



Area	47.82 ha
Credited Park	4.55 ha
Density (MINIMUM)	15.2 dw/ha

Area	47.82 ha
Credited Park	4.55 ha
Density (MAXIMUM)	—

LAND USE BUDGET	
Residential Allotments	30.31 ha
Balance Allotments	10.49 ha
New Road - Arterial	8.19 ha
New Road - Collector	2.39 ha
New Road - Local	12.96 ha
Park	4.55 ha
Open Space / Conservation	123.09 ha
TOTAL	191.98 ha



LOT YIELD				LOT YIELD - P03B		LOT YIELD - P03C	
Lot Type		No. Lots	% Total Lots	No. Lots	% Total Lots	No. Lots	% Total Lots
T1	Traditional 1	35	4.81%	2	0.41%	33	13.81%
T2	Traditional 2	48	6.60%	21	4.30%	27	11.30%
T3	Traditional 3	7	0.96%	7	1.43%		
C1	Courtyard 1	57	7.84%	14	2.87%	43	17.99%
C2	Courtyard 2	89	12.24%	63	12.91%	26	10.88%
C3	Courtyard 3	7	0.96%	7	1.43%		
PV	Premium Villa	159	21.87%	112	22.95%	47	19.67%
V	Villa	62	8.53%	59	12.09%	3	1.26%
TCY1	Town Courtyard 1	17	2.34%	10	2.05%	7	2.93%
TCY2	Town Courtyard 2	49	6.74%	31	6.35%	18	7.53%
TPV	Town Premium Villa	67	9.22%	50	10.25%	17	7.11%
TC	Town Cottage	20	2.75%	20	4.10%		
TV	Town Villa	36	4.95%	34	6.97%	2	0.84%
TCF	Terrace (Front Loaded)	40	5.50%	24	4.92%	16	6.69%
MFF	Multi-Family Freehold	13	1.79%	13	2.66%		
SMT	Smart	15	2.06%	15	3.07%		
SV	Smart Villa	6	0.83%	6	1.23%		
Total Number of Lots		727		488		239	

		LOT AREA			
Lot Type		No. Lots	Average Size	% of Total Area	Area
T1	Traditional 1	35	664m²	7.67%	23259m²
T2	Traditional 2	48	616m²	9.75%	29574m²
T3	Traditional 3	7	641m²	1.48%	4492m²
C1	Courtyard 1	57	519m²	9.77%	29610m²
C2	Courtyard 2	89	478m²	14.05%	42612m²
C3	Courtyard 3	7	546m²	1.26%	3824m²
PV	Premium Villa	159	416m²	21.84%	66235m²
V	Villa	62	325m²	6.65%	20165m²
TCY1	Town Courtyard 1	17	517m²	2.90%	8794m²
TCY2	Town Courtyard 2	49	404m²	6.54%	19835m²
TPV	Town Premium Villa	67	340m²	7.53%	22831m²
TC	Town Cottage	20	317m²	2.10%	6356m²
TV	Town Villa	36	263m²	3.13%	9501m²
TCF	Terrace (Front Loaded)	40	221m²	2.92%	8858m²
MFF	Multi-Family Freehold	13	183m²	0.79%	2388m²
SMT	Smart	15	252m²	1.25%	3786m²
SV	Smart Villa	6	169m²	0.33%	1014m²
Total Number of Lots		727			

- Legend**
- Yarrabilba Site Boundary
 - RoL Boundary
 - Stage Boundary
 - Natura Development Line
 - Park *
 - Open Space *

(* See Open Space Design 106127-100)

NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi family strata (MFS) lot.

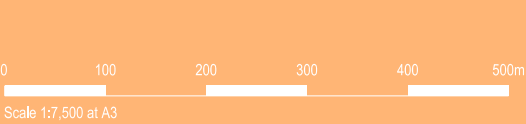
MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot and three dwellings on each multi family strata (MFS).

