



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 23 June 2017



Lot Number	OPEN SPACE CLASSIFICATION	Sizes
9048	Fauna Corridor	5.960 ha
9049	Linear Park	0.596 ha
9050	Fauna Corridor	13.728 ha
9051	Linear Park	12.961 ha
	Local Park	0.220 ha
9052	Linear Park	13.181 ha
	Linear Park	3.714 ha
9053	Linear Park	9.809 ha
9054	Linear Park	0.059 ha
9055	Linear Park	9.508 ha
	Local Park	1.440 ha
9056	Linear Park	10.948 ha
9057	Fauna Corridor	0.063 ha
9058	Neighbourhood Recreation Park	13.646 ha
	Linear Park	1.001 ha
9066	Linear Park	2.877 ha
	State Land	3.878 ha
		52.112 ha

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: RPS
Adjoining information: DCDB.
Contours: LIDAR
Environment constraints: Lend Lease

Legend

- Proposed Precinct Boundary
- Fauna Corridor
- State Land
- Local Park
- Neighbourhood Recreation Park
- Linear Park

Scale 1: 4000 @ A1

04080120160200240

Plan Ref 106127 - 100K

Date: 09 June 2017

Client: Lend Lease

Dwg Name: 106127-100

Drawn By: AN/SAE

Checked By: BC

OPEN SPACE DESIGN AND OWNERSHIP CONCEPT AND SUBDIVISION PROPOSAL PLAN

PRECINCT 3B/C – YARRABILBA



Urban Design
RPS Design Studio
455 Brunswick Street
Fortitude Valley QLD 4006
T +61 7 3124 9300
F +61 7 3124 9399
W rpsgroup.com.au

