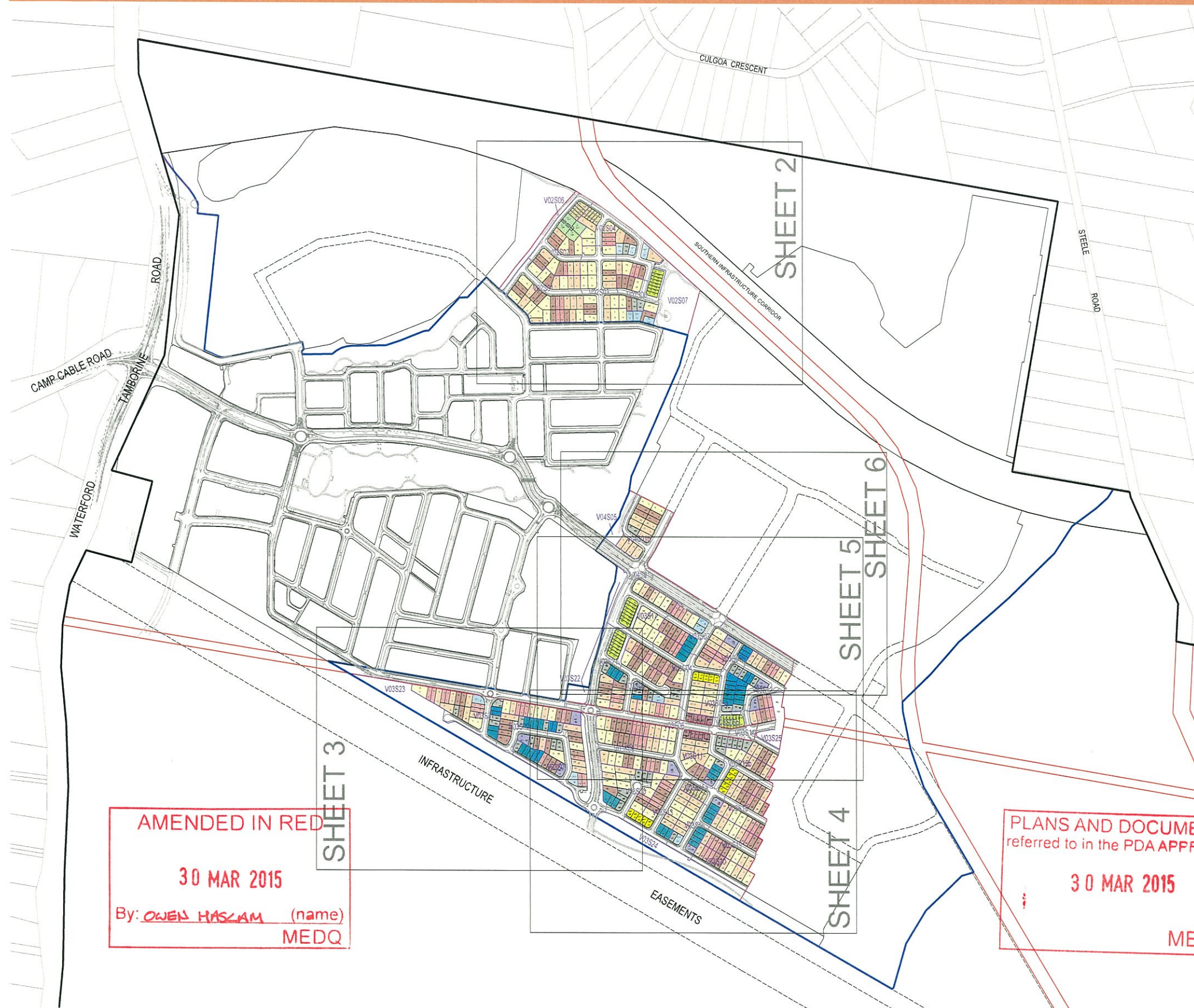



LEGEND

- 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	24	3.90%	693m ²	6.41%	16643m ²
T2	74	12.01%	604m ²	17.22%	44715m ²
C1	44	7.14%	512m ²	8.68%	22540m ²
C2	82	13.31%	477m ²	15.07%	39135m ²
PV	110	17.86%	416m ²	17.63%	45783m ²
V	77	12.50%	320m ²	9.49%	24648m ²
TCY1	11	1.78%	461m ²	1.95%	5073m ²
TCY2	1	0.16%	373m ²	0.14%	373m ²
TC	40	6.49%	302m ²	4.65%	12089m ²
TV	17	2.76%	277m ²	1.81%	4711m ²
TCD	31	5.03%	226m ²	2.70%	7014m ²
TCF	18	2.92%	217m ²	1.51%	3913m ²
TPV	43	6.98%	349m ²	5.79%	15029m ²
MFF	14	2.27%	180m ²	0.97%	2524m ²
MFS	10	1.62%	549m ²	2.11%	5492m ²
SMT	15	2.44%	252m ²	1.46%	3786m ²
GAR	4	0.65%	608m ²	0.94%	2434m ²
Total Number of Lots	616				
BAL	1	0.16%	3831m ²	1.47%	3831m ²

