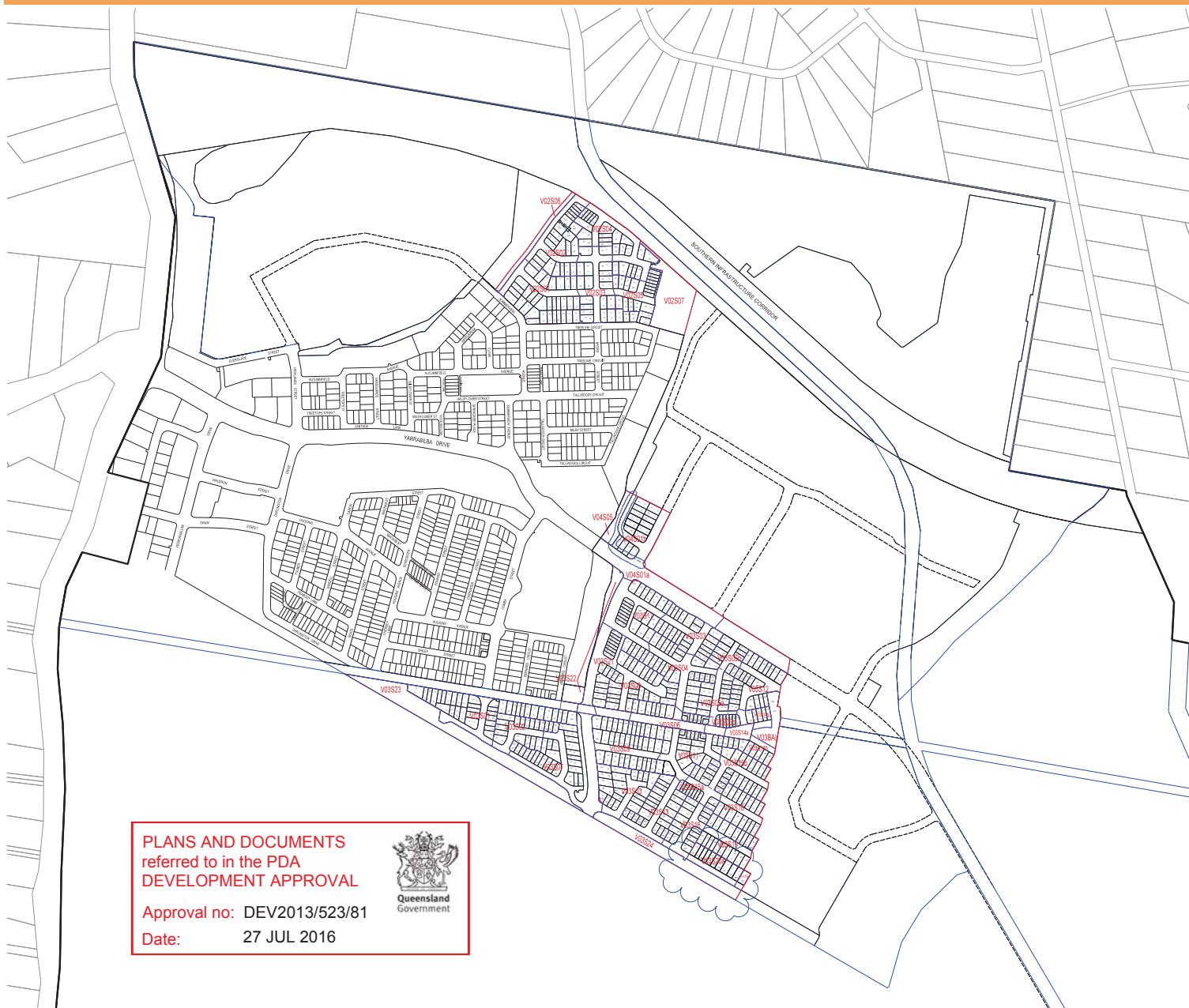
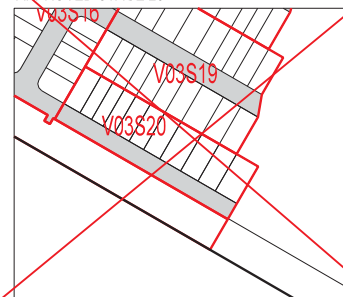
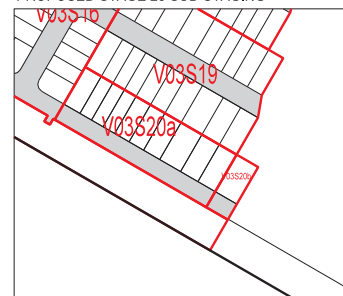



