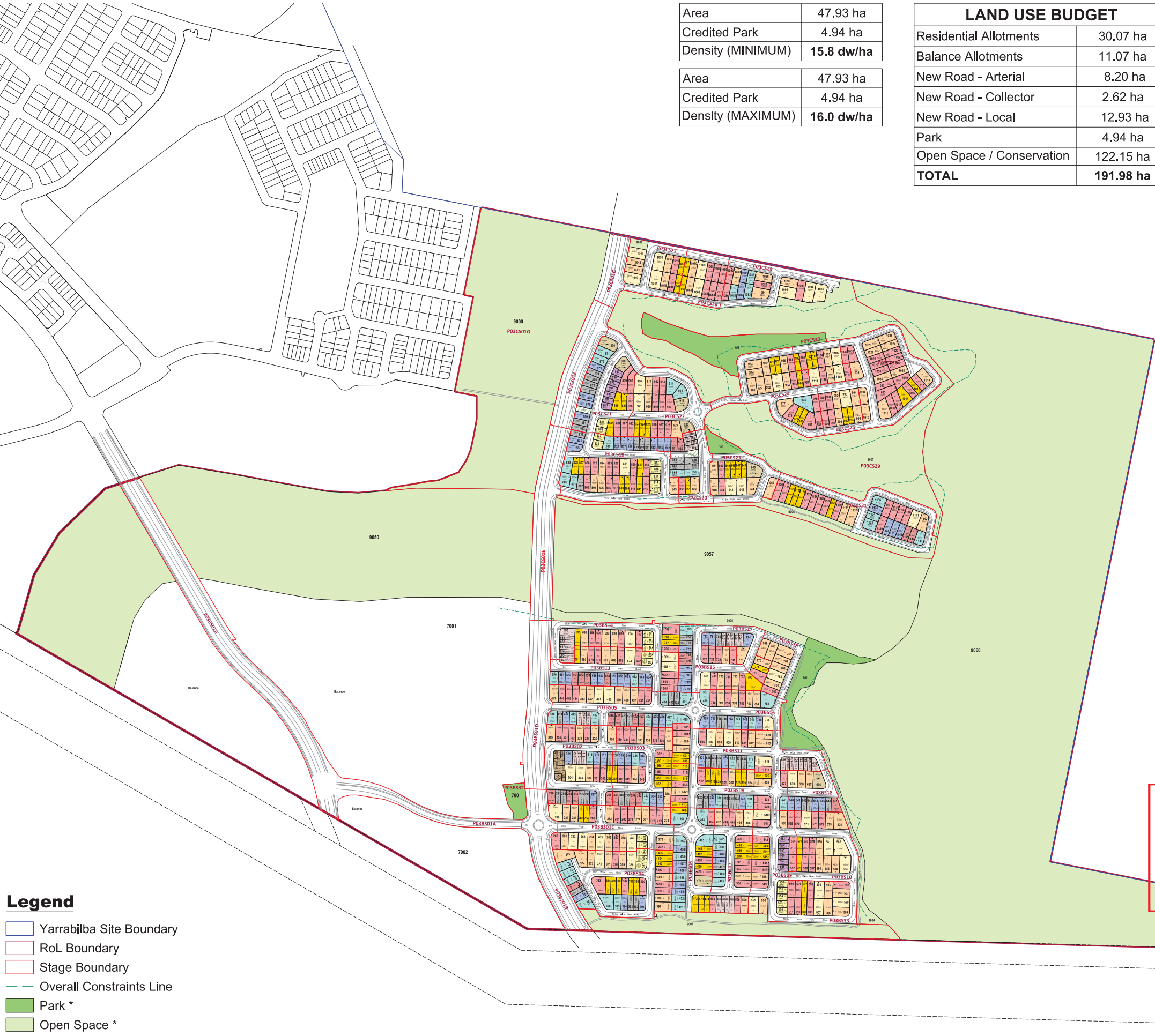




Area	47.93 ha
Credited Park	4.94 ha
Density (MINIMUM)	15.8 dw/ha

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			3B		3C		
Lot Type	No. Lots	% Total Lots	No. Lots	% Total Lots	No. Lots	% Total Lots	
T1	Traditional 1	17	2.26%	4	0.83%	13	4.81%
T2	Traditional 2	21	2.79%	19	3.94%	2	0.74%
T3	Traditional 3	14	1.86%	9	1.87%	5	1.85%
C1	Courtyard 1	12	1.60%	12	2.49%		
C2	Courtyard 2	106	14.10%	65	13.49%	41	15.19%
C3	Courtyard 3	19	2.53%	9	1.87%	10	3.70%
PV	Premium Villa	190	25.27%	108	22.41%	82	30.37%
V	Villa	87	11.57%	50	10.37%	37	13.70%
TCY1	Town Courtyard 1	10	1.33%	10	2.07%		
TCY2	Town Courtyard 2	43	5.72%	31	6.43%	12	4.44%
TCY3	Town Courtyard 3	6	0.80%			6	2.22%
TPV	Town Premium Villa	70	9.31%	52	10.79%	18	6.67%
TV	Town Villa	50	6.65%	35	7.26%	15	5.56%
TC	Town Cottage	23	3.06%	19	3.94%	4	1.48%
SV	Smart Villa	13	1.73%	6	1.24%	7	2.59%
SMT	Smart Lot	24	3.19%	15	3.11%	9	3.33%
TCF	Terrace (Front Loaded)	34	4.52%	30	6.22%	4	1.48%
MFS	Multi-Family Strata	7	0.93%	2	0.41%	5	1.85%
MFF	Multi-Family Freehold	6	0.80%	6	1.24%		
Total Number of Lots		752		482		270	

