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**

YARRABILBA

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	16	2.16%	11	2.33%	5	1.85%
C1	Courtyard 1	10	1.35%	10	2.12%		
C2	Courtyard 2	107	14.42%	66	13.98%	41	15.19%
C3	Courtyard 3	21	2.83%	11	2.33%	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	10	1.35%	5	1.06%	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	661m²	3.52%	10580m²
T2	25	590m²	4.91%	14759m²
T3	16	630m²	3.35%	10085m²
C1	10	504m²	1.68%	5041m²
C2	107	478m²	17.05%	51249m²
C3	21	558m²	3.90%	11725m²
PV	187	420m²	26.16%	78633m²
V	82	338m²	9.24%	27770m²
TCY1	11	498m²	1.83%	5488m²
TCY2	45	410m²	6.14%	18462m²
TCY3	7	473m²	1.10%	3312m²
TPV	66	332m²	7.30%	21959m²
TV	54	270m²	4.85%	14589m²
TC	20	317m²	2.11%	6352m²
SV	13	219m²	0.95%	2857m²
SMT	19	259m²	1.64%	4929m²
TCF	27	220m²	1.98%	5952m²
MFS	10	574m²	1.91%	5746m²
MFF	6	187m²	0.37%	1126m²
Total Number of Lots	742			

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Approval no: DEV2016/821/68

Date: 25 January 2021

Queensland Government

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
- Overall Constraints Line
- Park *
- Open Space *

(* See Open Space Design 106127-100)

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

0 100 200 300 400 500m

Scale 1:7,500 at A3

North

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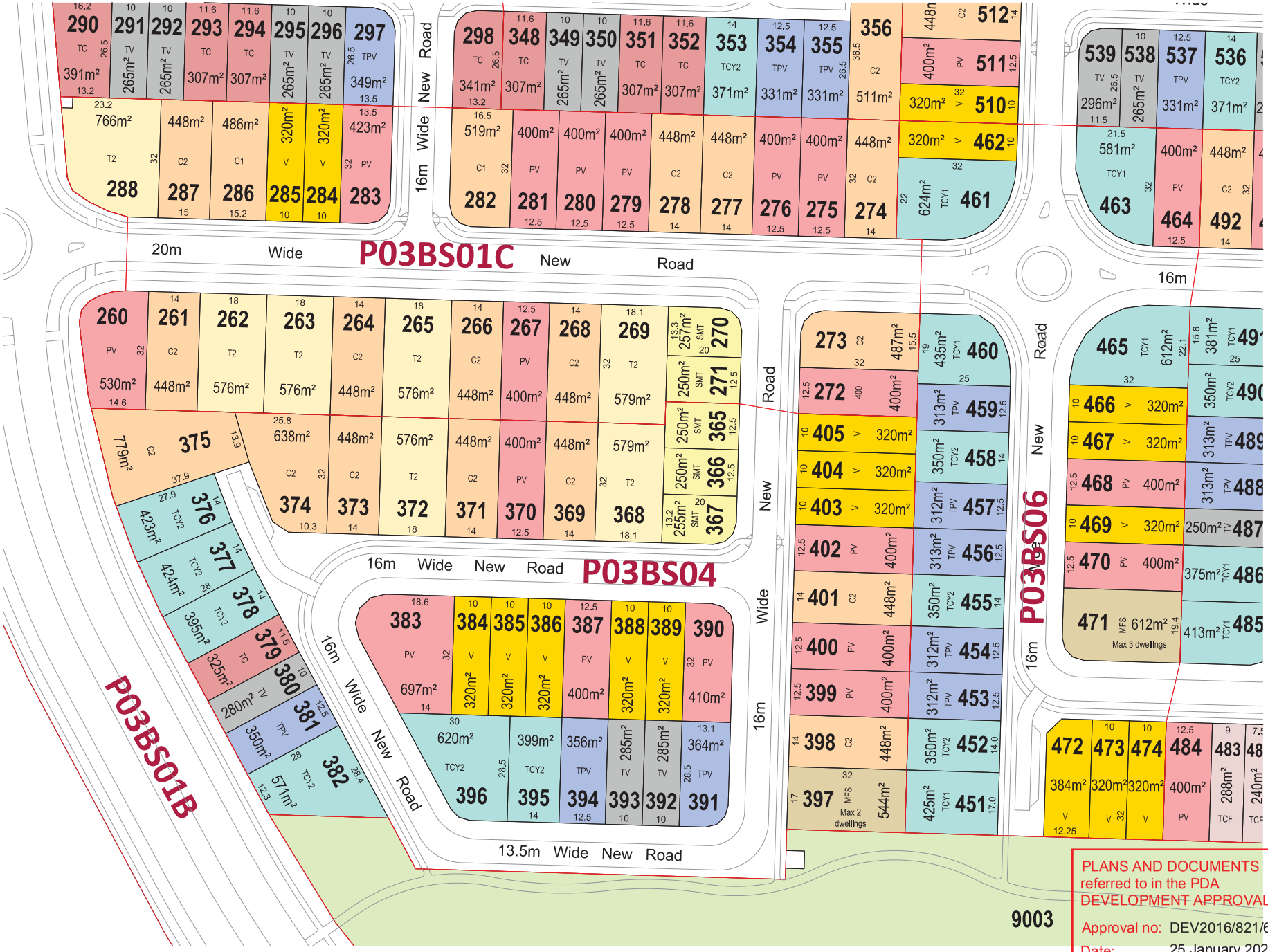

PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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Scale 1:1,000 at A3

File No. 106127-Precinct 3B-C ROL Dwg No. 106127 – 107 Rev: R

Date: 21 DEC 2020

YARRABILBA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68

Date: 25 January 2021

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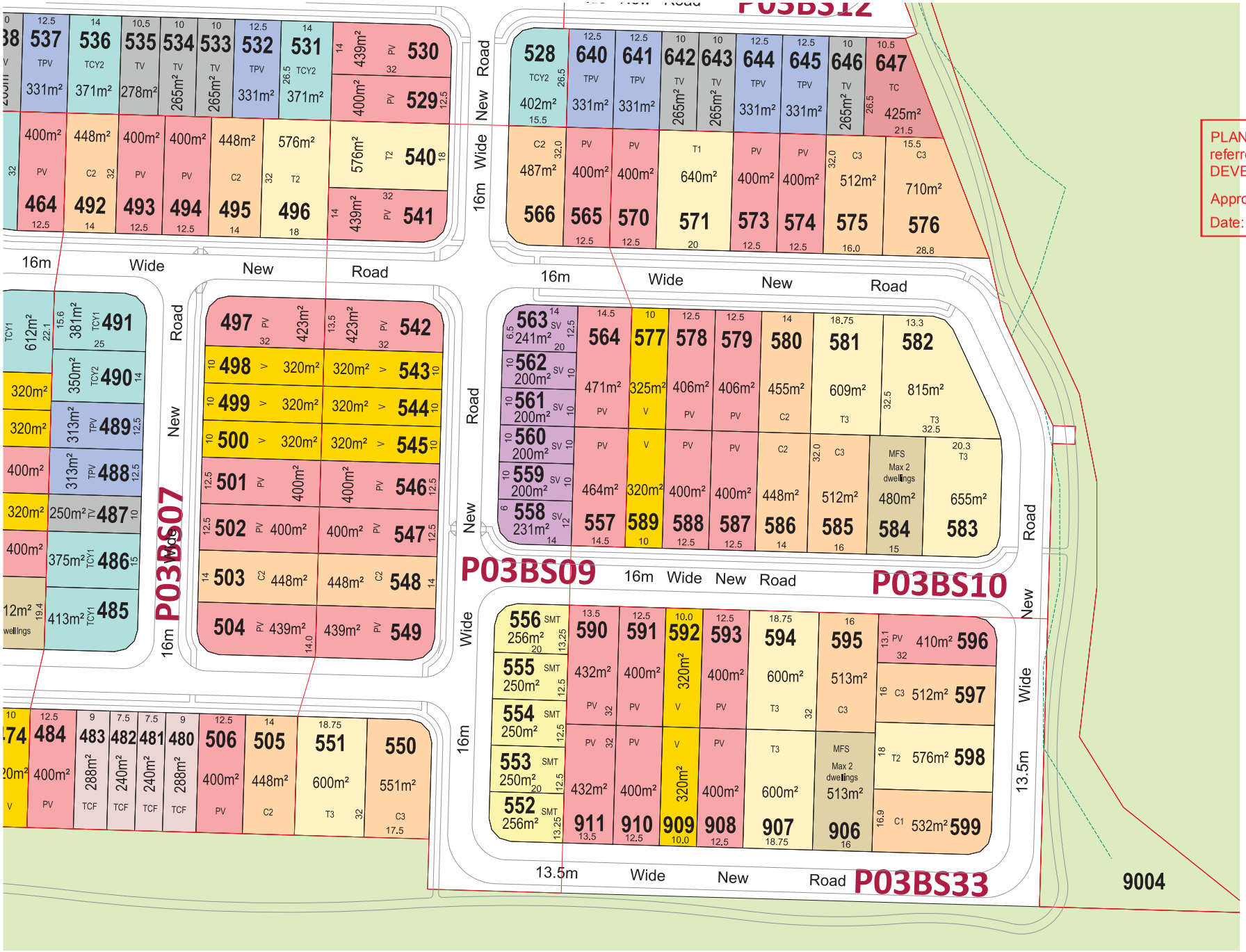

