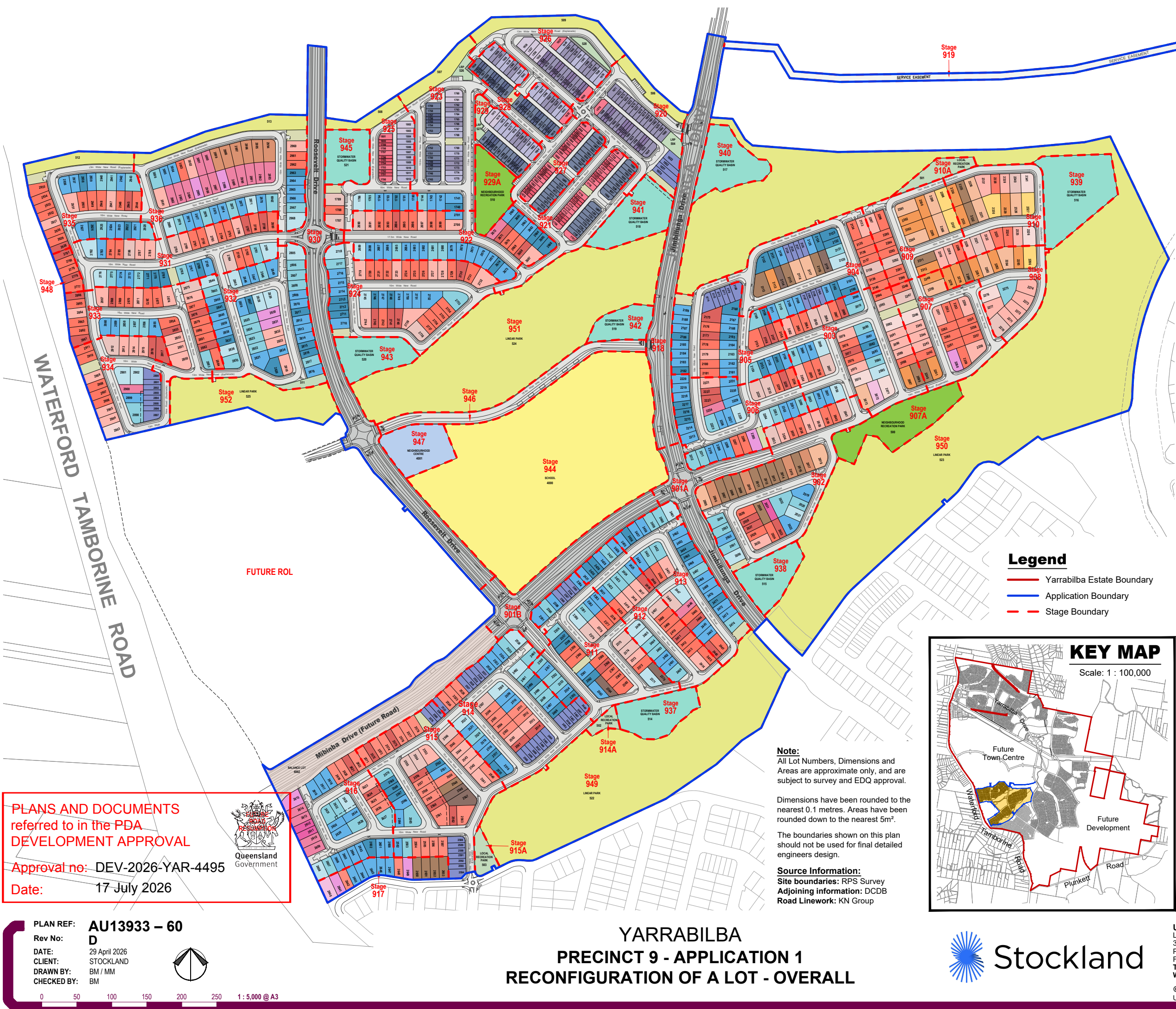




Land Budget		
Land Use	Overall	
Residential Allotments	36.981 ha	34.0%
Balance Allotment	1.461 ha	1.3%
Trunk / Collector Roads	6.338 ha	5.8%
Local Roads	20.824 ha	19.1%
Pedestrian Links	0.610 ha	0.6%
Service Easement	0.736 ha	0.7%
State Primary School	7.001 ha	6.4%
Neighbourhood Centre	0.575 ha	0.5%
Neighbourhood Recreation Park	1.325 ha	1.2%
Local Recreation Park	0.810 ha	0.7%
Drainage Open Space	4.880 ha	4.5%
Linear Open Space	27.313 ha	25.1%
Total Application Area	108.854 ha	100.0%

Yield Breakdown			
Allotment Typology	Typical Area	Overall	
16.5m Deep Product			
16.5m x 4.6m Laneway Terrace	76m²	28	2%
16.5m x 6.6m Laneway Terrace	109m²	33	3%
Subtotal		61	5%
21m Deep Product			
21m x 4.6m Laneway Terrace	97m²	25	2%
21m x 6.6m Laneway Terrace	139m²	63	5%
Subtotal		88	8%
25m Deep Product			
25m x 4.6m Laneway Terrace	115m²	15	1%
25m x 6.6m Laneway Terrace	165m²	53	5%
25m x 7.5m Laneway Terrace	188m²	38	3%
25m x 7.5m Front Loaded Terrace	188m²	59	5%
25m x 8.0m Laneway Terrace (with optional Fonzie)	200m²	10	1%
25m x 10.5m	263m²	64	6%
25m x 12.5m	313m²	182	16%
25m x 14m	350m²	92	8%
25m x 16m	400m²	38	3%
Subtotal		551	48%
28m Deep Product			
28m x 10.5m	280m²	48	4%
28m x 12.5m	350m²	173	15%
28m x 14m	392m²	87	8%
28m x 16m	448m²	32	3%
28m x 18m	504m²	8	1%
Subtotal		348	30%
30m Deep Product			
30m x 10.5m	315m²	3	0%
30m x 12.5m	375m²	20	2%
30m x 14m	420m²	9	1%
30m x 16m	480m²	2	0%
Subtotal		34	3%
32m Deep Product			
32m x 10.5m	336m²	6	1%
32m x 12.5m	400m²	23	2%
32m x 14m	448m²	27	2%
32m x 16m	512m²	15	1%
32m x 18m	576m²	5	0%
Subtotal		76	7%
Total Residential Allotments		1158	100%
Net Residential Density		19.1 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