LOT YIELD		LOT AREA		
Lot Type	No. Lots	Average Size	% of Total Area	Area
T1	17	660m ²	3.73%	11220m ²
T2	21	591m ²	4.13%	12423m ²
T3	14	619m ²	2.89%	8678m ²
C1	12	505m ²	2.02%	6065m ²
C2	106	478m ²	16.86%	50695m ²
C3	19	555m ²	3.51%	10563m ²
PV	190	419m ²	26.53%	79744m ²
V	87	338m ²	9.79%	29434m ²
TCY1	10	511m ²	1.70%	5113m ²
TCY2	43	412m ²	5.90%	17729m ²
TCY3	6	472m ²	0.94%	2834m ²
TPV	70	331m ²	7.72%	23207m ²
TV	50	271m ²	4.52%	13587m ²
TC	23	313m ²	2.40%	7212m ²
SV	13	219m ²	0.95%	2857m ²
SMT	24	257m ²	2.06%	6191m ²
TCF	34	227m ²	2.57%	7726m ²
MFS	7	601m ²	1.40%	4209m ²
MFF	6	187m ²	0.37%	1126m ²
Total Number of Lots		752		

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

(* See Open Space Design 106127-100)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 25 June 2020



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

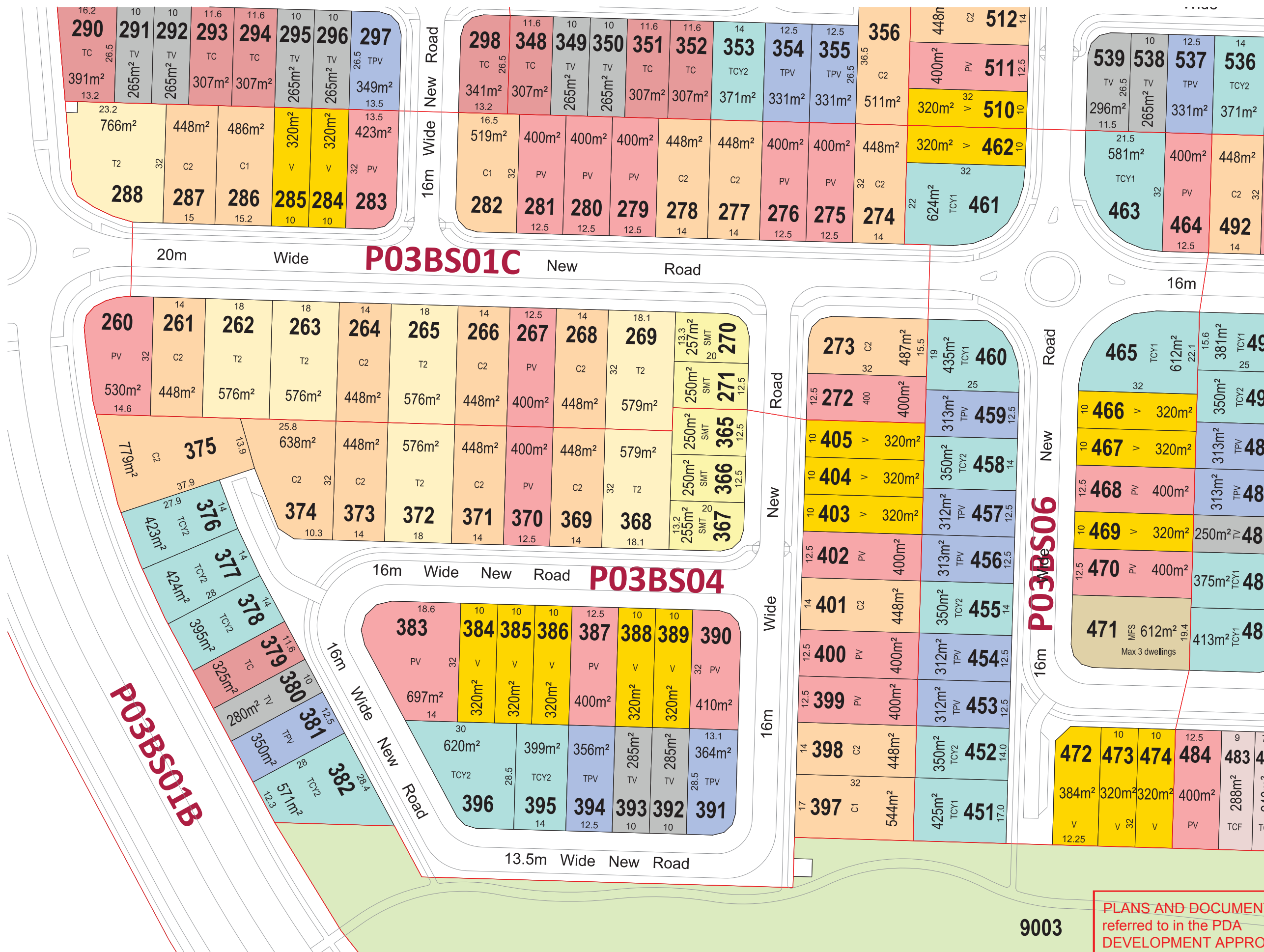
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Scale 1:7,500 at A3

