

Area	45.94 ha
Credited Park	2.95 ha
Density (MINIMUM)	15.0 dw/ha

Area	45.94 ha
Credited Park	2.95 ha
Density (MAXIMUM)	15.2 dw/ha

LAND USE BUDGET	
Residential Allotments	30.05 ha
Balance Allotments	12.89 ha
New Road - Arterial	8.21 ha
New Road - Collector	2.65 ha
New Road - Local	12.94 ha
Park	2.95 ha
Open Space / Conservation	122.30 ha
TOTAL	191.98 ha

LOT YIELD		OLL		P03B		P03C	
LOT TYPE	No.	No.	No.	No.	No.	No.	No.
T1 Traditional 1	27	3.91%	3	0.64%	24	11.01%	
T2 Traditional 2	23	3.33%	23	4.87%			
T3 Traditional 3	35	5.07%	11	2.33%	24	11.01%	
C1 Courtyard 1	10	1.45%	10	2.12%			
C2 Courtyard 2	122	17.68%	66	13.98%	56	25.69%	
C3 Courtyard 3	56	8.12%	11	2.33%	45	20.64%	
PV Premium Villa	125	18.12%	105	22.25%	20	9.17%	
V Villa	46	6.67%	45	9.53%	1	0.46%	
TT1 Town Traditional 1	4	0.58%			4	1.83%	
TT3 Town Traditional 3	3	0.43%			3	1.38%	
TCY1 Town Courtyard 1	11	1.59%	11	2.33%			
TCY2 Town Courtyard 2	50	7.25%	33	6.99%	17	7.80%	
TCY3 Town Courtyard 3	20	2.90%	1	0.21%	19	8.72%	
TPV Town Premium Villa	53	7.68%	48	10.17%	5	2.29%	
TV Town Villa	39	5.65%	39	8.26%			
TC Town Cottage	16	2.32%	16	3.39%			
SV Smart Villa	6	0.87%	6	1.27%			
SMT Smart Lot	10	1.45%	10	2.12%			
TCF Terrace (Front Loaded)	23	3.33%	23	4.87%			
MFS Multi-Family Strata	5	0.72%	5	1.06%			
MFF Multi-Family Freehold	6	0.87%	6	1.27%			
TOTALS	690	100%	472	100%	218	100%	

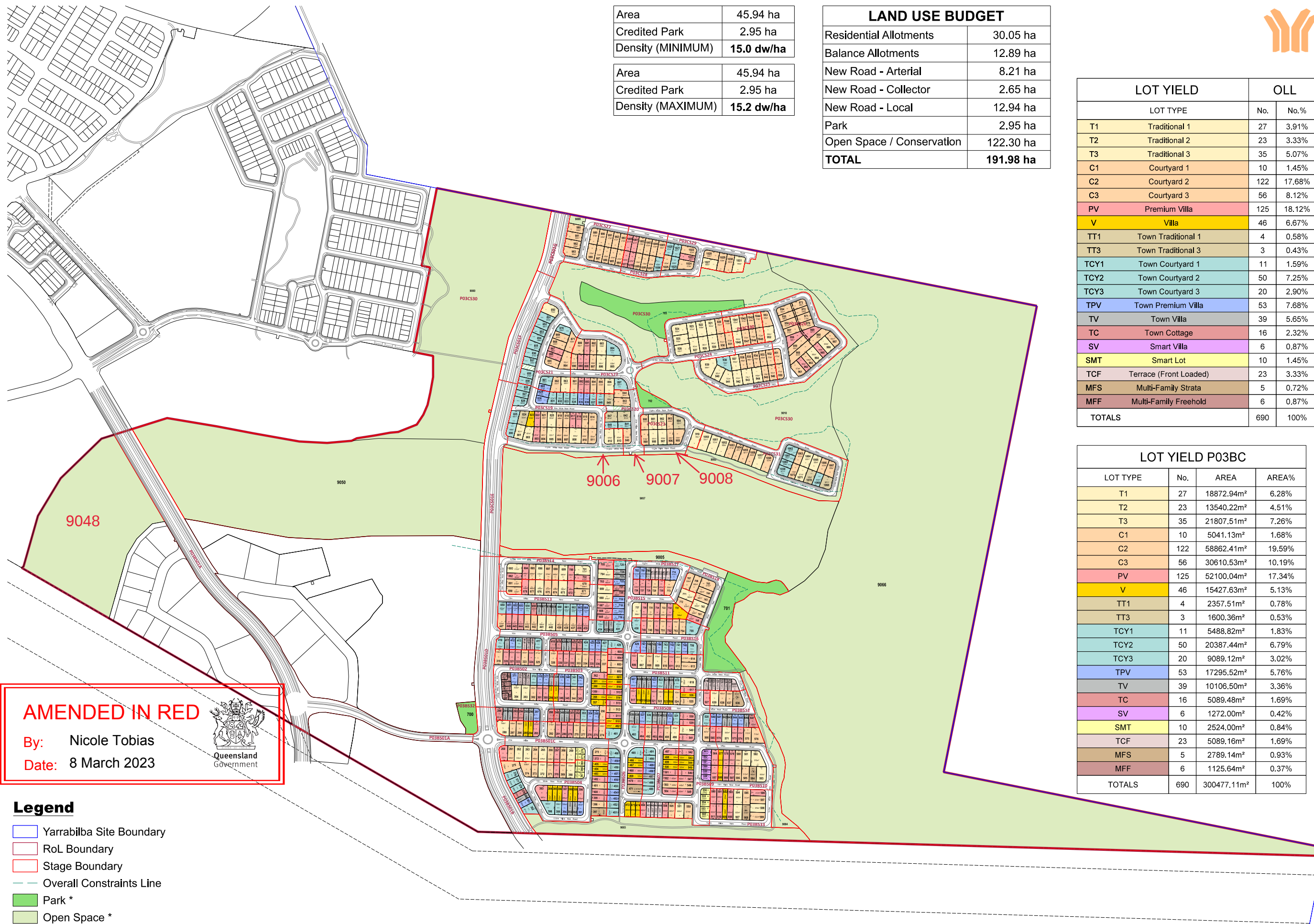
LOT YIELD P03BC			
LOT TYPE	No.	AREA	AREA%
T1	27	18872.94m ²	6.28%
T2	23	13540.22m ²	4.51%
T3	35	21807.51m ²	7.26%
C1	10	5041.13m ²	1.68%
C2	122	58862.41m ²	19.59%
C3	56	30610.53m ²	10.19%
PV	125	52100.04m ²	17.34%
V	46	15427.63m ²	5.13%
TT1	4	2357.51m ²	0.78%
TT3	3	1600.36m ²	0.53%
TCY1	11	5488.82m ²	1.83%
TCY2	50	20387.44m ²	6.79%
TCY3	20	9089.12m ²	3.02%
TPV	53	17295.52m ²	5.76%
TV	39	10106.50m ²	3.36%
TC	16	5089.48m ²	1.69%
SV	6	1272.00m ²	0.42%
SMT	10	2524.00m ²	0.84%
TCF	23	5089.16m ²	1.69%
MFS	5	2789.14m ²	0.93%
MFF	6	1125.64m ²	0.37%
TOTALS	690	300477.11m²	100%

