

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 23 June 2017

Area	47.8670 ha
Credited Park	4.4373 ha
Density (MINIMUM)	15.0 dw/ha

Area	47.8670 ha
Credited Park	4.4373 ha
Density (MAXIMUM)	—

LAND USE BUDGET	
Residential Allotments	30.4560 ha
Balance Allotments	10.6801 ha
New Road - Arterial	7.8718 ha
New Road - Collector	2.2976 ha
New Road - Local	12.9737 ha
Park	4.4373 ha
Open Space / Conservation	123.2666 ha
TOTAL	191.9831 ha

LOT YIELD

Lot Type		Precinct 3B		Precinct 3C		Overall Application	
		Lots	%	Lots	%	Lots	%
(T1)	Traditional 1	6	1.3%	33	13.8%	39	5.4%
(T2)	Traditional 2	42	8.8%	27	11.3%	69	9.6%
(C1)	Courtyard 1	19	4.0%	43	18.0%	62	8.6%
(C2)	Courtyard 2	67	14.0%	27	11.3%	94	13.1%
(PV)	Premium Villa	98	20.5%	46	19.2%	144	20.1%
(V)	Villa	53	11.1%	3	1.3%	56	7.8%
(TCY1)	Town Courtyard 1	7	1.5%	8	3.3%	15	2.1%
(TCY2)	Town Courtyard 2	31	6.5%	17	7.1%	48	6.7%
(TPV)	Town Premium Villa	51	10.6%	18	7.5%	69	9.6%
(TC)	Town Cottage	21	4.4%	—	0.0%	21	2.9%
(TV)	Town Villa	41	8.6%	1	0.4%	42	5.8%
(TCF)	Terrace (Front Loaded)	20	4.2%	16	6.7%	36	5.0%
(MFF)	Multi-Family Freehold	13	2.7%	—	0.0%	13	1.8%
(SMT)	Smart	10	2.1%	—	0.0%	10	1.4%
(MFS)	Multi-Family Strata*	—	0.0%	—	0.0%	—	0.0%
Total Number of Lots		479	100.0%	239	100.0%	718	100.0%

LOT AREA

Lot Type		Total Lots	Average Size	% of Total Area	Area
(T1)	Traditional 1	39	664 m ²	8.5%	25883 m ²
(T2)	Traditional 2	69	609 m ²	13.8%	42007 m ²
(C1)	Courtyard 1	62	516 m ²	10.5%	32020 m ²
(C2)	Courtyard 2	94	479 m ²	14.8%	45068 m ²
(PV)	Premium Villa	144	417 m ²	19.7%	60055 m ²
(V)	Villa	56	325 m ²	6.0%	18227 m ²
(TCY1)	Town Courtyard 1	15	532 m ²	2.6%	7983 m ²
(TCY2)	Town Courtyard 2	48	403 m ²	6.3%	19329 m ²
(TPV)	Town Premium Villa	69	342 m ²	7.8%	23622 m ²
(TC)	Town Cottage	21	318 m ²	2.2%	6683 m ²
(TV)	Town Villa	42	264 m ²	3.6%	11101 m ²
(TCF)	Terrace (Front Loaded)	36	213 m ²	2.5%	7670 m ²
(MFF)	Multi-Family Freehold	13	184 m ²	0.8%	2388 m ²
(SMT)	Smart	10	252 m ²	0.8%	2524 m ²
(MFS)	Multi-Family Strata*	—	—	0.0%	—
Total Number of Lots		718			

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
- RoL Boundary
- Stage Boundary
- Natura Development Line
- Park *
- Open Space *

(* See Open Space Design 106127-100)