North



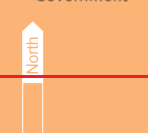


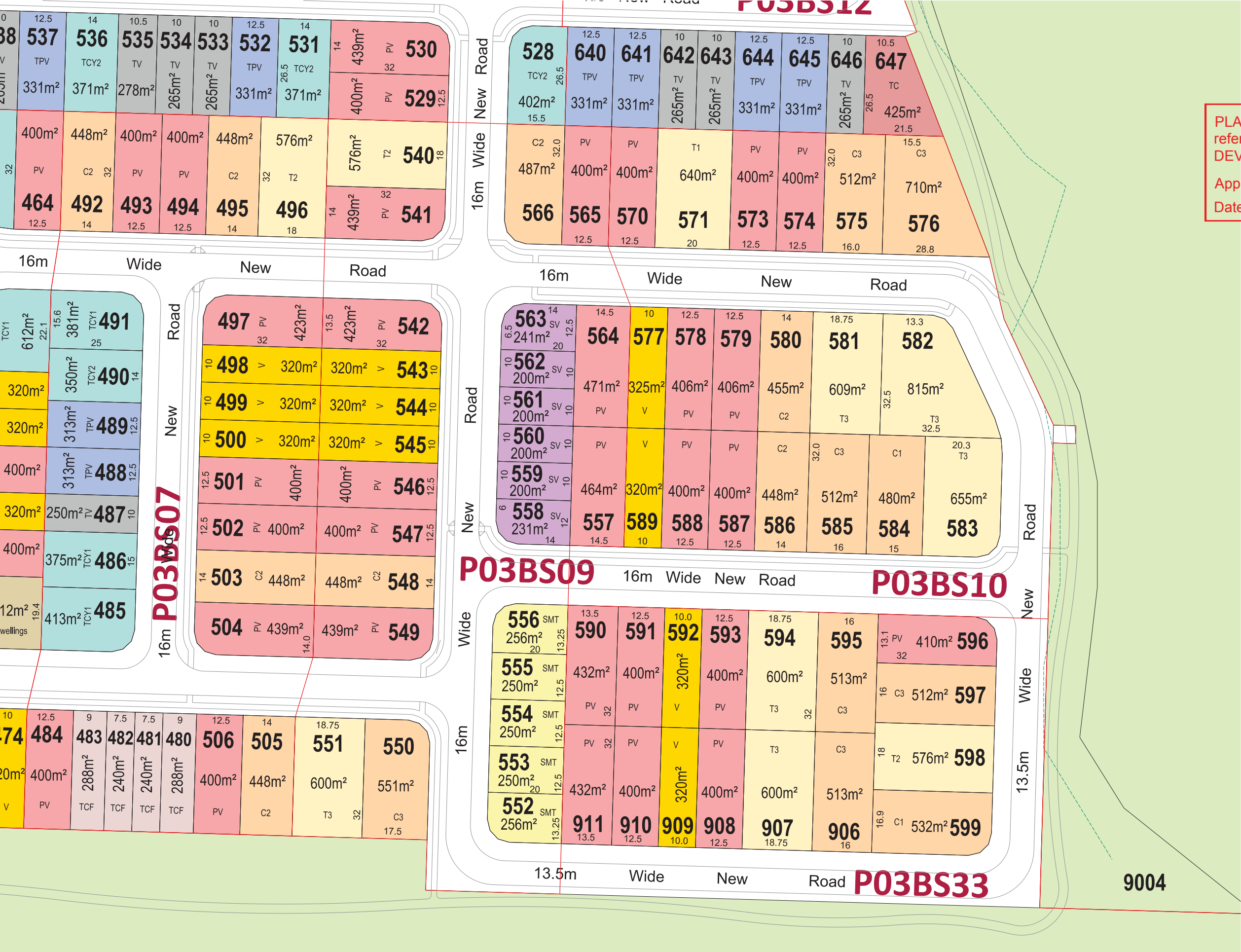
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Approval no: DEV2016/821
Date: 25 June 2020