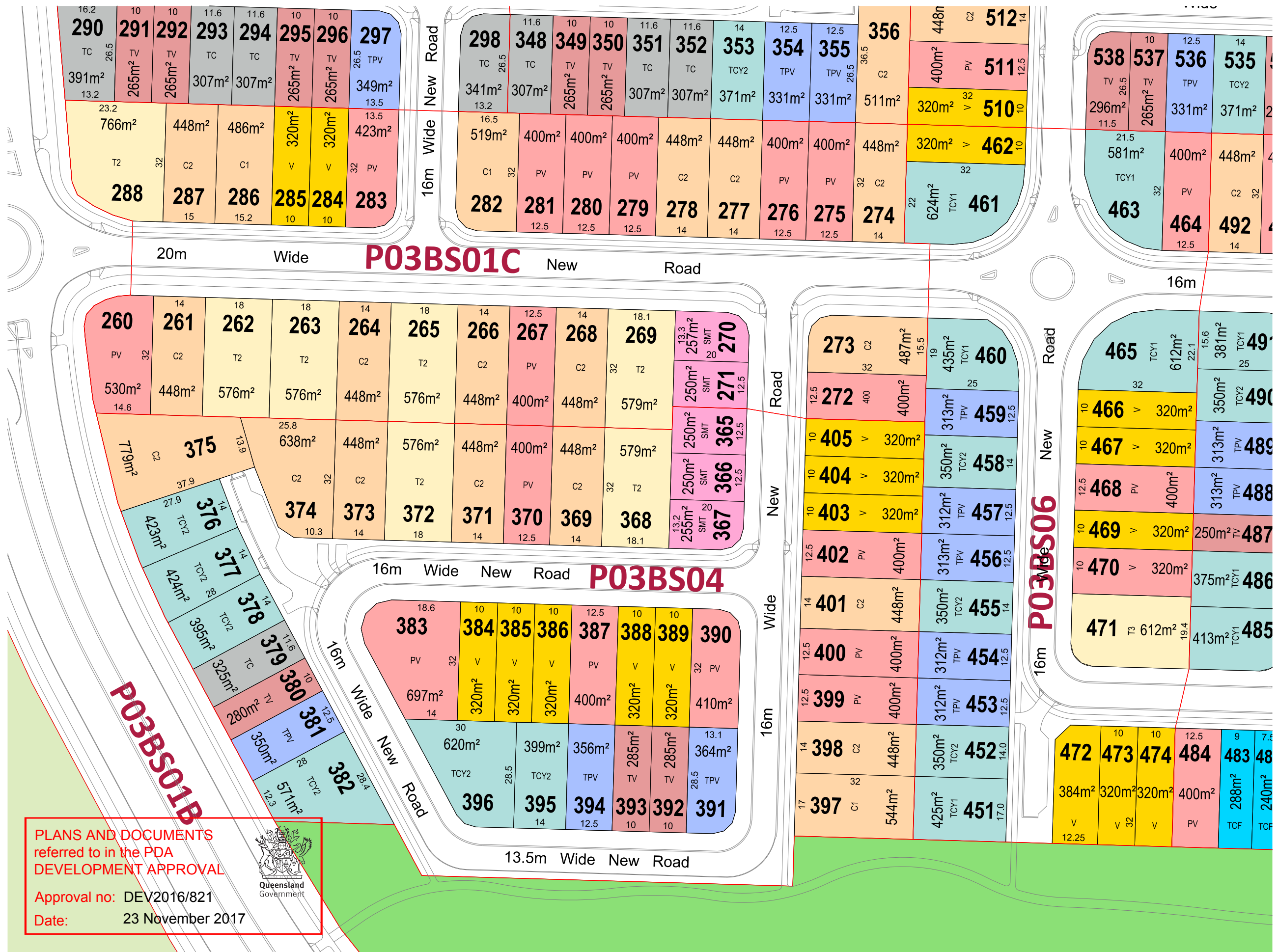
DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park.

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.

