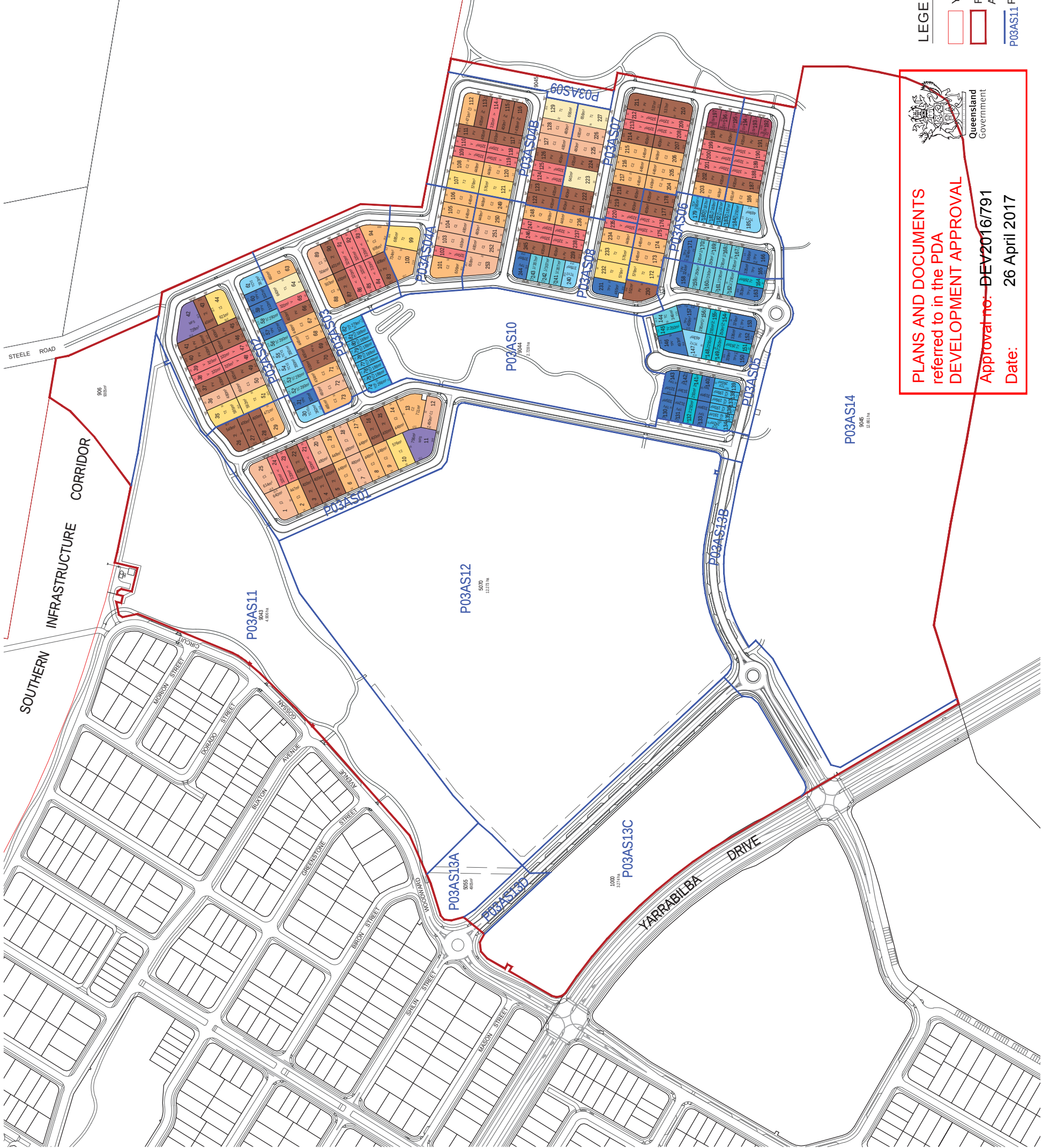




LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	4	1.6%	648 m ²	2.8%	2592 m ²
T2	10	4.1%	594 m ²	6.3%	5939 m ²
C1	19	7.8%	507 m ²	10.3%	9627 m ²
C2	38	15.6%	476 m ²	19.3%	18070 m ²
PV	48	19.8%	413 m ²	21.2%	19823 m ²
V	40	16.5%	320 m ²	13.7%	12801 m ²
TCY2	7	2.9%	394 m ²	2.9%	2755 m ²
TPV	22	9.1%	350 m ²	8.2%	7700 m ²
TC	17	7.0%	296 m ²	5.4%	5039 m ²
TV	9	3.7%	253 m ²	2.4%	2281 m ²
TCF	21	8.6%	210 m ²	4.7%	4404 m ²
MFS	2	0.8%	742 m ²	1.6%	1483 m ²
SV	6	2.5%	220 m ²	1.3%	1208 m ²
Total Number of Lots		243			

LAND USE BUDGET	
RESIDENTIAL	9.3722 ha
NEW ROAD - COLLECTOR	2.1669 ha
NEW ROAD - LOCAL	5.1002 ha
SIC LAND	0.9305 ha
EXISTING ROAD	0.5531 ha
LANDSCAPING / ROAD RESERVE	0.2570 ha
NEIGHBOURHOOD PARK	2.7276 ha
(CREDITED PARK)	1.2530 ha
LINEAR PARK	4.9066 ha
MAJOR SPORTS PARK	12.6607 ha
EDUCATION	12.2734 ha
RETAIL / COMMUNITY / COMMERCIAL / MIXED USE & MULTI-RESIDENTIAL	3.2736 ha
CHILD CARE	0.4905 ha
TOTAL	54.7123 ha

MINIMUM RESIDENTIAL DENSITY	15.721 ha 243 du 15.46 du/ha
MAXIMUM RESIDENTIAL DENSITY	15.721 ha 247 du 15.71 du/ha

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi family strata (MFS) lot.
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot and three dwellings on each multi family strata (MFS).
DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park.
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.

