

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/821
Date: 11/12/18



Area	47.93 ha
Credited Park	4.94 ha
Density (MINIMUM)	15.8 dw/ha

Area	47.93 ha
Credited Park	4.94 ha
Density (MAXIMUM)	16.0 dw/ha

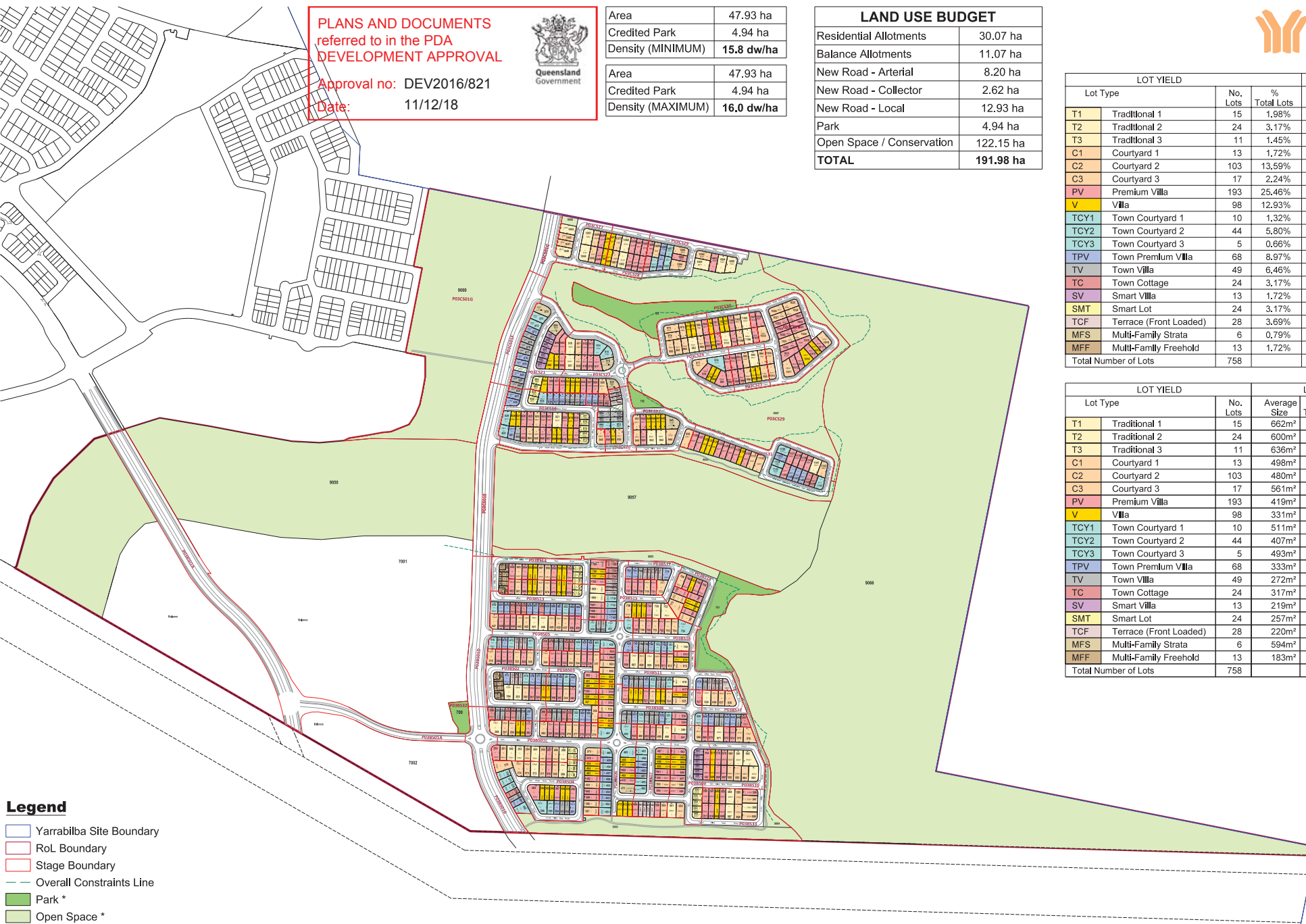
LAND USE BUDGET

Residential Allotments	30.07 ha
Balance Allotments	11.07 ha
New Road - Arterial	8.20 ha
New Road - Collector	2.62 ha
New Road - Local	12.93 ha
Park	4.94 ha
Open Space / Conservation	122.15 ha
TOTAL	191.98 ha



LOT YIELD			P03B		P03C	
Lot Type	No. Lots	% Total Lots	No. Lots	% Total Lots	No. Lots	% Total Lots
T1 Traditional 1	15	1.98%	2	0.41%	13	4.81%
T2 Traditional 2	24	3.17%	22	4.51%	2	0.74%
T3 Traditional 3	11	1.45%	6	1.23%	5	1.85%
C1 Courtyard 1	13	1.72%	13	2.66%		
C2 Courtyard 2	103	13.59%	62	12.70%	41	15.19%
C3 Courtyard 3	17	2.24%	7	1.43%	10	3.70%
PV Premium Villa	193	25.46%	111	22.75%	82	30.37%
V Villa	98	12.93%	61	12.50%	37	13.70%
TCY1 Town Courtyard 1	10	1.32%	10	2.05%		
TCY2 Town Courtyard 2	44	5.80%	32	6.56%	12	4.44%
TCY3 Town Courtyard 3	5	0.66%			5	1.85%
TPV Town Premium Villa	68	8.97%	49	10.04%	19	7.04%
TV Town Villa	49	6.46%	34	6.97%	15	5.56%
TC Town Cottage	24	3.17%	20	4.10%	4	1.48%
SV Smart Villa	13	1.72%	6	1.23%	7	2.59%
SMT Smart Lot	24	3.17%	15	3.07%	9	3.33%
TCF Terrace (Front Loaded)	28	3.69%	24	4.92%	4	1.48%
MFS Multi-Family Strata	6	0.79%	1	0.20%	5	1.85%
MFF Multi-Family Freehold	13	1.72%	13	2.66%		
Total Number of Lots	758		488		270	

