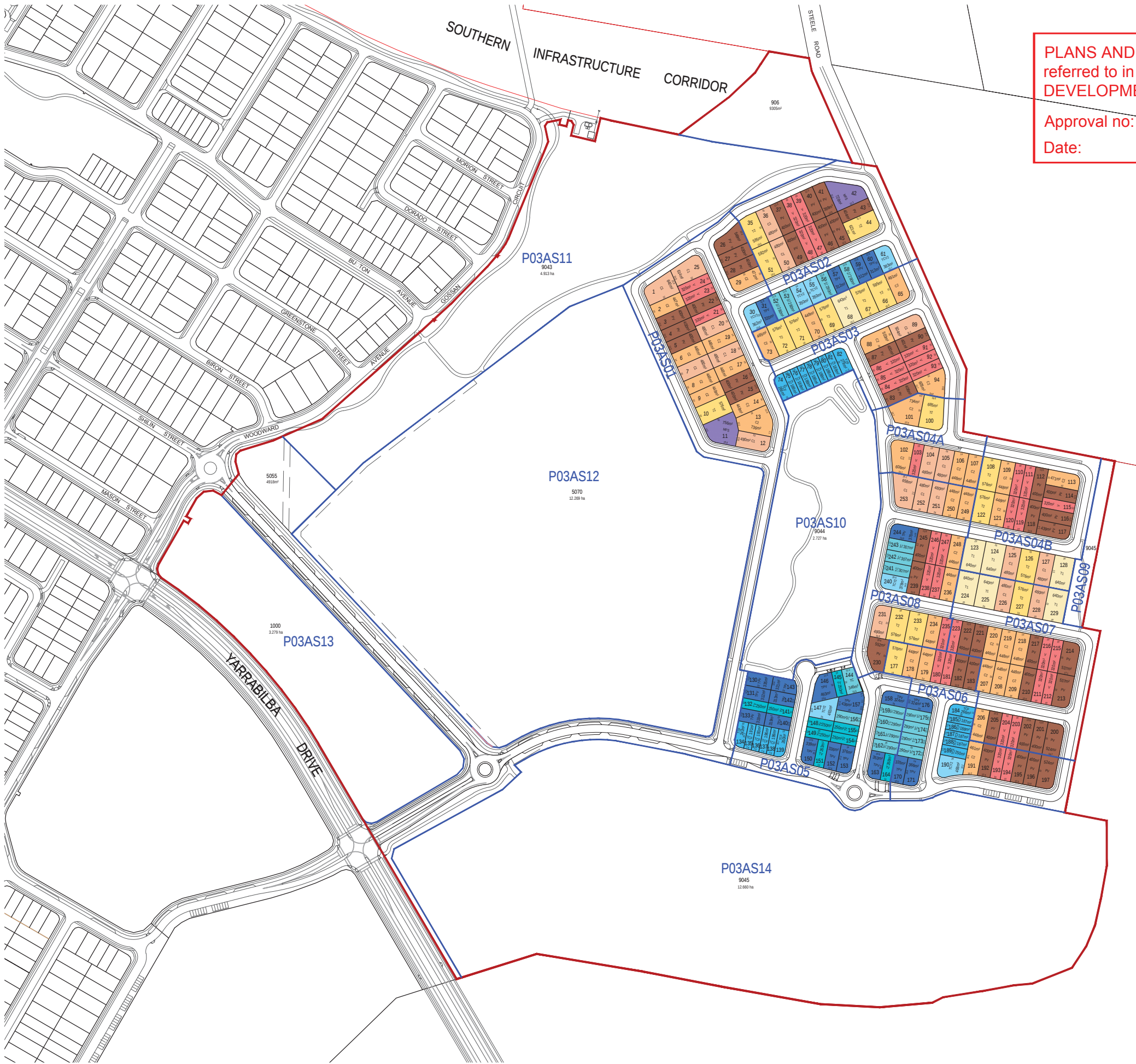




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 21 December 2016

Queensland
Government

YARRABILBA

LEGEND

YARRABILBA SITE BOUNDARY

RECONFIGURATION OF A LOT
APPLICATION ONE

P03AS11 PROPOSED STAGE BOUNDARY

LOT YIELD			LOT AREA		
Lot Type	No. Lots	% Total Lots	Average Size	% of Total Area	Area
T1	7	3.0	640 m ²	4.8	4483 m ²
T2	17	7.3	588 m ²	10.7	9990 m ²
C1	19	8.1	507 m ²	10.3	9637 m ²
C2	36	15.4	478 m ²	18.3	17192 m ²
PV	43	18.4	420 m ²	19.3	18072 m ²
V	35	15.0	320 m ²	11.9	11201 m ²
TCY2	7	3.0	394 m ²	2.9	2755 m ²
TPV	21	9.0	345 m ²	7.7	7235 m ²
TC	17	7.3	296 m ²	5.4	5039 m ²
TV	9	3.8	253 m ²	2.4	2281 m ²
TCF	21	9.0	210 m ²	4.7	4403 m ²
MFS	2	0.9	742 m ²	1.6	1483 m ²
Total Number of Lots	234				

LAND USE BUDGET	
RESIDENTIAL	9.3770 ha
NEW ROAD - COLLECTOR	2.1605 ha
NEW ROAD - LOCAL	5.0910 ha
SIC LAND	0.9305 ha
EXISTING ROAD	0.5531 ha
LANDSCAPING / ROAD RESERVE	0.2570 ha
NEIGHBOURHOOD PARK	2.7276 ha
(CREDITED PARK)	1.2554 ha
LINEAR PARK	4.9136 ha
MAJOR SPORTS PARK	12.6606 ha
EDUCATION	12.2696 ha
RETAIL / COMMUNITY / COMMERCIAL / MIXED USE & MULTI-RESIDENTIAL	3.2800 ha