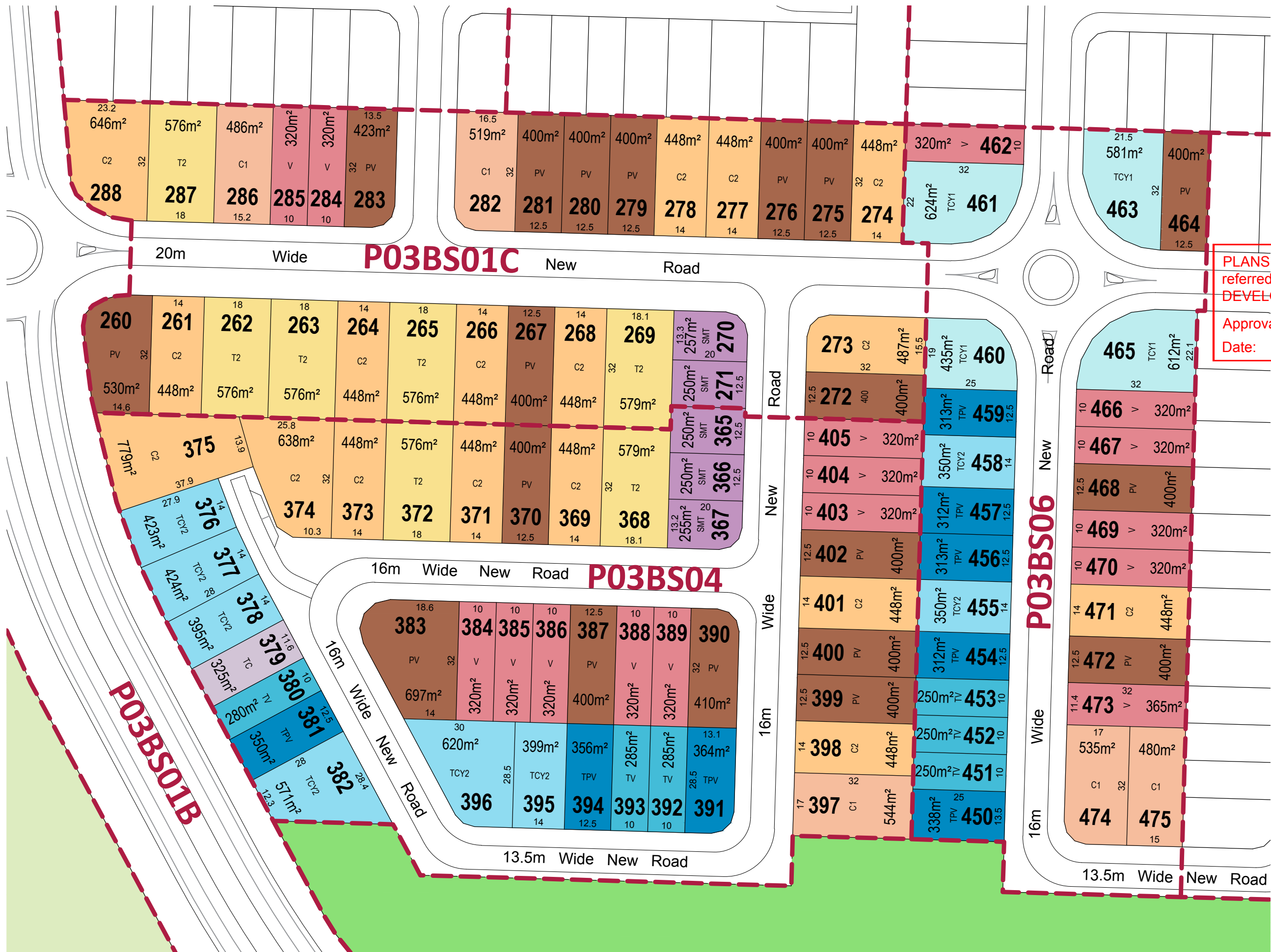
PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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0 100 200 300 400 500m
Scale 1:7,500 at A3

North

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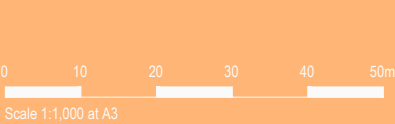


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(C1)	Courtyard 1
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
RECONFIGURATION OF A LOT

