

GREENBANK PDA

Revised documents for endorsement

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 20 March 2018



J000270

22nd November 2017

prepared for:
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prepared by:

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DESIGN

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issue	date	prepared by	approved by
A	08.11.16	AL	DH
B	19.09.17	AW	DH / LM
C	09.11.17	AW	DH / LM
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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
<i>(1) includes all park types other than District Sports Park & Regional (Major) Sports Park</i>		
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.
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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.
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REGIONAL (MAJOR) SPORTS PARK & REGIONAL (MAJOR) RECREATION PARK

		STAGING / TIMING		
PARK TYPE	STAGED DELIVERY PERMITTED	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
<i>* includes any previous dedications / transfers for the relevant park type</i>				
<i>** if relevant</i>				

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

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

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
	Fenced Dog Park

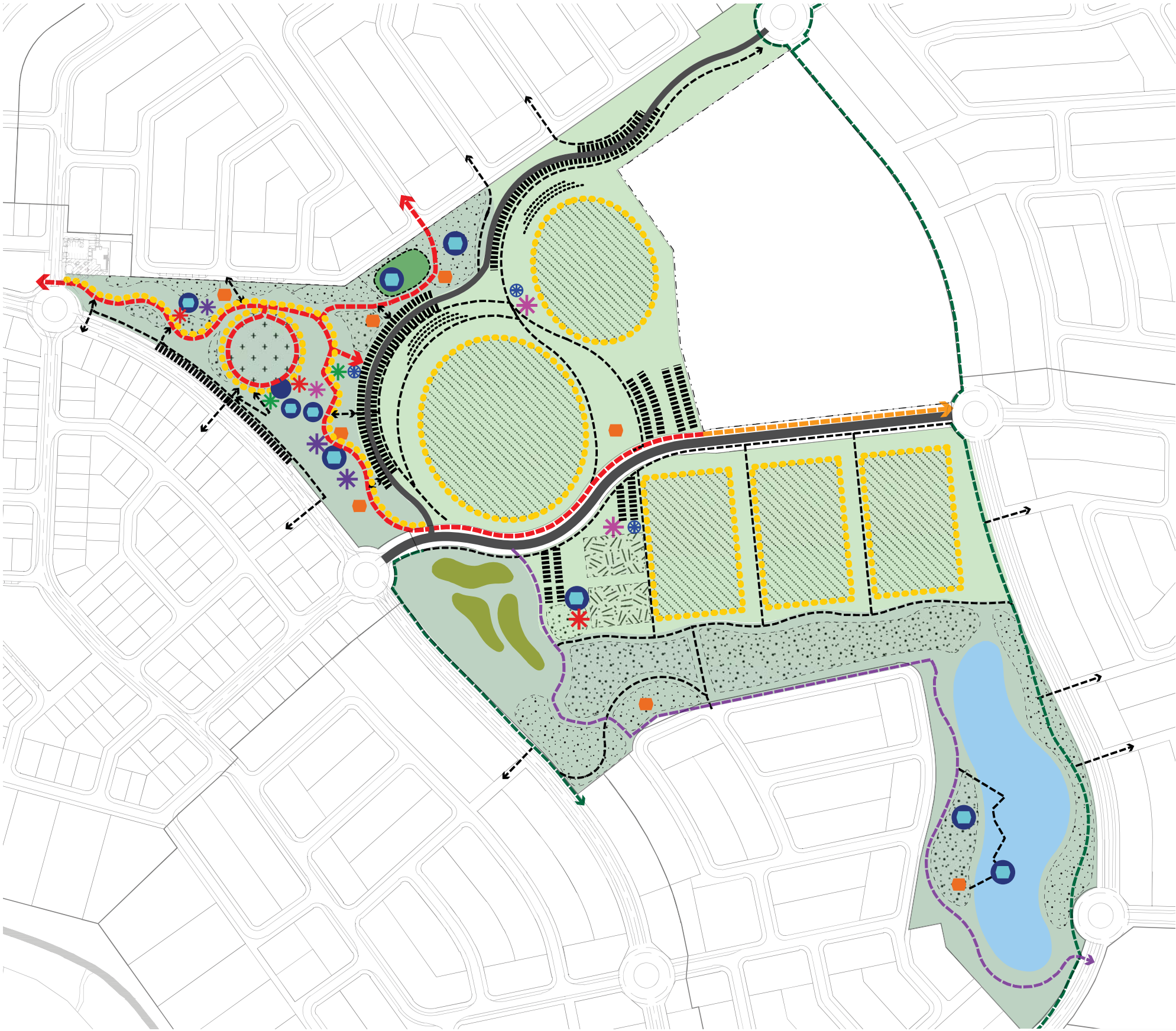
Notes:

(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: 22.11.17 REF NO: FP-01 REV: C



