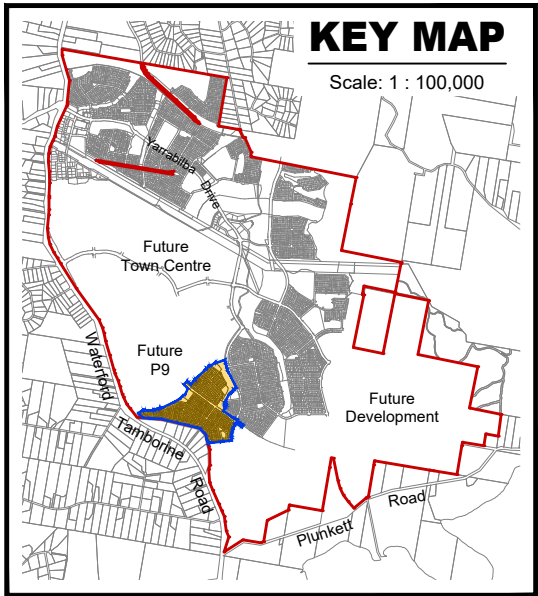




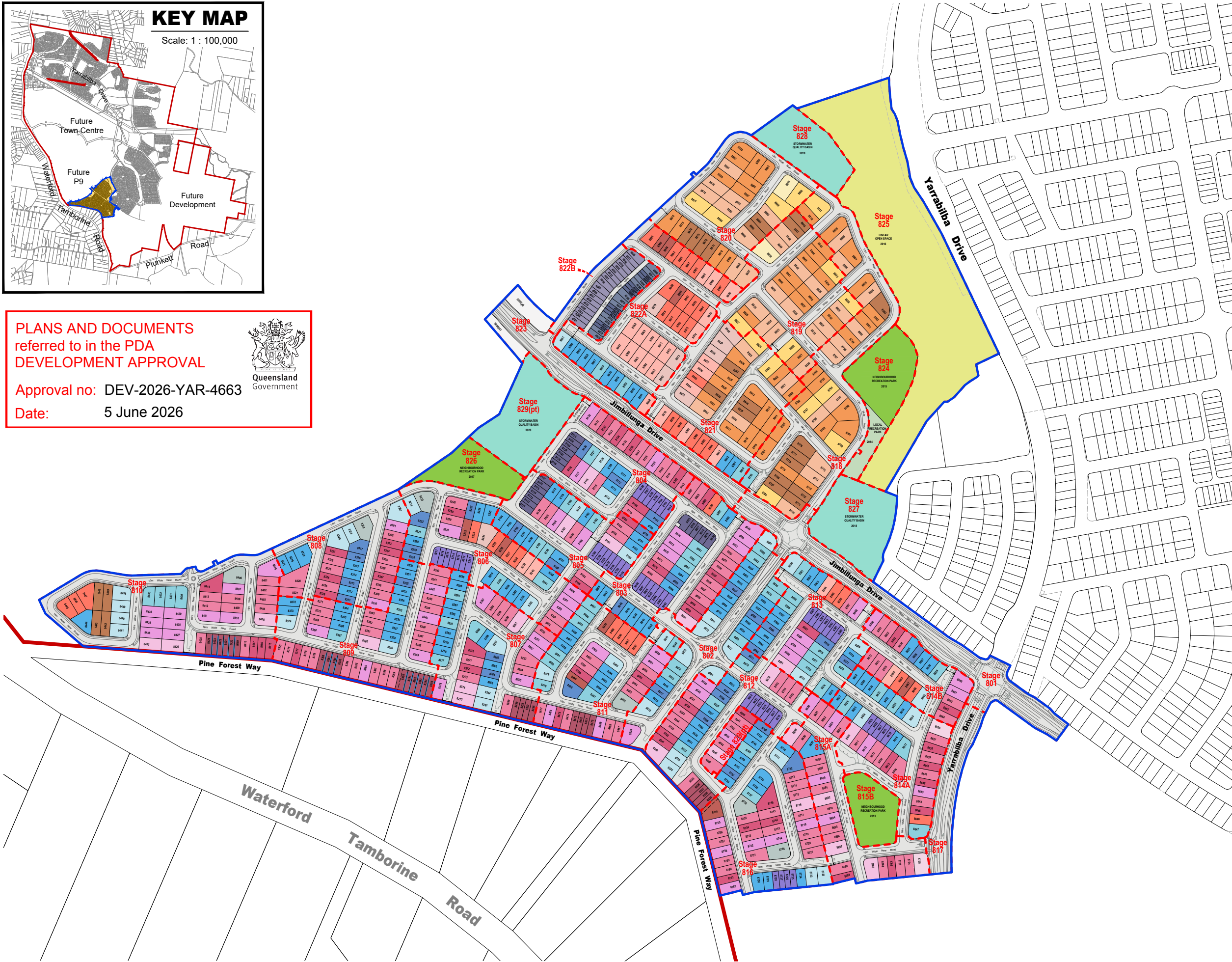
PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4663

Date: 5 June 2026



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
Road Linework: KN Group

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary

Land Budget

Land Use	Overall
Residential Allotments	33.193 ha
Balance Allotment 5000	0.268 ha
Trunk / Collector Roads	4.094 ha
Local Roads	15.616 ha
Neighbourhood Recreation Park	1.934 ha
Local Recreation Park	0.210 ha
Drainage Open Space	3.005 ha
Linear Open Space	4.733 ha
Total	63.053 ha

Yield Breakdown

Allotment Typology	Typical Area	Overall	
21m Deep Product			
21m x 4.6m Laneway Terrace	97m²	10	1%
21m x 6.6m Laneway Terrace	139m²	11	1%
21m x 7.5m Terrace	158m²	20	2%
Subtotal		41	5%
25m Deep Product			
25m x 6.6m Laneway Terrace	165m²	18	2%
25m x 7.5m Terrace	188m²	51	6%
25m x 10.5m Villa	263m²	35	4%
25m x 12.5m Premium Villa	313m²	124	14%
25m x 14.0m Standard Lot	350m²	60	7%
25m x 16.0m Standard Lot	400m²	40	4%
Subtotal		328	37%
28m Deep Product			
28m x 10.5m Villa	280m²	9	1%
28m x 12.5m Premium Villa	350m²	37	4%
28m x 14.0m Standard Lot	392m²	26	3%
28m x 16.0m Standard Lot	448m²	8	1%
Subtotal		80	9%
30m Deep Product			
30m x 7.5m Terrace	225m²	28	3%
30m x 10.5m Villa	315m²	48	5%
30m x 12.5m Premium Villa	375m²	149	17%
30m x 14.0m Standard Lot	420m²	65	7%
30m x 16.0m Standard Lot	480m²	21	2%
30m x 18.0m Standard Lot	540m²	2	0%
Subtotal		313	35%
32m Deep Product			
32m x 12.5m Premium Villa	400m²	24	3%
32m x 14.0m Standard Lot	448m²	51	6%
32m x 16.0m Standard Lot	512m²	37	4%
32m x 18.0m Standard Lot	576m²	15	2%
32m x 20.0m Standard Lot	640m²	2	0%
Subtotal		129	14%
Multi-Family Strata Lots (MFS)	550m²+	6	1%
Total Residential Allotments		897	100%
Net Residential Density		17.6 dw/ha	