LOT YIELD			LOT AREA		
Lot Type	No. Lots	Average Size	% of Total Area	Area	
T1 Traditional 1	15	662m ²	3.31%	9941m ²	
T2 Traditional 2	24	600m ²	4.79%	14402m ²	
T3 Traditional 3	11	636m ²	2.33%	7002m ²	
C1 Courtyard 1	13	498m ²	2.16%	6483m ²	
C2 Courtyard 2	103	480m ²	16.45%	49467m ²	
C3 Courtyard 3	17	561m ²	3.17%	9540m ²	
PV Premium Villa	193	419m ²	26.94%	81002m ²	
V Villa	98	331m ²	10.80%	32465m ²	
TCY1 Town Courtyard 1	10	511m ²	1.70%	5115m ²	
TCY2 Town Courtyard 2	44	407m ²	5.97%	17941m ²	
TCY3 Town Courtyard 3	5	493m ²	0.82%	2467m ²	
TPV Town Premium Villa	68	333m ²	7.54%	22655m ²	
TV Town Villa	49	272m ²	4.44%	13337m ²	
TC Town Cottage	24	317m ²	2.53%	7620m ²	
SV Smart Villa	13	219m ²	0.95%	2857m ²	
SMT Smart Lot	24	257m ²	2.06%	6191m ²	
TCF Terrace (Front Loaded)	28	220m ²	2.06%	6187m ²	
MFS Multi-Family Strata	6	594m ²	1.19%	3569m ²	
MFF Multi-Family Freehold	13	183m ²	0.79%	2388m ²	
Total Number of Lots	758				



Legend

- Yarrabilba Site Boundary
- RoL Boundary
- Stage Boundary
- Overall Constraints Line
- Park *
- Open Space *

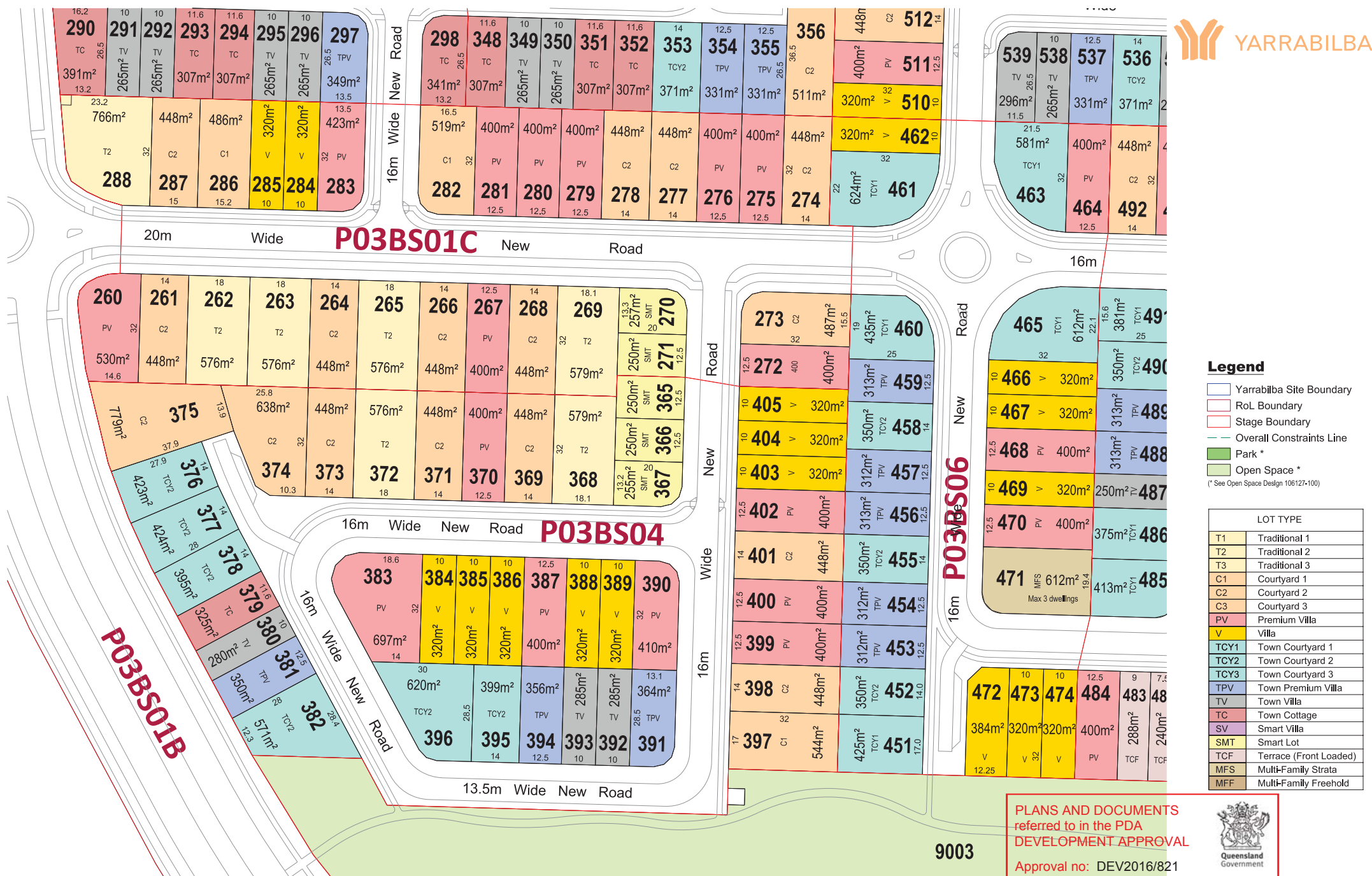
(* See Open Space Design 106127-100)

