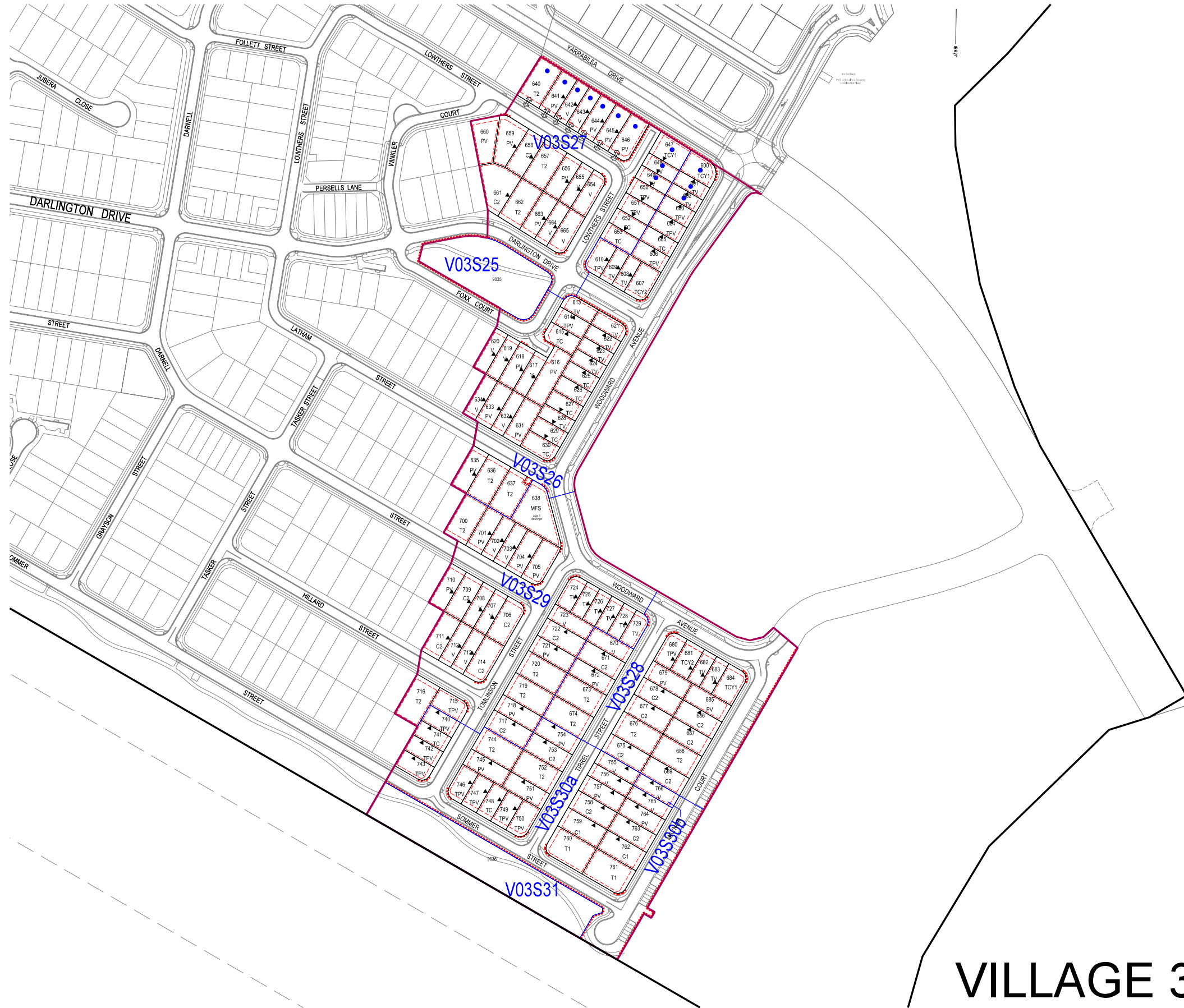




- LEGEND
-  YARRABILBA SITE BOUNDARY
 -  PRECINCT TWO BOUNDARY
 -  RECONFIGURATION OF A LOT APPLICATION FIVE
 -  PROPOSED STAGE BOUNDARY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2015/667/16