PLAN REF: **AU13933 – 98**

Rev No: **A**

DATE: 8 April 2026

CLIENT: Stockland

DRAWN BY: BM

CHECKED BY: BM



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

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



URBAN DESIGN
Level 8
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PO Box 1559
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Land Budget

Land Use	Overall	801	802	803	804	805	806	807	808	809	810	811	812	813	814A	814B	815A	815B	816	817	818	819	820	821	822A	822B	823	824	825	826	827	828	829
Residential Allotments	33.193 ha	—	1.109 ha	1.695 ha	1.335 ha	1.357 ha	1.490 ha	1.583 ha	1.261 ha	1.942 ha	2.053 ha	1.603 ha	1.296 ha	1.337 ha	1.364 ha	0.866 ha	1.091 ha	—	2.014 ha	—	2.177 ha	1.549 ha	1.597 ha	1.814 ha	1.784 ha	0.590 ha	—	—	—	—	—	—	0.286 ha
Balance Allotment 5000	0.268 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.268 ha	—	—	—	—	—	—
Trunk / Collector Roads	4.094 ha	1.858 ha	0.332 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.696 ha	—	—	—	—	—	—	1.208 ha	—	—	—	—	—	—
Local Roads	15.616 ha	—	0.546 ha	0.788 ha	0.700 ha	0.462 ha	0.815 ha	0.661 ha	0.641 ha	0.728 ha	1.317 ha	0.656 ha	0.679 ha	0.605 ha	0.675 ha	0.309 ha	0.603 ha	—	0.784 ha	—	1.250 ha	0.697 ha	0.754 ha	0.786 ha	0.876 ha	0.284 ha	—	—	—	—	—	—	—
Neighbourhood Recreation Park	1.934 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.547 ha	—	—	—	—	—	—	—	—	—	0.769 ha	—	0.618 ha	—	—	—
Local Recreation Park	0.210 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.210 ha	—	—	—	—	—
Drainage Open Space	3.005 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.048 ha	0.776 ha	1.181 ha
Linear Open Space	4.733 ha	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.733 ha	—	—	—
Total	63.053 ha	1.858 ha	1.987 ha	2.483 ha	2.035 ha	1.819 ha	2.305 ha	2.244 ha	1.902 ha	2.670 ha	3.370 ha	2.259 ha	1.975 ha	1.942 ha	2.039 ha	1.175 ha	1.694 ha	0.547 ha	2.798 ha	0.696 ha	3.427 ha	2.246 ha	2.351 ha	2.600 ha	2.660 ha	0.874 ha	1.476 ha	0.979 ha	4.733 ha	0.618 ha	1.048 ha	0.776 ha	1.467 ha

Yield Breakdown

Allotment Typology	Typical Area	Overall	
21m Deep Product			
21m x 4.6m Laneway Terrace	97m²	10	1%
21m x 6.6m Laneway Terrace	139m²	11	1%
21m x 7.5m Terrace	158m²	20	2%
Subtotal		41	5%
25m Deep Product			
25m x 6.6m Laneway Terrace	165m²	18	2%
25m x 7.5m Terrace	188m²	51	6%
25m x 10.5m Villa	263m²	35	4%
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30m x 16.0m Standard Lot	480m²	21	2%
30m x 18.0m Standard Lot	540m²	2	0%
Subtotal		313	35%
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32m x 18.0m Standard Lot	576m²	15	2%
32m x 20.0m Standard Lot	640m²	2	0%
Subtotal		129	14%
Multi-Family Strata Lots (MFS)	550m²+	6	1%
Total Residential Allotments		897	100%

Yield Breakdown by Stage

802	803	804	805	806	807	808	809	810	811	812	813	814A	814B	815A	816	818	819	820	821	822A	822B	829
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11
—	6	7	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	6	7	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	21	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	7	7	7	7	—	—	—	—	—	—	—	—	7	7	5	—	—	4	—	—	—	—
3	2	3	3	4	2	4	1	—	1	4	4	—	1	—	3	—	—	—	—	—	—	—
12	9	4	10	8	10	6	12	1	6	5	8	8	3	1	11	—	—	—	2	8	—	—
7	5	1	4	3	4	—	2	4	7	3	8	5	1	—	2	1	—	—	1	2	—	—
7	1	2	2	2	3	3	2	4	2	2	3	2	1	—	3	—	—	—	—	1	—	—
29	24	17	26	24	19	13	17	9	16	21	30	20	6	1	23	1	—	—	3	11	18	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	2	—	—	—	—	2	—	—	—	1	—	1	—	—	—	—	3	—	—
—	1	—	—	4	—	—	—	3	4	—	2	1	2	—	—	—	—	—	6	14	—	—
—	—	—	—	2	—	—	—	—	—	—	1	—	1	—	—	—	—	—	6	16	—	—
—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	3	—	—
—	1	—	—	9	—	—	—	3	6	—	3	1	4	—	1	—	—	—	16	36	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	4	—	10	6	4	4	—	—	—	—	—	—	—	—	—	—	—	—
—	5	6	2	1	2	6	1	4	3	3	1	5	2	2	4	—	—	—	—	—	—	1
—	10	10	6	4	9	10	22	10	9	8	1	8	8	14	16	—	—	—	—	—	—	4
1	6	3	2	4	5	2	5	10	5	2	4	2	3	4	6	—	—	—	—	—	—	1
—	1	1	2	—	3	—	1	3	—	2	1	1	—	4	1	—	—	—	—	—	—	1
—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	—	—	—	—	—	—	—	—
1	22	20	12	9	23	18	39	33	21	19	7	17	13	25	27	—	—	—	—	—	—	7
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	8	2	6	4	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17	11	11	12	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	13	9	4	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	4	4	2	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	41	31	31	22	—	—	—
—	—	—	—	1	—	1	—	1	1	—	—	—	—	—	2	—	—	—	—	—	—	—
30	53	44	45	43	42	32	56	50	44	40	40	38	23	26	53	42	31	31	41	47	39	7

PLAN REF: AU13933 – 99

Rev No: A
DATE: 8 April 2026
CLIENT: Stockland
DRAWN BY: MM / BM
CHECKED BY: BM



Not to Scale @ A3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4663
Date: 5 June 2026