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

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 -  Open Space *
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LOT TYPE	
T1	Traditional 1
T2	Traditional 2
T3	Traditional 3
C1	Courtyard 1
C2	Courtyard 2
C3	Courtyard 3
PV	Premium Villa
V	Villa
TCY1	Town Courtyard 1
TCY2	Town Courtyard 2
TCY3	Town Courtyard 3
TPV	Town Premium Villa
TV	Town Villa
TC	Town Cottage
SV	Smart Villa
SMT	Smart Lot
TCF	Terrace (Front Loaded)
MFS	Multi-Family Strata
MFF	Multi-Family Freehold

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

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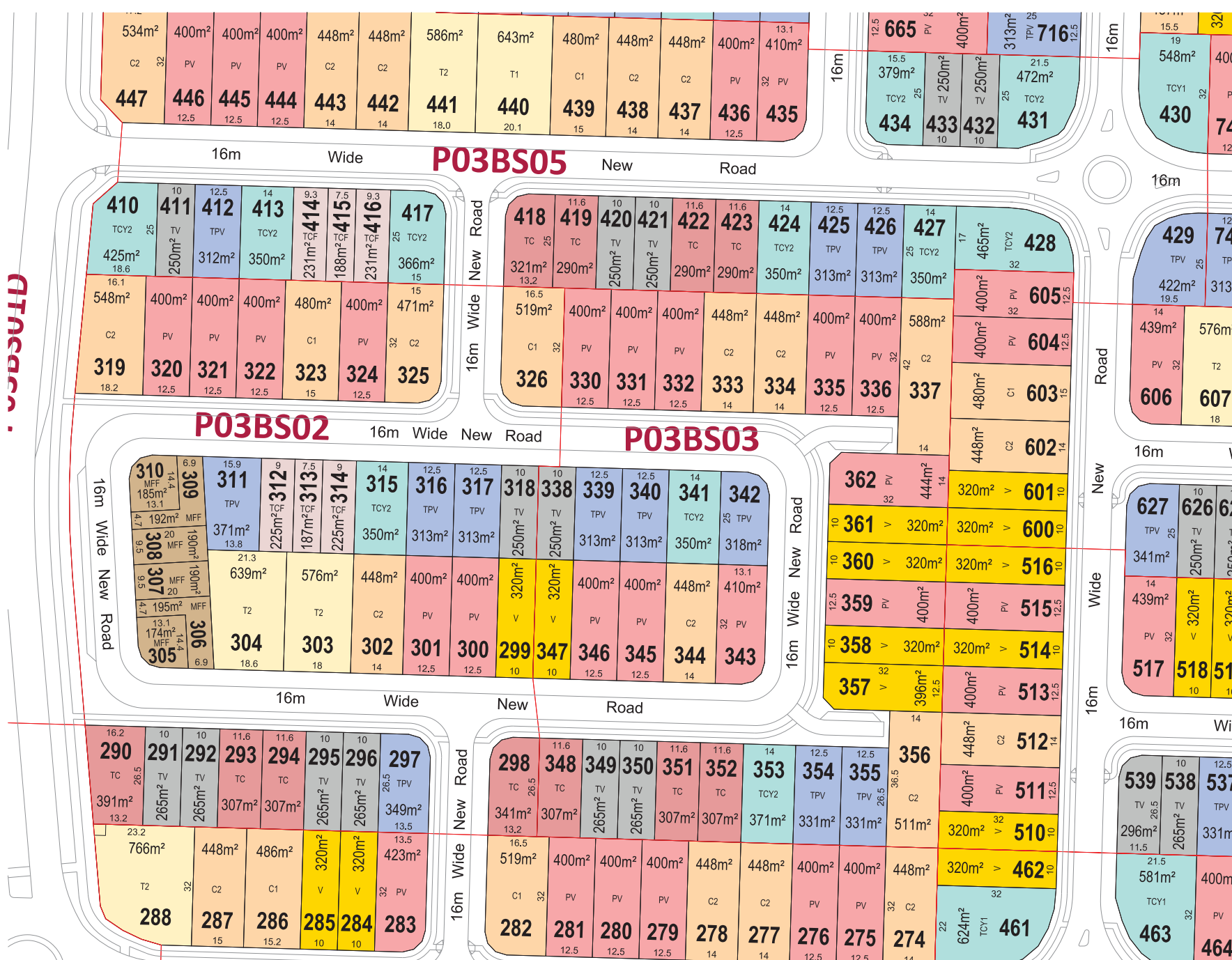
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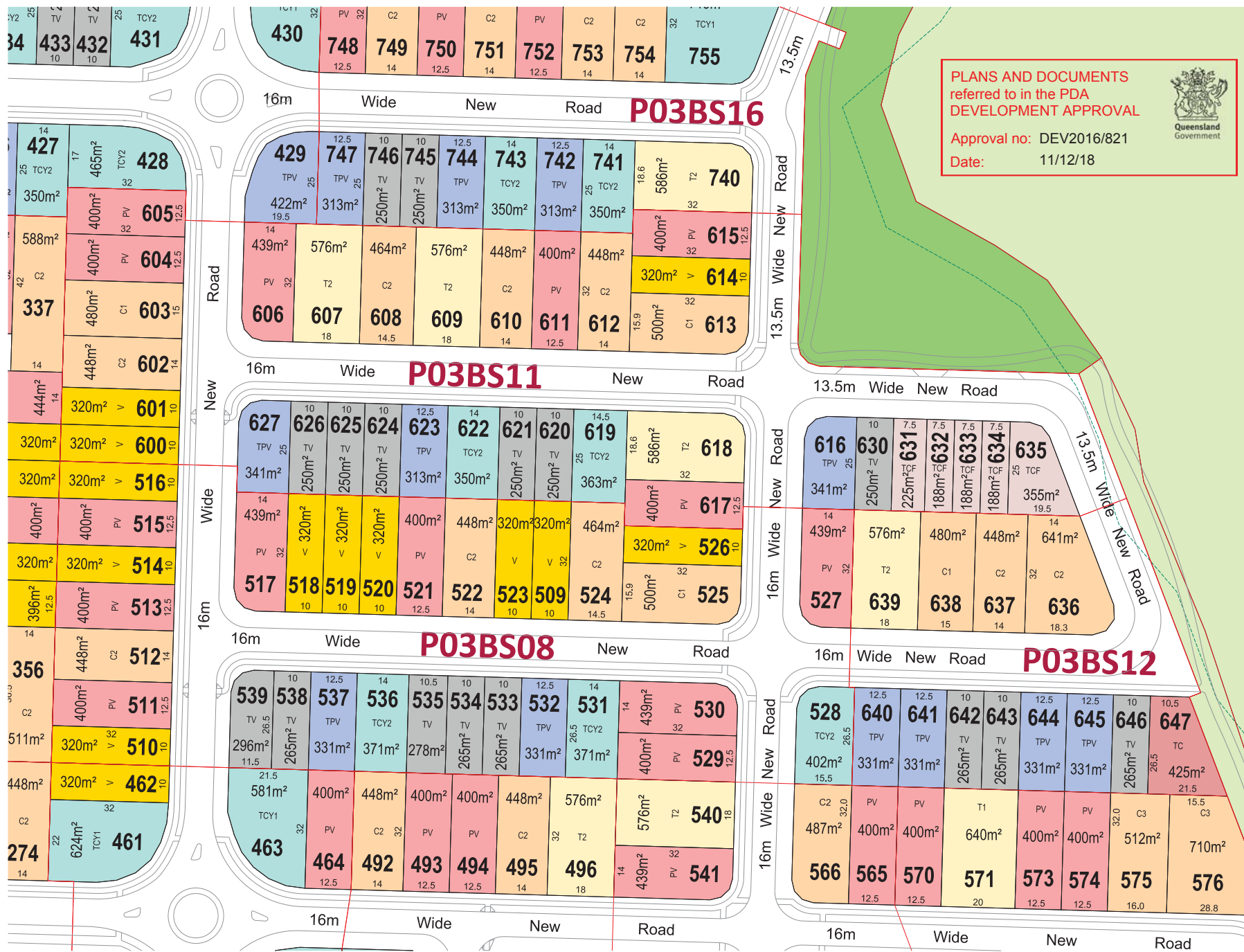
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PRECINCT THREE





