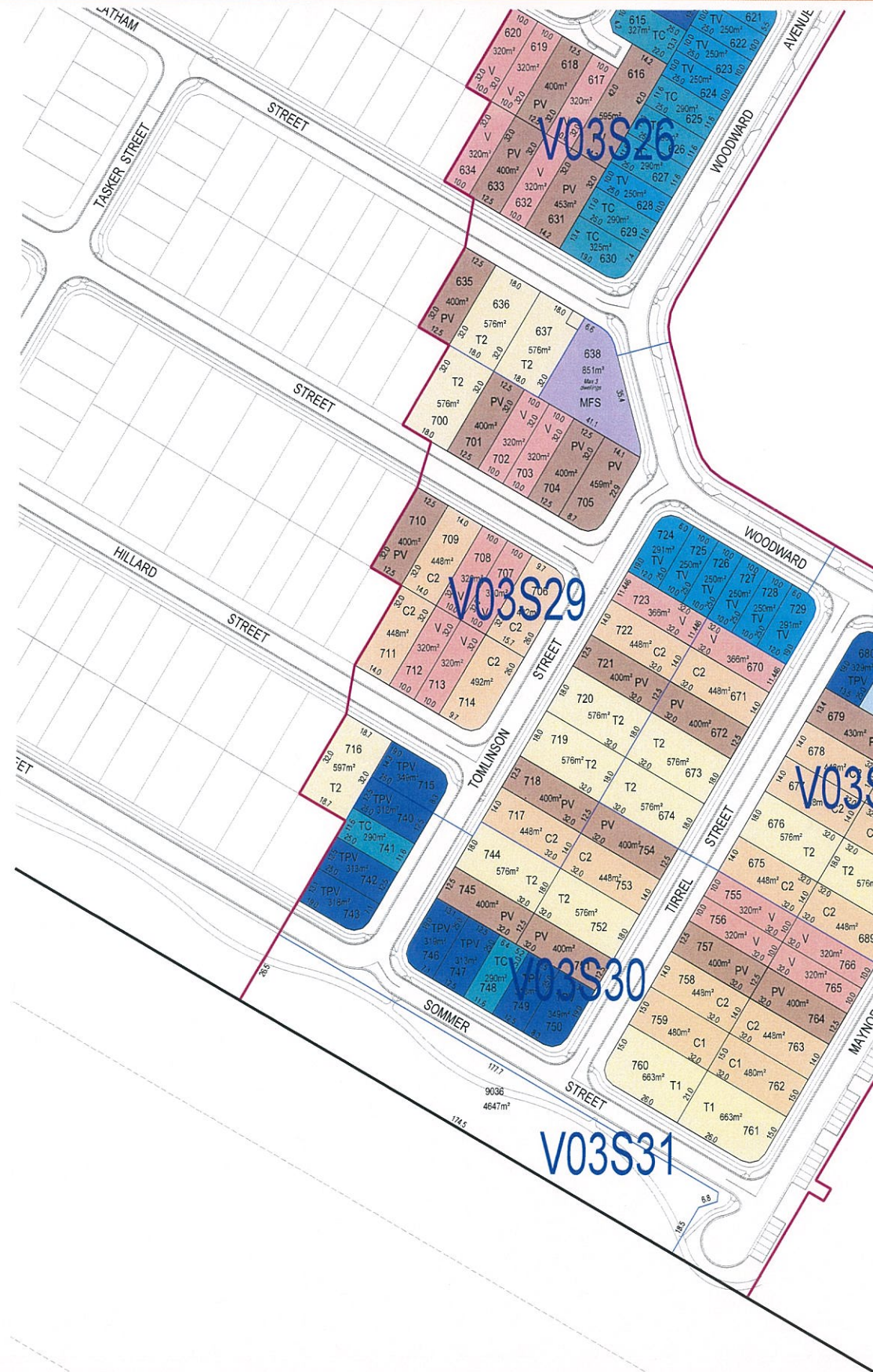
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 5 MAY 2016

MEDQ

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

PLANS AND DOCUMENTS
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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RECONFIGURATION OF A LOT

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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

