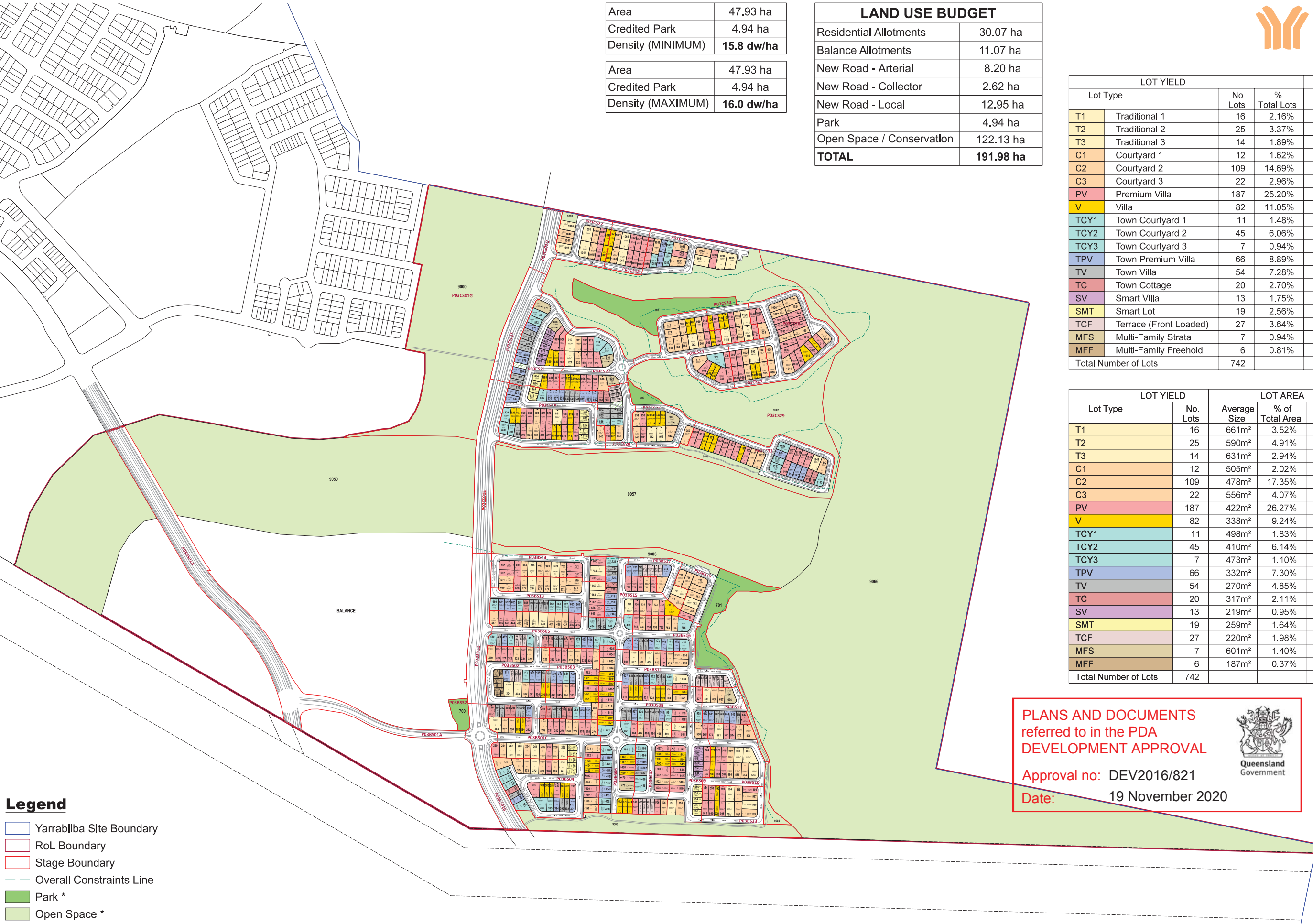




Area	47.93 ha
Credited Park	4.94 ha
Density (MINIMUM)	15.8 dw/ha

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	12.95 ha
Park	4.94 ha
Open Space / Conservation	122.13 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	16	2.16%	3	0.64%	13	4.81%
T2	Traditional 2	25	3.37%	23	4.87%	2	0.74%
T3	Traditional 3	14	1.89%	9	1.91%	5	1.85%
C1	Courtyard 1	12	1.62%	12	2.54%		
C2	Courtyard 2	109	14.69%	68	14.41%	41	15.19%
C3	Courtyard 3	22	2.96%	12	2.54%	10	3.70%
PV	Premium Villa	187	25.20%	105	22.25%	82	30.37%
V	Villa	82	11.05%	45	9.53%	37	13.70%
TCY1	Town Courtyard 1	11	1.48%	11	2.33%		
TCY2	Town Courtyard 2	45	6.06%	33	6.99%	12	4.44%
TCY3	Town Courtyard 3	7	0.94%	1	0.21%	6	2.22%
TPV	Town Premium Villa	66	8.89%	48	10.17%	18	6.67%
TV	Town Villa	54	7.28%	39	8.26%	15	5.56%
TC	Town Cottage	20	2.70%	16	3.39%	4	1.48%
SV	Smart Villa	13	1.75%	6	1.27%	7	2.59%
SMT	Smart Lot	19	2.56%	10	2.12%	9	3.33%
TCF	Terrace (Front Loaded)	27	3.64%	23	4.87%	4	1.48%
MFS	Multi-Family Strata	7	0.94%	2	0.42%	5	1.85%
MFF	Multi-Family Freehold	6	0.81%	6	1.27%		
Total Number of Lots		742		472		270	