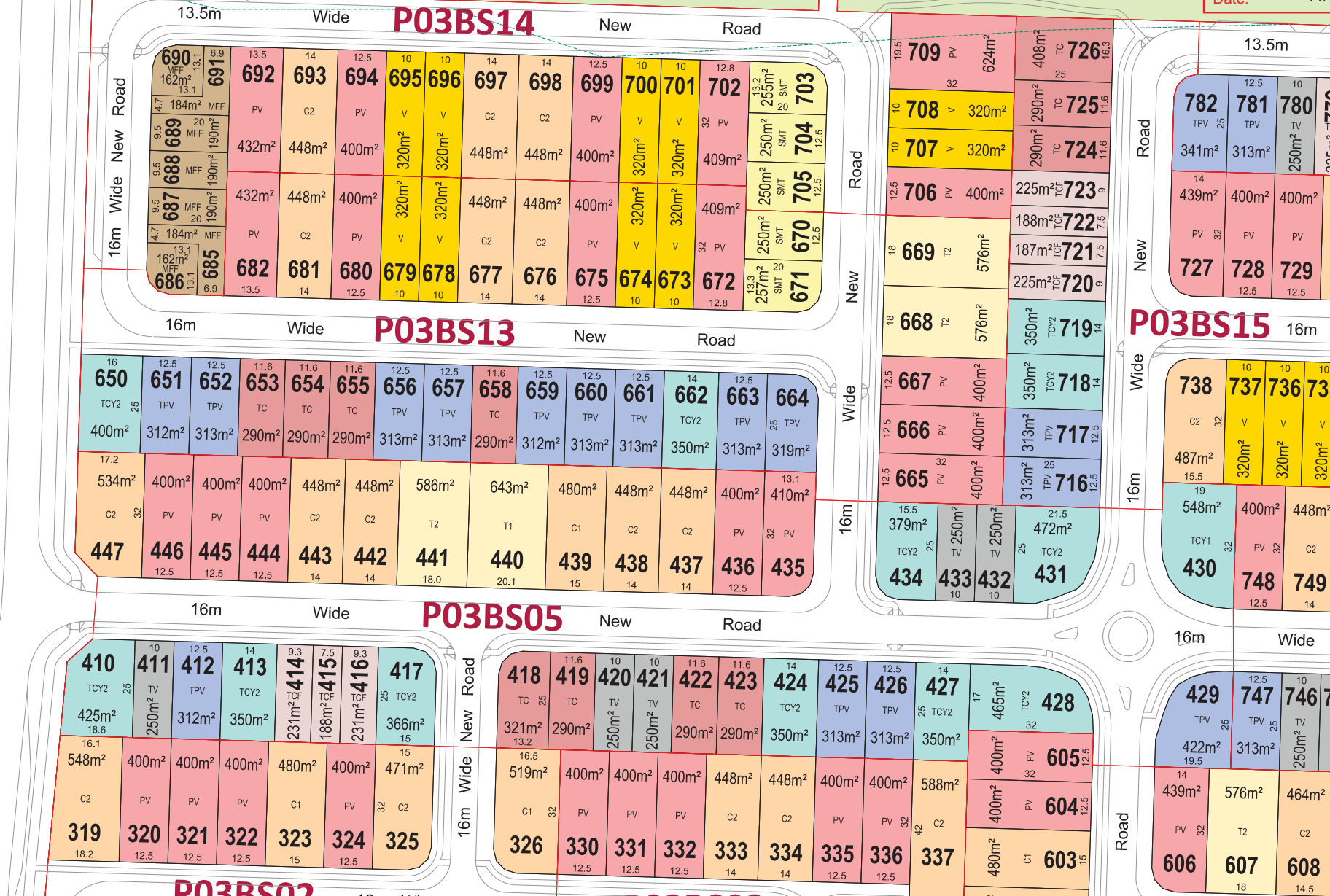
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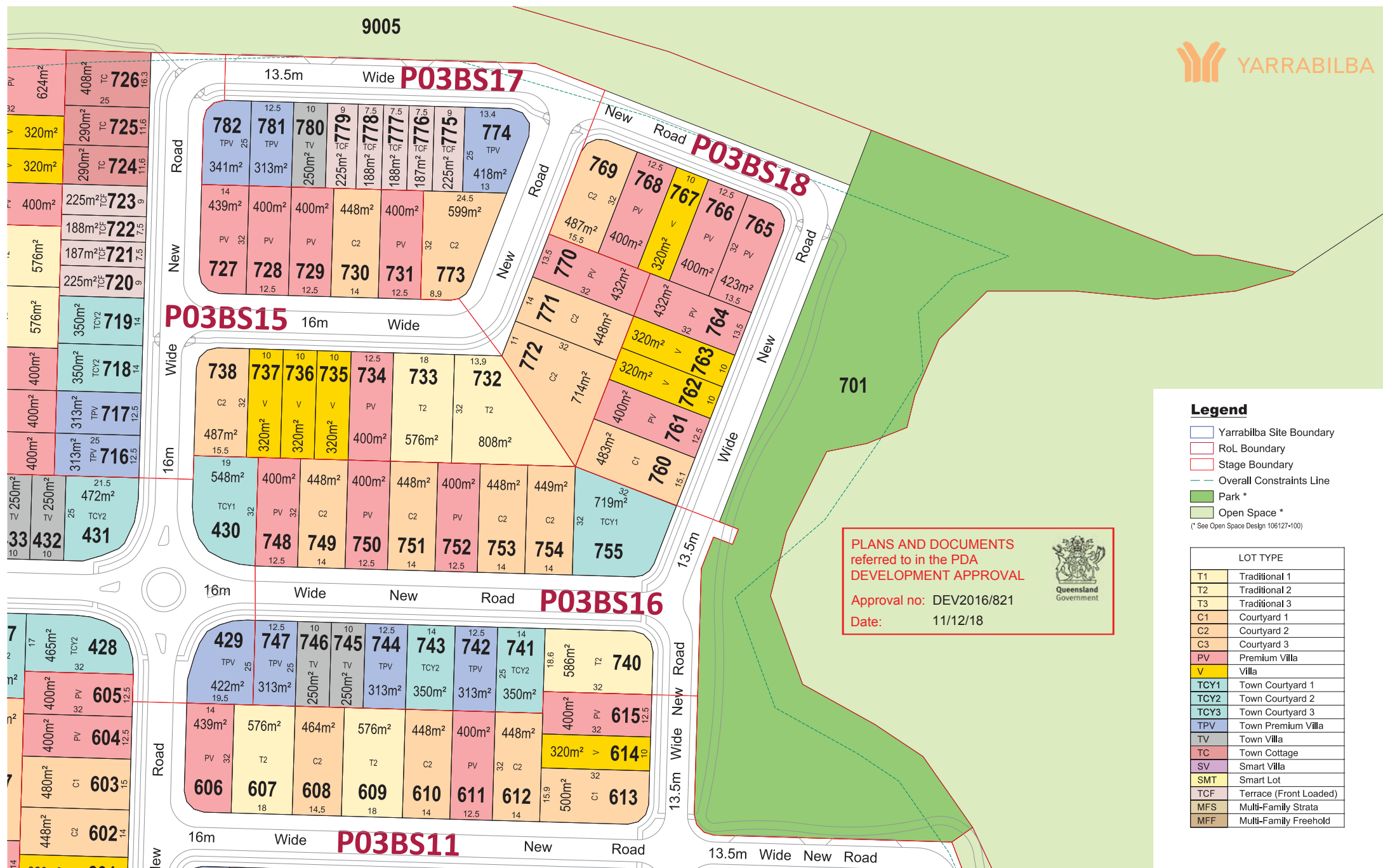
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