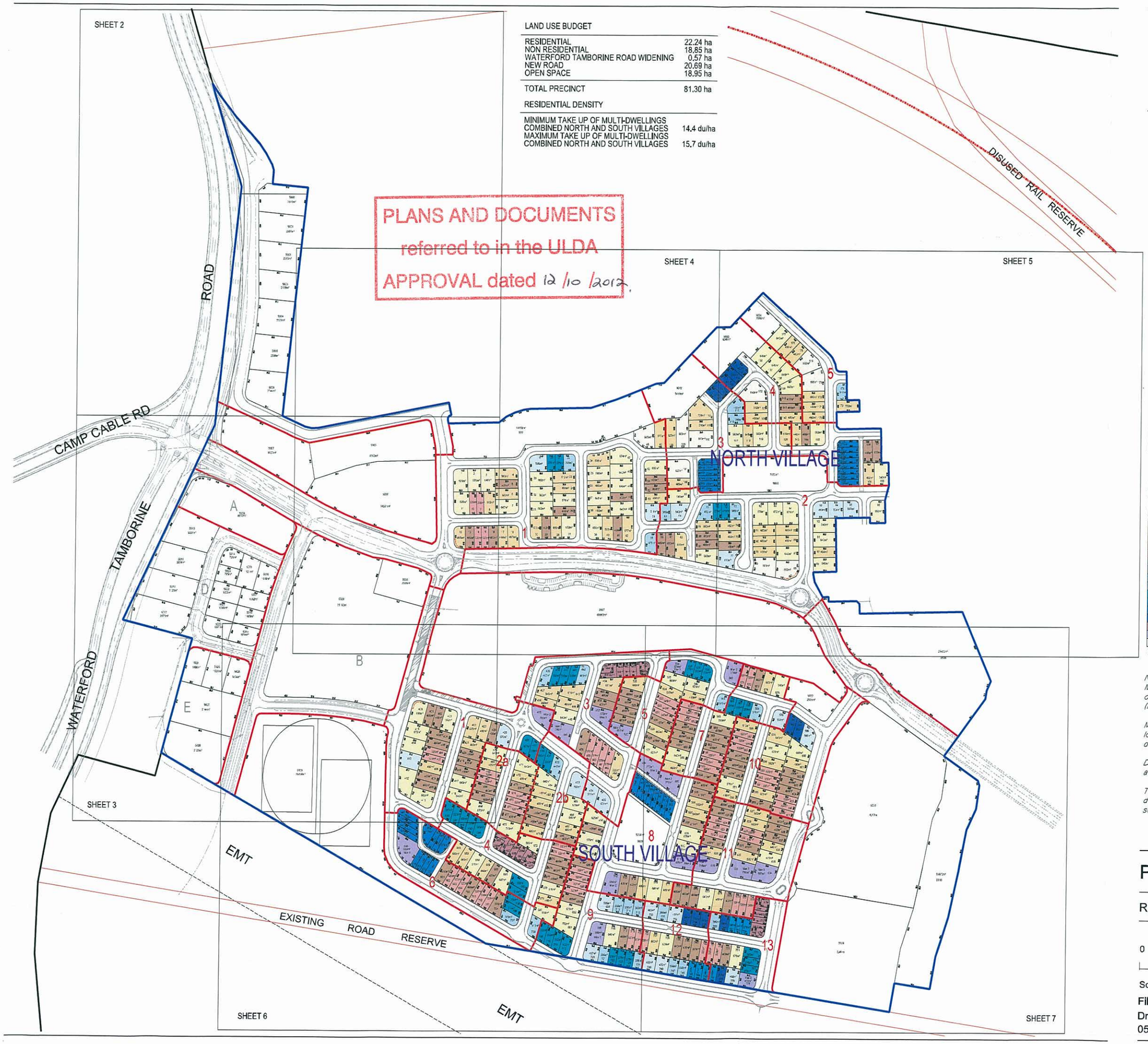
Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LAND USE BUDGET	
RESIDENTIAL	22.24 ha
NON RESIDENTIAL	18.85 ha
WATERFORD TAMBORINE ROAD WIDENING	0.57 ha
NEW ROAD	20.69 ha
OPEN SPACE	18.95 ha
TOTAL PRECINCT	81.30 ha
RESIDENTIAL DENSITY	
MINIMUM TAKE UP OF MULTI-DWELLINGS COMBINED NORTH AND SOUTH VILLAGES	14.4 du/ha
MAXIMUM TAKE UP OF MULTI-DWELLINGS COMBINED NORTH AND SOUTH VILLAGES	15.7 du/ha

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12/10/2012.



LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR
- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

RESIDENTIAL NORTH VILLAGE

LOT YIELD		LOT AREA			Lots	Dwellings	
Lot Type	% Total Lots	Average Size	% of Total Area	Area	No. Lots	Min No	Max No
P	5,96%	819m²	9,77%	7370m²	9	9	9
T1	22,52%	555m²	29,51%	22270m²	34	34	34
T2	1,99%	594m²	2,36%	1783m²	3	3	3
C1	24,50%	506m²	24,81%	18724m²	37	37	37
C2	4,64%	479m²	4,45%	3359m²	7	7	7
PV	12,58%	404m²	10,19%	7688m²	19	19	19
V	2,65%	320m²	1,70%	1280m²	4	4	4
TT1	4,64%	534m²	4,95%	3739m²	7	7	7
TCY1	3,97%	414m²	3,30%	2488m²	6	6	6
TCY2	1,32%	356m²	0,94%	712m²	2	2	2
TC	2,65%	278m²	1,47%	1112m²	4	4	4
TCE	9,27%	239m²	4,43%	3346m²	14	14	28
TFV	3,31%	319m²	2,12%	1597m²	5	5	5
Total Number of Lots					151	151	165

Min Residential Density = 12.4 ha = 151 du = 12.2 du/ha

Max Residential Density = 12.4 ha = 165 du = 13.3 du/ha

RESIDENTIAL SOUTH VILLAGE

LOT YIELD		LOT AREA			Lots	Dwellings	
Lot Type	% Total Lots	Average Size	% of Total Area	Area	No. Lots	Min No	Max No
T1	6,92%	667	11,12%	16015	24	24	24
T2	5,46%	595	7,85%	11311	19	19	19
C1	8,93%	506	10,91%	15712	31	31	31
C2	3,46%	470	3,92%	5642	12	12	12
PV	20,75%	407	20,36%	29334	72	72	72
V	16,43%	328	12,99%	18719	57	57	57
TT1	2,02%	571	2,75%	4003	7	7	7
TT2	2,02%	495	2,41%	3465	7	7	7
TCY1	1,15%	381	1,06%	1525	4	4	4
TCY2	3,46%	363	3,03%	4367	12	12	12
TC	9,22%	321	7,14%	10287	32	32	32
TV	2,02%	245	1,19%	1716	7	7	7
TCE	5,76%	251	3,49%	5028	20	20	40
TFV	2,02%	316	1,53%	2217	7	7	7
MFF	5,76%	175	2,43%	3502	20	20	20
MFS	4,61%	700	7,78%	11206	16	32	42
Total Number of Lots					347	363	393

Min Residential Density = 21,83 ha = 363 du = 16,6 du/ha

Max Residential Density = 21,83 ha = 393 du = 18,0 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 fonzi flats on rear loaded terraces and the development of the maximum number of dwellings on MFS 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.

Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 50 100 150 200 250 metres

N

Scale 1:2500 AT A1

File No. YB-P01

Drawing No. YB-P01-ROL101118E SHEET 1 OF 7

05 OCT 2012

PW No A1000PDU1003

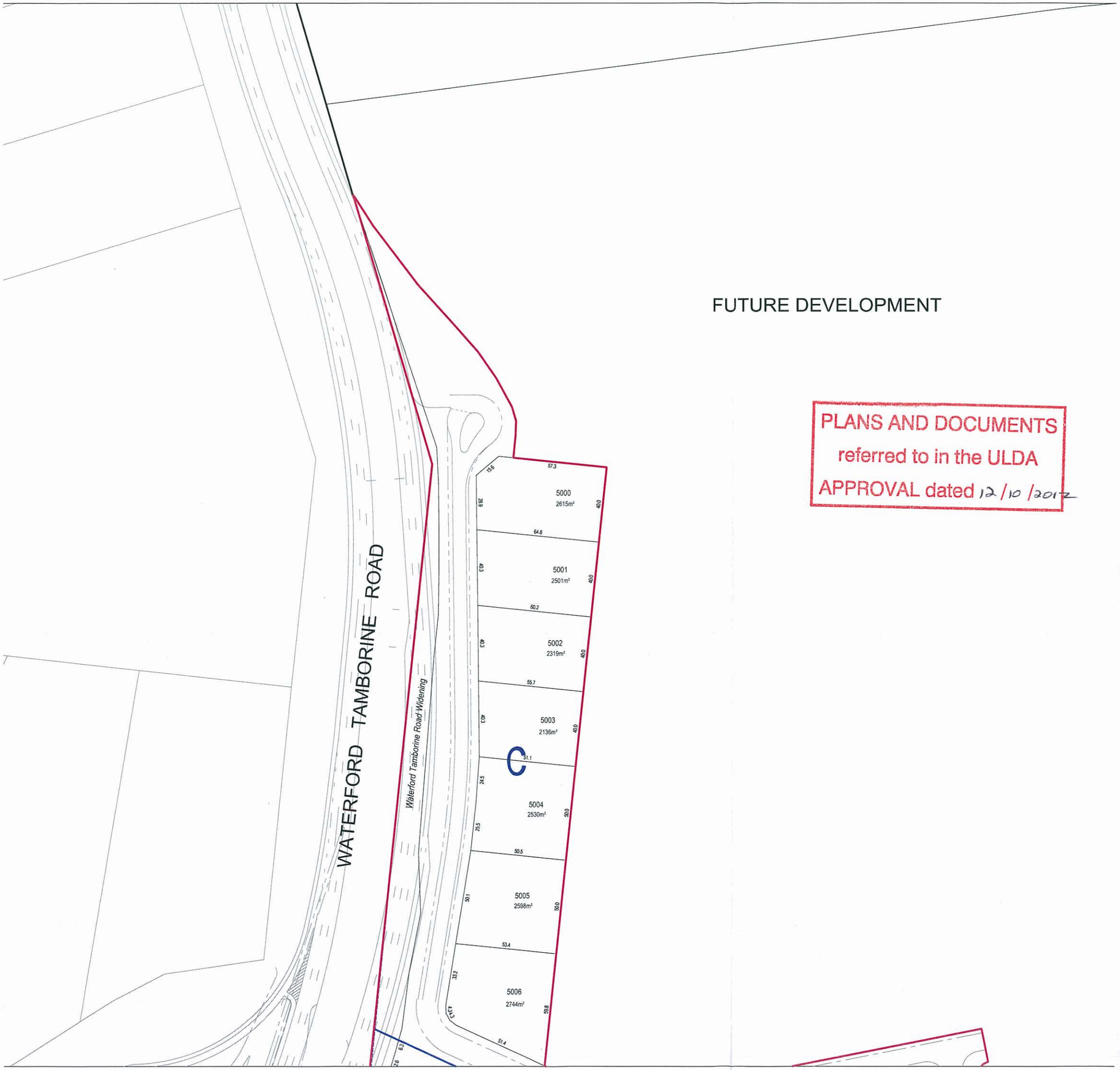
Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- PROPOSED STAGE BOUNDARY

MIXED USE EMPLOYMENT (MUE)
MIXED USE VILAGE (MUV)
OPEN SPACE (OS)



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12/10/2012

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB
Dgn No. YB-P01-ROL101118B SHEET 2 OF 7
27 SEPT 2011 PW No A1000PDU1003

Yarrabilba

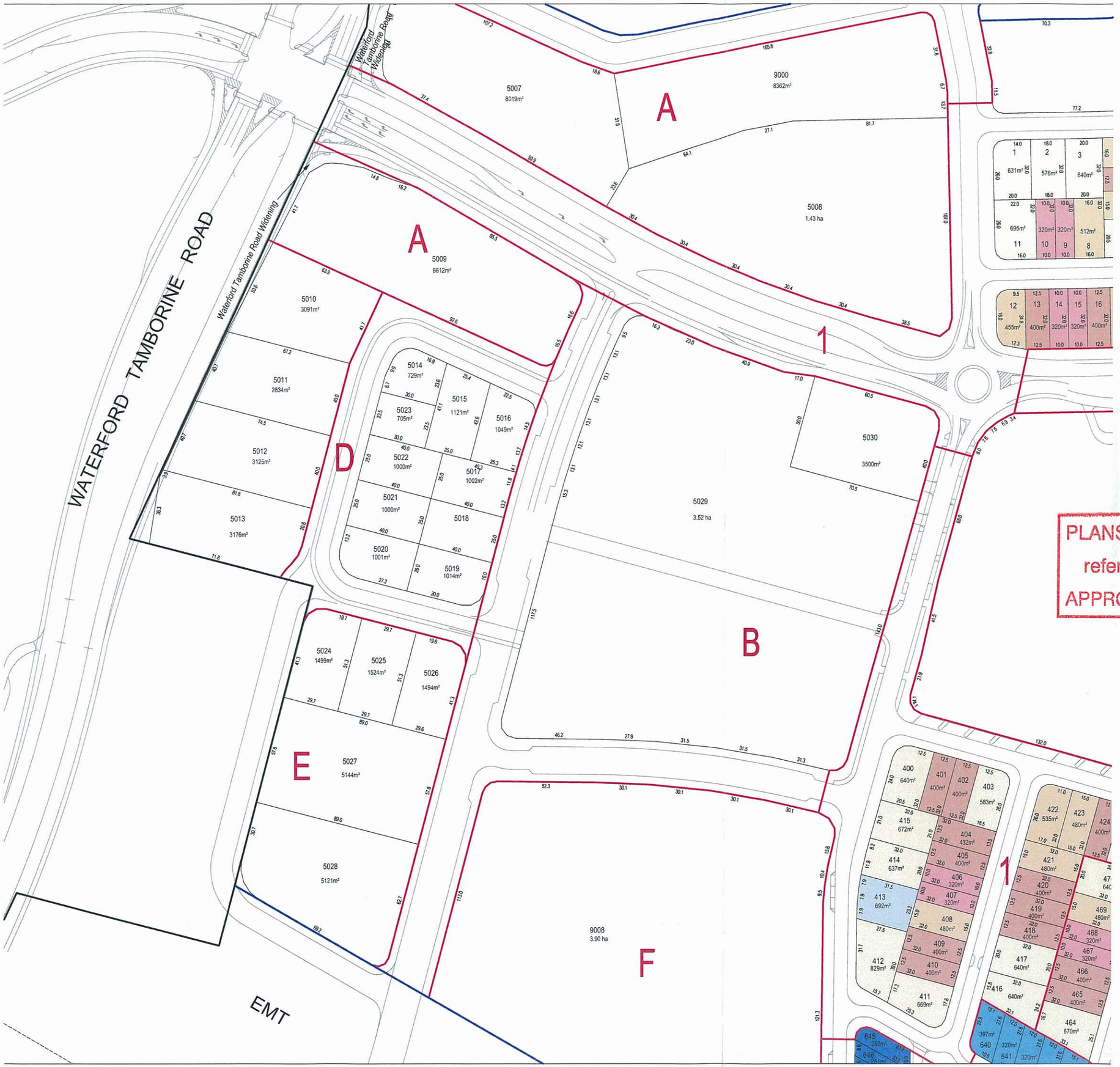
A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

