

# *Yarrabilba P3C - Mallee Pocket*

# OPEN SPACE AND LANDSCAPE DESIGN

CONCEPT DESIGN REPORT

PREPARED FOR  
LENLEASE  
07/09/2022  
FOR CONCEPT ROAD REVIEW

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2016/821/112  
Date: 14 April 2023





CLIENT

Lendlease Communities



PREPARED BY



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QUALITY INFORMATION

|             |                                                                    |
|-------------|--------------------------------------------------------------------|
| Document    | Yarrabilba P3C Open Space Landscape Design - Concept Design Report |
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| Date        | 07/09/2022                                                         |
| Prepared by | James Sansom & Kylie Harber & Alexandra Blengini                   |
| Reviewed by | Trevor Boobyer                                                     |

REVISION HISTORY

| Rev | Revision Date | Details                 | Authorised     |           |
|-----|---------------|-------------------------|----------------|-----------|
|     |               |                         | Name/Position  | Signature |
| A   | 07/09/2022    | For Concept ROAD Review | Trevor Boobyer |           |
|     |               |                         |                |           |
|     |               |                         |                |           |

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One.  
INTRODUCTION

Two.  
SITE ANALYSIS/CONTEXT

Three.  
DESIGN INSPIRATION & VISION

Four.  
CONCEPT DESIGN



# One.

## INTRODUCTION

### PURPOSE OF DOCUMENT

AECOM were commissioned by Lendlease to develop a landscape concept package for the landscape open space for Precinct 3C (Mallee Pocket) at Yarrabilba. This scope covers two parks 1x Neighbourhood Park and 1x Local Park as well as two smaller open spaces associated with the proposed pedestrian bridge link between P3A and P3C. This document will outline key site features and opportunities, a vision-led approach for the open spaces and the key objectives for achieving the vision for Mallee Pocket at Yarrabilba.

The landscape concept will form the basis of the design to progress into further design development and detailed design.

### SCOPE AND BACKGROUND

AECOM have developed this concept design package for the Precinct 3C landscape and open space works in order to gain buy-in and approval for design approach from the Lendlease Communities team, other design consultants and key approval and receiving agencies such as Logan City Council and DSDILGP / EDQ.

This concept design package is intended to be further updated and refined so as to be advanced in future design phases.

Key elements which have been used to define the concept design works includes;

- Lendlease Precinct 3C Landscape Briefing & Visioning Document
- Precinct 3C Site walks (including site analysis, Client discussion, etc.)
- Previously delivered works including Precinct 3A and 3B Open Space design outcomes (including ROAD review comments)
- Other supporting inputs (including planning, bushfire assessment, civil and drainage engineering as well as environmental consultant inputs)

### PROJECT LOCATION



Figure: Yarrabilba Master Plan



# Two.

## SITE ANALYSIS/CONTEXT

### MALLEE & FLAXTON PARKS WITHIN YARRABILBA DEVELOPMENT

Adjacent land uses primarily:

- Environmentally protected areas & fauna corridor; and
- Residential (Mallee Pocket).

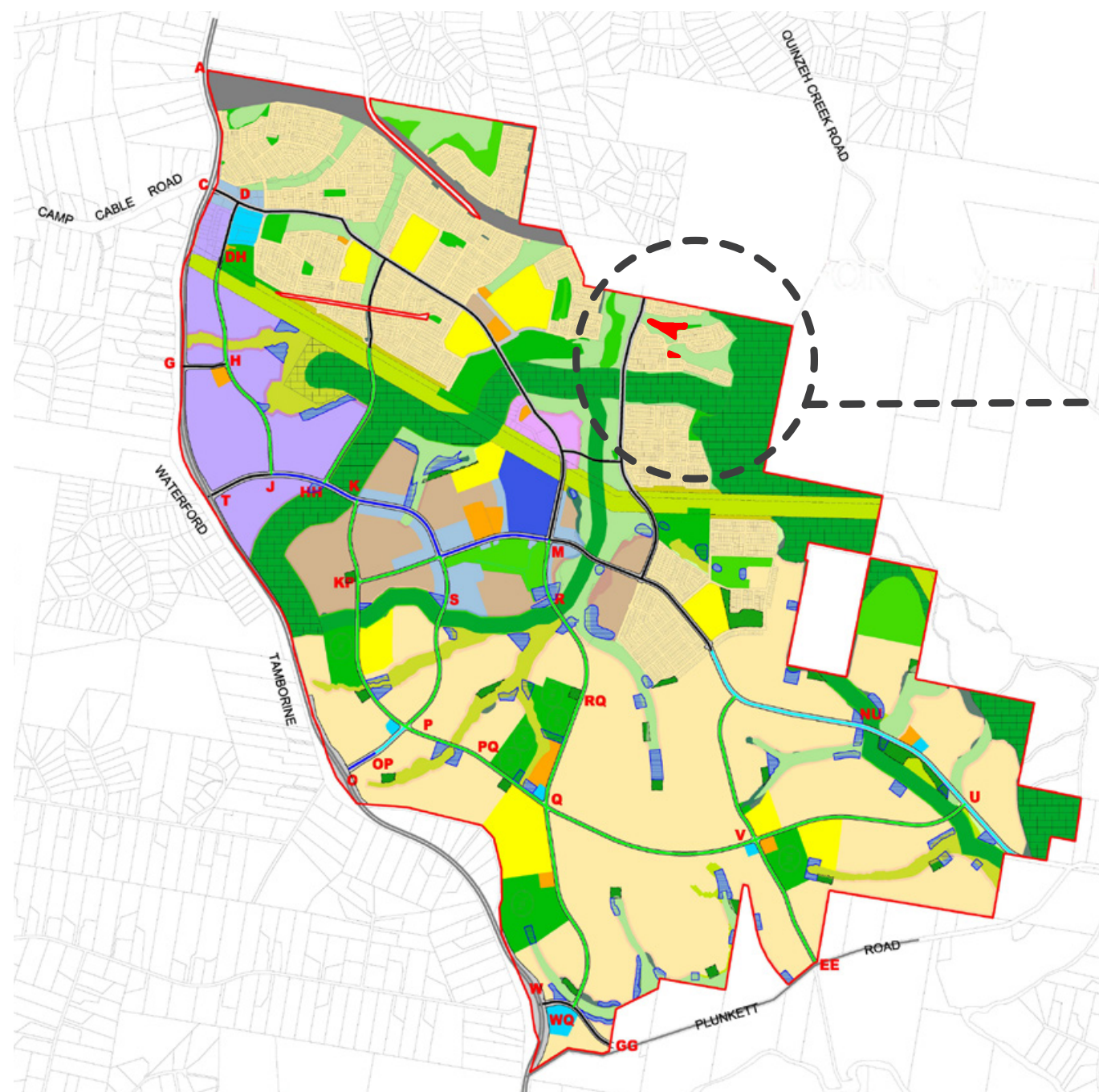


Figure: Yarrabilba CA Masterplan (27.07.2018)

### PLUNKETT CONSERVATION PARK

- Integrated as part of existing trail network
- Park opportunity = character and relationship to the Plunkett Conservation Park and Neumann Park