YARRABILBA
PRECINCT 8 - APPLICATION 1
DEVELOPMENT STATISTICS



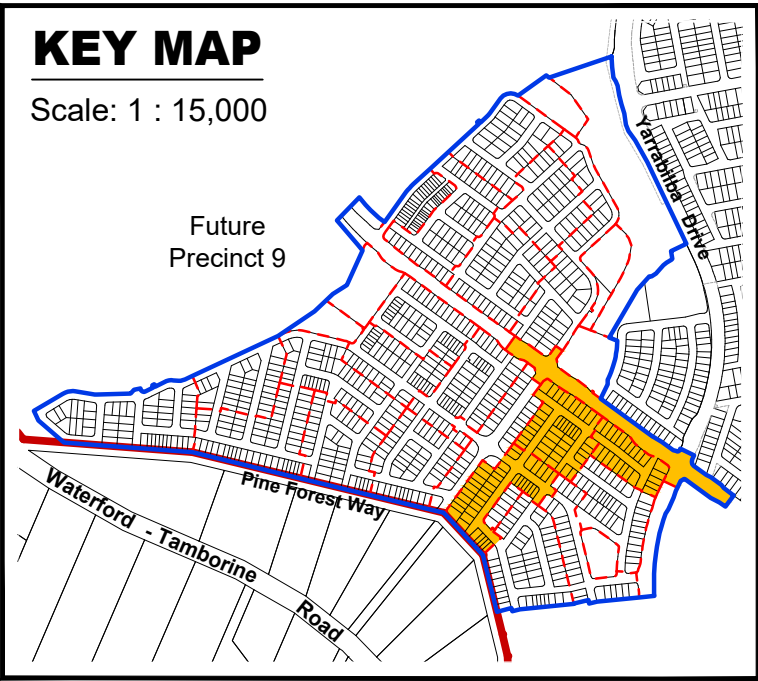
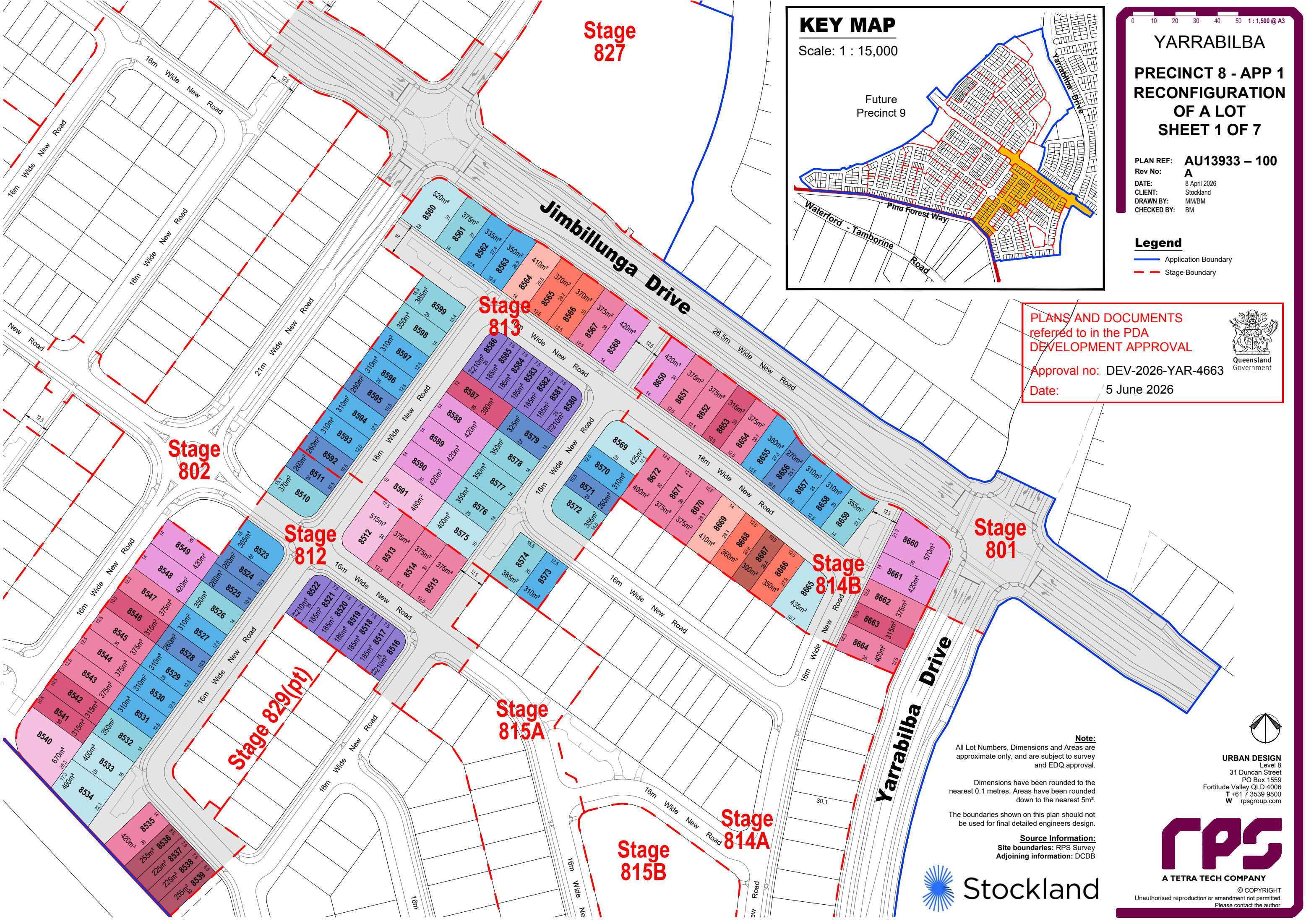
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URBAN DESIGN
Level 8
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PO Box 1559
Fortitude Valley QLD 4006
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010203040501:1,500 @ A3

YARRABILBA

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

PLAN REF: AU13933 – 100
Rev No: A
DATE: 8 April 2026
CLIENT: Stockland
DRAWN BY: MM/BM
CHECKED BY: BM

Legend
Application Boundary
Stage Boundary

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Date: 5 June 2026

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.

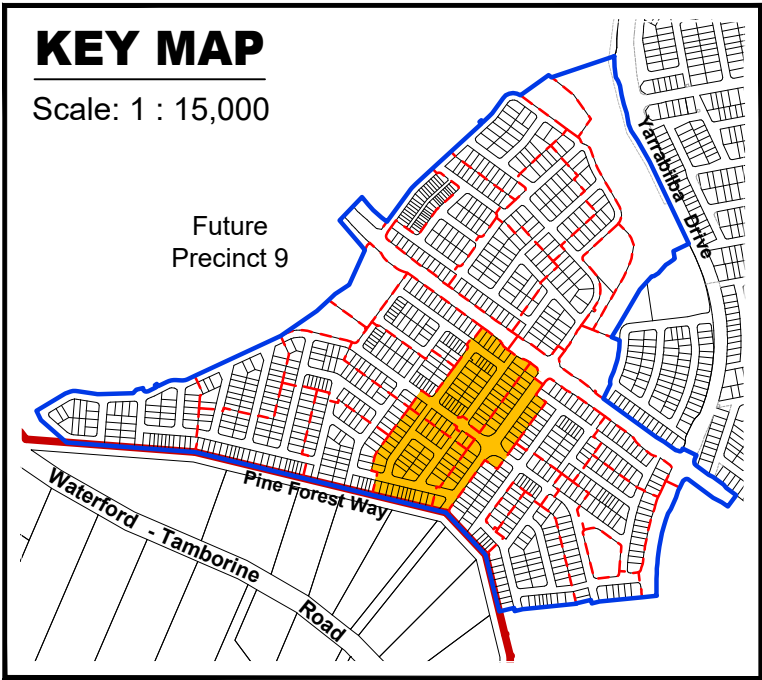
The boundaries shown on this plan should not be used for final detailed engineers design.