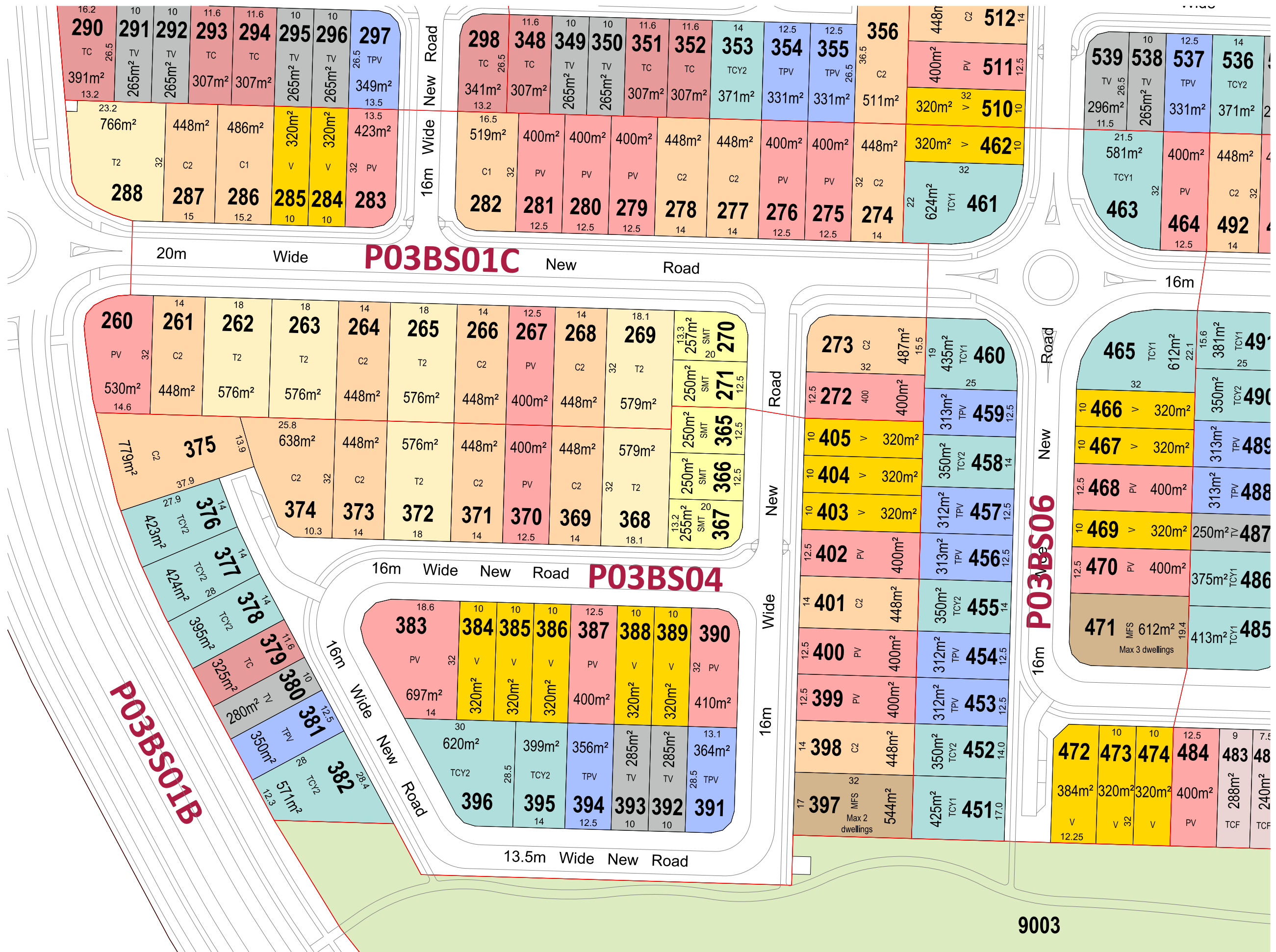
NOTE:
MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi family strata (MFS) lot.

