

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

- YARRABILBA SITE BOUNDARY
- PRECINCT ONE BOUNDARY
- ELECTRICAL TRANSMISSION EASEMENT (EMT)
- INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR
- APPROVED APPLICATION BOUNDARIES 12.10.12 (RESIDENTIAL LOTS NOW ALL REGISTERED)
- PROPOSED AMENDMENTS TO CURRENT APPLICATION

* GENERAL LOT TYPE AMENDMENTS AND INTERNAL BOUNDARY REALIGNMENTS.

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

MEDQ

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 - AMENDMENTS

0 50 100 150 200 250 metres

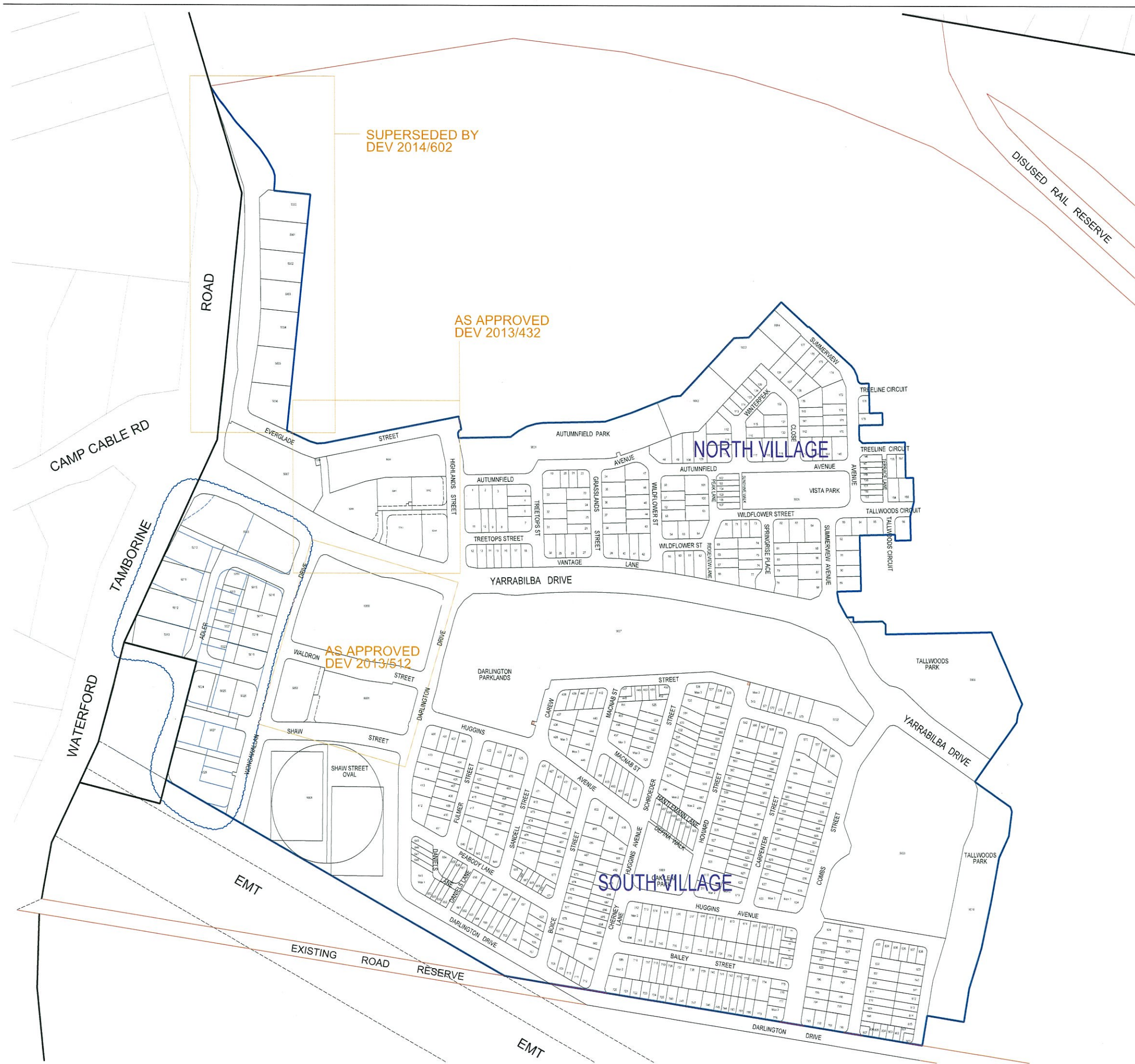
Scale 1:2500 AT A1

File No. YB-P01

Drawing No. YB-P01-ROLD150610

10 JUNE 2015

PW No A1000PDU1004



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- RESIDENTIAL VILLAGE BOUNDARY
- PROPOSED STAGE BOUNDARY

RESIDENTIAL NORTH VILLAGE

Lot Type	LOT YIELD		LOT AREA		Lots		Dwellings	
	% Total Lots	Average Size	% of Total Area	Area	No. Lots	Min No	Max No	
P	5.96%	818m ²	9.77%	7370m ²	9	9	9	
T1	22.52%	655m ²	29.51%	22270m ²	34	34	34	
T2	1.99%	594m ²	2.39%	1753m ²	3	3	3	
C1	24.50%	509m ²	24.81%	18734m ²	37	37	37	
C2	4.64%	479m ²	4.45%	3359m ²	7	7	7	
PV	12.58%	404m ²	10.19%	7888m ²	19	19	19	
V	2.65%	320m ²	1.70%	1280m ²	4	4	4	
TT1	4.64%	534m ²	4.95%	3738m ²	7	7	7	
TCY1	3.97%	414m ²	3.30%	2488m ²	6	6	6	
TCY2	1.32%	356m ²	0.94%	712m ²	2	2	2	
TC	2.65%	278m ²	1.47%	1112m ²	4	4	4	
TCE	9.27%	239m ²	4.43%	3346m ²	14	14	28	
MFS	3.31%	319m ²	2.12%	1597m ²	5	5	5	
Total Number of Lots					151	151	165	

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

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

RESIDENTIAL SOUTH VILLAGE

Lot Type	LOT YIELD		LOT AREA		Lots		Dwellings	
	% 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	5.48%	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	2.78%	4003	7	7	7	
TT2	2.02%	495	2.41%	3485	7	7	7	
TCY1	1.15%	381	1.06%	1525	4	4	4	
TCY2	3.75%	366	3.31%	4784	13	13	13	
TC	8.07%	311	6.05%	8712	28	28	28	
TV	2.02%	245	1.19%	1716	7	7	7	
TCE	5.76%	251	3.49%	5028	20	20	40	
MFS	2.88%	339	2.36%	3395	10	10	10	
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 du/ha
= 363 du
= 16.6 du/ha

Max Residential Density = 21.83 du/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 forzi 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.

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 50 100 150 200 250 metres



Scale 1:2500 AT A1

File No. YB-P01

Drawing No. YB-P01-ROL101118G SHEET 1 OF 7

17 AUG 2015

