

GREENBANK PDA

RFI response - documents for endorsement

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 2 June 2017



16043
8th November 2016

prepared for:
Mirvac

prepared by:

vee
DESIGN

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issue	date	prepared by	approved by
A	08.11.16	AL	DH

Document 1: Open Space Master Plan

LEGEND	
	Site Boundary
	400m Walkability Radius
	Residential Standard Lots
	Residential Interface Lots (North)
	Residential Interface Lots (South)
	Potential Eco Lot Precinct (subject to further assessment)
	Conservation Parkland (Corridor Park)
	Co-located Regional (Major) Sports Park & Regional (Major) Recreation Park
	Major Linear Park
	Neighbourhood Recreation Park
	State Primary School
	Neighbourhood Centre

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.



OPEN SPACE MASTER PLAN
SCALE 1:15,000



DATE: 07.11.16 REF NO: MP-01 REV: A

OPEN SPACE - RATE OF PROVISION & ACCESSIBILITY

Minimum rate of provision	PARK TYPE	HA PER 1,000 POPN.
	Sports Parks	1.8
	Recreation Parks (1)	2.8
	Total	4.6

(1) includes all park types other than District Sports Park & Regional (Major) Sports Park

Notes

- At least one Regional (Major) Sport Park with a minimum area of 15ha must be provided
- At least one Regional (Major) Recreation Park with a minimum area of 10ha must be provided
- Rates of provision are deemed to comply where meeting the requirements on this sheet.
- 90 per cent of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities.
- An occupancy rate of 2.5 people per dwelling is to be used to calculate the population
- Population means the population of the subject site (i.e. does not include any external catchment)

FLOOD IMMUNITY

- Maximum 30% of any recreation park is below the 5 year ARI (average recurrence interval) flood level.
- All formal playing surfaces (fields and courts) are above the 20 year ARI flood level.
- Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

NOTES

- Locations, alignments and areas are indicative only and will be refined in subsequent applications
- Where there is conflict between this Open Space Master Plan and PDA Guideline No. 12 – Park Planning and design (May 2015) (or a document that supersedes or replaces the guideline), this Open Space Master Plan shall prevail.

REGIONAL (MAJOR) SPORTS PARK & REGIONAL (MAJOR) RECREATION PARK

PARK TYPE	STAGED DELIVERY PERMITTED	STAGING / TIMING		
		PHASE	MIN. AREA	TIMING FOR DEDICATION / TRANSFER AS PARK
Regional (Major) Sports Park	Yes	1	5ha	With or prior to endorsement of the survey plan creating the 750th residential lot
		2	10ha*	With or prior to endorsement of the survey plan creating the 1,250th residential lot
		3	15ha*	With or prior to endorsement of the survey plan creating the 1,750th residential lot
		4	Balance Area**	With or prior to endorsement of the survey plan creating the 2,000th residential lot
Regional (Major) Recreation Park	Yes	1	2.0ha	With or prior to endorsement of the survey plan creating the 250th residential lot
		2	5ha*	With or prior to endorsement of the survey plan creating the 750th residential lot
		3	7.5ha*	With or prior to endorsement of the survey plan creating the 1,250th residential lot
		4	10ha*	With or prior to endorsement of the survey plan creating the 1,750th residential lot
		5	Balance Area**	With or prior to endorsement of the survey plan creating the 2,000th residential lot

* includes any previous dedications / transfers for the relevant park type

** if relevant

OTHER PARK TYPES

PARK TYPE	STAGED DELIVERY PERMITTED	STAGING / TIMING
Major Linear Park	Yes	- Generally delivered with adjacent development - Timing for staged delivery to be determined in relevant RoL applications - Last stage to be dedicated / transferred as park with or prior to endorsement of the survey plan creating the 3,000th residential lot.
Neighbourhood Recreation Park	No	- Generally delivered with the first adjacent development - Timing for delivery to be determined in relevant RoL applications

REGIONAL PARKS

Document 2: Regional (Major) Sports Park & Regional (Major) Recreation Park Framework Plan

LEGEND	EMBELLISHMENT
	Internal access road(s) (1)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (bicycles)
	Lighting
	Toilets
	Paths (pedestrian/cycle)
	4.0m (pedestrian/cycle shared path in rec. & linear park)
	4.0m (pedestrian/cycle shared path in road reserve)
	2.5m (pedestrian/cycle shared path in rec. park)
	2.5m (pedestrian/cycle shared path in road verge)
	Other path
	Shade structures
	Table & seating - uncovered
	Table & seating - covered
	Barbeques
	Play areas / facilities
	Informal active recreation spaces
	Half-court, rebound wall or similar
	Sports fields (3)
	Spectator seating (2)
	Courts (3)
	Community events spaces
	Bio-retention Basin
	Wetland / detention basin
	Regional (Major) Sports Park. Minimum Area 15 ha
	Regional (Major) Recreational Park. Minimum Area 10 ha

Notes:

(1) Where required for internal access only.

(2) Spectator seating may be provided by grass mound where appropriate.

(3) Sports fields and courts should comply with accepted standards for the particular sport.

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



REGIONAL SPORTS PARK & REGIONAL RECREATION PARK FRAMEWORK PLAN

SCALE 1:4000



DATE: 07.11.16 REF NO: FP-01 REV: A



Document 3: Area 1 Open Space Staging

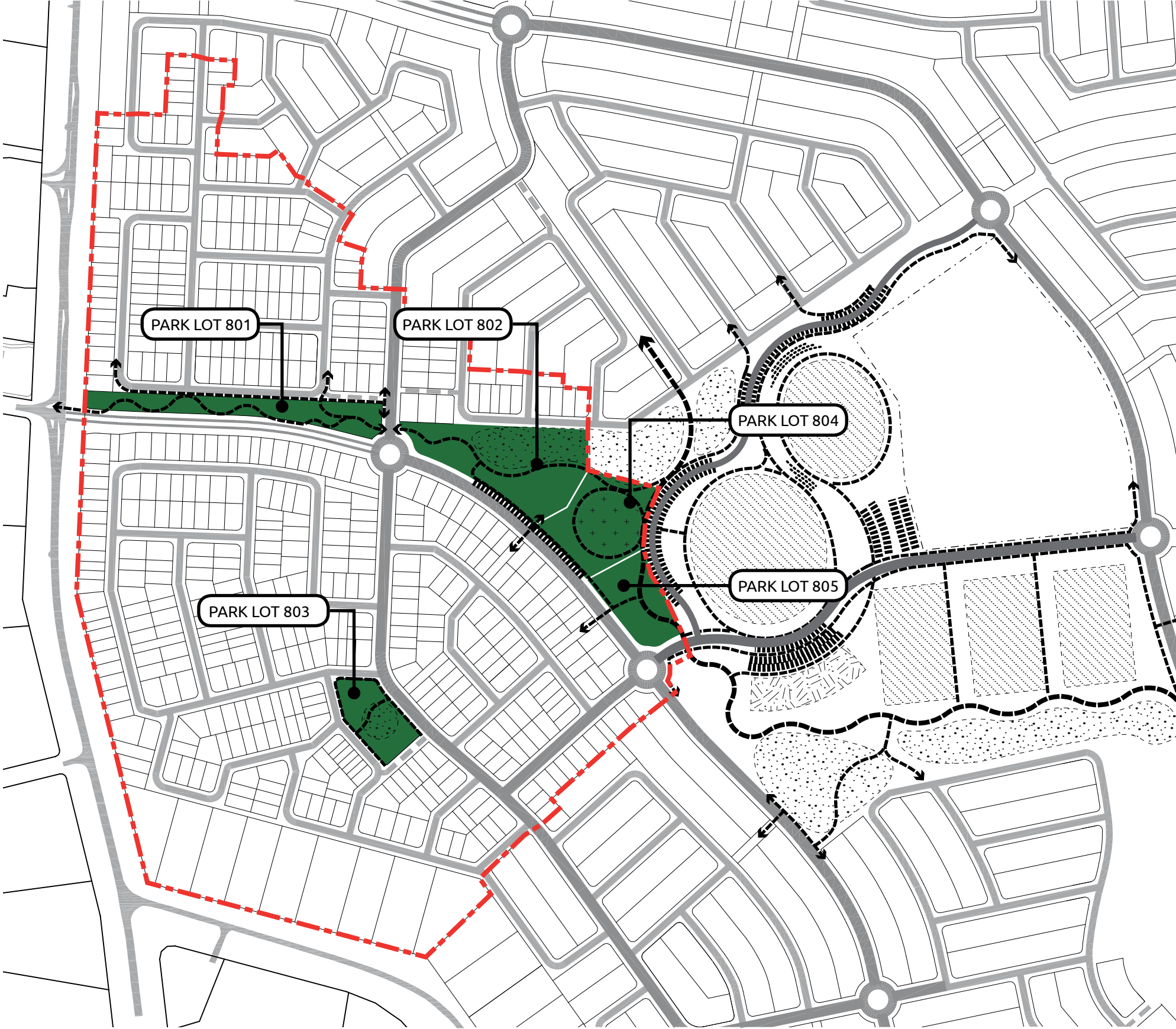
PARK LOT	TYPE	AREA	TIMING FOR DEDICATION / TRANSFER AS PARK
Park Lot 801	Major Linear Park	0.8ha	With or prior to endorsement of the survey plan creating of the 100th residential lot
Park Lot 802	Regional (Major) Recreation Park (part)	1.4ha	With or prior to endorsement of the survey plan creating of the 250th lot
Park Lot 803	Neighbourhood Recreation Park	0.5 ha	With or prior to endorsement of the survey plan creating of the first adjacent lot
Park Lot 804	Regional (Major) Recreation Park (part)	1.0ha	With or prior to endorsement of the survey plan creating of the 350th residential lot
Park Lot 805	Regional (Major) Recreation Park (part)	0.6ha	With or prior to endorsement of the survey plan creating of the 450th residential lot

	Urban Design boundary Area 1
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Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



AREA 1 OPEN SPACE STAGING PLAN
SCALE 1:5000



DATE: 07.11.16 REF NO: SP-01 REV: A



Document 4: Park Lot 801 Major Linear Park

LEGEND	EMBELLISHMENT	LINEAR PARK PDA GUIDE- LINE 12	PARK LOT 801 COMPLIANT
	Internal access road(s) (1)		
	Parking (cars)		
	Parking (bicycles)		
	Lighting		
	Toilets		
----- -----	Paths (pedestrian/cycle)	X	Yes
	Primary (pedestrian/cycle)		①
	Secondary (pedestrian)		②
	Shade structures		
■	Table & seating - uncovered	X	Yes
	Table & seating - covered		
	Barbeques		
	Play areas / facilities		
	Informal active recreation spaces		
	Half-court, rebound wall or similar		
	Sports fields (3)		
	Spectator seating (2)		
	Courts (3)		
	Community events spaces		
■	Area 1 Major Linear Park		

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOT 801 MAJOR LINEAR PARK CONCEPT PLAN
SCALE 1:2000



DATE: 07.11.16 REF NO: CP-01 REV: A



Document 5: Park Lot 803 Neighbourhood Park

LEGEND	EMBELLISHMENT	NEIGHBOURHOOD PARK PDA GUIDE-LINE 12	PARK LOT 803 COMPLIANT
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)	X	Yes ①
	Lighting	X	Yes ②
	Toilets		
	Paths (pedestrian/cycle)	X	Yes ③
	Shade structures	X	Yes ④
	Table & seating - uncovered	X	Yes ⑤
	Table & seating - covered	X	Yes ⑥
	Barbeques		
	Play areas / facilities	X	Yes ⑦
	Informal active recreation spaces	X	Yes ⑧
	Half-court, rebound wall or similar	X	Yes ⑨
	Sports fields		
	Spectator seating		
	Courts		
	Community events spaces		
	Area 1 Neighbourhood Park		

