



OPEN SPACE CLASSIFICATION		
Lot Number	Land Use	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
		13.181 ha
9052	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
		10.948 ha
9056	Linear Park	0.063 ha
9057	Fauna Corridor	13.646 ha
9058	Neighbourhood Recreation Park	1.001 ha
	Linear Park	2.997 ha
		3.998 ha
9066	State Land	52.112 ha

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

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

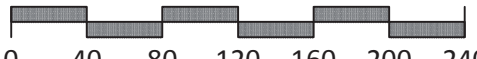
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2016/821

Date: 23 November 2017



Scale 1 : 4000 @ A1



Plan Ref **106127 - 100L**

Date: 25 Sept 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



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LEGEND

	PRECINCT BOUNDARY		NEIGHBOURHOOD RECREATION PARK
	CONSERVATION PARK		LOCAL RECREATION PARK
	CONSERVATION OPEN SPACE		LINEAR PARK
	LINEAR PARK OWNED BY COUNCIL (BUSHFIRE MANAGED WHERE NECESSARY)		EXISTING WETLAND (INDICATIVE)

OPEN SPACE INTENT

The community open space areas are sited appropriately, with consideration given to proximity to adjacent conservation areas. This allows for an established 'green backdrop' or setting 'within the trees'. The creation of a unique and responsive landscape character within the Yarrabilba setting is accentuated through the use of endemic and native plant species. This in turn provides both social and ecological benefits within the community.

NEIGHBOURHOOD RECREATION PARK

These open space areas are the 'Green Heart' of the neighbourhood. The scale of this park facilitates both passive and active recreation opportunities. The neighbourhood park is large enough to cater for community events and activities, encouraging social interaction, community cohesiveness and a strong sense of ownership and pride.

LOCAL RECREATION PARKS

The scale of the Local Park provides a meeting point for local residents and facilitates informal passive recreation opportunities. Local parks take advantage of the existing natural features and trees, leading to a high level of visual amenity and softening of surrounding built form. Other elements of local parks include paths, seating opportunities, and picnic facilities (where appropriate).

LINEAR PARKS

These open space areas incorporate informal recreation opportunities and assist in providing additional vegetative buffers between residences and conservation parks. These 'conduits' are the linking element for pedestrians and cyclists to the overall parks network between neighbourhoods and places of interest. Elements predominantly include paths and informal clusters of trees. These parks also provide bushfire breaks / setbacks to adjacent residential properties.

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* NOTE: WHEN OPEN SPACE CORRIDORS WIDEN BEYOND 100m, IT IS A TRIGGER FOR ENHANCED BUSHFIRE MANAGEMENT REGIMES

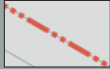


PRECINCT 3B3C - OPEN SPACE MANAGEMENT PLAN



0 200m 400m
Scale 1:4000 @A1
Scale 1:8000 @A3

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

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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