LOT YIELD		LOT AREA		
Lot Type	No. Lots	Average Size	% of Total Area	Area
T1	16	661m ²	3.52%	10580m ²
T2	25	590m ²	4.91%	14759m ²
T3	14	631m ²	2.94%	8840m ²
C1	12	505m ²	2.02%	6065m ²
C2	109	478m ²	17.35%	52145m ²
C3	22	556m ²	4.07%	12238m ²
PV	187	422m ²	26.27%	78982m ²
V	82	338m ²	9.24%	27770m ²
TCY1	11	498m ²	1.83%	5488m ²
TCY2	45	410m ²	6.14%	18462m ²
TCY3	7	473m ²	1.10%	3312m ²
TPV	66	332m ²	7.30%	21959m ²
TV	54	270m ²	4.85%	14589m ²
TC	20	317m ²	2.11%	6352m ²
SV	13	219m ²	0.95%	2857m ²
SMT	19	259m ²	1.64%	4929m ²
TCF	27	220m ²	1.98%	5952m ²
MFS	7	601m ²	1.40%	4209m ²
MFF	6	187m ²	0.37%	1126m ²
Total Number of Lots		742		

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

PLANS AND DOCUMENTS
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Approval no: DEV2016/821
Date: 19 November 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).

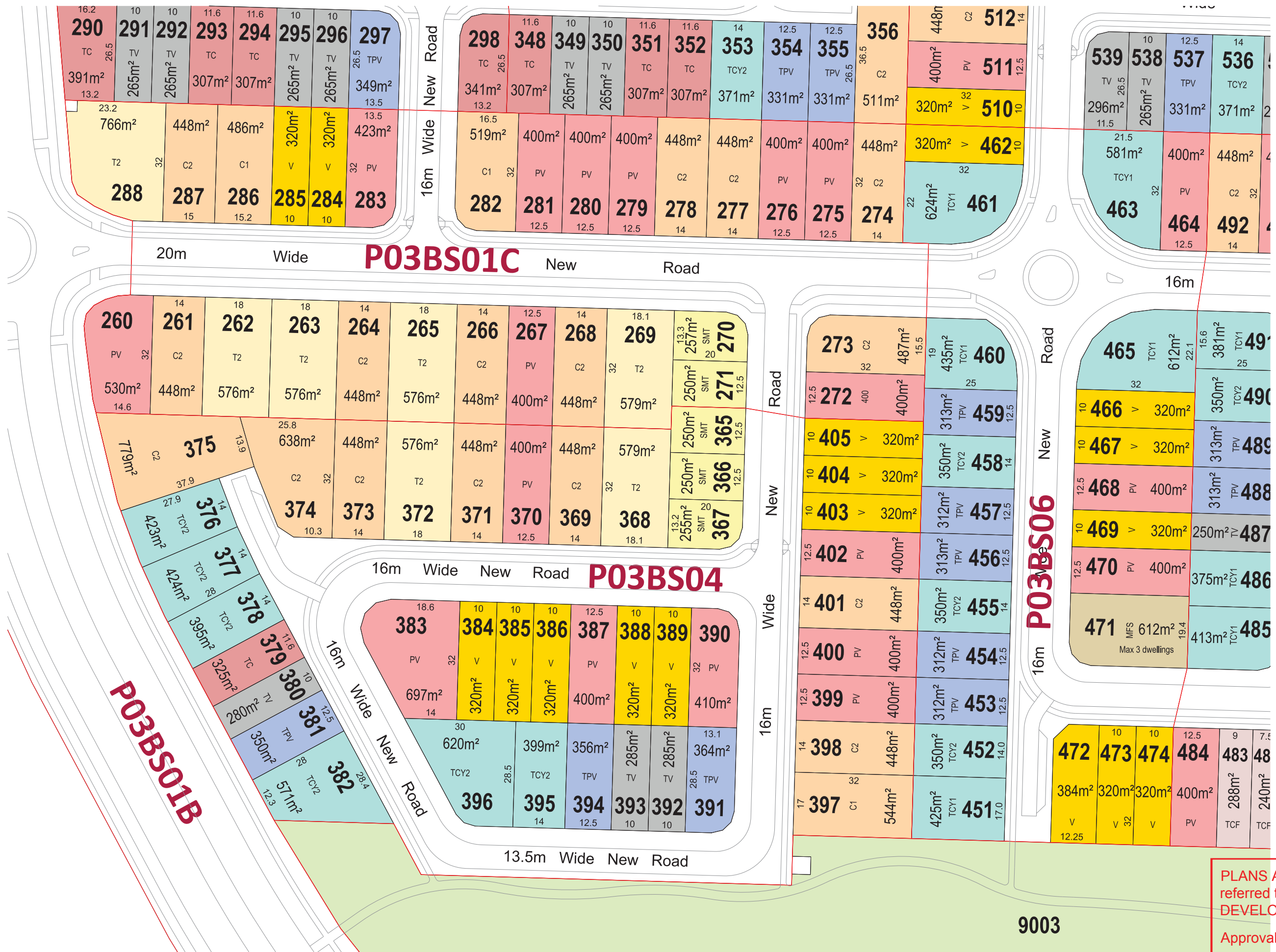
DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park.

