

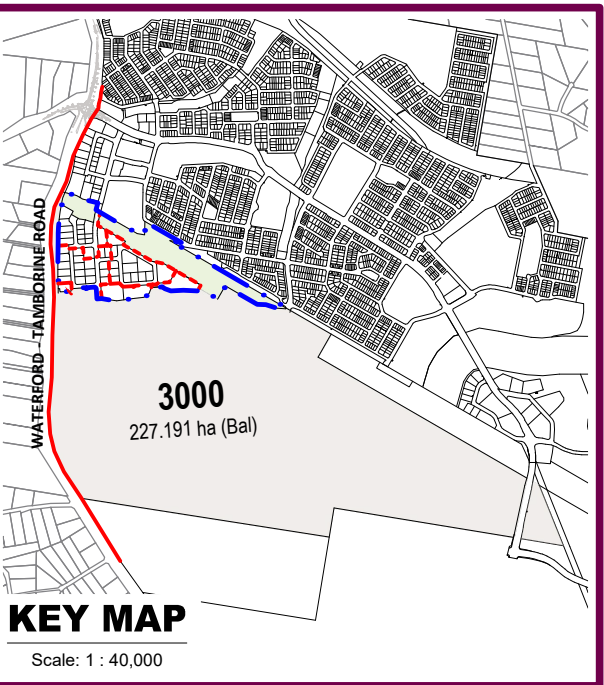
Waterford - Tamborine Road

Wongaw

Legend

- Yarrabilba Site Boundary
- Proposed Precinct Boundary
- Proposed Stage Boundary
- Overhead Powerline
- Open Space Lots (Powerline Corridor)
- Stormwater Treatment Area
- Stormwater Easement
- Indicative Fire Access Trail (See BPH Report)
- Hardstand Area under existing Powerlink Easement
- Indicative Temporary Turnaround (Subject to detail design & operational works)

Development Statistics							
	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Overall
Mixed Industry and Business Allotments	15	18	13	—	—	3	49
Total Stage Area	6.241 ha	5.406 ha	5.659 ha	1.341 ha	10.487 ha	2.191 ha	31.325 ha 100.0%
Saleable Area							
Mixed Industry and Business	3.235 ha	4.044 ha	4.187 ha	—	—	2.191 ha	13.657 ha 43.60%
Total Area of Allotments	3.235 ha	4.044 ha	4.187 ha	—	—	2.191 ha	13.657 ha 43.60%
Open Space							
Open Space Lots (Powerline Corridor)	1.740 ha	—	—	—	10.487 ha	—	12.227 ha 39.03%
Stormwater Treatment Area	—	—	—	1.341 ha	—	—	1.341 ha 4.28%
Total Open Space	1.740 ha	—	—	1.341 ha	10.487 ha	—	13.568 ha 43.31%
Roads							
Collector Road (24.6m Wide)	0.604 ha	0.543 ha	—	—	—	—	1.147 ha 3.66%
Local Access Road (20.6m Wide)	0.662 ha	0.819 ha	1.472 ha	—	—	—	2.953 ha 9.43%
Total Road Area	1.266 ha	1.362 ha	1.472 ha	—	—	—	4.100 ha 13.09%



KEY MAP

Scale: 1 : 40,000

The temporary turnaround shown on this plan will be constructed as required. The final design, location & timing will be subject to further detailed engineering design.

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.

PLAN REF: 124141 – 48

Rev No: J
DATE: 31 January 2023
CLIENT: LendLease
DRAWN BY: NF
CHECKED BY: WNW



YARRABILBA MIBA Precinct 2A & Part of Precinct 5 Plan of Subdivision

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1306
Date: 3 February 2023



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