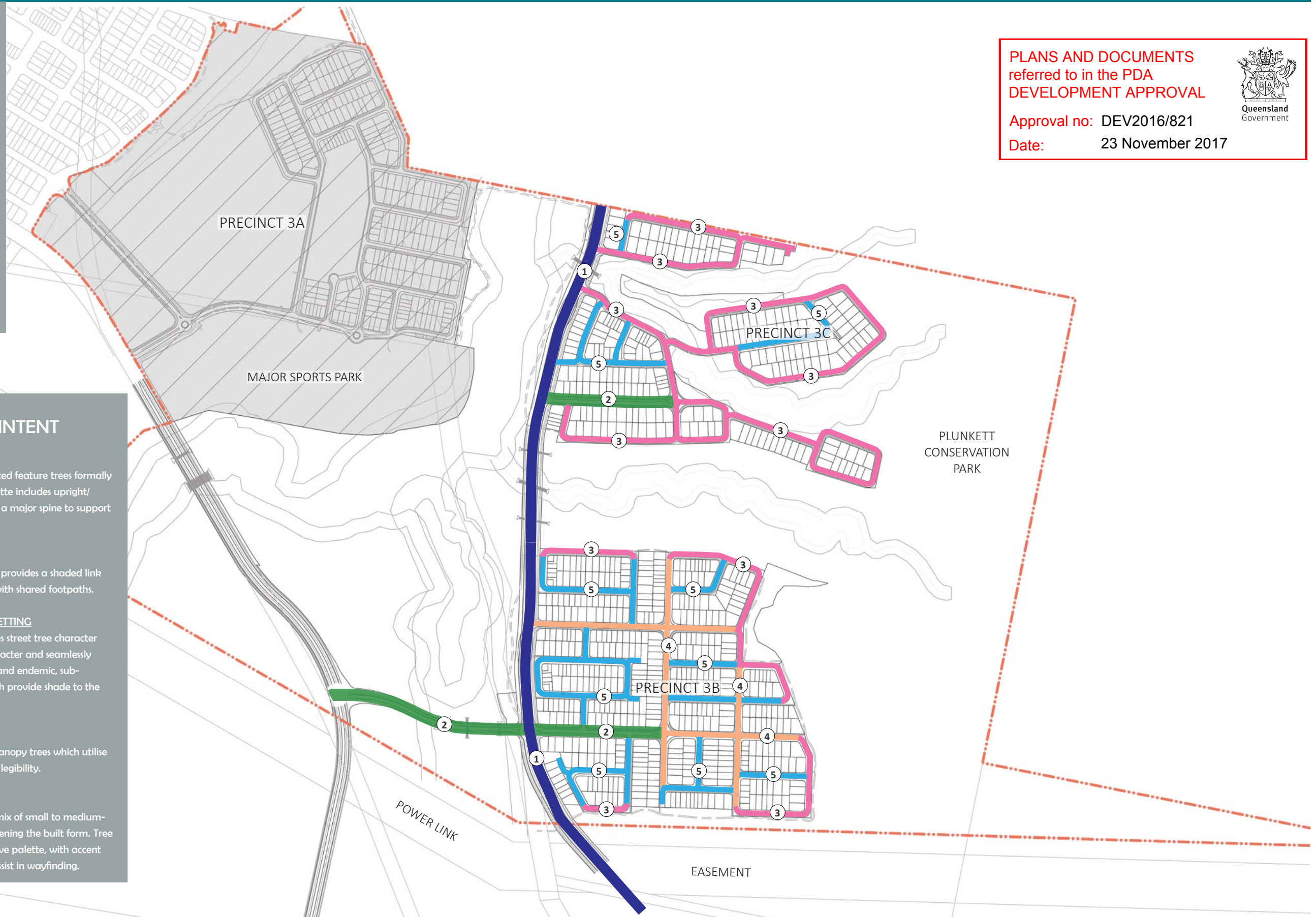
Parkland edge settings on a local street incorporates street tree character flowing from adjacent open spaces, linking the character and seamlessly integrating the spaces. This setting includes native and endemic, sub-tropical species of medium-sized canopy trees, which provide shade to the streetscape.

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.