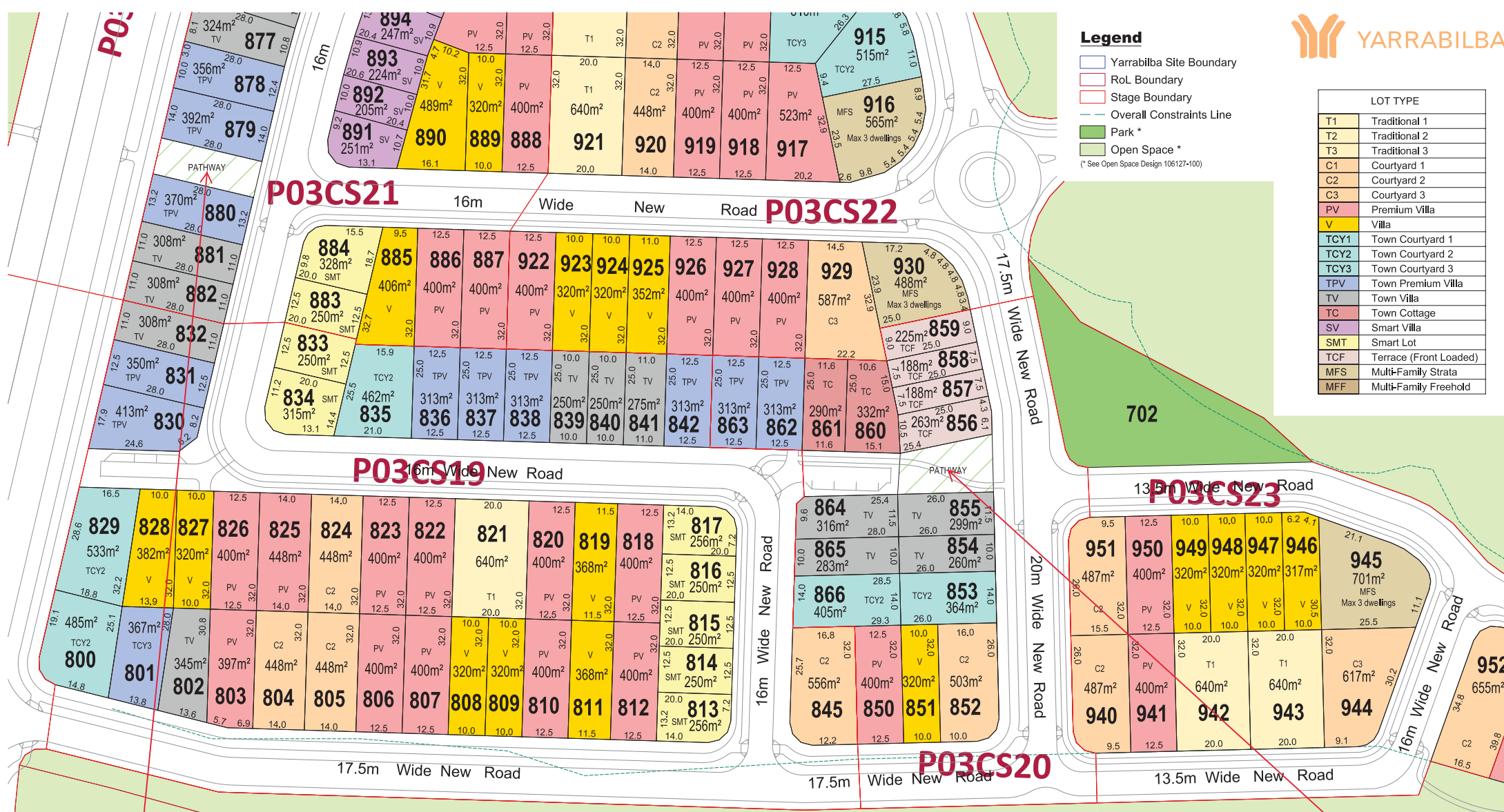
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Pathway configuration subject to compliance assessment for streetscape works.