PW No A1000PDU1003

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

AMENDED IN RED

17 AUG 2015

By: Owen Haslam (name)
MEDQ

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

18 AUG 2015

MEDQ

Existing

Existing

Existing

EMT

EXISTING ROAD RESERVE

EMT

A COMPLETE TOWN, A BETTER OUTCOME

SUPERSEDED BY
DEV 2014/602

WATERFORD TAMBORINE ROAD

EVERGLADE STREET

Waterford Tamborine Road Widening

EVERGLADE STREET

5000
2615m²

5001
2501m²

5002
2319m²

5003
2136m²

C

5004
2530m²

5005
2598m²

5006
2744m²

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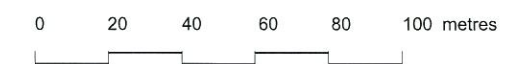
18 AUG 2015

MEDQ

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RECONFIGURATION OF A LOT



File No. YB
Dgn No. YB-P01-ROL101118G SHEET 2 OF 7
17 AUG 2015 PW No A1000PDU1003

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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)

PLANS AND DOCUMENTS
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AMENDED IN RED

17 AUG 2015

By: Owen Haslam (name)

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Lend Lease

PRECINCT ONE

RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

Scale 1:2000 AT A3

File No. YB

Dgn No. YB-P01-ROL101118G SHEET 3 OF 7

17 AUG 2015

PW No A1000PDU1003

WATERFORD TAMBORINE ROAD

Waterford Tamborine Road Widening

EMT

Existing
Configuration

Existing
Configuration

Existing
Configuration

NOT PART
OF THIS
APPROVAL
REFER TO APPROVED DRAWING
No. POL-ADE-ROL-150803

F

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17 AUG 2015
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RECONFIGURATION OF A LOT

0 20 40 60 80 100 metres

Scale 1:2000 AT A3

File No. YB

Dgn No. YB-P01-ROL101118G SHEET 4 OF 7

17 AUG 2015

PW No A1000PDU1003



FUTURE DEVELOPMENT



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	TOWN COTTAGE (TC)
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Scale 1:2000 AT A3

File No. YB

Dgn No. YB-P01-ROL101118G SHEET 5 OF 7

17 AUG 2015

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FUTURE DEVELOPMENT



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MULTI FAMILY FREEHOLD (MFF)
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MIXED USE EMPLOYMENT (MUE)
MIXED USE VILLAGE (MUV)
OPEN SPACE (OS)

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TOWN COTTAGE (TCO)
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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