PLAN REF: AU13933 – 60

Rev No: D

DATE: 29 April 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

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

YARRABILBA PRECINCT 9 - APPLICATION 1 RECONFIGURATION OF A LOT - OVERALL



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Land Budget

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Yield Breakdown

Allotment Typology	Typical Area	Stage 902	Stage 903	Stage 904	Stage 905	Stage 906	Stage 907	Stage 908	Stage 909	Stage 910	Stage 911	Stage 912	Stage 913	Stage 914	Stage 915	Stage 916	Stage 917	Stage 920	Stage 921	Stage 922	Stage 923	Stage 924	Stage 925	Stage 926	Stage 927	Stage 928	Stage 929	Stage 931	Stage 932	Stage 933	Stage 934	Stage 935	Stage 936	Stage 948	Overall				
16.5m Deep Product																																							
16.5m x 4.6m Laneway Terrace	76m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	—	—	7	—	11	—	—	—	—	—	—	—	—	—	28	2%			
16.5m x 6.6m Laneway Terrace	109m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	13	—	—	—	5	2	11	1	—	—	—	—	—	—	—	—	33	3%			
Subtotal		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	23	—	—	—	12	2	22	1	—	—	—	—	—	—	—	—	61	5%			
21m Deep Product																																							
21m x 4.6m Laneway Terrace	97m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—	—	—	14	6	—	—	—	—	—	—	—	25	2%			
21m x 6.6m Laneway Terrace	139m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17	—	10	—	—	—	18	11	7	—	—	—	—	—	—	—	63	5%			
Subtotal		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	17	—	15	—	—	—	18	25	13	—	—	—	—	—	—	—	88	8%			
25m Deep Product																																							
25m x 4.6m Laneway Terrace	115m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7	—	—	—	—	—	8	—	—	—	—	—	—	—	—	—	—	15	1%			
25m x 6.6m Laneway Terrace	165m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	24	—	—	7	—	—	12	—	7	3	—	—	—	—	—	—	—	53	5%			
25m x 7.5m Laneway Terrace	188m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7	—	9	5	—	10	7	—	—	—	—	—	—	—	38	3%			
25m x 7.5m Front Loaded Terrace	188m²	—	—	8	6	—	—	—	—	—	4	—	—	19	10	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	8	—	—	—	59	5%			
25m x 8.0m Laneway Terrace (with optional Fozie)	200m²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	2	4	—	—	2	—	—	—	—	—	—	—	10	1%			
25m x 10.5m	263m²	—	1	7	7	3	—	—	—	—	4	2	4	4	4	1	—	—	—	5	1	5	1	—	—	—	—	4	7	—	—	3	1	—	64	6%			
25m x 12.5m	313m²	3	7	7	13	15	—	—	—	—	9	7	14	10	4	12	5	—	—	16	3	9	4	—	—	—	—	5	16	3	1	8	11	—	182	16%			
25m x 14m	350m²	5	5	2	3	5	—	1	—	—	6	7	6	6	3	5	—	—	—	3	1	2	1	—	—	—	—	4	11	4	1	5	6	—	92	8%			
25m x 16m	400m²	2	3	1	—	2	—	—	—	—	2	2	4	—	2	—	—	—	—	1	—	2	1	—	—	—	—	3	6	—	2	—	3	—	38	3%			
Subtotal		10	16	25	29	25	—	1	—	—	25	18	26	43	21	20	5	35	—	25	21	18	18	29	—	17	12	16	40	7	12	16	21	—	551	48%			
28m Deep Product																																							
28m x 10.5m	280m²	3	2	—	4	3	—	—	—	—	1	2	3	2	5	2	—	—	—	3	—	4	—	—	—	—	—	2	—	6	2	2	—	2	48	4%			
28m x 12.5m	350m²	7	9	6	6	4	11	—	7	3	9	7	3	9	18	5	2	—	—	8	—	13	1	—	—	—	10	—	13	5	11	3	3	173	15%				
28m x 14m	392m²	4	7	1	1	1	6	5	3	5	2	4	1	2	5	1	—	—	—	4	—	7	—	—	—	—	5	3	8	6	3	3	—	87	8%				
28m x 16m	448m²	2	4	1	—	2	1	1	1	2	3	1	1	1	3	—	—	—	—	1	—	1	2	—	—	—	—	3	—	1	1	—	—	32	3%				
28m x 18m	504m²	—	3	—	—	—	1	1	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	8	1%			
Subtotal		16	25	8	11	10	19	7	11	12	15	14	8	14	31	8	2	—	—	16	—	25	3	—	—	—	—	20	3	28	15	16	6	5	348	30%			
30m Deep Product																																							
30m x 10.5m	315m²	1	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	0%			
30m x 12.5m	375m²	—	—	—	—	1	—	—	—	—	—	1	—	—	4	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	12	—	20	2%			
30m x 14m	420m²	—	—	—	—	1	1	—	—	—	—	—	—	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	2	—	9	1%			
30m x 16m	480m²	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	0%				
Subtotal		1	1	—	—	2	1	—	—	—	—	—	1	—	7	3	—	—	1	—	—	—	—	—	—	—	—	2	—	1	—	14	—	34	3%				
32m Deep Product																																							
32m x 10.5m	336m²	—	—	2	—	—	—	—	—	—	2	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	1%			
32m x 12.5m	400m²	9	1	3	—	—	1	1	1	2	—	—	—	—	1	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	23	2%			
32m x 14m	448m²	4	1	1	—	—	2	5	5	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	27	2%				
32m x 16m	512m²	2	1	2	—	—	1	2	4	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	15	1%			
32m x 18m	576m²	—	—	—	—	—	—	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	0%				
Subtotal		15	3	8	—	—	4	9	12	10	2	—	—	—	3	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	76	7%			
Total Residential Allotments																																							
		42	45	41	40	37	24	17	23	22	42	32	35	57	55	35	14	36	40	42	36	43	33	31	40	43	25	36	45	35	28	32	47	5	1158	100%			
Net Residential Density																																							
																																						19.1 dw/ha	