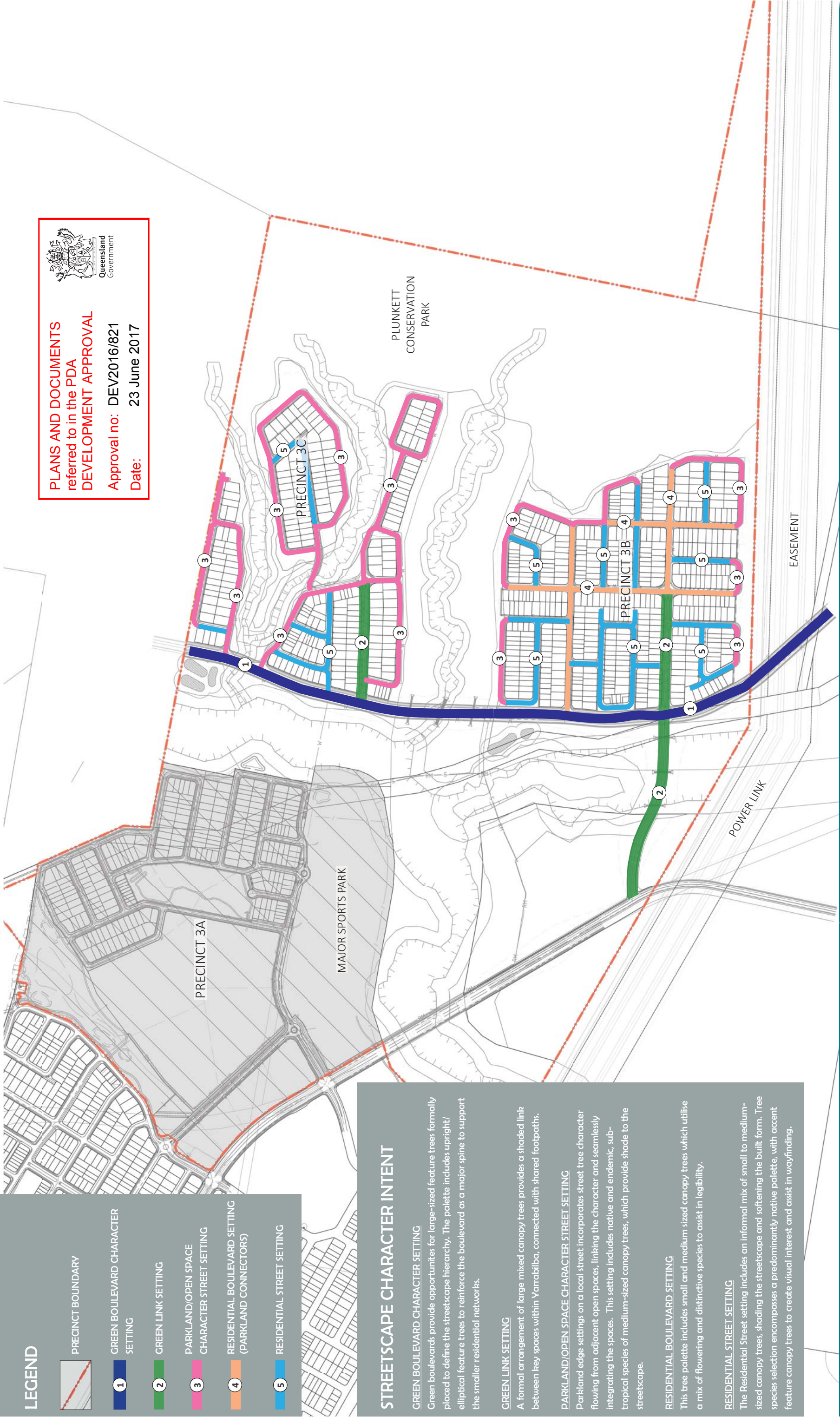




PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 23 June 2017



LEGEND

- PRECINCT BOUNDARY
- 1 GREEN BOULEVARD CHARACTER SETTING
- 2 GREEN LINK SETTING
- 3 PARKLAND/OPEN SPACE CHARACTER STREET SETTING
- 4 RESIDENTIAL BOULEVARD SETTING (PARKLAND CONNECTORS)
- 5 RESIDENTIAL STREET SETTING

STREETSCAPE CHARACTER INTENT

GREEN BOULEVARD CHARACTER SETTING
Green boulevards provide opportunities for large-sized feature trees formally placed to define the streetscape hierarchy. The palette includes upright/elliptical feature trees to reinforce the boulevard as a major spine to support the smaller residential networks.

GREEN LINK SETTING
A formal arrangement of large mixed canopy trees provides a shaded link between key spaces within Yarrabilba, connected with shared footpaths.

PARKLAND/OPEN SPACE CHARACTER STREET SETTING
Parkland edge settings on a local street incorporates street tree character flowing from adjacent open spaces, linking the character and seamlessly integrating the spaces. This setting includes native and endemic, sub-tropical species of medium-sized canopy trees, which provide shade to the streetscape.

RESIDENTIAL BOULEVARD SETTING
This tree palette includes small and medium sized canopy trees which utilise a mix of flowering and distinctive species to assist in legibility.

RESIDENTIAL STREET SETTING
The Residential Street setting includes an informal mix of small to medium-sized canopy trees, shading the streetscape and softening the built form. Tree species selection encompasses a predominantly native palette, with accent feature canopy trees to create visual interest and assist in wayfinding.