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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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

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

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Legend

- Yarrabilba Site Boundary
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 - 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

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

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106127-Precinct 3B-C ROL



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

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

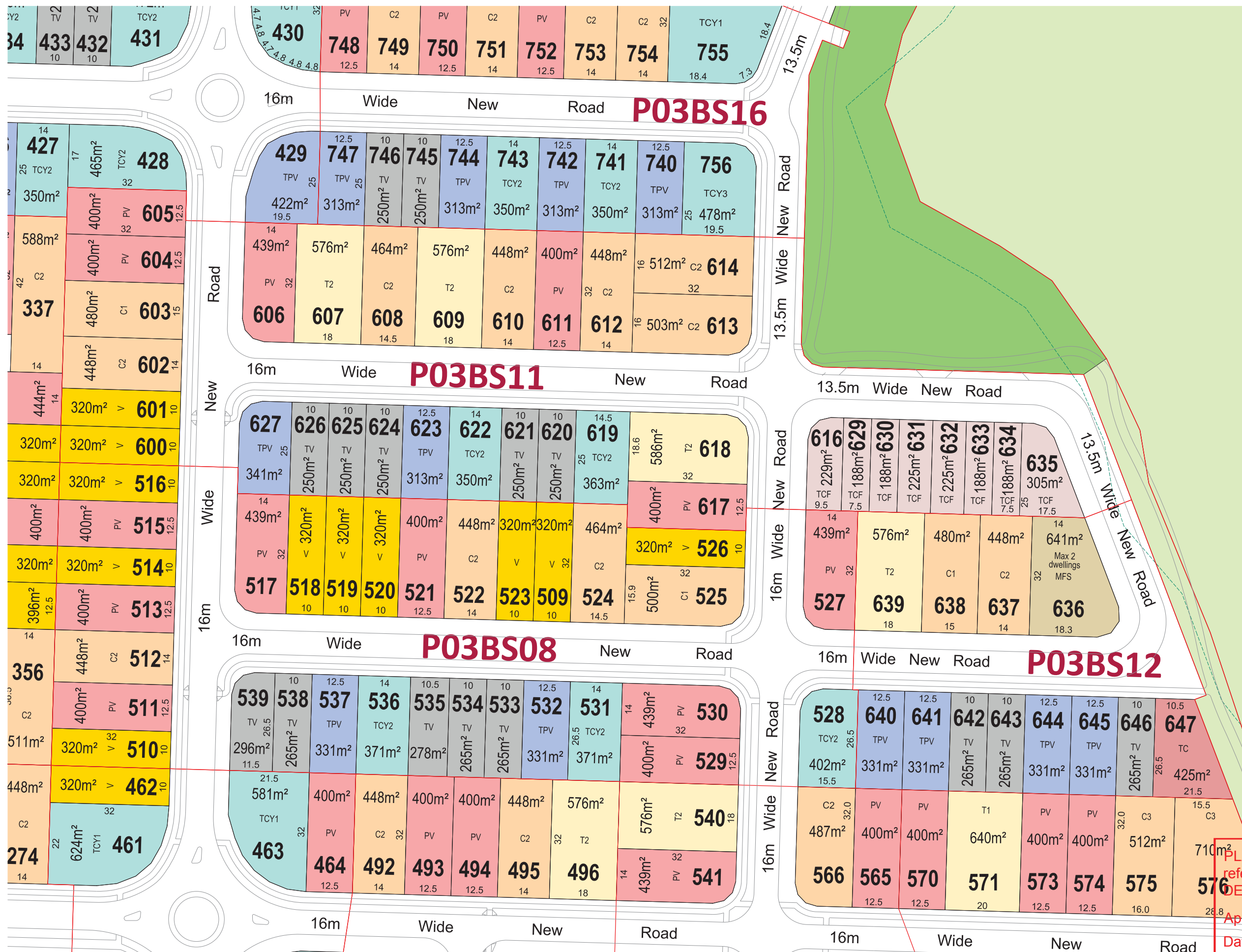
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-  Yarrabilba Site Boundary
 RoL Boundary
 Stage Boundary
 Overall Constraints Line
 Park *
 Open Space *
- (* See Open Space Design 106127-100)



