



YARRABILBA

 YARRABILBA SITE BOUNDARY

 RECONFIGURATION OF A LOT APPLICATION SEVEN

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
P	4	1.25%	871m ²	2.68%	3485m ²
T1	9	2.80%	645m ²	4.47%	5806m ²
T2	5	1.56%	590m ²	2.27%	2951m ²
T3	5	1.56%	597m ²	2.30%	2985m ²
C1	32	9.97%	503m ²	12.38%	16100m ²
C2	38	11.84%	475m ²	13.90%	18075m ²
PV	79	24.61%	419m ²	25.50%	33154m ²
V	51	15.89%	324m ²	12.73%	16546m ²
TCY1	8	2.49%	391m ²	2.41%	3129m ²
TCY2	13	4.05%	371m ²	3.72%	4834m ²
TPV	30	9.35%	334m ²	7.71%	10022m ²
TV	18	5.61%	254m ²	3.52%	4578m ²
TC	21	6.54%	294m ²	4.76%	6190m ²
SQ	4	1.25%	259m ²	0.80%	1038m ²
SMT	4	1.25%	280m ²	0.86%	1122m ²
Total Number of Lots	321				

MINIMUM RESIDENTIAL DENSITY	21.0683ha 321 du 15.2 du/ha
MAXIMUM RESIDENTIAL DENSITY	21.0683ha 321 du 15.2 du/ha

LAND USE BUDGET	ha
RESIDENTIAL	13.0104
NEW ROAD - LOCAL	6.3302
OPEN SPACE LOCAL AND LINEAR	1.728
PUMP STATION	0.085
SUB-TOTAL	21.189
OTHER GREEN SPACE INCLUDING APPROX 8ha OF DISTRICT RECREATION PARK	20.748
PATHWAY TO VILLAGE 04 AND EMERGENCY EMT	0.491
TOTAL	42.428

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling
on each single family lot.

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.

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0 40 80 120 160 200m
Scale 1:4,000 at A3



LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)
SQUAT COURTYARD (SQ)
SMART LOT (SMT)



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2015/730

Date: 24 March 2017



NOTE:

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PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RECONFIGURATION OF A LOT

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0 20 40 60 80 100m
Scale 1:2,000 at A3



LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)
SQUAT COURTYARD (SQ)
SMART LOT (SMT)



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PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN)
RECONFIGURATION OF A LOT

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LEGEND

LOT TYPE
PARKLAND (P)
TRADITIONAL (T1, T2, T3)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TOWN COTTAGE (TC)
TERRACE FRONT LOADED (TCF)
SQUAT COURTYARD (SQ)
SMART LOT (SMT)

EXACT LOCATION OF PEDESTRIAN PATHWAY TO BE DETERMINED DURING DETAILED DESIGN AND AT OPERATIONAL WORKS STAGE

EMERGENCY ACCESS EASEMENT TO STEELE ROAD - ACTUAL ALIGNMENT, EXTENT AND TREATMENT TO BE AGREED WITH EDQ AND TMR PRIOR TO PLAN SEALING

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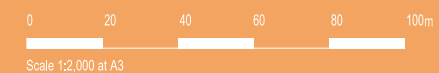


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PRECINCT TWO - VILLAGE 5 (APPLICATION SEVEN) RECONFIGURATION OF A LOT

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