LEGEND

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

APPROVED STAGE 20


Not part of this approval

PROPOSED STAGE 20 SUB-STAGING

NOTE:

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 DEVELOPMENT APPROVAL

Approval no: DEV2013/523/81

Date: 27 JUL 2016


AMENDED IN RED

By: Karina McGill

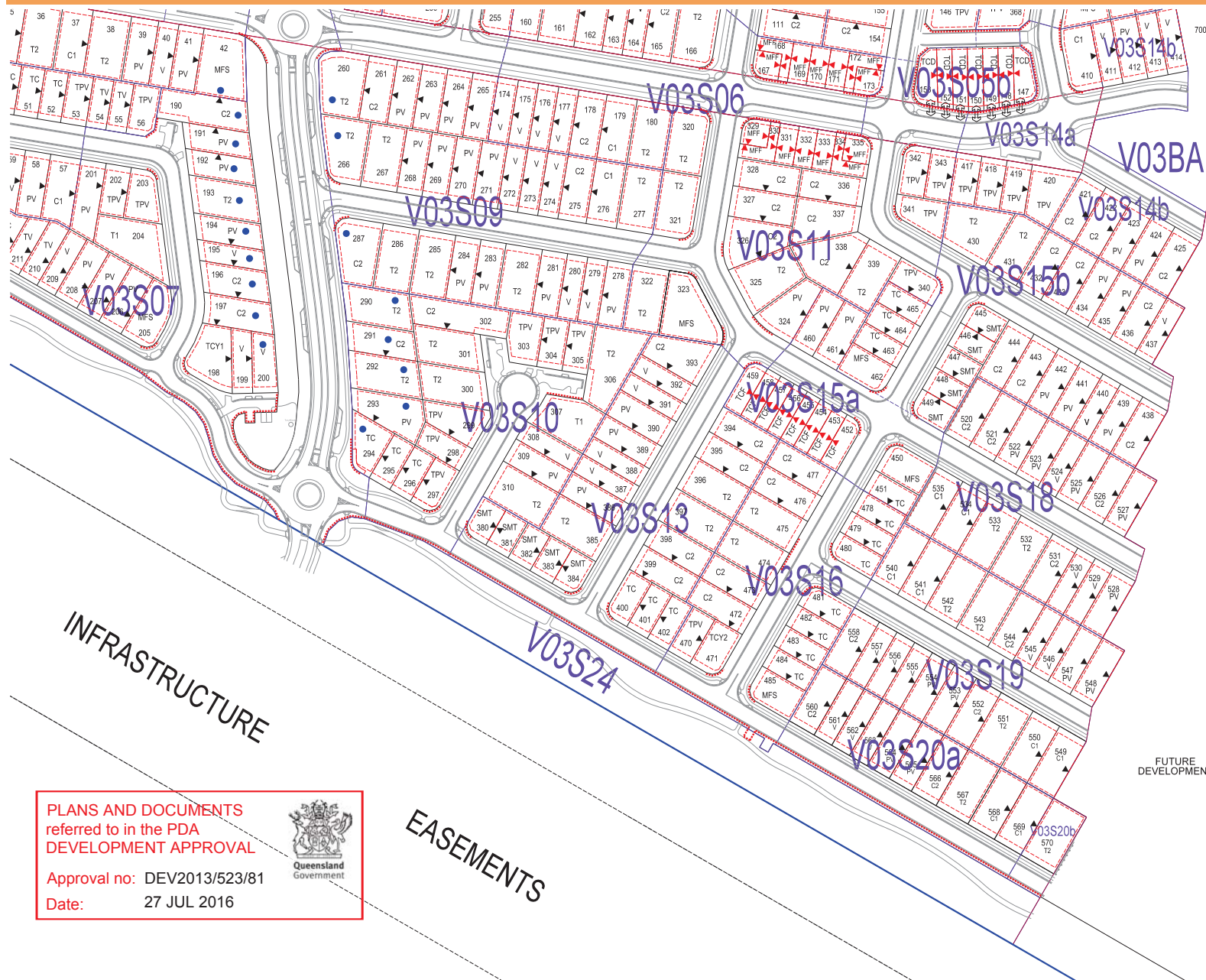
Date: 19/07/2016



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

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration, c. 2016 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