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

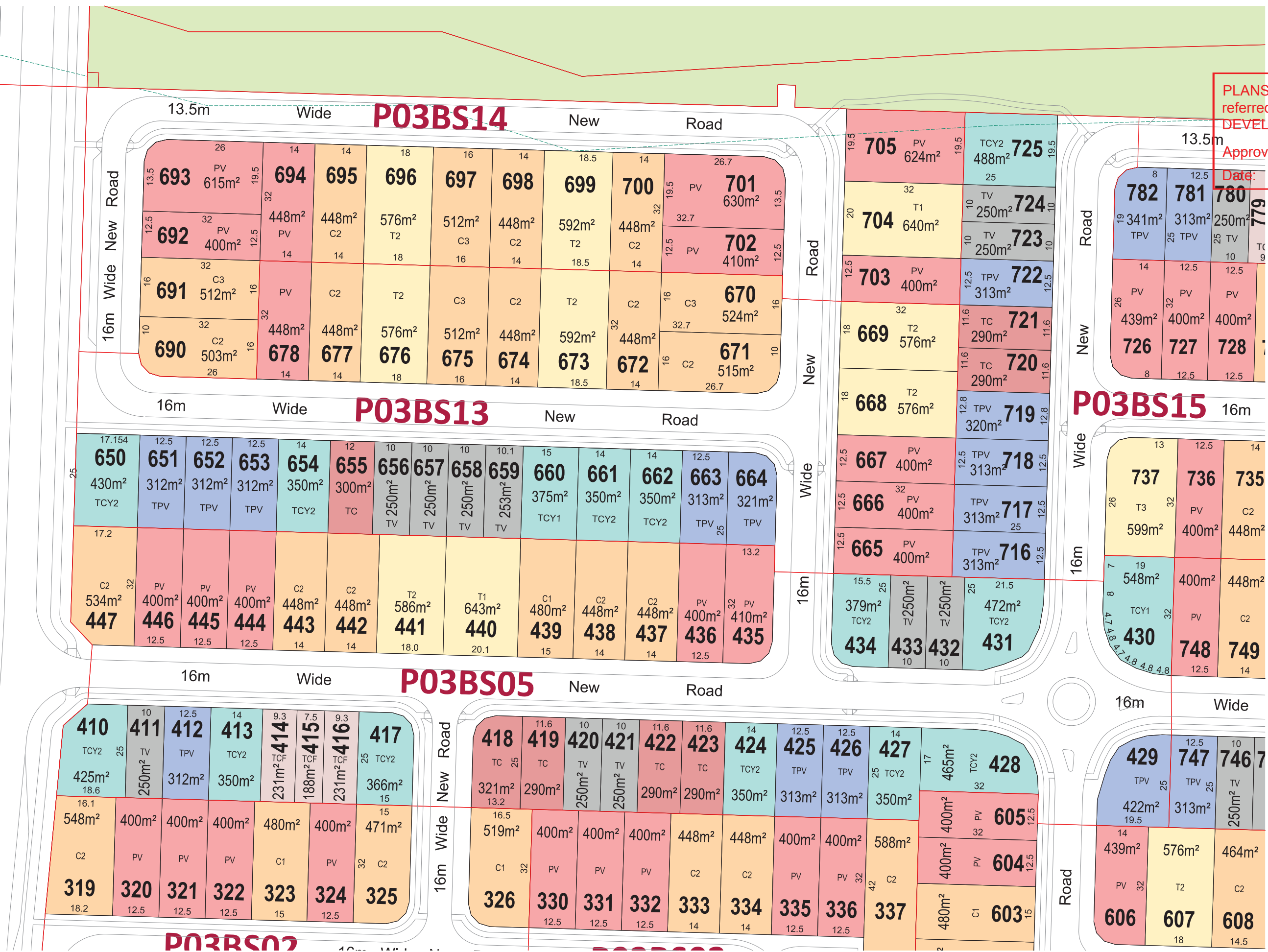
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Legend

- 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
TPV	Town Premium Villa
TC	Town Cottage
TV	Town Villa
TCF	Terrace (Front Loaded)
MFF	Multi-Family Freehold
SMT	Smart
SV	Smart Villa