CHILD CARE	0.4918 ha
TOTAL	54.7123 ha

MINIMUM RESIDENTIAL DENSITY	15.72ha 234 du 14.88 du/ha
MAXIMUM RESIDENTIAL DENSITY	15.72ha 238 du 15.14 du/ha

NOTE:

MINIMUM DWELLINGS is based on the development of one dwelling on each single family and multi family strata (MFS) lot.

MAXIMUM DWELLINGS is based on the development of one dwelling on each single family lot and three dwellings on each multi family strata (MFS).

DENSITY calculations include the area of residential lots, local roads and credited neighbourhood park.

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 THREE - VILLAGE 3A (APPLICATION ONE)

RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

0 40 80 120 160 200m

Scale 1: 4000 at A3

North

LEGEND

- YARRABILBA SITE BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION ONE
- P03AS11 PROPOSED STAGE BOUNDARY

LOT TYPE	
TRADITIONAL (T1)	
TRADITIONAL (T2)	
COURTYARD (C1)	
COURTYARD (C2)	
PREMIUM VILLA (PV)	
VILLA (V)	
TOWN COURTYARD (TCY2)	
TOWN COTTAGE (TC)	
TOWN PREMIUM VILLA (TPV)	
TOWN VILLA (TV)	
TERRACE FRONT LOADED (TCF)	
MULTI-FAMILY STRATA (MFS)	

