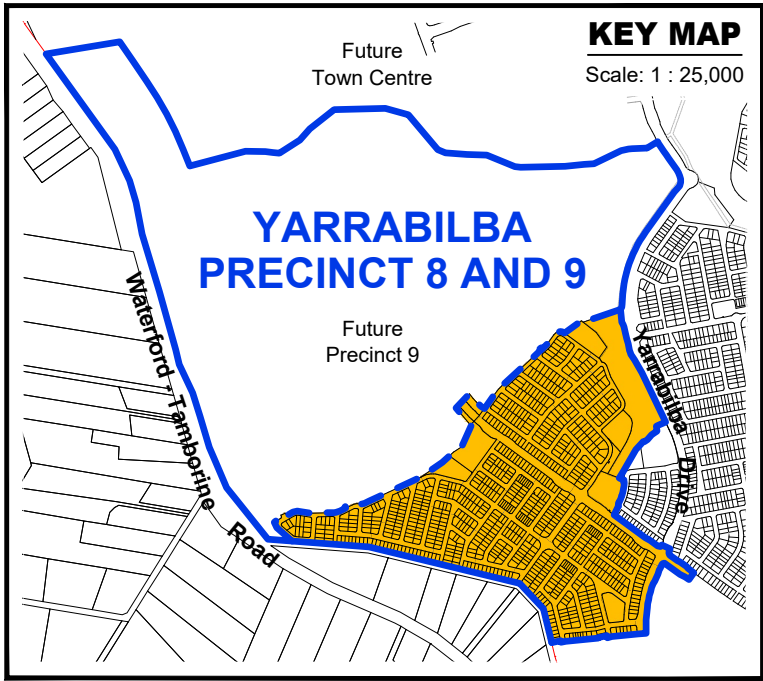


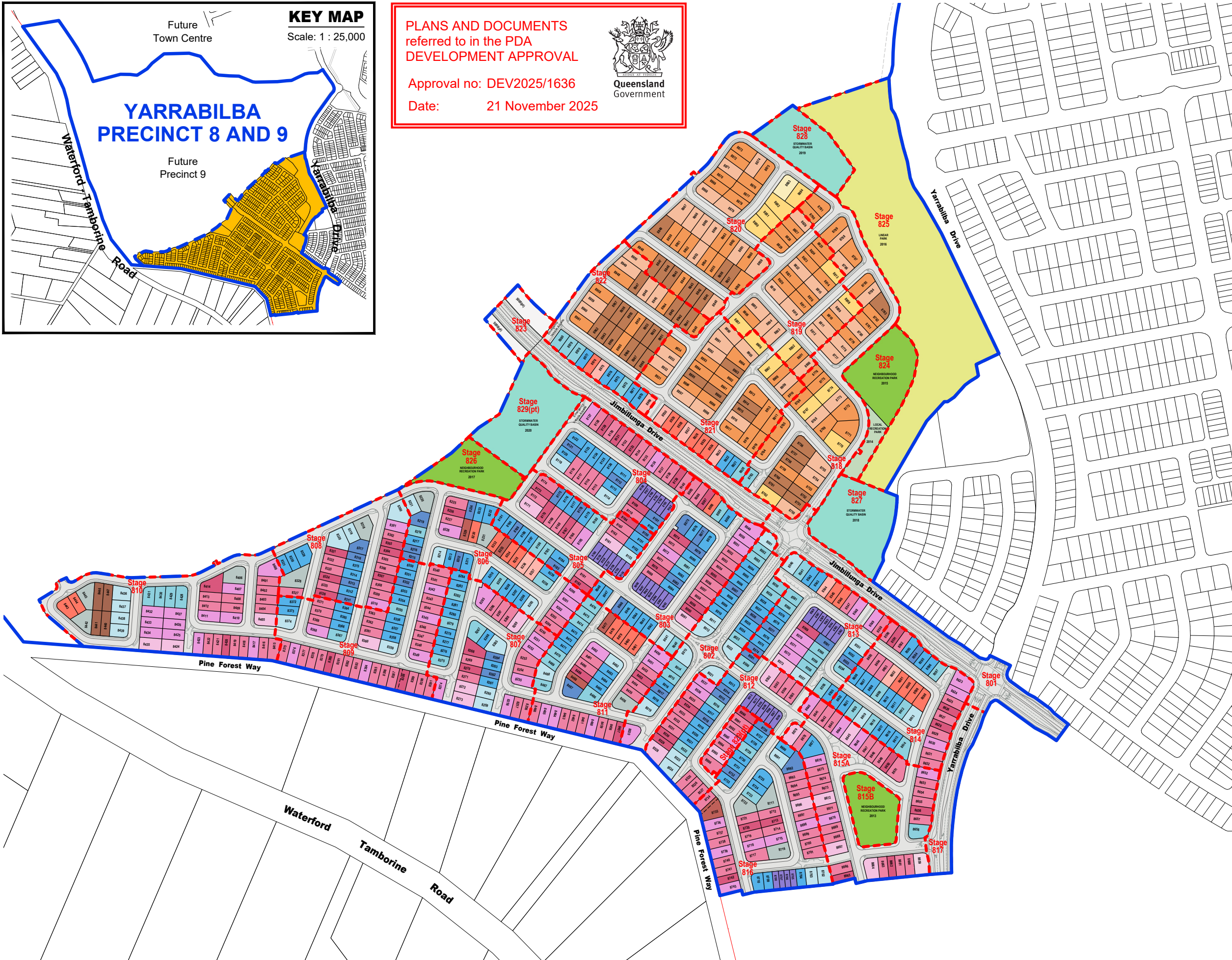


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1636

Date: 21 November 2025


Queensland
Government



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ 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

Legend

- Precinct Boundary
- - - Application Boundary
- - - Stage Boundary

Land Budget

Land Use	Overall	
	Area	%
Residential Allotments	33.457 ha	53.1%
Balance Allotment 5000	0.283 ha	0.4%
Trunk / Collector Roads	4.043 ha	6.4%
Local Roads	15.329 ha	24.3%
Neighbourhood Recreation Park	1.934 ha	3.1%
Local Recreation Park	0.210 ha	0.3%
Linear Park	4.733 ha	7.5%
Drainage Open Space	3.005 ha	4.8%
Total	62.994 ha	100.0%