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOT 803 MAJOR NEIGHBOURHOOD PARK CONCEPT PLAN
SCALE 1:1000



DATE: 07.11.16 REF NO: CP-02 REV: A



Document 6: Park Lots 802, 804 & 805 Regional Recreation Park (Part)

LEGEND	EMBELLISHMENT	REGIONAL REC. PARK PDA GUIDE- LINE 12	PARK LOT 802	PARK LOT 804	PARK LOT 805	BALANCE REGIONAL REC PARK
			COMPLIANT			
	Internal access road(s)	X	No (1)	No (1)	No (1)	Yes
	Parking (cars)	X	Yes (1)	Yes (A)		Yes
	Parking (bicycles)	X		Yes (B)		
	Lighting	X	Yes (3)	Yes (C)	Yes (ii)	
	Toilets	X	No	No	No	Yes
	Paths (pedestrian/cycle)	X	Yes (4)	Yes (E)	Yes (iii)	
	Shade structures	X	Yes (5)			
	Table & seating - uncovered	X	Yes (6)	Yes (F)	Yes (iv)	
	Table & seating - covered	X	Yes (7)			
	Barbeques	X		Yes (G)		
	Play areas / facilities	X	Yes (8)			
	Informal active recreation spaces	X	Yes (9)			
	Half-court, rebound wall or similar	X	Yes (10)			
	Sports fields					
	Specator seating					
	Courts	X	No (2)	No (2)	No (2)	No (2)
	Community events spaces	X		Yes (H)		

Area 1 Regional Recreational Park (Part)

Notes:

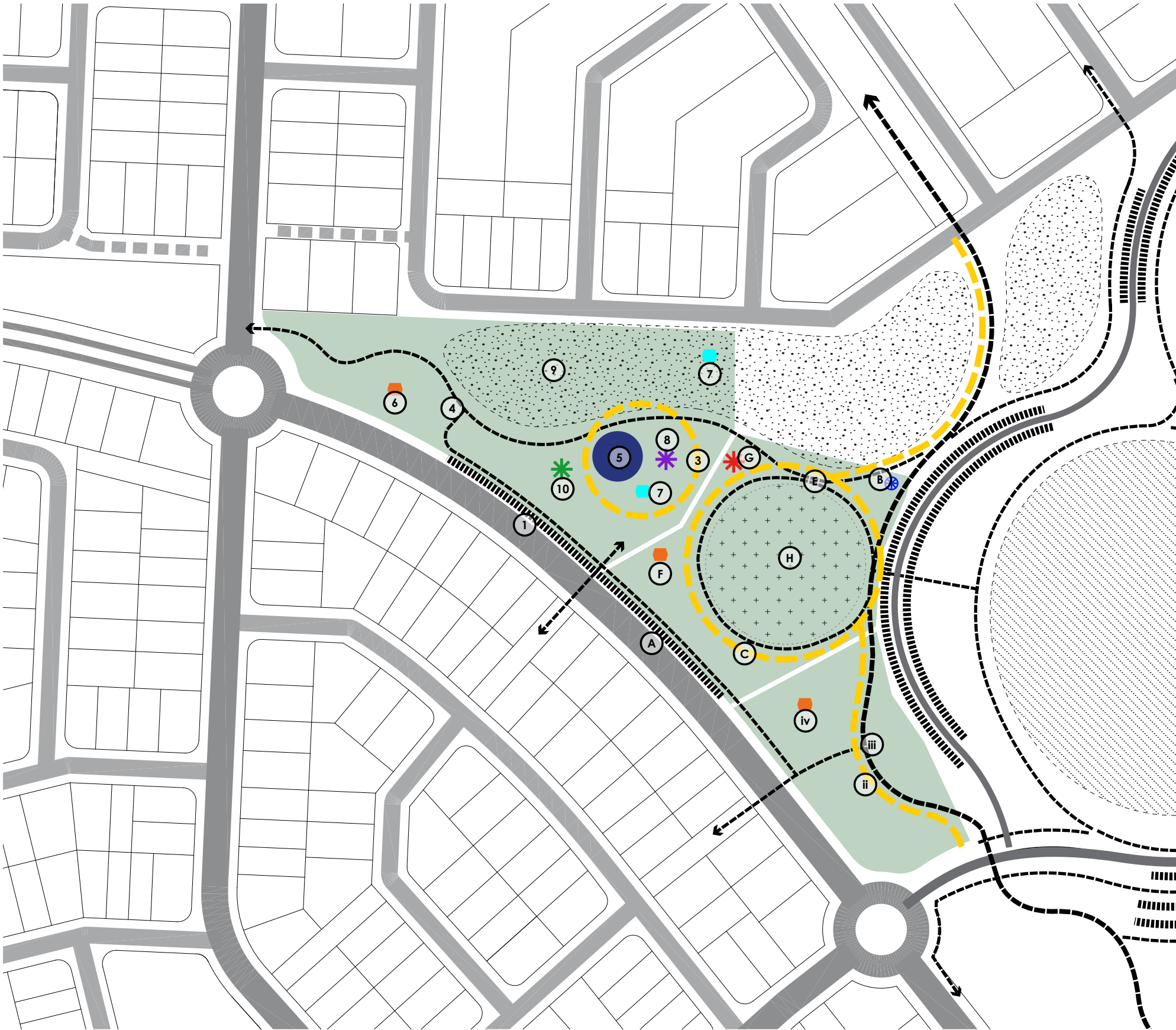
(1) The south-western external boundary of the recreation park lot 802, lot 804 and lot 805 interface with a major road; providing access during the delivery of lots in area 1.

(2) An adequate quantity of sports courts will be located in the Regional (Major) Sports Park; to be delivered in future stages. The Regional (Major) Recreation Park is co-located to the Regional (Major) Sports Park.

Refer to Regional (Major) Sports Park & Regional (Major) Recreation Park Framework Plan for the balance of the Regional Recreation Park embellishments.

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOTS 802, 804 & 805 REGIONAL RECREATION PARK (PART) PARK CONCEPT PLAN

SCALE 1:2000



DATE: 07.11.16 REF NO: CP-03 REV: A

SITE KEY PLAN





APPENDIX 02 – GUIDELINE 12 ASSESSMENT

GREENBANK PDA

RFI response - supporting documents

16043

8th November 2016

prepared for:

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DESIGN

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document register

issue	date	prepared by	approved by
A	08.11.16	AL	DH

Part A: Illustrative Open Space Plan



Part B: Documents supporting
Document 1: Open Space Master Plan

PARKS PLANNING & DESIGN PRINCIPLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Preamble <i>The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here.</i>	
Principle 1: Diverse The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities. Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines. Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities¹. Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups.	Complies Diversity is provided at the whole of site level through a variety of park types and functions. These parks will also include a variety of settings and opportunities that cater for the varied recreational needs of future residents and visitors of all ages and abilities of the estate. Refer to the Whole of Site Open Space Master Plan (OSMP) which graphically depicts the variety of park settings. Diversity is also addressed through inclusion of the required embellishments.
Principle 2: Accessible and connected Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network. Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities. District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access. Civic parks should be at central, prominent and accessible locations within centres. Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and cycling paths and use existing natural features such as waterways and ridgelines to connect to other elements of the parks network and key destinations including centres and schools. Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities.	Complies The overall parks network within the OSMP has been designed to ensure that parks are distributed and located to provide high levels of accessibility, and form an integrated parks network. The well-designed network of linear parks complemented by strategically placed cross block links ensure connections to higher order parks are highly legible and permeable. All parks will be dedicated / transferred to Logan City Council and are intended to be publicly accessible and free to use. From a whole of site perspective, all dwellings are within 400m of a neighbourhood recreation park or similar. The Sports / Rec Park being the major parks will be highly visible being located at the base of an ‘amphitheatre’ surrounded by residential development. While not on an arterial road, the parks are accessible by higher order connector roads which provide high levels of accessibility and will also cater for public transport access to the same.
Principle 3: Sense of place Parks should respond positively to the natural environment and to local community values and needs. Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership. Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces.	Complies The OSMP seeks to provide a design response which positively responds to the natural environment and to local values and needs. This is achieved through the use of design elements to foster community well-being as well as integrating stormwater management elements as features of the Regional Sport / Rec Park. This centralised stormwater management also allows for areas of higher ecological values (i.e. conservation parkland) and other smaller parks to be unencumbered by such infrastructure. The Regional Sport / Rec Park will form the ‘town square’ within the local community given their central location and ease of access. In addition to the above, Neighbourhood Parks will also play a major role creating and defining the identity at the neighbourhood level. Furthermore, the embellishments for open space areas are intended to be constructed out of site procured materials i.e. site-won sandstone and timber (where appropriate). The use of site procured materials will further enhance the authentic sense of place. All areas of open space are clearly designed for public use.

PARKS PLANNING & DESIGN PRINCIPLES (continued)

REQUIREMENTS	COMPLIANCE / COMMENTS
Principle 3: Sense of place (cont.)	The parks will be activated through co-location with the State Primary School and through community activation and involvement programs.
Principle 4: Safe and healthy Parks should be located and designed to provide a safe environment and encourage healthy activities. Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies. Parks should enhance physical and mental health by encouraging physical and social activities, and providing opportunities for respite from the surrounding built environment.	Complies The integrated parks network within the OSMP have been designed in accordance with CPTED principles. While providing for easy access, more sensitive uses within parks will be located away from busy roads or adequately separated from the same. It is proposed roads surrounding parks, particularly the Sport / Rec Park and Neighbourhood Parks will foster low speed environments to further provide for safe use of the park spaces. Furthermore, water bodies within parks will be designed in accordance with the safety requirements of QUDM. The design of the greater park network encourages social interaction and physical activity through the provision of walking trails and through co-location of community destinations such as the primary school.
Principle 5: Cost effective Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs. The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community. Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values. Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort. Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles.	Complies The open space areas of this development actively focus on the integration of flood and stormwater management elements, into a safe and effective outcome which consolidates the treatment systems to reduce overall area and capital and ongoing costs. These elements also are designed to add positively to the open space character, providing opportunities for interaction with areas which reflect the natural ecosystem. The co-location with the primary school provides for a formal sharing of facilities in future (subject to agreement between Council and the State), or at least an informal complementary use of adjacent park lands. Embellishments will be further addressed during the RoL and detailed design phases in close coordination with the end asset owner, being Logan City Council.
Principle 6: Fit for purpose Parks should be fit for purpose and capable of adaption to cater for changing recreational demands. Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network. Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates. Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities.	Complies The open space areas of this development are arranged and consolidated to allow for a high level of useability and flexibility. The site is naturally varied in topography, and the open space areas have been located to ensure a high level of useability, while taking advantage of land form to create areas of increased public seating and viewing areas to design elements such as sporting facilities and community gathering zones. A focus of the open space design will to be to provide a high level of shade provision to its users, using appropriate native vegetation species. Shade and plant species selection will be addressed further during the detailed design stage. Zones of use have been grouped to minimise noise and activity conflicts with the surrounding open space and residential neighbourhoods.

PARK TYPES & ROLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park.	Complies The Sport / Rec Park is intended to be freely accessible to the community
Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each.	Complies Refer Table 1 response

Table 1. PARK TYPES & ROLE

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.	Complies Linear parks have been provided in key locations to provide connectivity to key destinations both internal and external to the site. The linear park network also promotes an active transport circuit throughout the estate. The major linear parks provide links between major community facilities and the central parkland through the use of shared pedestrian and cycle pathways which are designed to accommodate major pedestrian flows. Where appropriate, the major linear parks will also include complementary embellishments to complement its setting within the whole of site context (e.g. exercise stations, break out areas, etc.).
Local recreation park	A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.	NA – The intended development density is 15dw/ha and a high level of accessibility has been provided to neighbourhood or higher order parks. As such, local parks are not proposed at this time, although such parks may be proposed in future subject to development density and urban design influences. Local recreation parks will be addressed at the RoL level where considered appropriate.
Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	Complies Neighbourhood recreation parks are proposed across the development to play a major role in creating and defining the identity at the neighbourhood level.