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.





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
TT1	Town Traditional 1
TT3	Town Traditional 3
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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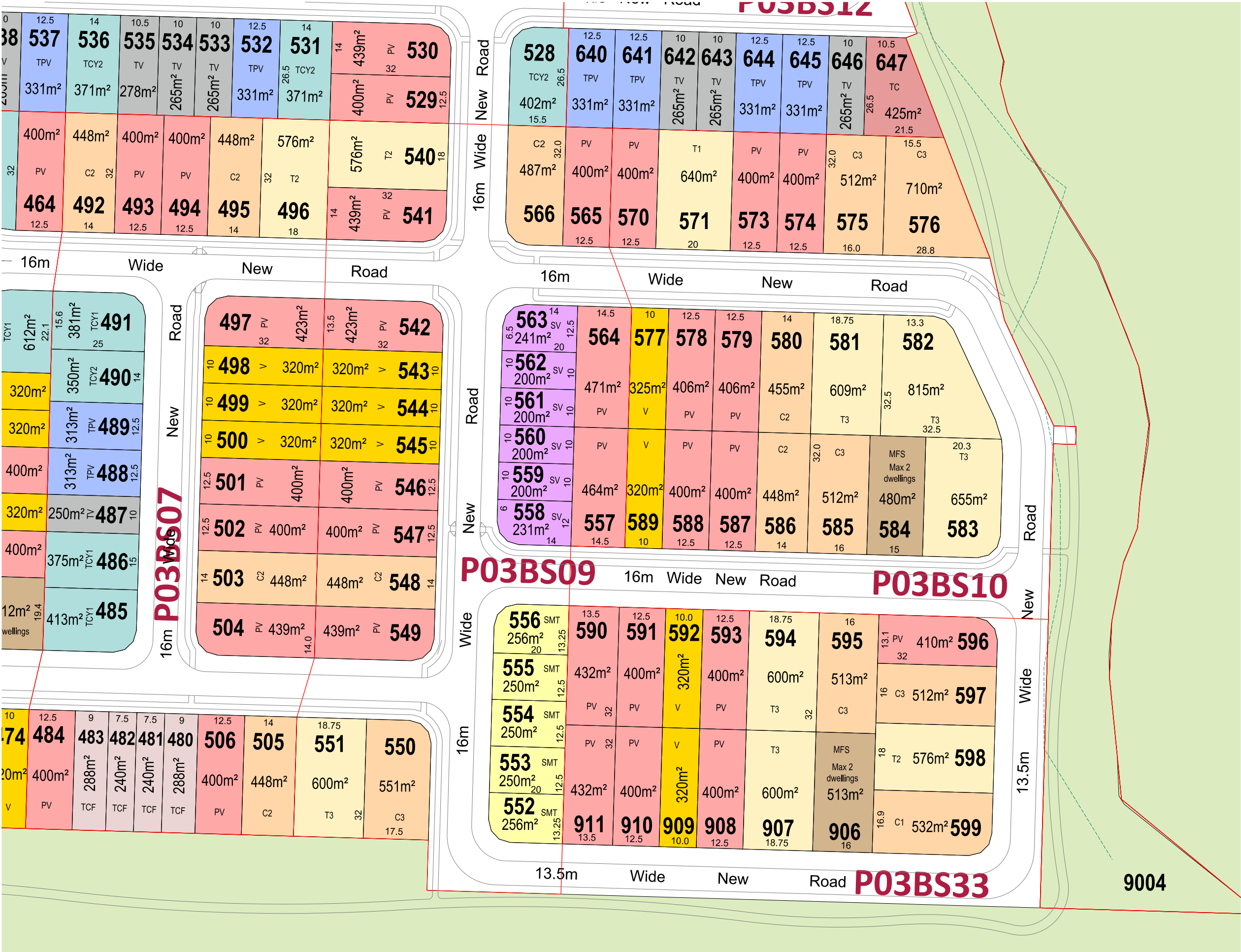
Approval no: DEV2016/821/112
Date: 14 April 2023