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL



Approval no: DEV-2026-YAR-4495

Date: 17 July 2026

PLAN REF: **AU13933 – 61**

Rev No: **D**

DATE: 29 April 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM
CHECKED BY: BM

CHECKED BY: BM



YARRABILBA PRECINCT 9 - APPLICATION 1 DEVELOPMENT STATISTICS

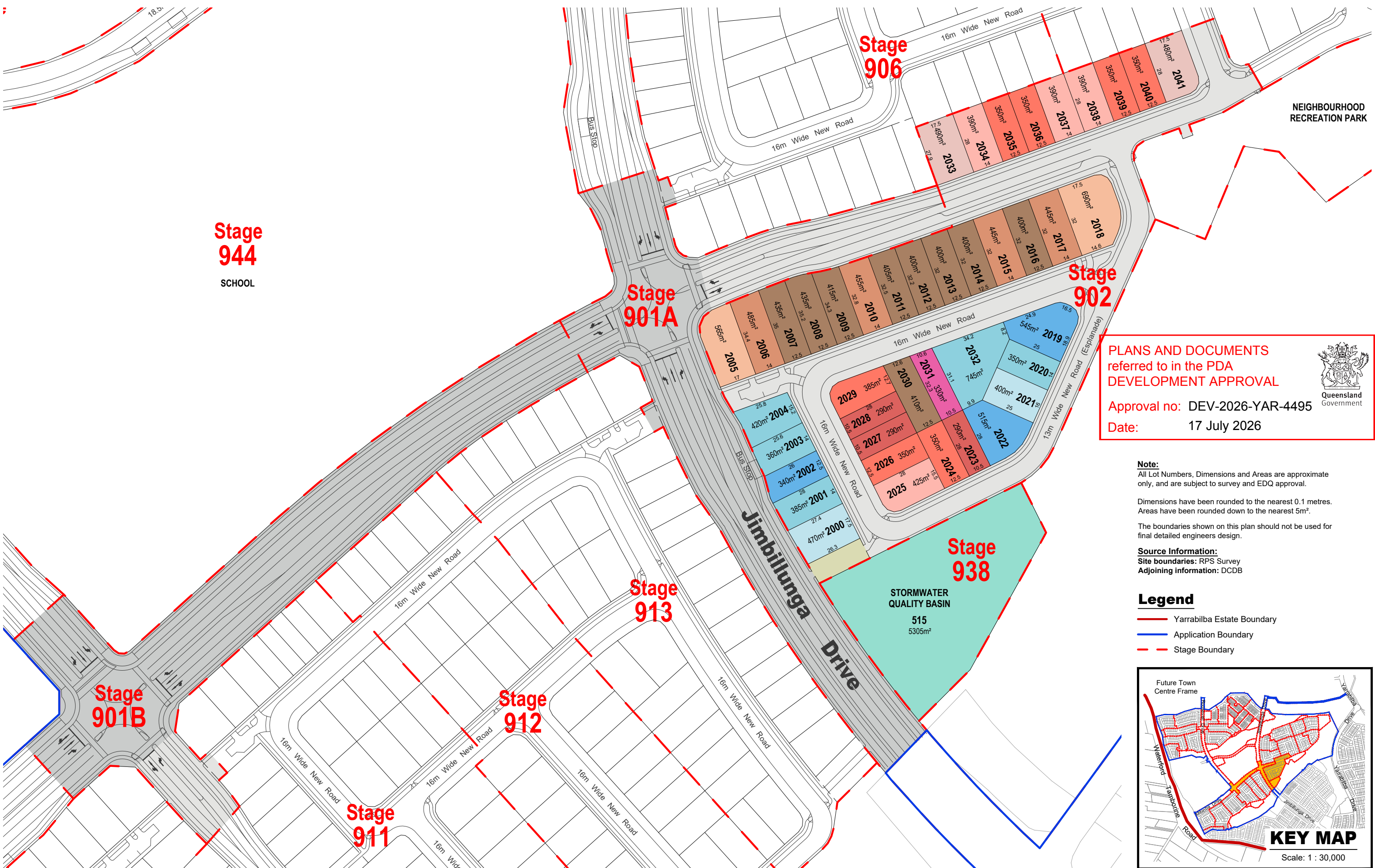


Stockland

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Approval no: DEV-2026-YAR-4495
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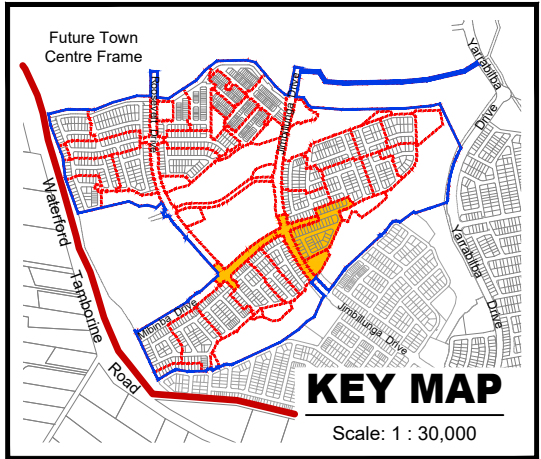
Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and EDQ approval.