Legend

-  Yarrabilba Site Boundary
 -  RoL Boundary
 -  Stage Boundary
 -  Overall Constraints Line
 -  Park *
 -  Open Space *
- (* See Open Space Design 106127-100)

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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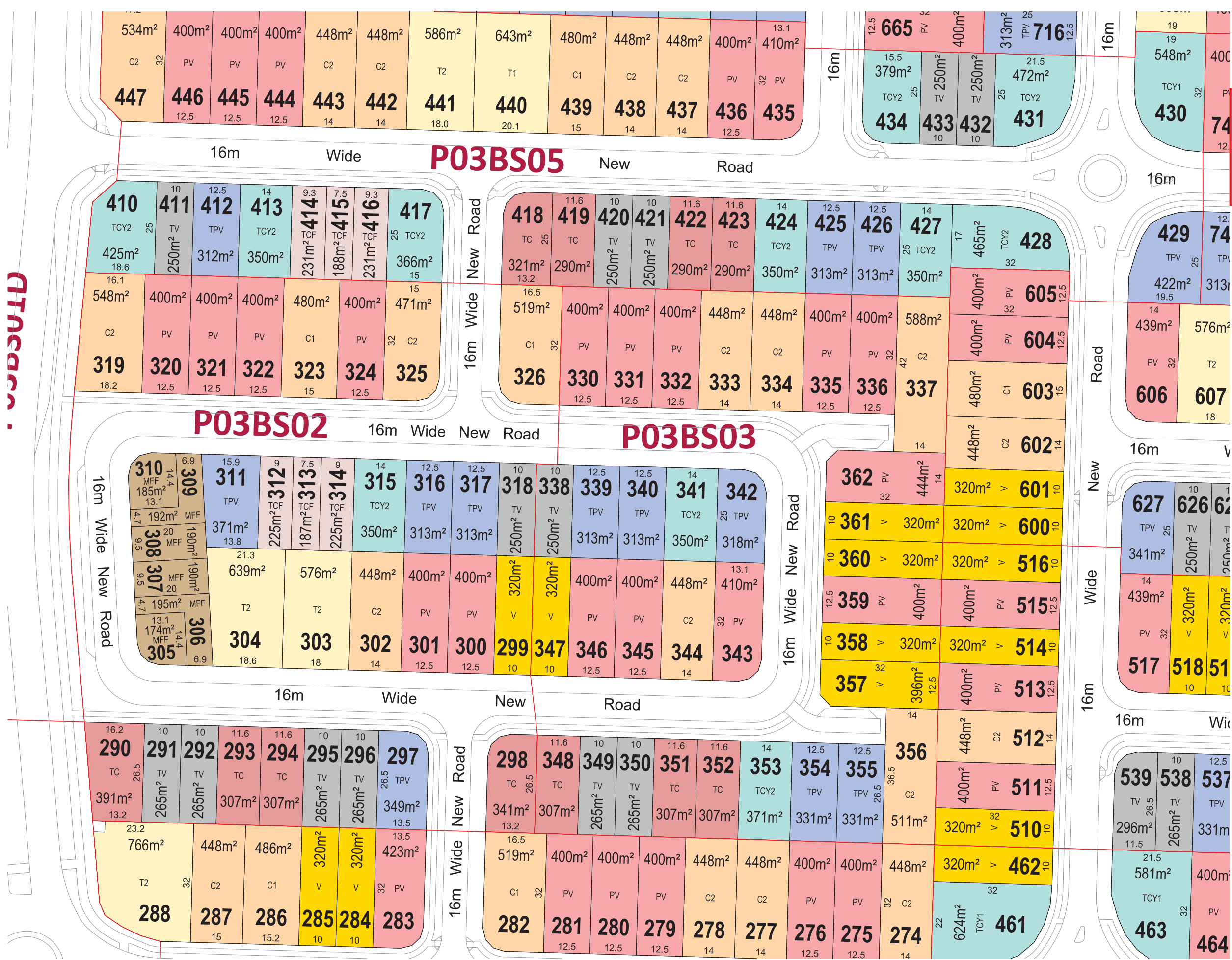