P03AS11

 9043
4.921 ha

P03AS12

 5070
12.269 ha

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 21 December 2016


P03AS10

 9044
2.727 ha

P03AS04A
P03AS04R

PRECINCT THREE - VILLAGE 3A (APPLICATION ONE) RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

0 20 40 60 80 100m
Scale 1: 1500 at A3



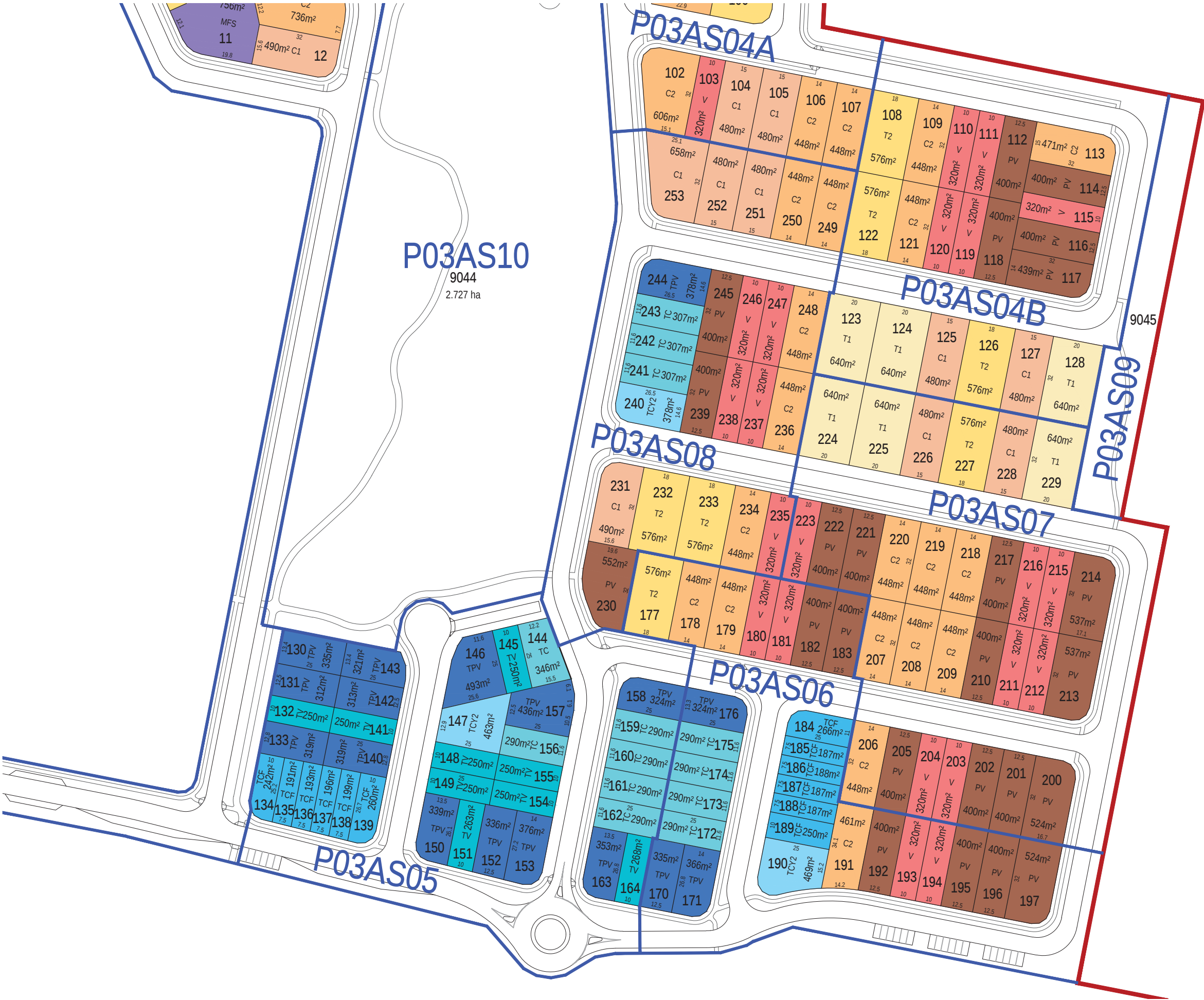

LEGEND

- YARRABILBA SITE BOUNDARY
- RECONFIGURATION OF A LOT APPLICATION ONE
- P03AS11 PROPOSED STAGE BOUNDARY

LOT TYPE	
TRADITIONAL (T1)	
TRADITIONAL (T2)	
COURTYARD (C1)	
COURTYARD (C2)	
PREMIUM VILLA (PV)	
VILLA (V)	
TOWN COURTYARD (TCY2)	
TOWN COTTAGE (TC)	
TOWN PREMIUM VILLA (TPV)	
TOWN VILLA (TV)	
TERRACE FRONT LOADED (TCF)	
MULTI-FAMILY STRATA (MFS)	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/791
Date: 21 December 2016



PRECINCT THREE - VILLAGE 3A (APPLICATION ONE)
RECONFIGURATION OF A LOT

NOTE: This plan is indicative only, and specific uses, road alignment, boundaries, setbacks, and building layout shown may vary due to detailed design consideration. © 2015 Lend Lease Communities (Australia). All rights reserved. Except as permitted by Lend Lease, no part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the permission of Lend Lease.

0 20 40 60 80 100m
Scale 1: 1500 at A3



lendlease