Yield Breakdown			
Allotment Typology	Typical Area	Overall	
25m Deep Product			
25m x 7.5m Terrace	188m²	39	5%
25m x 10.5m	263m²	41	5%
25m x 12.5m	313m²	132	16%
25m x 14m	350m²	59	7%
25m x 16m	400m²	38	4%
Subtotal		309	37%
28m Deep Product			
28m x 10.5m	280m²	5	1%
28m x 12.5m	350m²	23	3%
28m x 14m	392m²	9	1%
Subtotal		37	4%
30m Deep Product			
30m x 10.5m	315m²	47	6%
30m x 12.5m	375m²	171	20%
30m x 14m	420m²	67	8%
30m x 16m	480m²	20	2%
30m x 18m	540m²	1	0%
Subtotal		306	36%
32m Deep Product			
32m x 12.5m	400m²	42	5%
32m x 14m	448m²	75	9%
32m x 16m	512m²	51	6%
32m x 18m	576m²	14	2%
32m x 20m	640m²	1	0%
Subtotal		183	22%
Multi-Family Strata Lots	550m²+	11	1%
Total Residential Allotments		846	100%
Density (calc. includes area of residential lots, local roads and rec. parks)		15.1 dw/ha	

PLAN REF: **AU13933 – 35**

Rev No: **C**

DATE: 17 Nov 2025

CLIENT: Stockland

DRAWN BY: MM / BM

CHECKED BY: BM



0 50 100 150 200 250 1 : 5,000 @ A3

YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - OVERALL



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Land Budget

Land Use	Stage 801	Stage 802	Stage 803	Stage 804	Stage 805	Stage 806	Stage 807	Stage 808	Stage 809	Stage 810	Stage 811	Stage 812	Stage 813	Stage 814	Stage 815A	Stage 815B	Stage 816	Stage 817	Stage 818	Stage 819	Stage 820	Stage 821	Stage 822	Stage 823	Stage 824	Stage 825	Stage 826	Stage 827	Stage 828	Stage 829	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Residential Allotments	—	1.109 ha	1.695 ha	1.335 ha	1.358 ha	1.490 ha	1.558 ha	1.261 ha	1.927 ha	2.083 ha	1.624 ha	1.271 ha	1.415 ha	1.576 ha	1.665 ha	—	2.051 ha	—	2.166 ha	1.494 ha	2.283 ha	2.062 ha	1.748 ha	—	—	—	—	—	—	0.286 ha	33.457 ha	53.1%
Balance Allotment 5000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.283 ha	—	—	—	—	—	—	0.283 ha	0.4%
Trunk / Collector Roads	1.707 ha	0.331 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.697 ha	—	—	—	—	—	1.308 ha	—	—	—	—	—	—	4.043 ha	6.4%
Local Roads	—	0.440 ha	0.894 ha	0.700 ha	0.462 ha	0.800 ha	0.686 ha	0.641 ha	0.707 ha	1.253 ha	0.667 ha	0.643 ha	0.641 ha	0.577 ha	0.973 ha	—	0.808 ha	—	1.250 ha	0.686 ha	1.002 ha	0.885 ha	0.614 ha	—	—	—	—	—	—	—	15.329 ha	24.3%
Neighbourhood Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.547 ha	—	—	—	—	—	—	—	—	0.769 ha	—	0.618 ha	—	—	—	1.934 ha	3.1%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.210 ha	—	—	—	—	—	0.210 ha	0.3%
Linear Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.733 ha	—	—	—	4.733 ha	7.5%
Drainage Open Space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.048 ha	0.776 ha	1.181 ha	3.005 ha	4.8%
Total	1.707 ha	1.880 ha	2.589 ha	2.035 ha	1.820 ha	2.290 ha	2.244 ha	1.902 ha	2.634 ha	3.336 ha	2.291 ha	1.914 ha	2.056 ha	2.153 ha	2.638 ha	0.547 ha	2.859 ha	0.697 ha	3.416 ha	2.180 ha	3.285 ha	2.947 ha	2.362 ha	1.591 ha	0.979 ha	4.733 ha	0.618 ha	1.048 ha	0.776 ha	1.467 ha	62.994 ha	100.0%

Yield Breakdown

Allotment Typology	Typical Area	Stage 802	Stage 803	Stage 804	Stage 805	Stage 806	Stage 807	Stage 808	Stage 809	Stage 810	Stage 811	Stage 812	Stage 813	Stage 814	Stage 815A	Stage 816	Stage 818	Stage 819	Stage 820	Stage 821	Stage 822	Stage 829	Overall	
25m Deep Product																								
25m x 7.5m Terrace	188m²	—	7	7	7	—	—	—	—	—	—	7	7	—	—	4	—	—	—	—	—	—	39	5%
25m x 10.5m	263m²	3	5	3	5	5	2	4	1	—	1	4	4	1	—	3	—	—	—	—	—	—	41	5%
25m x 12.5m	313m²	12	12	9	10	10	10	6	12	—	6	5	8	13	1	11	—	—	—	2	5	—	132	16%
25m x 14m	350m²	7	3	—	3	3	4	—	2	4	7	3	8	6	1	2	1	—	—	1	4	—	59	7%
25m x 16m	400m²	7	1	2	1	3	3	3	2	4	2	2	3	2	—	3	—	—	—	—	—	—	38	4%
Subtotal		29	28	21	26	21	19	13	17	8	16	21	30	22	2	23	1	—	—	3	9	—	309	37%
28m Deep Product																								
28m x 10.5m	280m²	—	—	—	—	2	—	—	—	—	2	—	—	—	—	1	—	—	—	—	—	—	5	1%
28m x 12.5m	350m²	—	1	—	—	4	—	—	—	2	4	—	2	4	—	—	—	—	—	5	1	—	23	3%
28m x 14m	392m²	—	—	—	—	2	—	—	—	—	—	—	1	1	—	—	—	—	—	3	2	—	9	1%
Subtotal		—	1	—	—	8	—	—	—	2	6	—	3	5	—	1	—	—	—	8	3	—	37	4%
30m Deep Product																								
30m x 10.5m	315m²	—	6	5	5	1	2	6	2	2	3	3	1	3	4	3	—	—	—	—	—	1	47	6%
30m x 12.5m	375m²	—	11	13	8	4	10	9	26	14	11	10	2	10	22	17	—	—	—	—	—	4	171	20%
30m x 14m	420m²	1	4	2	1	4	6	2	6	12	6	2	5	3	6	6	—	—	—	—	—	1	67	8%
30m x 16m	480m²	—	1	—	2	—	3	—	1	3	—	2	1	—	5	1	—	—	—	—	—	1	20	2%
30m x 18m	540m²	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	1	0%
Subtotal		1	22	20	16	9	21	17	35	31	20	17	9	16	38	27	—	—	—	—	—	7	306	36%
32m Deep Product																								
32m x 12.5m	400m²	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	8	—	9	5	16	—	42	5%
32m x 14m	448m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18	14	19	17	7	—	75	9%
32m x 16m	512m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	12	12	10	6	—	51	6%
32m x 18m	576m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	4	2	—	—	14	2%
32m x 20m	640m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	1	0%
Subtotal		—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	41	30	45	34	29	—	183	22%
Multi-Family Strata Lots																								
Multi-Family Strata Lots	550m²+	—	—	—	—	2	—	2	—	3	1	—	—	—	—	3	—	—	—	—	—	—	11	1%
Total Residential Allotments																								
Total Residential Allotments		30	51	41	42	40	40	32	52	48	43	38	42	43	40	54	42	30	45	45	41	7	846	100%
Density (calc. includes area of residential lots, local roads and recreation parks)																						15.1 dw/ha		