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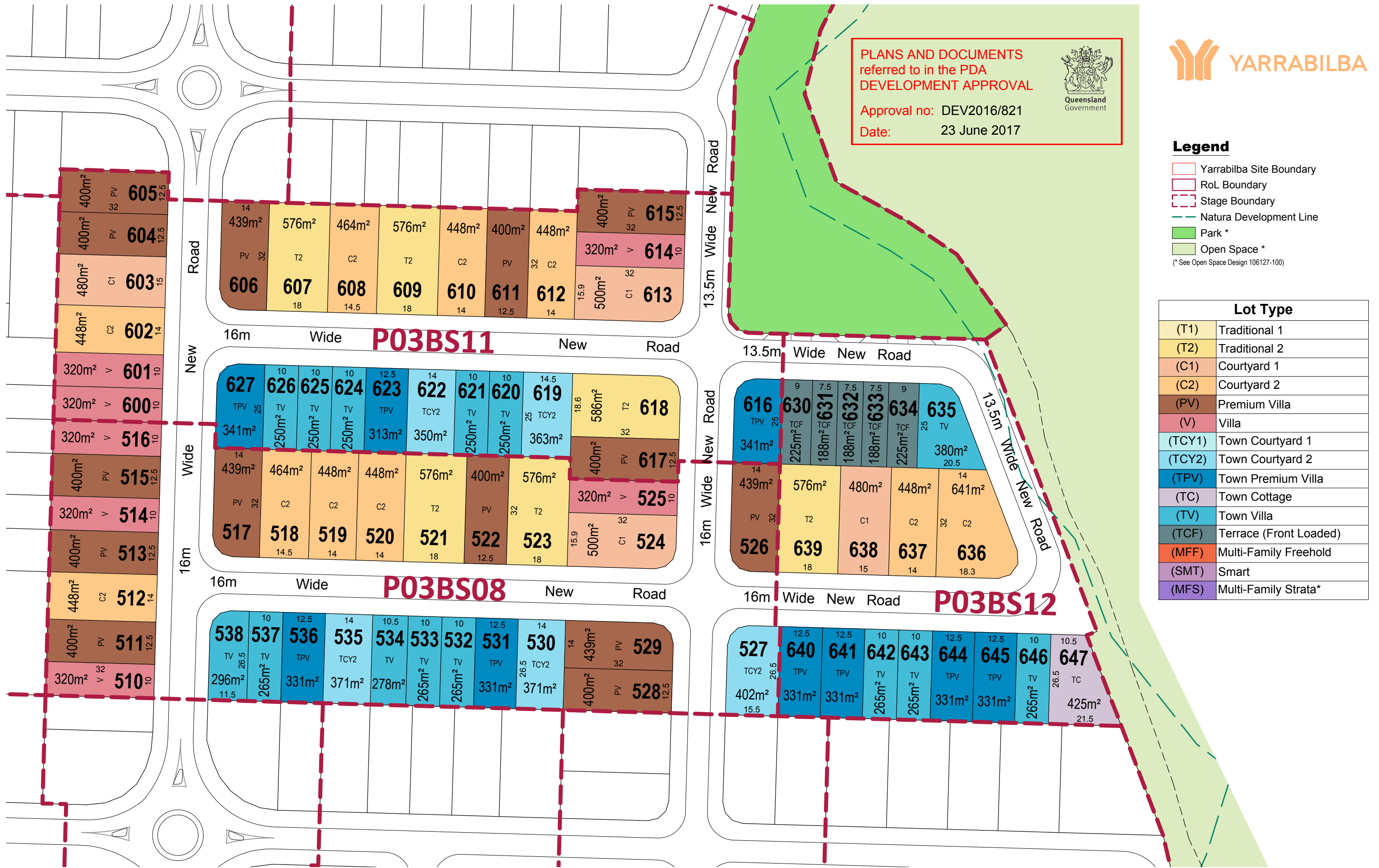
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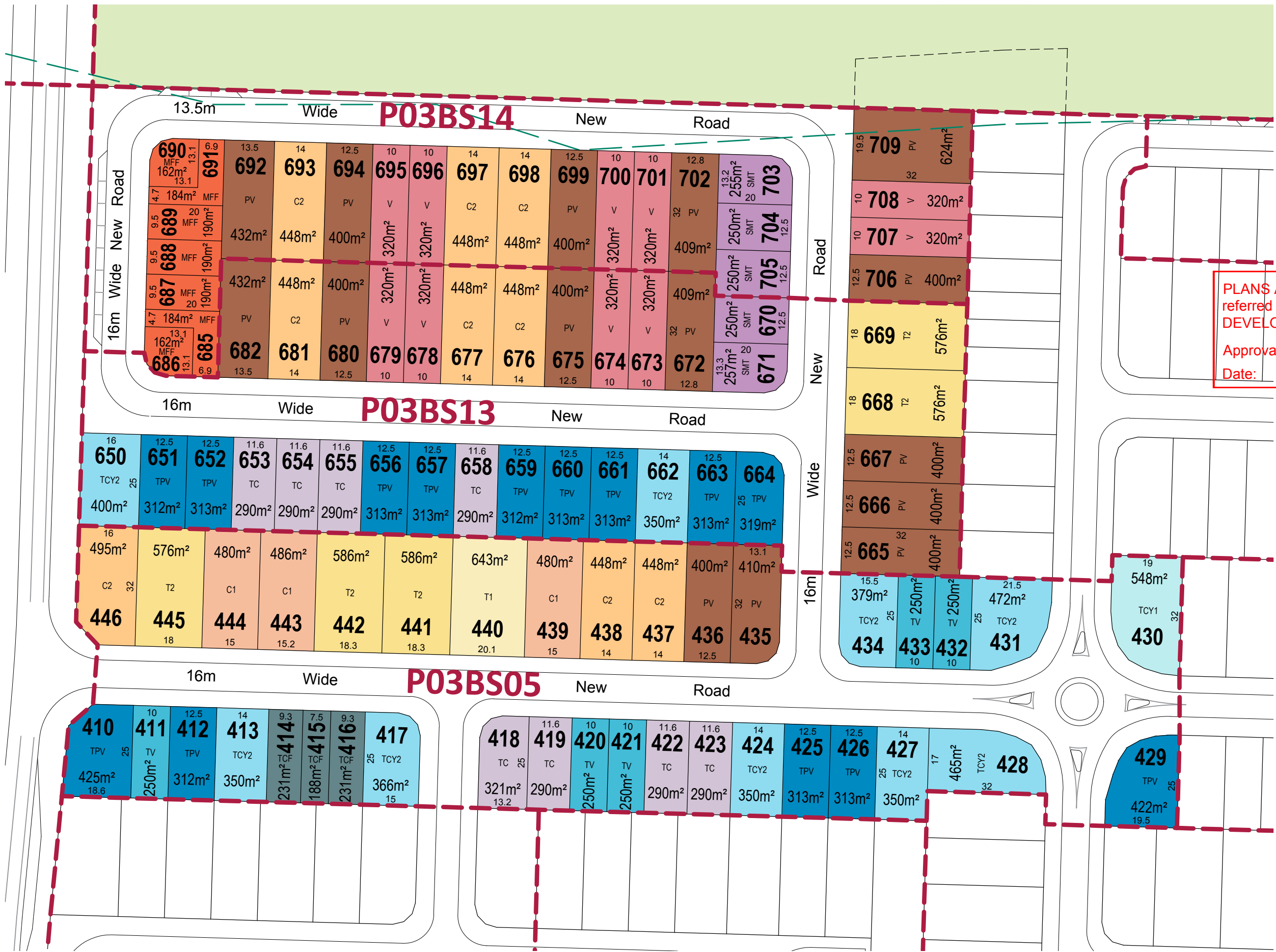