Table 1. PARK TYPES & ROLE (continued)

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
		These parks will also be designed to include embellishments that encourage physical and social activities, and provide opportunities for a range of localised neighbourhood level community activities and events.
District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.	NA
Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.	Complies The proposed Regional (Major) Recreation Park will be at least 10 hectares in area and will provide for various recreational demands through the provision of passive and active recreation opportunities. The Regional Recreation Park has also been designed to include embellishments to support a large community event and multiple activities undertaken simultaneously by large groups of people. Refer to the Illustrative Open Space Plan as well as the Regional (Major) Sports Park and Regional (Major) Recreation Park Framework Plan for further detail.
Civic park	A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels.	NA
District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.	NA
Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.	Complies The proposed Regional (Major) Sports Park will be at least 15 hectares in area and provides facilities for practicing and playing organised sport. The park makes provision for three large rectangular fields, a senior cricket / AFL oval, a junior cricket / AFL oval and a series of courts. The sporting uses have been separated to avoid congestion on sporting event days. Informal recreation activities are provided for within the sports park and within the adjacent co-located recreation park. Refer to the Illustrative Open Space Plan as well as the Regional (Major) Sports Park and Regional (Major) Recreation Park Framework Plan for further detail.

WHOLE OF SITE

Assessment Against Guideline 12 - Open Space Master Plan (OSMP)

RATES OF PROVISION, SIZE & ACCESSIBILITY

REQUIREMENTS	COMPLIANCE / COMMENTS
The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions.	NA No response required

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
Local recreation park	0.0 - 0.2	NA	500m ²	NA	Complies Rates of Provision: Refer Additional Comments at the end of this document Minimum Areas: All minimum area requirements of Guideline 12 will be achieved. The OSMP specifies a minimum of 10ha and 15ha for the Regional (Major) Recreation and Sports Parks respectively. Other park types will be assessed against Guideline 12 requirements at the RAL stage. Accessibility: Sheet 1 of the OSMP includes walkability radii which confirm that at least 90% of dwellings are within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities. Refer to Table 3 for further assessment against accessibility requirements
Neighbourhood recreation park (1)	0.5 - 1.1	1/1,000 - 1/1,500	500m ²	90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities	
Local linear park (2), (3)	0.0 - 0.8	NA	NA	NA	
Total local parks (4)	1.3	NA	NA	NA	
District recreation park (5)	0.5 - 1.0	1/10 - 1/1,500	5 ha	90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3	
Major recreation park (5)	0.5 - 1.0	1/20,000+	10 ha	Must comply with location criteria in Table 3	
Major linear park (3)	0.0 - 0.5	NA	NA	NA	
Total district / major recreation parks	1.5	NA	NA	NA	
Total recreation parks	2.8	NA	NA	NA	

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS (continued)

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
District sports park	0.75 - 1.2	1/10 - 20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3	Complies Rates of Provision Refer Additional Comments at the end of this document Minimum Areas All minimum area requirements of Guideline 12 will be achieved. The OSMP specifies a minimum of 10ha and 15ha for the Regional (Major) Recreation and Sports Parks respectively. Other park types will be assessed against Guideline 12 requirements at the RAL stage. Accessibility Sheet 1 of the OSMP includes walkability radii which confirm that at least 90% of dwellings are within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities. Refer to Table 3 for further assessment against accessibility requirements
Major sports park	0.5 - 1.0	1/25,000+	15 ha	Must comply with location criteria in Table 3	
Total sports parks	1.8	NA	NA	NA	
Total parks	4.6	NA	NA	NA	
Community land (7)	0.2	NA	NA	NA	
Total parks	4.8	NA	NA	NA	

Notes:

- (1) Includes allowance for civic parks in neighbourhood centres.
- (2) A local linear park is within or adjoining a predominantly residential neighbourhood.
- (3) The actual rate of provision for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for determining the contribution of linear parks to creditable park area.
- (4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.
- (5) Includes allowance for civic parks in district centres.
- (6) Includes allowance for civic parks in regional/town centres.
- (7) Refer to PDA Guideline 11: Community Facilities for more information.
- (8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

SHAPE, FRONTAGE & LOCATION

Table 3. AREA & DIMENSIONS

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Linear park	Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints.	No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	Site specific.	Complies Shape – The Linear Parks designated on the OSMP meet the minimum width requirements and are planned to be generally 20m wide. Road Frontage – All linear parks have a minimum of 1 road frontage.
Local recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	NA
Neighbourhood recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Central, accessible location within	Will Comply Shape – The proposed Neighbourhood Recreation Parks will be shaped regularly (generally rectangular) and integrated within the urban design layout. Neighbourhood Parks will be 5,000m ² minimum, with dimensions greater than 10m. Road Frontage – The Neighbourhood Recreation Parks will meet or exceed the minimum of 50% road frontage requirement. Complies Location – The Neighbourhood Recreation Parks are located either centrally within neighbourhood pockets or are located on the adjacent the Linear Park network.
District recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from connector or higher order road, and by local public transport.	NA
Major recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from trunk connector or higher order road, and by frequent public transport.	Complies Shape – The co-location, size and shape of the sports and recreation parks allows both parks to achieve their role in the parks network while complementing uses within the other. transport. public transport.

Table 3. AREA & DIMENSIONS (continued)

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
				Further, the combined size and shape provides a high level of flexibility for the park space to evolve and change as required to meet the needs of the community. No dimensions of the park are less than 10m Road Frontage – Greater than 50% of the park has road frontage. Location – The park has direct access from a higher order connector road and will ultimately be serviced by frequent public
Civic park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Designed as an integral part of the centre in accordance with CPTED principles.	Integrated into centre, close to community facilities.	NA
District sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by local public transport.	NA
Major sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by frequent public transport.	Complies Shape – The parkland accommodates three large rectangular fields, a senior cricket / AFL oval, junior cricket / AFL oval and a series of courts. The co-location, size and shape of the sports and recreation parks allows both parks to achieve their role in the parks network while complementing uses within the other. Further, the combined size and shape provides a high level of flexibility for the park space to evolve and change as required to meet the needs of the community. Road Frontage – The Regional (major) Sports Park is highly visible within its locality and its entrances will be well signed Location – The park has direct access from a higher order connector road and will ultimately be serviced by frequent public transport.

DESIGNING PARKS AS PLACES FOR PEOPLE

REQUIREMENTS	COMPLIANCE / COMMENTS
All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include: > Locating park shelters to overlook a playground or other active recreation space > Designing pathways to travel between activity nodes and lookouts to destination > Situating a large grassed area for active recreation next to areas of natural bushland and associated trails. For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Complies The park spaces have been or will be designed with a mix of active and passive recreation opportunities. Refer to the Illustrative Open Space Plan as well as the Regional (Major) Sports Park and Regional (Major) Recreation Park Framework Plan for further detail.

Table 4. REQUIREMENTS FOR ACTIVE RECREATION SPACES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	No specific requirement except must be provided with walking and cycling path.	Complies / Will Comply Shared pedestrian and cycle pathways of between 2.5m to 4.0m wide will be provided in Linear Parks.
Local recreation park	No specific requirement.	NA
Neighbourhood recreation park	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Will Comply Pending design development and detailed design, a variety of active and passive recreation spaces will be provided to facilitate a range of activities. For example, the proposed Neighbourhood Recreation Park in Area 1 includes an informal kickabout area, half-court / rebound wall and children play ground / area.
District recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA
Major recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Complies The Regional (Major) Recreation Park includes multiple large spaces for active group recreation. Refer to the Illustrative Open Space Plan as well as the Regional (Major) Sports Park and Regional (Major) Recreation Park Framework Plan for further detail.

SLOPES, BATTERS & RETAINING WALLS

ITEM	REQUIREMENT	COMPLIANCE / COMMENTS
Slopes	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts*), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. Other park areas can have varied topography provided: > the areas are accessible and functional for the intended recreation purposes > the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. *Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Will Comply Preliminary earthworks indicate that slope controls will be achieved for all parks. This will be further addressed in the detailed design phase
Batters	Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: > Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) > Maximum gradient of planted batters: 1:3.	Will Comply Preliminary earthworks indicate that the prescribed batter gradients will be achieved throughout the parks network. This will be further addressed in the detailed design phase.
Retaining walls	Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: > Maximum 900mm high > Designed by a structural engineer > Low maintenance (e.g. non painted rock or concrete or other inert material) > Make a positive contribution to the overall park design > Designed to ensure public safety.	Will Comply Preliminary earthworks indicates that few (if any) retaining walls will be required within the parks network. Where retaining walls are required, they will be designed to comply with the prescribed controls. This will be further addressed in the detailed design phases.

FLOOD & STORMWATER MANAGEMENT

REQUIREMENTS	COMPLIANCE / COMMENTS
The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: > relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a "minor storm event" is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years), and > the minimum flood immunities shown in Table 5.	Complies Refer table 5.

Table 5. MINIMUM FLOOD IMMUNITIES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Recreation parks	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Complies / Will Comply Refer Guideline 12 Assessments for the individual parks.
Sports parks	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	

LAKES & OTHER PERMANENT WATER BODIES

REQUIREMENTS	COMPLIANCE / COMMENTS
At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they: > Form part of an overall integrated stormwater management system > Are located in district or major recreation parks > Are highly visible > Have safe and active edge treatments > Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs > Are provided with suitable access for maintenance purposes including by small boats > Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.	Will Comply It is proposed that a permanent wetland will be located within the combined Sport / Rec Park. This will provide a recreation space while also serving to meet water quality objectives. This will be addressed further in the Guideline 12 assessment for the Regional Sports Park and Regional Recreation Park
The maximum area of a permanent water body that can be counted towards the required area of park provision is: > Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level > Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge.	Will Comply This will be addressed further in the Guideline 12 assessment for the Regional Sports Park and Regional Recreation Park

MANAGING ACCESS

REQUIREMENTS	COMPLIANCE / COMMENTS
All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages or from internal roads or car parks. Except for local recreation parks, a driveway should be provided to the main access point for occasional access by an industrial refuse collection vehicle, a medium rigid vehicle with trailer, and emergency vehicle. For linear parks, controlled access points will need to be provided at regular intervals. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Will Comply Controlled access points, bollards and fencing will be further addressed in the RoL and detailed design phases.

SHADE COVER

Table 6. PROVISION OF SHADE COVER

PARK TYPE	REQUIRED SHADE PROVISION *	COMPLIANCE / COMMENTS
Recreation parks	> 50 per cent shading of walking and cycling paths > 50 per cent shading of formal seating	Will Comply Shade requirements will be addressed further during the detailed design phase.
Sports parks	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey (etc) fields.	Will Comply Shade requirements will be addressed further during the concept and detailed design phase.

* Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.

ENGINEERING DESIGN & CONSTRUCTION

REQUIREMENTS	COMPLIANCE / COMMENTS
Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in PDA Guideline No. 13: Engineering Standards. Where a park is to be located adjacent to an existing watercourse a study of the watercourse geomorphology maybe required for the area immediately adjoining the proposed park and an area upstream and downstream of the site sufficient to determine the stability of the watercourse and its surrounds. The study shall also propose what site works are required to ensure the stability of the watercourse and therefore safeguard park embellishments. The study shall be undertaken by a suitable qualified geomorphologist.	Will Comply Requirements will be addressed further during the concept and detailed design phases.

EMBELLISHMENTS

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials.	Will Comply Requirements will be addressed further during the concept and detailed design phases.
All parks should be provided with the following basic facilities: > Fencing/bollards > Seating > Taps and bubblers > Landscaping (including earthworks, turfing and revegetation as required).	Will Comply Requirements will be addressed further during the concept and detailed design phases.
Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park.	Complies Requirements will be addressed further during the concept and detailed design phases.
In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps.	Will Comply Opportunities will be addressed further during the concept and detailed design phases.
Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes.	Will Comply Opportunities will be addressed further during the concept and detailed design phases.