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

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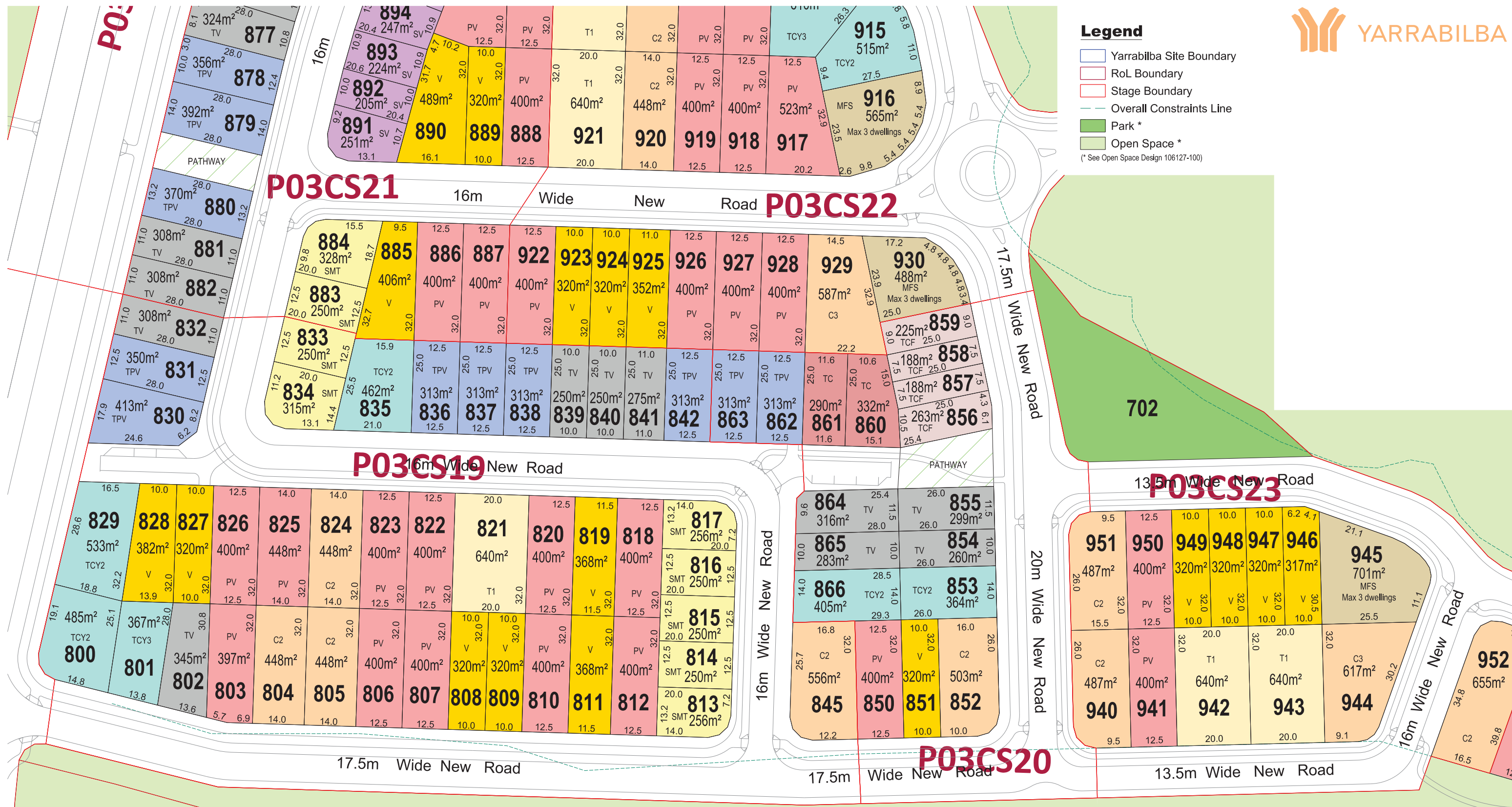