Date: 24/10/2016



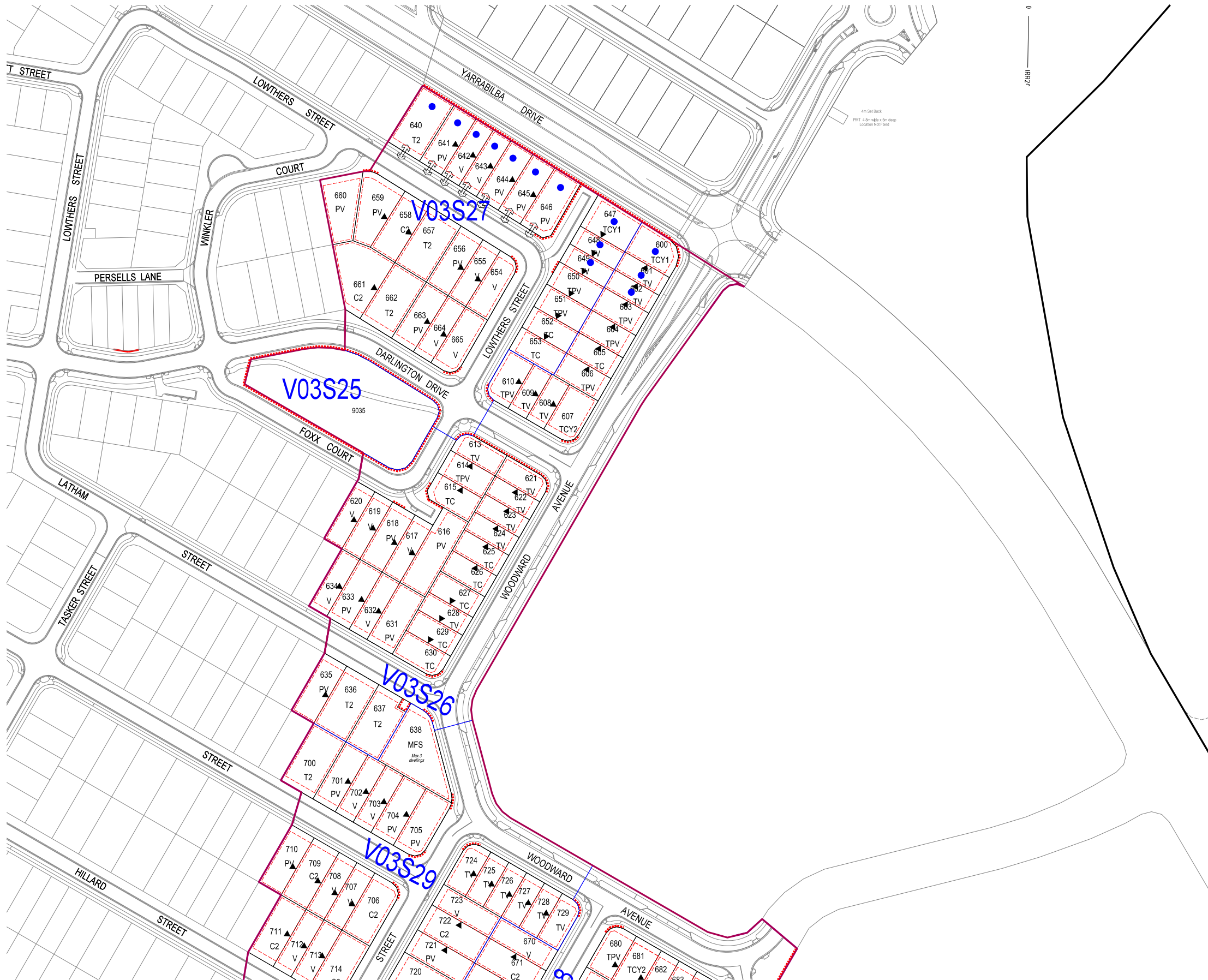
VILLAGE 3C

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

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




LEGEND

	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		

SETBACK TABLE

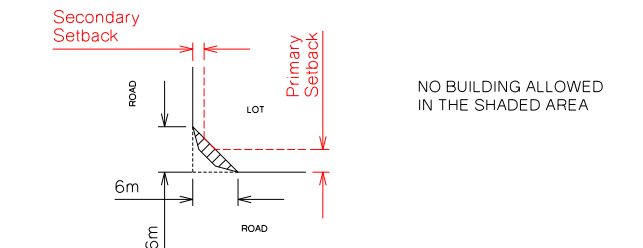
	LOT TYPE	FRONT - PRIMARY FRONTAGE	REAR AND SIDE (to wall)	BUILD TO BOUNDARY	FIRST FLOOR SIDE	CORNER LOTS - SECONDARY FRONTAGE	
(T1)	TRADITIONAL 1	Ground floor	3.0	0.9	N/A	2.0	1.5
(T2)	TRADITIONAL 2	Ground floor	3.0	0.9	N/A	1.0	1.5
(C1)	COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0	1.5
(C2)	COURTYARD 2	Ground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

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

RETAINING WALL HEIGHT TABLE

LOT TYPE	Traditional	Town Courtyard	Premium Villa Town Premium Villa	Villa Town Villa	Terrace	MFF (Multi Family Freehold) MFS (Multi Family Strata)	Maximum Retaining Height
Front Boundaries	Cut Average	1.5	1.4	1.25	1.0	0.5	1.8
Side Boundaries	Cut Average	1.0	0.7	0.8	0.5	0.5	1.8
Rear Boundary	Cut Average	1.5	1.5	1.5	1.5	1.5	1.8

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS


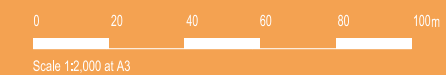
THESE CRITERIA MUST BE READ IN CONJUNCTION WITH RESIDENTIAL PLAN OF DEVELOPMENT SHEET 4 OF 4 [DGN No P02V03B-ROL5-POD160301] - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

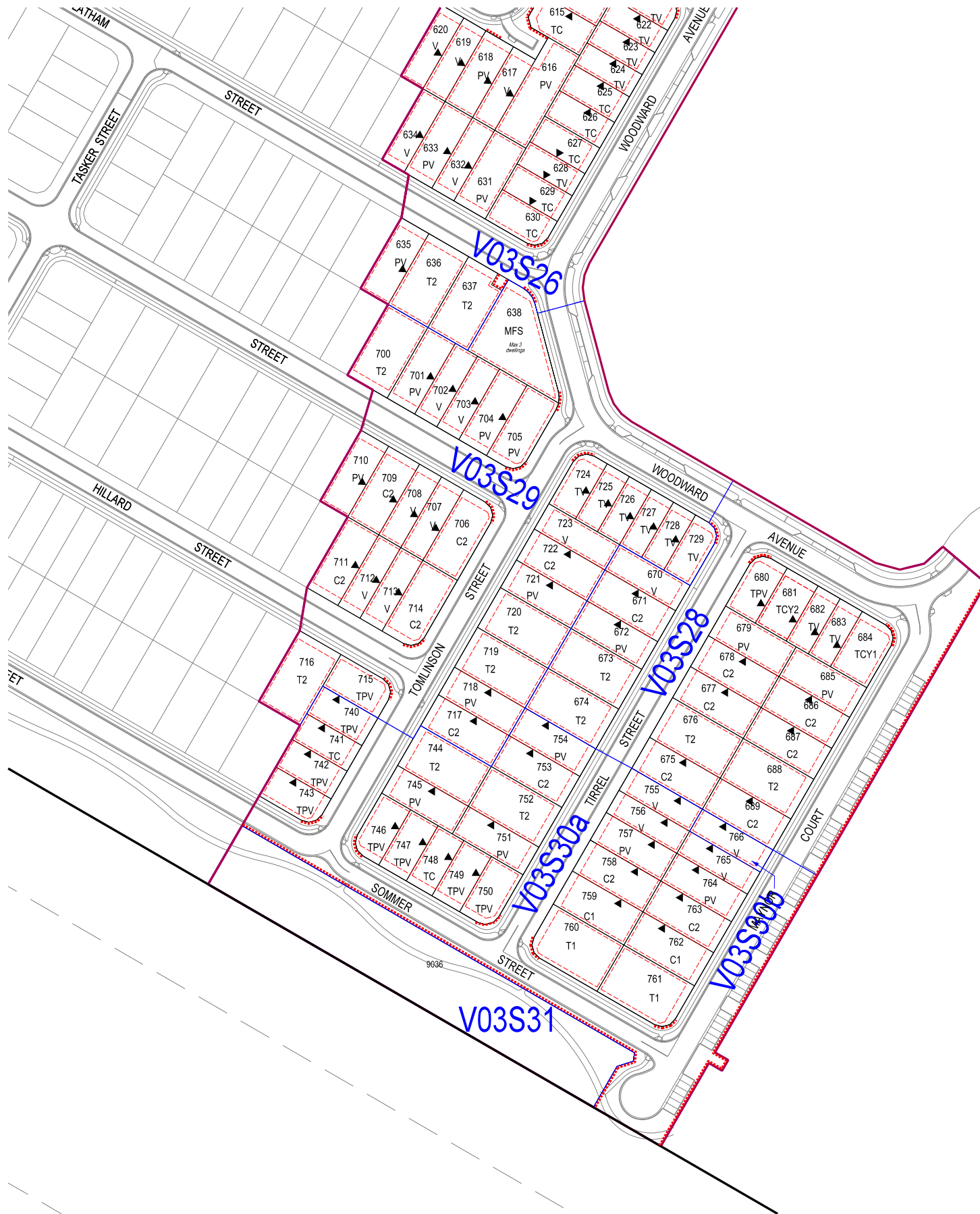
PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2015/667/16
 Date: 24/10/2016



