

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: RPS SURVEY
Contours: MPN Engineers

Any land use or works adjoining
or within the Powerlink Easement
must be approved by Powerlink

AMENDED IN RED
By: Nicole Tobias
Date: 6 July 2026

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2025-YAR-4087
Date: 21 July 2026

Legend

- Application Boundary
- Inset - refer drawing AU8248-21
- Existing Parent Lot Boundary
- Future Road Alignment
- Existing Easements
- Adjoining Lots

Proposed

- Town Centre Super Lot
- Area of Super Lot within Transmission Easement
- Balance Lot

Land Use Areas:		
Total Application Area	264.182ha	100%
Proposed Allotments	259.834ha	98%
Town Centre Super Lots	24.268ha	9%
- area within transmission easement	0.714ha	
Balance Lots	235.566ha	89%
Proposed Road Reserve	4.348ha	2%
Centre Collector	1.834ha	1%
Centre Access	2.514ha	1%

PLAN REF: AU8248 - 34

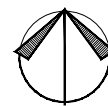
Rev No: E

DATE: 18 MAY 2026

CLIENT: STOCKLAND

DRAWN BY: GWSE

CHECKED BY: CC



0 50 100 150 200 250 1:5,000 @ A1

YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE - Stage 1

Proposed Reconfiguration of Lot over Lots: 3202 & 7005 on SP351741, 3007 on SP333767, 3000 on SP327425

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3559 9500
W rpsgroup.com



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DRAFT
For Discussion Only

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 50m².
The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: RPS SURVEY
Contours: MPN Engineers
Environment constraints: STOCKLAND

Legend

- Application Boundary
- Stage Boundary
- Proposed Contours (0.5 metre)

Existing

- Fauna Corridor and Conservation
- Koala habitat (to be managed)
- Koala habitat (10 metre buffer)
- Flood Line (5 Years)
- Flood Line (20 Years)
- Flood Line (100 Years)
- Wetland 50m Buffer
- Location of Transmission Tower
- Transmission Easement

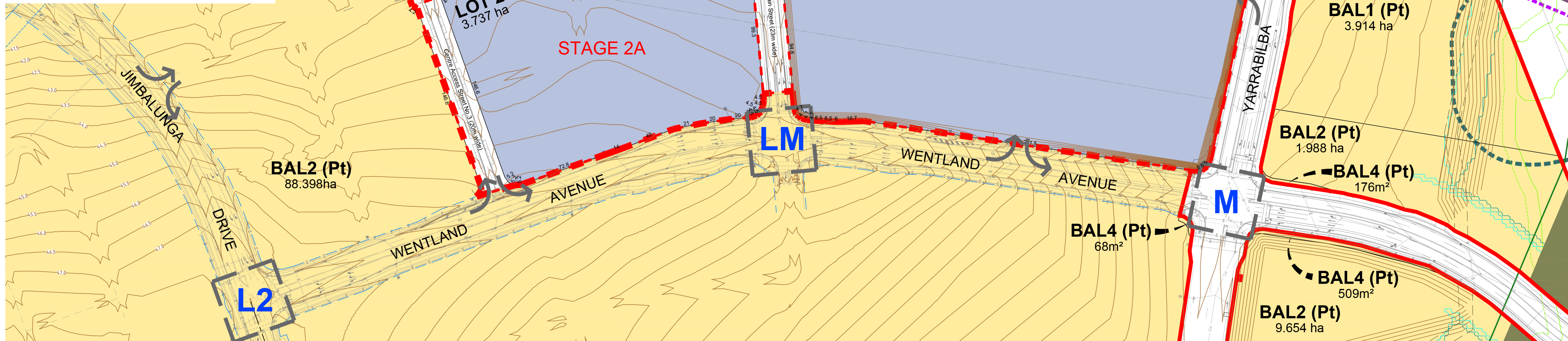
Proposed

- Town Centre Super Lot
- Area of Super Lot within Transmission Easement
- Balance Lot
- Potential Shared Zone in Main Street
- Green Plaza opportunity

Intersections

- Signalised Intersections
- Left in, Left Out
- Intersection Label

Land Use Areas:		
Total Application Area	264.182ha	100%
Proposed Allotments	259.858ha	98%
Town Centre Super Lots	24.292ha	9%
- area within transmission easement	0.714ha	
Balance Lots	235.566ha	89%
Proposed Road Reserve	4.324ha	2%
Centre Collector	1.833ha	1%
Centre Access	2.491ha	1%



Any land use or works adjoining or within the Powerlink Easement must be approved by Powerlink

FAUNA WAY
AMENDED IN RED
By: Nicole Tobias
Date: 20 July 2026

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2025-YAR-4087
Date: 21 July 2026

PLAN REF: **AU8248-21**
Rev No: **N**
DATE: 17 JULY 2026
CLIENT: STOCKLAND
DRAWN BY: SE/GM
CHECKED BY: CC
0 20 40 60 80 100 1:1,500 @ A1

YARRABILBA TOWN CENTRE
MAJOR CENTRE CORE - Stage 1
Proposed Reconfiguration of Lot - INSET PLAN

URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com
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