PRECINCT 3B3C - STREETSCAPE
CHARACTER PLAN

Dgn No: Po3_B_C_1.02 Rev D



Date: 09/12/2016

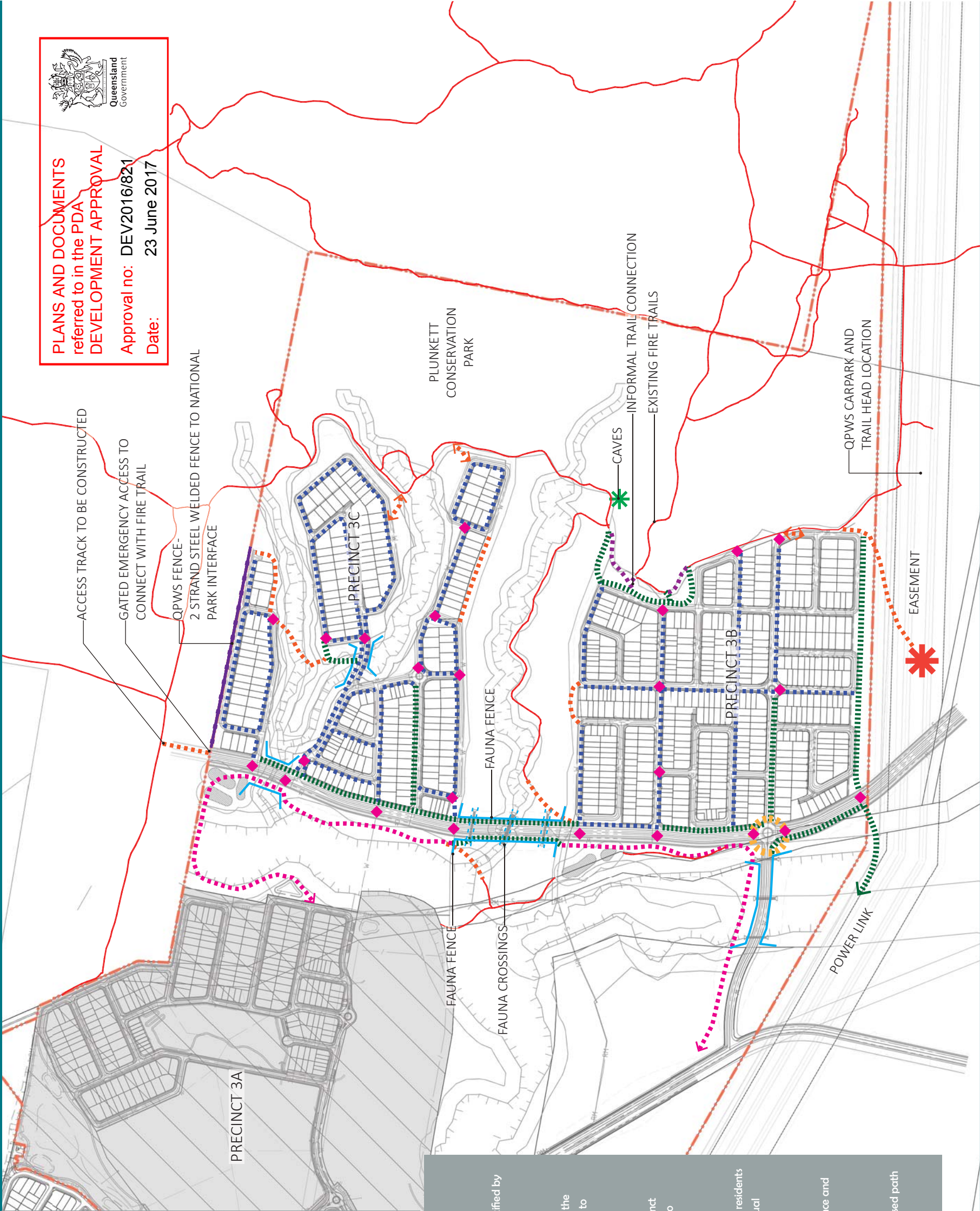
AECOM

Page 2 of 6

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/821
Date: 23 June 2017


Queensland
Government



LEGEND


PRECINCT BOUNDARY


3.0m WIDE SHARED PATH


2.5m WIDE SHARED PATH


1.5m WIDE ON-STREET PATH


SECONDARY PATHS


EXISTING TRAILS


INFORMAL GRAVEL CONNECTIONS TO EXISTING FIRE TRAIL


CROSS-STREET CONNECTIONS


FAUNA UNDERPASS CROSSINGS


FAUNA FENCE


QPWS FENCE


APPROXIMATE CAVE LOCATION


QPWS CARPARK AND TRAIL HEAD LOCATION


ENTRY NODE OPPORTUNITY

CONNECTIVITY & CIRCULATION INTENT

Pedestrian and cycle access is provided throughout Precinct 3B & 3C. The hierarchy is identified by a variety of treatments and pathway widths.

3.0m WIDE SHARED PATH

The 3.0m wide shared path runs parallel with the North-South Road and meanders along the fringe and through the conservation park. Contextually, this path provides important links to Precincts 3A and 3D, assisting with overall connectivity across the site.

2.5m WIDE SHARED PATH

This path is integrated through the 'green spaces' and forms an important linkage to Precinct 3A and beyond. The path aligns with the major North-South Road and the major entries to neighbourhoods.

1.5m WIDE ON-STREET PATH

These pathways are located on the lot side of the streetscape, facilitating ease of access for residents and reducing impacts or built 'footprints' within the Conservation areas. Furthermore, casual surveillance and C.P.T.I.E.D. principles are enhanced with the positioning of this network.

EXISTING FIRE TRAILS

These existing trails have the potential to be multi-purpose tracks, which reduces disturbance and eliminates the need to construct additional pathway networks within the National Park.

CONNECTIONS TO EXISTING PATHS

These are located where necessary to form important linkages with the existing and proposed path network. The treatment is determined by the hierarchy of the existing path network.