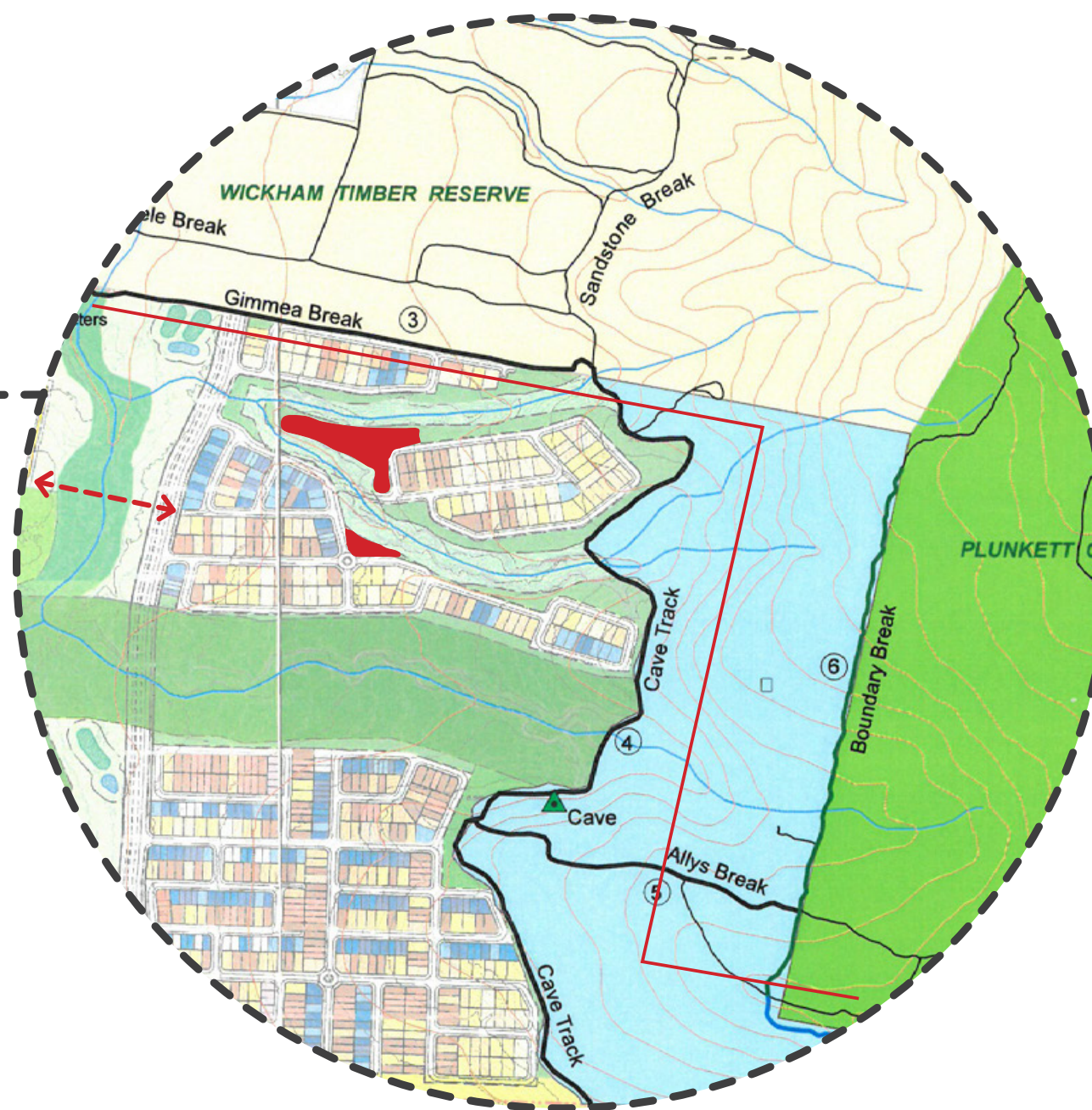
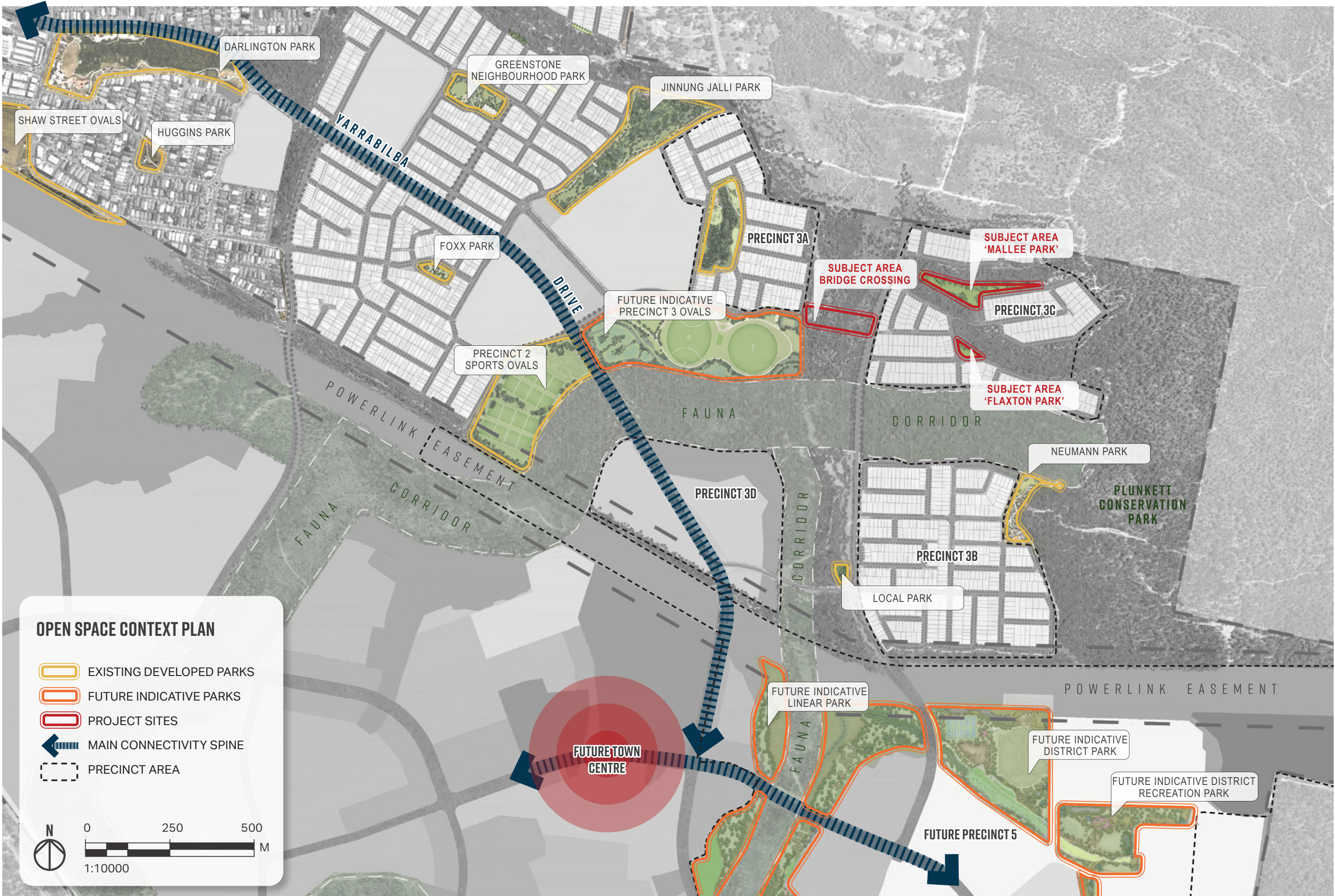
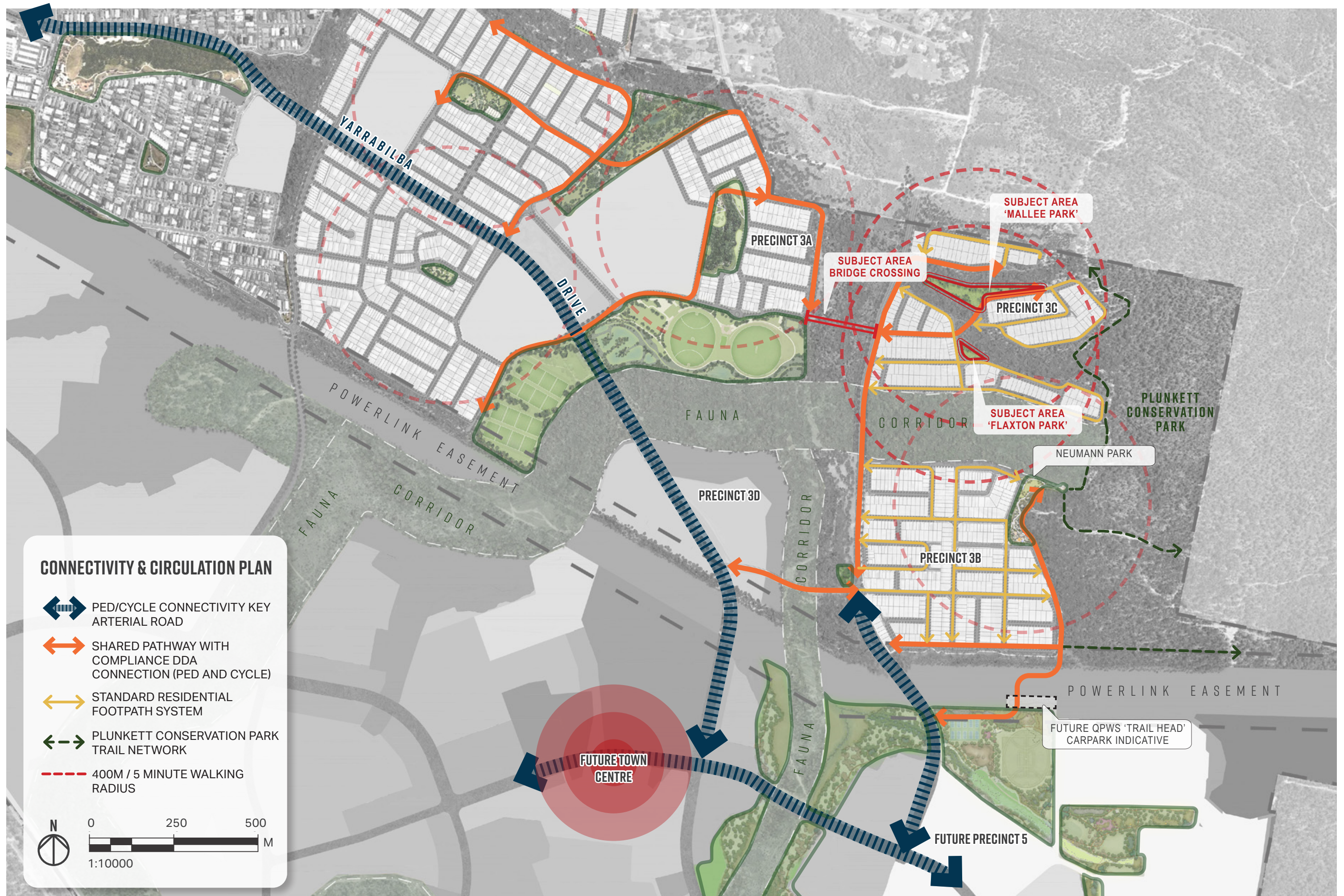