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AMENDED IN RED

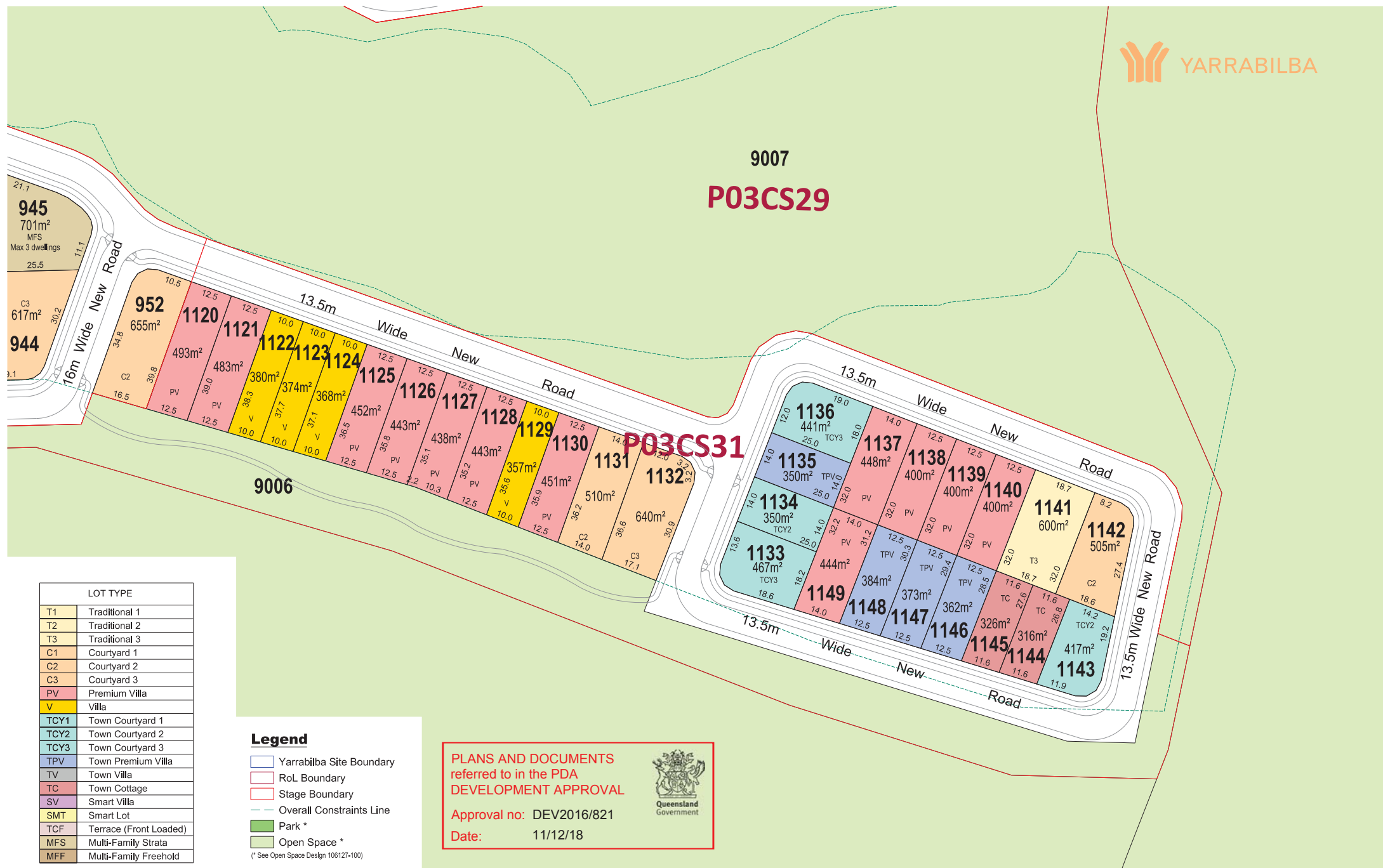
By: Owen Haslam
Date: 04/12/18



Pathway configuration subject to compliance assessment for streetscape works.