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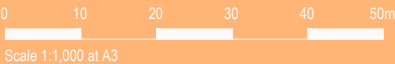


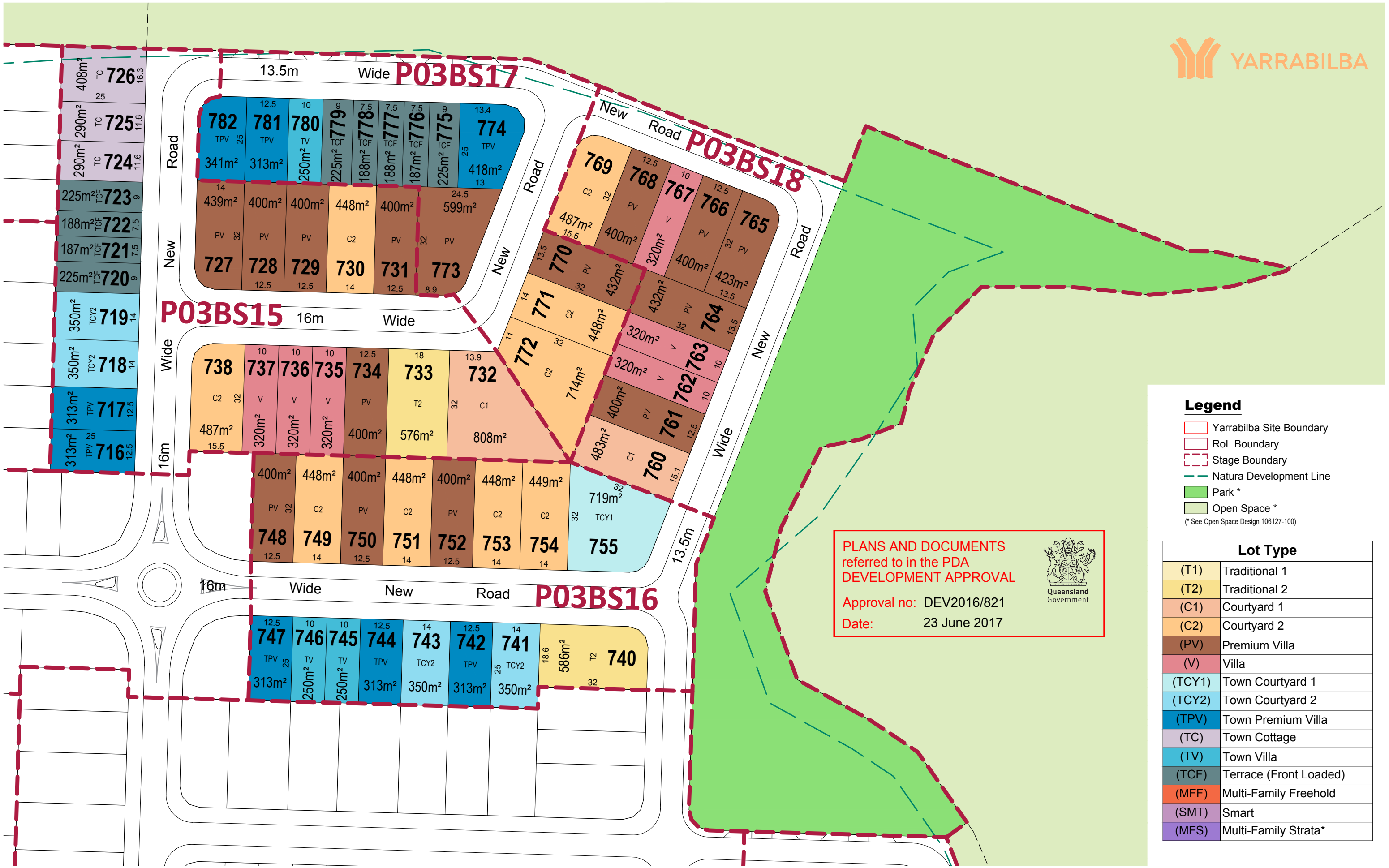
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