Figure: QPWS Plunkett Conservation Park Track Improvements Plan (20.08.2018)

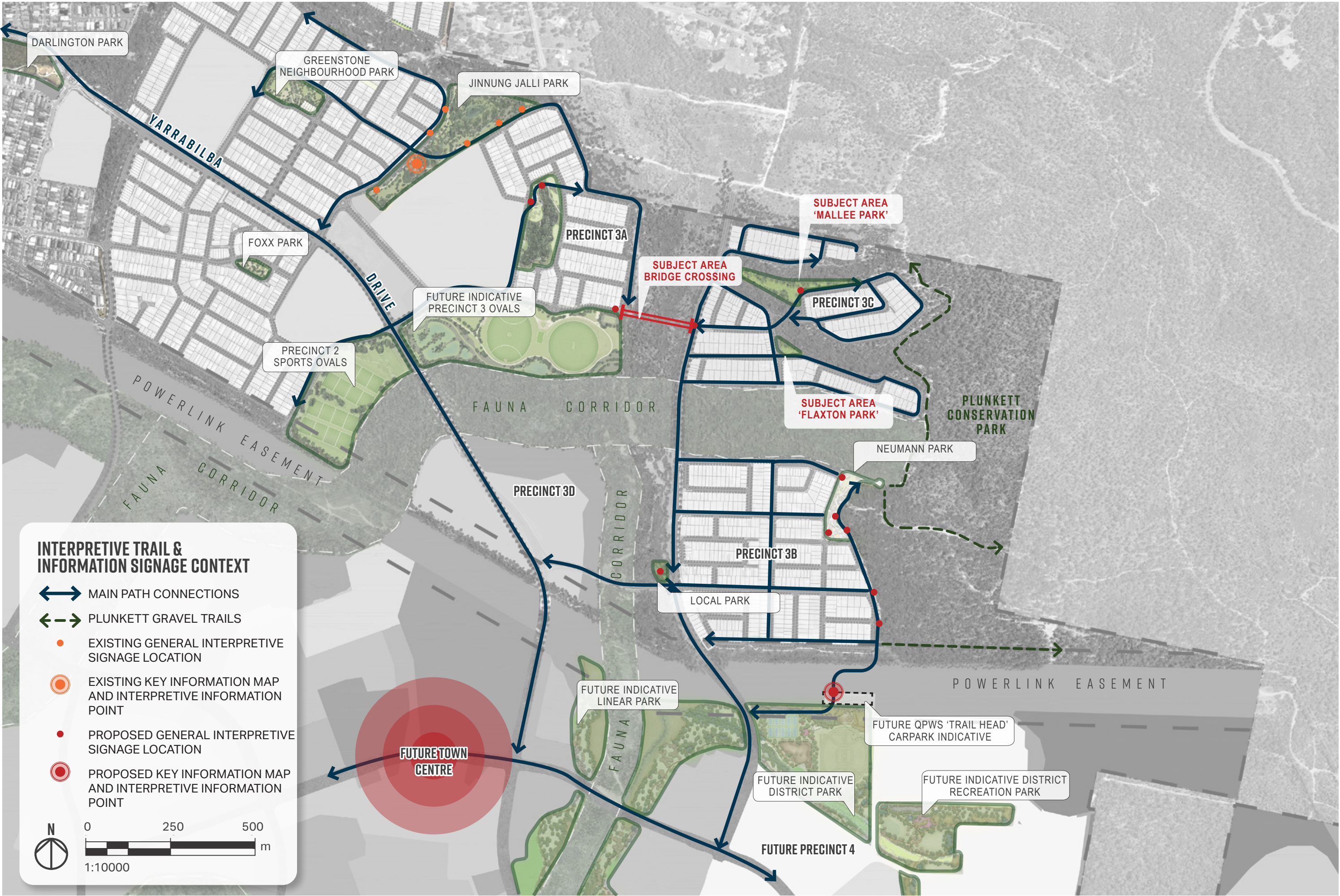














## *Three.* DESIGN INSPIRATION & VISION

The design for Mallee and Flaxton Parks draws heavily from it's relationship to the Plunkett Conservation Park and Mallee Pockets' unique situation located within nature - with pockets of development situated within the elevated clearings knitted in between cool, fern-lined creek lines. The open space strategy will deliver gently sloping clearings for gathering and recreation.



*Let's gather at  
the clearing.*

A TRULY YARRABILBA PLACE. SET AMONGST THE BACKDROP OF THE PLUNKETT, MALLEE PARK WILL RESPOND TO AND GENTLE SLOPES LEADING TO FERN-LINED CREEKS & GULLIES.



VISION ALIGNMENT TO BRIEF

THE CONCEPT DESIGN FOR NEUMANN PARK HAS BEEN DEVELOPED WITH A NUMBER OF CORE DESIGN RESPONSES DRAWN FROM THE UNIQUE QUALITIES OF THE PLACE - THESE HAVE UNDERPINNED AND GUIDED THE LANDSCAPE BRIEF & MARKETING VISION WHICH WAS DEVELOPED FOR MALLEE POCKET BY LENDLEASE, THE BELOW OUTLINES THE ALIGNMENT TO THE BRIEF & VISION.

VISION DIRECTION

**Perfectly placed for progress.**

A place of optimism and opportunity. Yarrabilba is a self-sufficient, self-sustaining township that empowers personal, family, and community progress. It's designed for those wanting to take their first step, or their next one, empowering growth through the phases of life.

It harmoniously blends and protects the natural landscape, with places and spaces created for people to learn and share. Everyone works together to create a valued and valuable place where people can live well. The community continues to evolve and thrive through deep connection – to nature, to others, and to ideas and knowledge, creating enduring prosperity and positive momentum for all.

LENDLEASE YARRABILBA  
PILLARS

|                                                                                                                                                     |                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A MODERN TOWNSHIP</b><br/><i>A self-sustaining community structure with a strong sense of belonging.</i></p>                                  | <p><b>A DESTINATION THAT CELEBRATES LOCAL</b><br/><i>Things to do, see, experience, and be part of – for locals &amp; beyond.</i></p>             |
| <p><b>WHERE GROWTH MEETS OPPORTUNITY</b><br/><i>Life-changing value and prosperity through education, employment, and sharing of knowledge.</i></p> | <p><b>NATURAL &amp; ACTIVE</b><br/><i>Harnessing and protecting the unique natural environment for greater wellbeing and quality of life.</i></p> |

**THREE KEY DESIGN PILLARS**  
(FROM P3C VISION DOCUMENT)

**PILLAR ONE:**  
*A DESTINATION THAT CELEBRATES LOCAL - THINGS TO DO, SEE, EXPERIENCE AND BE PART OF - FOR LOCAL AND BEYOND.*

**PILLAR TWO:**  
*NATURAL AND ACTIVE - HARNESSING AND PROTECTING THE UNIQUE NATURAL ENVIRONMENT FOR GREATER WELL BEING AND QUALITY OF LIFE*

**PILLAR THREE:**  
*WHERE GROWTH MEETS OPPORTUNITY - LIFE CHANGING VALUE AND PROSPERITY THROUGH EDUCATION.*

*Harnessing and protecting the unique natural environment for greater wellbeing and quality of life*





# Four.

## CONCEPT DESIGN

MALLEE POCKET IS UNIQUE, QUIET,  
SURROUNDED BY NATURE.....