Legend

- 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

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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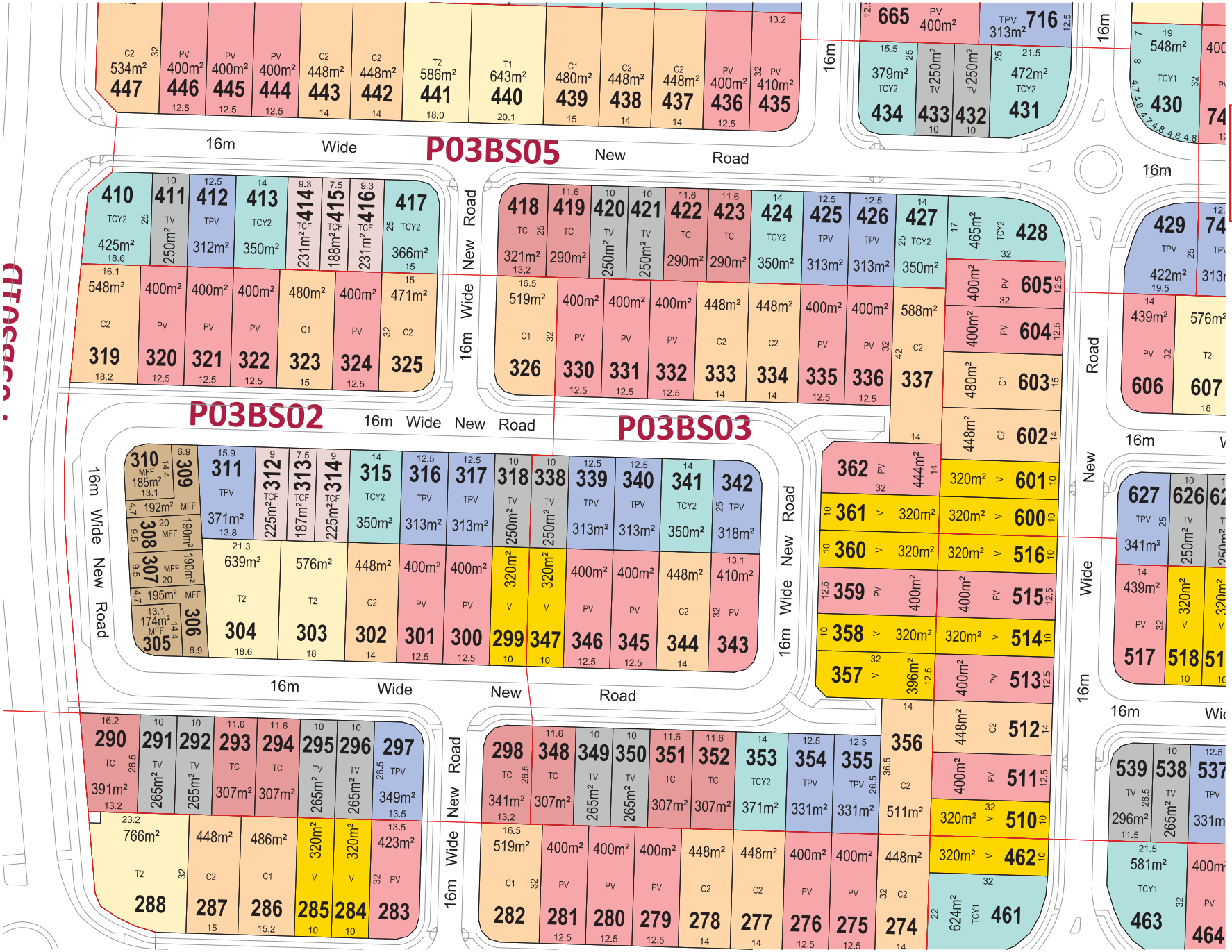
P03BS05
P03BS02
P03BS03
16m Wide New Road
16m Wide New Road
16m Wide New Road

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821/68

Date: 25 January 2021

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YARRABILBA

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
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C1	Courtyard 1
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C3	Courtyard 3
PV	Premium Villa
V	Villa
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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

P03BS16

P03BS11

P03BS08

P03BS12

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

Scale 1:1,000 at A3

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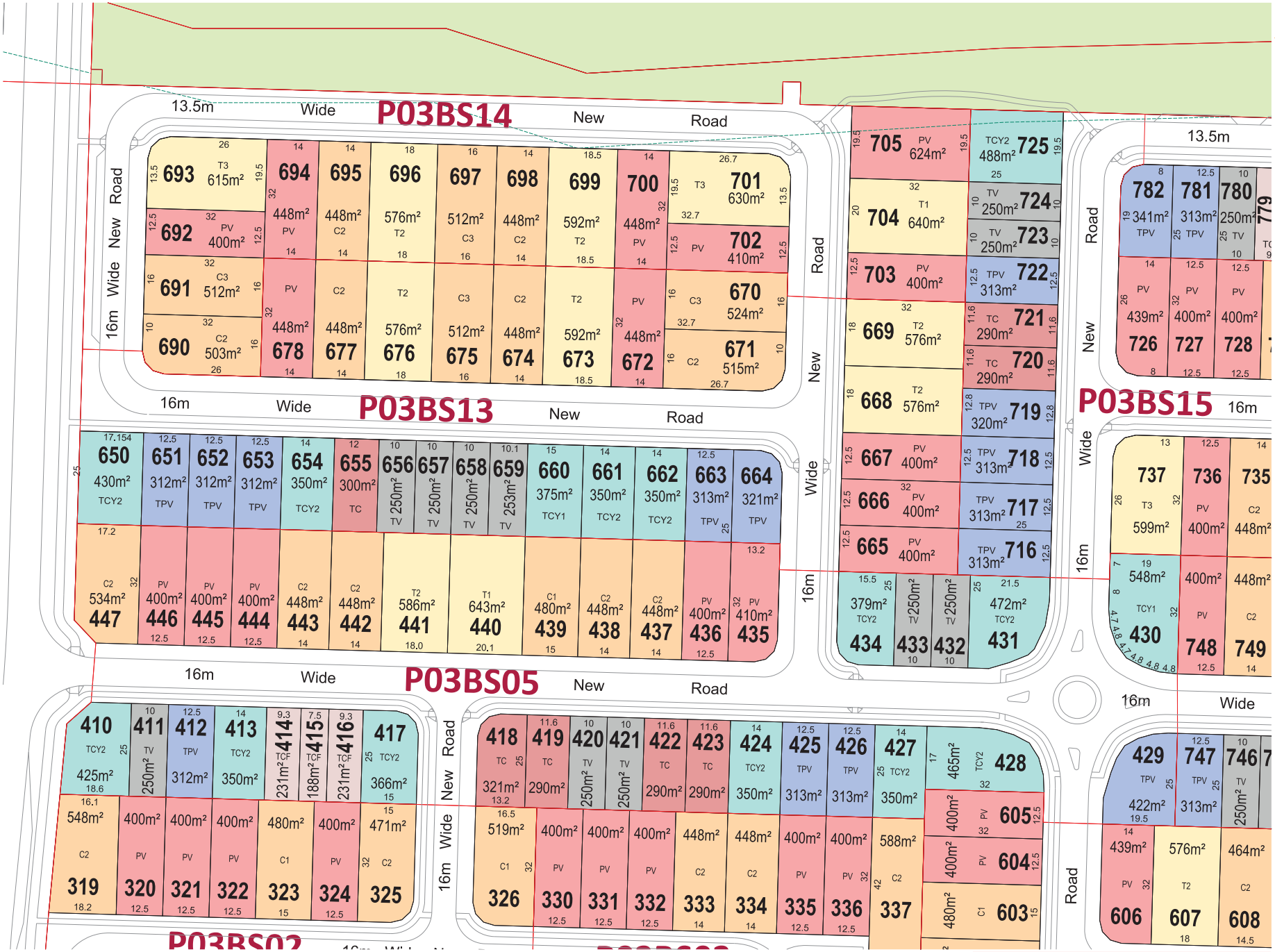

PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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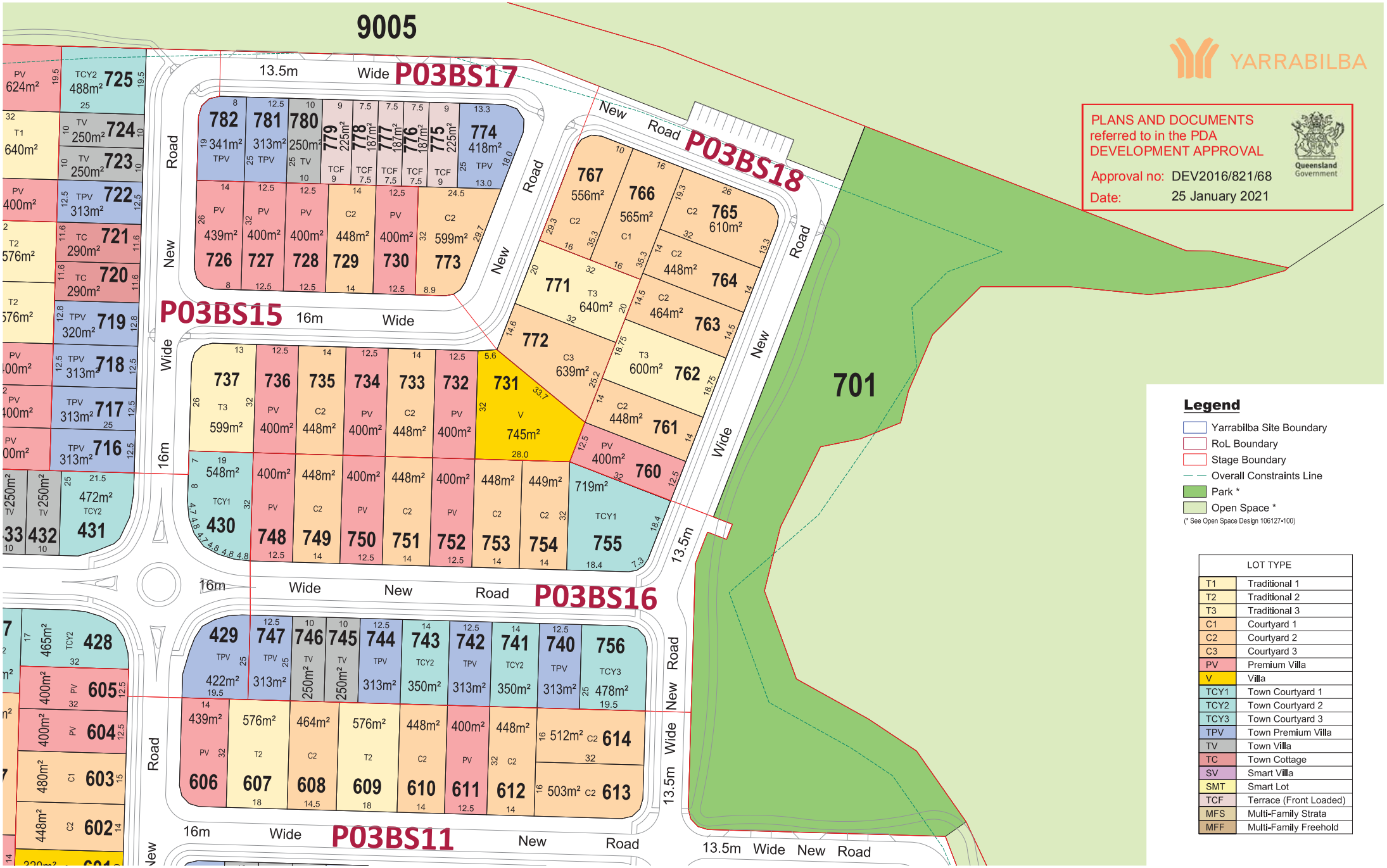
Date: 21 DEC 2020



