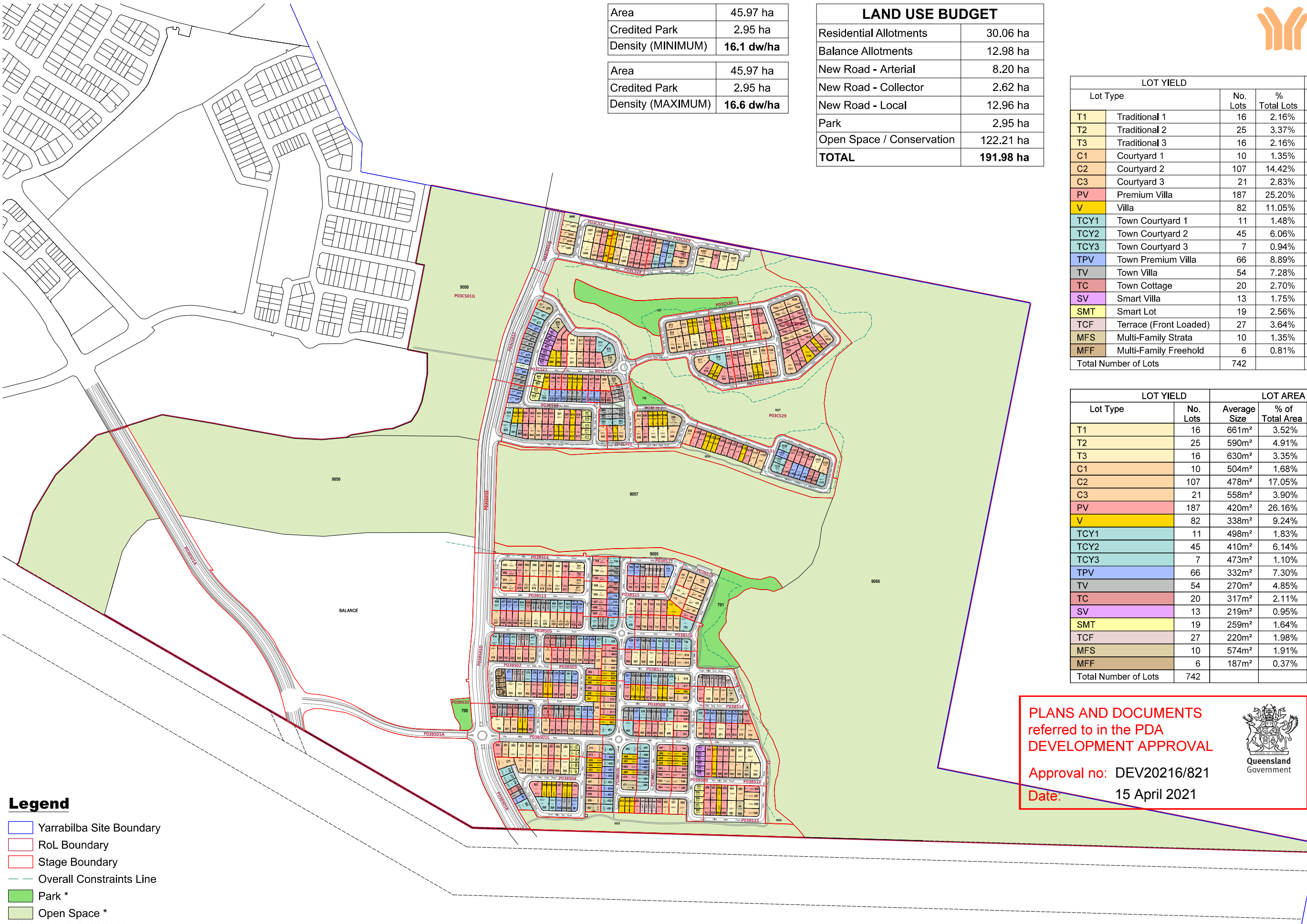




Area	45.97 ha
Credited Park	2.95 ha
Density (MINIMUM)	16.1 dw/ha

Area	45.97 ha
Credited Park	2.95 ha
Density (MAXIMUM)	16.6 dw/ha

LAND USE BUDGET	
Residential Allotments	30.06 ha
Balance Allotments	12.98 ha
New Road - Arterial	8.20 ha
New Road - Collector	2.62 ha
New Road - Local	12.96 ha
Park	2.95 ha
Open Space / Conservation	122.21 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	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	661m ²	3.52%	10580m ²
T2	25	590m ²	4.91%	14759m ²
T3	16	630m ²	3.35%	10085m ²
C1	10	504m ²	1.68%	5041m ²
C2	107	478m ²	17.05%	51249m ²
C3	21	558m ²	3.90%	11725m ²
PV	187	420m ²	26.16%	78633m 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	10	574m ²	1.91%	5746m ²
MFF	6	187m ²	0.37%	1126m ²
Total Number of Lots		742		