MALLEE PARK DESIGN EXPLORATION





## DESIGN RESPONSE

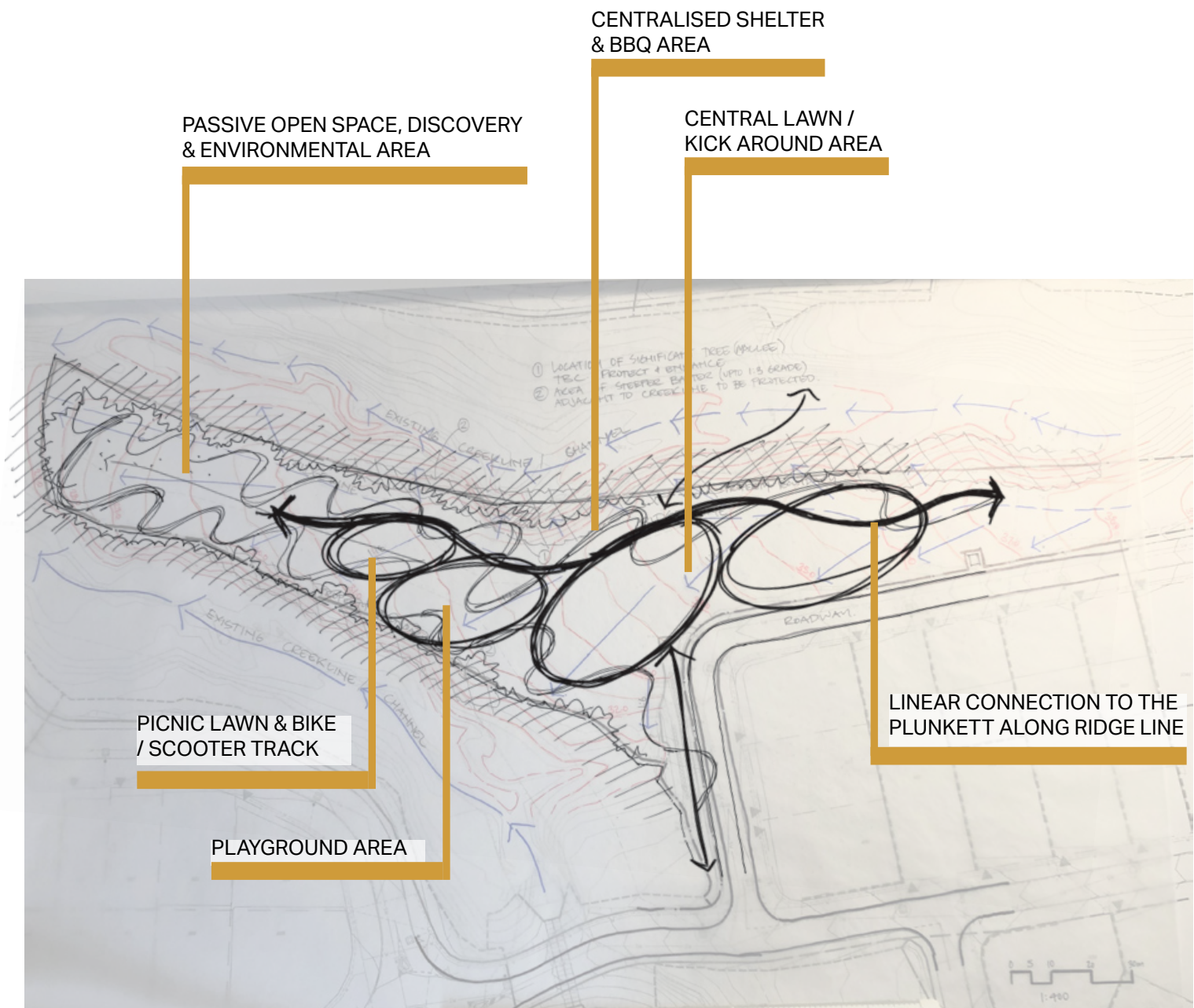
### PARK ANALYSIS & STRUCTURE APPROACH

The Mallee Park site is a gently sloping site situated along an existing ridge line within the P3C area of the Yarrabilba Development. The site is bound to the south-west and north-west by protected environmental corridors which contain existing creek lines which drain from the Plunkett Conservation Park to the east, flowing towards Quinzeh Creek to the north-west of this park. The creek lines are fern-lined, cool and include an array of locally significant species, including the *Eucalyptus curtisii* or Plunkett Mallee.

The park design focuses on protecting the edges of the parkland, defining a number of key active and passive use areas and providing a legible, safe and well connected park outcome. The layout and form of the park aims to focus user attention towards the existing vegetated edges, framing views towards these areas.



MALLEE PARK - SITE ANALYSIS



MALLEE PARK - STRUCTURE DIAGRAM



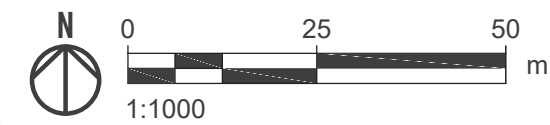
# MALLEE PARK CONCEPT DESIGN

## DESIGN RESPONSE

The Mallee Park design is focused on responding to the park as an inviting, comfortable bushland 'clearing' set within the wider Plunkett environment. The park is set along a ridge line with a gentle sloping topography towards the south-west with scattered groupings of existing retained vegetation. The park is bound on the north and southern sides by existing fern-lined creek lines which provide a picturesque setting to the parkland. The park sensitively responds to the flatter, cleared areas and maintains 'fingers' of vegetation which extend up from the adjacent gullies to frame the open space. The park has a number of defined use areas which are orientated to frame views to the surrounding landscape.

### LEGEND

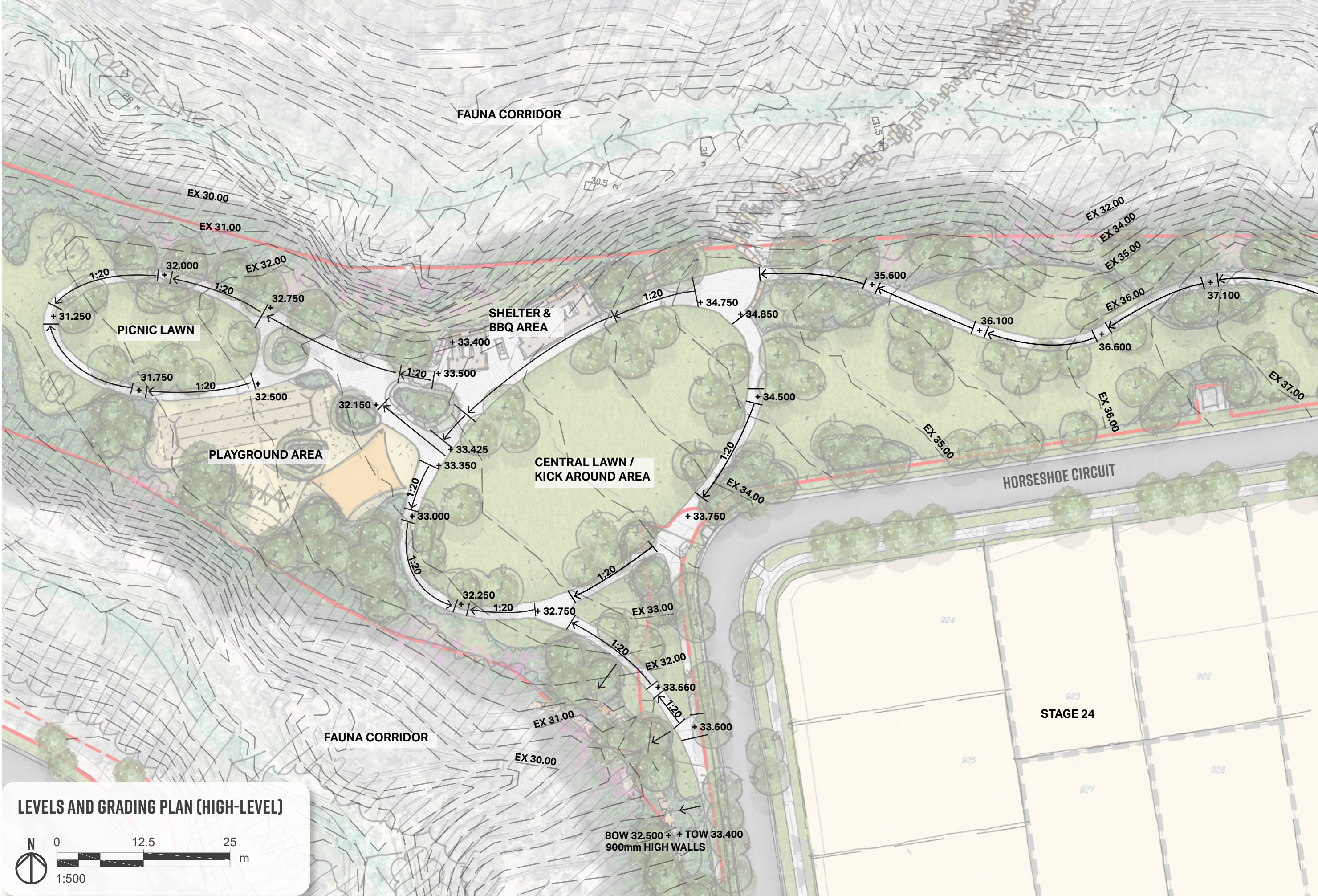
- ① SHARED FEATURE PATH
- ② CENTRAL SHELTERS & BBQ AREA
- ③ SHADED PLAYGROUND AREA
- ④ FLYING FOX
- ⑤ PASSIVE OPEN SPACE/ ENVIRONMENTAL AREA
- ⑥ INFORMAL CREEK LINKAGE
- ⑦ CONNECTION TO STAGE 29
- ⑧ CLEAR TRUNK CANOPY TREES AND LOW FEATURE PLANTING
- ⑨ MAINTENANCE ACCESS
- ⑩ MALLEE PARK ENTRY WALL
- ⑪ HIGH-VALUED EXISTING VEGETATION