PRECINCT 3B3C - CONNECTIVITY
AND CIRCULATION PLAN





PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: **DEV20161821**
Date: **23 June 2017**

Queensland Government

PRECINCT 3C - LOCAL RECREATION PARK
OPEN SPACE CONCEPT PLAN





PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821

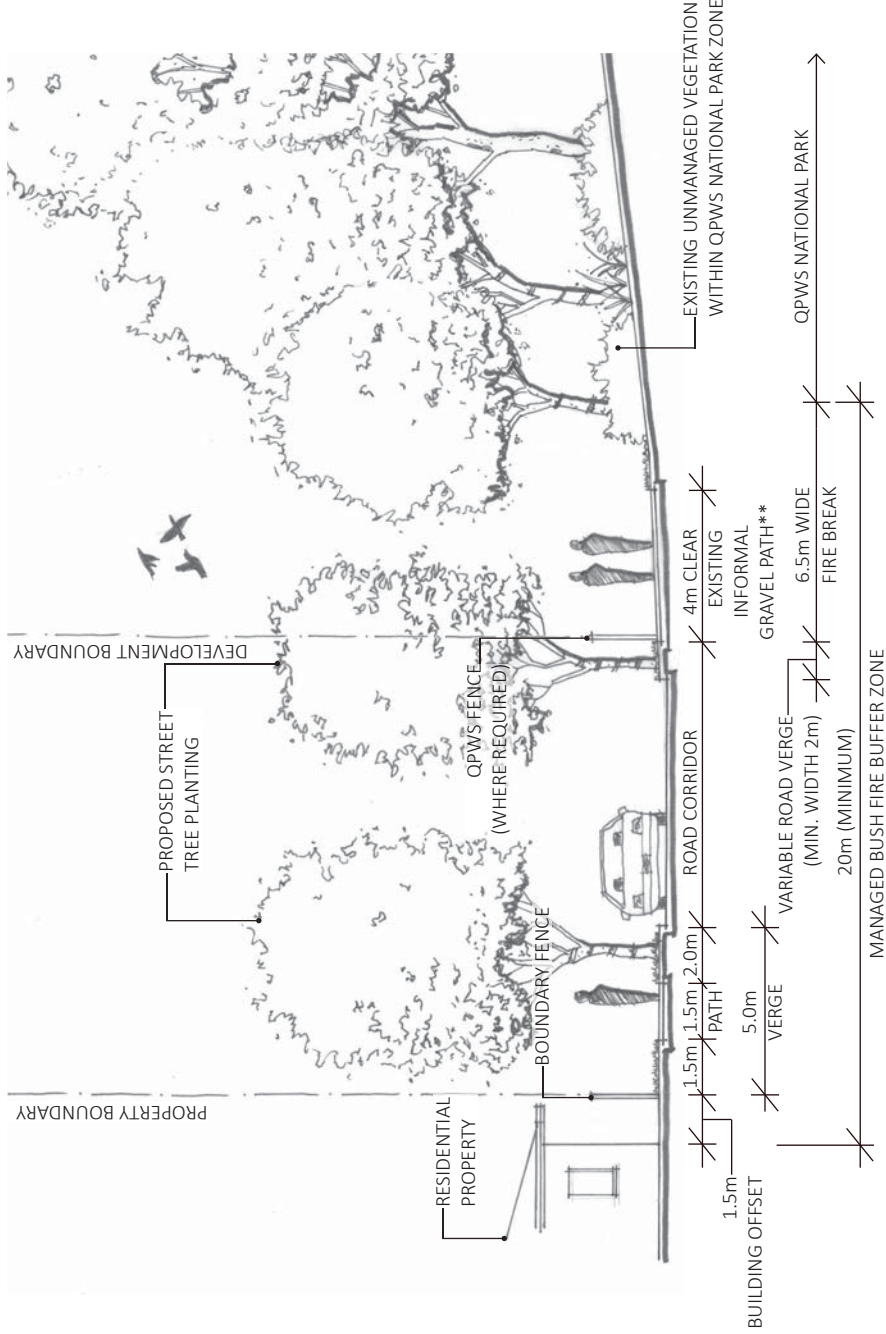
Date: 23 June 2017

Queensland Government

PRECINCT 3B - NEIGHBOURHOOD RECREATION PARK