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106127-precinct 3B-C ROL



Legend

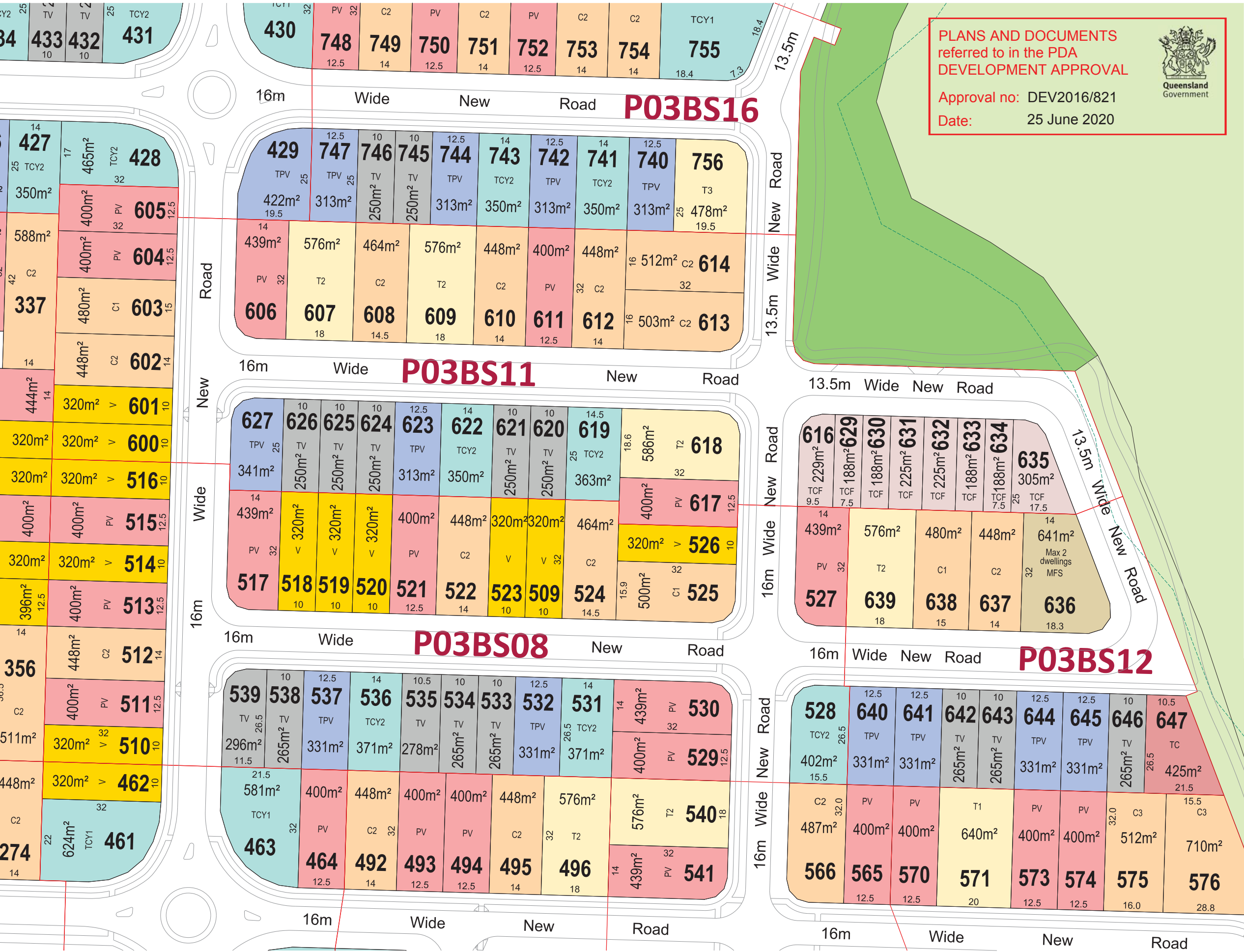
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RECONFIGURATION OF A LOT