PLAN REF: AU13933 – 36

Rev No: C
DATE: 17 Nov 2025
CLIENT: Stockland
DRAWN BY: MM / BM
CHECKED BY: BM



Not to Scale @ A3

YARRABILBA
PRECINCT 8 - APPLICATION 1
DEVELOPMENT STATISTICS



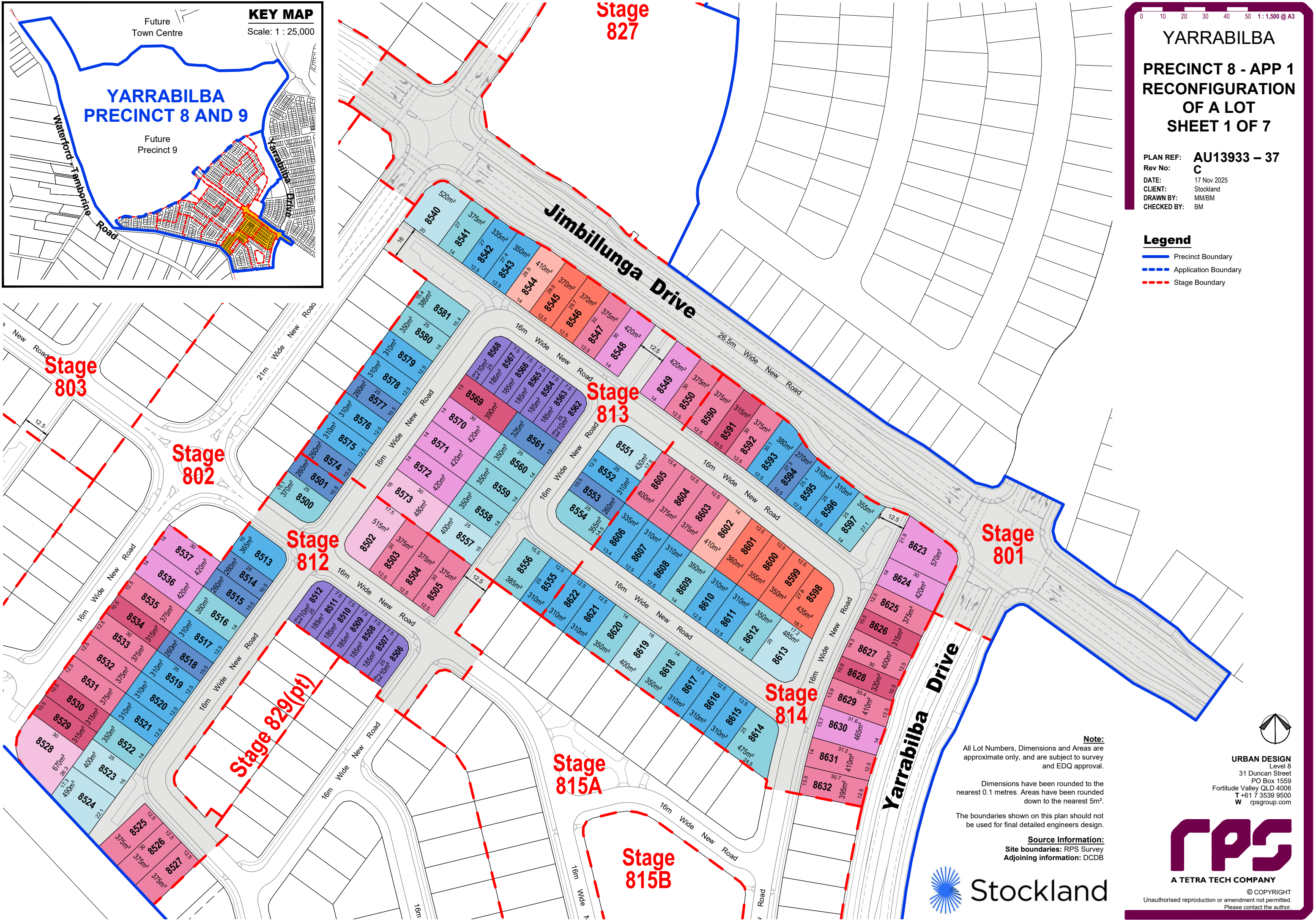
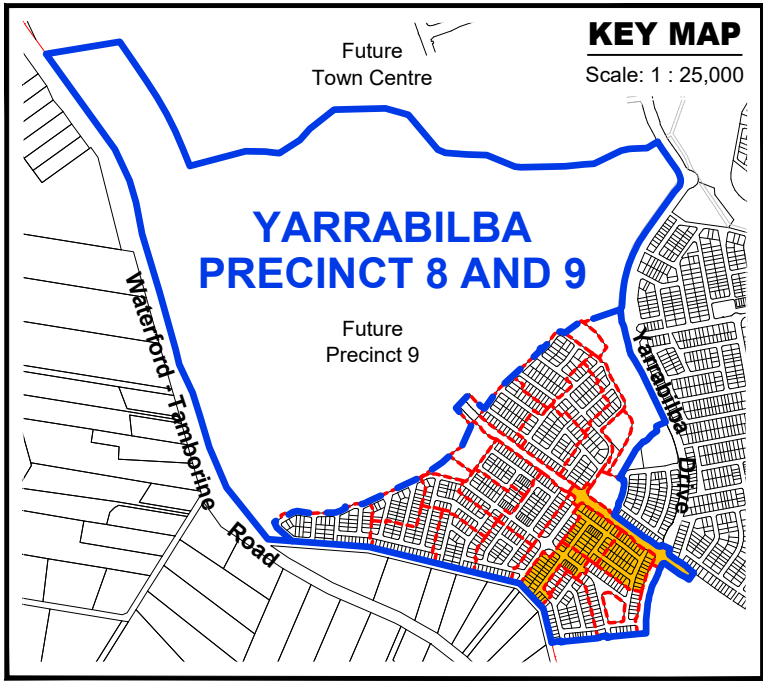
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YARRABILBA