Table 7. STANDARD EMBELLISHMENTS

EMBELLISH- MENT	RECREATION PARKS						SPORTS PARKS		COMPLIANCE / COMMENTS
	LINEAR	LOCAL	NEIGHBOURHOOD	DISTRICT	MAJOR	CIVIC	DISTRICT	MAJOR	
Internal access road(s) (1)				X	X		X	X	<u>Will Comply</u> Requirements will be addressed further during the concept and detailed design phases.
Parking (cars)				X	X		X	X	
Parking (bicycles)			X	X	X	X	X	X	
Lighting			X	X	X	X	X	X	
Toilets				X	X		X	X	
Paths (pedestrian / cycle)	X		X	X	X	X	X	X	
Shade structures			X	X	X	X	X	X	
Table and seating – uncovered	X		X	X	X	X	X	X	
Table and seating – covered			X	X	X	X	X	X	
Barbecues				X	X				
Play areas/facilities			X	X	X		X	X	
Informal active recreation spaces			X	X	X		X	X	
Half-court, rebound wall or similar			X	X	X				
Sports fields (3)							X	X	
Spectator seating (2)							X	X	
Courts (3)				X	X		X	X	
Community events space				X	X	X			
Notes: (1) Where required for internal access only. (2) Spectator seating may be provided by grass mound where appropriate. (3) Sports fields and courts should comply with accepted standards for the particular sport.									

RATES OF PROVISION - ULTIMATE DEVELOPMENT

The OSMP complies with the following Guideline 12 requirements as outlines in the Table A.

Table A:

	Guideline 12 Required Rate of Provision (ha / 1,000popn)	Planned Development Yield (dwellings)	Occupancy Rate (people / dwelling)	Population	Minimum Area Required (ha)	Planned Area (ha)	Complies
	A	B	C	D	E	F	G
				B x C	A / 1,000 x D		Yes is F > E
Recreation Parks	2.8	3,350	2.5	8,375	23.5	26.9	Yes
Sports Parks	1.8	3,350	2.5	8,375	15.1	17.7	Yes
Total	4.6	3,350	2.5	8,375	38.5	44.6	Yes
Note that the OSMP specifies an occupancy rate of 2.5 people per dwelling in accordance with the Greater Flagstone Local Infrastructure Plan (LIP) version 15 dated 07 April 2016 which states that the “assumed total number of dwellings for the Priority Development Area (PDA) is 50,668 with an equivalent population of 126,670” (equating to an occupancy rate of 2.5 people per dwelling)							

RATES OF PROVISION - STAGING OF REGIONAL (MAJOR) SPORTS PARK

Sheet 2 of the OSMP contemplates delivery of the Regional Sports Park over four phases. The progressive rates of provision are addressed in Table B.

Table B:

	Guideline 12 Required Rate of Provision (ha / 1,000popn)	Planned Development Yield (dwellings)	Occupancy Rate (people / dwelling)	Population	Minimum Area Required (ha)	Planned Area (ha)	Complies
	A	B	C	D	E	F	G
				B x C	A / 1,000 x D		Yes is F > E
Phase 1	1.8	750	2.5	1,875	3.4	5.0	Yes
Phase 2	1.8	1,250	2.5	3,125	5.6	10.0	Yes
Phase 3	1.8	1,750	2.5	4,375	7.9	15.0	Yes
Phase 4	1.8	2,000	2.5	5,000	9.0	Min 15.0	Yes
Note that the Regional Sports Park is the only sports park nominated on the site. Therefore, the Regional Sports Park has been assessed against the total 1.8ha/1,000ppn. rate of provision for all sports parks.							
The proposed OSMP timing triggers exceed the Guideline 12 requirements and are reflective of Mirvac’s commitment to provide a high level of amenity early in the development program.							
Note that the timing triggers have been based on residential lots, not dwellings. This is considered appropriate as a suitable and measurable trigger rather than the number of dwellings which may be difficult to calculate. This method may result in higher populations than shown, although it is clear that the OSMP timing triggers provide open space well in advance if the Guideline 12 requirements and potential variance in population is unlikely to result in open space delivery falling short of the rate of provision target.							

RATES OF PROVISION - ULTIMATE DEVELOPMENT

Sheet 2 of the OSMP contemplates delivery of the Regional Recreation Park over five phases. The progressive rates of provision are addressed in Table C.

Table C:

	Guideline 12 Required Rate of Provision (ha / 1,000popn)	Planned Development Yield (dwellings)	Occupancy Rate (people / dwelling)	Population	Minimum Area Required (ha)	Planned Area (ha)	Complies
	A	B	C	D	E	F	G
				B x C	A / 1,000 x D		Yes is F > E
Phase 1	0.5 – 1.0	250	2.5	625	0.3 – 0.6	1.3	Yes
Phase 2	0.5 – 1.0	750	2.5	1,875	0.9 – 1.9	5.0	Yes
Phase 3	0.5 – 1.0	1,250	2.5	3,125	1.6 – 3.1	7.5	Yes
Phase 4	0.5 – 1.0	1,750	2.5	4,375	2.2 – 4.4	10.0	Yes
Phase 5	0.5 – 1.0	2,000	2.5	5,000	2.5 – 5.0	Min 10.0	Yes
The proposed OSMP timing triggers exceed the Guideline 12 requirements and are reflective of Mirvac’s commitment to provide a high level of amenity early in the development program							
Note that the timing triggers have been based on residential lots, not dwellings. This is considered appropriate as a suitable and measurable trigger rather than the number of dwellings which may be difficult to calculate. This method may result in higher populations than shown, although it is clear that the OSMP timing triggers provide open space well in advance if the Guideline 12 requirements and potential variance in population is unlikely to result in open space delivery falling short of the rate of provision target.							

Part C: Documents supporting

Document 2: Regional (Major) Sports Park & Regional (Major) Recreation Park Framework Plan

REGIONAL PARKS

Regional (Major) Sports Park & Regional (Major) Recreation Park Embellishment Assessment

EMBELLISHMENT	REGIONAL (MAJOR) RECREATION PARK PDA GUIDELINE 12	COMPLIANT	REGIONAL (MAJOR) SPORTS PARK PDA GUIDELINE 12	COMPLIANT
Internal access road(s) Primary access road Secondary access road	X	Yes ①	X	Yes ①
		②		②
Parking (cars)	X	Yes ③	X	Yes ③
Parking (bicycles)	X	Yes ④	X	Yes ④
Lighting	X	Yes ⑤	X	Yes ⑤
Toilets	X	Yes ⑥	X	Yes ⑥
Paths (pedestrian/cycle) Primary (pedestrian/cycle) Secondary (pedestrian)	X	Yes ⑦	X	Yes ⑦
		⑧		⑧
Shade structures	X	Yes ⑨	X	Yes ⑨
Table & seating - uncovered	X	Yes ⑩	X	Yes ⑩
Table & seating - covered	X	Yes ⑪	X	Yes ⑪
Barbeques	X	Yes ⑫		
Play areas / facilities	X	Yes ⑬	X	Yes ⑬
Informal active recreation spaces	X	Yes ⑭	X	Yes ⑭
Half-court, rebound wall or similar	X	Yes ⑮		
Sports fields			X	Yes ⑮
Specator seating			X	Yes ⑮
Courts	X	No (1)	X	Yes ⑮
Community events spaces	X	Yes ⑮		

Notes:
(1) An adequate quantity of sports courts will be located in the Regional (Major) Sports Park. The Regional (Major) Recreation Park is co-located to the Regional (Major) Sports Park.

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



REGIONAL SPORTS PARK & REGIONAL RECREATION PARK EMBELLISHMENT ASSESSMENT PLAN

SCALE 1:4000



REGIONAL PARKS

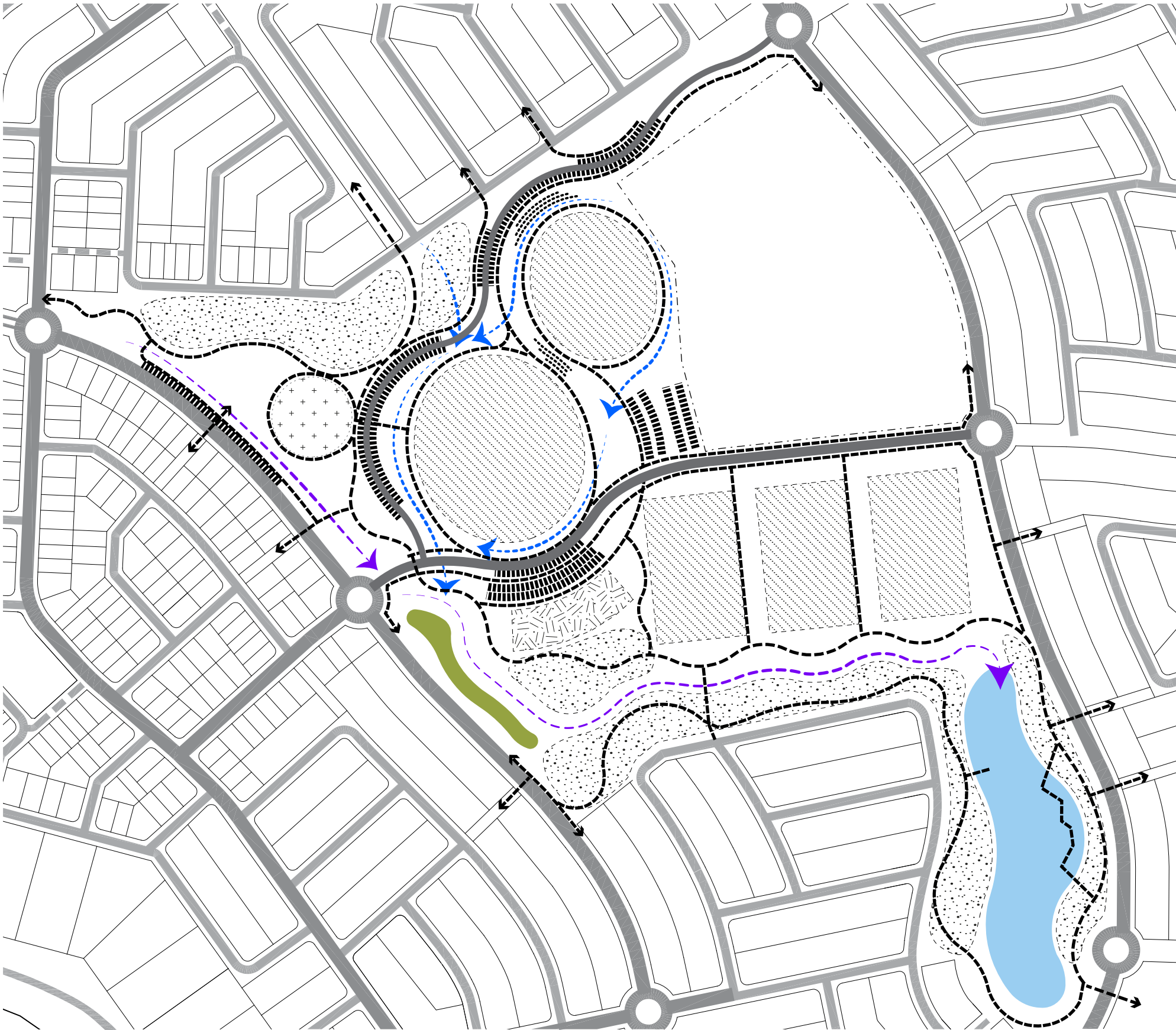
Regional (Major) Sports Park & Regional (Major) Recreation Park Stormwater Integration