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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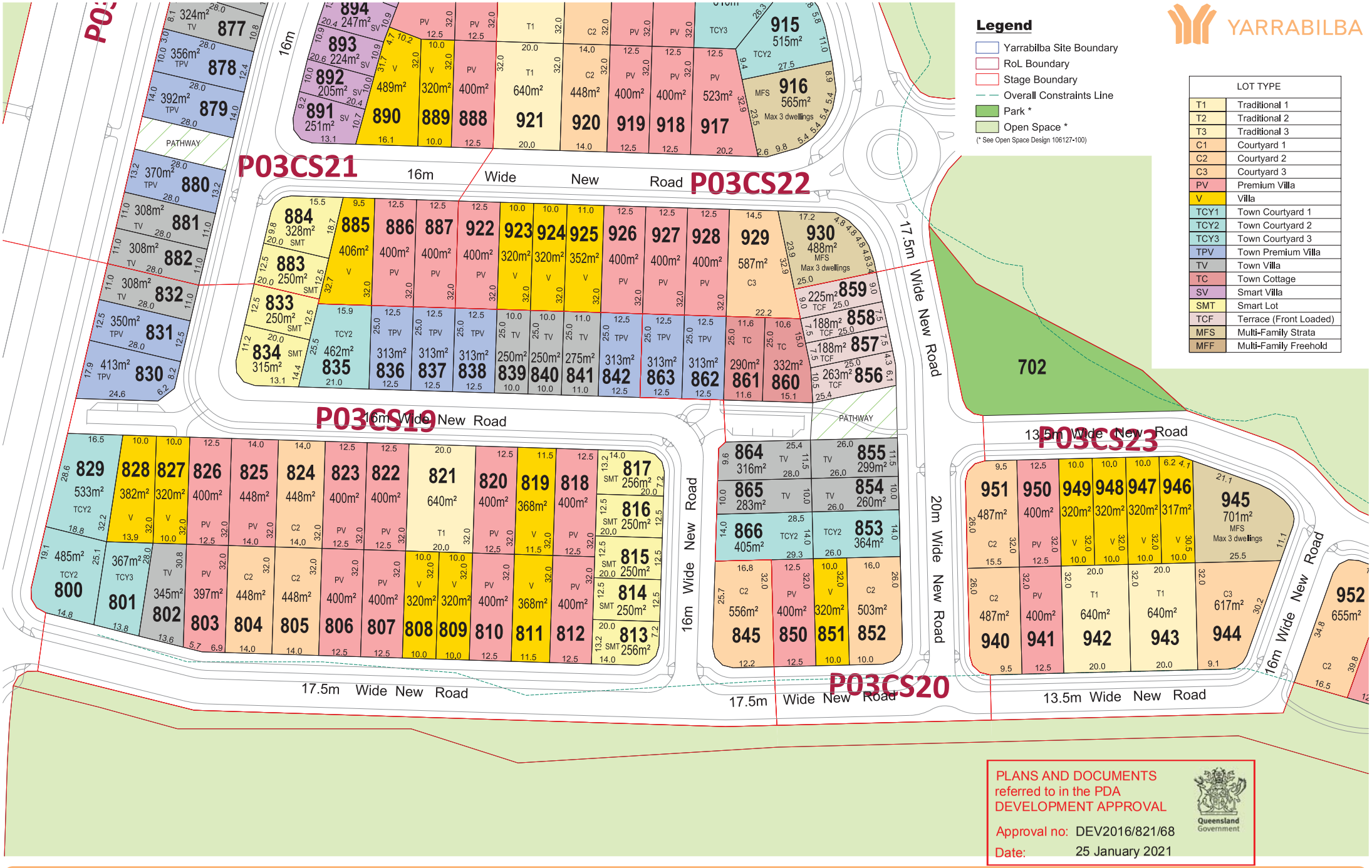
File No. 106127-Precinct 3B-C ROL Dwg No. 106127 – 112 Rev: R