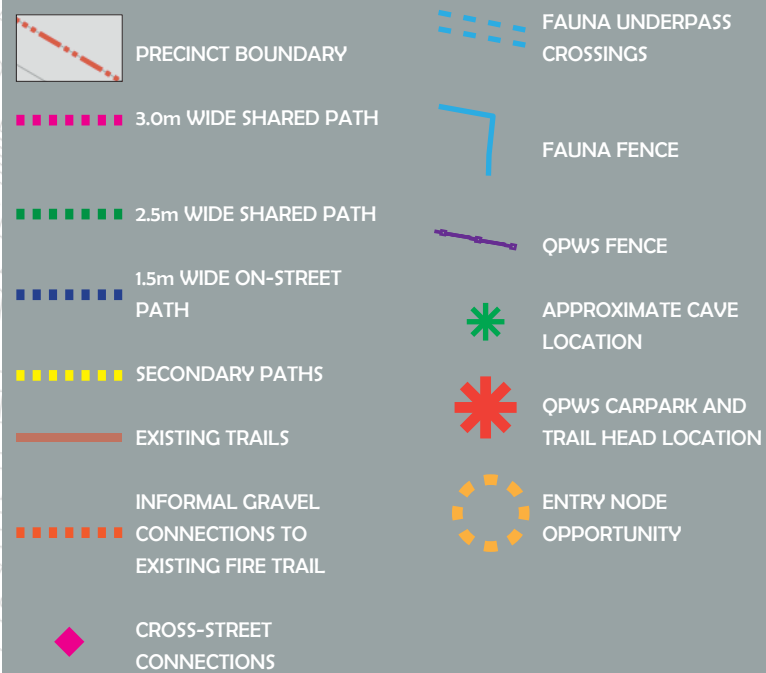


PRECINCT 3B3C - STREETSCAPE CHARACTER PLAN



0 200m 400m
Scale 1:4000 @A1
Scale 1:8000 @A3

LEGEND



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

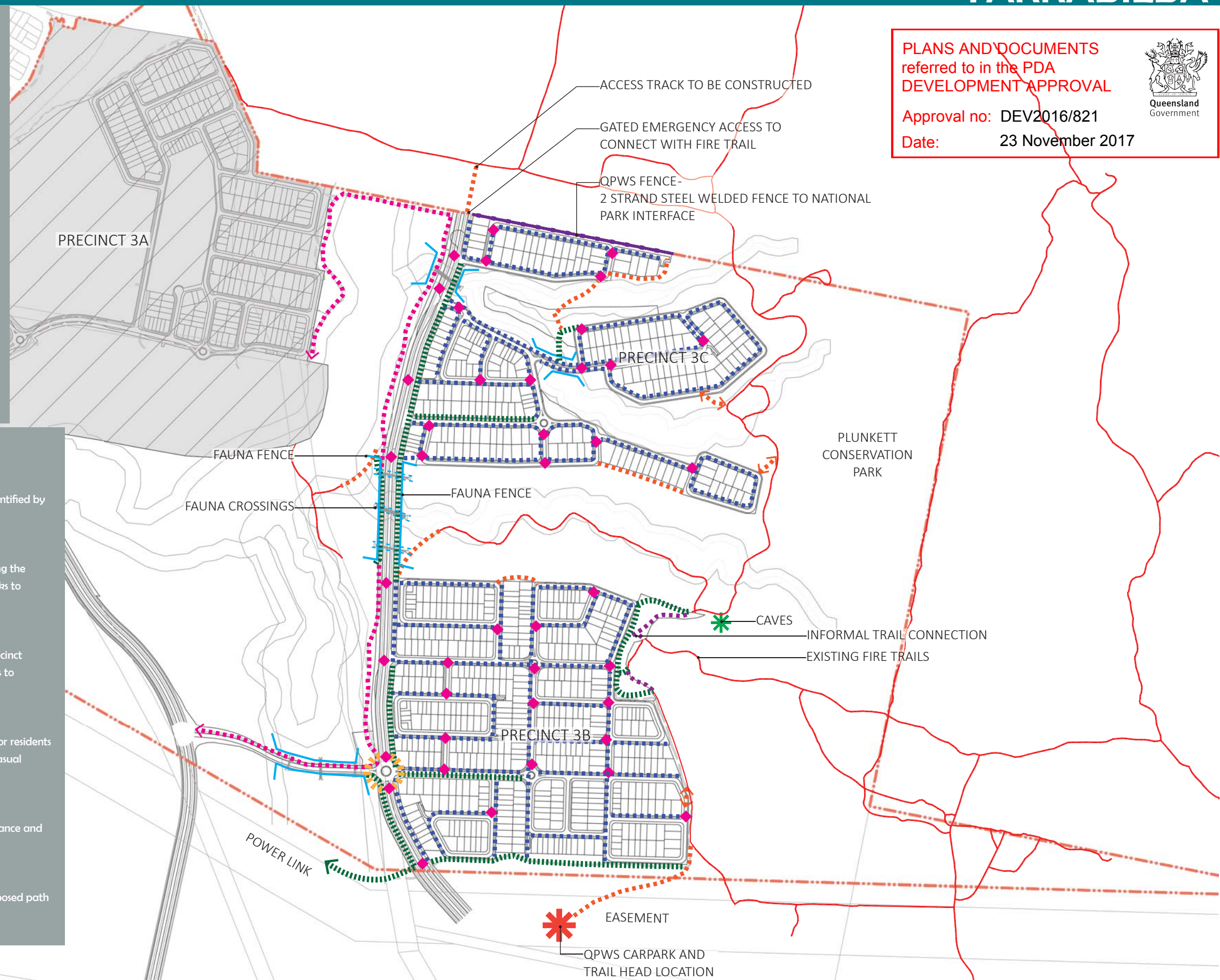
These pathways are located on the lot side of the streetscape, facilitating ease of access for residents and reducing impacts or built 'footprints' within the Conservation areas. Furthermore, casual surveillance and C.P.T.E.D. principles are enhanced with the positioning of this network.