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



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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4663

Date: 5 June 2026



Legend

— Application Boundary

- - - Stage Boundary

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

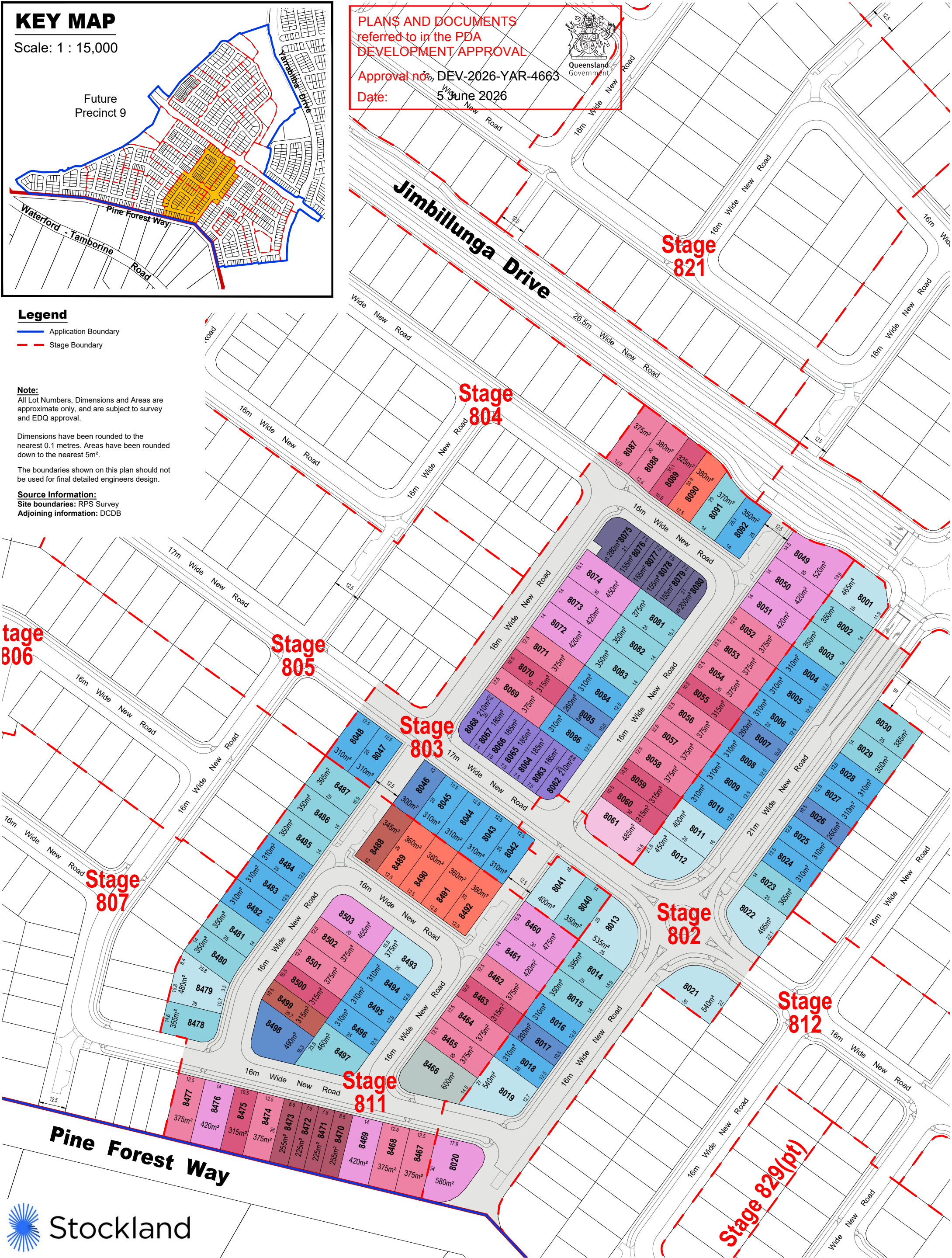
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Source Information:

Site boundaries: RPS Survey

Adjoining information: DCDB



PLAN REF: **AU13933 – 101**

Rev No: **A**

DATE: 8 April 2026

CLIENT: Stockland

DRAWN BY: MM/BM

CHECKED BY: BM



YARRABILBA

PRECINCT 8 - APPLICATION 1

RECONFIGURATION OF A LOT - SHEET 2 OF 7

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PO Box 1559
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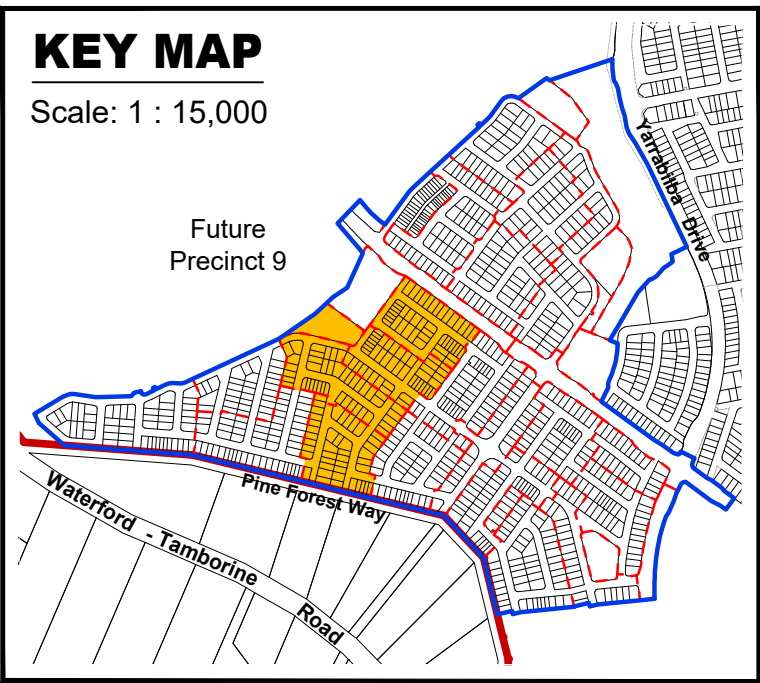