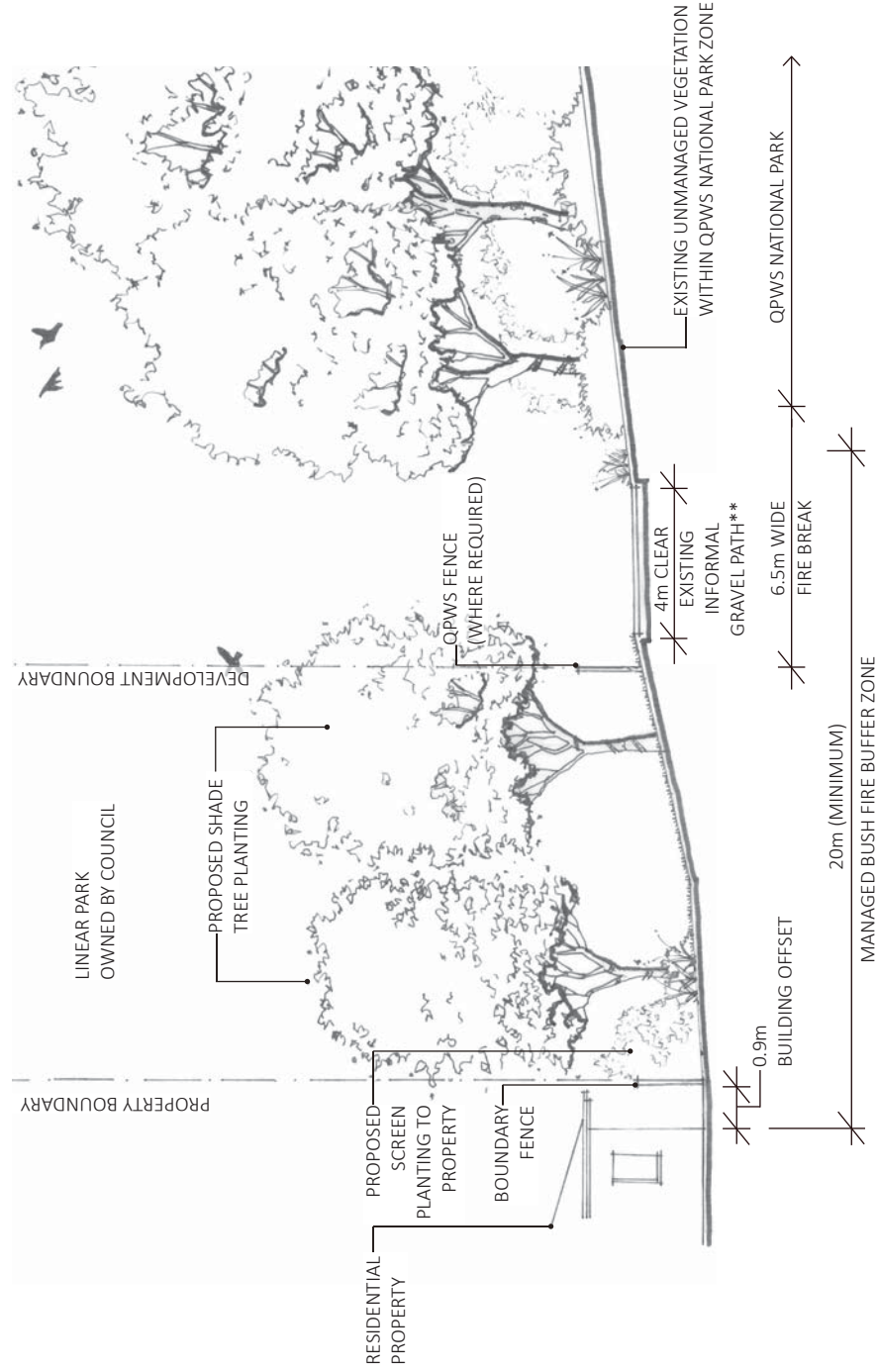
OPEN SPACE CONCEPT PLAN





SECTION A-A: TYPICAL OPEN SPACE FIRE BREAK

**NOTE: PATH TO BE USED FOR
EMERGENCY FIRE TRAIL ACCESS,
PATHWAY & EQUESTRIAN TRAIL ACCESS



SECTION B-B: TYPICAL OPEN SPACE FIRE BREAK



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2016/821
Date: 23 June 2017

PRECINCT 3B & 3C - CONCEPT SECTIONS (TYPICAL)