2020



Legend

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



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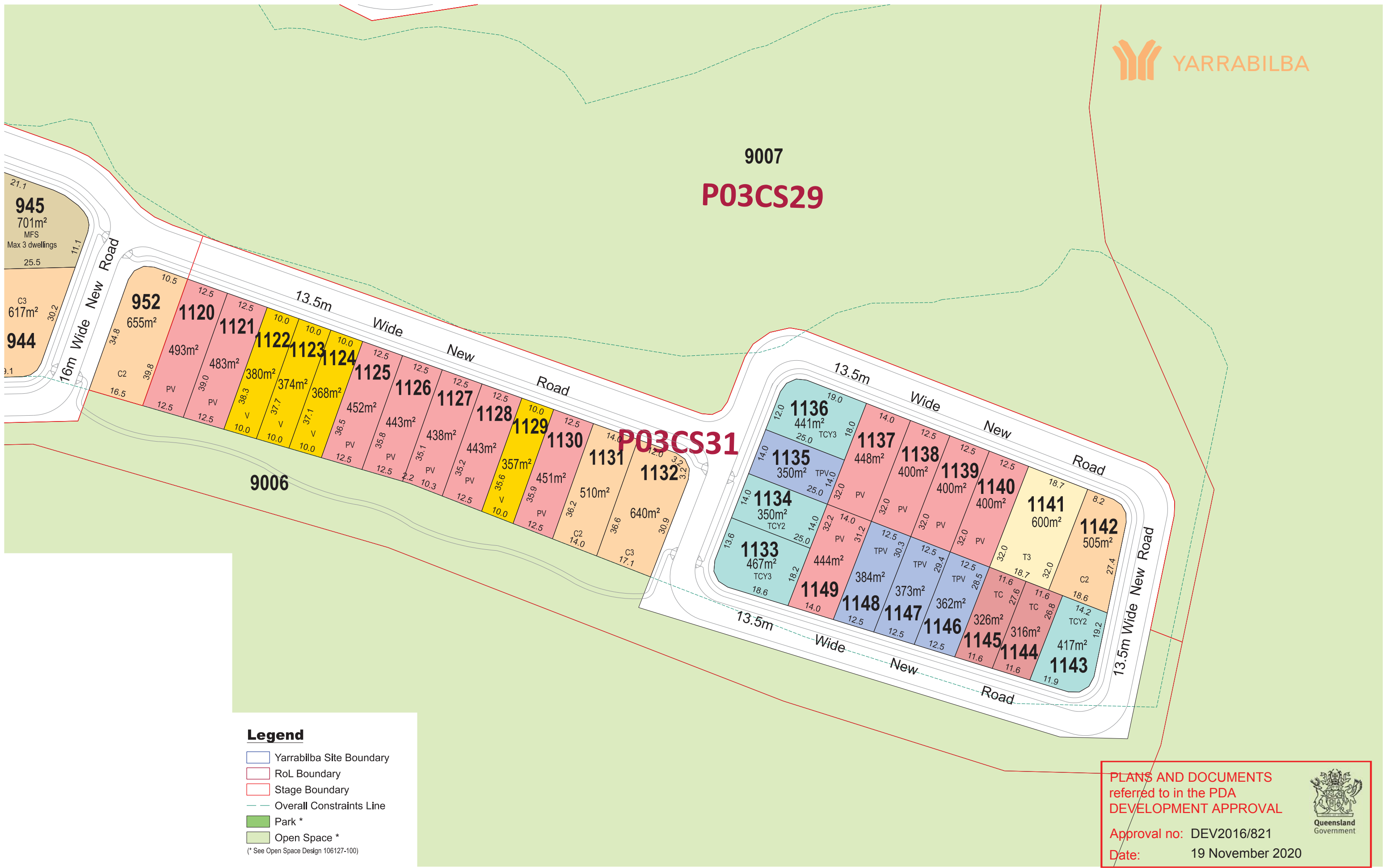
PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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Scale 1:1,000 at A3