Queensland Government

Scale 1:1,000 at A3

North

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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
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C1	Courtyard 1
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C3	Courtyard 3
PV	Premium Villa
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TT1	Town Traditional 1
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TCY1	Town Courtyard 1
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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
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(* See Open Space Design 106127-100)

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

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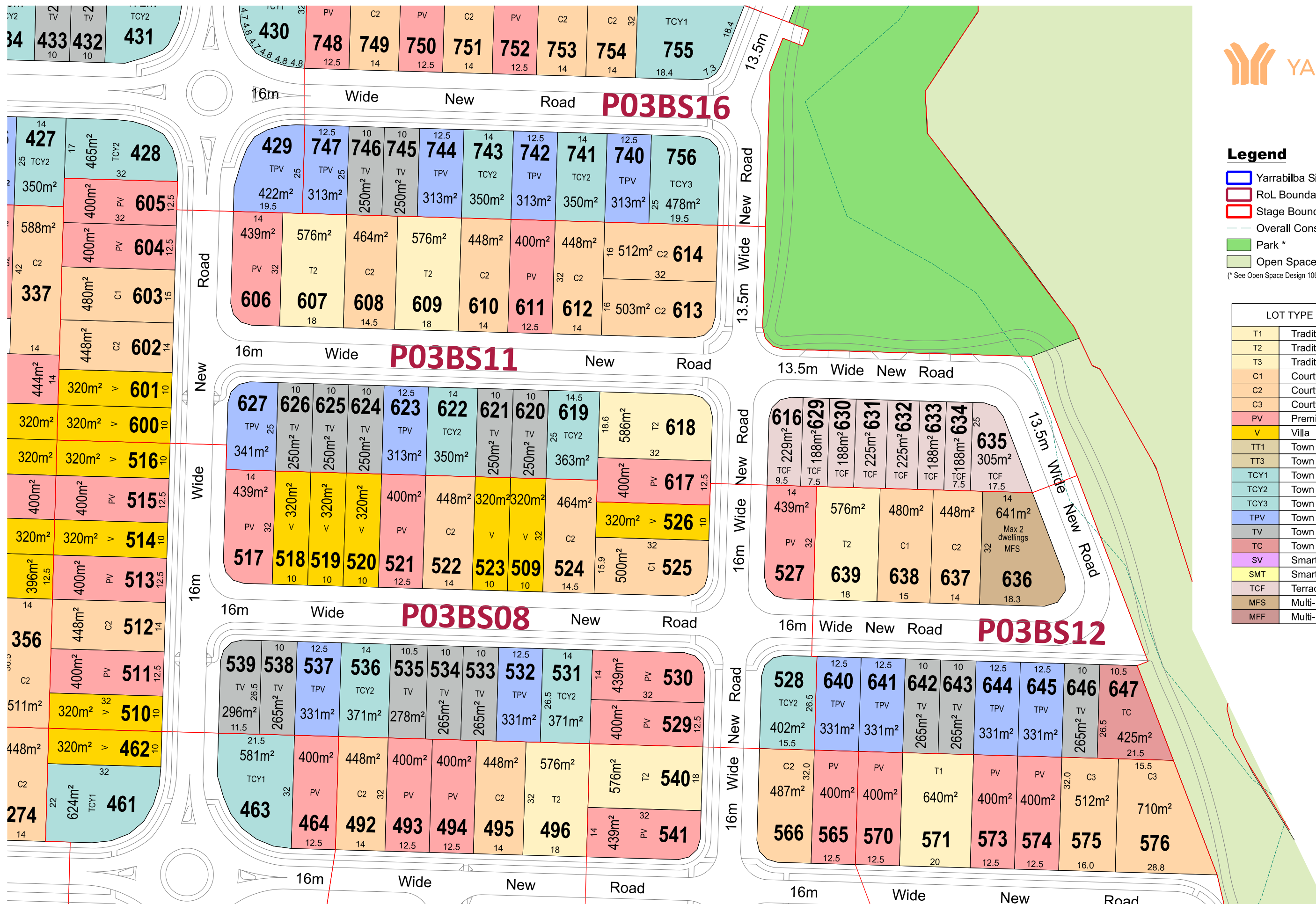


Legend

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

(* See Open Space Design 106127-100)

LOT TYPE	
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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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File No. 106127-Precinct 3B-C ROL