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**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary



941

STORMWATER
QUALITY BASIN



Stage
942

Stage
918

Stage
904

Stage
909

Stage
910

Stage
908

Stage
907

Stage
903

Stage
905

Stage
906

Stage
907A

Stage
950

LINEAR PARK

PLANS AND DOCUMENTS
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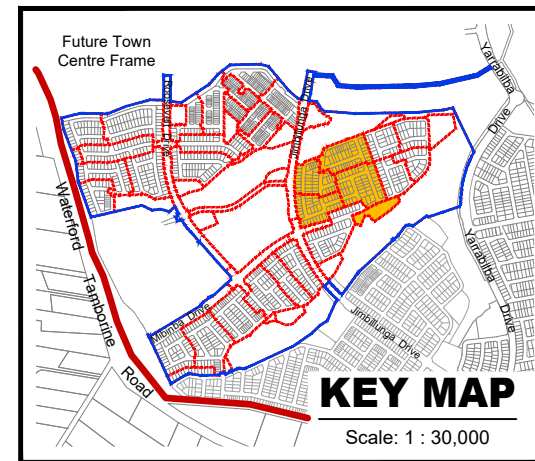
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Areas have been rounded down to the nearest 5m².

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

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary



PLAN REF: AU13933 – 63

Rev No: D

DATE: 29 April 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM



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

YARRABILBA PRECINCT 9 - APPLICATION 1 RECONFIGURATION OF A LOT - SHEET 2 OF 11

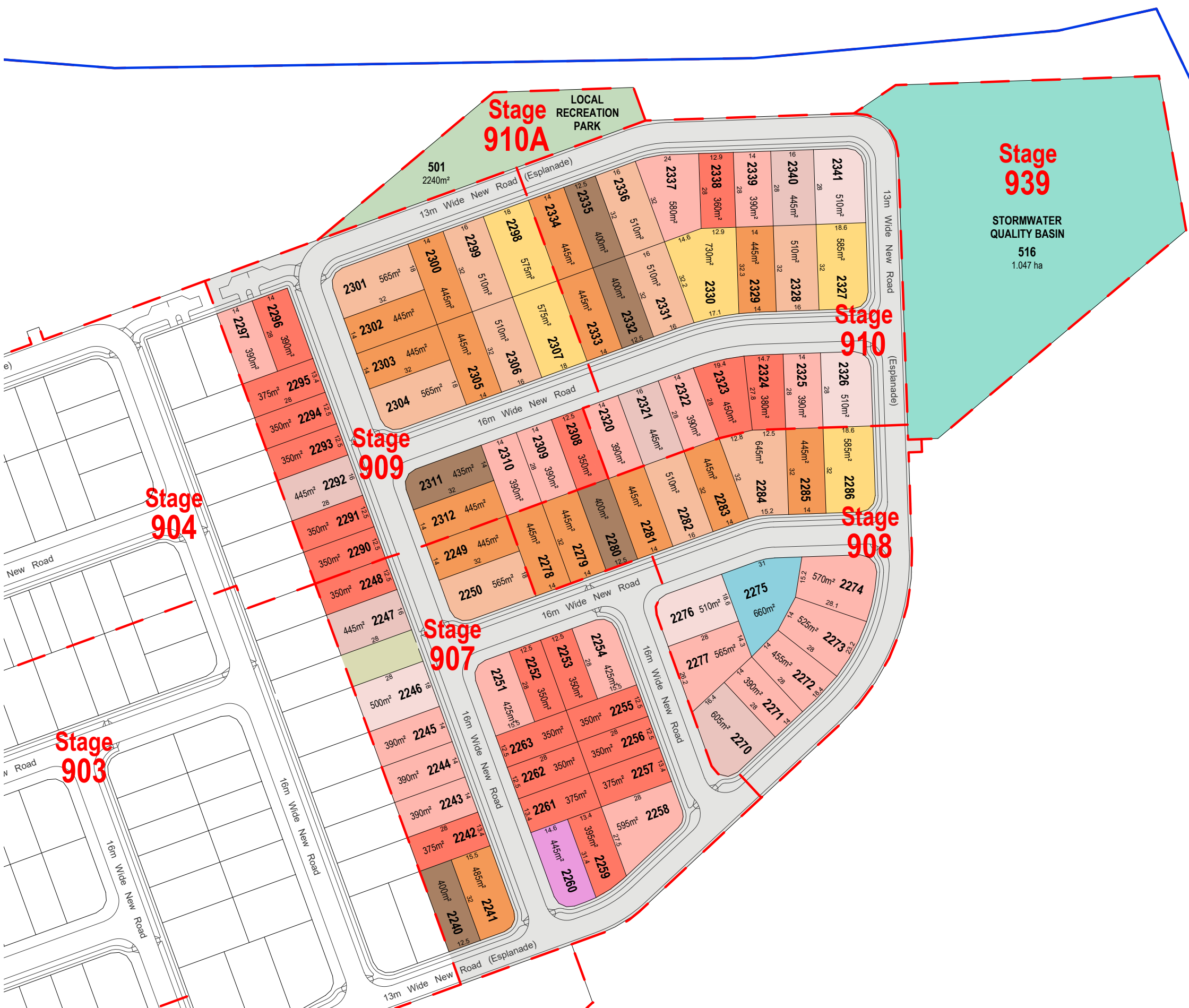


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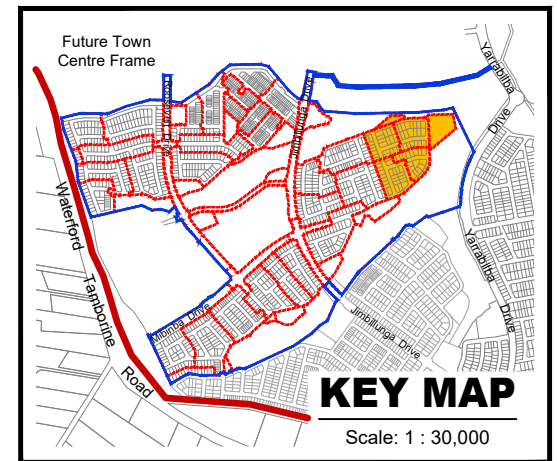
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Source Information:
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Adjoining information: DCDB

- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary



PLAN REF: **AU13933 – 64**
Rev No: **D**
DATE: 29 April 2026
CLIENT: STOCKLAND
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1 : 1,500 @ A3

**YARRABILBA
PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 3 OF 11**

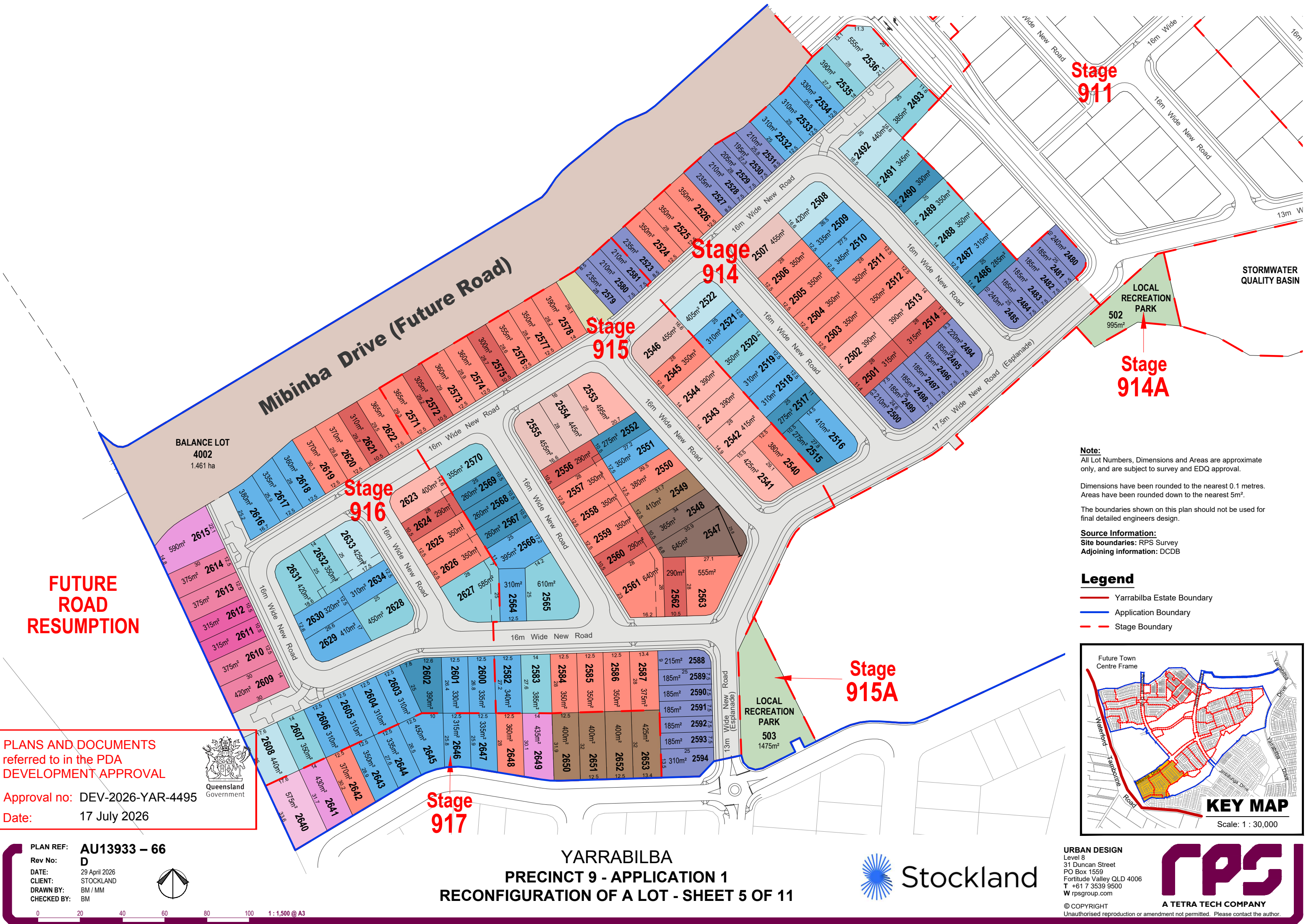


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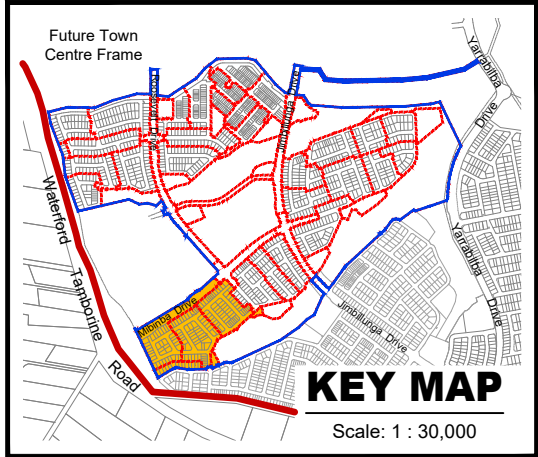
Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

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

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

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary



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Rev No: D
DATE: 29 April 2026
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YARRABILBA
PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 5 OF 11