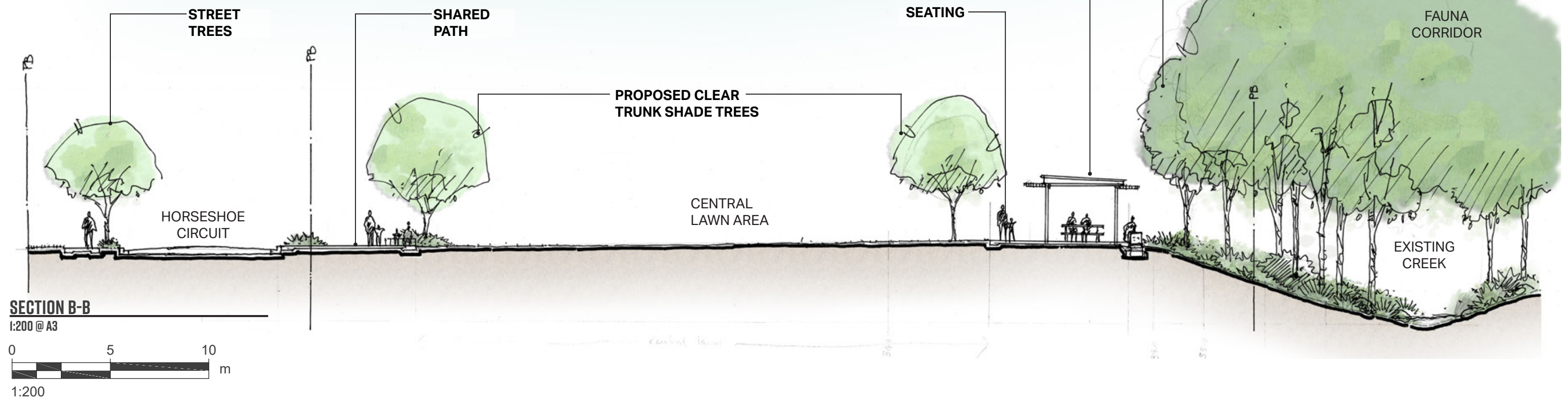
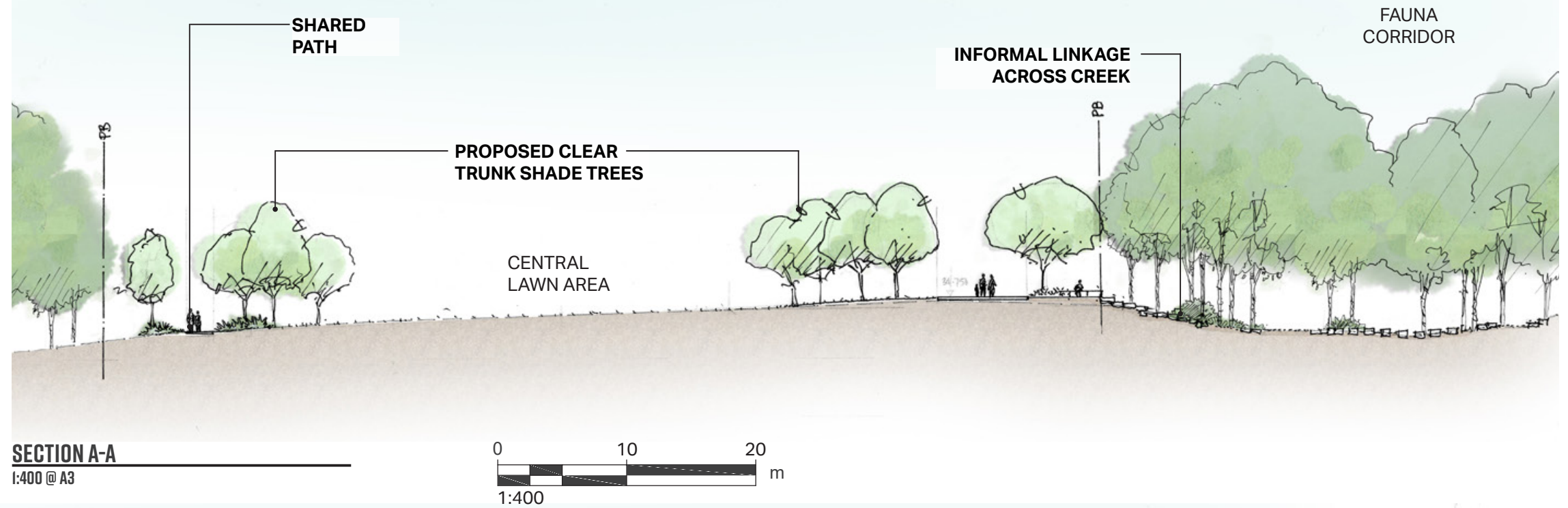


## SECTIONS A-A, B-B, C-C &amp; D-D

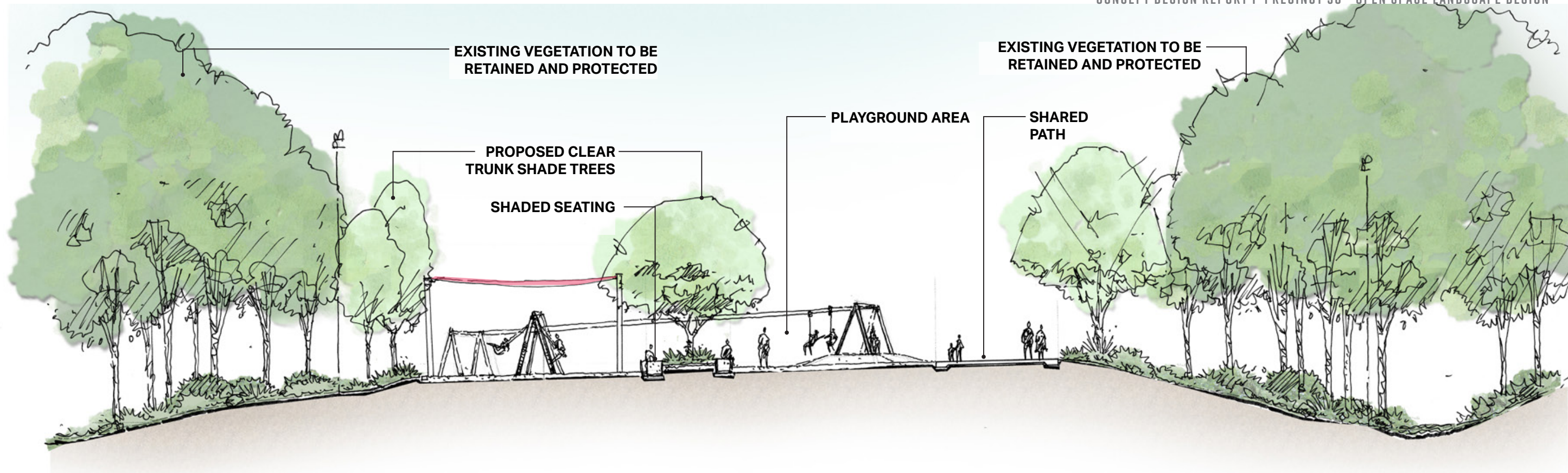
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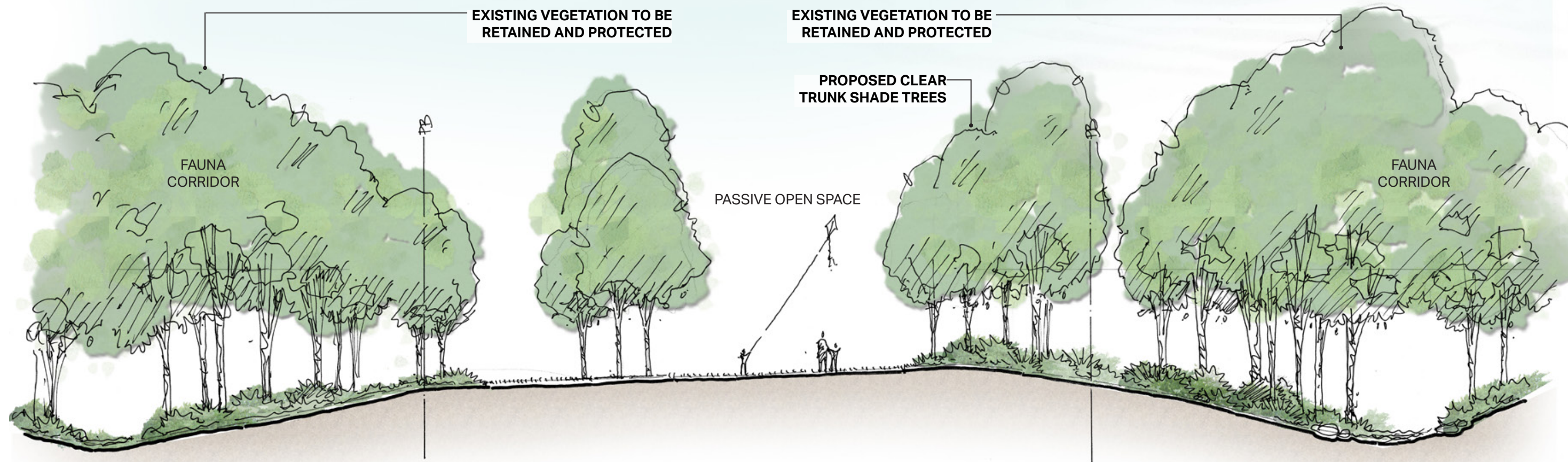
PLAN N.T.S.