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Date: 15 April 2021



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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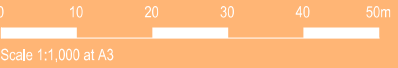
Legend

- 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

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

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TCY3	Town Courtyard 3
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TV	Town Villa
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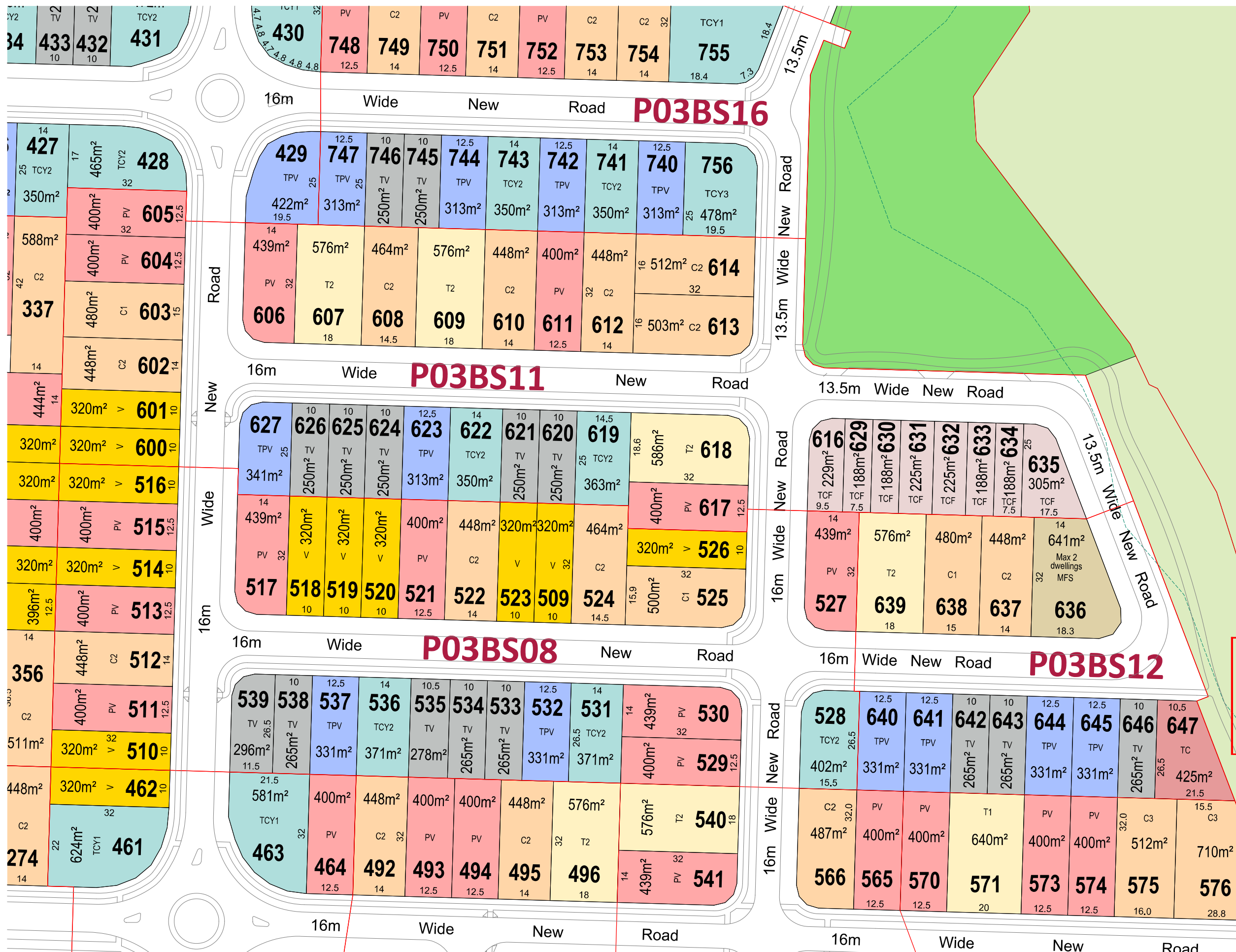
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TV	Town Villa
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SV	Smart Villa
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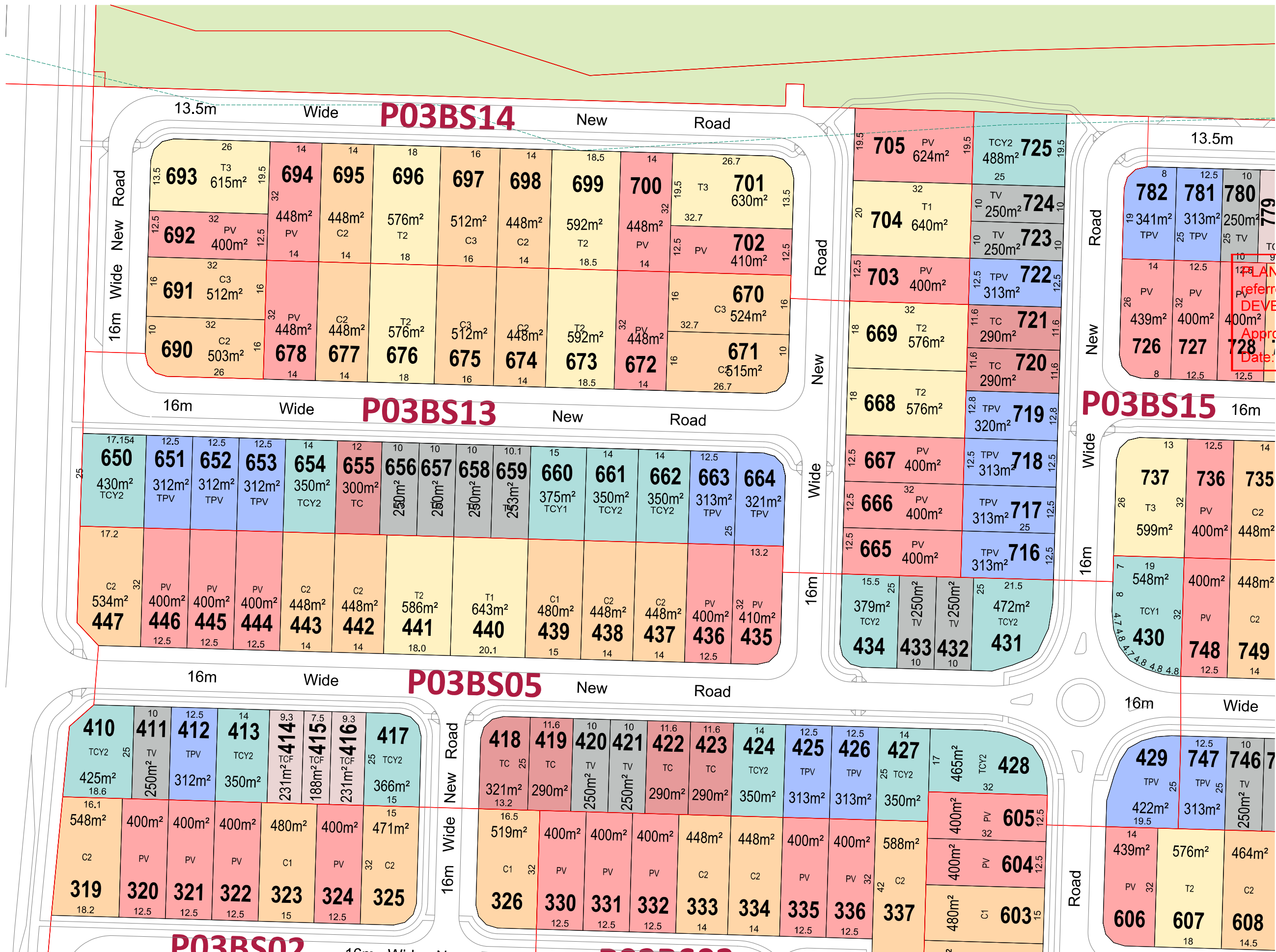
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO) RECONFIGURATION OF A LOT