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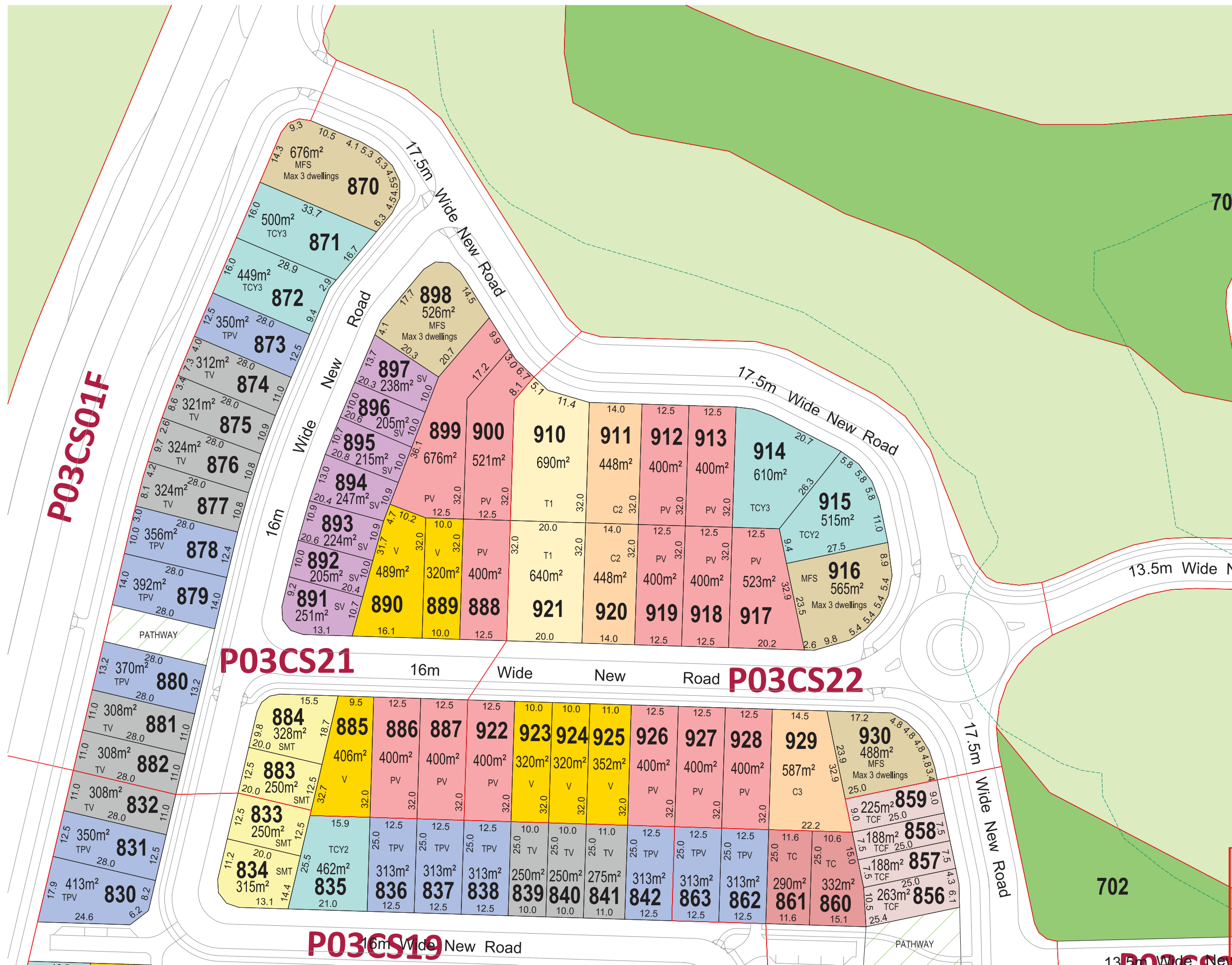
PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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

North





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

PLANS AND DOCUMENTS
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Approval no: DEV2016/821

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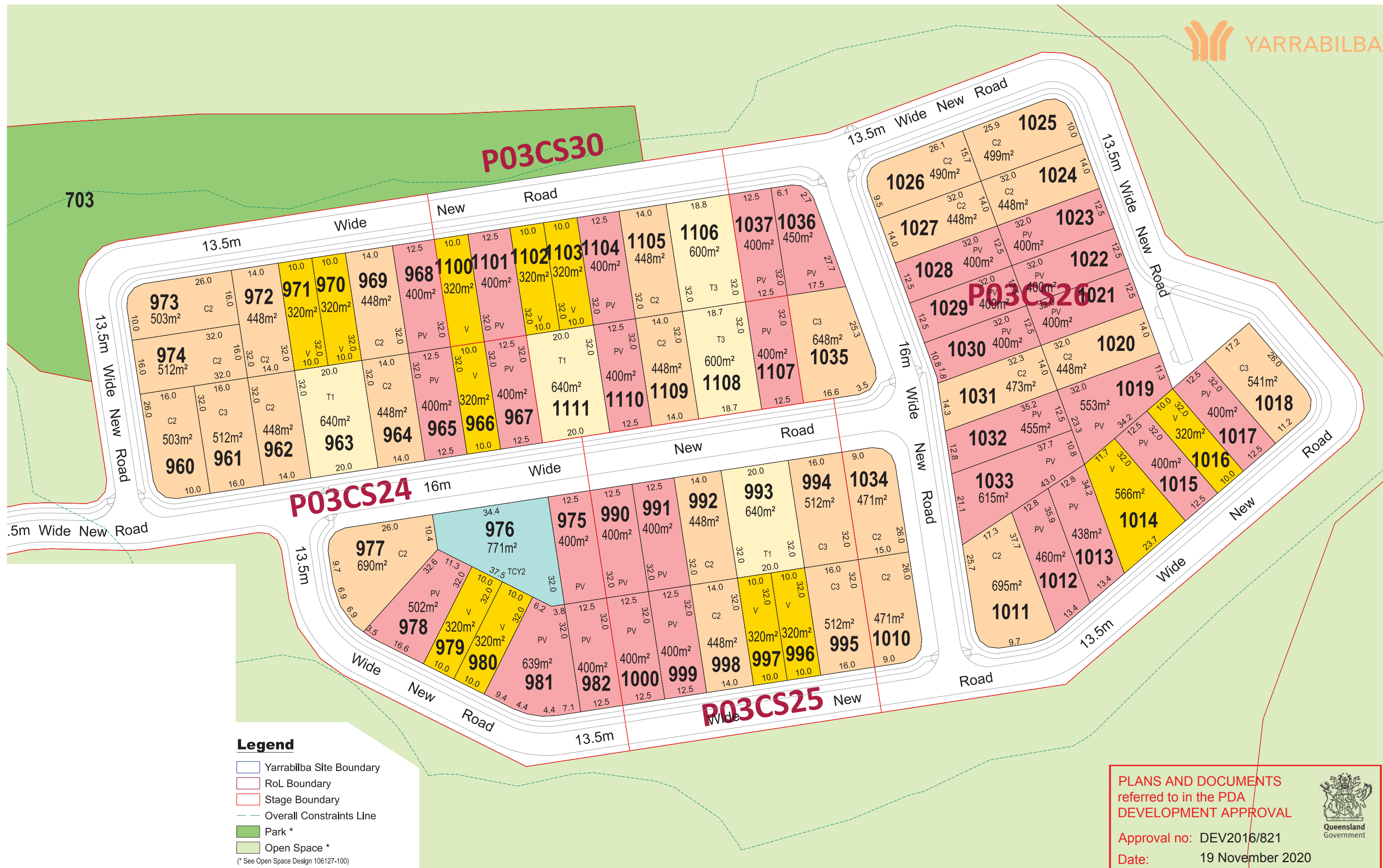
PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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