Date: 21 DEC 2020



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Date: 25 January 2021

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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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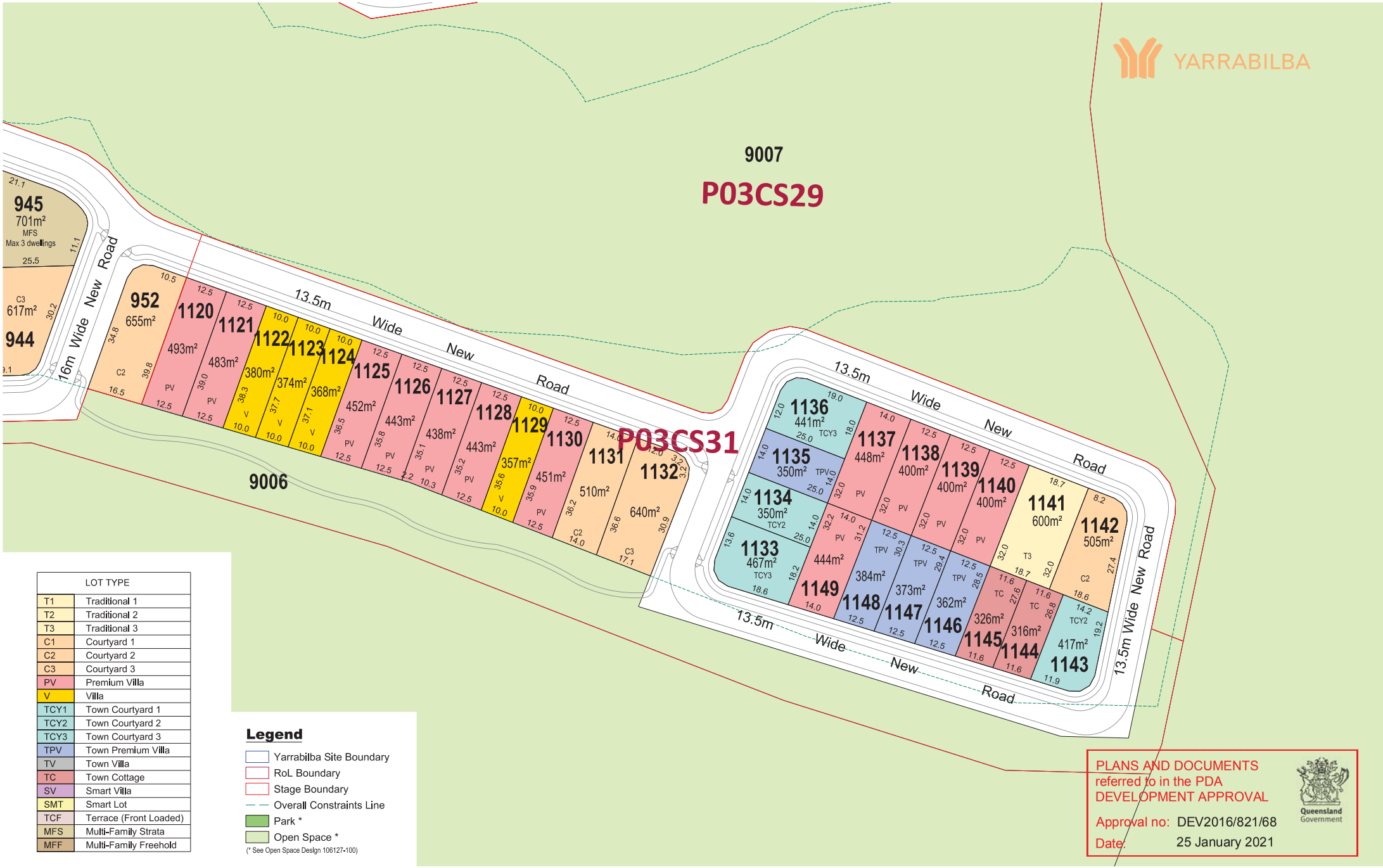
File No. 106127-Precinct 3B-C ROL Dwg No. 106127 – 113 Rev: R

Date: 21 DEC 2020



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
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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

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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0 10 20 30 40 50m