PRECINCT 8 - APP 1 RECONFIGURATION OF A LOT SHEET 1 OF 7

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DATE: 17 Nov 2025
CLIENT: Stockland
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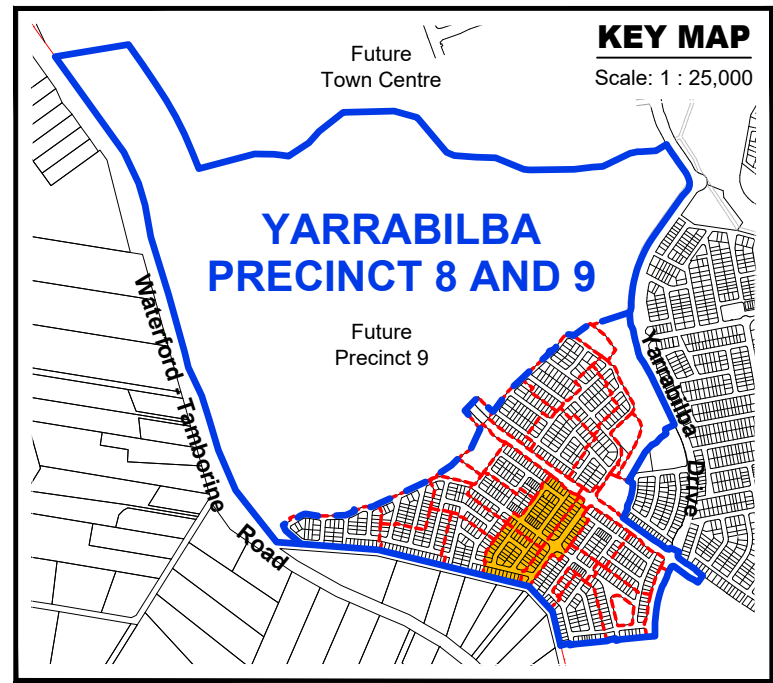
Legend

- Precinct Boundary
- Application Boundary
- Stage Boundary

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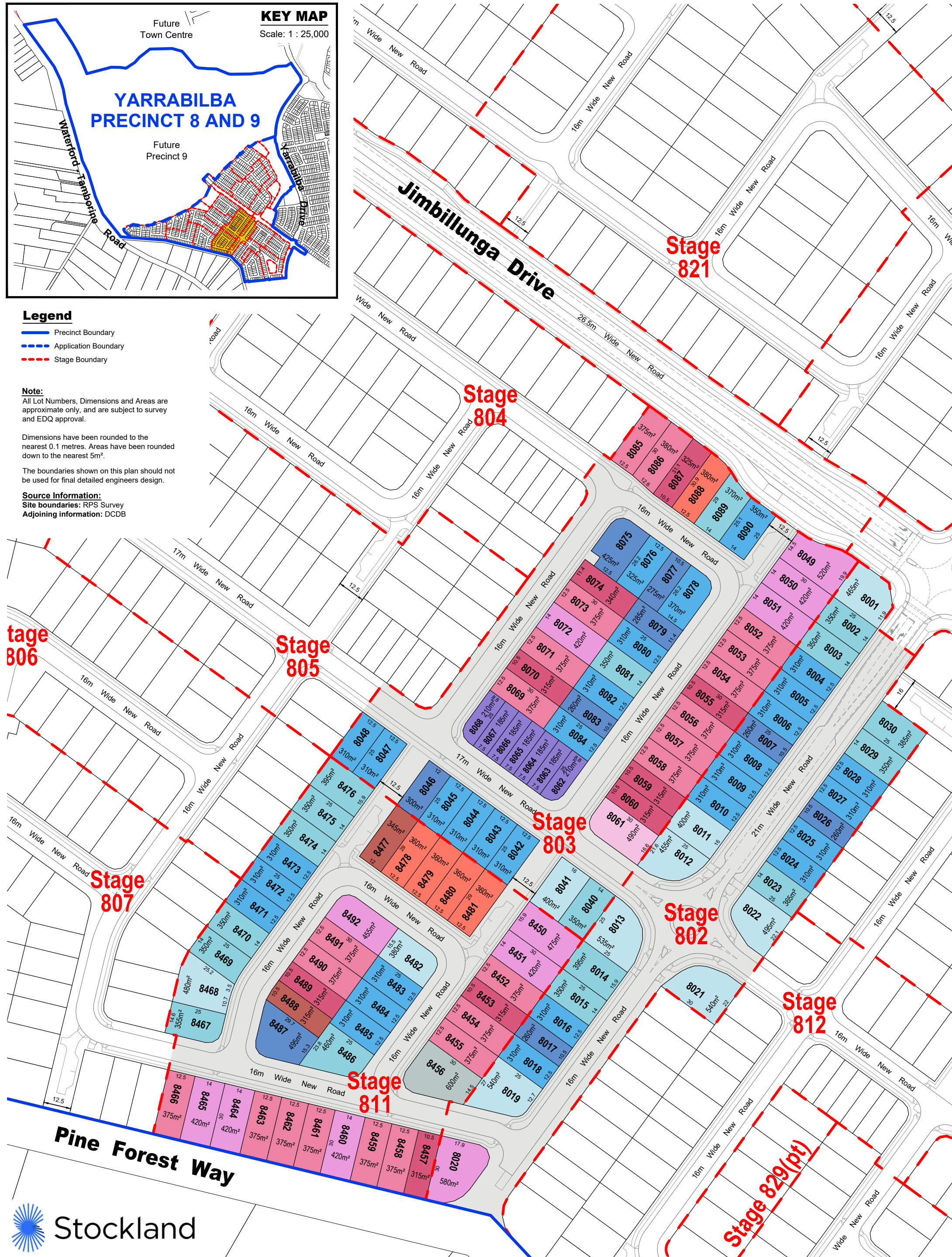
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Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

