

Yield Breakdown					
Allotment Typology	Typical Area	Stage 401	Stage 402	Overall	
12m Deep Product					
12m x 8.2m Front Loaded Urban Loft	98m²	3	3	6	4%
Subtotal		3	3	6	4%
16.5m Deep Product					
16.5m x 4.6m Laneway Terrace	76m²	—	9	9	6%
16.5m x 6.6m Laneway Terrace	109m²	1	9	10	7%
Subtotal		1	18	19	14%
21m Deep Product					
21m x 4.6m Laneway Terrace	97m²	6	13	19	14%
21m x 6.6m Laneway Terrace	139m²	29	22	51	36%
Subtotal		35	35	70	50%
25m Deep Product					
25m x 4.6m Laneway Terrace	115m²	3	4	7	5%
25m x 6.6m Laneway Terrace	165m²	5	8	13	9%
25m x 7.5m Front Loaded Terrace	188m²	4	17	21	15%
25m x 8.0m Laneway Terrace (with Fozie option)	200m²	2	2	4	3%
Subtotal		14	31	45	32%
Total Residential Allotments		53	87	140	100%
Density (calc. includes area of residential lots, local roads, ped links and rec. park)				30.7 dw/ha	

Land Use	Stage 401	Stage 402	Stage 403	Stage 404	Stage 405	Overall	
Childcare Centre	—	—	0.302 ha	—	—	0.302 ha	2.6%
Residential Allotments	0.836 ha	1.232 ha	—	—	—	2.068 ha	17.9%
Local Roads	1.023 ha	0.817 ha	—	—	—	1.840 ha	15.9%
Pedestrian Links / Widened Road Reserve for Planting	0.061 ha	0.162 ha	—	—	—	0.223 ha	1.9%
Local Recreation Park	0.327 ha	0.099 ha	—	—	—	0.426 ha	3.7%
Drainage Open Space	—	—	—	0.927 ha	—	0.927 ha	8.0%
Linear Open Space	—	—	—	—	5.764 ha	5.764 ha	49.9%
Total	2.247 ha	2.310 ha	0.302 ha	0.927 ha	5.764 ha	11.550 ha	100.0%

Legend

- Application Boundary
- Stage Boundary

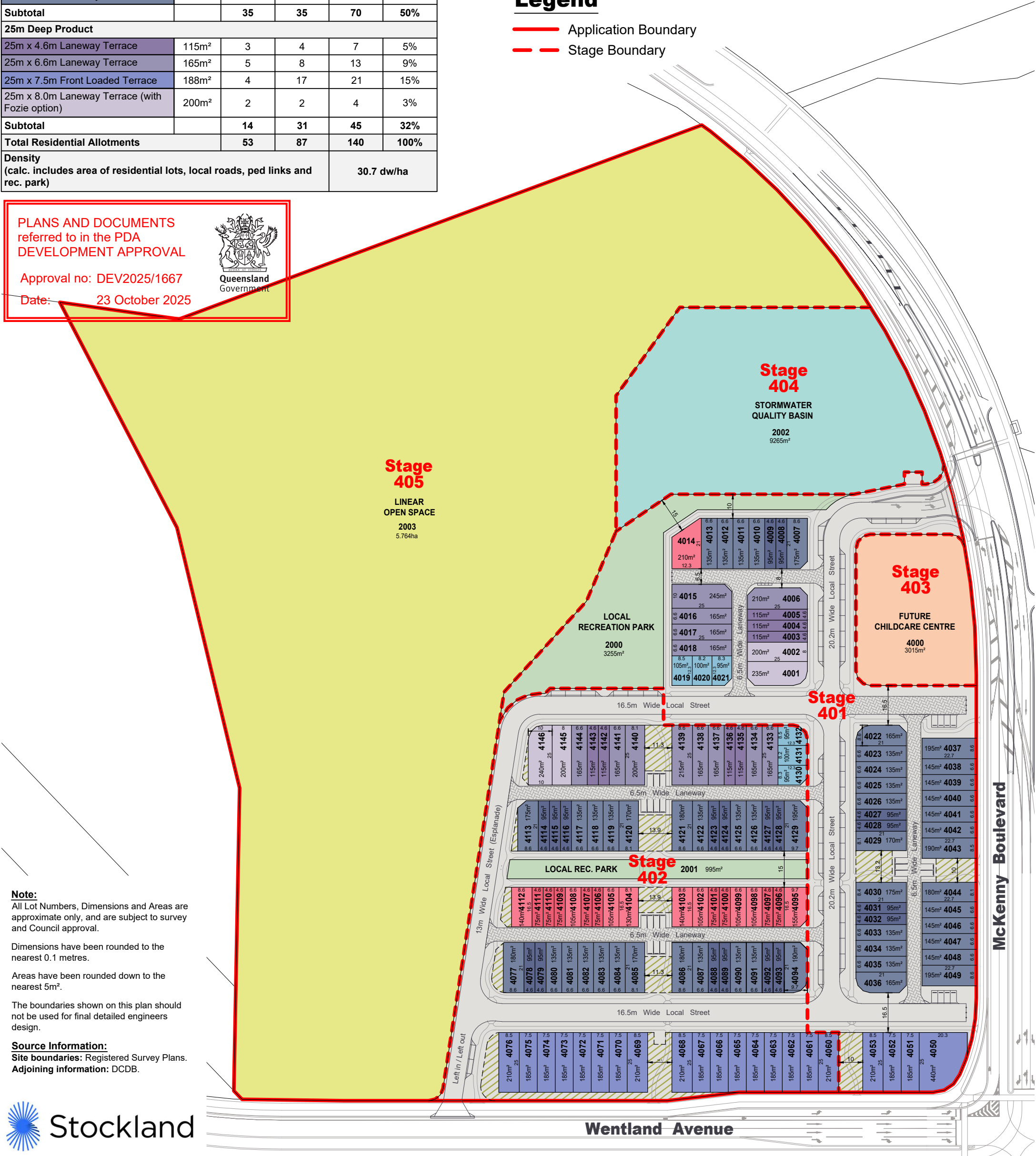
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1667

Date: 23 October 2025



Queensland Government



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: Registered Survey Plans.
Adjoining information: DCDB.



PLAN REF: 150827 – 36

Rev No: E
DATE: 14 October 2025
CLIENT: Stockland
DRAWN BY: BM / MM
CHECKED BY: BM / PE



0 20 40 60 80 100 1 : 1,500 @ A3

YARRABILBA PRECINCT 4 - APPLICATION 8 PLAN OF SUBDIVISION

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