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.



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PRECINCT 3B3C - CONNECTIVITY AND CIRCULATION PLAN





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PRECINCT 3C - LOCAL RECREATION PARK OPEN SPACE CONCEPT PLAN

0 25m 50m
Scale 1:1000 @A3



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PRECINCT 3B - NEIGHBOURHOOD RECREATION PARK OPEN SPACE CONCEPT PLAN

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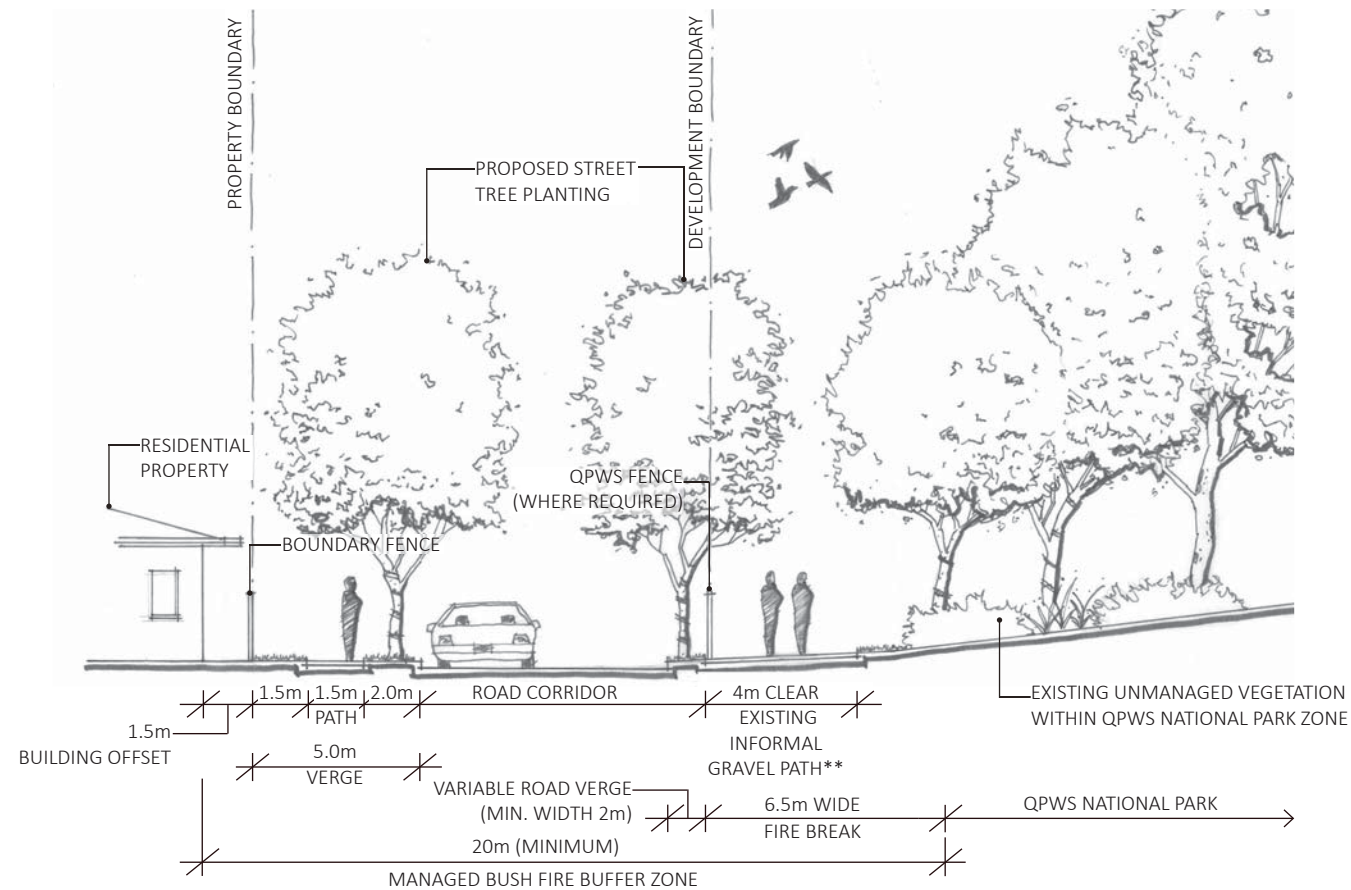
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Date: 13/12/2016