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

Source Information:

Site boundaries: RPS Survey
Adjoining information: DCDB



Stockland

PLAN REF: **AU13933 – 38**

Rev No: **C**

DATE: 17 Nov 2025

CLIENT: Stockland

DRAWN BY: MM/BM

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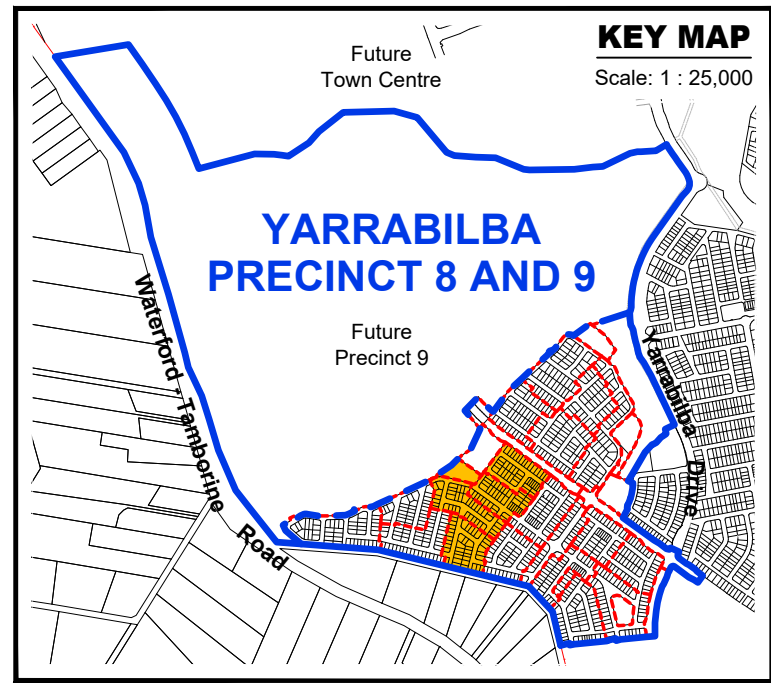
**YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 2 OF 7**

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Adjoining information: DCDB



PLAN REF: **AU13933 – 39**

Rev No: **C**

DATE: 17 Nov 2025

CLIENT: Stockland

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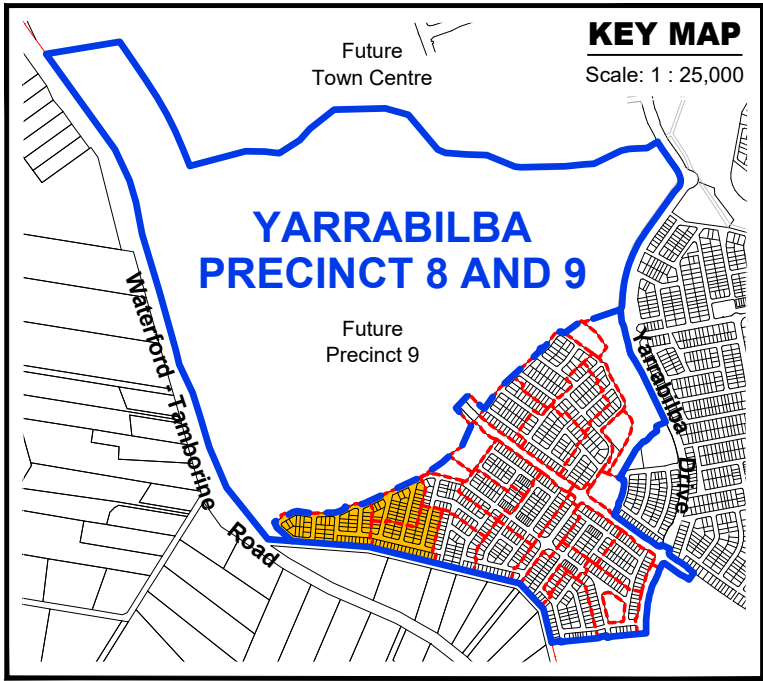
**YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 3 OF 7**

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Legend

- Precinct Boundary
- Application Boundary
- Stage Boundary

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Source Information:
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Adjoining information: DCDB



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**YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 4 OF 7**