Lot Type

TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT1, TT2)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE (TCE)
TOWN PREMIUM VILLA (TPV)
MULTI FAMILY FREEHOLD (MFF)
MULTI FAMILY STRATA (MFS)
MIXED USE EMPLOYMENT (MUE)
MIXED USE VILLAGE (MUV)
OPEN SPACE (OS)



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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB

Dgn No. YB-P01-ROL101118B SHEET 3 OF 7

27 SEPT 2011 PW No A1000PDU1003

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR
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- PROPOSED STAGE BOUNDARY

Lot Type

TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT1, TT2)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
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TOWN PREMIUM VILLA (TPV)
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MULTI FAMILY STRATA (MFS)
MIXED USE EMPLOYMENT (MUE)
MIXED USE VILLAGE (MUV)
OPEN SPACE (OS)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12/10/2012

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB

Dgn No. YB-P01-ROL101118B SHEET 4 OF 7

27 SEPT 2011 PW No A1000PDU1003

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- PRECINCT ONE BOUNDARY
- INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR
- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

Lot Type

TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT1, TT2)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE (TCE)
TOWN PREMIUM VILLA (TPV)
MULTI FAMILY FREEHOLD (MFF)
MULTI FAMILY STRATA (MFS)
MIXED USE EMPLOYMENT (MUE)
MIXED USE VILLAGE (MUV)
OPEN SPACE (OS)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12 / 10 / 2012

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB
Dgn No. YB-P01-ROL101118B SHEET 5 OF 7
27 SEPT 2011 PW No A1000PDU1003

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

Lot Type

TRADITIONAL (T1, T2)
COURTYARD (C1, C2)
PREMIUM VILLA (PV)
VILLA (V)
TOWN TRADITIONAL (TT1, TT2)
TOWN COURTYARD (TCY1, TCY2)
TOWN COTTAGE (TC)
TOWN VILLA (TV)
TERRACE (TCE)
TOWN PREMIUM VILLA (TPV)
MULTI FAMILY FREEHOLD (MFF)
MULTI FAMILY STRATA (MFS)
MIXED USE EMPLOYMENT (MUE)
MIXED USE VILLAGE (MUV)
OPEN SPACE (OS)

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12/10/2012

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB
Dgn No. YB-P01-ROL101118B SHEET 6 OF 7
27 SEPT 2011 PW No A1000PDU1003

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

Lot Type

- TRADITIONAL (T)
- COURTYARD (C)
- PREMIUM VILLA (PV)
- VILLA (V)
- TOWN TRADITIONAL (TT)
- TOWN COURTYARD (TCY)
- TOWN COTTAGE (TC)
- TOWN VILLA (TV)
- TERRACE (TCE)
- TOWN PREMIUM VILLA (TPV)
- MULTI FAMILY FREEHOLD (MFF)
- MULTI FAMILY STRATA (MFS)
- MIXED USE EMPLOYMENT (MUE)
- MIXED USE VILLAGE (MUV)
- OPEN SPACE (OS)
- COMMUNITY (CC)
- EDUCATION (EDU)

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PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 12/10/2012

Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

N

Scale 1:2000 AT A3

File No. YB
Dgn No. YB-P01-ROL101118D SHEET 7 OF 7
05 OCT 2012 PW No A1000PDU1003