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

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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 APPROVED ACOUSTIC ADVICE, PREPARED BY VIPAC DATED 26/03/2015

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
(T2)	TRADITIONAL 2	Ground floor	3.0	0.9	N/A	1.0
(C1)	COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0
(C2)	COURTYARD 2	Ground floor	3.0	0.9	0.0	1.0
(TCY1)	TOWN COURTYARD 1	Ground floor	3.0	0.9	0.0	1.0
(TCY2)	TOWN COURTYARD 2	Ground floor	3.0	0.9	0.0	1.0
(PV)	PREMIUM VILLA	Ground floor	3.0	0.9	0.0	1.0
(TPV)	TOWN PREMIUM VILLA	Ground floor	3.0	0.9	0.0	1.0
(V)	VILLA	Ground floor	3.0	0.9	0.0	1.0
(TV)	TOWN VILLA	Ground floor	3.0	0.9	0.0	1.0
(TC)	TOWN COTTAGE	Ground floor	3.0	0.9	0.0	1.0
(TCF)	TERRACE (FRONT LOADED)	Ground floor	2.4	0.9	0.0	1.0
(TCD)	TERRACE (DUAL LOADED)	Ground floor	2.4	0.9	0.0	1.0
(MFS)	MULTIFAMILY STRATA *	Ground floor	3.0	0.9	0.0	1.0
(MFF)	MULTIFAMILY FREEHOLD	Ground floor	2.0	0.9	0.0	1.0
(SMT)	SMART LOT	Ground floor	3.0	0.9	0.0	1.0

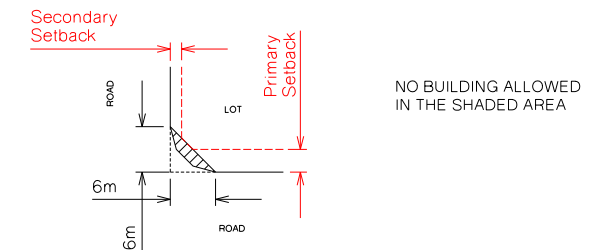
* INCLUDES GARAGES
* CONSTITUTES MULTIPLE RESIDENTIAL DEVELOPMENT
NOTE: ALL GARAGES MUST BE SETBACK 5.0M TO THE FRONT WALL AT THE GARAGE AND A FURTHER 240mm TO THE GARAGE DOOR.

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
EARTHWORKS							
Front Boundaries	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
Side Boundaries	Fill Average 1.0	0.7	0.6	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
Boundary	Fill Maximum height of 1.0 m						1.0

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

SPECIAL SITING REQUIREMENTS FOR CORNER ALLOTMENTS



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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