Dwg No. 106127 – 110

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Date: 14 April 2023

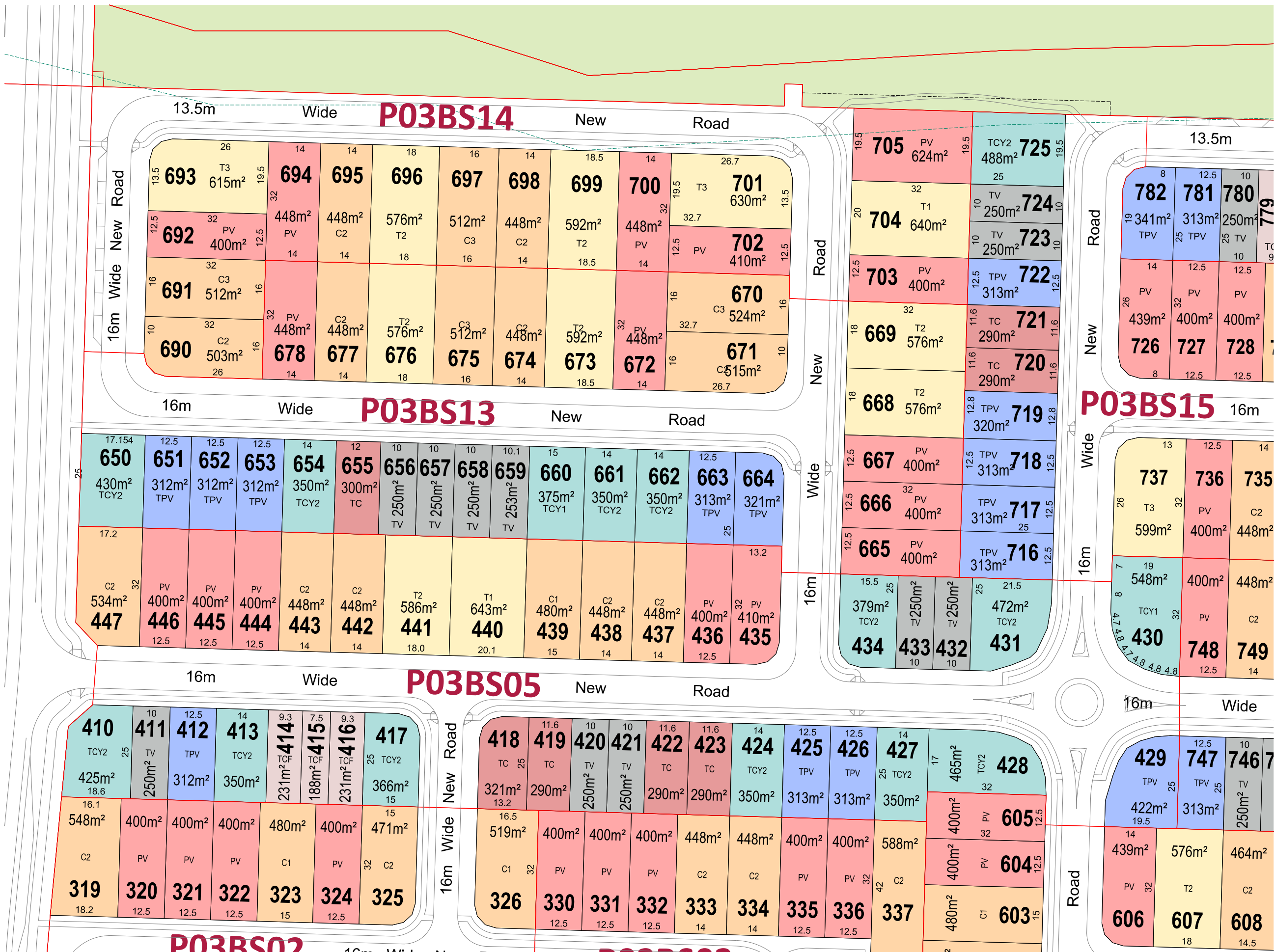


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Date: 10 OCT 2022



Legend

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

(* See Open Space Design 106127-100)

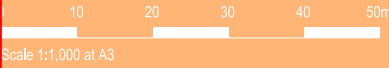
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T1	Traditional 1
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C1	Courtyard 1
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C3	Courtyard 3
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TV	Town Villa
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MFF	Multi-Family Freehold
SMT	Smart
SV	Smart Villa

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

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Date: 14 April 2023

Legend

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TCF	Terrace (Front Loaded)
MFS	Multi-Family Strata
MFF	Multi-Family Freehold



AMENDED IN RED

By: Nicole Tobias
Date: 8 March 2023



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

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File No. 106127-Precinct 3B-C ROL