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WATERFOOD

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Rev No: D
DATE: 29 April 2026
CLIENT: STOCKLAND
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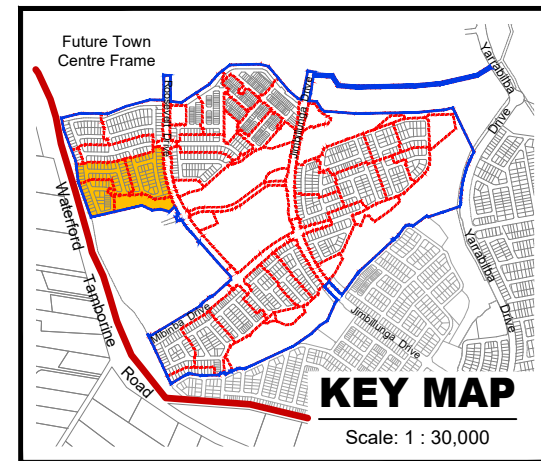
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PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 7 OF 11



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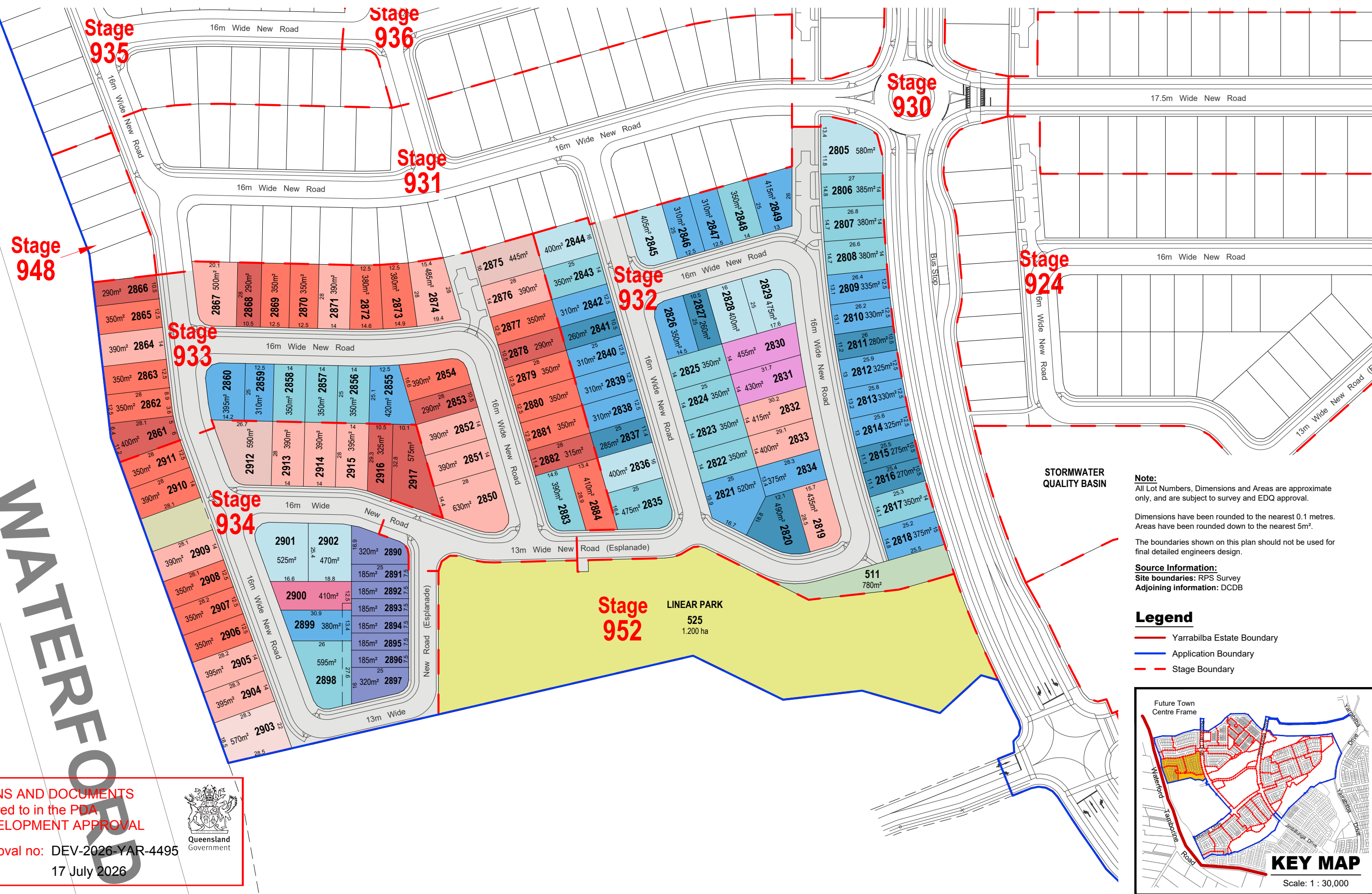
Dimensions have been rounded to the nearest 0.1 metres. Areas have been rounded down to the nearest 5m².