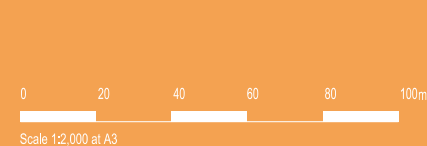
Approval no: DEV2015/667/16

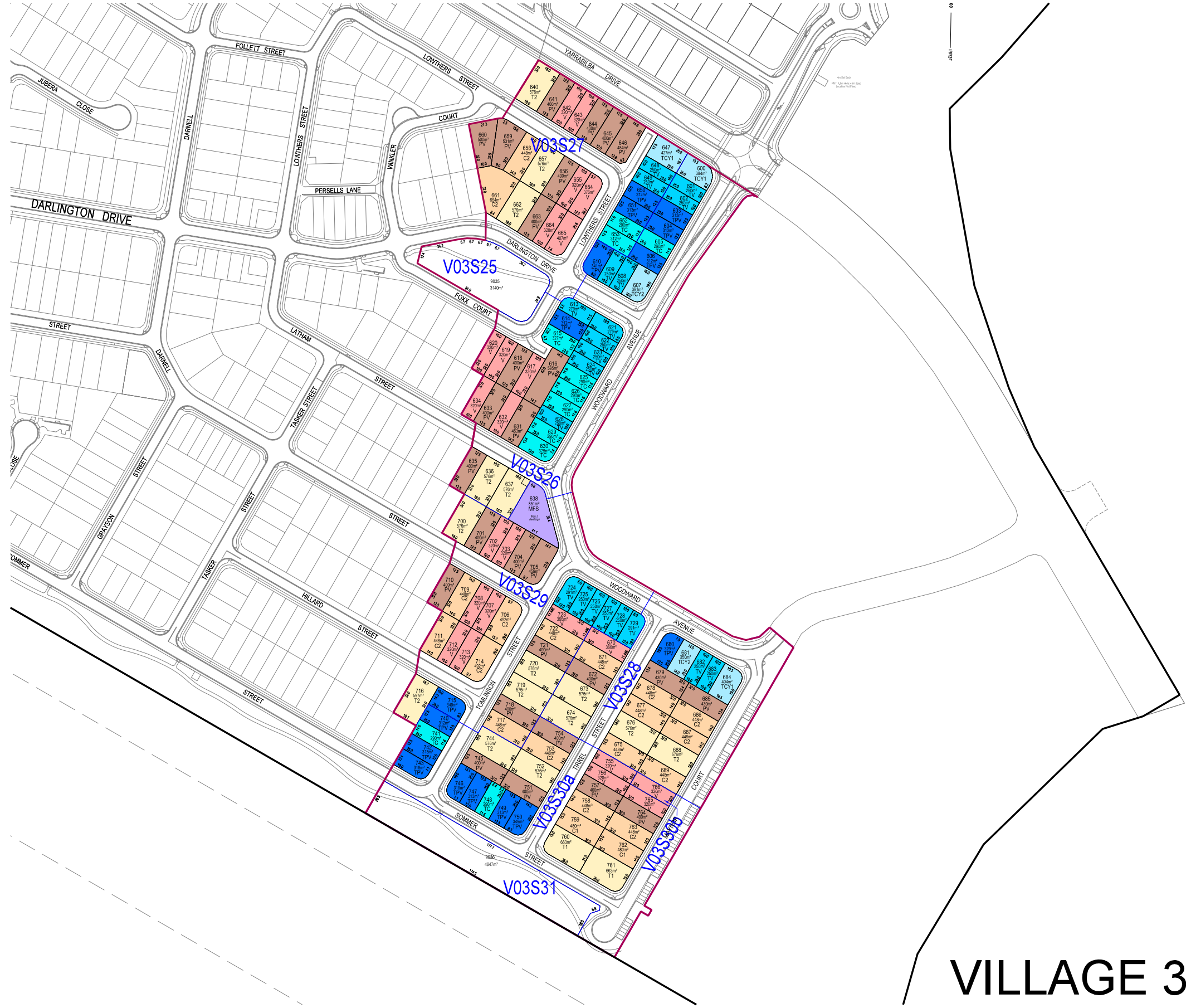
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PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE)
RESIDENTIAL PLAN OF DEVELOPMENT

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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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2015/667/16

Date: 24/10/2016



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 lot/z lots on rear loaded terraces and the development of the maximum number of dwellings on 2014 lots.

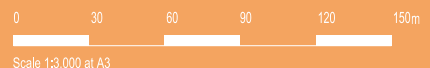
DENSITY calculations include the area of residential lots, local roads and local parks.

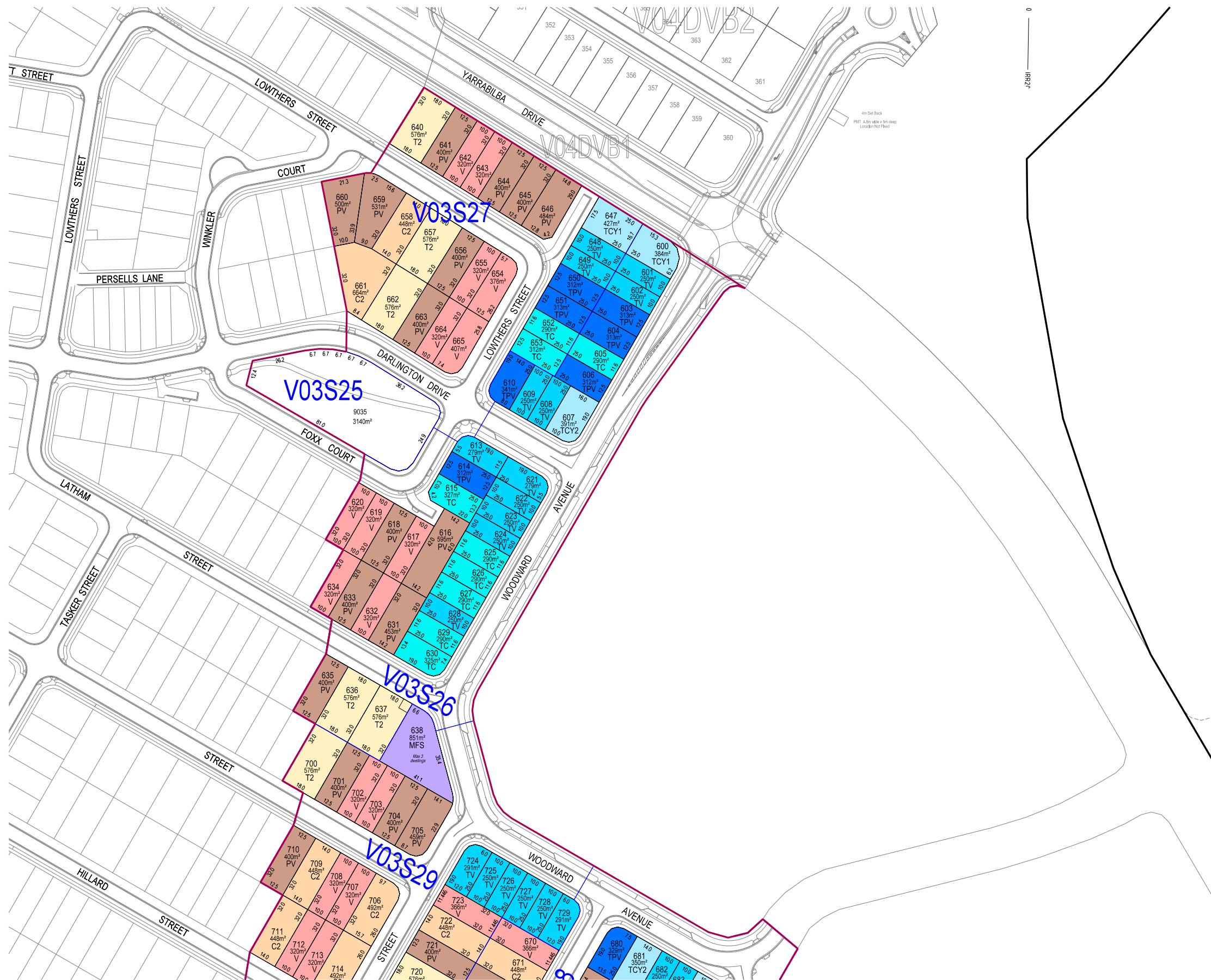
The boundaries, roads and pathways shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