NO LONGER REQUIRED

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 5 MAY 2016

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

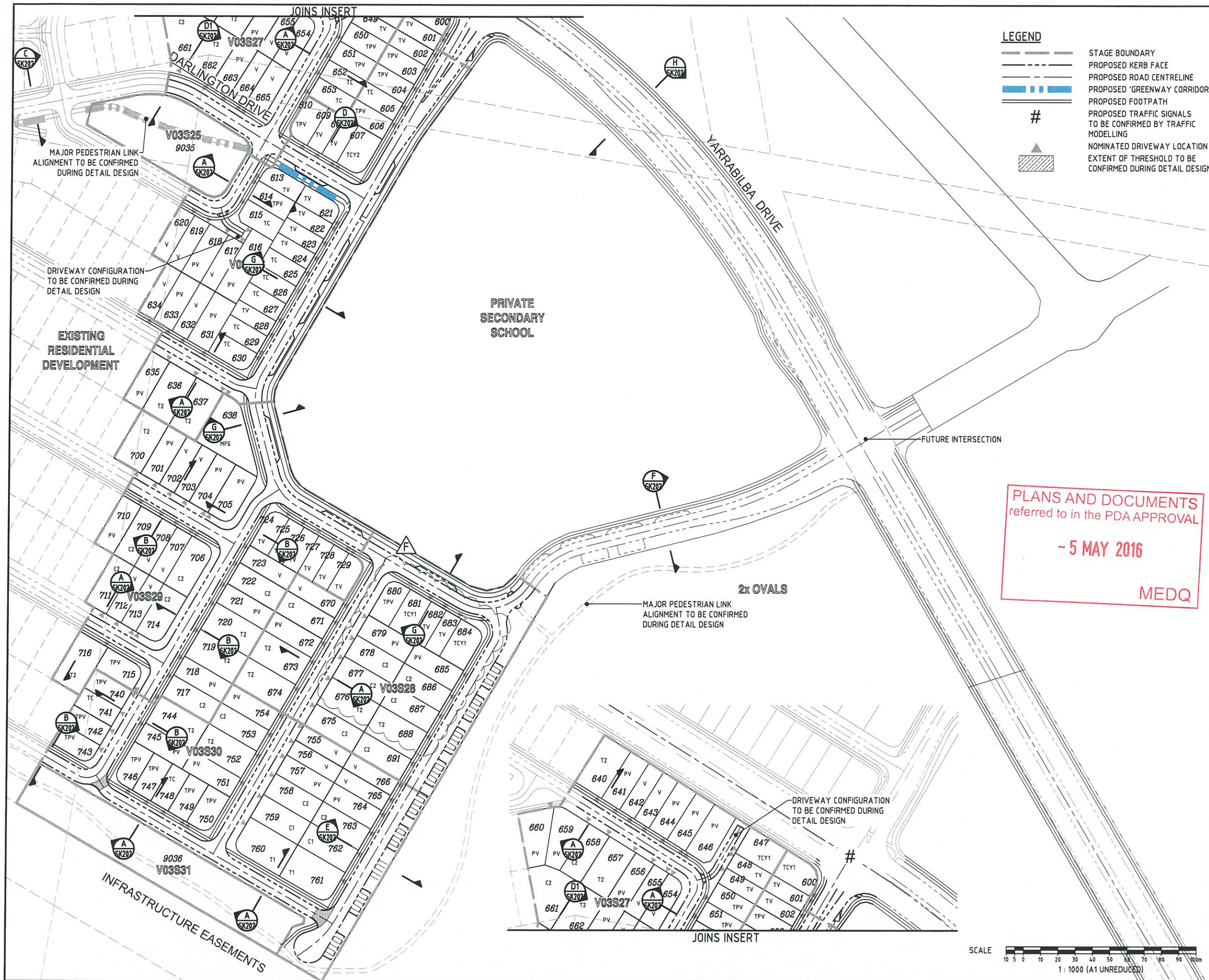
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0 30 60 90 120 150m

Scale 1:3,000 at A3



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LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- PROPOSED 'GREENWAY CORRIDOR'
- PROPOSED FOOTPATH
- PROPOSED TRAFFIC SIGNALS TO BE CONFIRMED BY TRAFFIC MODELLING
- NOMINATED DRIVEWAY LOCATION
- EXTENT OF THRESHOLD TO BE CONFIRMED DURING DETAIL DESIGN

#

DO NOT SCALE THIS DRAWING
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NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAMP CREEK ROAD

WILSON ROAD

YARRILBA DRIVE

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
E	LOTS AMENDED	15/12/15	LO/C
F	LOTS AMENDED	25/02/16	IOC

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Client

Lend Lease

Project

YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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CONSULTING ENGINEERS

