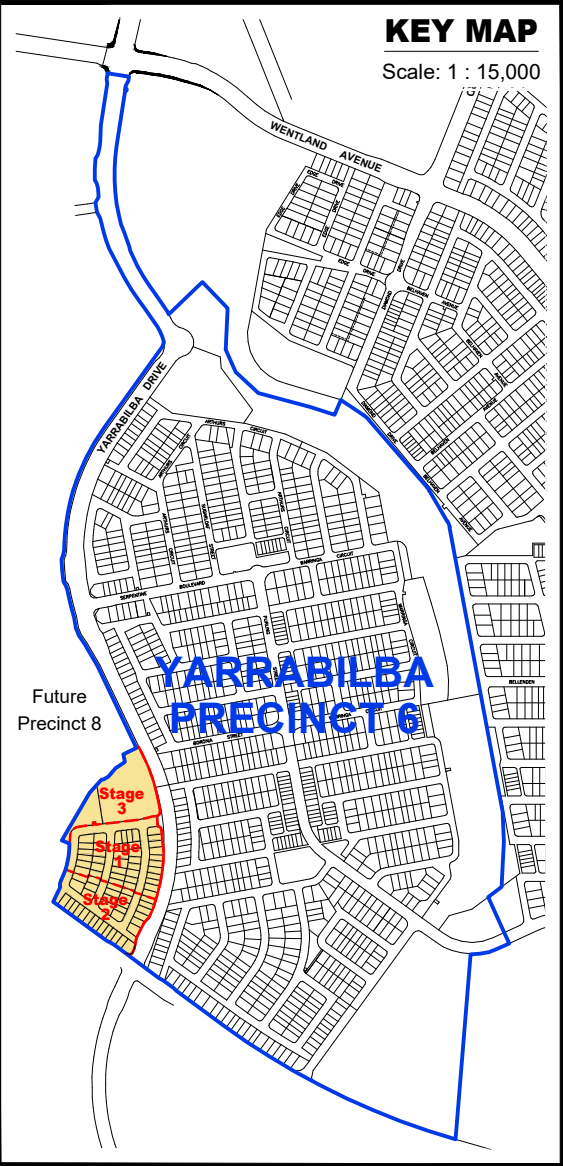


KEY MAP

Scale: 1 : 15,000



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
Constraint limit boundary: Natura



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1628

Date: 19 Sept 2025

Yield Breakdown

Allotment Typology	Typical Area	Stage 1	Stage 2	Overall	
25m Deep Product					
25m x 10.5m	263m ²	4	4	8	11%
25m x 12.5m	313m ²	10	3	13	18%
25m x 14m	350m ²	3	6	9	12%
25m x 16m	400m ²	1	2	3	4%
Subtotal		18	15	33	45%
28m Deep Product					
28m x 10.5m	280m ²	3	7	10	14%
28m x 12.5m	350m ²	7	6	13	18%
28m x 14m	392m ²	2	—	2	3%
Subtotal		12	13	25	34%
30m Deep Product					
30m x 10.5m	294m ²	4	1	5	7%
30m x 12.5m	350m ²	4	3	7	9%
30m x 14m	392m ²	1	—	1	1%
30m x 16m	448m ²	1	—	1	1%
Subtotal		10	4	14	19%
Multi-unit Dwellings (MFS)	550m ² +	—	2	2	3%
Total Residential Allotments		40	34	74	100%
Density (calc. includes area of residential lots, local roads and local park)				16.8 dw/ha	

Land Use	Stage 1	Stage 2	Stage 3	Overall	
Residential Allotments	1.467 ha	1.245 ha	—	2.712 ha	47.9%
Local Roads	0.805 ha	0.565 ha	—	1.370 ha	24.2%
Local Recreation Park	—	—	0.311 ha	0.311 ha	5.5%
Drainage Open Space	—	—	1.267 ha	1.267 ha	22.4%
Total Stage Area	2.272 ha	1.810 ha	1.578 ha	5.660 ha	100.0%

- Legend**
- Precinct Boundary
 - Application Boundary
 - Stage Boundary
 - Constraints Limit

YARRABILBA
PRECINCT 6 - APPLICATION 3
RECONFIGURATION OF A LOT

URBAN DESIGN
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