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KEY MAP

Scale: 1 : 15,000



Legend

- Application Boundary
- Stage Boundary

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

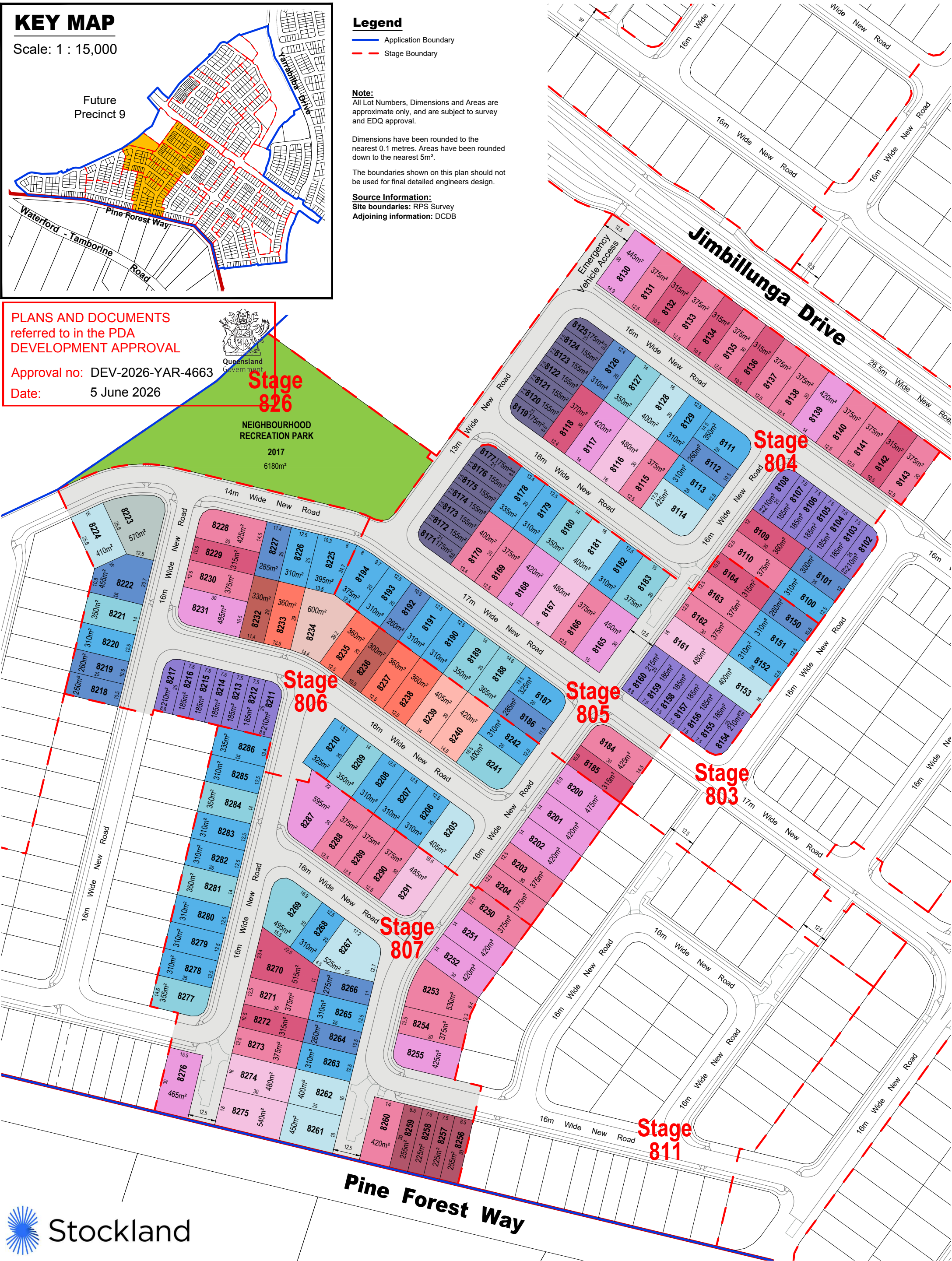
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Date: 5 June 2026



Stage 826

NEIGHBOURHOOD RECREATION PARK
2017
6180m²



Stockland

PLAN REF: AU13933 – 102

Rev No: A

DATE: 8 April 2026

CLIENT: Stockland

DRAWN BY: MM/BM

CHECKED BY: BM



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

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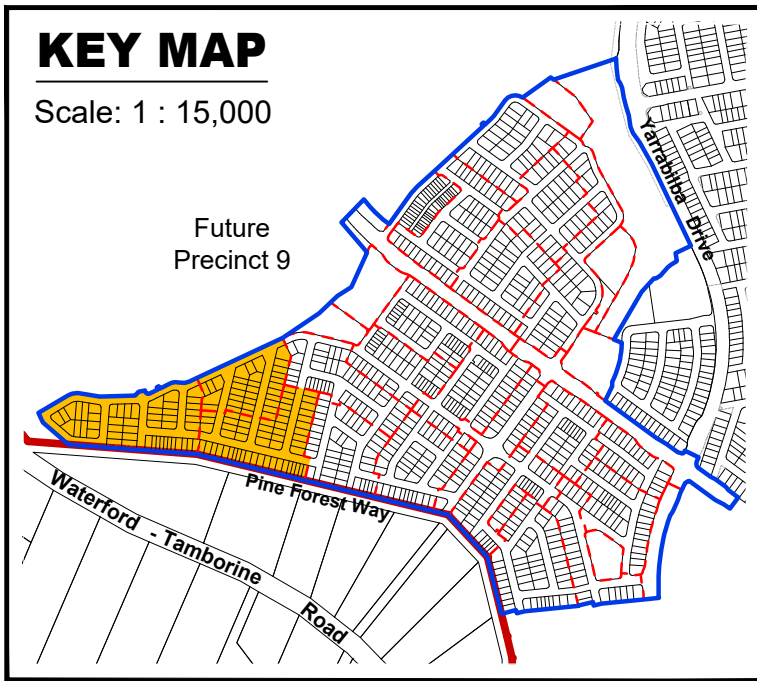
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0 20 40 60 80 100 1 : 1,500 @ A3

KEY MAP

Scale: 1 : 15,000



Legend

- Application Boundary
- Stage Boundary

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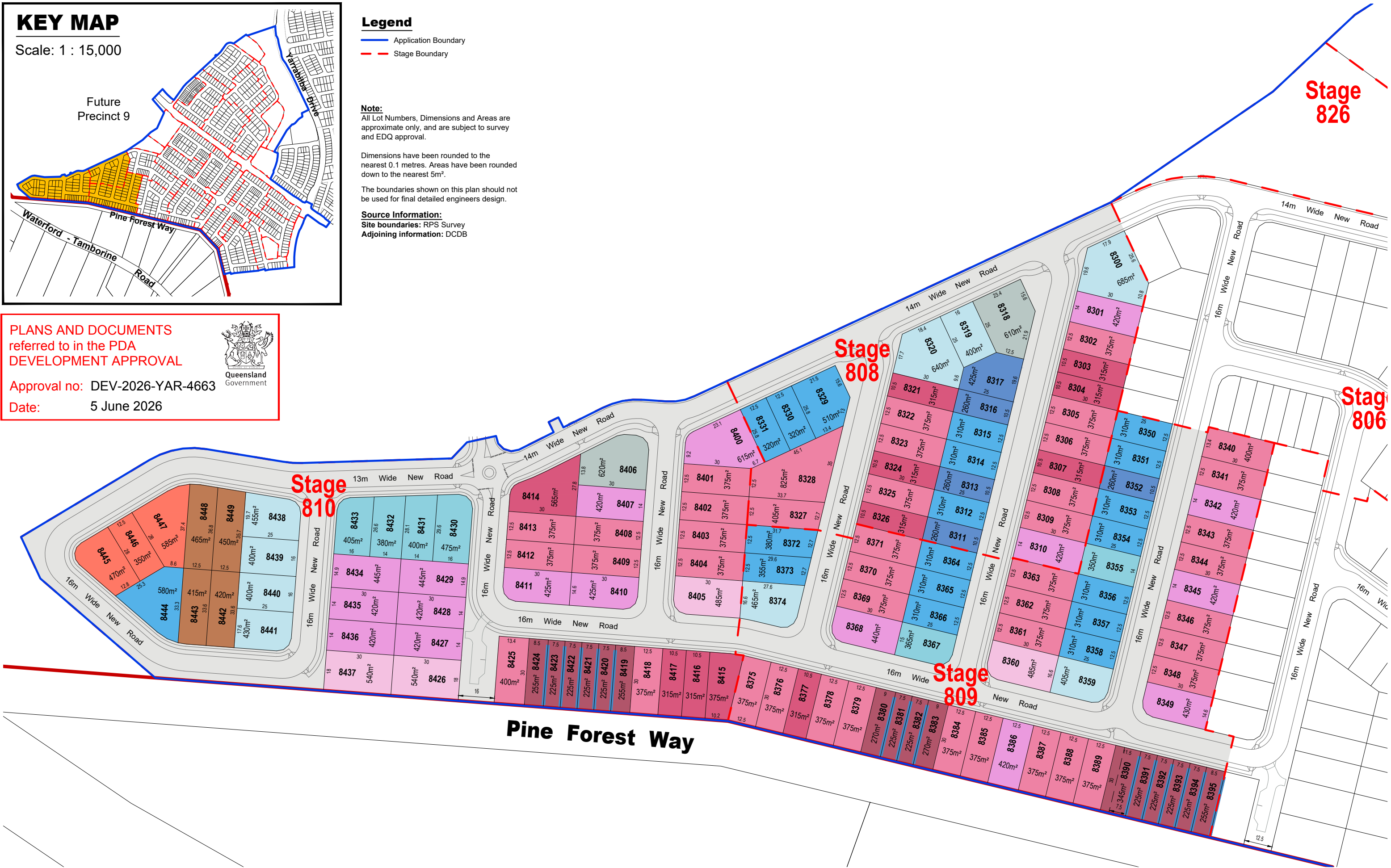
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Site boundaries: RPS Survey
Adjoining information: DCDB