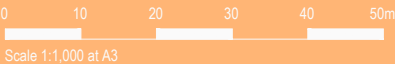
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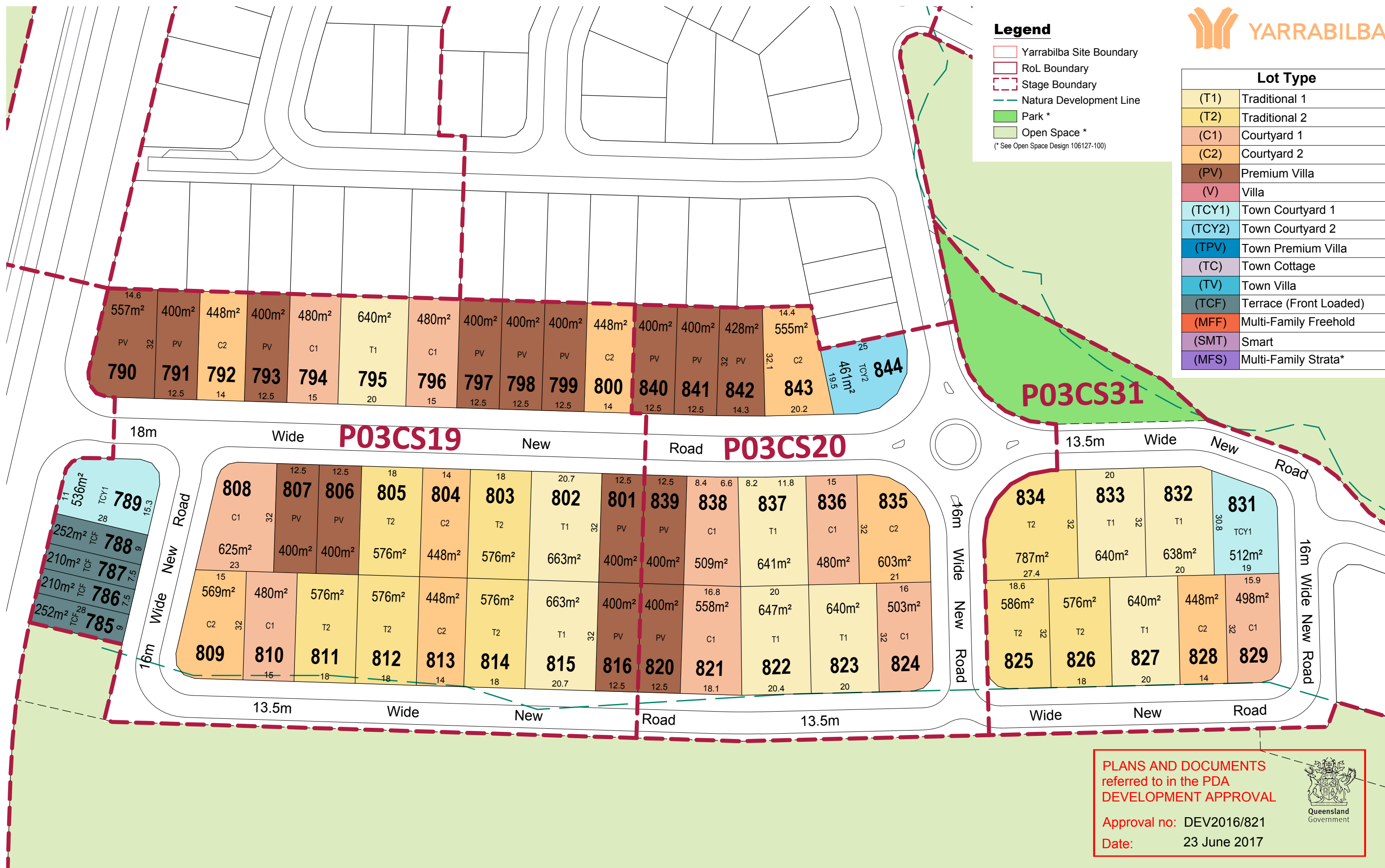