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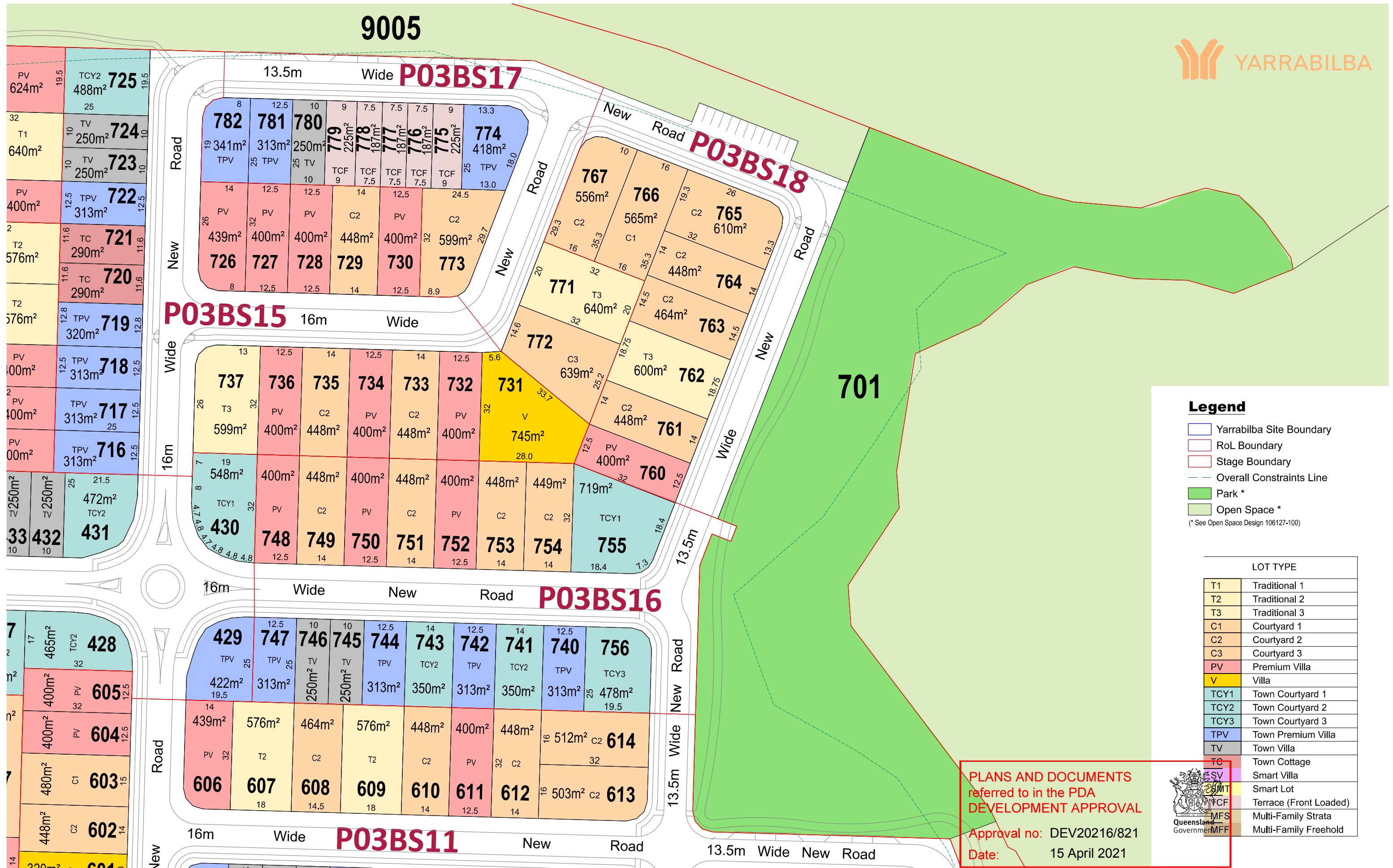
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TCY2	Town Courtyard 2
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TC	Town Cottage
TV	Town Villa
TCF	Terrace (Front Loaded)
MFF	Multi-Family Freehold
SMT	Smart
SV	Smart Villa