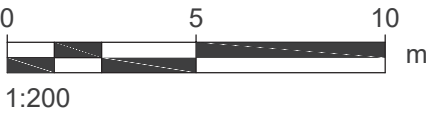




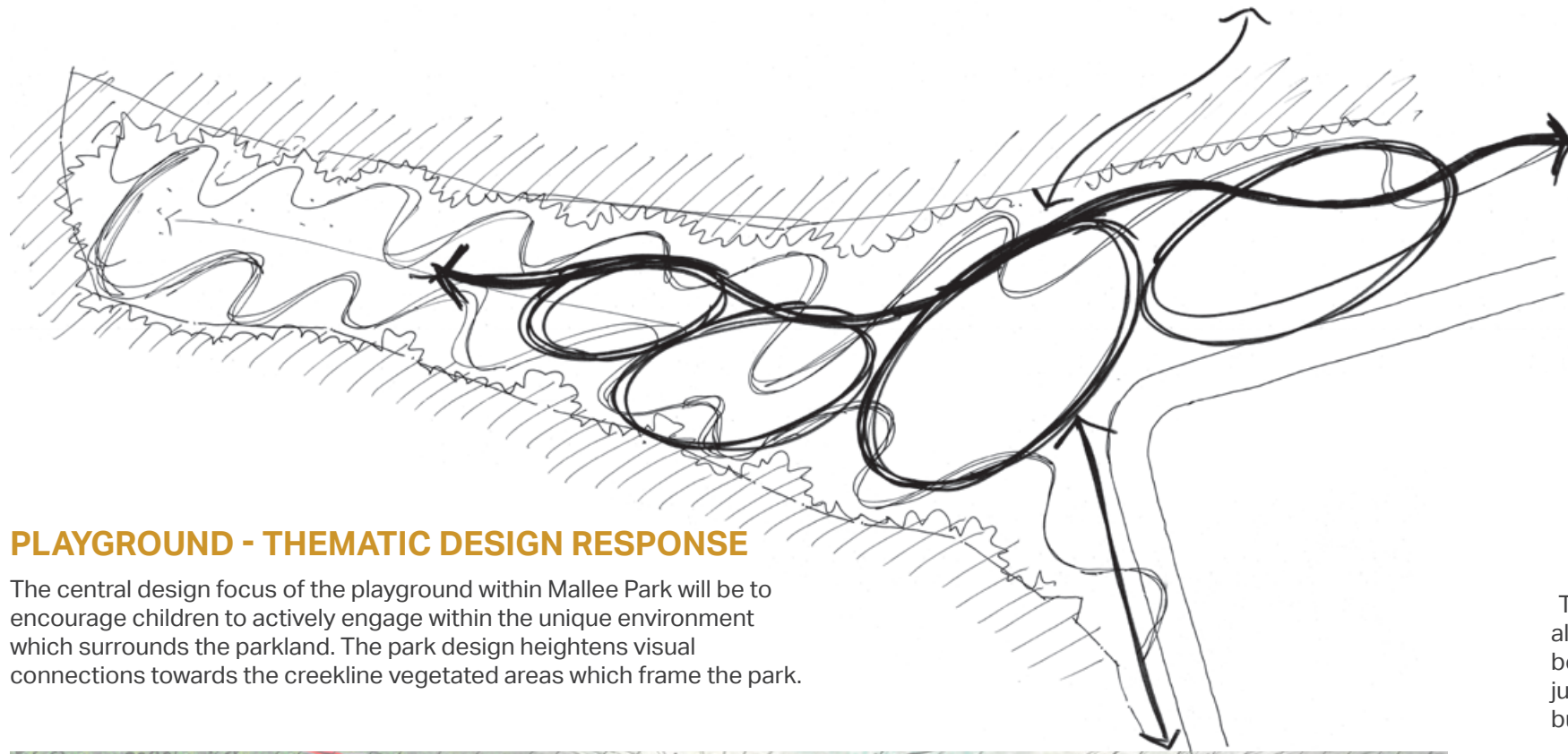
**SECTION C-C**  
1:200 @ A3



**SECTION D-D**  
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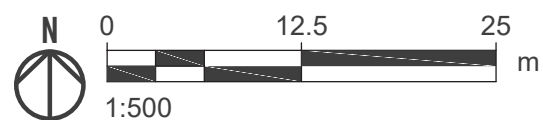


### PLAYGROUND - THEMATIC DESIGN RESPONSE

The central design focus of the playground within Mallee Park will be to encourage children to actively engage within the unique environment which surrounds the parkland. The park design heightens visual connections towards the creekline vegetated areas which frame the park.

## *Play in the Mallee Clearing.*

The design intent behind the playground approach is to include a wide range of play equipment which allows for high-energy, active and expressive interaction. A number of the formalised play elements have been selected to feel like an extension to 'play within the bush' outcomes - swinging, climbing, running and jumping to test skill and limitations. Play elements have been orientated to focus towards the surrounding bushland fingers.





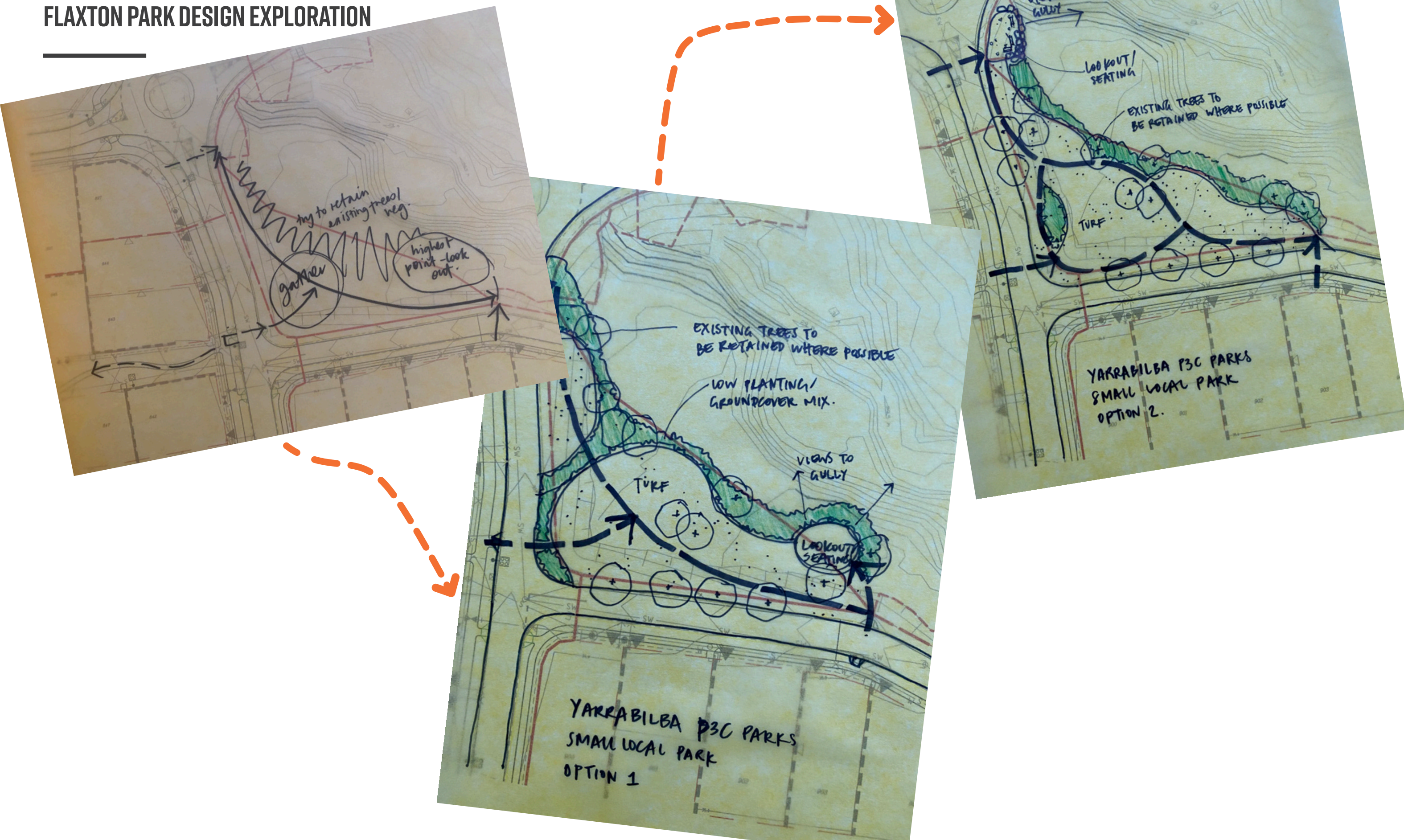


*Let's build a bush camp.*





## FLAXTON PARK DESIGN EXPLORATION





# FLAXTON PARK CONCEPT DESIGN

## DESIGN RESPONSE

Flaxton Park is nestled between the proposed residential areas and the existing fauna corridor. The park aims to retain as much of the high-value existing vegetation to the east and utilise the topography to maximise views into existing gullies through shaded seating nodes/contemplation zones. Approximately 1750m<sup>2</sup> in size the Flaxton Park will cater for informal recreation activities including yoga and meditation & picnics and connect to the broader circulation network from Sandstone Ridge and Wickham Rise.

