

Yarrabilba

A COMPLETE TOWN, A BETTER OUTCOME

LEGEND

-  YARRABILBA SITE BOUNDARY
-  PRECINCT ONE BOUNDARY
-  ELECTRICAL TRANSMISSION EASEMENT (EMT)
-  INDICATIVE SOUTHERN INFRASTRUCTURE CORRIDOR

Road and Street Landscape Character

- A. Canopy Dominated Parkland Setting - Tall Eucalypt and Urban Character Trees providing shade Canopy to Verges and Medians, simple grassed and textured understorey
- B. Town Centre Setting - Formally placed urban street trees in scale with surrounding development with detailed pedestrian level plantings and landscape. Smaller more frequent trees selected at a scale to give shade to pedestrians, with medium height canopy trees over roads and tall accent features
- C. Open Parkland Setting - character of landscape of adjacent park flows into streetscape. generally medium height native shade and urban tree canopy over grassland
- D. Endemic Character Streetscape - Mix of canopy from adjacent natural areas in a more natural setting still structured to provide shade to paths and a dominant character to the streetscape.
- E. Green Streets - Widened verges to one side with double canopy of shade over the widened verge. Trees with medium height canopy and grass dominated surface treatment
- F. Functional Landscapes - Maximise shade trees to optimise the shade to the pedestrian zone with medium height deep shade canopy trees with little or no low foliage
- G. Suburban Streets - Medium to low scale canopy trees placed to soften housing visuals and provide a unifying element to residential villages. endemic trees dominate species selections

PLANS AND DOCUMENTS

referred to in the ULDA

APPROVAL dated 12 / 10 / 2012.

NOTE:

The boundaries shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications.



PRECINCT ONE

LANDSCAPE CONCEPT PLAN

0 50 100 150 200 250 metres

Scale 1:5000 AT A3

File No. YB-P01

Dgn No. YB-P01-LCP101118B SHEET 1 OF 2

27 SEPT 2011

PW No A1000PDU0201

Landscape Planting Character - Private and Public Areas

1. Existing Remnant Vegetation along Creeklines - Rehabilitate and remove weed species
2. Community Identity Landscape - Plantings and Identity Elements that identify 'Yarrabilba' and set the landscape intent
3. Existing Eucalypt Canopy to Waterford Tamborine Road - Retain existing trees and supplement with further plantings
4. Temporary Parkland Landscapes - Future blocks for Commercial and Mixed Use. Use as tree Nursery with supplementary plantings of canopy trees over grassland.
5. Parkland under enhanced existing canopy along Waterford Tamborine Road - provide supplementary canopy trees plantings over grassland
6. Low level native rehabilitation 'zones' under powerlines - rehabilitate area under lower powerlines with endemic grasses, herbs and low shrubs to provide some corridor value. subject to easement conditions
7. High level native rehabilitation zones under powerlines - rehabilitate under higher level powerlines with local floristic community to enhance corridor value subject to easement conditions
8. Rehabilitate tracks within powerline easement and block off access points to prevent all but maintenance access, subject to easement conditions
9. Riparian character rehabilitation - building on the remnant 'of concern' vegetation on the creeklines. revegetate the riparian beds and banks of the creeklines in a manner that respects the water regime of the developed site
10. Riparian canopy rehabilitation - with grassed verges to residential and other uses - adjacent creeklines riparian areas allow rehabilitation to canopy over grassed areas with incorporation of water quality elements where suitable
11. Detailed Village Centre High Street - incidental spaces develop a detailed high street landscape including incidental spaces drawn from the endemic vegetation of the area and other placemaking urban plants
12. Major Nodal parks - Develop suitable landscape to support using where possible local species. Maximise sustainability of landscapes through species selection, local water capture and optimised grass areas.



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WETLANDS



BIORETENTION BASIN

SHORT TERM FLOOD STORAGE

PLANS AND DOCUMENTS
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APPROVAL dated 12/10/2012



1. MARKET SPACE / VILLAGE SQUARE
2. AMPHITHEATRE / PERFORMANCE LAWN
3. COVERED JUNIOR CHILDREN'S PLAY SETTING (2-7 YEARS)
4. WATER PLAY AREA
5. CLIMBING FOCUSED PLAY SETTING (5-12 YEARS)
6. YOUTH SPACE WITH ACTIVE COURT AREA (12-17 YEARS)
7. INFORMAL PICNIC AREA