VILLAGE 3C

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)

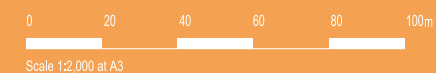
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 24/10/2016

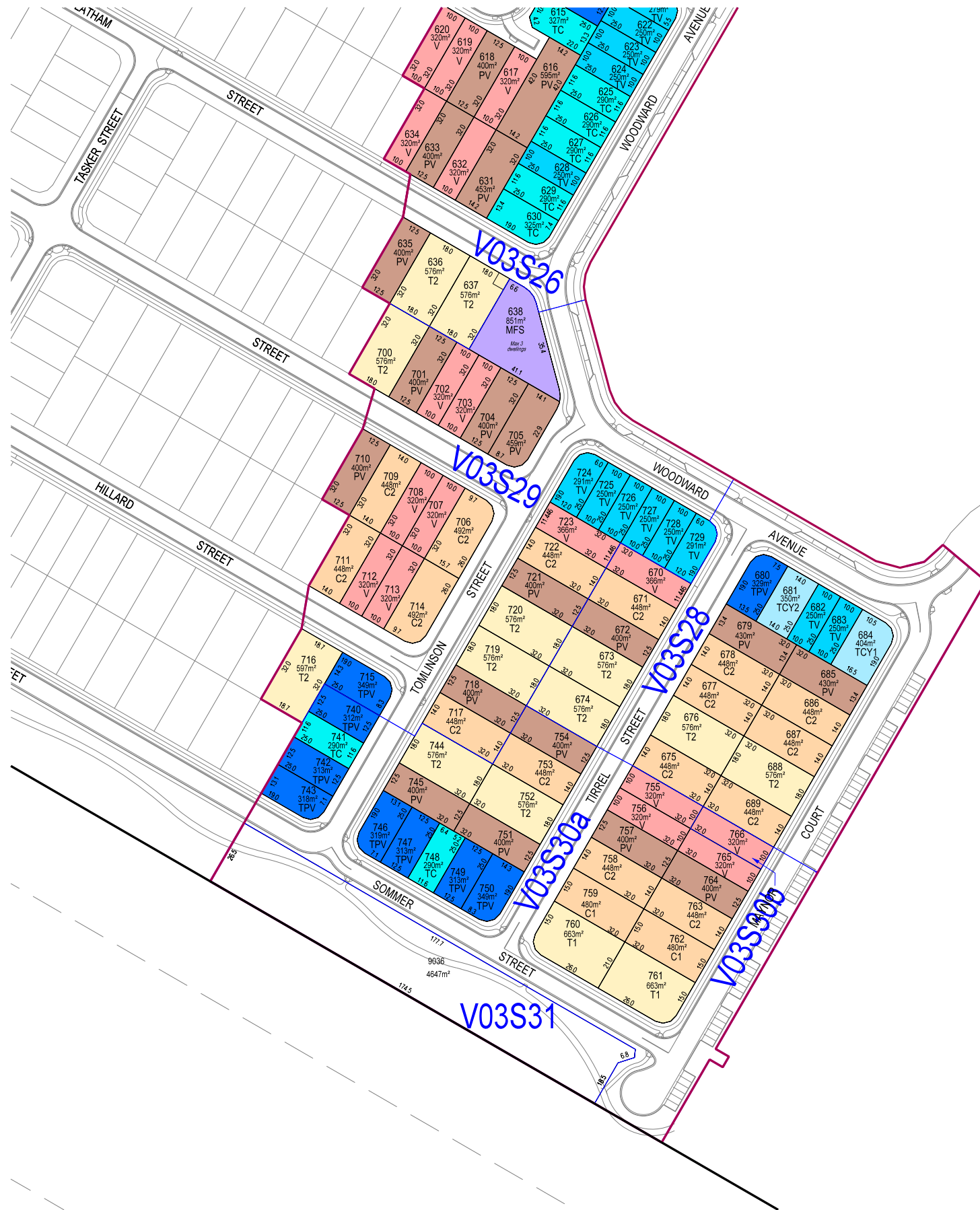


PRECINCT TWO - VILLAGE 3B (APPLICATION FIVE) RECONFIGURATION OF A LOT

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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
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Approval no: DEV2015/667/16

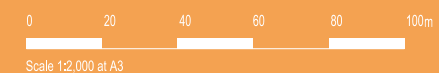
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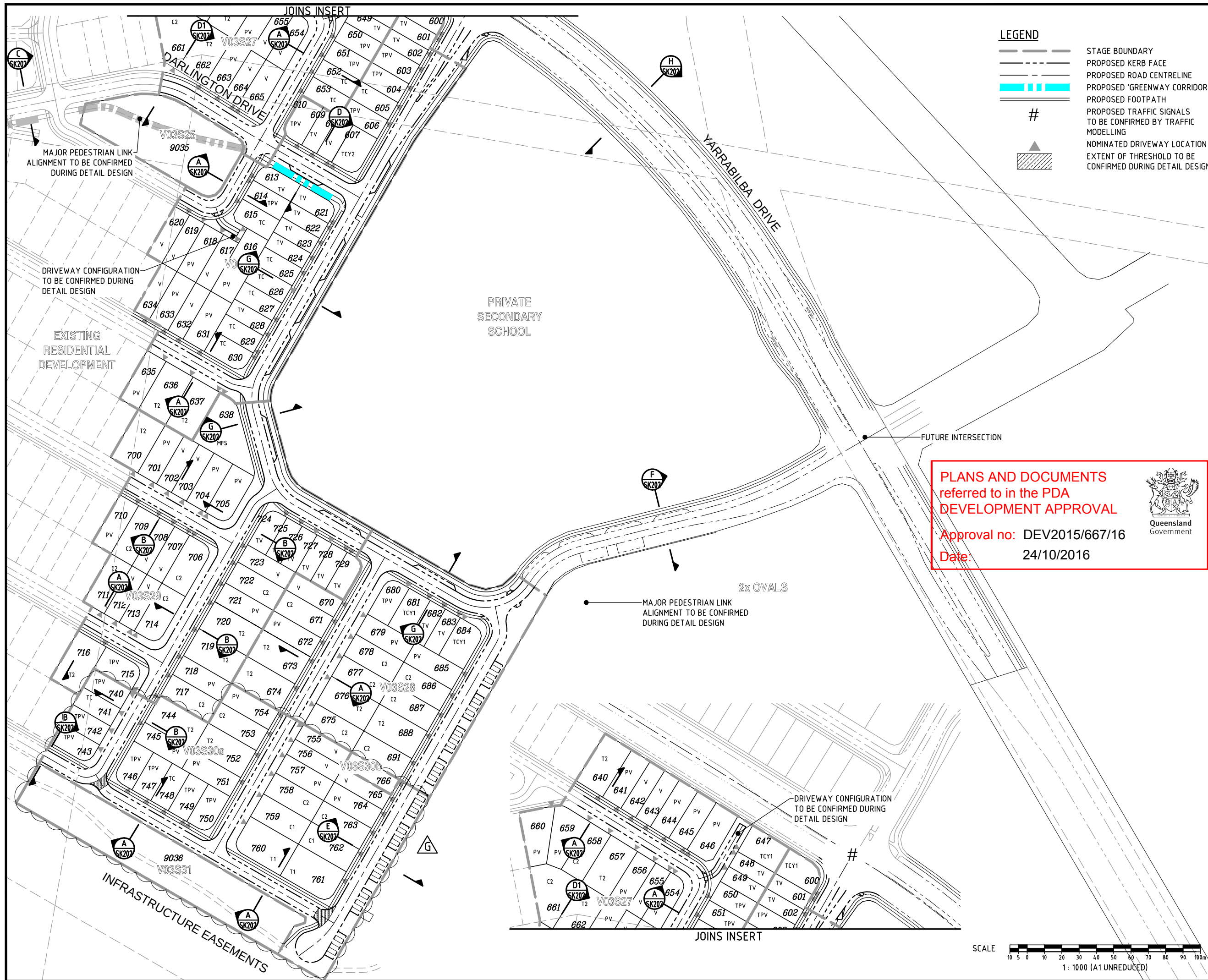