Scale 1:1,000 at A3

North

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Date: 21 DEC 2020

YARRABILBA

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 25 January 2021

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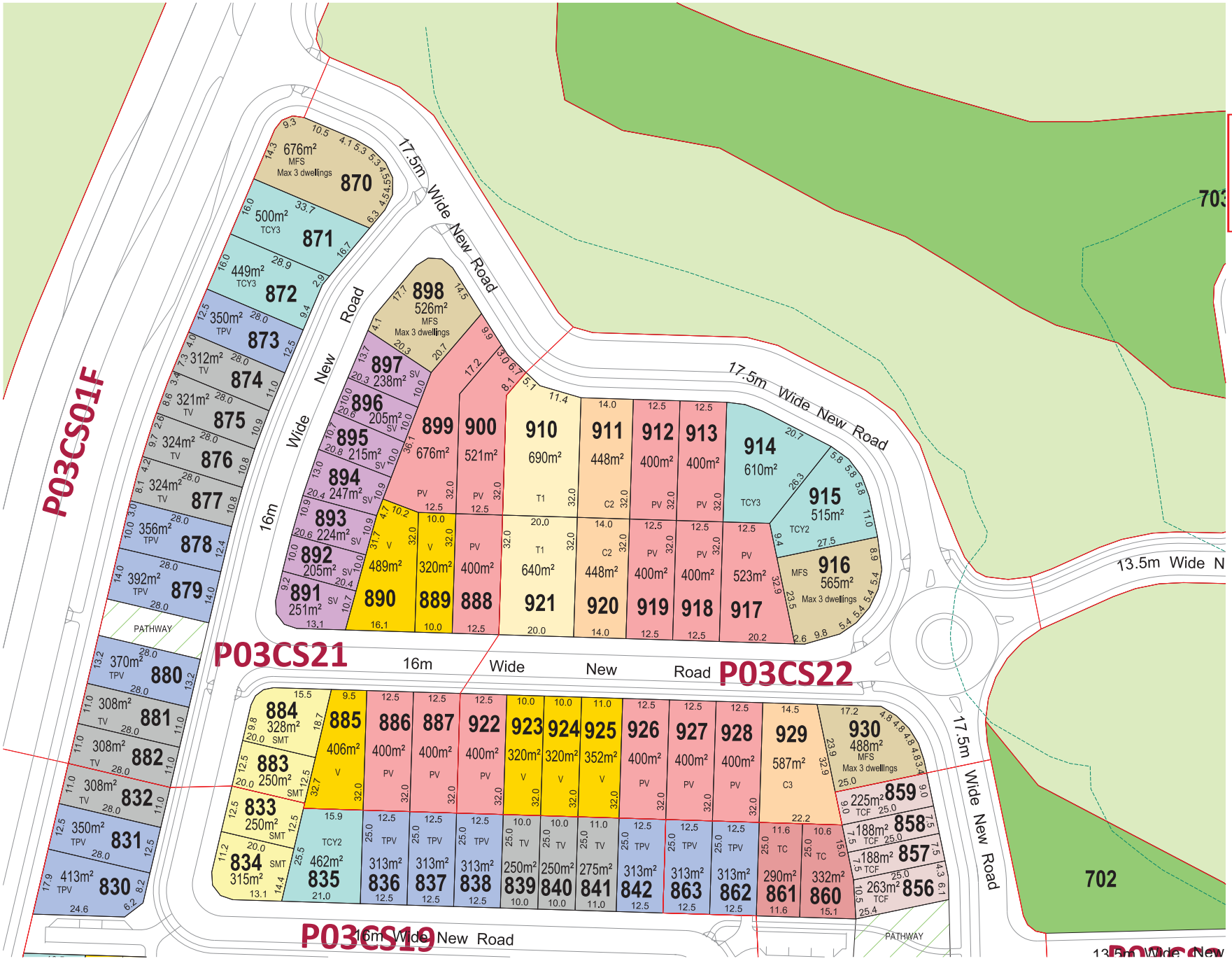

Legend

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

(* See Open Space Design 106127-100)

LOT TYPE	
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TC	Town Cottage
SV	Smart Villa
SMT	Smart Lot
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MFS	Multi-Family Strata
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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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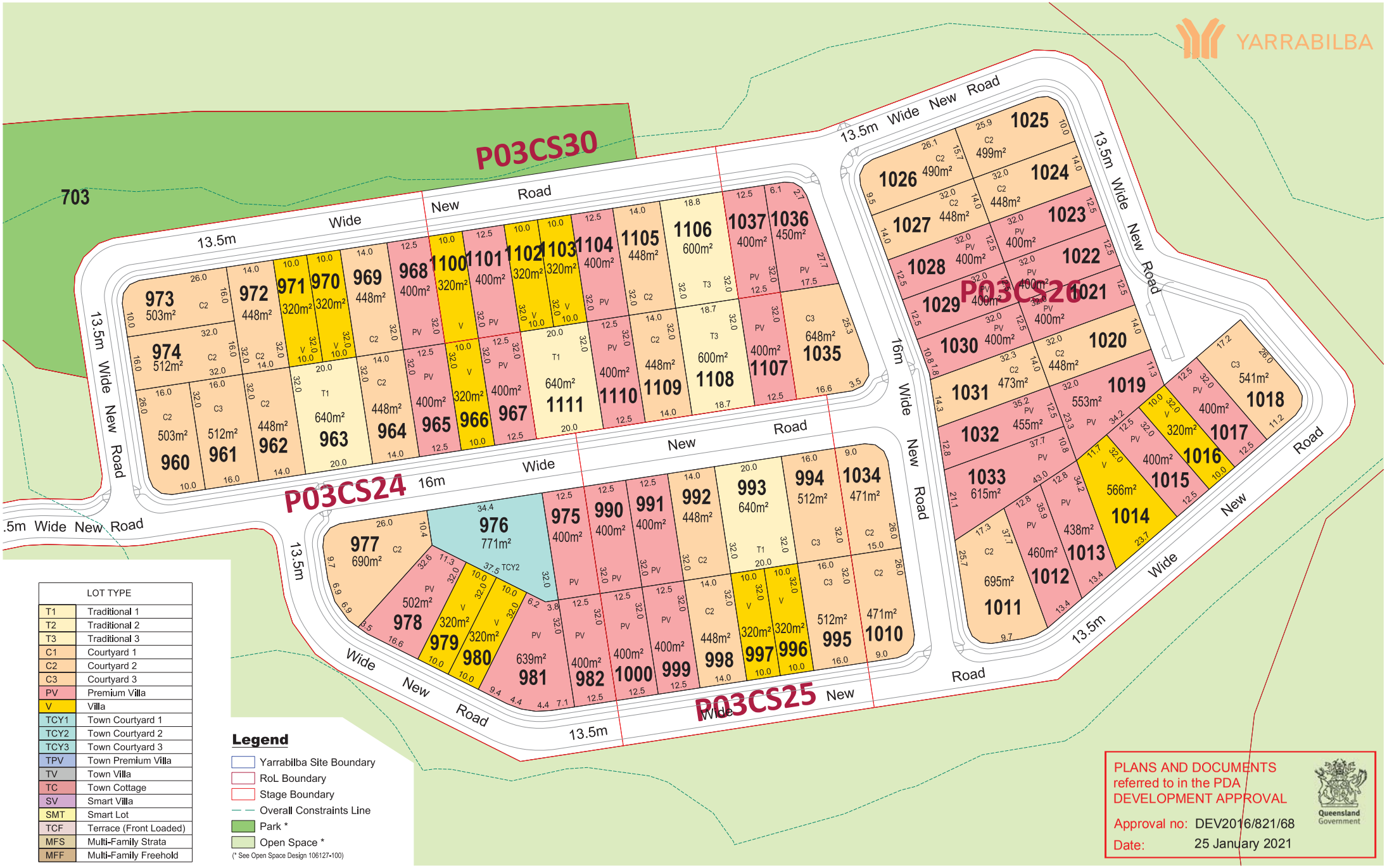

