



- LEGEND**
- YARRABILBA SITE BOUNDARY
 - PRECINCT TWO BOUNDARY
 - INFRASTRUCTURE EASEMENTS
 - RESIDENTIAL
 - BUSINESS AND INDUSTRY
 - NEIGHBOURHOOD CENTRE
 - RETAIL/COMMUNITY/COMMERCIAL MIXED USE
 - MIXED USE DEVELOPMENT
 - EDUCATIONAL ESTABLISHMENT
 - DISTRICT COMMUNITY CENTRE
 - ✱ NEIGHBOURHOOD PARK
 - FAUNA CORRIDOR
 - GREENSPACE CORRIDOR
 - DISTRICT SPORTS PARK
 - DISTRICT RECREATION PARK
 - MAJOR SPORTS PARK
 - NEIGHBOURHOOD RECREATION PARK
 - LANDSCAPE BUFFER
 - ELECTRICITY EASEMENT AND BUFFER
 - SOUTHERN INFRASTRUCTURE CORRIDOR
 - PRIMARY MOVEMENT NETWORK
 - SECONDARY MOVEMENT NETWORK
 - 400m FROM OPEN SPACE

TOTAL PRECINCT AREA	220 ha
GROSS RESIDENTIAL AREA	122ha
Approx 1700 lots at an average density of 15dw/ha	
NEIGHBOURHOOD CENTRE	0.2ha
DISTRICT COMMUNITY CENTRE	1.0ha
PUBLIC PRIMARY SCHOOL	7.0ha
PRIVATE SECONDARY SCHOOL	6.0ha

DISCLAIMER
The context plan is intended to guide development within the Yarrabilba Precinct Two area and show the preferred land use designations and structural elements. The context plan does not prescribe these designations and structural elements with complete accuracy and the final location will be determined through further detailed design and development applications.

NOTES
The contents of this plan are conceptual only. All areas are approximate only and subject to relevant studies, survey, engineering and relevant authority approvals.

07/03/2014

YARRABILBA - PRECINCT TWO PROPOSED CONTEXT PLAN

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