VILLA

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

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NORTH

LOCALITY PLAN

CAMP CABLE ROAD
YARRABILBA
YARRABILBA PRECINCT 2
WATERLOO
TAMBOURNE ROAD

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	I.O.C
F	LOTS AMENDED	25/02/16	IOC
G	STAGING AMENDED	26/09/16	JAS

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Client

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Project

YARRABILBA
PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

KN GROUP PTY LTD
CONSULTING ENGINEERS

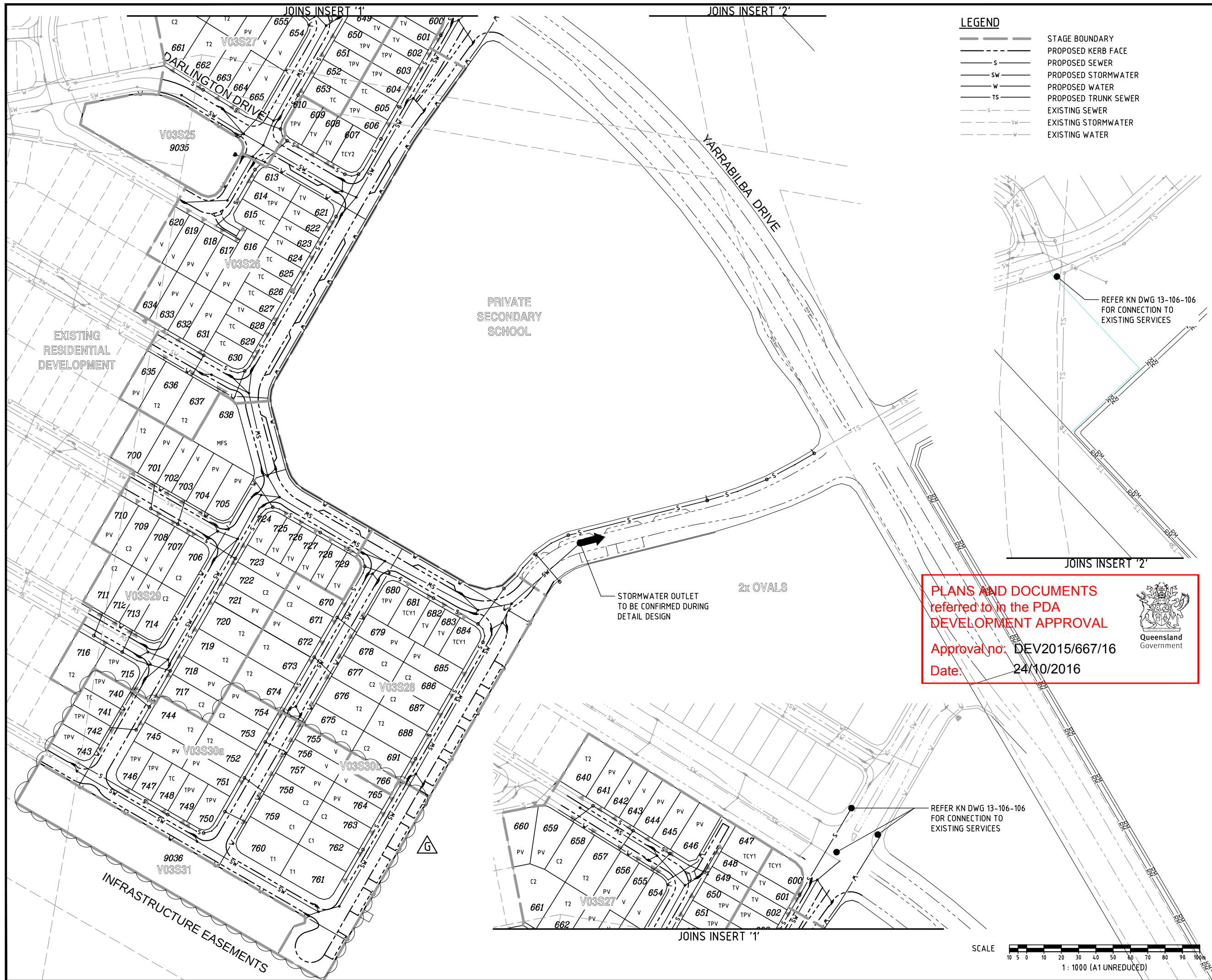
LEVEL 2 - 71 GREY STREET
SOUTH BRISBANE
QUEENSLAND 4101
PHONE 07 3017 1900
FAX 07 3017 1911
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