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

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

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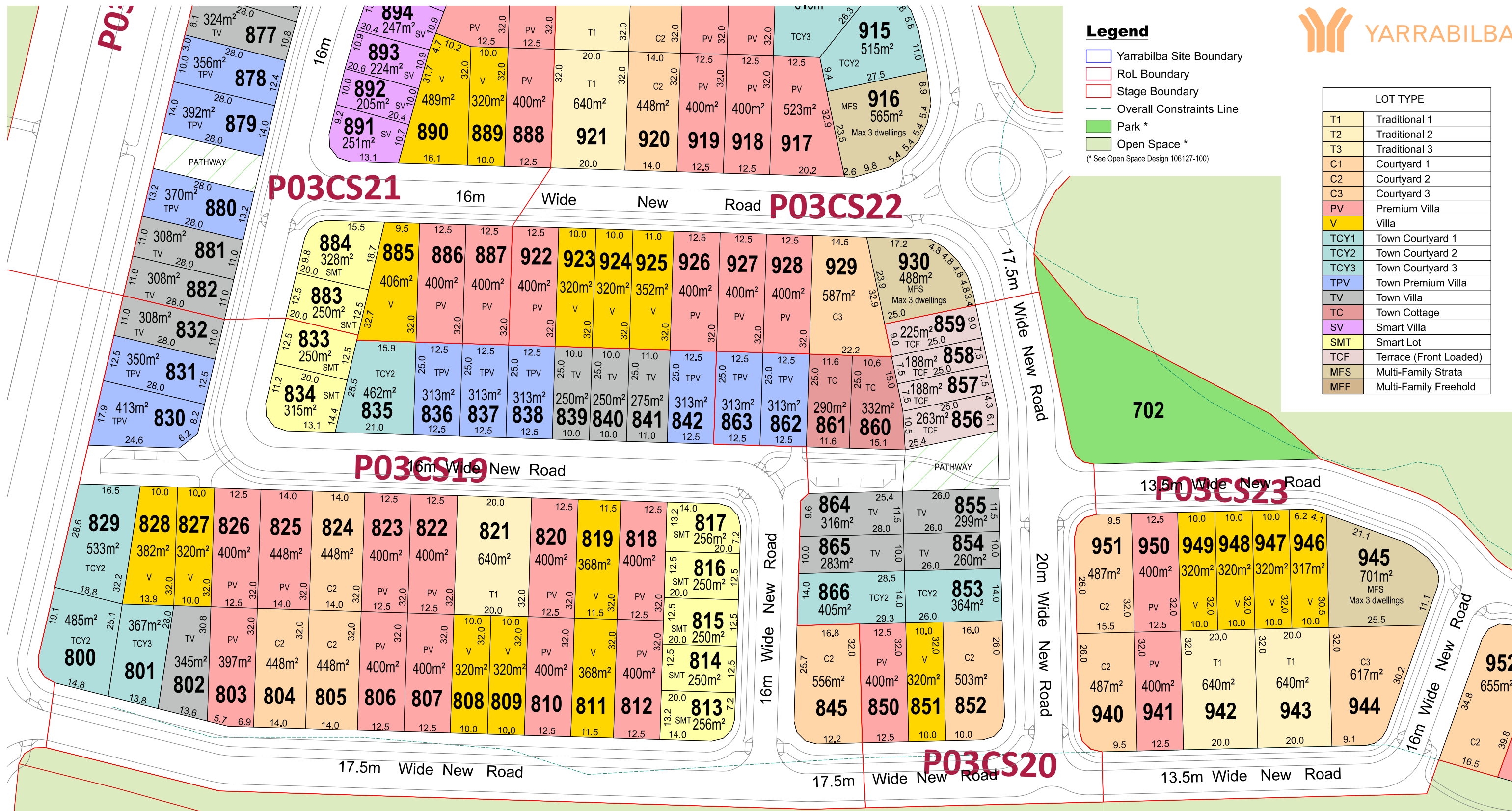
North

lendlease

Legend

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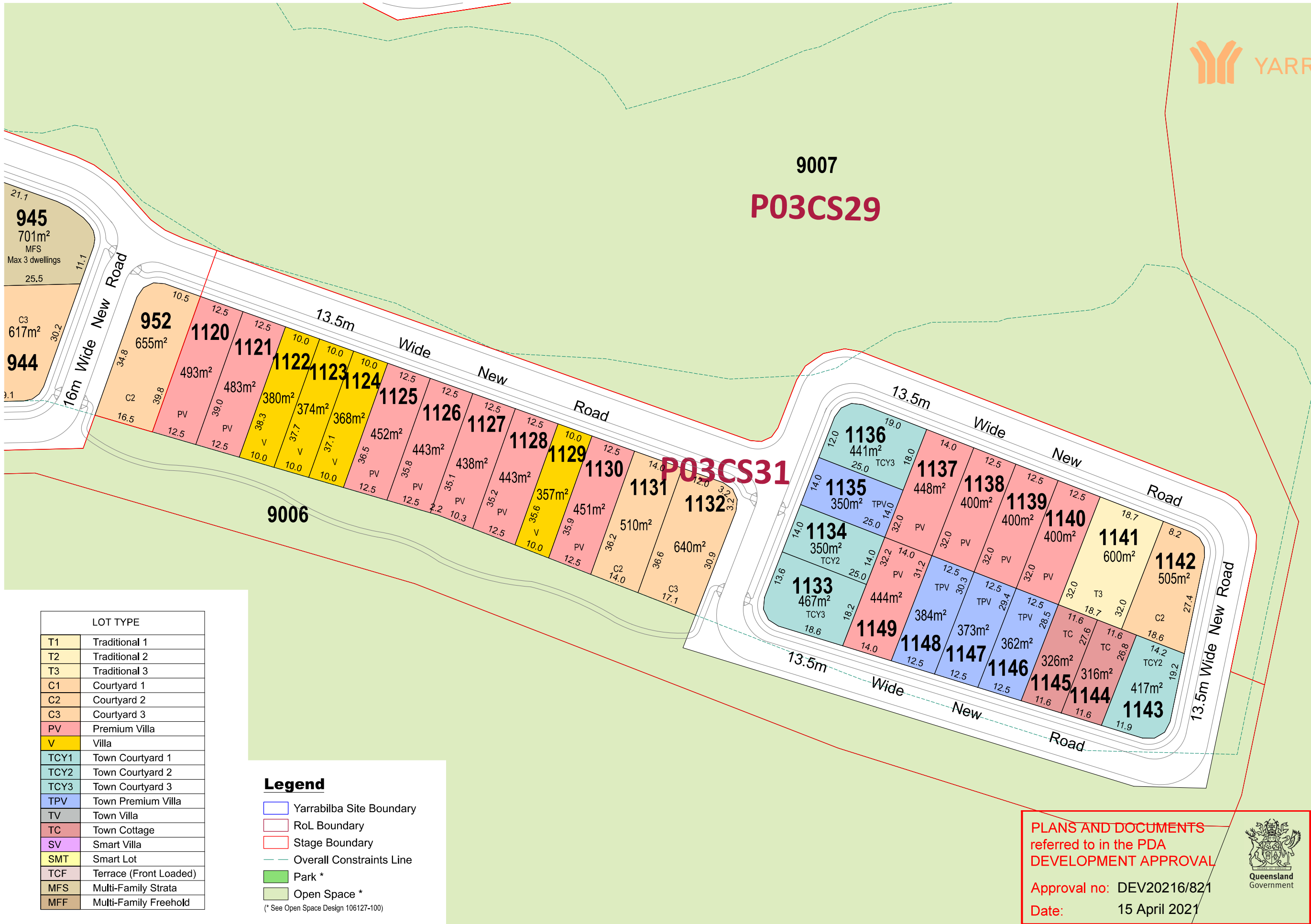
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0 10 20 30 40 50m