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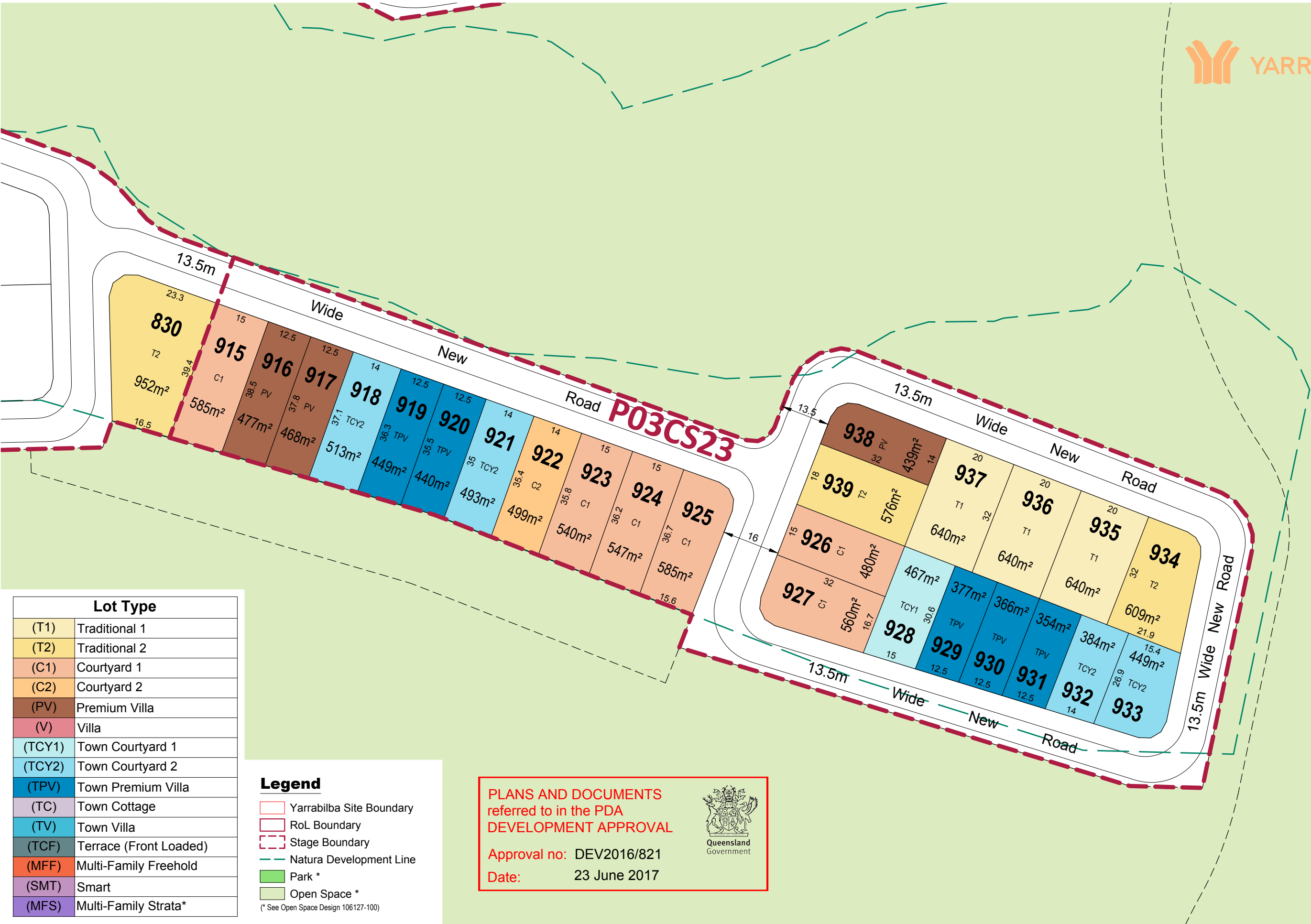
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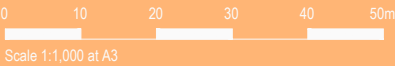