LEGEND	TYPE
	Overland flow (potentially turf swale)
	Overland flow (potentially rock lined creek bed)
	Bio-retention Basin
	Wetland / detention basin

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



REGIONAL SPORTS PARK & REGIONAL RECREATION PARK STORMWATER INTEGRATION PLAN

SCALE 1:4000



SITE KEY PLAN



REGIONAL PARKS

Assessment Against Guideline 12 - Regional Sports Park & Regional Recreation Park (combined)

PARKS PLANNING & DESIGN PRINCIPLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Preamble <i>The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here.</i>	
Principle 1: Diverse The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities. Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines. Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities¹. Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups.	Complies Diversity is provided within the co-located Regional Sports Park and Regional Recreation Park (Regional Parks) through a variety of settings and opportunities for formal sports and active and passive recreational activities. Refer to the Regional (Major) Sports Park & Regional (Major) Recreation Park Framework Plan (Framework Plan) which graphically depicts the variety of park settings. Diversity is also addressed through inclusion of the required embellishments (refer detailed assessment contained within).
Principle 2: Accessible and connected Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network. Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities. District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access. Civic parks should be at central, prominent and accessible locations within centres. Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and cycling paths and use existing natural features such as waterways and ridgelines to connect to other elements of the parks network and key destinations including centres and schools. Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities.	Complies The Regional Parks are centrally located within the development and form part of the integrated park network with connections to linear parks, and conservation parkland. The Regional Parks will be dedicated /transferred to Logan City Council and are intended to be publicly accessible and free to use. From a whole of site perspective, all dwellings are within 400m of a neighbourhood recreation park or similar. The Regional Parks will be highly visible being located at the base of an ‘ampitheatre’ surrounded by residential development. While not on an arterial road, the parks are accessible by higher order connector roads which provide high levels of accessibility and will also cater for public transport access to the same.
Principle 3: Sense of place Parks should respond positively to the natural environment and to local community values and needs. Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership. Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces.	Complies The Regional Parks respond positively to the natural environment by integrating stormwater management elements as features of the park. This centralised stormwater management also allows for areas of higher ecological values (i.e. conservation parkland) to be unencumbered by such infrastructure. The parks will form the ‘town square’ within the local community given their central location and ease of access. The parks will be activated through co-location with the State Primary School and through community activation and involvement programs.

PARKS PLANNING & DESIGN PRINCIPLES (continued)

REQUIREMENTS	COMPLIANCE / COMMENTS
Principle 4: Safe and healthy Parks should be located and designed to provide a safe environment and encourage healthy activities. Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies. Parks should enhance physical and mental health by encouraging physical and social activities, and providing opportunities for respite from the surrounding built environment.	Complies The Regional Parks have been designed in accordance with CPTED principles. While providing for easy access, more sensitive uses have been located away from busy roads or adequately separated from the same. It is proposed that the park connector and internal park road will foster low speed environments to further provide for safe use of the park spaces. Water bodies will be designed in accordance with the safety requirements of QUDM. The design of the greater park network encourages social interaction and physical activity through the provision of walking trails and through co-location of community destinations such as the primary school.
Principle 5: Cost effective Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs. The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community. Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values. Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort. Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles.	Complies Park design provides for ease of maintenance and achieves an efficient use of space through the integration of stormwater management elements. The co-location with the primary school provides for a formal sharing of facilities in future (subject to agreement between Council and the State), or at least an informal complementary use of adjacent park lands. Refer to the Regional (Major) Sports Park & Regional (Major) Recreation Park Embellishment Assessment (Embellishment Assessment) which outlines the proposed embellishments within the Regional Parks.
Principle 6: Fit for purpose Parks should be fit for purpose and capable of adaption to cater for changing recreational demands. Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network. Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates. Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities.	Complies The Regional Parks are fit for purpose and are capable of adaptation for changing community needs. Of note, the co-location and combined size and shape of the sports and recreation parks allows for complementary sharing of facilities and functions, while providing a high level of flexibility for the ultimate asset owner. Shade and plant species selection will be addressed further during the detailed design stage.

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PARK TYPES & ROLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park.	Complies The Regional Parks are intended to be freely accessible to the community.
Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each.	Complies Refer Table 1 response

Table 1. PARK TYPES & ROLE

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.	Complies NA
Local recreation park	A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.	NA
Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	NA
District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.	NA
Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.	Complies The proposed Regional (Major) Recreation Park will be at least 10 hectares in area and will provide for various recreational demands through the provision of passive and active recreation opportunities. Refer Framework Plan
Civic park	A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels.	NA
District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.	NA
Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.	Complies The proposed Regional (Major) Sports Park will be at least 15 hectares in area and provides facilities for practicing and playing organised sport. The park makes provision for three large rectangular fields, a senior cricket / AFL oval, a junior cricket / AFL oval and a series of courts. The sporting uses have been separated to avoid congestion on sporting event days. Informal recreation activities are provided for within

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RATES OF PROVISION, SIZE & ACCESSIBILITY

REQUIREMENTS	COMPLIANCE / COMMENTS
The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions.	NA No response required

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POP)			
Local recreation park	0.0 - 0.2	NA	500m²	NA	NA
Neighbourhood recreation park (1)	0.5 - 1.1	1/1,000 - 1/1,500	500m²	90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities	NA
Local linear park (2), (3)	0.0 - 0.8	NA	NA	NA	NA
Total local parks (4)	1.3	NA	NA	NA	NA
District recreation park (5)	0.5 - 1.0	1/10 - 1/1,500	5 ha	90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3	NA
Major recreation park (5)	0.5 - 1.0	1/20,000+	10 ha	Must comply with location criteria in Table 3	Complies Rates of Provision: Rates of provision and timing triggers for staged delivery are addressed in the whole of site Open Space Master Plan (OSMP) and are further justified under the OSMP Guideline 12 Assessment. Number of Parks: One Regional (Major) Recreation Park will be located on the site in accordance with the Greater Flagstone Urban Development Area Development Scheme and ICOP Minimum Area: The Regional (Major) Recreation Park will be at least 10ha. This is specified on the Framework Plan. Accessibility: Refer Table 3 for assessment of accessibility requirements.
Major linear park (3)	0.0 - 0.5	NA	NA	NA	NA

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS (continued)

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POP)			
Total district / major recreation parks	1.5	NA	NA	NA	NA
Total recreation parks	2.8	NA	NA	NA	NA
District sports park	0.75 - 1.2	1/10 - 20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3	NA
Major sports park	0.5 - 1.0	1/25,000+	15 ha	Must comply with location criteria in Table 3	Complies Rates of Provision: Rates of provision and timing triggers for staged delivery are addressed in the whole of site Open Space Master Plan (OSMP) and are further justified under the OSMP Guideline 12 Assessment. Number of Parks: One Regional (Major) Recreation Park will be located on the site in accordance with the Greater Flagstone Urban Development Area Development Scheme and ICOP Minimum Area: The Regional (Major) Recreation Park will be at least 10ha. This is specified on the Framework Plan. Accessibility: Refer Table 3 for assessment of accessibility requirements.
Total sports parks	1.8	NA	NA	NA	NA - Refer whole of site master plan
Total parks	4.6	NA	NA	NA	NA - Refer whole of site master plan
Community land (7)	0.2	NA	NA	NA	NA
Total parks	4.8	NA	NA	NA	NA - Refer whole of site master plan

Notes:

- (1) Includes allowance for civic parks in neighbourhood centres.
- (2) A local linear park is within or adjoining a predominantly residential neighbourhood.
- (3) The actual rate of provision for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for determining the contribution of linear parks to creditable park area.
- (4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.
- (5) Includes allowance for civic parks in district centres.
- (6) Includes allowance for civic parks in regional/town centres.
- (7) Refer to PDA Guideline 11: Community Facilities for more information.
- (8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

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SHAPE, FRONTAGE & LOCATION

Table 3. AREA & DIMENSIONS

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Linear park	Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints.	No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	Site specific.	NA
Local recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	NA
Neighbourhood recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Central, accessible location within	NA
District recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from connector or higher order road, and by local public transport.	NA
Major recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from trunk connector or higher order road, and by frequent public transport.	<u>Complies</u> Shape – The co-location, size and shape of the Regional Parks allows both parks to achieve their role in the parks network while complementing uses within the other. Further, the combined size and shape provides a high level of flexibility for the park space to evolve and change as required to meet the needs of the community. No dimensions of the park are less than 10m Road Frontage – Minimum 50% of the park has road frontage. Location – The park has direct access from a higher order connector road and will ultimately be serviced by frequent public transport.

Table 3. AREA & DIMENSIONS (continued)

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Civic park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Designed as an integral part of the centre in accordance with CPTED principles.	Integrated into centre, close to community facilities.	NA
District sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by local public transport.	NA
Major sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by frequent public transport.	<u>Complies</u> Shape – The parkland accommodates three large rectangular fields, a senior cricket / AFL oval, junior cricket / AFL oval and a series of courts. The co-location, size and shape of the sports and recreation parks allows both parks to achieve their role in the parks network while complementing uses within the other. Further, the combined size and shape provides a high level of flexibility for the park space to evolve and change as required to meet the needs of the community. Road Frontage – The Regional (major) Sports Park is highly visible within its locality and its entrances will be well signed Location – The park has direct access from a higher order connector road and will ultimately be serviced by frequent public transport.

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DESIGNING PARKS AS PLACES FOR PEOPLE

REQUIREMENTS	COMPLIANCE / COMMENTS
All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include: > Locating park shelters to overlook a playground or other active recreation space > Designing pathways to travel between activity nodes and lookouts to destination > Situating a large grassed area for active recreation next to areas of natural bushland and associated trails. For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Complies The park space has been designed with a mix of active and passive recreation opportunities. Refer Framework Plan

Table 4. REQUIREMENTS FOR ACTIVE RECREATION SPACES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	No specific requirement except must be provided with walking and cycling path.	NA
Local recreation park	No specific requirement.	NA
Neighbourhood recreation park	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	NA
District recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA
Major recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Complies The Regional (Major) Recreation Park includes multiple large spaces for active group recreation. Refer Framework Plan.

SLOPES, BATTERS & RETAINING WALLS

ITEM	REQUIREMENT	COMPLIANCE / COMMENTS
Slopes	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts*), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. Other park areas can have varied topography provided: > the areas are accessible and functional for the intended recreation purposes > the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. *Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Will Comply Preliminary earthworks indicate that slope controls will be achieved throughout the Regional Parks. This will be further addressed in the detailed design phases.
Batters	Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: > Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) > Maximum gradient of planted batters: 1:3.	Will Comply Preliminary earthworks indicate that batter requirements will be achieved throughout the Regional Parks. This will be further addressed in the detailed design phases.
Retaining walls	Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: > Maximum 900mm high > Designed by a structural engineer > Low maintenance (e.g. non painted rock or concrete or other inert material) > Make a positive contribution to the overall park design > Designed to ensure public safety.	Will Comply Preliminary earthworks indicates that few (if any) retaining walls will be required within the Regional Parks. Where retaining walls are required, they will comply with the prescribed controls This will be further addressed in the detailed design phases

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FLOOD & STORMWATER MANAGEMENT

REQUIREMENTS	COMPLIANCE / COMMENTS
The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: > relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a "minor storm event" is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years), and > the minimum flood immunities shown in Table 5.	Complies / Will Comply It is proposed that a permanent wetland will be located within the combined Regional Parks. This will provide a recreation space while also serving to meet water quality objectives. The wetland: > Forms part of an overall integrated stormwater management system. > Is located within a major park > Is highly visible > Will have safe and active edge treatments > Is designed to maintain the required levels of water quality and minimise ongoing maintenance costs > Will be provided with suitable access for maintenance purposes > Will comply with local government requirements and the applicable standards in Guideline 13.