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4663

Date: 5 June 2026



PLAN REF: AU13933 – 103

Rev No: A

DATE: 8 April 2026

CLIENT: Stockland

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



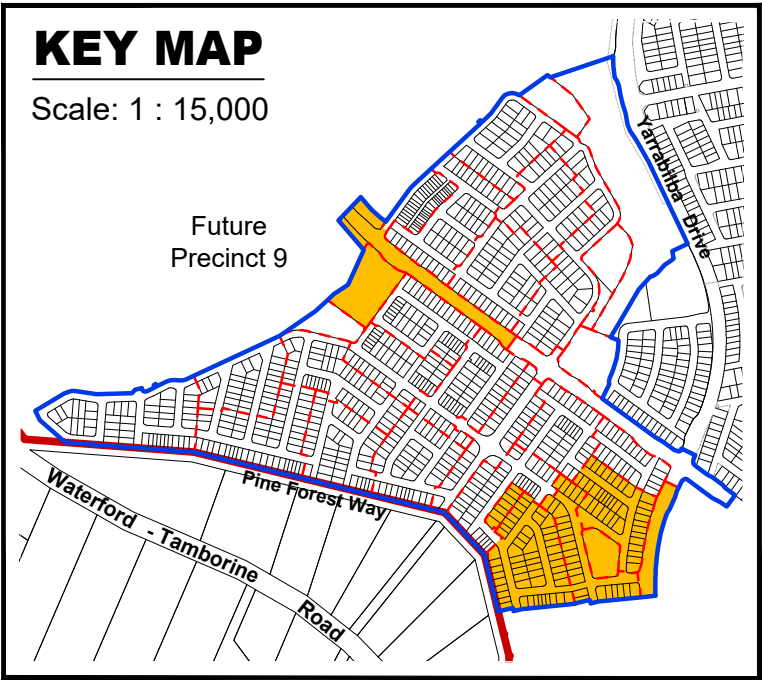
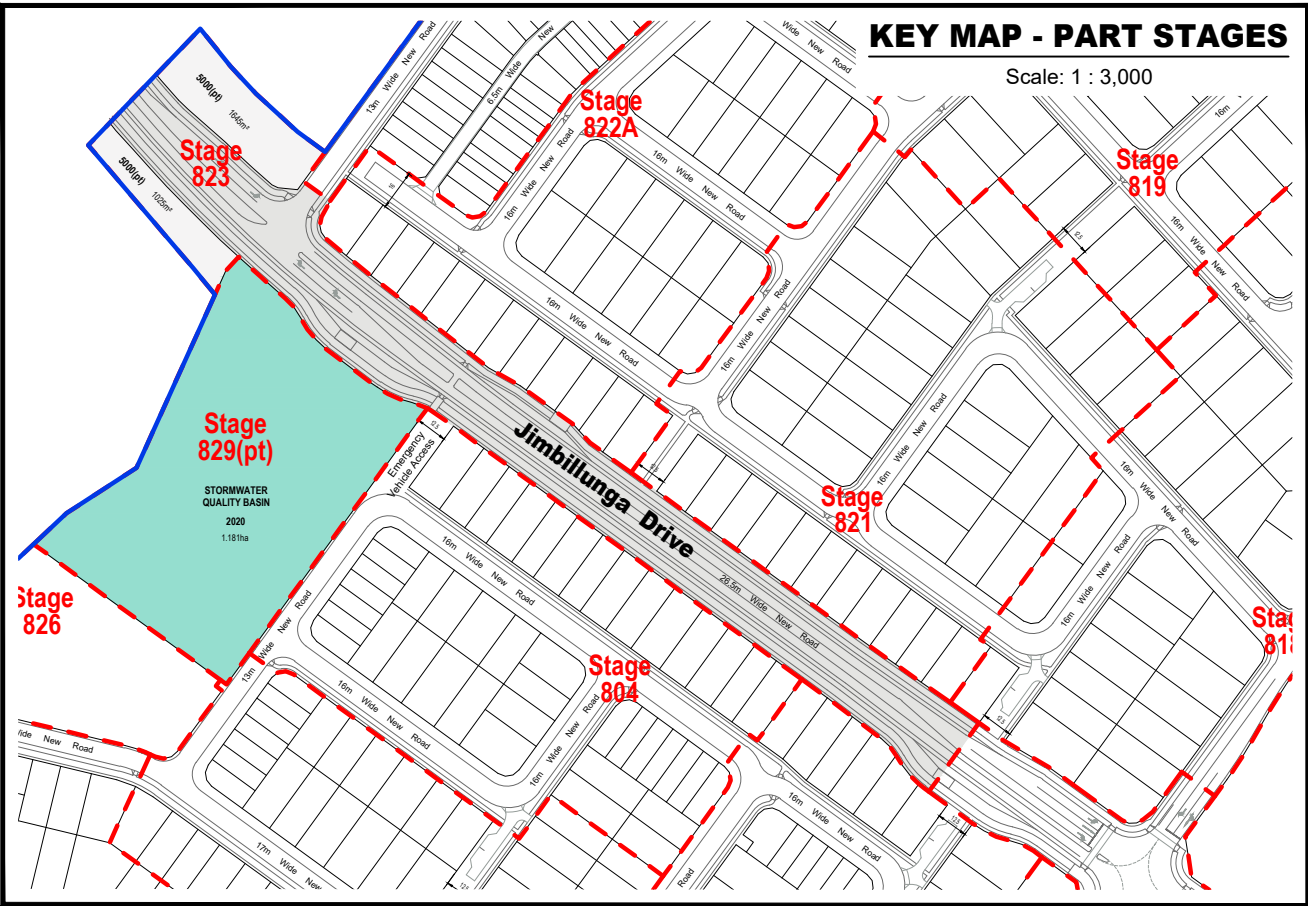
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Legend