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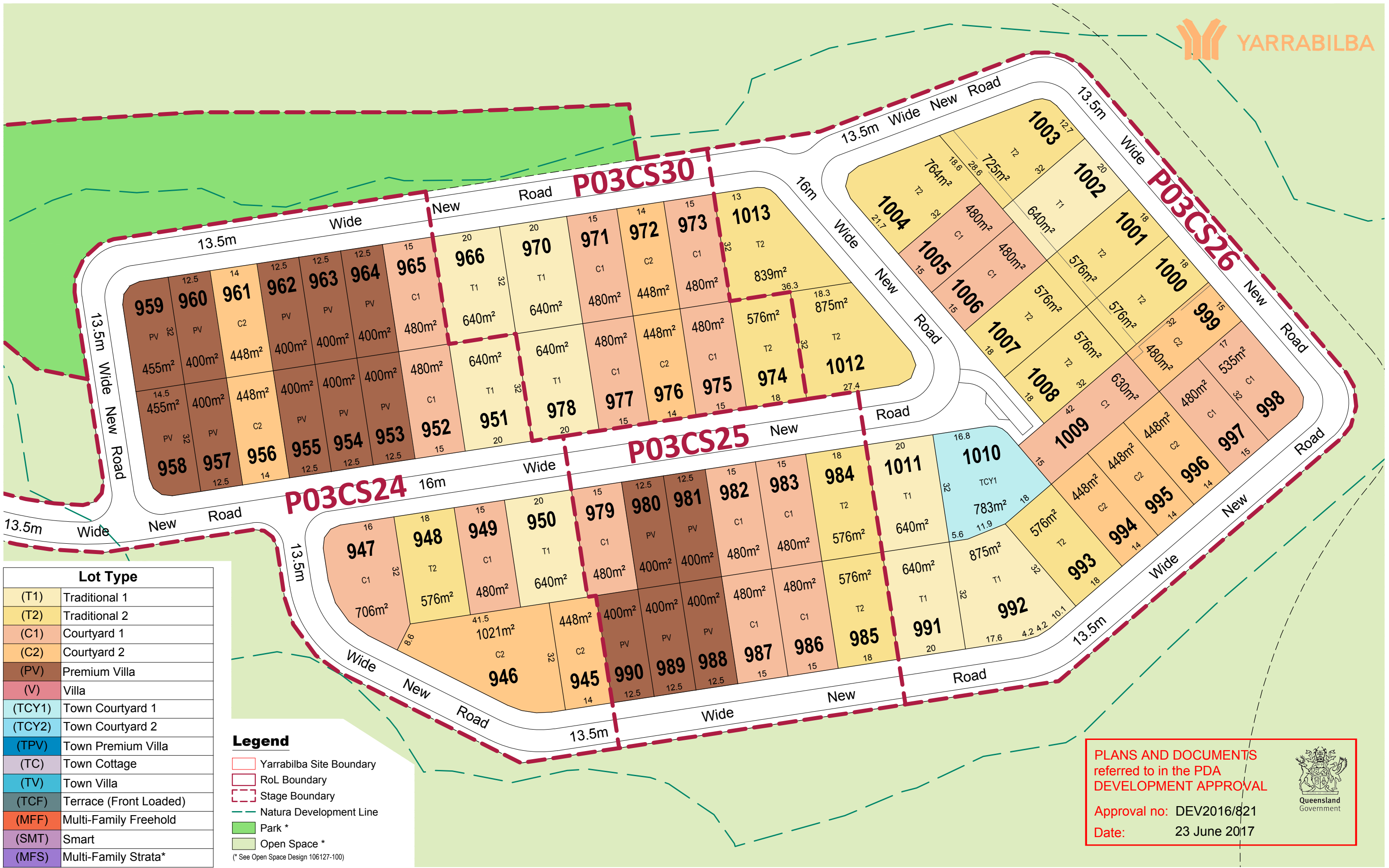
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Queensland
Government

