

- LEGEND**
- YARRABILBA SITE BOUNDARY
 - PRECINCT THREE BOUNDARY
 - NEIGHBOURHOOD CENTRE
 - RESIDENTIAL
 - URBAN RESIDENTIAL
 - EDUCATIONAL ESTABLISHMENT
 - RETAIL/COMMUNITY/COMMERCIAL, MIXED USE & MULTI RESIDENTIAL
 - INFRASTRUCTURE & EMPLOYMENT
 - FAUNA CORRIDOR (ENVIRONMENTAL PROTECTION)
 - ENVIRONMENTAL PROTECTION
 - PARK
 - MAJOR SPORTS PARK
 - OPEN SPACE EXTERNAL TO PRECINCT 3
 - NEIGHBOURHOOD RECREATION PARK & 400m RADIUS LOOP
 - DISTRICT RECREATION PARK & 400m RADIUS LOOP
 - ELECTRICITY EASEMENT
 - LANDSCAPE BUFFER
 - SOUTHERN INFRASTRUCTURE CORRIDOR
 - PRIMARY MOVEMENT NETWORK
 - SECONDARY MOVEMENT NETWORK
 - BUS ROUTE
 - INDICATIVE BUS STOPS AND 400M RADIUS
 - ROAD TO BE CLOSED

TOTAL PRECINCT AREA	254 ha
GROSS RESIDENTIAL AREA	67ha
Approx 950 lots at an average density of 15dw/ha	
COMMUNITY FACILITIES	2.55ha
STATE SECONDARY SCHOOL	12.0ha
OPEN SPACE	157.0ha
ROAD	7.0ha

DISCLAIMER
 The context plan is intended to guide development within the Yarrabilba Precinct Three 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.



ENDORSED
 Date: 16/01/19
MEDQ

YARRABILBA - PRECINCT THREE CONTEXT PLAN

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