Table 5. MINIMUM FLOOD IMMUNITIES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Recreation parks	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Complies / Will Comply The minimum combined area of the Sports / Rec Park is 25ha. Stormwater modelling indicates that approximately 3.7ha of the Regional Parks will be below the 5 year ARI flood line (including the proposed wetland, bio-basin, and drainage channel). This equates to 15% of the combined park area. All formal playing surfaces are above the 20 year ARI flood level Clubhouses, toilets and amenities blocks are above the 100 year ARI.
Sports parks	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	

LAKES & OTHER PERMANENT WATER BODIES

REQUIREMENTS	COMPLIANCE / COMMENTS
At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they: > Form part of an overall integrated stormwater management system > Are located in district or major recreation parks > Are highly visible > Have safe and active edge treatments > Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs > Are provided with suitable access for maintenance purposes including by small boats > Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.	Complies – Performance Solution The wetland water surface area at the normal fill level will be approximately 2.4 hectares and will be integrated into the Regional Parks. Secondary contact recreation is not likely to be supported, and the area between the edge of the water body at normal fill level and a line 5m in from the water edge is approximately 1.6 hectares. The wetland will provide recreational amenity integral to the parkland. An integrated boardwalk, wrap around parkland and kick-a-bout space will provide opportunity for passive recreational activity, notably environmental education; picnicing; and water front walking circuits.

LAKES & OTHER PERMANENT WATER BODIES (continued)

REQUIREMENTS	COMPLIANCE / COMMENTS
The maximum area of a permanent water body that can be counted towards the required area of park provision is: > Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level > Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge.	The wetland will also be combined with a detention basin function. This combined arrangement provides central large scale stormwater quality and quantity management which services much of the eastern half of the site, allowing much of the upstream catchment (including open space and road reserve) to be free of such stormwater management infrastructure. This low maintenance outcome is considered a superior cost effective and efficient solution compared to the typical practice of managing stormwater through multiple small scale basins. While acknowledging the EDQ guidelines, we consider the proposed wetland to be an integrated, efficient and innovative outcome and submit that that the entire area of the wetland should be considered part of the park provision.

MANAGING ACCESS

REQUIREMENTS	COMPLIANCE / COMMENTS
All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages or from internal roads or car parks. Except for local recreation parks, a driveway should be provided to the main access point for occasional access by an industrial refuse collection vehicle, a medium rigid vehicle with trailer, and emergency vehicle. For linear parks, controlled access points will need to be provided at regular intervals. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Will Comply Controlled access points, bollards and fencing will be further addressed in the detailed design phase.

SHADE COVER

Table 6. PROVISION OF SHADE COVER

PARK TYPE	REQUIRED SHADE PROVISION *	COMPLIANCE / COMMENTS
Recreation parks	> 50 per cent shading of walking and cycling paths > 50 per cent shading of formal seating	Will Comply Shade requirements will be addressed further during the detailed design phase.
Sports parks	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey (etc) fields.	Will Comply Shade requirements will be addressed further during the concept and detailed design phase.
* Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.		

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EMBELLISHMENTS

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials.	Will Comply Requirements will be addressed during the detailed design phase.
All parks should be provided with the following basic facilities: > Fencing/bollards > Seating > Taps and bubblers > Landscaping (including earthworks, turfing and revegetation as required).	Will Comply Requirements will be addressed during the detailed design phase.
Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park.	Complies Refer Embellishment Assessment.
In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps.	Will Comply Opportunities will be addressed during the RoL and detailed design phases.
Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes.	Will Comply Stormwater harvesting is proposed in the vicinity of the central wetland, and is intended to be used to irrigate the sports fields. Further opportunities will be addressed during the RoL and detailed design phases.

Table 7. STANDARD EMBELLISHMENTS

EMBELLISH- MENT	RECREATION PARKS						SPORTS PARKS		COMPLIANCE / COMMENTS
	LINEAR	LOCAL	NEIGHBOURHOOD	DISTRICT	MAJOR	CIVIC	DISTRICT	MAJOR	
Internal access road(s) (1)				X	X		X	X	<u>Will Comply</u> Refer Embellishment Assessment.
Parking (cars)				X	X		X	X	
Parking (bicycles)			X	X	X	X	X	X	
Lighting			X	X	X	X	X	X	
Toilets				X	X		X	X	
Paths (pedestrian / cycle)	X		X	X	X	X	X	X	
Shade structures			X	X	X	X	X	X	
Table and seating – uncovered	X		X	X	X	X	X	X	
Table and seating – covered			X	X	X	X	X	X	
Barbecues				X	X				
Play areas/facilities			X	X	X		X	X	
Informal active recreation spaces			X	X	X		X	X	
Half-court, rebound wall or similar			X	X	X				
Sports fields (3)							X	X	
Spectator seating (2)							X	X	
Courts (3)				X	X		X	X	
Community events space				X	X	X			
Notes: (1) Where required for internal access only. (2) Spectator seating may be provided by grass mound where appropriate. (3) Sports fields and courts should comply with accepted standards for the particular sport.									

Part D: Documents supporting
Document 3: Area 1 Open Space Staging Plan

FULL ASSESSMENT

Compliance with Guideline 12 is addressed in the Guideline 12 assessments for the individual parks / park types.

RATES OF PROVISION

The Area 1 Open Space Staging plan contemplates delivery of the Area 1 parks over five phases. The progressive rates of provision are addressed in Table A.

Table A:

	Guideline 12 Required Rate of Provision (ha / 1,000popn)	Timing Trigger (residential lots)	Occupancy Rate (people / dwelling)	Population	Minimum Area Required (ha) (cumulative)	Planned Area (ha) (individual park)	Planned Area (ha) (cumulative)	Complies
	A	B	C	D	E	F	G	H
				B x C	A / 1,000 x D			Yes is G > E
Park Lot 801	2.8	100	2.5	250	0.7	0.8	0.8	Yes
Park Lot 802	2.8	250	2.5	625	1.75	1.4	2.2	Yes
Park Lot 803	2.8	300 (estimate)	2.5	750	2.1	0.5	2.7	Yes
Park Lot 804	2.8	350	2.5	875	2.45	0.9	3.6	Yes
Park Lot 805	2.8	450	2.5	1,125	3.15	0.6	4.2	Yes
Total	2.8	508	2.5	1,270	3.6	4.2	4.2	Yes
Notes: > Guideline 12 Required Rate of Provision – The total recreation park rate of provision (2.8ha/1,000ppn) has been adopted for this analysis. The timing for delivery of the sports park function has been addressed in the Open Space Master Plan. > Timing Trigger – Aligns with the timing triggers nominated in the Area 1 Open Space Staging plan > Occupancy Rate – Align with the occupancy rate specified in the Open Space Master Plan > Planned Areas – Align with the nominated park areas in the Area 1 Open Space Staging Plan. The proposed timing triggers exceed the Guideline 12 requirements and are reflective of Mirvac’s commitment to provide a high level of amenity early in the development program.								

Part E: Documents supporting
Document 4: Park Lot 801 Major Linear Park Plan

PARKS PLANNING & DESIGN PRINCIPLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Preamble <i>The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here.</i>	
Principle 1: Diverse The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities. Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines. Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities ¹ . Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups.	Complies Diversity is provided at the whole of site level through a variety of park types and functions. A variety of settings and opportunities for active and passive recreational opportunities are provided within Park Lot 801 – Major Linear Park (Park Lot 801) which are commensurate to its intended role and function. Refer to the Park Lot 801 – Major Linear Park Concept Plan for further detail on the embellishments which seek to provide a variety of settings and experiences for park users in the form of landscaping and land forms.
Principle 2: Accessible and connected Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network. Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities. District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access. Civic parks should be at central, prominent and accessible locations within centres. Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and cycling paths and use existing natural features such as waterways and ridgelines to connect to other elements of the parks network and key destinations including centres and schools. Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities.	Complies Park Lot 801 provides a clear, attractive and safe link between key internal and external destinations such as the existing shopping centre (both external), and the future regional sports and recreation park and State primary school (both internal). Park Lot 801 is further located on a ridgeline to ensure high visibility from residential areas and maximise the entry experience by way of capturing and framing a sequence of green vistas concentrated towards a reveal of the Regional Sport / Rec Park. Views towards the mountain ranges east of the site completes the vision of a predominately green and naturally attractive entry experience. Park Lot 801 also serves to remove an acoustic fence outcome by providing a sufficient setback between the entry trunk connector and the residential lots to the north.
Principle 3: Sense of place Parks should respond positively to the natural environment and to local community values and needs. Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership. Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces.	Complies The Whole of Site Open Space Master Plan seeks to provide a design response which positively responds to the natural environment and to local values and needs. This is achieved through the use of design elements to create an identity or sense of place for the community. Park Lot 801 will play a major role in helping to create the identity of the estate by setting the predominantly green and natural entry experience which includes a feature tree, landscape planting and rolling land forms. This welcoming feature will ensure that residents will feel a sense of pride and ownership on arrival to the estate. Furthermore, the embellishments for Park Lot 801, where appropriate, will be constructed out of site procured materials i.e. site-won sandstone and timber. The use of site procured materials will further enhance the authentic sense of place to foster community pride and ownership. All areas of open space are designed for public use.

PARKS PLANNING & DESIGN PRINCIPLES (continued)

REQUIREMENTS	COMPLIANCE / COMMENTS
Principle 4: Safe and healthy Parks should be located and designed to provide a safe environment and encourage healthy activities. Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies. Parks should enhance physical and mental health by encouraging physical and social activities, and providing opportunities for respite from the surrounding built environment.	Complies Park Lot 801 has been designed in accordance with CPTED principles. The open space design ensures clear sightlines to and through the space, with a high level of road frontage on both its northern and southern boundary, and minimal enclosed or dead end zones. A row of residential lots which are intended initially as display homes and later transitioned into homes front the Linear Park to the north ensuring significant amount of passive surveillance over the park at all times. Opportunities for respite from the surrounding built environment will also be achieved through the variety of embellishments including tables and seats.
Principle 5: Cost effective Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs. The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community. Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values. Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort. Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles.	Complies Park Lot 801 has been designed to balance capital costs with ongoing maintenance and operational costs, particularly with regards to embellishments given that the role and function of this park. Embellishments will be further addressed during the detailed design phase in close coordination with the end asset owner, being Logan City Council.
Principle 6: Fit for purpose Parks should be fit for purpose and capable of adaption to cater for changing recreational demands. Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network. Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates. Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities.	Complies Park Lot 801 is fit for purpose and provides a clear, attractive and safe link between key internal and external destinations. It has been designed to respond to the local climate including the provision of landscaping and small scale embellishments. These will be further addressed as part of detailed design.

PARK TYPES & ROLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park.	NA
Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each.	Complies Refer Table 1 response

Table 1. PARK TYPES & ROLE

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.	Complies Park Lot 801 will play a major role setting the entry to the estate and as such will help shape the identity of the community. The Linear Park includes a proposed 4m wide off road shared pedestrian and cycle pathway (part of the greater shared path network) which seeks to further encourage and promote the community's use of the active transport network by delivering a safer and visually attractive link between key internal and external attractors in the form of the Regional Sport / Rec Park to the Greenbank Shopping Centre.
Local recreation park	A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.	NA
Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	NA
District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.	NA
Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.	NA
Civic park	A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels.	NA
District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.	NA
Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.	NA

RATES OF PROVISION, SIZE & ACCESSIBILITY

REQUIREMENTS	COMPLIANCE / COMMENTS
The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions.	NA No response required

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
Local recreation park	0.0 - 0.2	NA	500m²	NA	NA
Neighbourhood recreation park (1)	0.5 - 1.1	1/1,000 - 1/1,500	500m²	90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities	NA
Local linear park (2), (3)	0.0 - 0.8	NA	NA	NA	NA
Total local parks (4)	1.3	NA	NA	NA	NA
District recreation park (5)	0.5 - 1.0	1/10 - 1/1,500	5 ha	90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3	NA
Major recreation park (5)	0.5 - 1.0	1/20,000+	10 ha	Must comply with location criteria in Table 3	NA
Major linear park (3)	0.0 - 0.5	NA	NA	NA	Complies Rate of Provision: Park Lot 801 is of a suitable scale to suit its role in the broader open space arrangement and as part of the greater linear park network.
Total district / major recreation parks	1.5	NA	NA	NA	NA
Total recreation parks	2.8	NA	NA	NA	NA

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS (continued)

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
District sports park	0.75 - 1.2	1/10 - 20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3	NA
Major sports park	0.5 - 1.0	1/25,000+	15 ha	Must comply with location criteria in Table 3	NA
Total sports parks	1.8	NA	NA	NA	NA - Refer whole of site master plan
Total parks	4.6	NA	NA	NA	NA - Refer whole of site master plan
Community land (7)	0.2	NA	NA	NA	NA
Total parks	4.8	NA	NA	NA	NA - Refer whole of site master plan

Notes:

(1) Includes allowance for civic parks in neighbourhood centres.