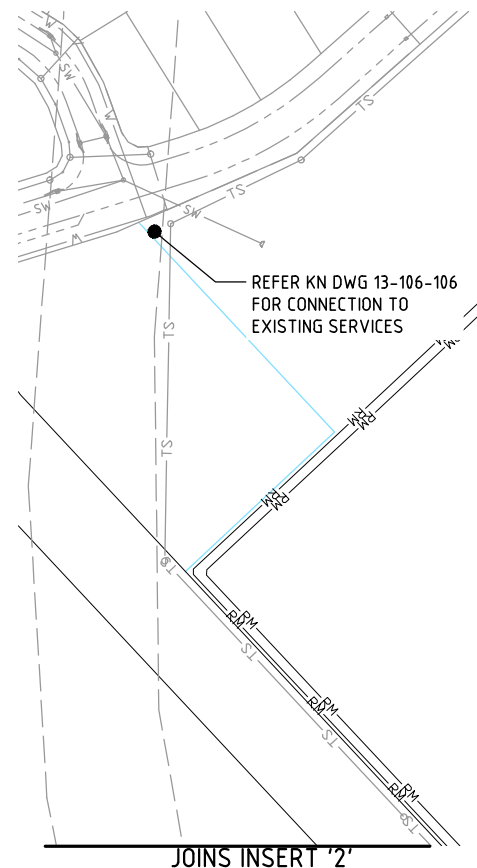
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V03B FUNCTIONAL LAYOUT
ROADWORKS PLAN

Drawn I.O.C/EL	Designed I.O.C	Checked GBG	Date MAR 15
Scale AS SHOWN			Sheet 1 of -
A1		Drawing No 13-106-SK201	Revision G



- 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

CAMP CABLE ROAD
YARRABILBA
WATERLOO 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
E	LOTS AMENDED	15/12/15	I.O.C
F	LOTS AMENDED	25/02/16	IOC
G	STAGING AMENDED	26/09/16	JAS

Associated Consultants

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YARRABILBA

PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

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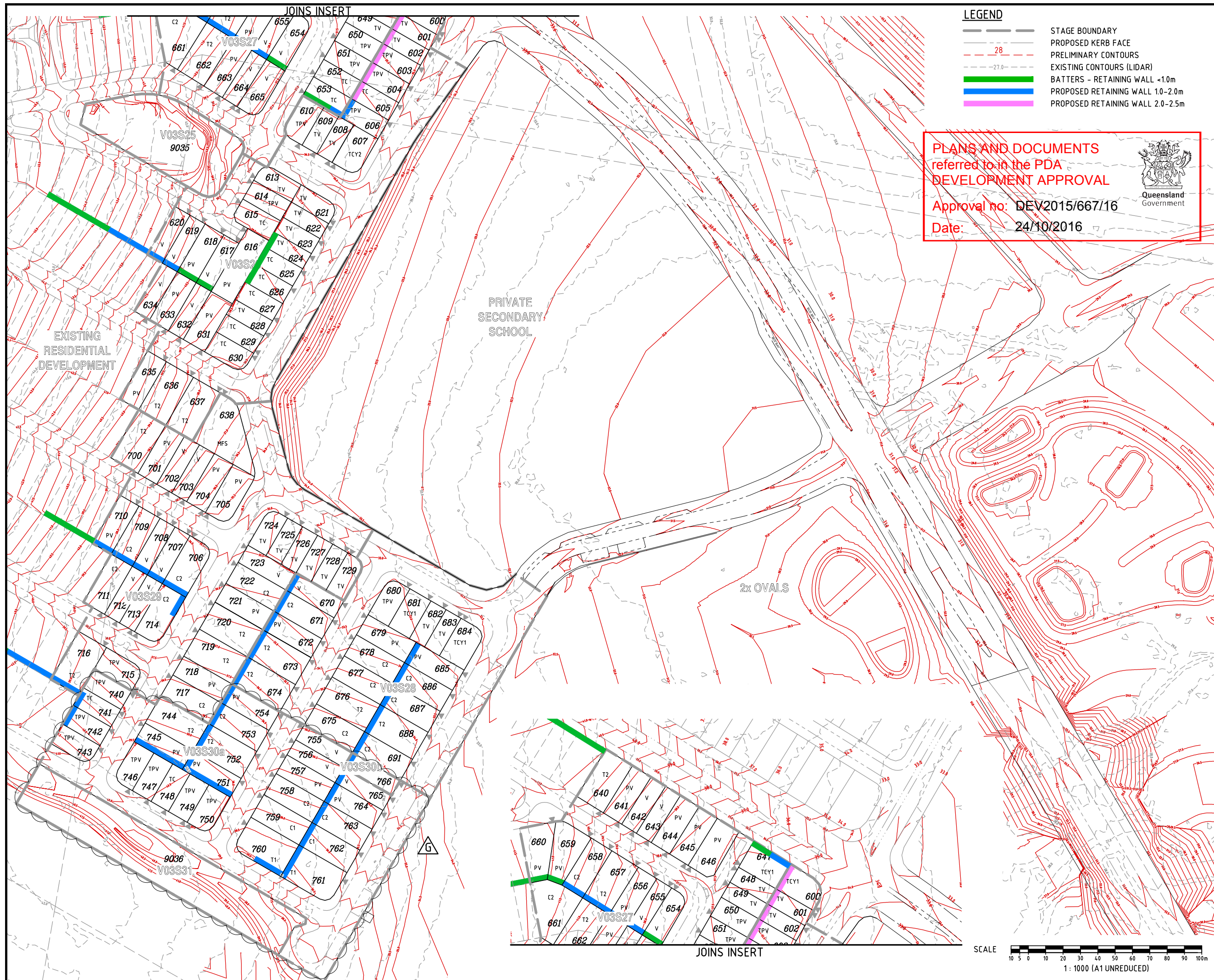
Approved - RPEQ 12805

Drawing Title
**V03B FUNCTIONAL LAYOUT
SERVICES PLAN**

Drawn	Designed	Checked	Date
I.O.C/EL	I.O.C	GBG	MAR 15

Scale	Sheet
AS SHOWN	of -

A1	Drawing No	Revision
	13-106-SK203	G



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~~referred to in the PDA~~
~~DEVELOPMENT APPROVAL~~