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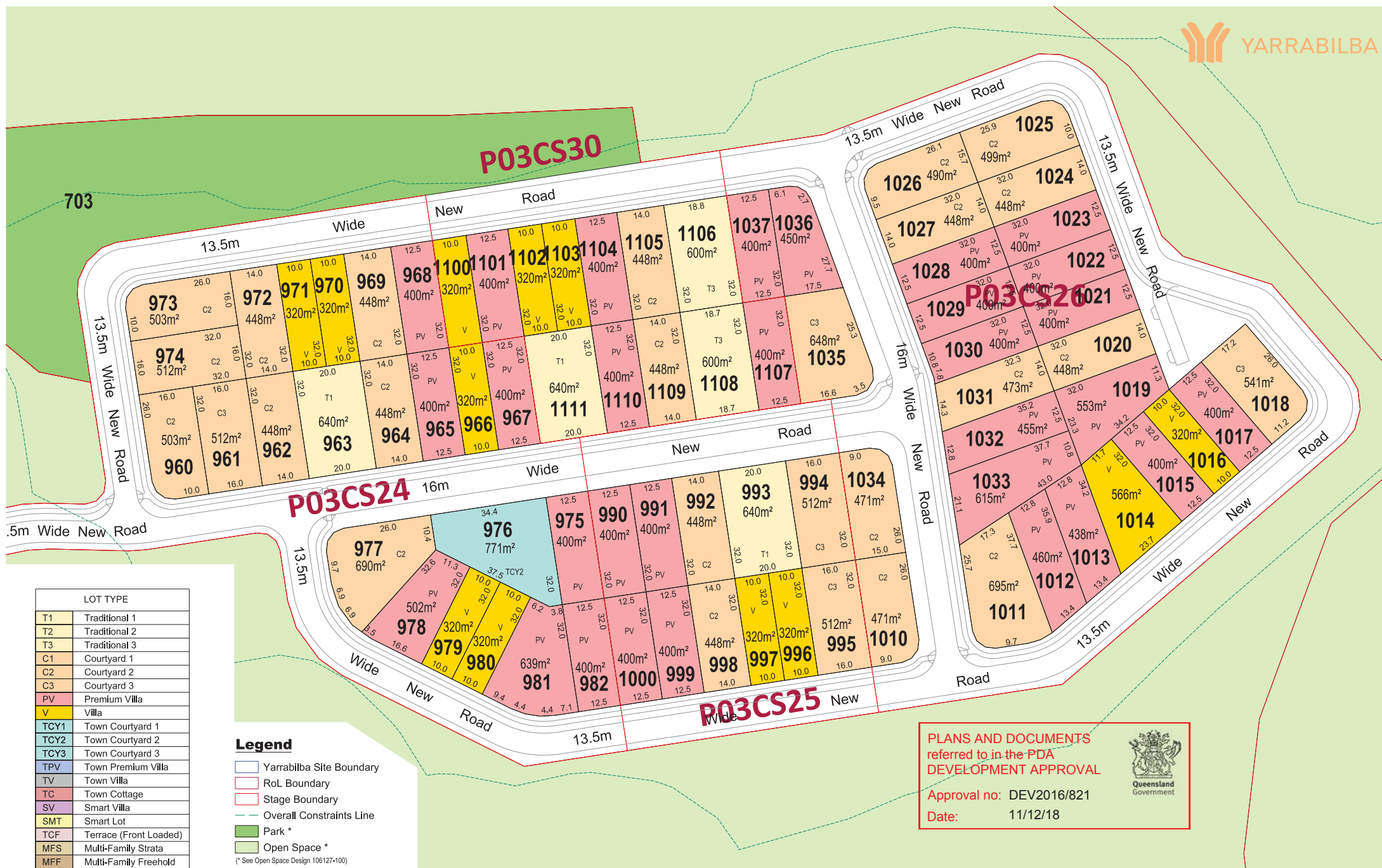
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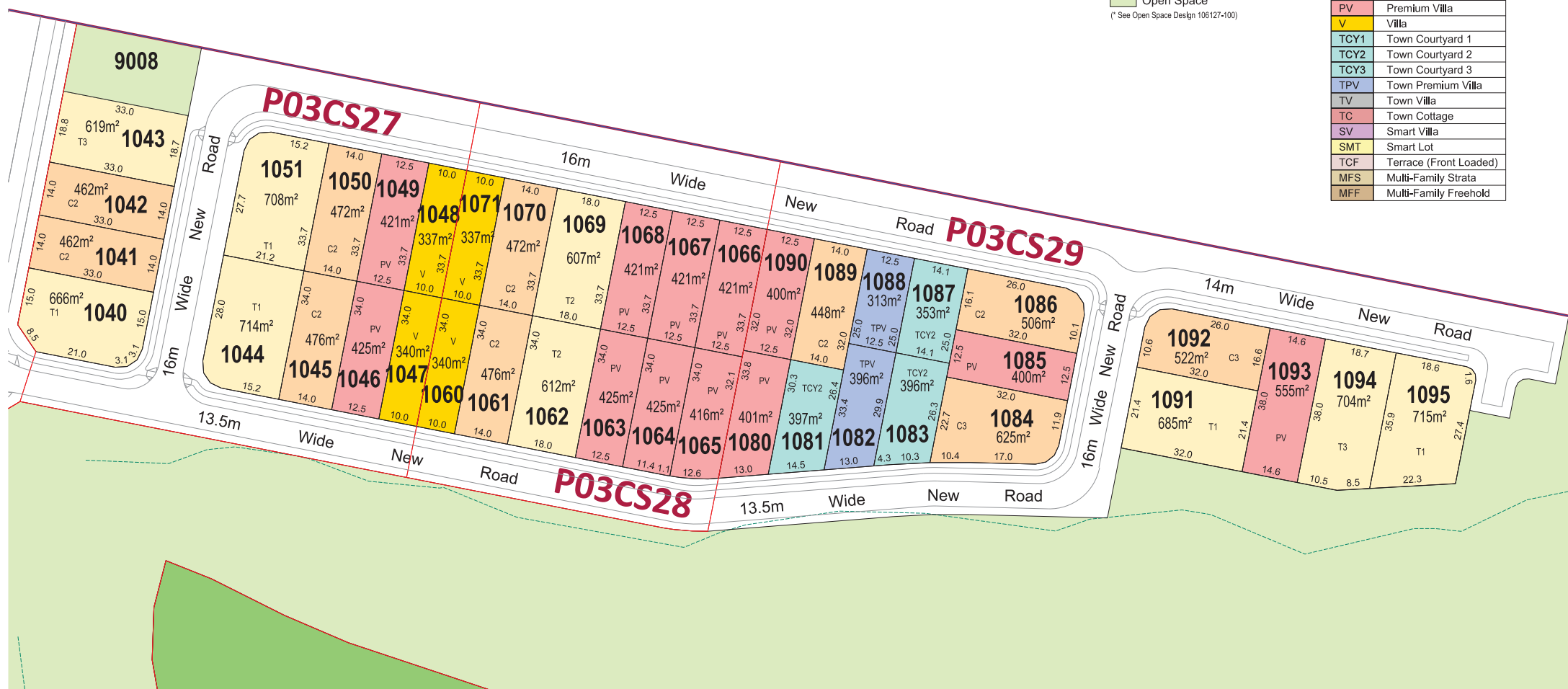
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