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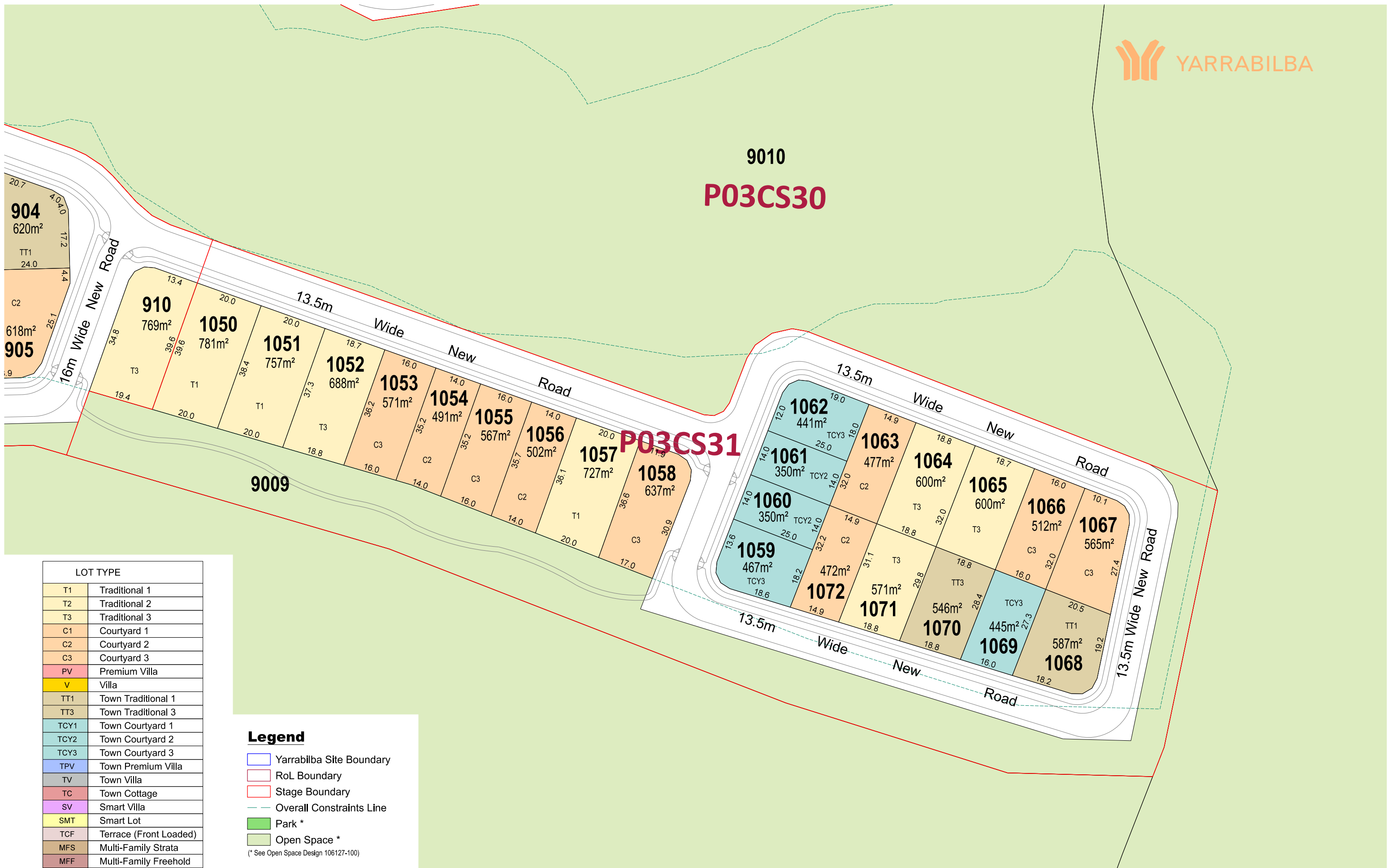


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LOT TYPE	
T1	Traditional 1
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T3	Traditional 3
C1	Courtyard 1
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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
RECONFIGURATION OF A LOT

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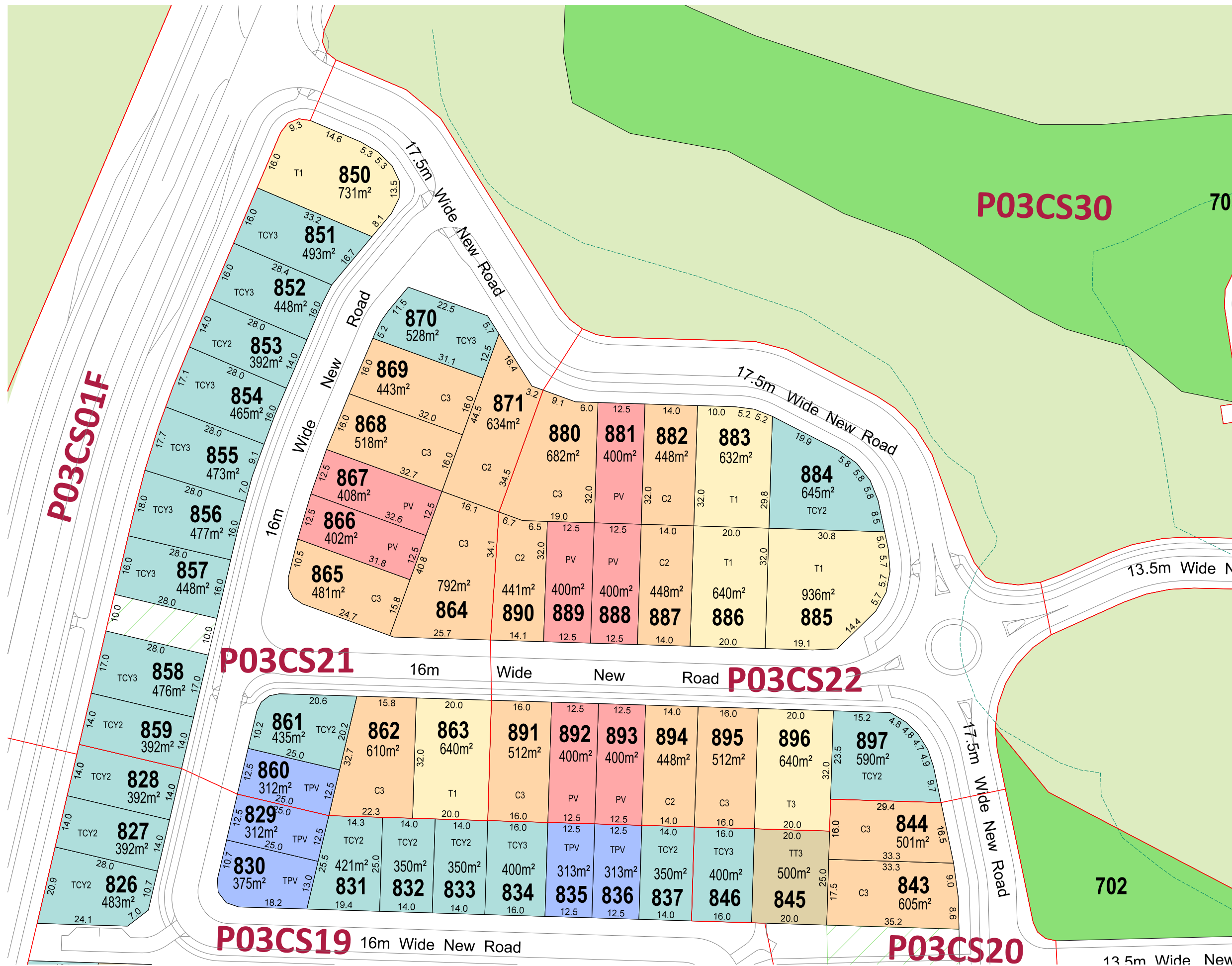
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Date: 14 April 2023