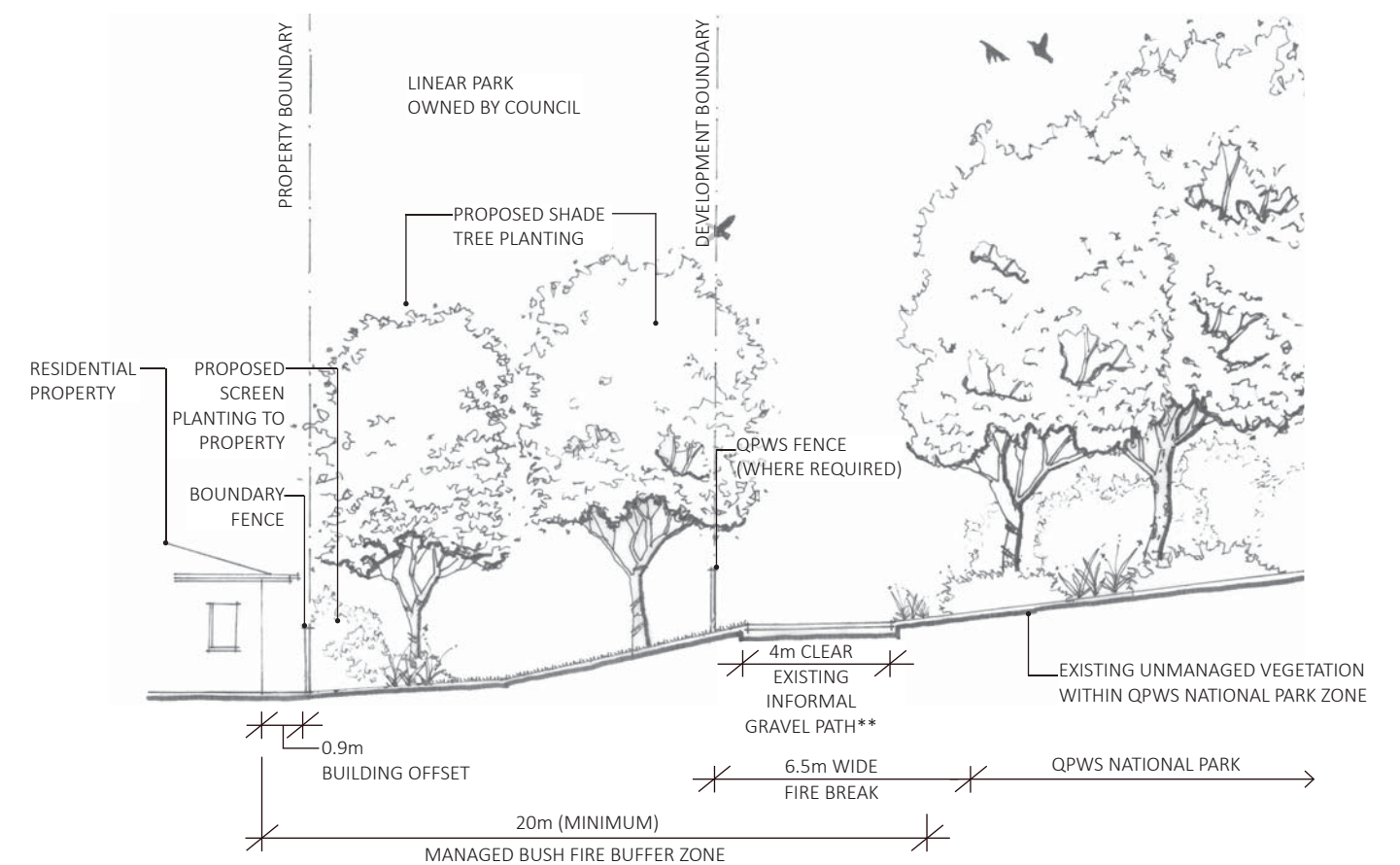
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AECOM



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

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