(2) A local linear park is within or adjoining a predominantly residential neighbourhood.

(3) The actual rate of provision for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for determining the contribution of linear parks to creditable park area.

(4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.

(5) Includes allowance for civic parks in district centres.

(6) Includes allowance for civic parks in regional/town centres.

(7) Refer to PDA Guideline 11: Community Facilities for more information.

(8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

SHAPE, FRONTAGE & LOCATION

Table 3. AREA & DIMENSIONS

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Linear park	Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints.	No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	Site specific.	Complies Shape – Park Lot 801 is generally 20m wide to provide a more aesthetically pleasing and visually interesting link. Road Frontage – Park Lot 801 is fronted to the south by the Pub Lane Trunk Connector and to the north by a Neighbourhood Access Street which is intended to service the initial display village. This ensures that passive surveillance over the linear park is maximised. Location – Park Lot 801's location is appropriate. It provides a clear, attractive and safe link between key internal and external destinations, complements and supports the greater shared path network, and forms part of the greater linear park network.
Local recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	NA
Neighbourhood recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Central, accessible location within	NA
District recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from connector or higher order road, and by local public transport.	NA
Major recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from trunk connector or higher order road, and by frequent public transport.	NA

Table 3. AREA & DIMENSIONS (continued)

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Civic park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Designed as an integral part of the centre in accordance with CPTED principles.	Integrated into centre, close to community facilities.	NA
District sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by local public transport.	NA
Major sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by frequent public transport.	NA

DESIGNING PARKS AS PLACES FOR PEOPLE

REQUIREMENTS	COMPLIANCE / COMMENTS
All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include: > Locating park shelters to overlook a playground or other active recreation space > Designing pathways to travel between activity nodes and lookouts to destination > Situating a large grassed area for active recreation next to areas of natural bushland and associated trails. For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Complies Park Lot 801 has been designed with a mix of active and passive recreation opportunities which are commensurate with its intended role and function. The park includes a 4.0m wide shared path (part of the greater shared path network), and provides a pleasing aesthetic outcome and suitable embellishments. Refer to the Park Lot 801 – Major Linear Park Concept Plan for further detail.

Table 4. REQUIREMENTS FOR ACTIVE RECREATION SPACES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	No specific requirement except must be provided with walking and cycling path.	Complies A 4m wide off road shared pedestrian and cycle pathway is proposed through Park Lot 801. Additional embellishments in the form of table and seating are proposed to provide areas for respite from the surrounding built form areas.
Local recreation park	No specific requirement.	NA
Neighbourhood recreation park	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	NA
District recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA
Major recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA

SLOPES, BATTERS & RETAINING WALLS

ITEM	REQUIREMENT	COMPLIANCE / COMMENTS
Slopes	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts*), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. Other park areas can have varied topography provided: > the areas are accessible and functional for the intended recreation purposes > the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. *Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Will Comply Preliminary earthworks indicate that slope controls will be achieved within Park Lot 801. This will be further addressed in the detailed design phase.
Batters	Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: > Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) > Maximum gradient of planted batters: 1:3.	Will Comply Preliminary earthworks indicate that the prescribed batter gradients will be achieved within Park Lot 801. This will be further addressed in the detailed design phase.
Retaining walls	Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: > Maximum 900mm high > Designed by a structural engineer > Low maintenance (e.g. non painted rock or concrete or other inert material) > Make a positive contribution to the overall park design > Designed to ensure public safety.	Will Comply Preliminary earthworks indicates no retaining walls will be required within Park Lot 801.

FLOOD & STORMWATER MANAGEMENT

REQUIREMENTS	COMPLIANCE / COMMENTS
The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: > relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a “minor storm event” is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years), and > the minimum flood immunities shown in Table 5.	Complies Park Lot 801 is located at the upper extent of the drainage catchment and is only anticipated to receive minor flows. Further, stormwater quality / quantity will be managed via a centralised wetland / detention arrangement within the regional parks (refer Stormwater Master Plan) Refer Table 5.

Table 5. MINIMUM FLOOD IMMUNITIES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Recreation parks	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Complies / Will Comply All areas of Park Lot 801 are located above the 5 year ARI.
Sports parks	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	NA

LAKES & OTHER PERMANENT WATER BODIES

REQUIREMENTS	COMPLIANCE / COMMENTS
At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they: > Form part of an overall integrated stormwater management system > Are located in district or major recreation parks > Are highly visible > Have safe and active edge treatments > Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs > Are provided with suitable access for maintenance purposes including by small boats > Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.	NA
The maximum area of a permanent water body that can be counted towards the required area of park provision is: > Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level > Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge.	NA

MANAGING ACCESS

REQUIREMENTS	COMPLIANCE / COMMENTS
All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages or from internal roads or car parks. Except for local recreation parks, a driveway should be provided to the main access point for occasional access by an industrial refuse collection vehicle, a medium rigid vehicle with trailer, and emergency vehicle. For linear parks, controlled access points will need to be provided at regular intervals. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Will Comply Controlled access points, bollards and fencing will be further addressed in the detailed design phases.

SHADE COVER

Table 6. PROVISION OF SHADE COVER

PARK TYPE	REQUIRED SHADE PROVISION *	COMPLIANCE / COMMENTS
Recreation parks	> 50 per cent shading of walking and cycling paths > 50 per cent shading of formal seating	Will Comply Shade requirements will be addressed further during the detailed design phase.
Sports parks	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey (etc) fields.	NA

* Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.

ENGINEERING DESIGN & CONSTRUCTION

REQUIREMENTS	COMPLIANCE / COMMENTS
Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in PDA Guideline No. 13: Engineering Standards. Where a park is to be located adjacent to an existing watercourse a study of the watercourse geomorphology maybe required for the area immediately adjoining the proposed park and an area upstream and downstream of the site sufficient to determine the stability of the watercourse and its surrounds. The study shall also propose what site works are required to ensure the stability of the watercourse and therefore safeguard park embellishments. The study shall be undertaken by a suitable qualified geomorphologist.	Will Comply Engineering design and construction will be addressed in the detailed design phase.

EMBELLISHMENTS

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials.	Will Comply Appropriate facilities and embellishments will be provided to suit Park Lot 801's intended role and function (refer concept plan). Requirements will be addressed further during the detailed design phase.
All parks should be provided with the following basic facilities: > Fencing/bollards > Seating > Taps and bubblers > Landscaping (including earthworks, turfing and revegetation as required).	Will Comply Requirements will be addressed during the detailed design phase.
Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park.	Complies Refer Table 7.
In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps.	Will Comply Opportunities will be addressed during the RoL and detailed design phases.
Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes.	Will Comply Opportunities will be addressed during the RoL and detailed design phase.

Table 7. STANDARD EMBELLISHMENTS

EMBELLISH- MENT	RECREATION PARKS						SPORTS PARKS		COMPLIANCE / COMMENTS
	LINEAR	LOCAL	NEIGHBOURHOOD	DISTRICT	MAJOR	CIVIC	DISTRICT	MAJOR	
Internal access road(s) (1)				X	X		X	X	<u>Will Comply</u> Refer Park Lot 801 – Major Linear Park Concept Plan for assessment against the embellishment requirements.
Parking (cars)				X	X		X	X	
Parking (bicycles)			X	X	X	X	X	X	
Lighting			X	X	X	X	X	X	
Toilets				X	X		X	X	
Paths (pedestrian / cycle)	X		X	X	X	X	X	X	
Shade structures			X	X	X	X	X	X	
Table and seating – uncovered	X		X	X	X	X	X	X	
Table and seating – covered			X	X	X	X	X	X	
Barbecues				X	X				
Play areas/facilities			X	X	X		X	X	
Informal active recreation spaces			X	X	X		X	X	
Half-court, rebound wall or similar			X	X	X				
Sports fields (3)							X	X	
Spectator seating (2)							X	X	
Courts (3)				X	X		X	X	
Community events space				X	X	X			
Notes: (1) Where required for internal access only. (2) Spectator seating may be provided by grass mound where appropriate. (3) Sports fields and courts should comply with accepted standards for the particular sport.									

Part F: Documents supporting
Document 5: Park Lot 803 Neighbourhood Park Plan

PARKS PLANNING & DESIGN PRINCIPLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Preamble <i>The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here.</i>	
Principle 1: Diverse The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities. Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines. Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities¹. Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups.	Complies Diversity is provided at the whole of site level through a variety of park types and functions. At a neighbourhood level, a variety of settings and opportunities for active and passive recreational opportunities are also provided within the Park Lot 803 – Neighbourhood Park (Park Lot 803). Refer to the Park Lot 803 – Neighbourhood Park Concept Plan which provides further detail on the embellishments and intended uses which seek to cater for the varied recreational needs of residents and visitors of all ages and abilities.
Principle 2: Accessible and connected Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network. Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities. District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access. Civic parks should be at central, prominent and accessible locations within centres. Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and cycling paths and use existing natural features such as waterways and ridgelines to connect to other elements of the parks network and key destinations including centres and schools. Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities.	Complies Park Lot 803 has been designed and located to ensure high levels of accessibility for the immediate neighbourhood. This is achieved through a series pedestrian pathways which are complemented by strategically placed pedestrian cross block links to ensure connections to the Neighbourhood Park are legible and permeable. The Neighbourhood Park will be dedicated / transferred to Logan City Council and is intended to be publicly accessible and free to use. From a whole of site perspective, all dwellings are within 400m of a neighbourhood recreation park or similar. Park Lot 803 is intended to support the immediate neighbourhood catchment within the southern portion of Area 1. Similar to the Sports / Rec Park, Park Lot 803 will also be highly visible within the neighbourhood precinct given its location within a lower section of the site which is further surrounded by residential development.
Principle 3: Sense of place Parks should respond positively to the natural environment and to local community values and needs. Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership. Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces.	Complies The Whole of Site Open Space Master Plan has been designed in response a detailed understanding of the site's unique site characteristics, constraints and opportunities. This ultimately forms the basis for an open space design which complement and integrate with key site features of the site including the natural environment and stormwater infrastructure. Further, the use of common design elements throughout the estate seeks to provide the finer intricate features to create and define an identity or sense of place for the community. At the neighbourhood level, Park Lot 803 will play a major role in creating a distinct identity for the immediate neighbourhood while also adopting the common design elements to tie into the identity and vision of the overall estate. The embellishments for Park Lot 803, where appropriate, will be constructed out of site procured materials i.e. site-won sandstone and timber. The use of site procured materials will further enhance the authentic sense of place to foster community pride and ownership. All areas of open space are designed for public use.