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PHONE 07 3017 1900
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ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V03B FUNCTIONAL LAYOUT
ROADWORKS PLAN**

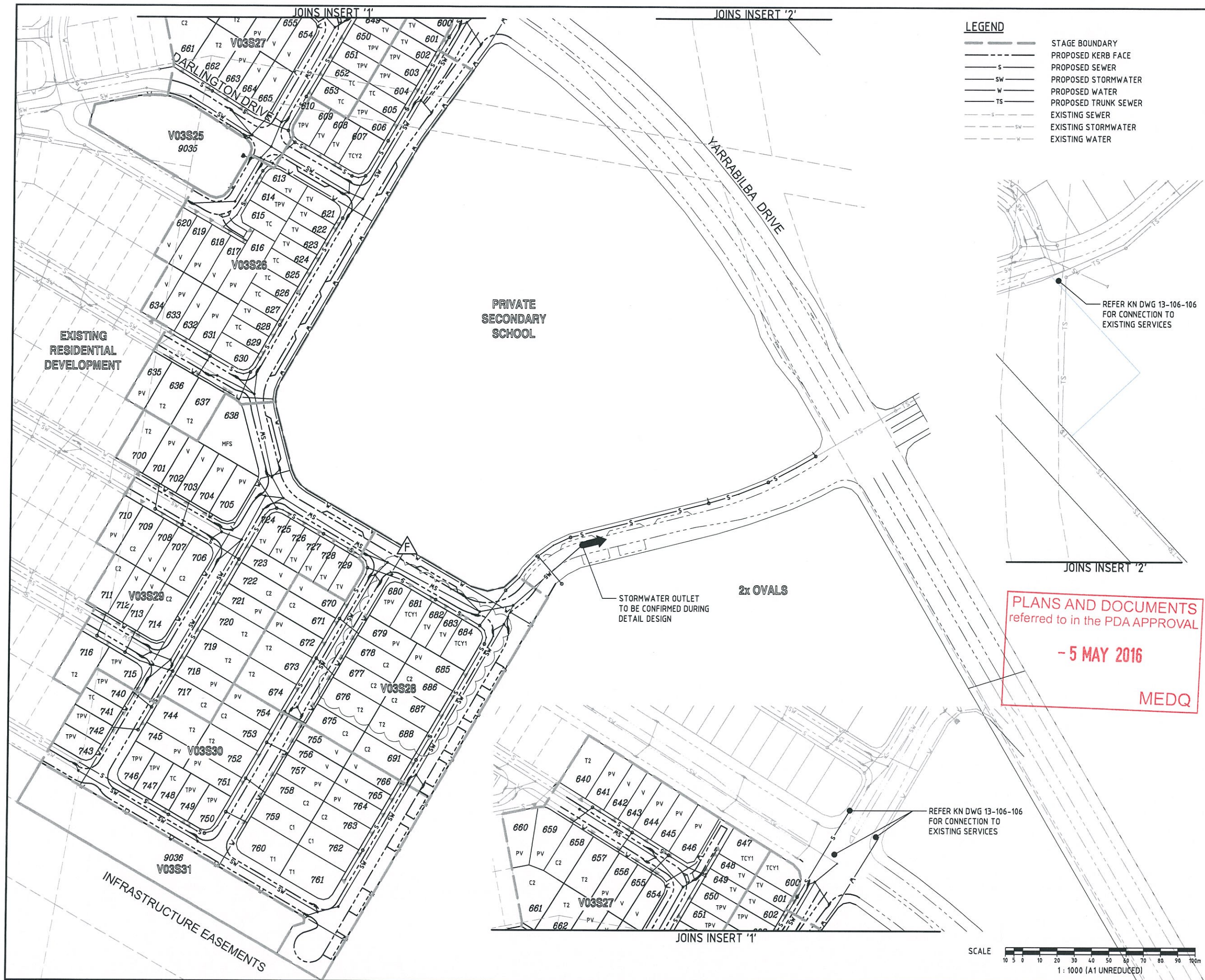
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Scale AS SHOWN	Drawing No 13-106-SK201	Sheet 1 of -	Revision F

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 5 MAY 2016

MEDQ





LEGEND

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

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LOCALITY PLAN



REVISIONS

No	Description	Date	By
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PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS



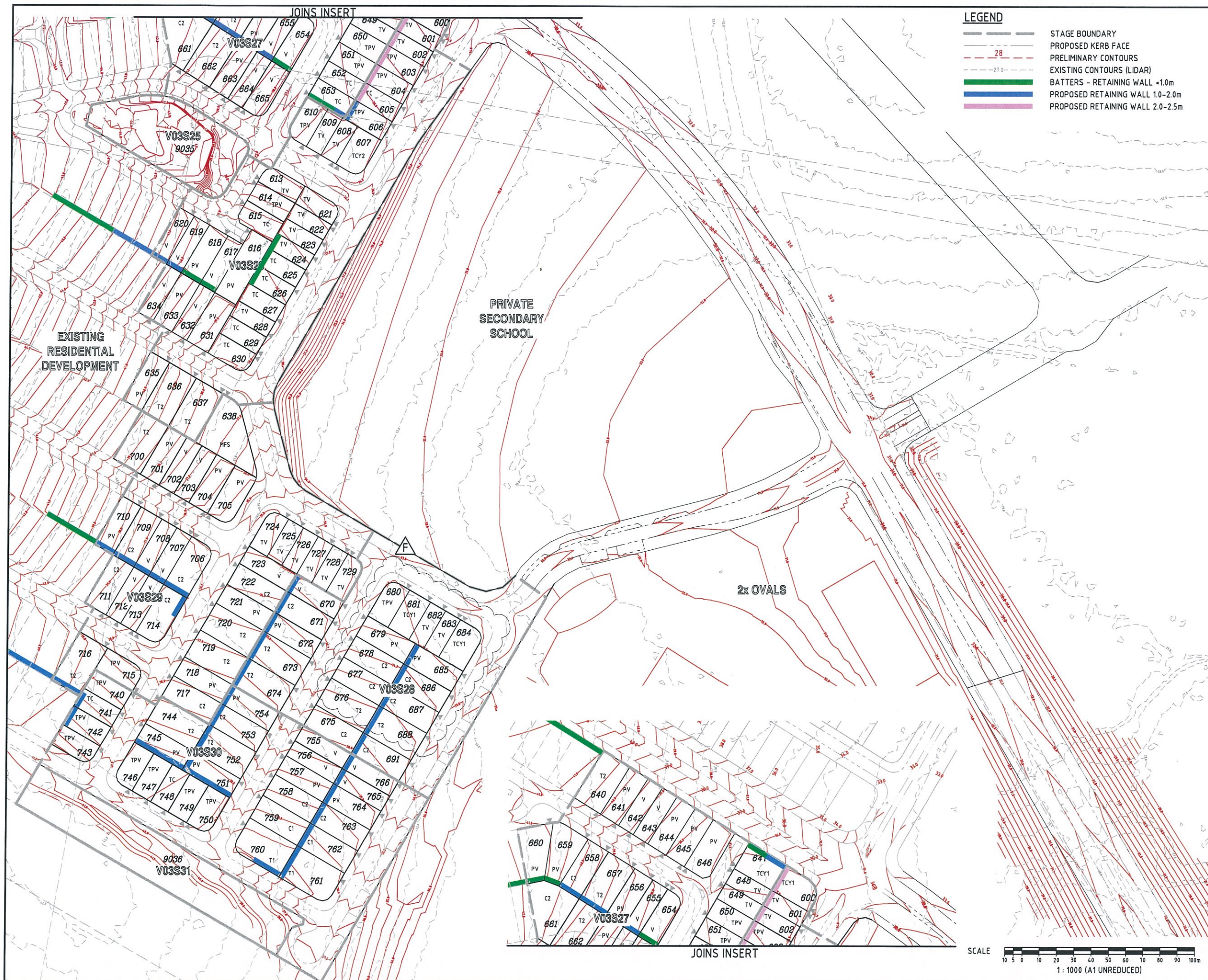
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Approved - RPEQ 12805

Drawing Title

**V03B FUNCTIONAL LAYOUT
SERVICES PLAN**

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



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

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NORTH

LOCALITY PLAN

CAMP CABLE ROAD

YARRABILBA

WATERBURY

TARROONG ROAD

YARRABILBA PRECINCT 2

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
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**V03B FUNCTIONAL LAYOUT
EARTHWORKS PLAN**

Drawn	Designed	Checked	Date
LO'C	LO'C	GBG	MAR 15

Scale	Drawing No	Sheet
AS SHOWN	13-106-SK204	of -

Revision	Revision
A1	F