



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

07 MAR 2014

MEDQ

- LEGEND
- YARRABILBA SITE BOUNDARY
 - PRECINCT TWO
 - RECONFIGURATION OF A LOT APPLICATION ONE
 - PROPOSED STAGE BOUNDARY

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	34	5.07%	686m ²	8.27%	23338m ²
T2	90	13.41%	602m ²	19.22%	54223m ²
C1	46	6.86%	502m ²	8.19%	23108m ²
C2	80	11.92%	479m ²	13.58%	38321m ²
PV	125	18.63%	415m ²	18.41%	51961m ²
V	86	12.82%	320m ²	9.75%	27526m ²
TCY1	12	1.79%	467m ²	1.99%	5613m ²
TCY2	1	0.15%	373m ²	0.13%	373m ²
TC	44	6.56%	299m ²	4.67%	13189m ²
TV	18	2.68%	270m ²	1.73%	4873m ²
TCD	31	4.62%	226m ²	2.49%	7018m ²
TCF	18	2.68%	217m ²	1.39%	3915m ²
TPV	45	6.71%	352m ²	5.62%	15850m ²
MFF	14	2.08%	180m ²	0.89%	2524m ²
MFS	8	1.19%	516m ²	1.46%	4132m ²
SMT	15	2.24%	252m ²	1.34%	3786m ²
GAR	4	0.60%	608m ²	0.86%	2435m ²
Total Number of Lots		671			

RESIDENTIAL DENSITY

MINIMUM RESIDENTIAL DENSITY	39.18 ha 671 du 17.1 du/ha	MAXIMUM RESIDENTIAL DENSITY	39.18 ha 736 du 18.8 du/ha
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LAND USE BUDGET

RESIDENTIAL	28.23 ha
NEW ROAD - LOCAL	10.45 ha
OPEN SPACE - LOCAL	0.50 ha
SUB-TOTAL	39.18 ha
NEW ROAD - MAJOR	3.37 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	4.86 ha
TOTAL ROL APPLICATION 1 AREA	47.41 ha

~~**RESIDENTIAL DENSITY**~~

MINIMUM TAKE UP OF MULTI-DWELLINGS	17.57 du/ha
COMBINED VILLAGES	17.57 du/ha
MAXIMUM TAKE UP OF MULTI-DWELLINGS	19.09 du/ha
COMBINED VILLAGES	19.09 du/ha

AMENDED IN REPLY

07 MAR 2014

By: *Paon Haslam* (name)

MEDQ

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

MAXIMUM DWELLINGS for terrace (TCE) and multi family strata (MFS) lots is based on fonzi flats on rear loaded terraces and the development of the maximum number of dwellings on 671 Lots

DENSITY calculations include the area of residential lots, local roads and local parks.

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 TWO - RECONFIGURATION OF A LOT APPLICATION ONE

RECONFIGURATION OF A LOT

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LEGEND

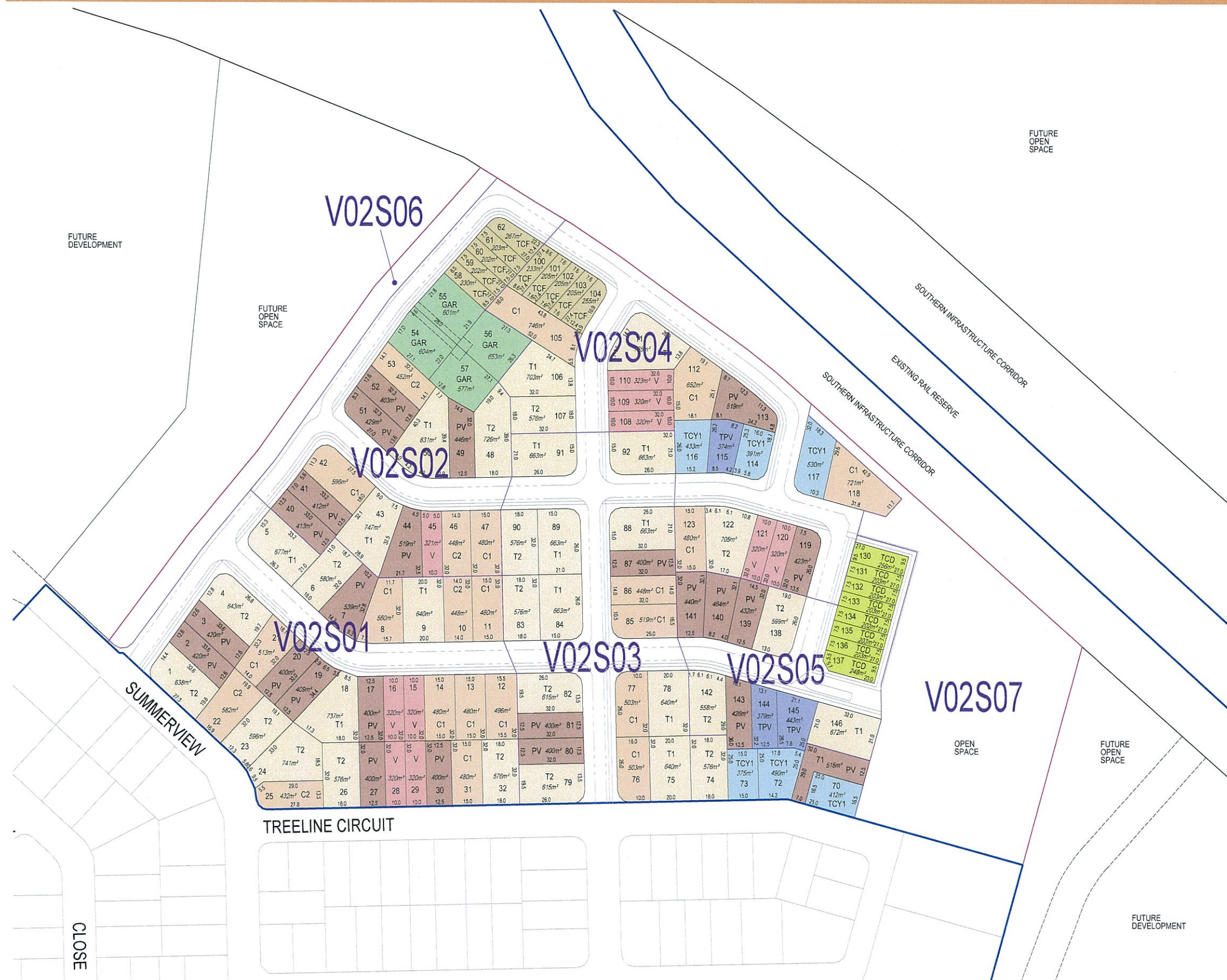
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LOT TYPE
TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE DUAL FRONTAGE (TCD)
TERRACE FRONT LOADED (TCF)
TOWN PREMIUM VILLA (TPV)
MULTI-FAMILY FREEHOLD (MFF)
MULTI-FAMILY STRATA (MFS)
SMART LOT (SMT)
GARDEN COURT (GAR)

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PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE RECONFIGURATION OF A LOT

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AMENDED IN RED

07 MAR 2014

By: *Owen Harlam* (name)
MEDQ

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Scale 1:10,000 at A3



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