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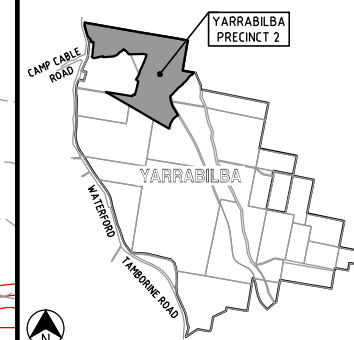
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LOCALITY PLAN



REVISIONS

[illegible]

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PRECINCT 2
PRELIMINARY PLANNING
FUNCTIONAL DRAWINGS

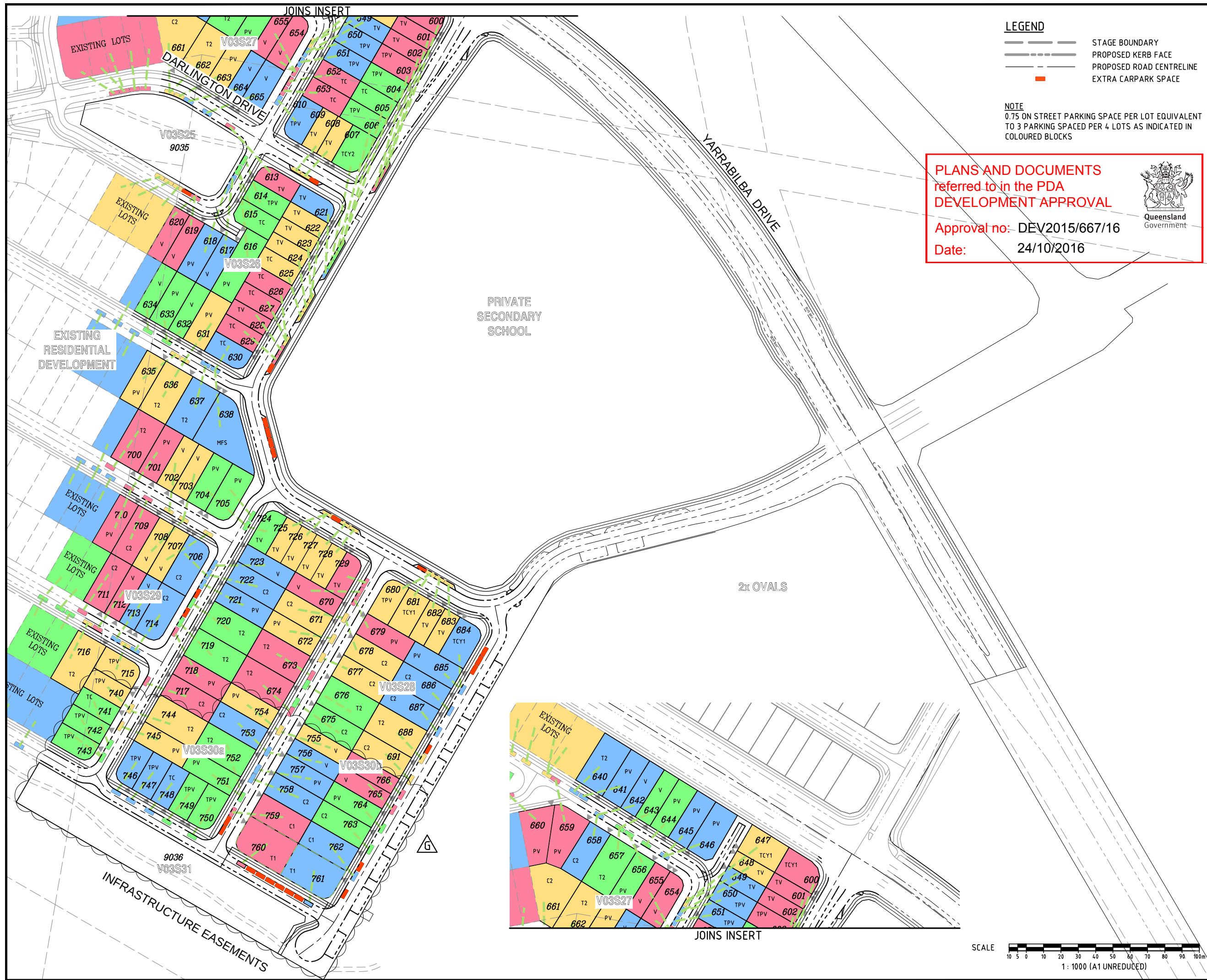


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EMAIL kng@knpl.com.au
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Approved - RPEQ 12805

Drawing Title
V03B FUNCTIONAL LAYOUT
EARTHWORKS PLAN

Drawn I.O'C	Designed I.O'C	Checked GBG	Date MAR 15
Scale AS SHOWN			Sheet of -
A1	Drawing No 13-106-SK204		Revision G



LEGEND

- STAGE BOUNDARY
- PROPOSED KERB FACE
- PROPOSED ROAD CENTRELINE
- EXTRA CARPARK SPACE

NOTE
0.75 ON STREET PARKING SPACE PER LOT EQUIVALENT TO 3 PARKING SPACES PER 4 LOTS AS INDICATED IN COLOURED BLOCKS

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2015/667/16
Date: 24/10/2016

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NORTH

LOCALITY PLAN

REVISIONS			
No	Description	Date	By
A	APPROVAL	MAR/15	JAS
B	ROADS AND PARK AMENDED	03/06/15	EL
C	CARPARKING BAYS AMENDED	11/06/15	EL
D	ROAD THRESHOLD ADDED	10/08/15	EL
E	LOTS AMENDED	15/12/15	I.O.C
F	LOTS AMENDED	25/02/16	IOC
G	STAGING AMENDED	26/09/16	JAS

Associated Consultants

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PRECINCT 2
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FAX 07 3017 1911
EMAIL kn@knpl.com.au
ABN 35 112 053 611

Approved - RPEQ 12805

Drawing Title

**V03B FUNCTIONAL LAYOUT
ON-STREET PARKING**

Drawn CGAB	Designed CGAB	Checked GBG	Date MAR 15
Scale AS SHOWN			Sheet of -
A1	Drawing No 13-106-SK205		Revision G