Scale 1:1,000 at A3

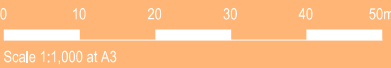


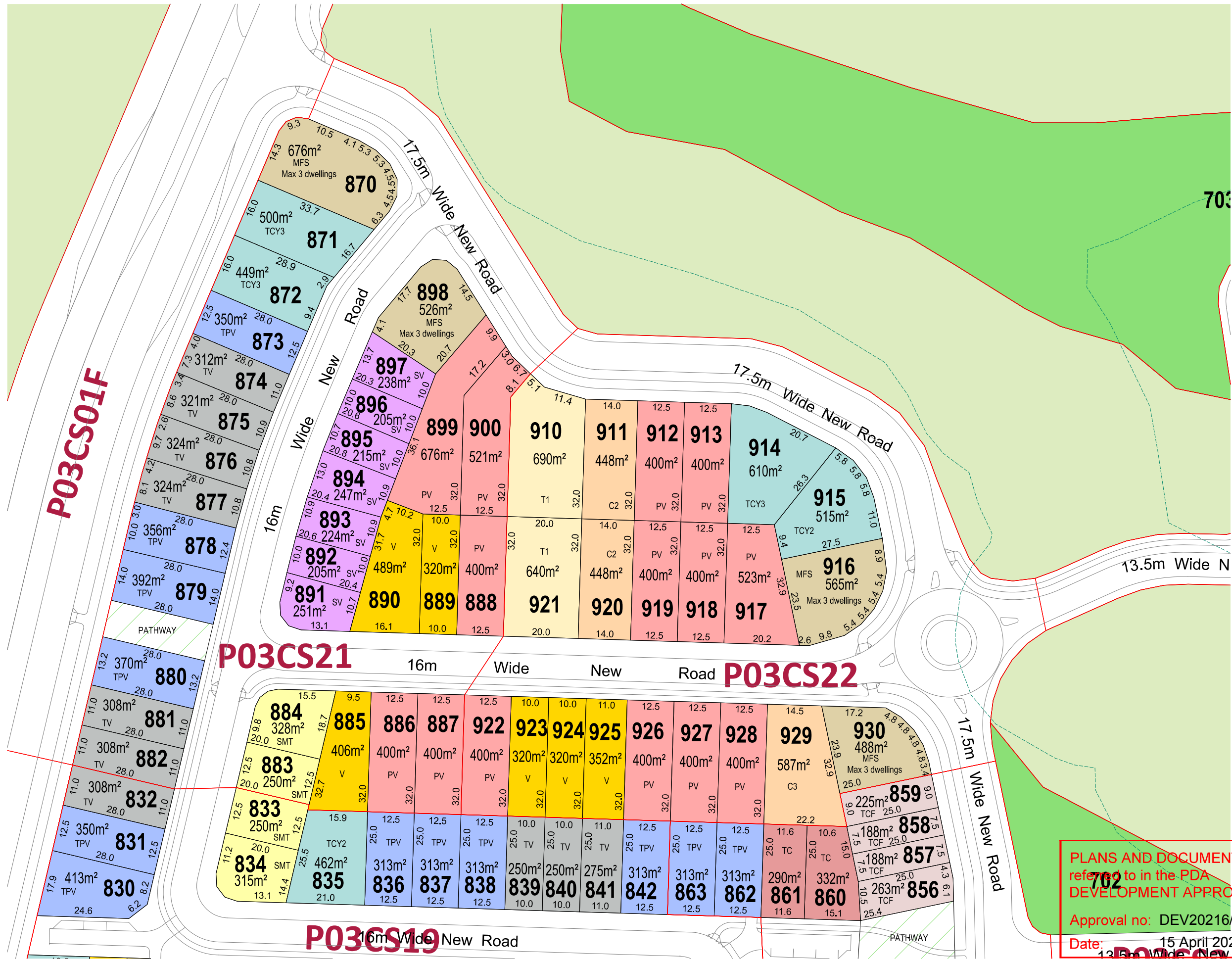
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
RECONFIGURATION OF A LOT