- YARRABILBA SITE BOUNDARY
- PRECINCT TWO
- RECONFIGURATION OF A LOT APPLICATION ONE
- PROPOSED STAGE BOUNDARY
- BUILD TO BOUNDARY LINE
- MANDATORY BUILD TO BOUNDARY LINE NO VEHICULAR ACCESS
- RETAINING WALL
- MANDATORY PRIMARY STREET FRONTAGE
- ACOUSTIC ATTENUATION REQUIRED IN DWELLING
- BUILDING ENVELOPE
- ENGINEERED FILL

SETBACK TABLE

LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE - WALL	BUILD TO BOUNDARY	FIRST FLOOR SETBACK	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
(TC1) TOWN COURTYARD 1	Ground floor 3.0	0.0	0.0	1.0	1.5
(TC2) 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
(MFS) TOWN VILLA	Ground floor 3.0	0.0	0.0	1.0	1.5
(TC3) TOWN COTTAGE	Ground floor 3.0	0.0	0.0	1.0	1.5
(TPS) TERRACE (POOL LOADED)	Ground floor 2.4	0.0	0.0	0.0	1.0
(TC4) TERRACE (DUAL LOADED)	Ground floor 2.4	0.0	0.0	0.0	1.0
(MFS) MULTIFAMILY (STRATA)	Ground floor 3.0	0.0	0.0	1.0	1.5
(MFF) MULTIFAMILY (FREEHOLD)	Ground floor 3.0	0.0	0.0	1.0	1.5
(SMT) SMART LOT	Ground floor 3.0	0.0	0.0	1.0	1.5

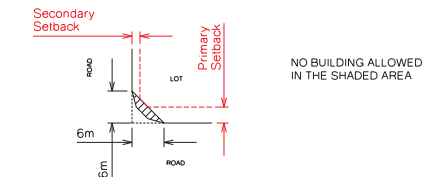
* INCLUDES GARAGE
NOTE: ALL GARAGES MUST BE SETBACK 6.0m TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR, excluding MFF lots.

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Premium Villa Town Cottage	Villa Town Villa	Terrace	MFF (Multi Family Strata)	MFS (Multi Family Freehold)	Maximum Retaining Height
Front Boundary	1.5	1.4	1.25	1.0	0.5	0.5	0.5	1.0
Side Boundary	1.0	0.7	0.6	0.5	0.5	0.5	0.5	1.0
Rear Boundary	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.0