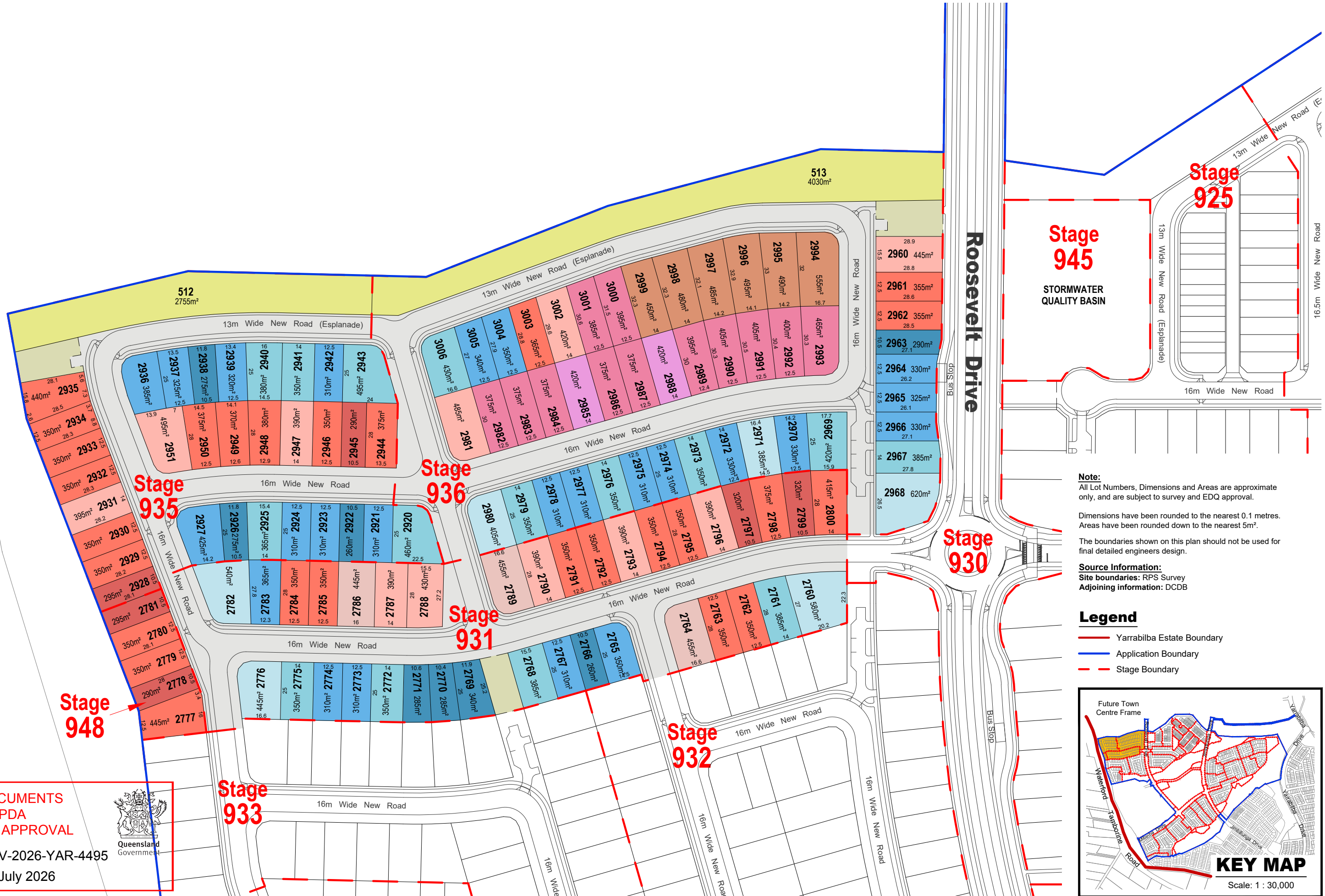
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Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary





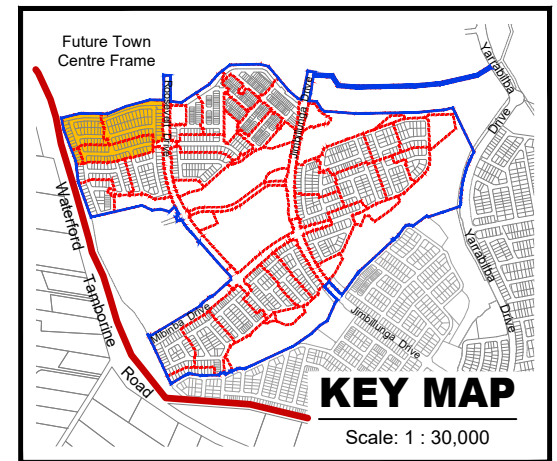
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Site boundaries: RPS Survey
Adjoining information: DCDB

- Legend**
- Yarrabilba Estate Boundary
 - Application Boundary
 - Stage Boundary



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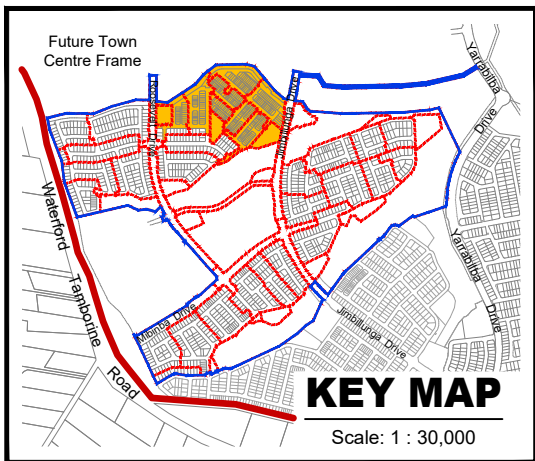
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Date: 17 July 2026



YARRABILBA
PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 8 OF 11





Note:
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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