- LEGEND**
- YARRABILBA SITE BOUNDARY
 - RECONFIGURATION OF A LOT APPLICATION ONE
 - P03AS11 PROPOSED STAGE BOUNDARY

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
RECONFIGURATION OF A LOT

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 26 April 2017

5070
12,273 ha

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
RECONFIGURATION OF A LOT

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YARRABILBA SITE BOUNDARY

RECONFIGURATION OF A LOT APPLICATION ONE

PROPOSED STAGE BOUNDARY

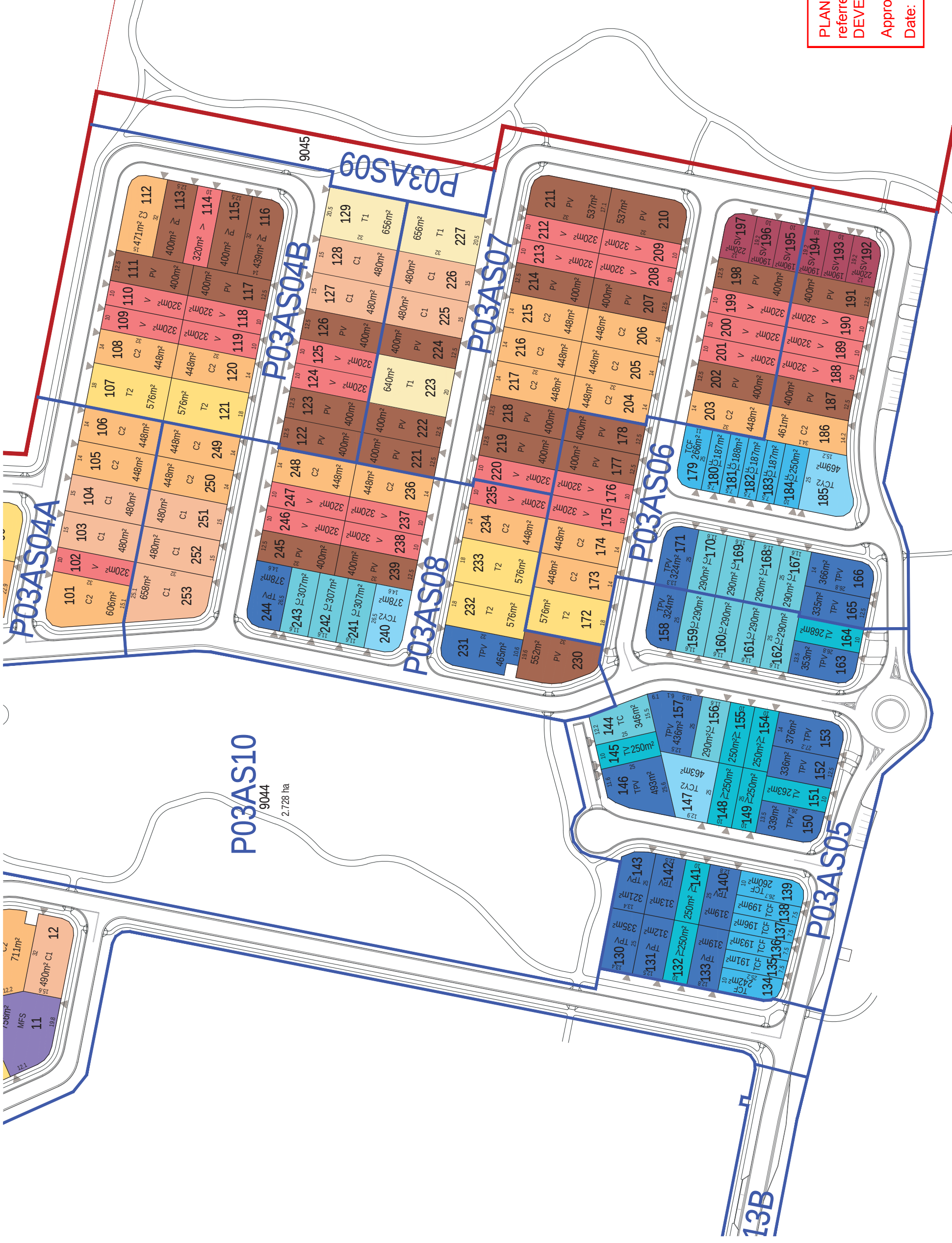
P03AS11

LOT TYPE
TRADITIONAL (T1)
TRADITIONAL (T2)
COURTYARD (C1)
COURTYARD (C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY2)
TOWN COTTAGE (TC)
TOWN PREMIUM VILLA (TPV)
TOWN VILLA (TV)
TERRACE FRONT LOADED (TCF)
MULTI-FAMILY STRATA (MFS)
SMART VILLA (SV)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 26 April 2017



File No. 106127-Precinct 3A-ROL Dwq No. 106127-62L

Date: 20/04/2017

LEGEND

-  YARRABILBA SITE BOUNDARY
-  RECONFIGURATION OF A LOT APPLICATION ONE
-  PROPOSED STAGE BOUNDARY P03AS11
-  LOTS LESS THAN 250m²
-  LOTS BETWEEN 250 AND 450m²



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 26 April 2017



NOTE:
The boundaries shown hereon are subject to
detailed engineering design, final survey and
approval of subsequent permits as necessary.

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
LOTS LESS THAN 450sqm LOCATION

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File No. 106127-Precinct 3A-ROL Dwg No. 106127-69U

Date: 20/04/2017