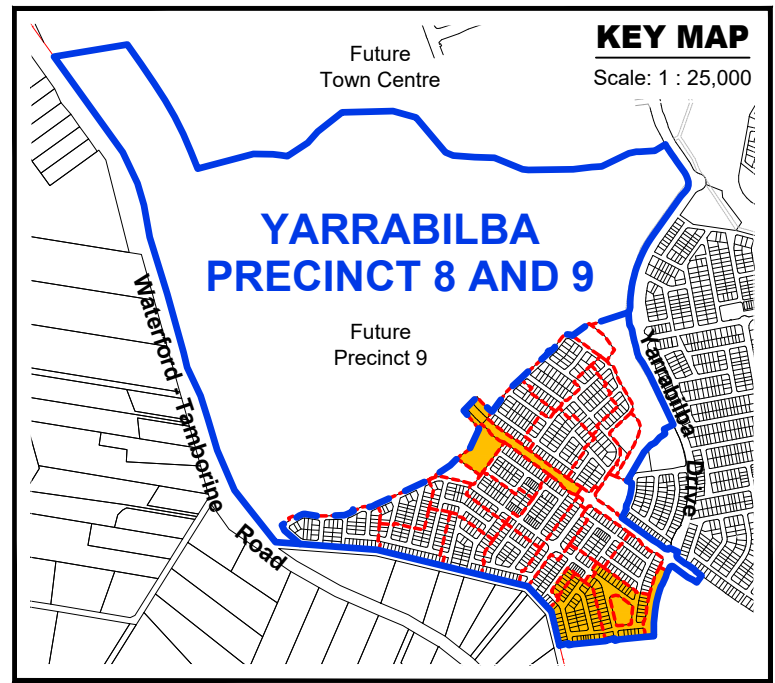
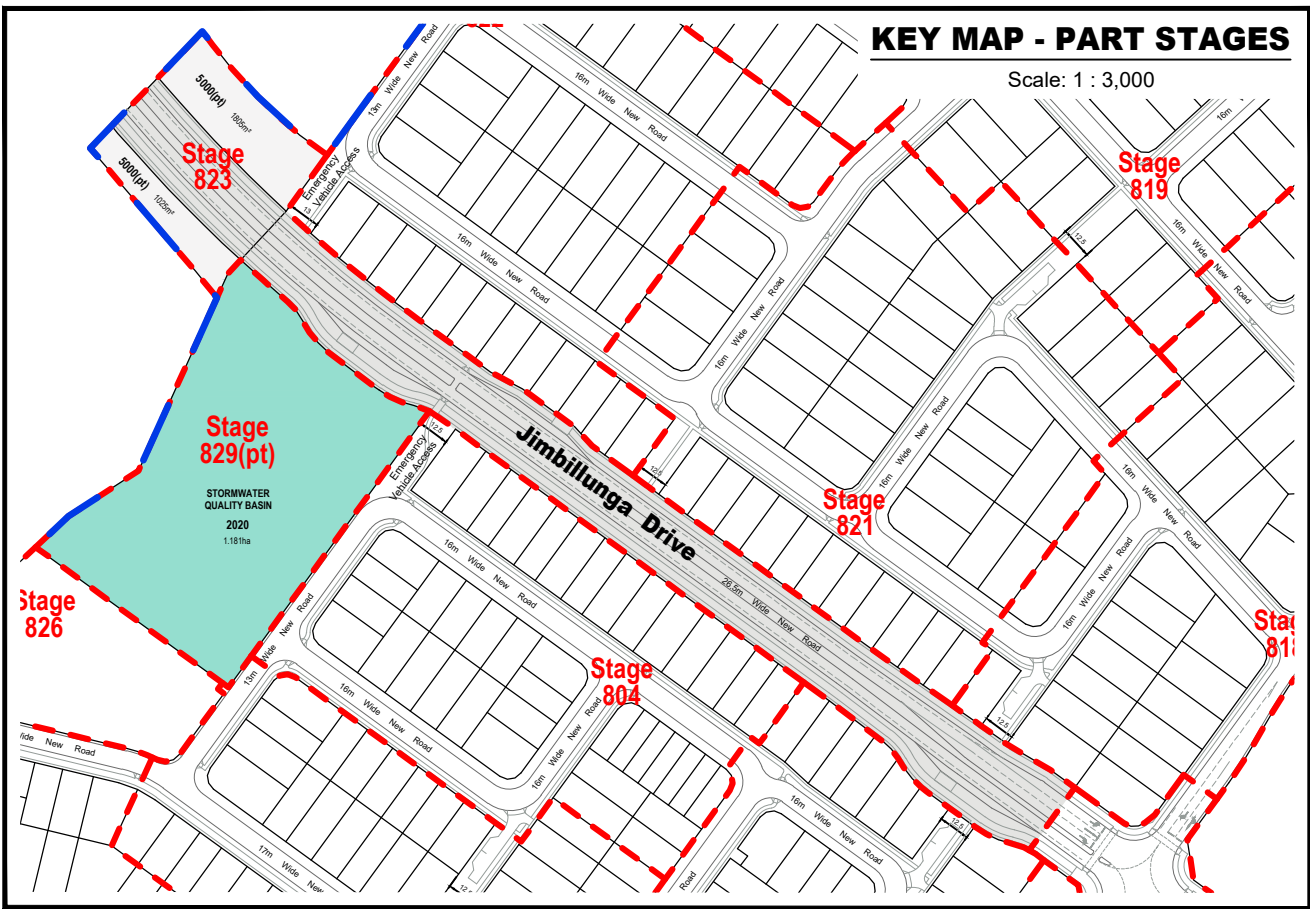


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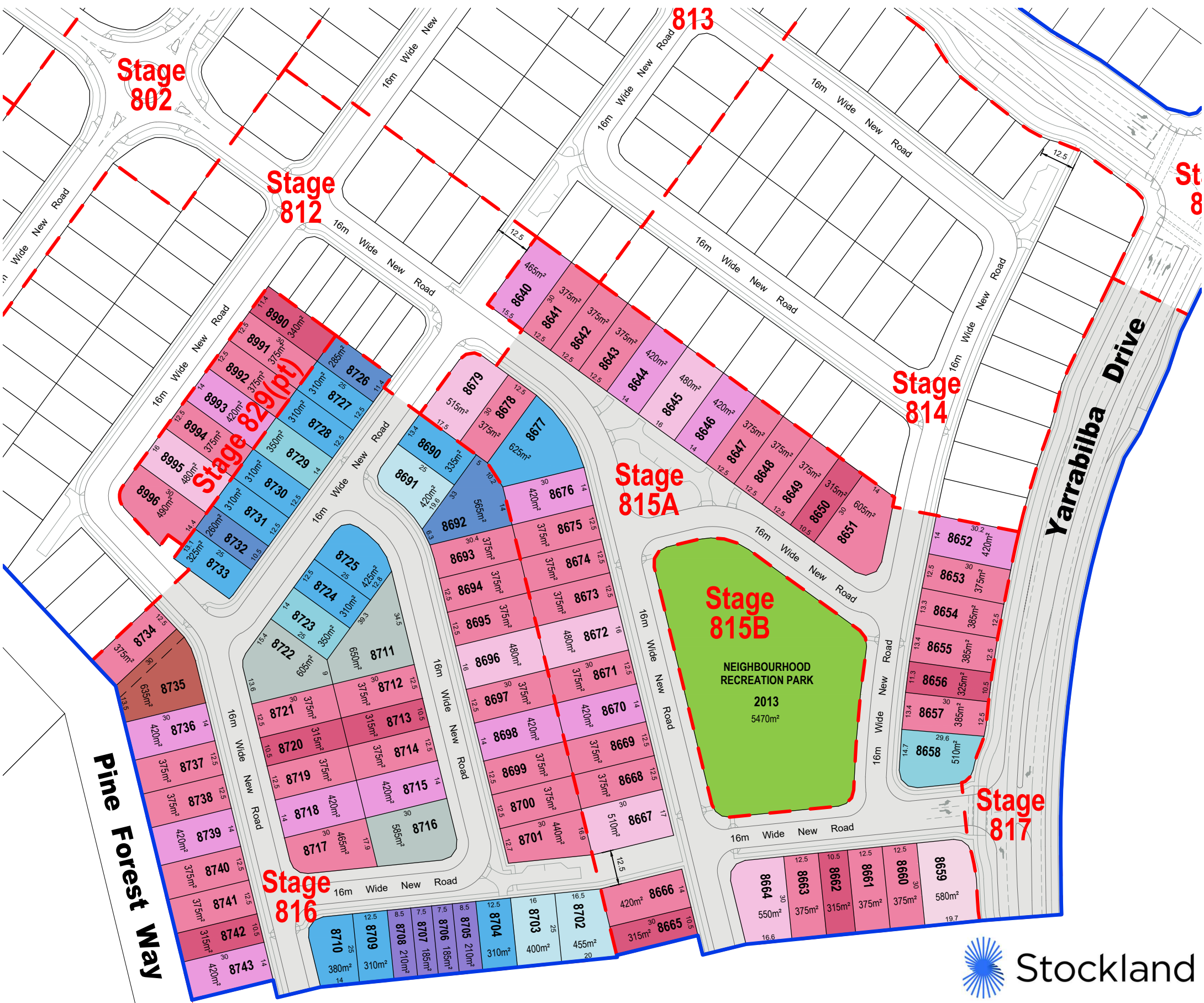
- Precinct Boundary
- Application Boundary
- Stage Boundary