LOT TYPE	
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C1	Courtyard 1
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- Park *
- Open Space *

(* See Open Space Design 106127-100)

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

0 10 20 30 40 50m

Scale 1:1,000 at A3

North

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YARRABILBA

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
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C2	Courtyard 2
C3	Courtyard 3
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V	Villa
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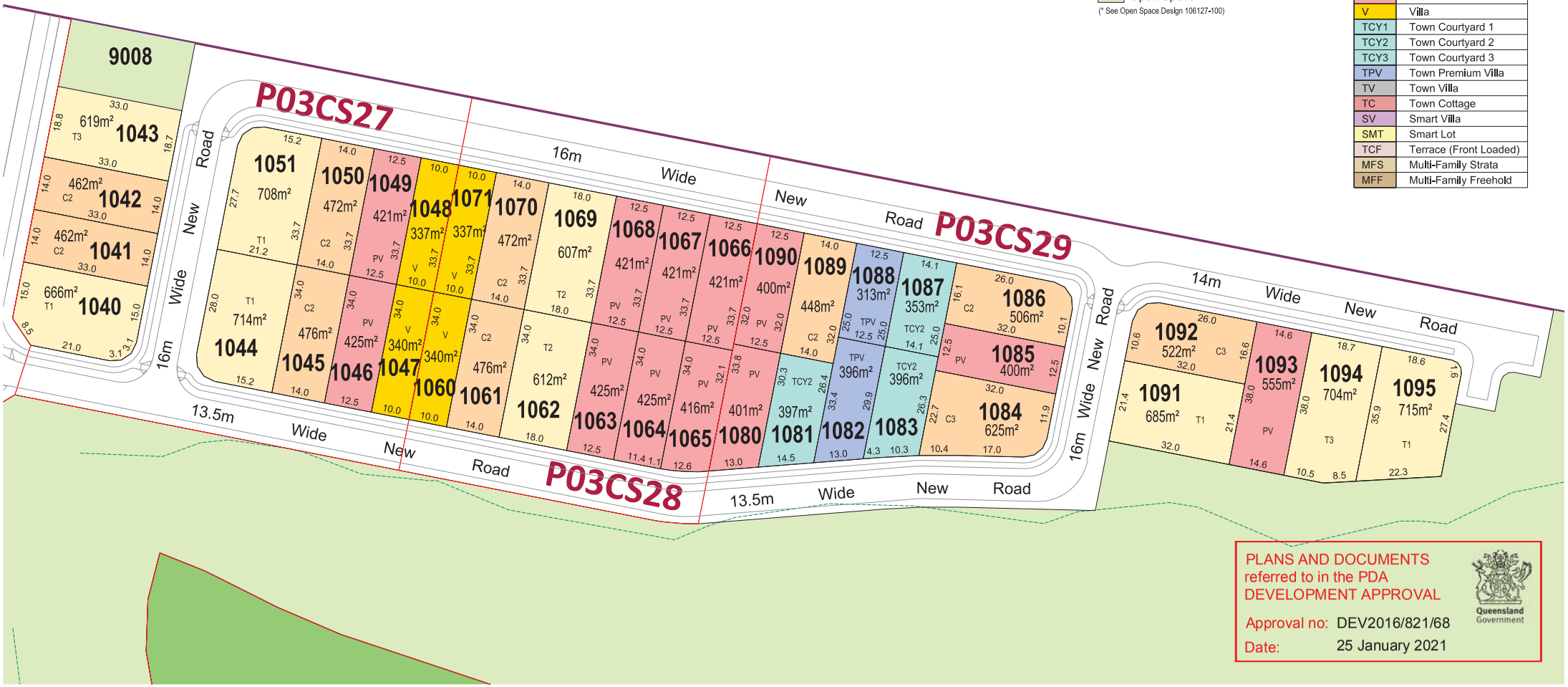
TPV	Town Premium Villa
TV	Town Villa
TC	Town Cottage
SV	Smart Villa
SMT	Smart Lot
TCF	Terrace (Front Loaded)
MFS	Multi-Family Strata
MFF	Multi-Family Freehold



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Date: 25 January 2021

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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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Date: 21 DEC 2020