- Application Boundary
- Stage Boundary

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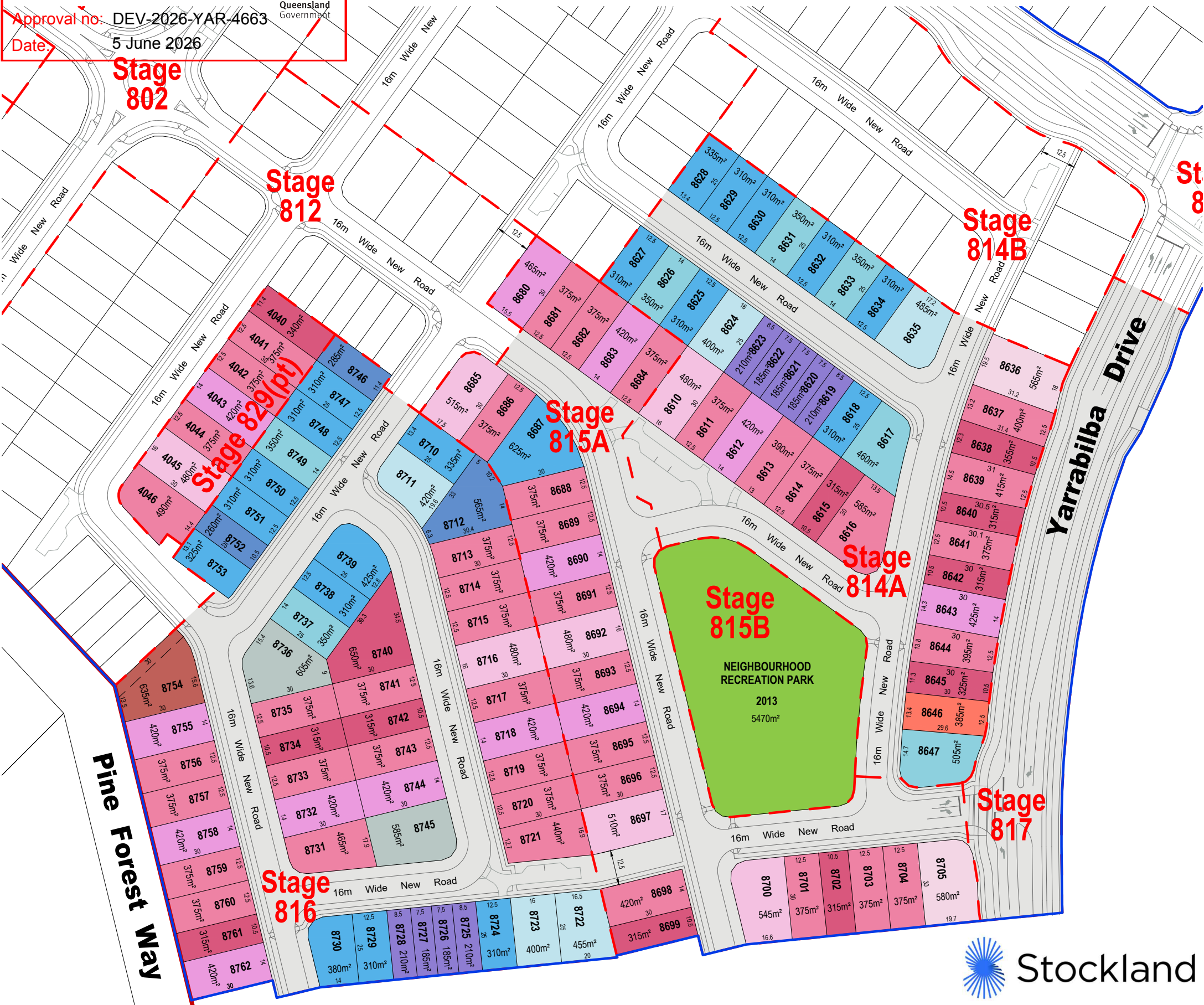
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



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Date: 5 June 2026



PLAN REF: AU13933 - 104

Rev No: A
DATE: 8 April 2026
CLIENT: Stockland
DRAWN BY: MM/BM
CHECKED BY: BM



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

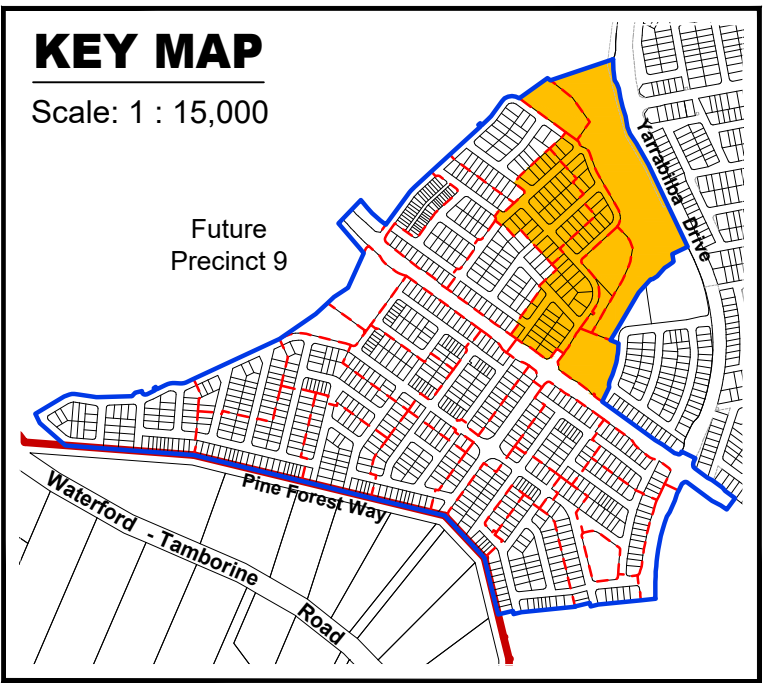
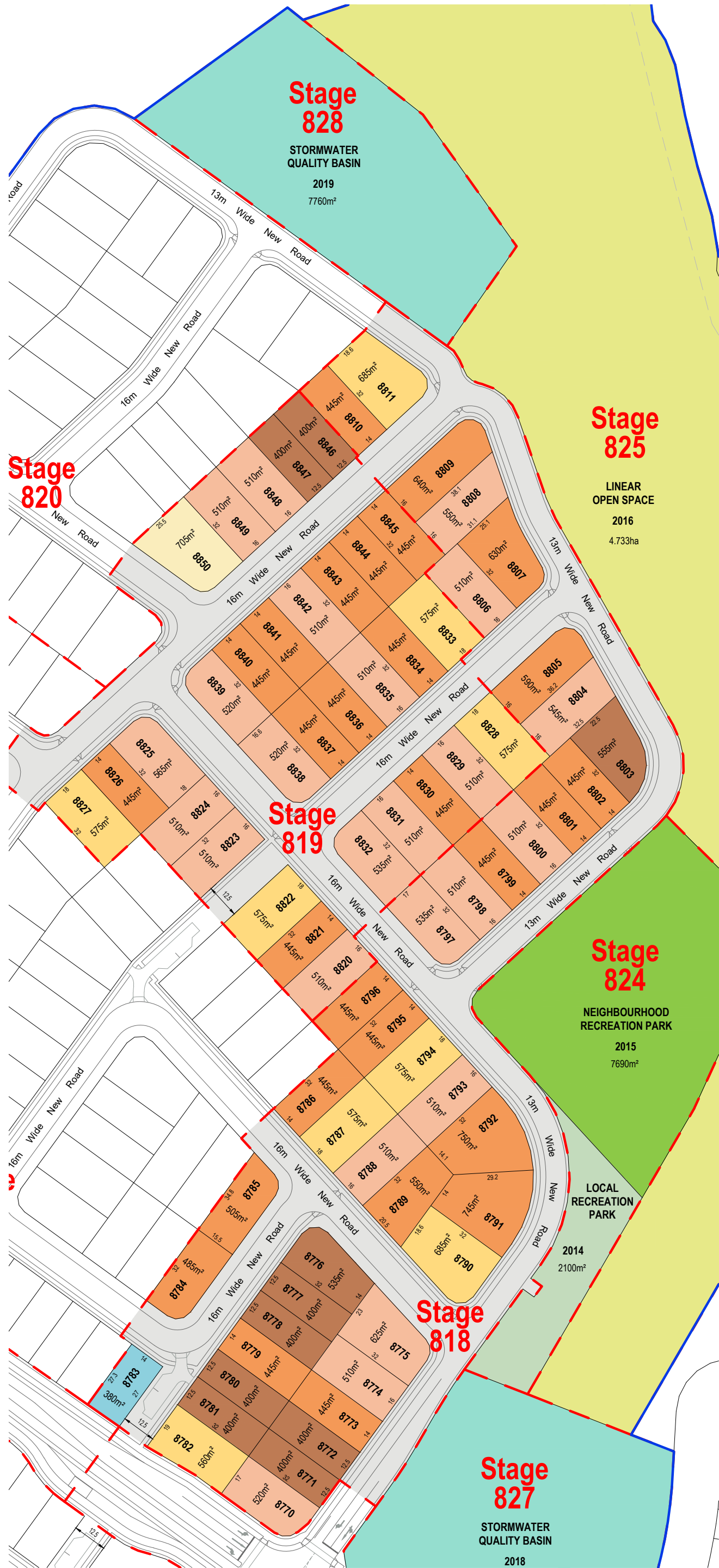