Note:
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Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

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



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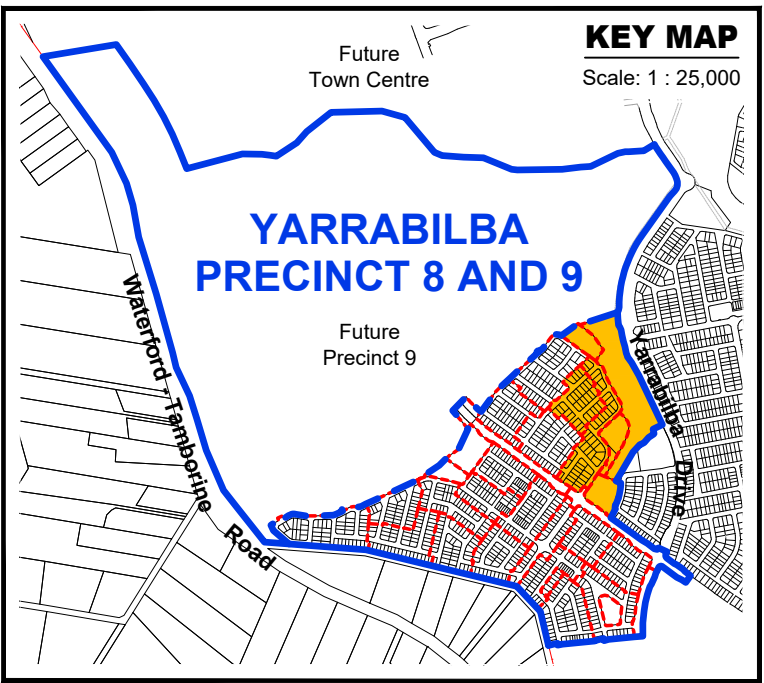
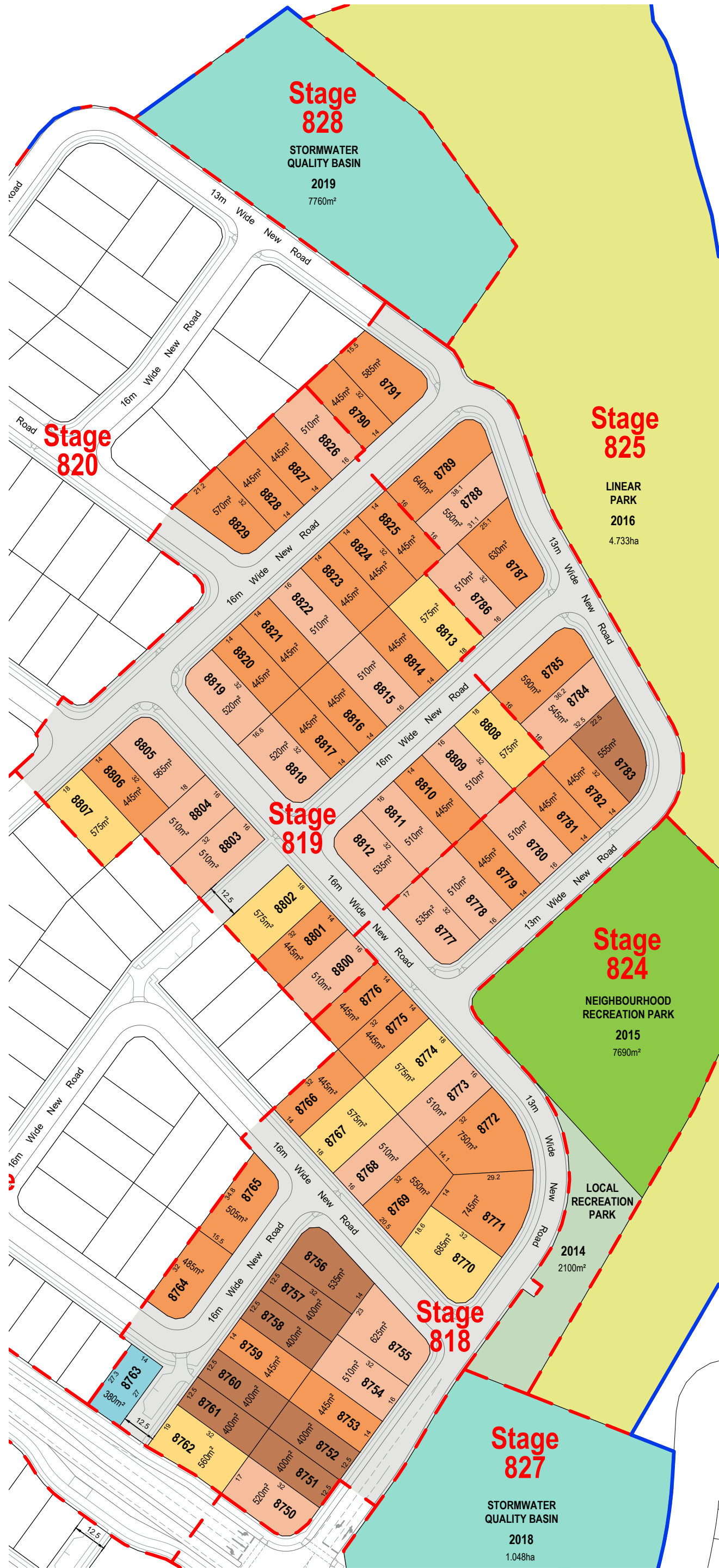
**YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 5 OF 7**