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Legend

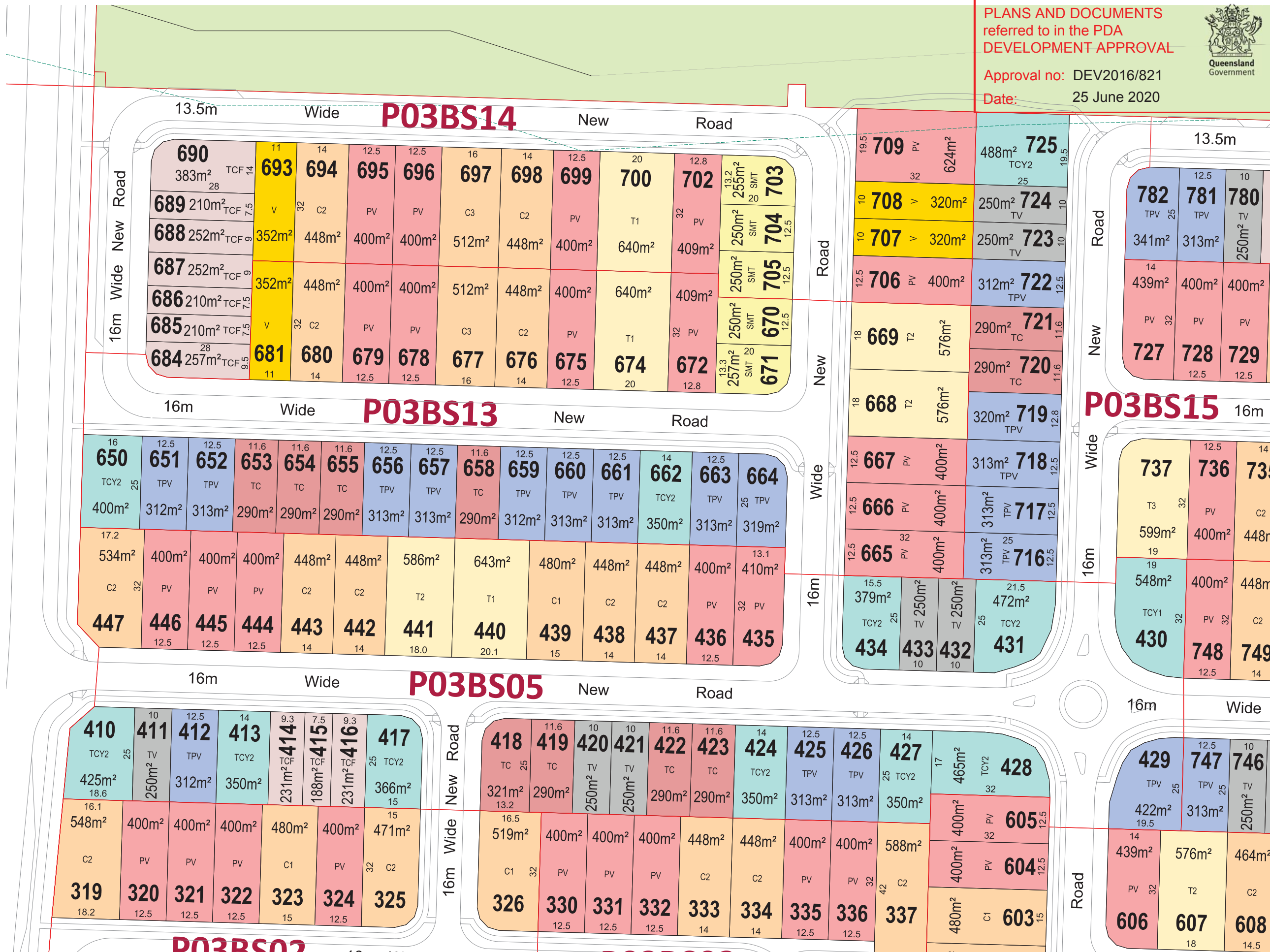
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
RECONFIGURATION OF A LOT

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

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0 10 20 30 40 50m
Scale 1:1,000 at A3

North

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PLANS AND DOCUMENTS
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Date: 25 June 2020