PARKS PLANNING & DESIGN PRINCIPLES (continued)

REQUIREMENTS	COMPLIANCE / COMMENTS
Principle 4: Safe and healthy Parks should be located and designed to provide a safe environment and encourage healthy activities. Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies. Parks should enhance physical and mental health by encouraging physical and social activities, and providing opportunities for respite from the surrounding built environment.	Complies Park Lot 803 has been designed in accordance with CPTED principles. The open space design ensures clear sightlines to and through the space, with a high level of road frontage, and minimal enclosed or dead end zones. The Neighbourhood Park is further surrounded by residential lots to all its sides ensuring significant amount of passive surveillance over the park. Opportunities for respite from the surrounding built environment will be achieved through the variety of embellishments which encourage physical and social activities.
Principle 5: Cost effective Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs. The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community. Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values. Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort. Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles.	Complies Park Lot 803 has been designed to balance capital costs with ongoing maintenance and operational costs, particularly with regards to embellishments given that the role and function of this park is intended to service the immediate neighbourhood. Embellishments will be further addressed during the detailed design phase in close coordination with the end asset owner, being Logan City Council.
Principle 6: Fit for purpose Parks should be fit for purpose and capable of adaption to cater for changing recreational demands. Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network. Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates. Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities.	Complies Park Lot 803 is fit for purpose and has been designed to respond to the local climate including the provision of shade and landscaping. These will be further addressed as part of detailed design.

PARK TYPES & ROLES

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park.	NA
Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each.	Complies Refer Table 1 response

Table 1. PARK TYPES & ROLE

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.	NA
Local recreation park	A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.	NA
Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	Complies Park Lot 803 is anticipated to play a major role in creating and defining the identity of the immediate neighbourhood. The neighbourhood park will be designed to include embellishments that encourage physical and social activities, and provide opportunities for a range of localised neighbourhood level community activities and events.

Table 1. PARK TYPES & ROLE (continued)

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.	NA
Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.	NA
Civic park	A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels.	NA
District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.	NA
Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.	NA

RATES OF PROVISION, SIZE & ACCESSIBILITY

REQUIREMENTS	COMPLIANCE / COMMENTS
The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions.	NA No response required

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
Local recreation park	0.0 - 0.2	NA	500m²	NA	NA
Neighbourhood recreation park (1)	0.5 - 1.1	1/1,000 - 1/1,500	500m²	90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities	
Local linear park (2), (3)	0.0 - 0.8	NA	NA	NA	NA
Total local parks (4)	1.3	NA	NA	NA	NA
District recreation park (5)	0.5 - 1.0	1/10 - 1/1,500	5 ha	90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3	NA
Major recreation park (5)	0.5 - 1.0	1/20,000+	10 ha	Must comply with location criteria in Table 3	NA
Major linear park (3)	0.0 - 0.5	NA	NA	NA	NA
Total district / major recreation parks	1.5	NA	NA	NA	NA
Total recreation parks	2.8	NA	NA	NA	NA

Table 2. RATES OF PROVISION, MINIMUM AREA & ACCESSIBILITY REQUIREMENTS (continued)

PARK TYPE	RATES OF PROVISION		MIN AREA	ACCESSIBILITY REQUIREMENTS	COMPLIANCE / COMMENTS
	LAND (HA/1,000 POPN)	NO. PARKS (POPN)			
District sports park	0.75 - 1.2	1/10 - 20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3	NA
Major sports park	0.5 - 1.0	1/25,000+	15 ha	Must comply with location criteria in Table 3	NA
Total sports parks	1.8	NA	NA	NA	NA - Refer whole of site master plan
Total parks	4.6	NA	NA	NA	NA - Refer whole of site master plan
Community land (7)	0.2	NA	NA	NA	NA
Total parks	4.8	NA	NA	NA	NA - Refer whole of site master plan

Notes:

(1) Includes allowance for civic parks in neighbourhood centres.

(2) A local linear park is within or adjoining a predominantly residential neighbourhood.

(3) The actual rate of provision for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for determining the contribution of linear parks to creditable park area.

(4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.

(5) Includes allowance for civic parks in district centres.

(6) Includes allowance for civic parks in regional/town centres.

(7)Refer to PDA Guideline 11: Community Facilities for more information.

(8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

SHAPE, FRONTAGE & LOCATION

Table 3. AREA & DIMENSIONS

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Linear park	Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints.	No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	Site specific.	NA
Local recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	NA
Neighbourhood recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Central, accessible location within	Complies Shape – Park Lot 803 is regularly shaped and is of sufficient dimension to achieve its role in servicing the immediate neighbourhood. Road Frontage – The Neighbourhood Recreation Park exceeds the minimum of 50% road frontage requirement with 100% of the perimeter fronted by roads. Location – The Neighbourhood Recreation Park is located generally in the centre of the southern neighbourhood pocket of Area 1.
District recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from connector or higher order road, and by local public transport.	NA
Major recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from trunk connector or higher order road, and by frequent public transport.	NA

Table 3. AREA & DIMENSIONS (continued)

PARK TYPE	SHAPE	ROAD FRONTAGE	LOCATION	COMPLIANCE / COMMENTS
Civic park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes	Designed as an integral part of the centre in accordance with CPTED principles.	Integrated into centre, close to community facilities.	NA
District sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by local public transport.	NA
Major sports park	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by frequent public transport.	NA

DESIGNING PARKS AS PLACES FOR PEOPLE

REQUIREMENTS	COMPLIANCE / COMMENTS
All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include: > Locating park shelters to overlook a playground or other active recreation space > Designing pathways to travel between activity nodes and lookouts to destination > Situating a large grassed area for active recreation next to areas of natural bushland and associated trails. For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Complies Park Lot 803 has been designed with a mix of active and passive recreation opportunities. Refer to the Park Lot 803 - Neighbourhood Concept Plan for further detail.

Table 4. REQUIREMENTS FOR ACTIVE RECREATION SPACES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Linear park	No specific requirement except must be provided with walking and cycling path.	NA
Local recreation park	No specific requirement.	NA
Neighbourhood recreation park	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Complies A variety of active and passive recreation spaces will be provided in Park Lot 803 to facilitate a range of activities. These include: > An informal kickabout area; > A half-court / rebound wall; > A children play ground / area; > Shade structures; and > Covered and uncovered table and seating areas. Refer to Park Lot 803 - Neighbourhood Park Concept Plan for further detail.
District recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA
Major recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	NA

SLOPES, BATTERS & RETAINING WALLS

ITEM	REQUIREMENT	COMPLIANCE / COMMENTS
Slopes	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts*), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. Other park areas can have varied topography provided: > the areas are accessible and functional for the intended recreation purposes > the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. *Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Will Comply Preliminary earthworks indicate that slope controls will be achieved within Park Lot 803. This will be further addressed in the detailed design phase.
Batters	Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: > Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) > Maximum gradient of planted batters: 1:3.	Will Comply Preliminary earthworks indicate that the batter gradient requirements will be achieved within Park Lot 803. This will be further addressed in the detailed design phase.
Retaining walls	Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: > Maximum 900mm high > Designed by a structural engineer > Low maintenance (e.g. non painted rock or concrete or other inert material) > Make a positive contribution to the overall park design > Designed to ensure public safety.	Will Comply Preliminary earthworks indicate no retaining walls will be required within Park Lot 803.

FLOOD & STORMWATER MANAGEMENT

REQUIREMENTS	COMPLIANCE / COMMENTS
The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: > relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a “minor storm event” is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years), and > the minimum flood immunities shown in Table 5.	Complies Park Lot 803 is not anticipated to receive significant stormwater flows and will be free of stormwater quality and quantity infrastructure. Stormwater quality /quantity will be managed at the central wetland / detention basin in the regional parks. Refer Table 5.

Table 5. MINIMUM FLOOD IMMUNITIES

PARK TYPE	ROLE	COMPLIANCE / COMMENTS
Recreation parks	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Complies / Will Comply All areas of Park Lot 803 are located above the 5 year ARI.
Sports parks	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	NA

LAKES & OTHER PERMANENT WATER BODIES

REQUIREMENTS	COMPLIANCE / COMMENTS
At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they: > Form part of an overall integrated stormwater management system > Are located in district or major recreation parks > Are highly visible > Have safe and active edge treatments > Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs > Are provided with suitable access for maintenance purposes including by small boats > Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.	NA
The maximum area of a permanent water body that can be counted towards the required area of park provision is: > Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level > Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge.	NA

MANAGING ACCESS

REQUIREMENTS	COMPLIANCE / COMMENTS
All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages or from internal roads or car parks. Except for local recreation parks, a driveway should be provided to the main access point for occasional access by an industrial refuse collection vehicle, a medium rigid vehicle with trailer, and emergency vehicle. For linear parks, controlled access points will need to be provided at regular intervals. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Will Comply Controlled access points, bollards and fencing will be further addressed in the detailed design phases.

SHADE COVER

Table 6. PROVISION OF SHADE COVER

PARK TYPE	REQUIRED SHADE PROVISION *	COMPLIANCE / COMMENTS
Recreation parks	> 50 per cent shading of walking and cycling paths > 50 per cent shading of formal seating	Will Comply Shade requirements will be addressed further during the detailed design phase.
Sports parks	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey (etc) fields.	NA

* Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.

ENGINEERING DESIGN & CONSTRUCTION

REQUIREMENTS	COMPLIANCE / COMMENTS
Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in PDA Guideline No. 13: Engineering Standards. Where a park is to be located adjacent to an existing watercourse a study of the watercourse geomorphology maybe required for the area immediately adjoining the proposed park and an area upstream and downstream of the site sufficient to determine the stability of the watercourse and its surrounds. The study shall also propose what site works are required to ensure the stability of the watercourse and therefore safeguard park embellishments. The study shall be undertaken by a suitable qualified geomorphologist.	Complies Engineering design and construction will be addressed in the detailed design phase.

EMBELLISHMENTS

REQUIREMENTS	COMPLIANCE / COMMENTS
Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials.	Complies / Will Comply Appropriate facilities and embellishments will be provided (refer Park Lot 803 - Neighbourhood Park Concept Plan). Requirements will be further addressed during the detailed design phase.
All parks should be provided with the following basic facilities: > Fencing/bollards > Seating > Taps and bubblers > Landscaping (including earthworks, turfing and revegetation as required).	Will Comply Requirements will be addressed during the detailed design phase.
Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park.	Complies Refer Table 7.
In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps.	Will Comply Opportunities will be addressed in further detail during detailed design phase.
Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes.	Will Comply Opportunities will be addressed during the RoL and detailed design phase.

Table 7. STANDARD EMBELLISHMENTS

EMBELLISH- MENT	RECREATION PARKS						SPORTS PARKS		COMPLIANCE / COMMENTS
	LINEAR	LOCAL	NEIGHBOURHOOD	DISTRICT	MAJOR	CIVIC	DISTRICT	MAJOR	
Internal access road(s) (1)				X	X		X	X	Will Comply Refer Park Lot 803 - Neighbourhood Park Concept Plan for further detail.
Parking (cars)				X	X		X	X	
Parking (bicycles)			X	X	X	X	X	X	
Lighting			X	X	X	X	X	X	
Toilets				X	X		X	X	
Paths (pedestrian / cycle)	X		X	X	X	X	X	X	
Shade structures			X	X	X	X	X	X	
Table and seating – uncovered	X		X	X	X	X	X	X	
Table and seating – covered			X	X	X	X	X	X	
Barbecues				X	X				
Play areas/facilities			X	X	X		X	X	
Informal active recreation spaces			X	X	X		X	X	
Half-court, rebound wall or similar			X	X	X				
Sports fields (3)							X	X	
Spectator seating (2)							X	X	
Courts (3)				X	X		X	X	
Community events space				X	X	X			
Notes: (1) Where required for internal access only. (2) Spectator seating may be provided by grass mound where appropriate. (3) Sports fields and courts should comply with accepted standards for the particular sport.									

Part G: Documents supporting
Document 6: Park Lots 802, 804 & 805 Regional Recreation Park (Part) Plan

NOTES

For Park Lots 802, 804 and 805 Regional Recreation Park (Part) – Please refer to Assessment Against Guideline 12 for Regional Sports Park & Regional Recreation Park (combined) in Part C