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/523/81

Date: 27 JUL 2016

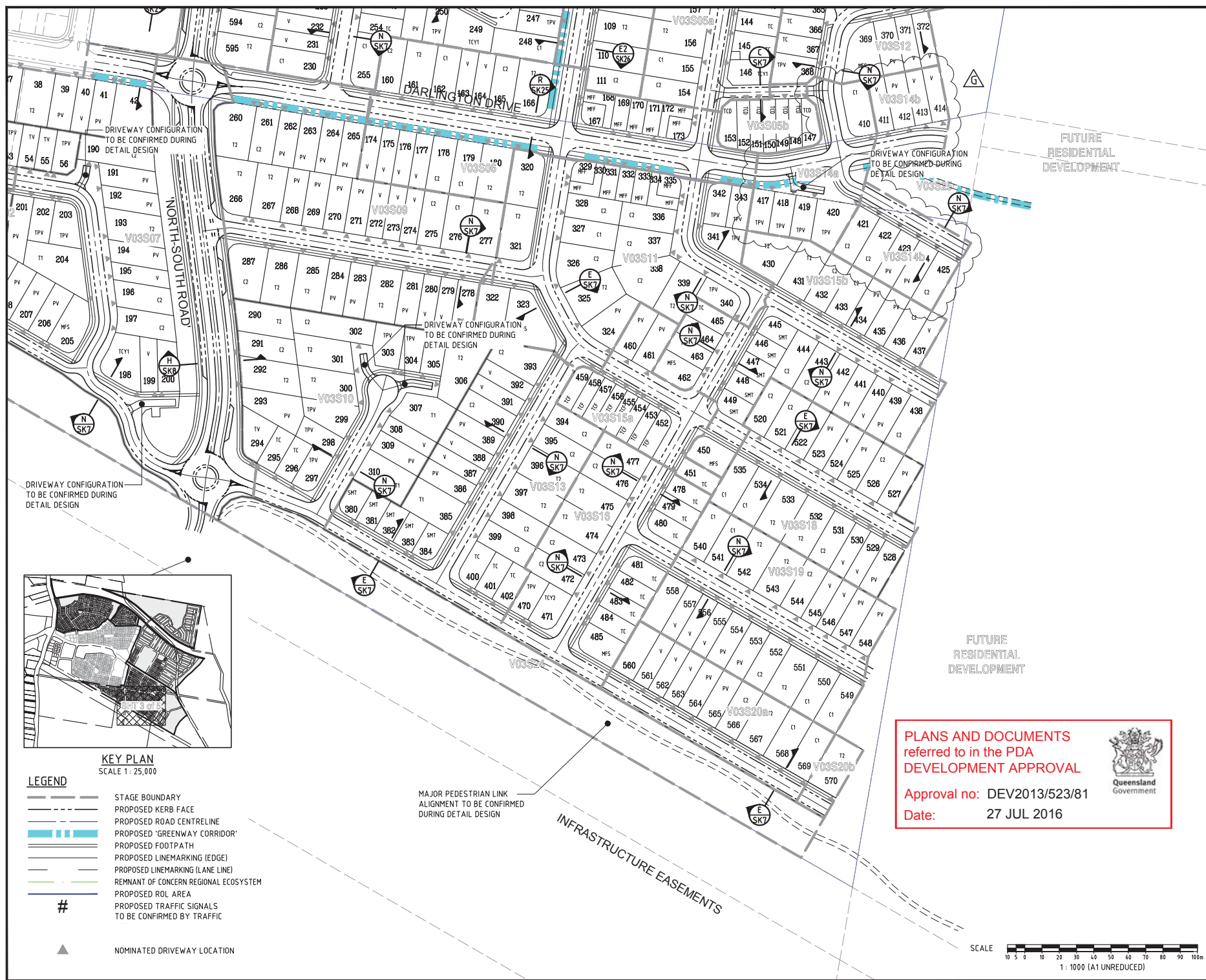


EASEMENTS

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE PLAN OF 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, c. 2014 Land Lease Communities (Australia). All rights reserved. Except as permitted by Land 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 Land Lease.





DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

YARRABILBA PRECINCT 2

YARRABILBA

CAPE CABLE ROAD

WILKINS ROAD

THORPE ROAD

REVISIONS

No	Description	Date	By
A	APPROVAL	09/13	L.O.C
B	EDG RESPONSE	02/14	L.O.C
C	ADDITIONAL EDG AMENDMENTS	21/02/14	L.O.C
D	LOT AND ROAD LAYOUT AMENDED	24/09/14	L.O.C
E	LOT BOUNDARY AMENDED	29/06/15	ELN
F	STAGE BOUNDARY AMENDED	12/07/16	JAS
G	STAGE BOUNDARY AMENDED	18/07/16	JAS

Associated Consultants

RPS

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Suite 4, RPS Australia East Pty Ltd Corporate Park
North Building, 34-36 Glenview Drive, Robina
PO Box 9048 Robina, 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 LAYOUT

KN GROUP PTY LTD
CORPORATE ENGINEERS

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

FUNCTIONAL LAYOUT
ROADWORKS PLAN
SHEET 3 OF 5

Drawn	Designed	Checked	Date
L.O.C	L.O.C	GBG	NOV 13

Scale

AS SHOWN

Drawing No	Revision
A1	13-106-SK004

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2013/523/81

Date: 27 JUL 2016

Queensland
Government