Document 3: Area 1 Open Space Staging

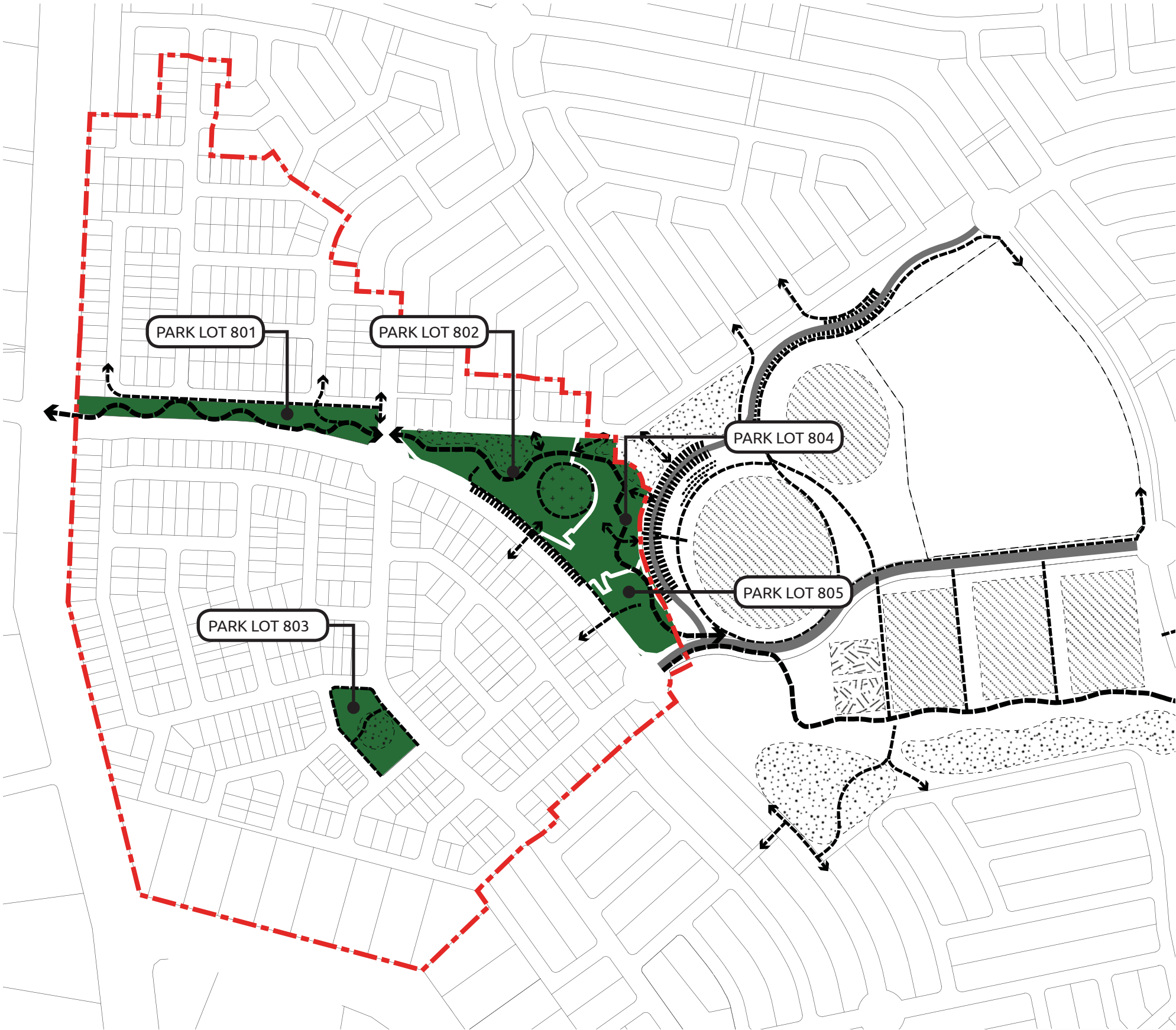
PARK LOT	TYPE	AREA	TIMING FOR DEDICATION / TRANSFER AS PARK
Park Lot 801	Major Linear Park	0.8ha	With or prior to endorsement of the survey plan creating the 100th residential lot
Park Lot 802	Regional (Major) Recreation Park (part)	1.5ha	With or prior to endorsement of the survey plan creating the 250th lot
Park Lot 803	Neighbourhood Recreation Park	0.5ha	With or prior to endorsement of the survey plan creating the first adjacent lot
Park Lot 804	Regional (Major) Recreation Park (part)	1.0ha	With or prior to endorsement of the survey plan creating the 350th residential lot
Park Lot 805	Regional (Major) Recreation Park (part)	0.5ha	With or prior to endorsement of the survey plan creating the 450th residential lot

Urban Design boundary Area 1

Notes:

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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: 19.09.17 REF NO: SP-01 REV: B



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)	X	Yes (5)
	Parking (bicycles)		
	Lighting	X	Yes (6)
	Toilets		
	Paths (pedestrian/cycle) Primary (pedestrian/cycle) Secondary (pedestrian)	X	Yes (1) (2)
	Shade structures	X	Yes (3)
	Table & seating - uncovered		
	Table & seating - covered	X	Yes (4)
	Barbeques		
	Play areas / facilities		
	Informal active recreation spaces		
	Half-court, rebound wall or similar		
	Sports fields (3)		
	Specator seating (2)		
	Courts (3)		
	Community events spaces		
	Area 1 Major Linear Park		

Notes:

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



DATE: 09.11.2017 REF NO: CP-01 REV: C



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



SITE KEY PLAN



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		Yes (I)		
	Paths (pedestrian/cycle)	X	Yes (4)	Yes (E)	Yes (iii)	
	Shade structures	X	Yes (5)	Yes (D)		
	Table & seating - uncovered	X	Yes (6)	Yes (F)	Yes (iv)	
	Table & seating - covered	X	Yes (7)	Yes (K)		
	Barbeques	X	Yes (11)	Yes (G)		
	Play areas / facilities	X	Yes (8)	Yes (J) ⁽³⁾	Yes (v) ⁽³⁾	
	Informal active recreation spaces	X	Yes (9)			
	Half-court, rebound wall or similar	X	Yes (10)	Yes (H)		
	Sports fields					
	Specator seating					
	Courts	X	No (2)	No (2)	No (2)	No (2)
	Community events spaces	X	Yes (2)			
	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. Maintenance vehicle access is provided by the shared paths.

(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 with the Regional (Major) Sports Park.

(3) The play facility will be provided across both lots 804 and 805, designed to form parts a and b of the facility

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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 NTS

DATE: 09.11.17 REF NO: CP-03 REV: C