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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)

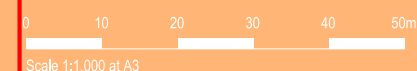
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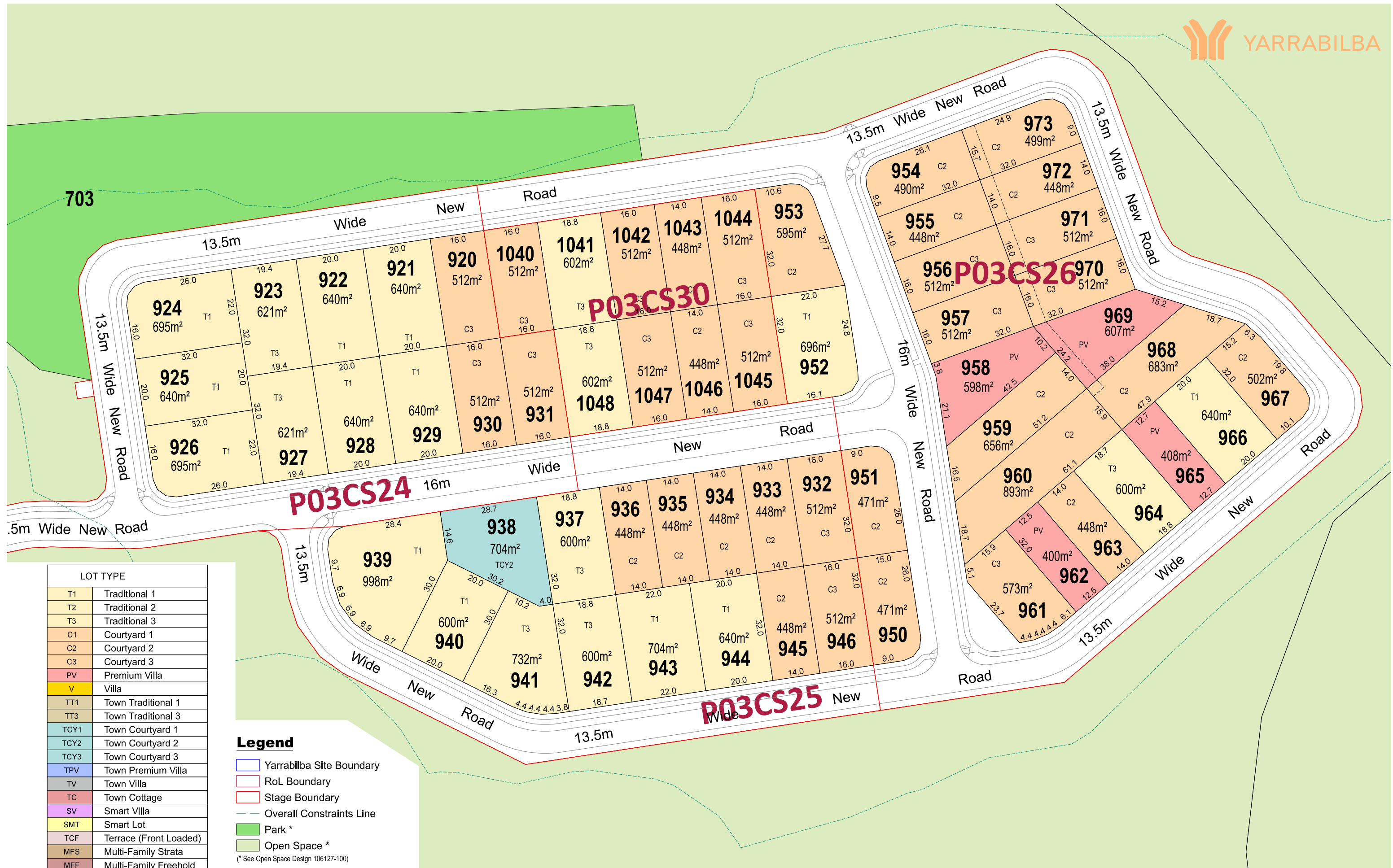
PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)

