


LEGEND

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

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

20 OCT 2014

MEDQ

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	31	4.60%	684m ²	7.53%	21213m ²
T2	79	11.72%	602m ²	16.90%	47595m ²
C1	52	7.72%	503m ²	9.30%	26188m ²
C2	90	13.35%	474m ²	15.17%	42719m ²
PV	124	18.40%	415m ²	18.28%	51481m ²
V	85	12.61%	320m ²	9.66%	27209m ²
TCY1	11	1.63%	461m ²	1.80%	5073m ²
TCY2	1	0.15%	373m ²	0.13%	373m ²
TC	43	6.38%	301m ²	4.60%	12959m ²
TV	16	2.37%	274m ²	1.56%	4398m ²
TCD	31	4.60%	226m ²	2.49%	7014m ²
TCF	18	2.67%	217m ²	1.39%	3913m ²
TPV	50	7.42%	345m ²	6.13%	17266m ²
MFF	14	2.08%	180m ²	0.90%	2524m ²
MFS	10	1.48%	549m ²	1.95%	5492m ²
SMT	15	2.23%	252m ²	1.34%	3786m ²
GAR	4	0.59%	608m ²	0.86%	2434m ²
Total Number of Lots	674				

Residential Density

MINIMUM RESIDENTIAL DENSITY	39.24 du/ha	MAXIMUM RESIDENTIAL DENSITY	39.24 du/ha
	614 du		741 du
	17.2 du/ha		18.9 du/ha

LAND USE BUDGET

RESIDENTIAL	28.16 ha
NEW ROAD - LOCAL	10.54 ha
OPEN SPACE - LOCAL	0.53 ha
SUB-TOTAL	39.24 ha
NEW ROAD - MAJOR	3.39 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	4.79 ha

TOTAL ROL APPLICATION 1 AREA 47.42 ha

RESIDENTIAL DENSITY

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

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 town flats on rear loaded terraces and the development of the maximum number of dwellings on 2014 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.

AMENDED IN RED

17 OCT 2014

By: Chen Hsiao (name)
MEDQ

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

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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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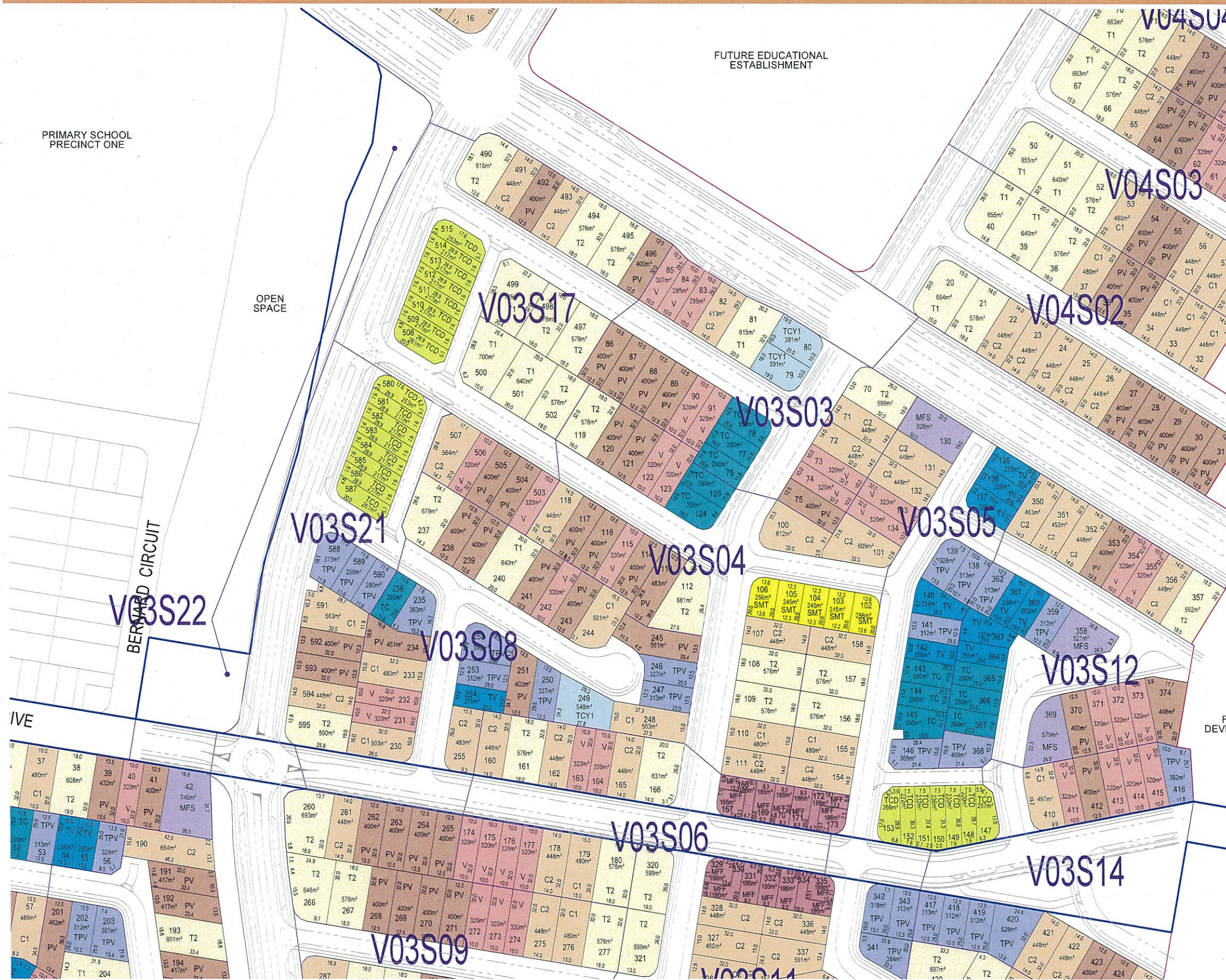
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0 20 40 60 80 100m
Scale 1:2,000 at A3



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