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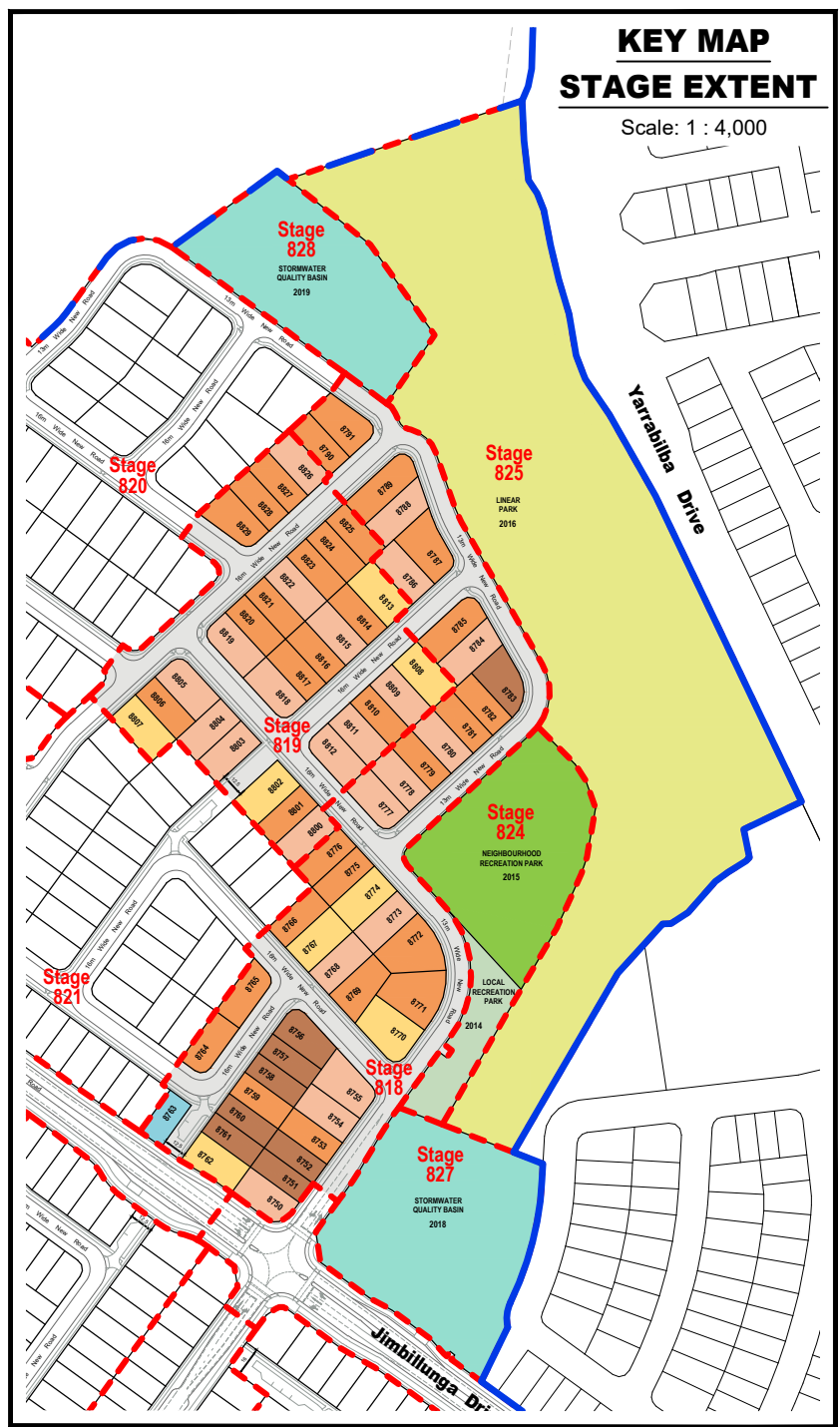
- Precinct Boundary
- Application Boundary
- Stage Boundary

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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



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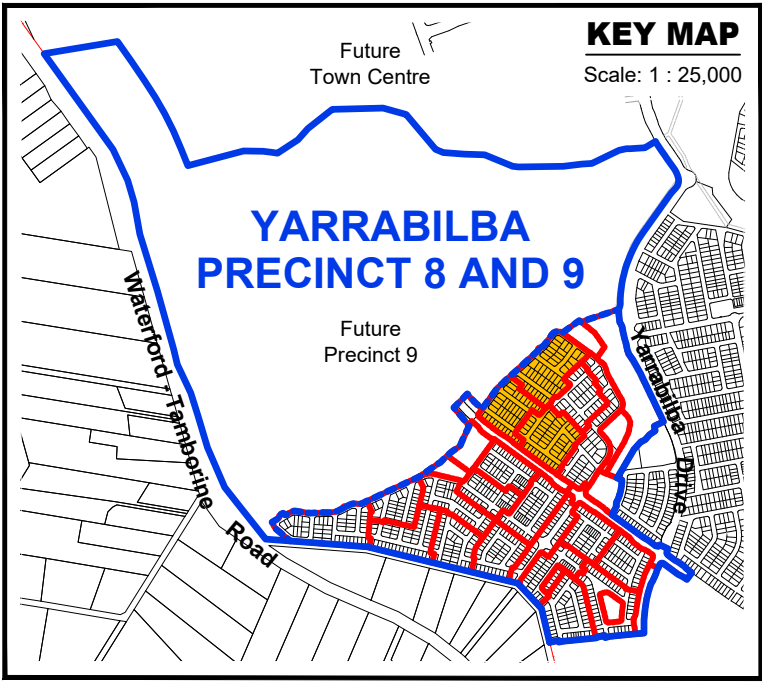
**YARRABILBA
PRECINCT 8 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 6 OF 7**

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Legend

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- Stage Boundary

Note:
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Adjoining information: DCDB