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

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LOT TYPE	
T1	Traditional 1
T2	Traditional 2
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C1	Courtyard 1
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C3	Courtyard 3
PV	Premium Villa
V	Villa
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MFF	Multi-Family Freehold
SMT	Smart
SV	Smart Villa

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

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0 10 20 30 40 50m
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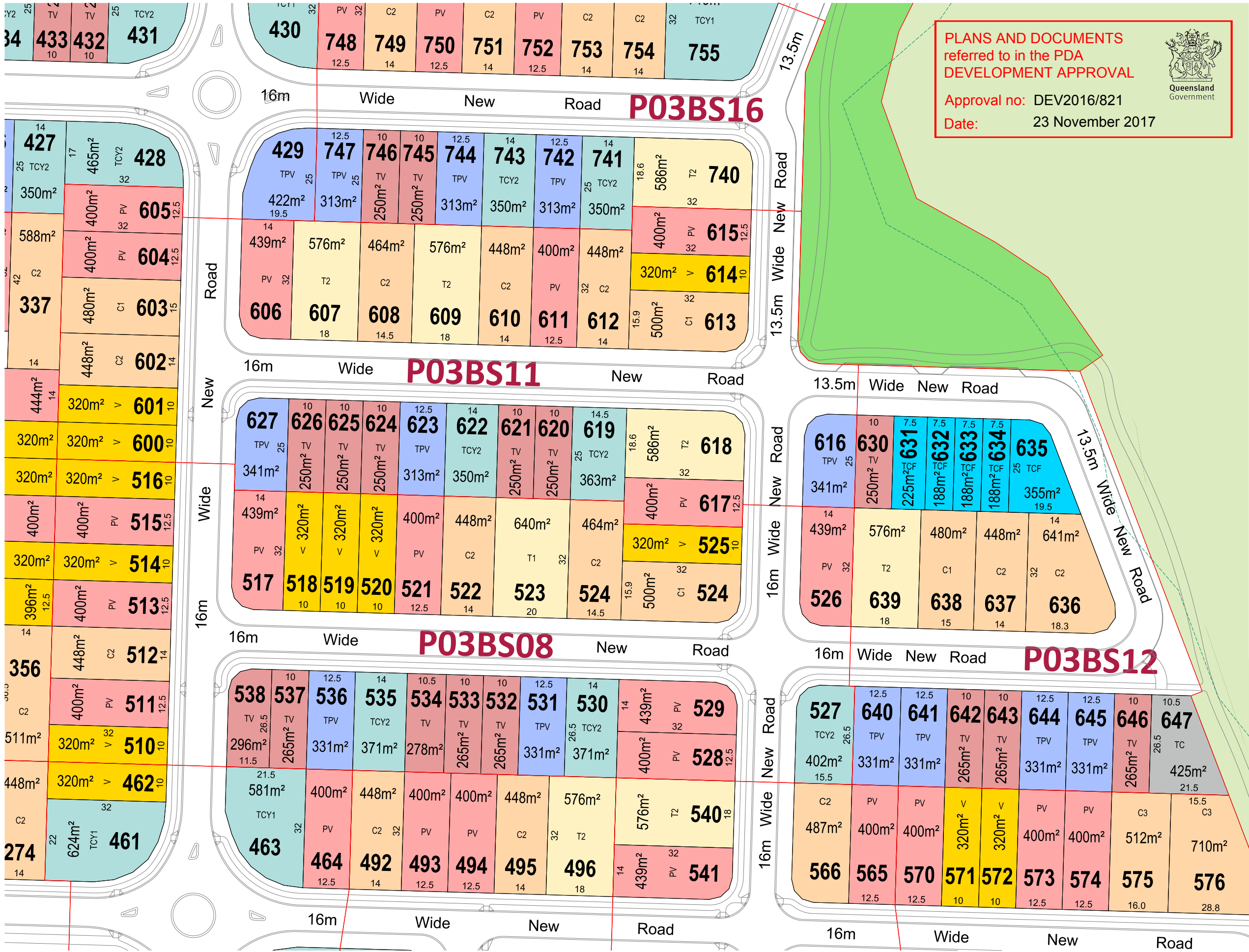
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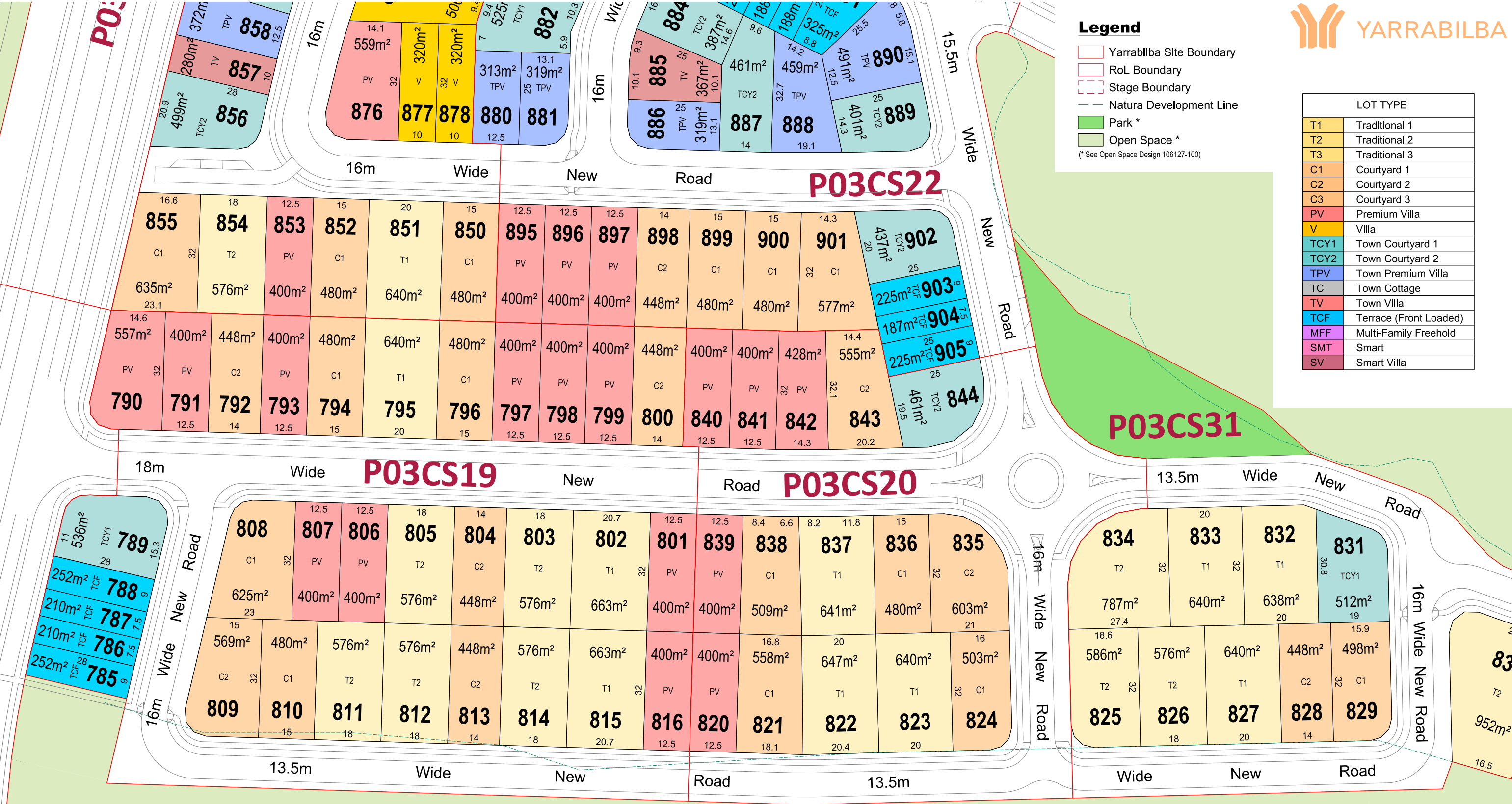
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