### LEGEND

- ① SHARED FEATURE PATH
- ② FLAXTON PARK ENTRY WALL
- ③ SEATING NODE/LOOKOUT/ CONTEMPLATION ZONE
- ④ OPEN LAWN AREA/YOGA LAWN
- ⑤ SEATING NODE/CONTEMPLATION ZONE
- ⑥ CLEAR TRUNK CANOPY TREES
- ⑦ LOW FEATURE PLANTING
- ⑧ MAINTENANCE ACCESS
- ⑨ HIGH-VALUE EXISTING VEGETATION
- ⑩ REALIGNED GULLY WITH CIVIL STORMWATER CULVERT
- ⑪ OPPORTUNITY FOR DIRECT CONNECTION TO MALLEE PARK

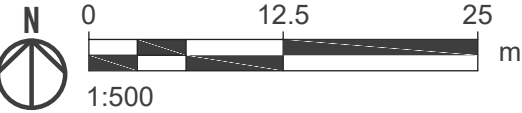


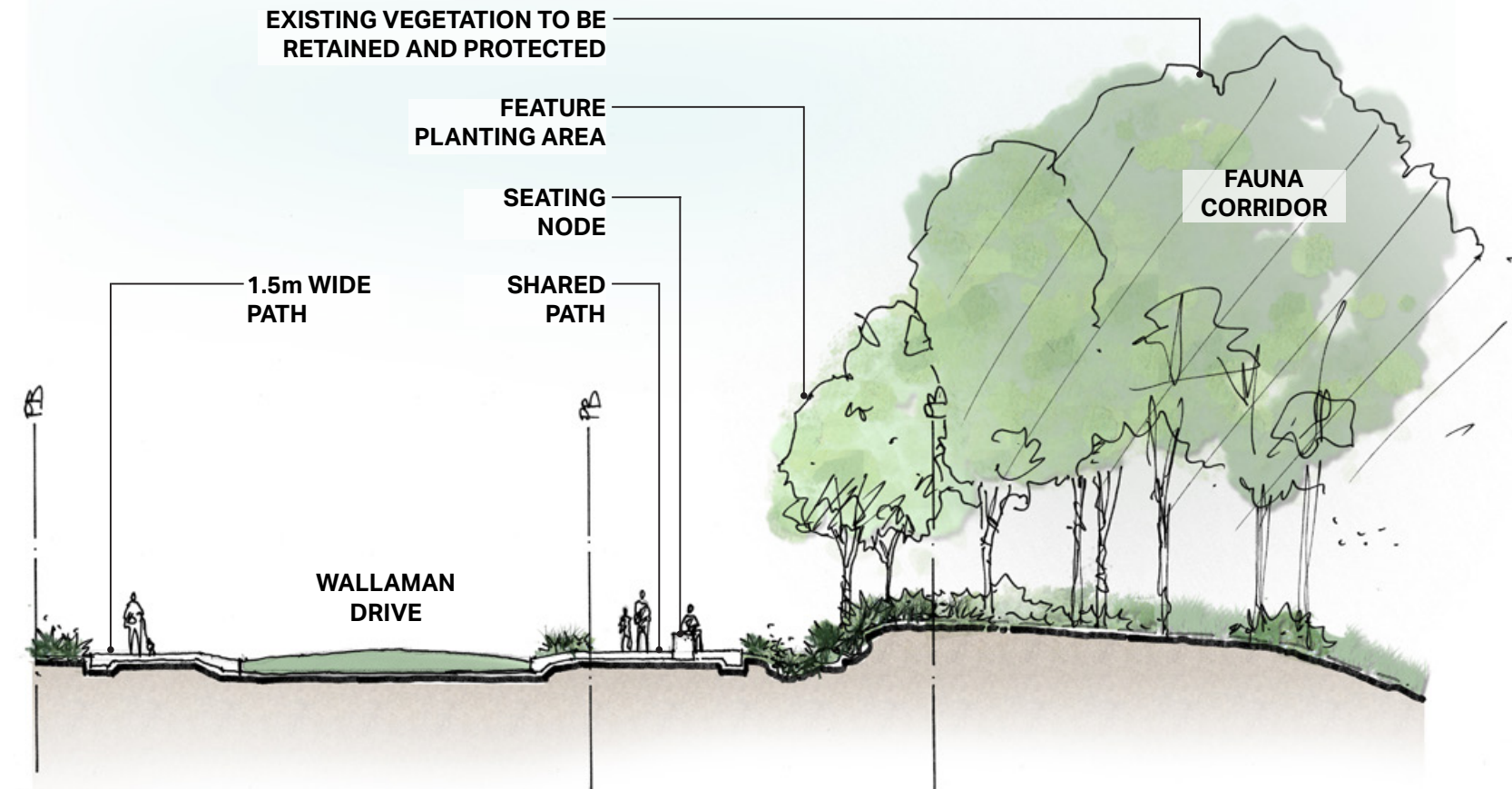




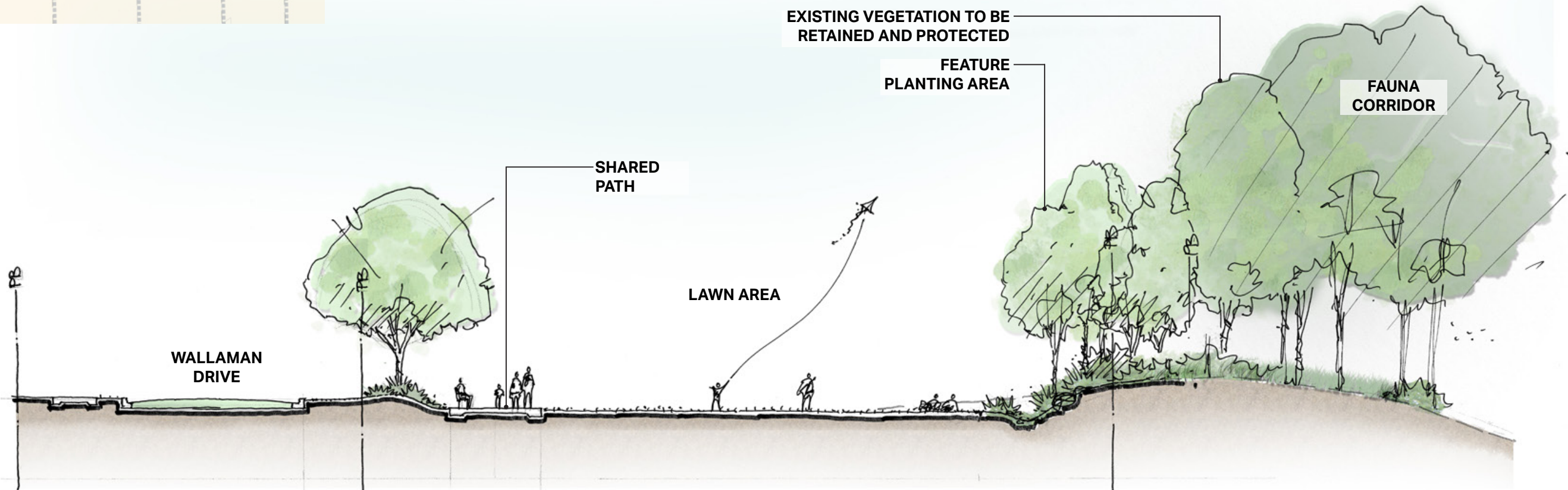
PHOTO EXAMPLES OF LOCAL PARK MATERIALITY, PLANTING AND GEOMETRY



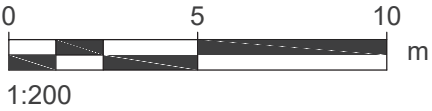
SECTIONS A-A & B-B  
1:200 @ A3



SECTION A-A  
1:200 @ A3



SECTION B-B  
1:200 @ A3





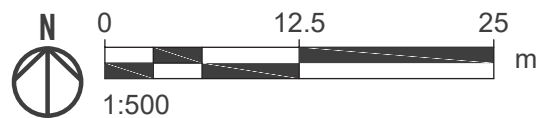
## PEDESTRIAN BRIDGE CONCEPT DESIGN P3C (MALLEE POCKET) CONNECTION

### DESIGN RESPONSE

Mallee Pocket entry park encompasses functionality through a meandering shared path from McKenny Boulevard leading to the P3A-C pedestrian bridge. Fluid & open grassed area with pockets of clear trunk canopy trees ensures an unimpeded view from McKenny Boulevard west towards the bridge. Informal stepper scramble allow for a direct connection to bridge and shared path ensures accessible to all. Grading allows for both interim and ultimate path connection across McKenny Boulevard into Mallee Pocket.