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Legend

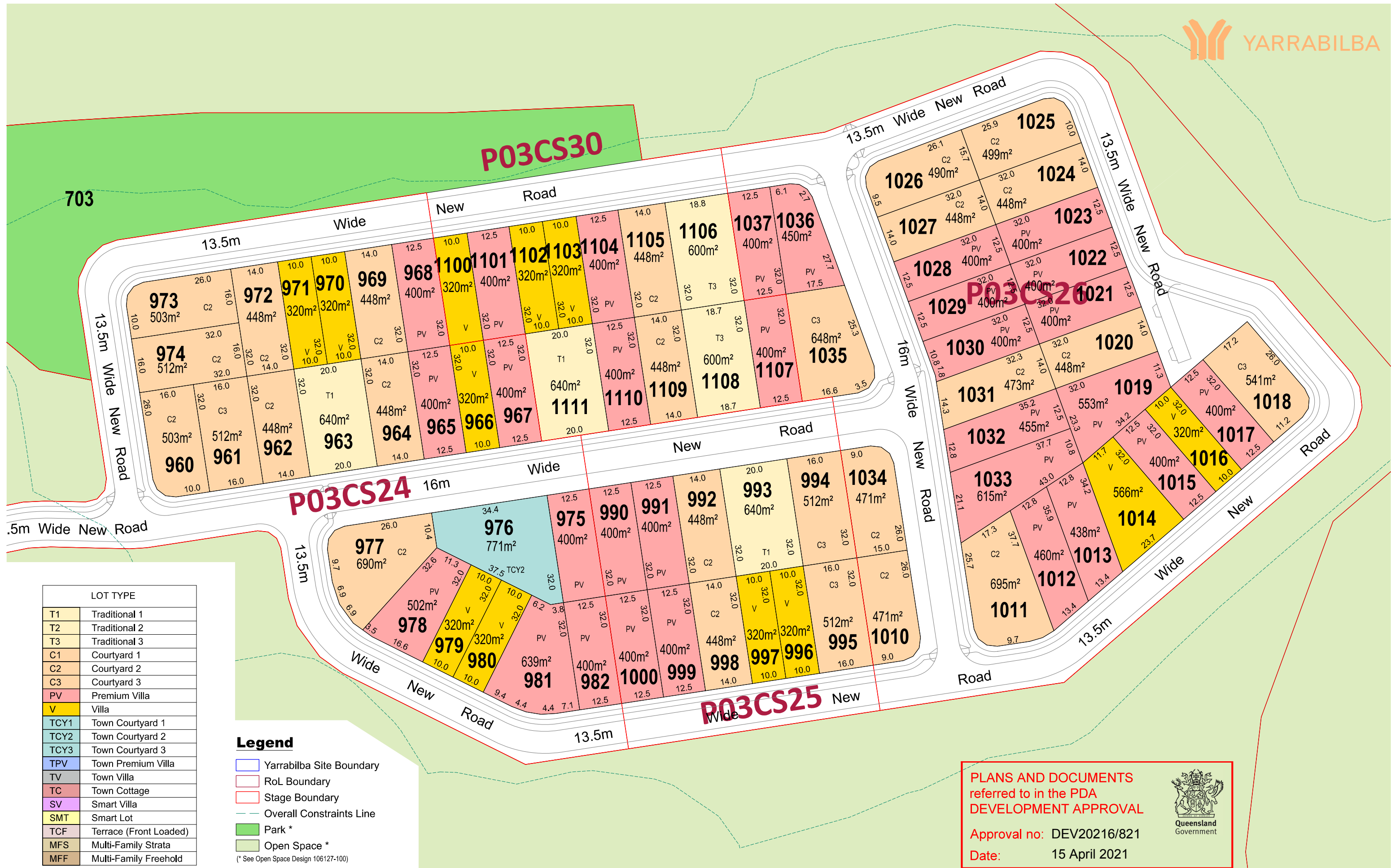
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RECONFIGURATION OF A LOT