Legend

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

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Scale 1:1,000 at A3

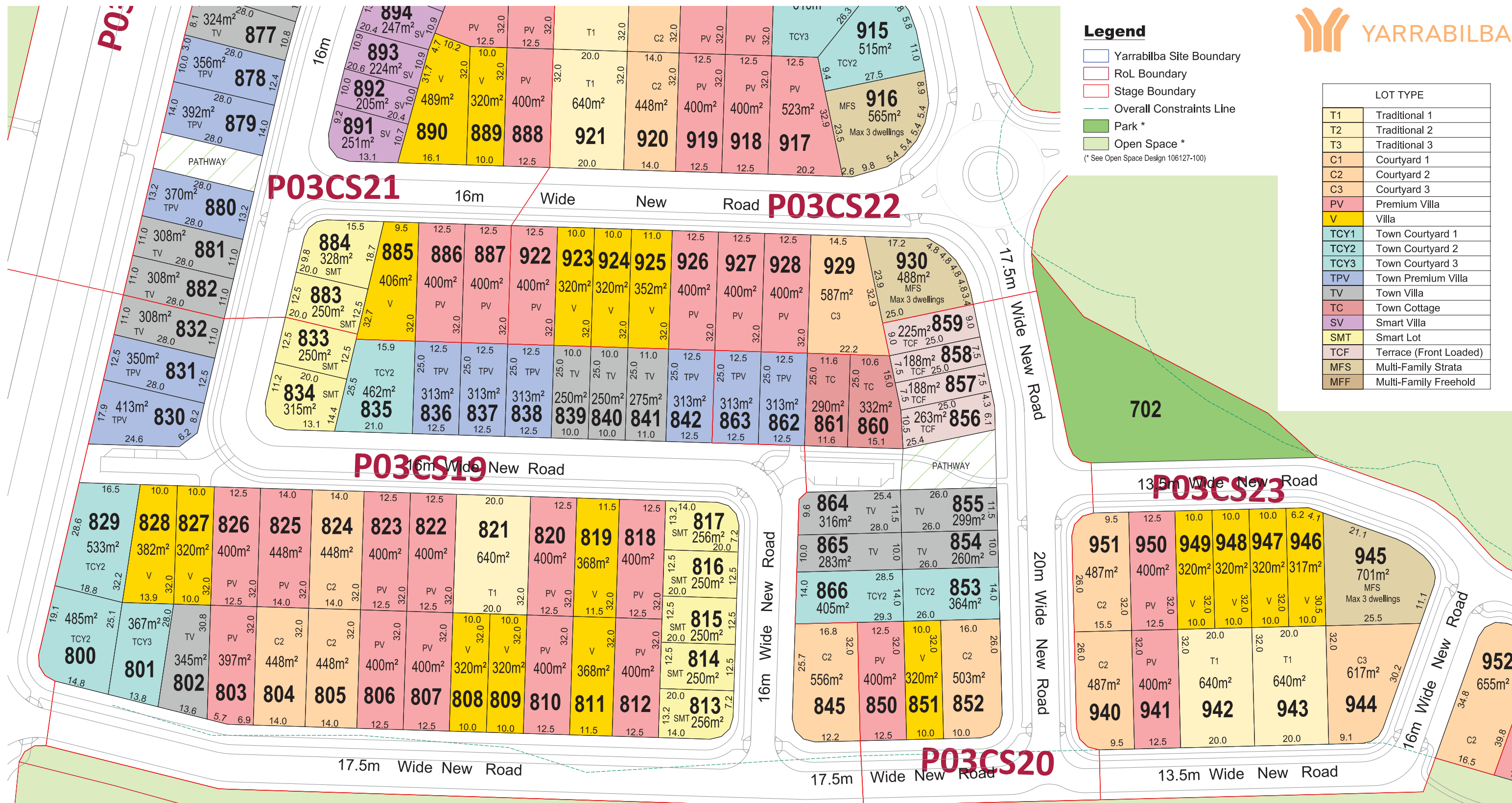


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Legend

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

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9007
P03CS29

P03CS31

9006

LOT TYPE	
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T2	Traditional 2
T3	Traditional 3
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C2	Courtyard 2
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 -  Stage Boundary
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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0 10 20 30 40 50m
Scale 1:1,000 at A3

North


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Legend

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 -  Open Space *
- (* See Open Space Design 106127-100)