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Legend

- Application Boundary
- Stage Boundary

Note:
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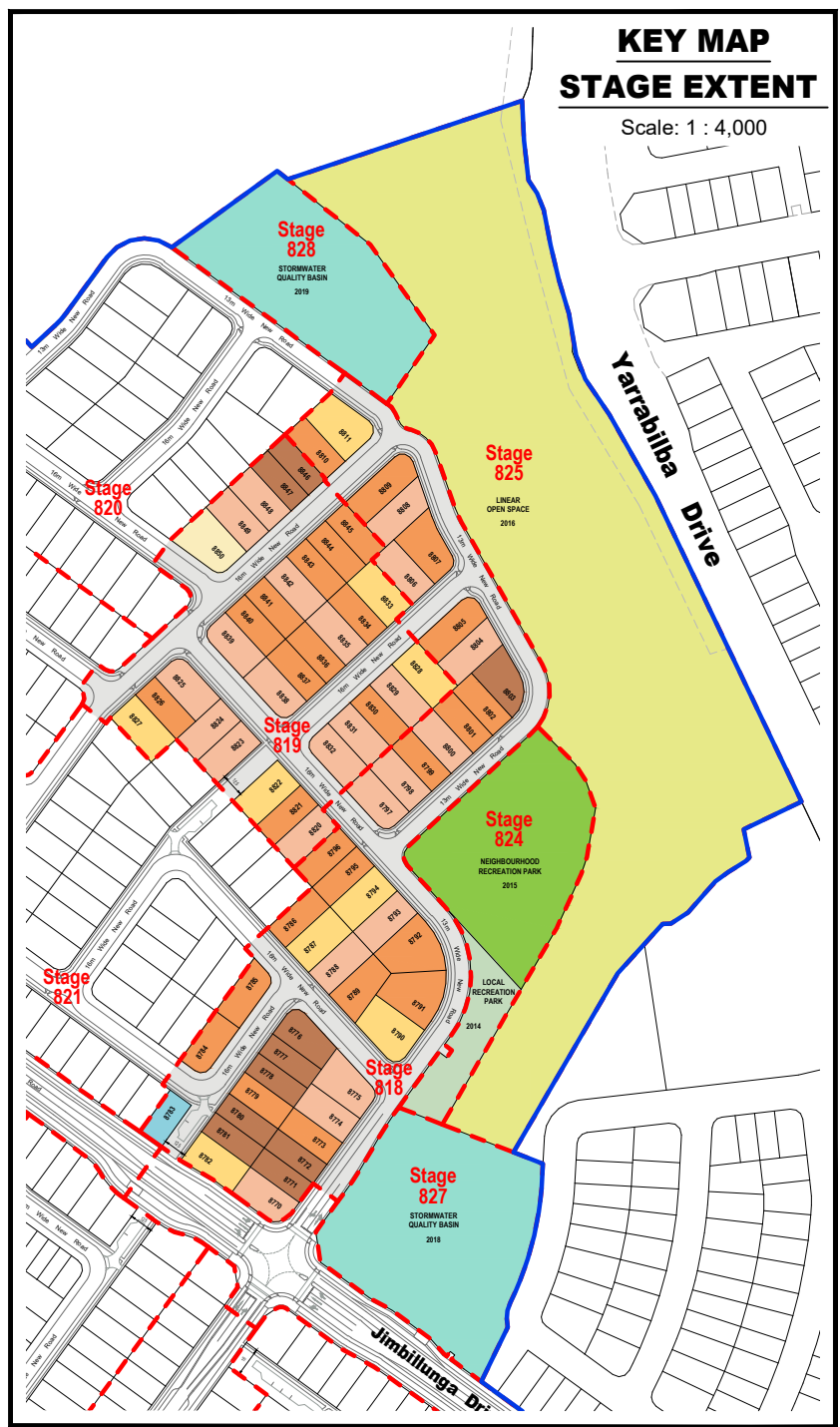
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Adjoining information: DCDB

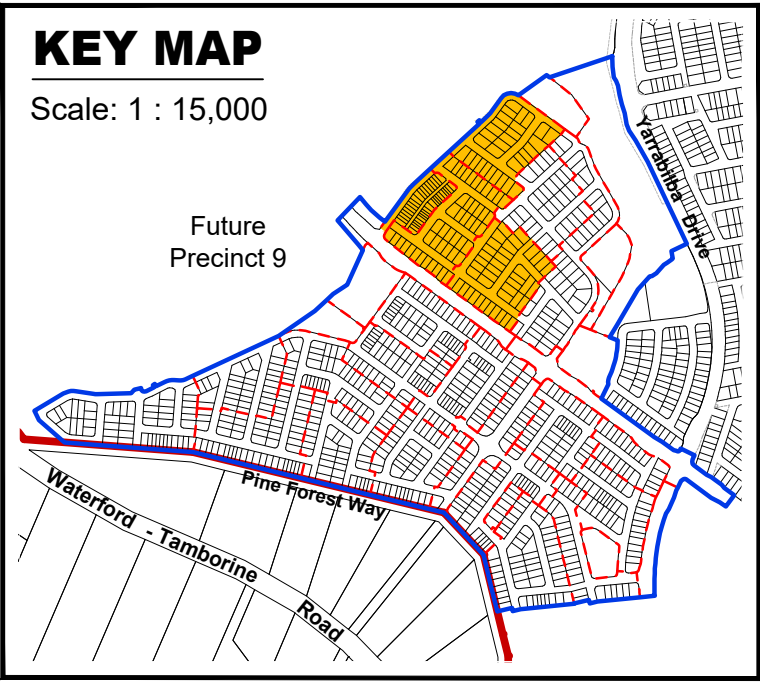
PLANS AND DOCUMENTS
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Approval no: DEV-2026-YAR-4663
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KEY MAP

Scale: 1 : 15,000



Legend

- Application Boundary
- Stage Boundary

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



PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-YAR-4663
Date: 5 June 2026



PLAN REF: AU13933 – 106
Rev No: A
DATE: 8 April 2026
CLIENT: Stockland
DRAWN BY: MM/BM
CHECKED BY: BM



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

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

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com

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