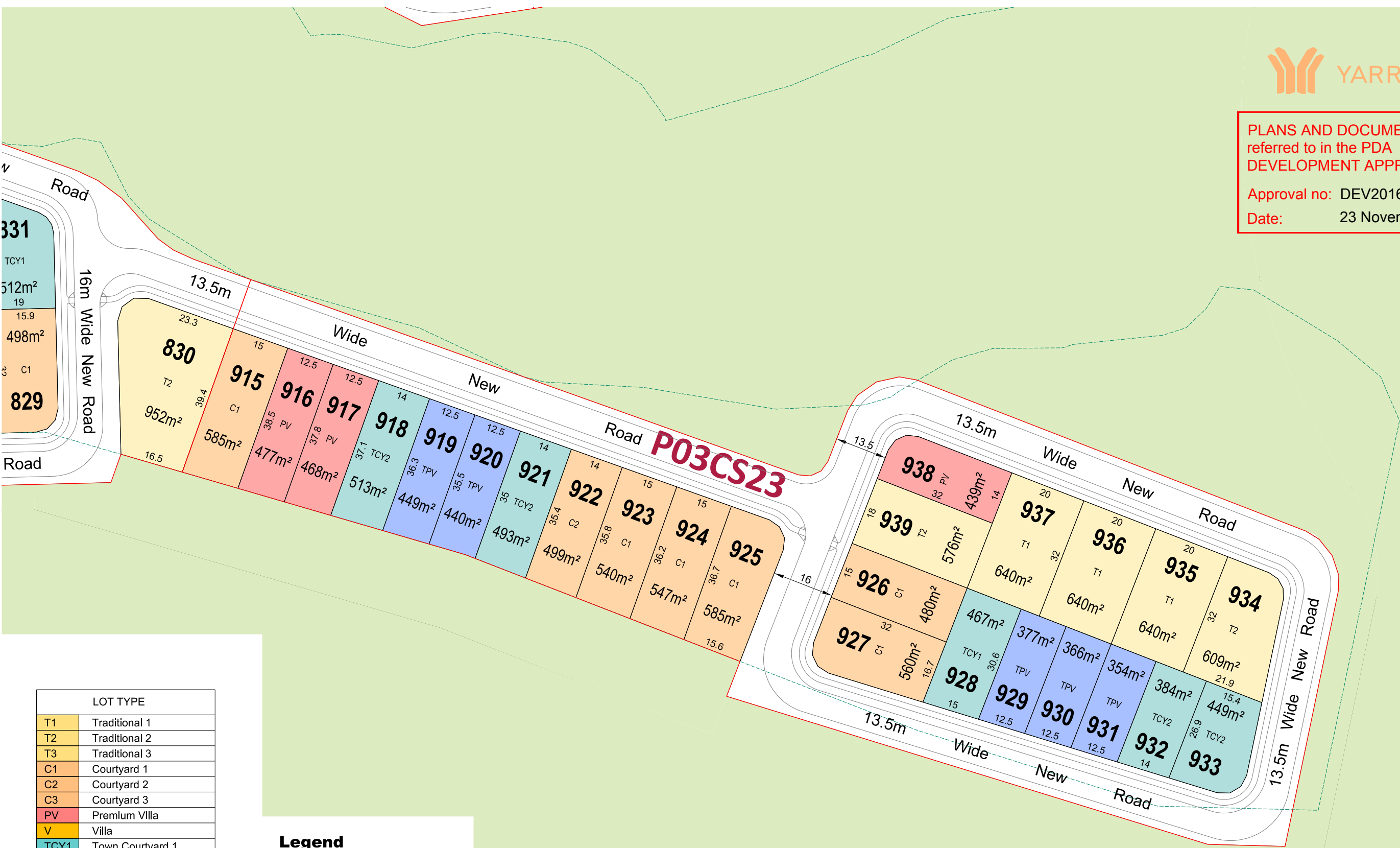
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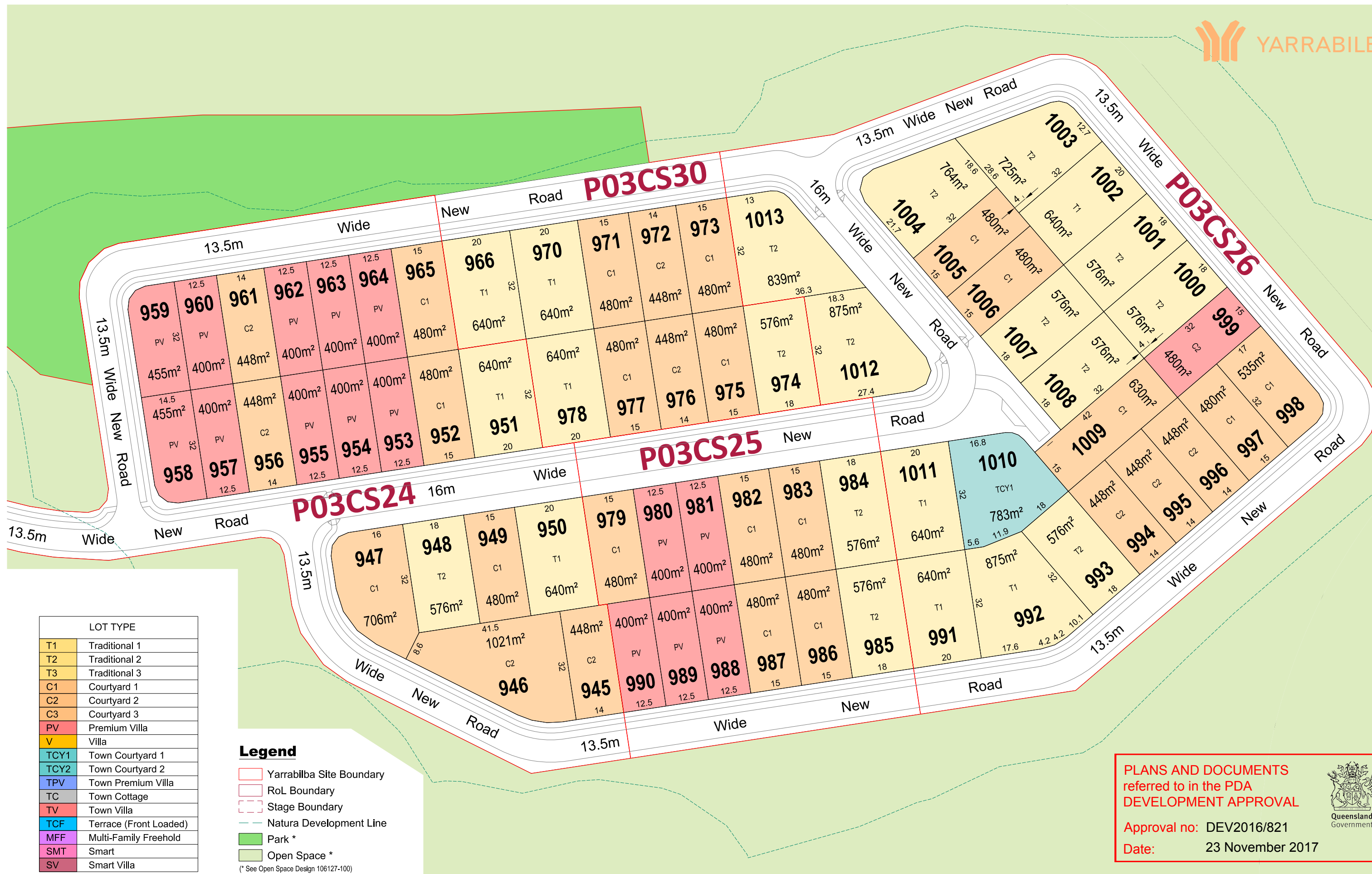
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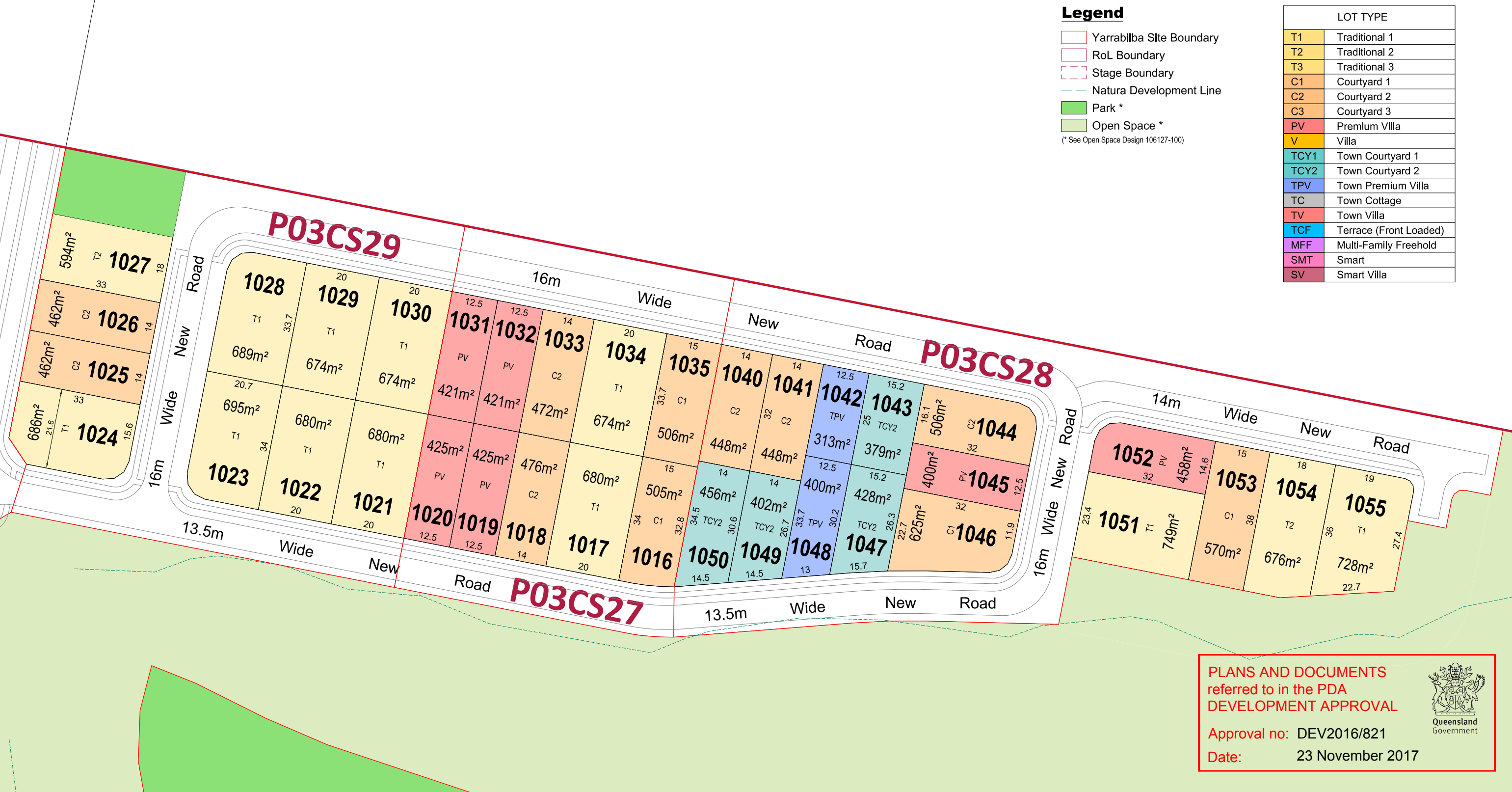
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File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 116

Rev: F

Date: 16 OCT 2017



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Queensland Government

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