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PRECINCT ONE

LANDSCAPE CONCEPT PLAN

0 25 50 75 100 125 metres

Scale 1:2500 AT A3

File No. YB-P01

Dgn No. YB-P01-LCP101118A SHEET 2 OF 2

31 JAN 2011

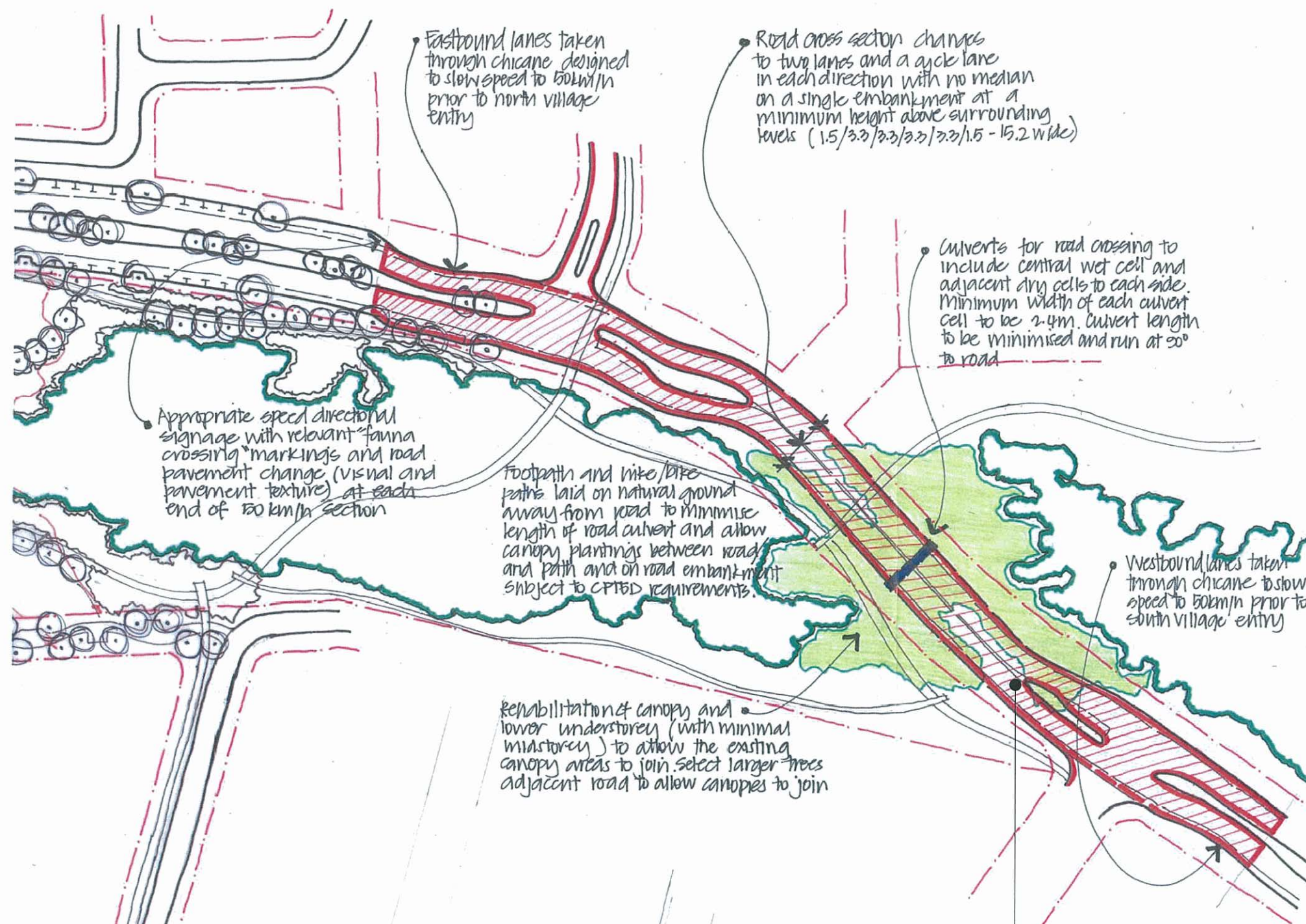
PW No A1000PDU0201



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50 km/hr Speed Environment
Through Conservation
Corridor as hatched

PLANS AND DOCUMENTS

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APPROVAL dated 12/10/2017

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Lend Lease

PRECINCT ONE

ROAD CROSSING - 'OF CONCERN'
VEGETATION CORRIDOR

0 15 30 45 60 75 metres

Scale 1:1500 AT A3

File No. YB

Dgn No. YB-P01-FCD101118

18 NOV 2010

PW No A1000PDC0102