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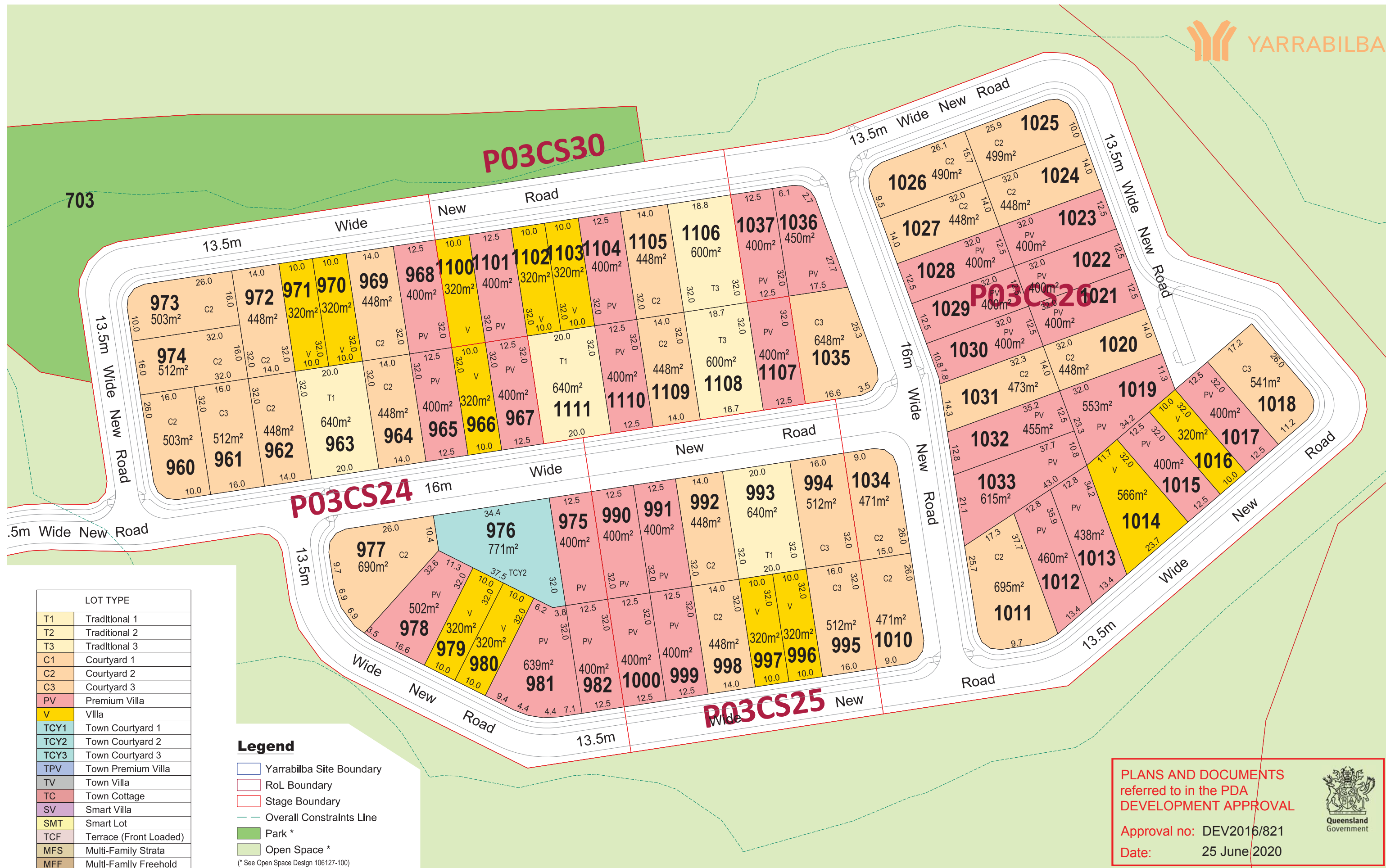
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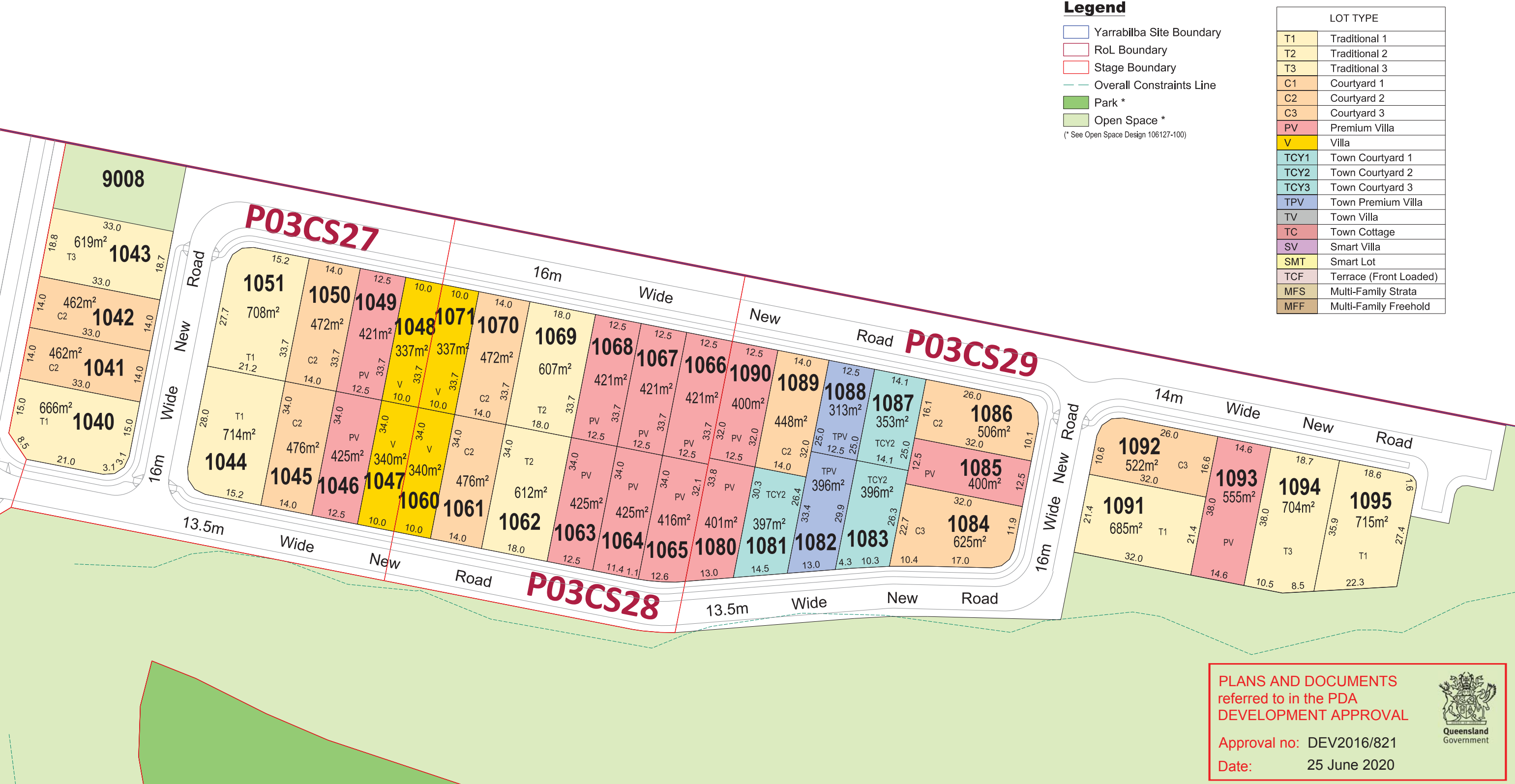
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File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 116

Rev: P

Date: 21 MAR 2020



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

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