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Date: 14 April 2023





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

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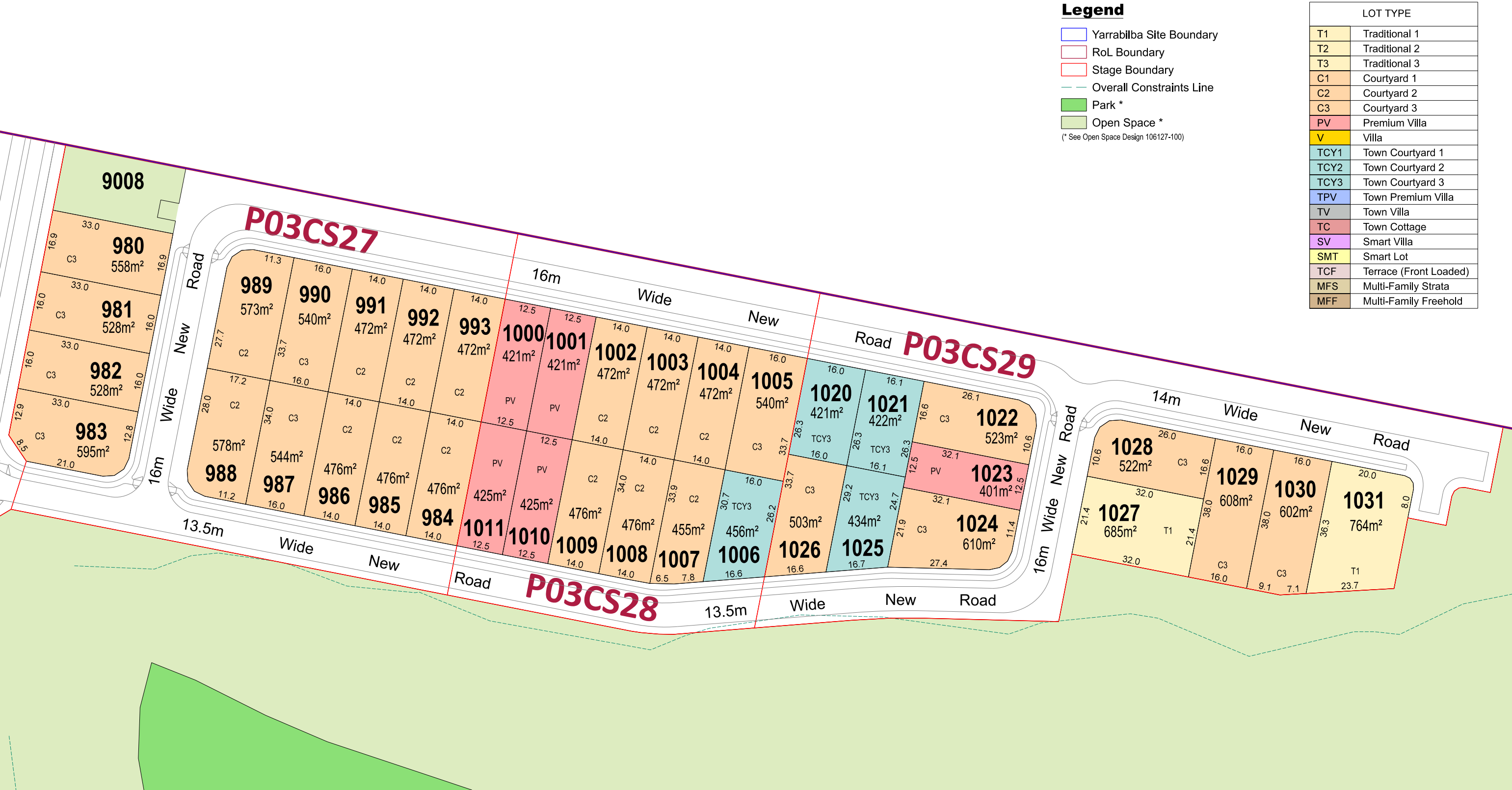


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PRECINCT THREE – VILLAGE 3B & 3C (APPLICATION TWO)
RECONFIGURATION OF A LOT

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