MINIMUM RESIDENTIAL DENSITY 35.39 ha
616 du
17.4 du/ha

LAND USE BUDGET

RESIDENTIAL	25.53 ha
NEW ROAD - LOCAL	9.33 ha
OPEN SPACE - LOCAL	0.53 ha
SUB-TOTAL	35.39 ha
BALANCE RESIDENTIAL	0.23 ha
NEW ROAD - MAJOR	3.39 ha
OPEN SPACE - GREENSPACE CORRIDOR AND BUFFERS	4.77 ha

TOTAL ROL APPLICATION 1 AREA 43.78 ha

RESIDENTIAL DENSITY

MINIMUM TAKE UP - MULTI-DWELLINGS	
COMBINED VILLAGES	17.4 du/ha
MAXIMUM TAKE UP OF MULTI-DWELLINGS	
COMBINED VILLAGES	19.3 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 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

30 MAR 2015

By: OWEN HASLAM (name)
MEDQ

PLANS AND DOCUMENTS referred to in the PDA APPROVAL

30 MAR 2015

MEDQ

PRECINCT TWO - RECONFIGURATION OF A LOT APPLICATION ONE

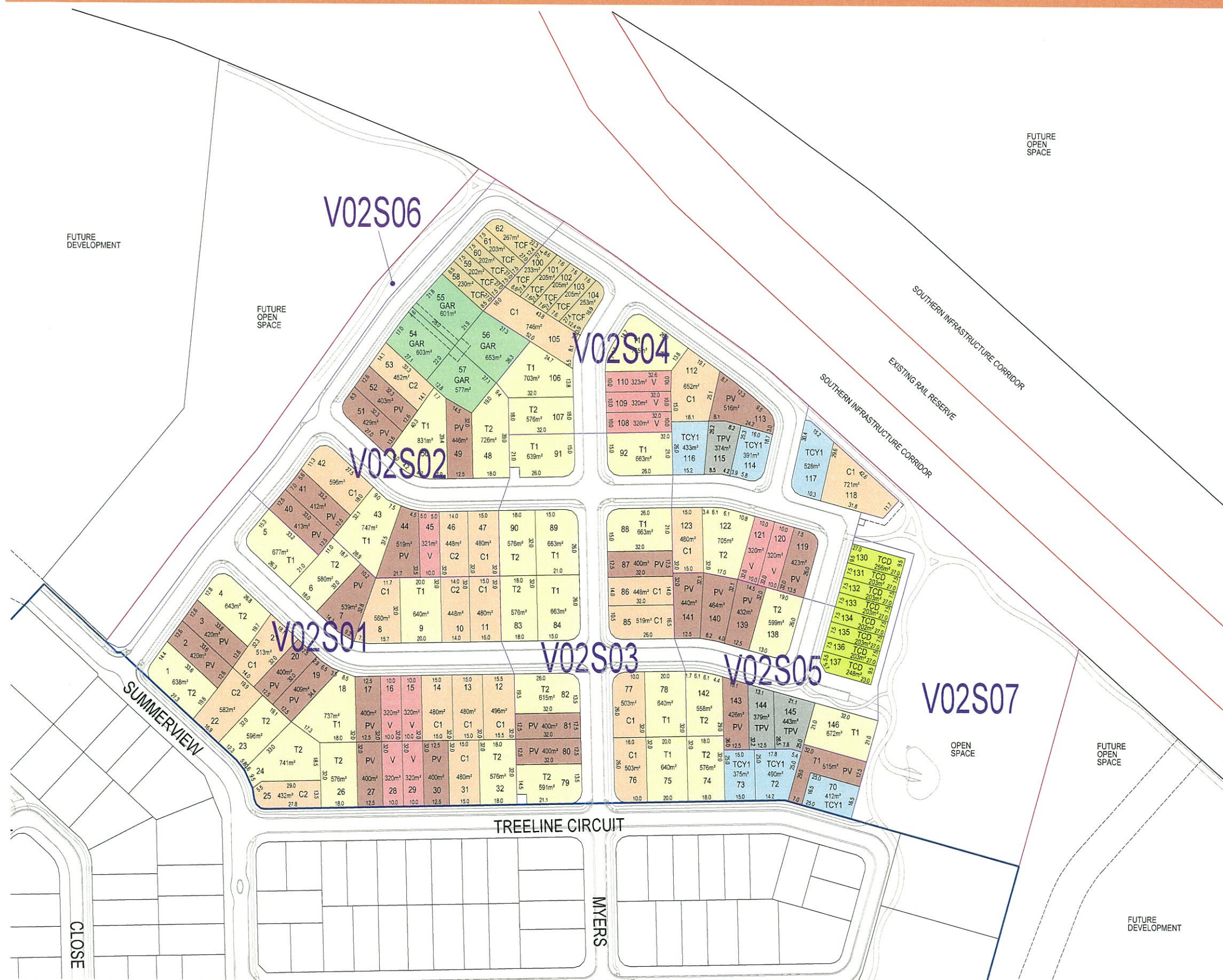
RECONFIGURATION OF A LOT

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LEGEND

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

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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BALANCE (BAL)	

AMENDED IN RED

30 MAR 2015

By: OWEN HASCAM (name)
MEDQ

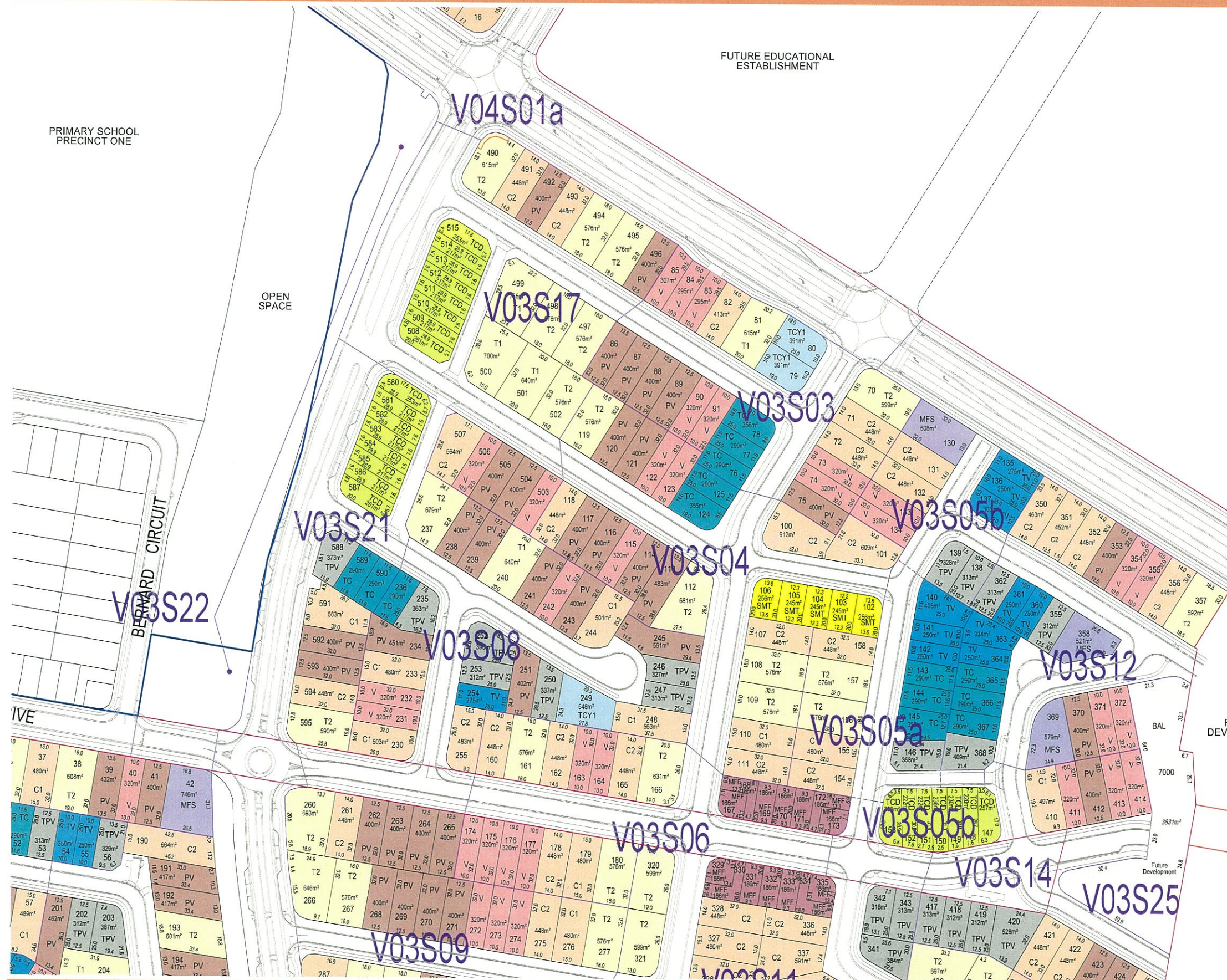
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MEDQ