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

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File No. 106127-Precinct 3B-C ROL

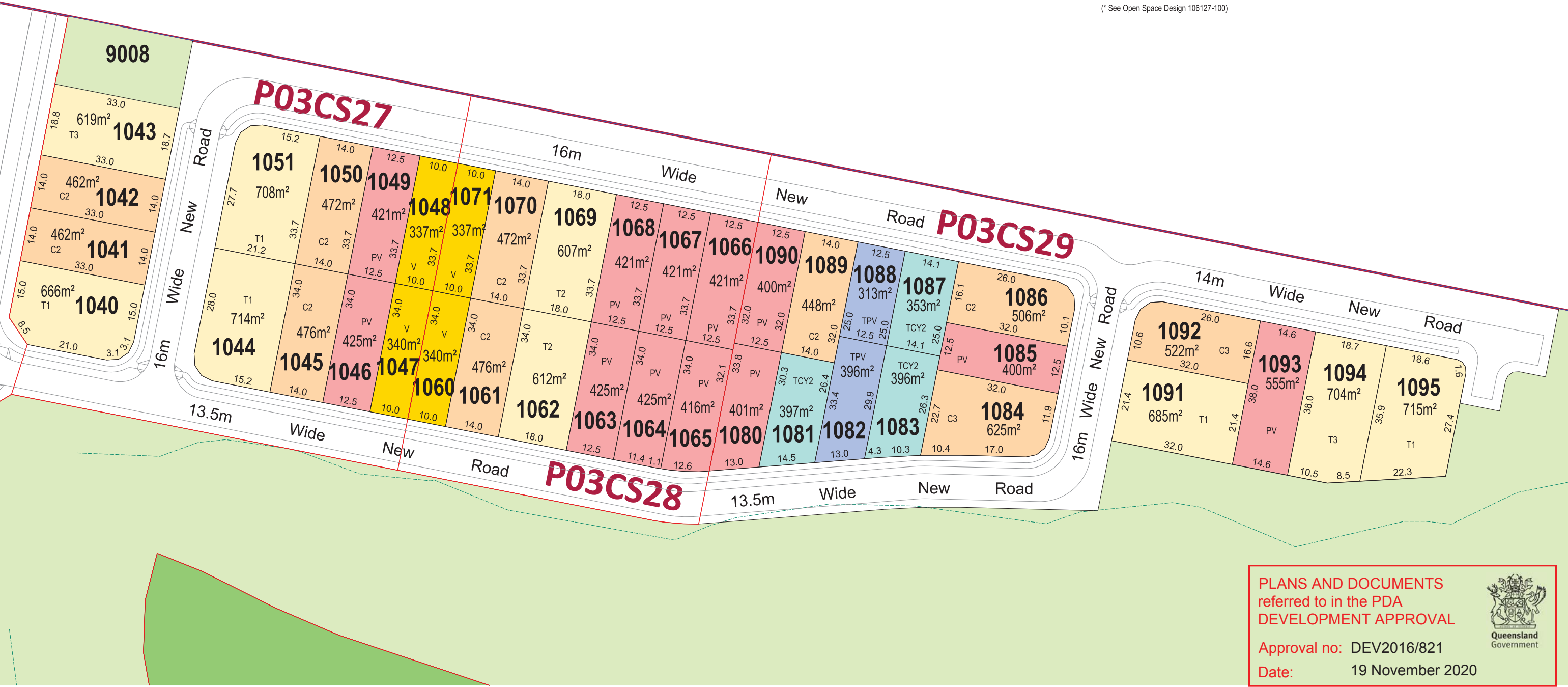
Dwg No. 106127 – 116

Rev: Q

Date: 11 SEPT 2020

Legend

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



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Approval no: DEV2016/821

Date: 19 November 2020