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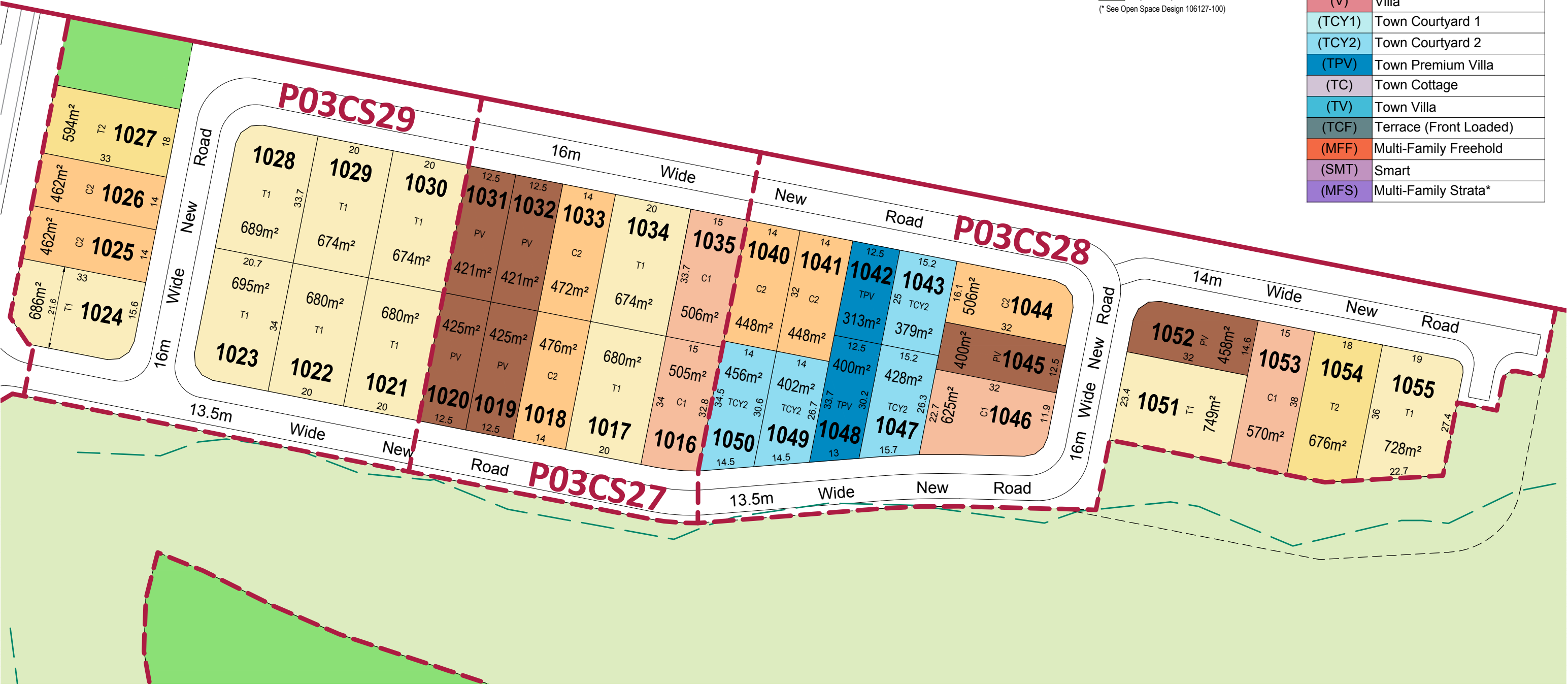
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