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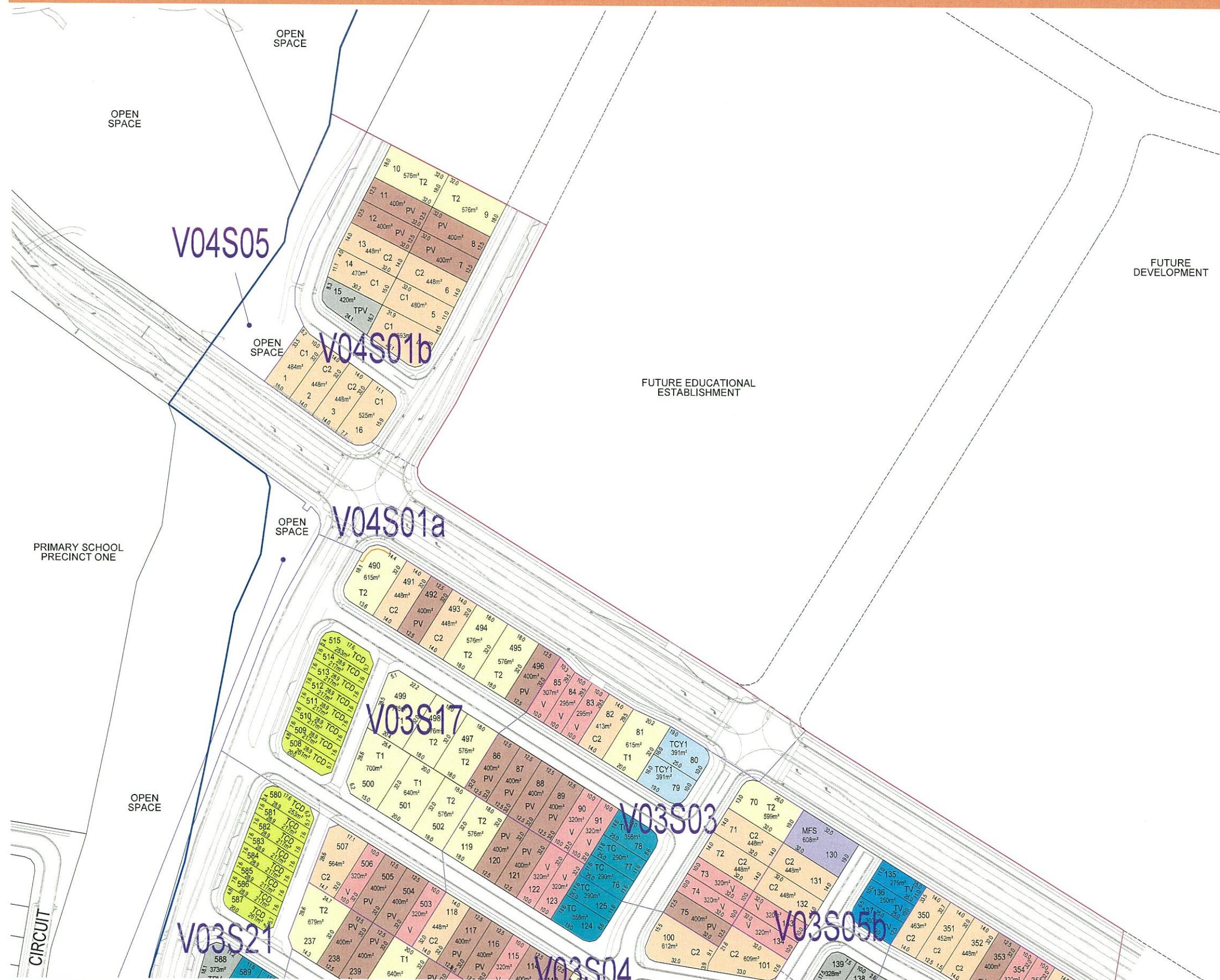
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