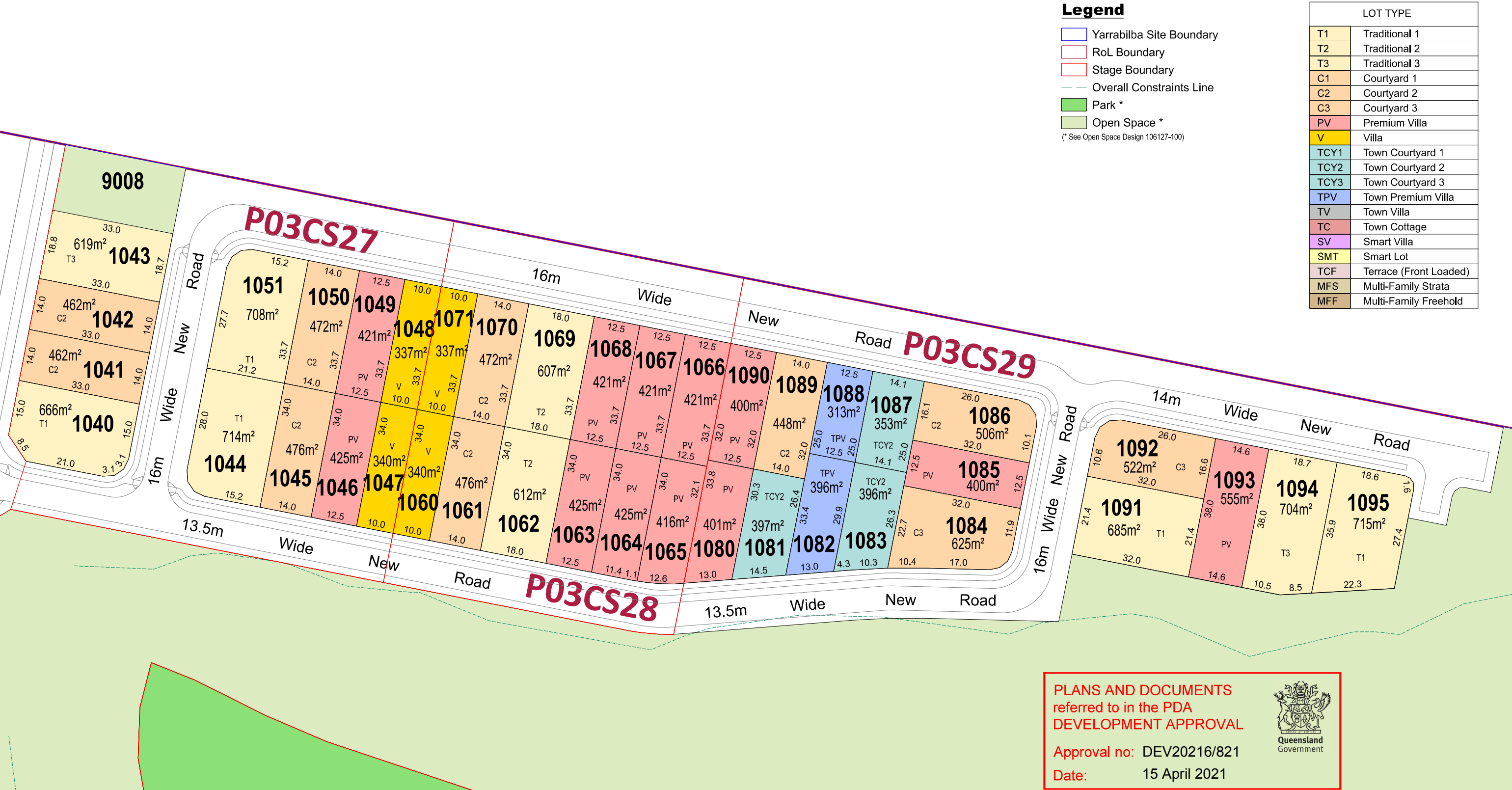
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