Legend

- Yarrabilba Estate Boundary
- Application Boundary
- Stage Boundary

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



PLAN REF: AU13933 – 70

Rev No: D

DATE: 29 April 2026

CLIENT: STOCKLAND

DRAWN BY: BM / MM

CHECKED BY: BM

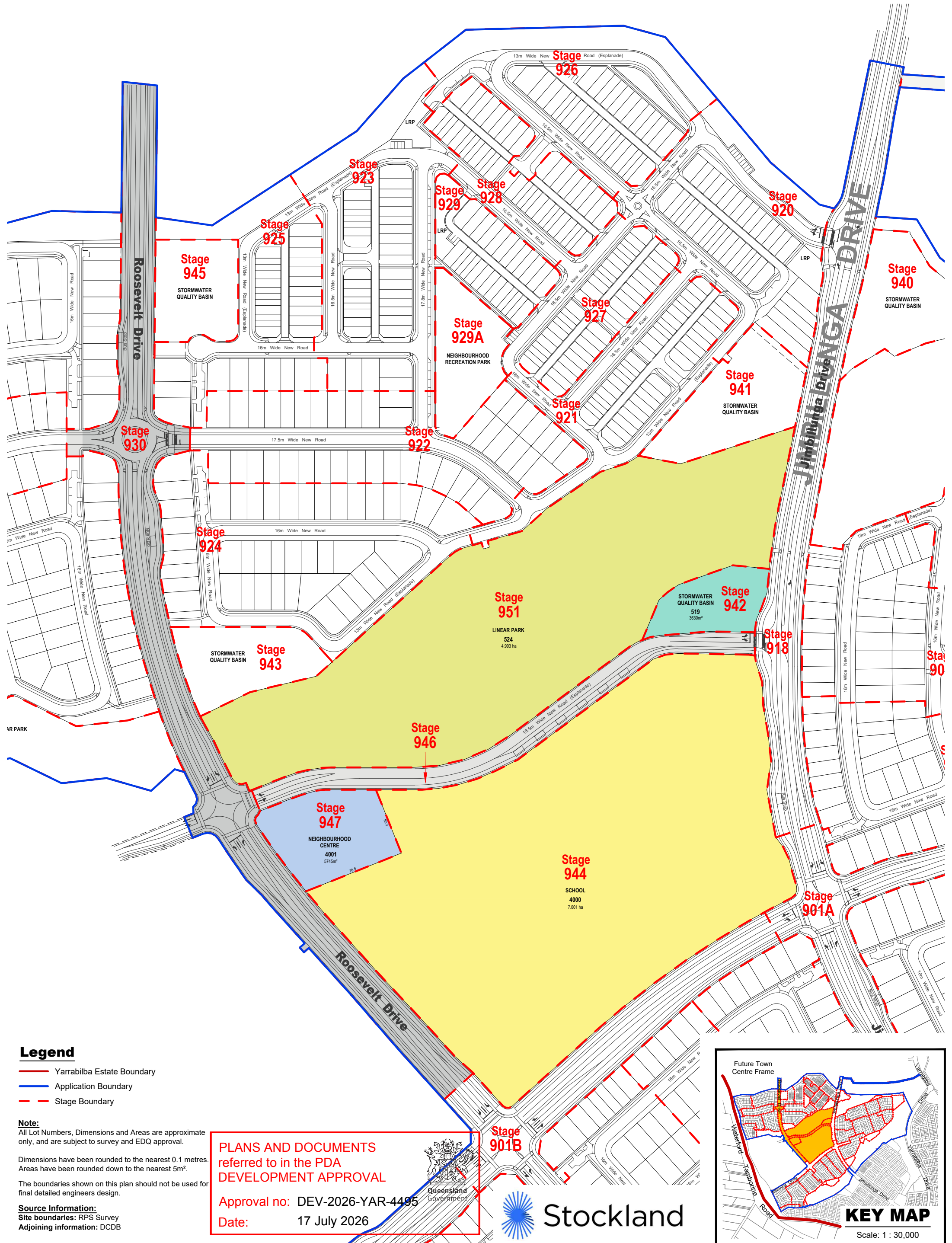
Scale: 1:1,500 @ A3

YARRABILBA
PRECINCT 9 - APPLICATION 1
RECONFIGURATION OF A LOT - SHEET 9 OF 11



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- Legend**
- Yarrabilba Estate 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.

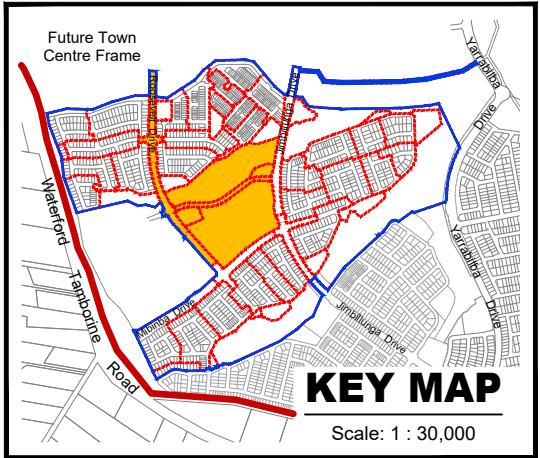
The boundaries shown on this plan should not be used for final detailed engineers design.

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495

Date: 17 July 2026



PLAN REF: AU13933 – 71

Rev No: D

DATE: 29 April 2026

CLIENT: WNW

DRAWN BY: PHE

CHECKED BY: PHE

0 20 40 60 80 100 120 140 1:2,500 @ A3

YARRABILBA

PRECINCT 9 - APPLICATION 1

RECONFIGURATION OF A LOT - SHEET 10 OF 11

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

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Legend

- Yarrabilba Estate Boundary
- 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.

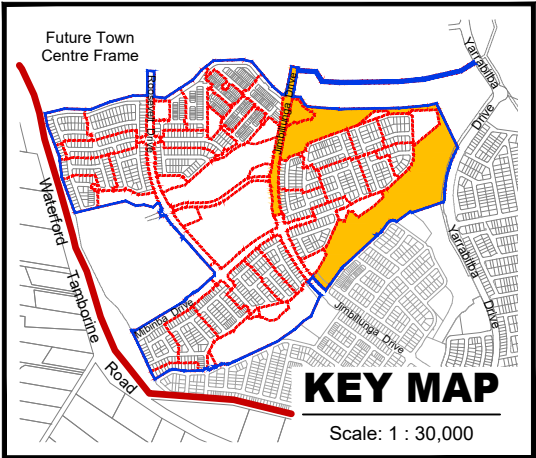
Source Information:
Site boundaries: RPS Survey
Adjoining information: DCDB

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495
Date: 17 July 2026



Stockland



PLAN REF: AU13933 – 72

Rev No: D
DATE: 29 April 2026
CLIENT: WNW
DRAWN BY: PHE
CHECKED BY: PHE



0 30 60 90 120 150 1 : 3,000 @ A3

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RECONFIGURATION OF A LOT - SHEET 11 OF 11

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