### LEGEND

- ① P3A-C BRIDGE STRUCTURE
- ② LOW RETAINING WALL/SEATING
- ③ SHARED PATH
- ④ INFORMAL STEPPER SCRAMBLE
- ⑤ LOW FEATURE PLANTING
- ⑥ OPEN LAWN AREA
- ⑦ DRAINAGE SWALE
- ⑧ INTERIM PATH CONNECTION
- ⑨ ULTIMATE PATH CONNECTION
- ⑩ CLEAR TRUNK CANOPY TREES
- ⑪ MAINTENANCE ACCESS







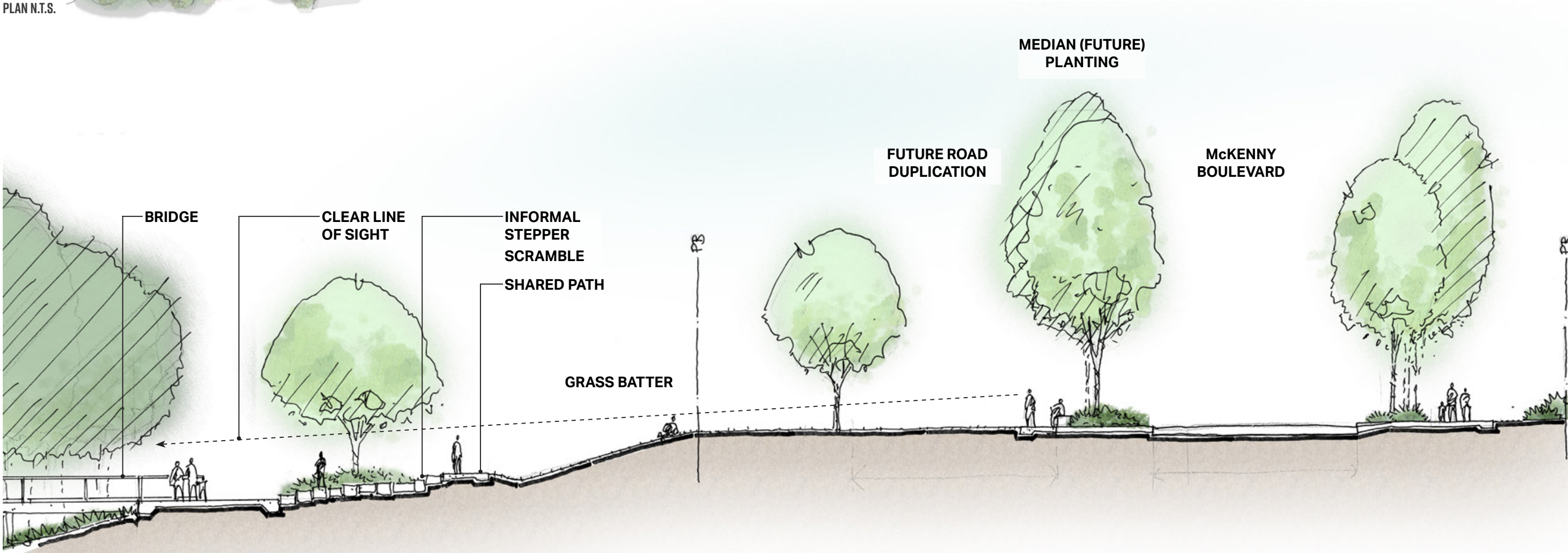
PLAN N.T.S.



EXISTING SITE PHOTO LOOKING WEST TOWARD P3A

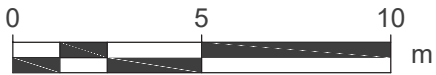


PLANTING WITH OPEN GRASS AREA IN BACKGROUND



SECTION A-A

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1:200



## PEDESTRIAN BRIDGE CONCEPT DESIGN P3A (SANDSTONE RIDGE) CONNECTION

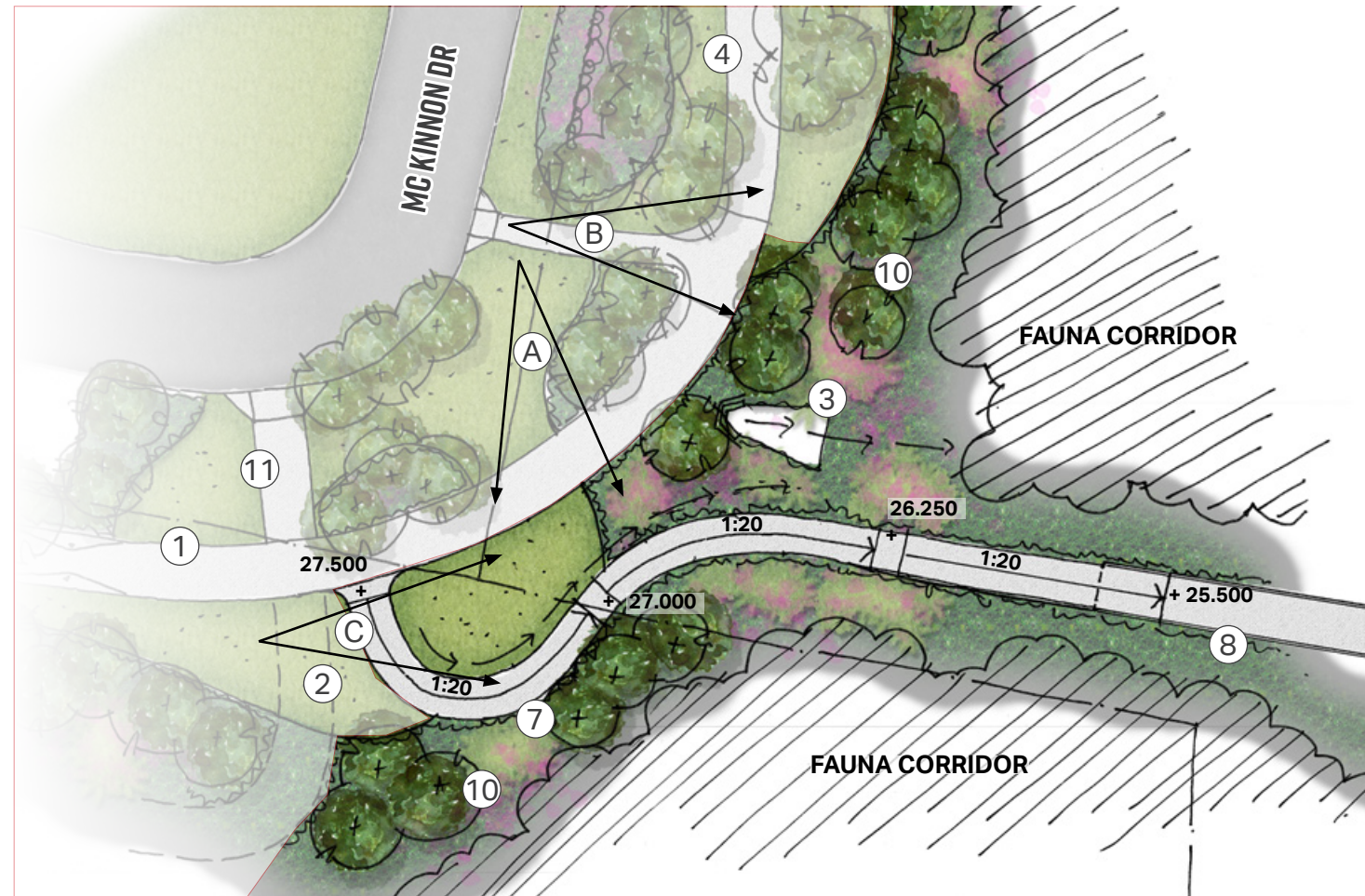
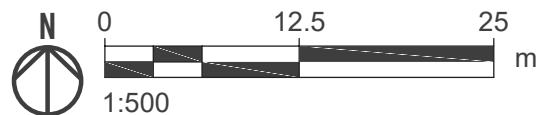
### DESIGN RESPONSE

The Sandstone Ridge connection merges seamlessly into existing established P3A linear open space and facilitates for connections to Yarrabilba State Secondary College and future P3A Sports Oval. CPTED principles maintained through low planting and clear trunk canopy trees for direct line of sight from McKinnon Drive east along proposed bridge structure.

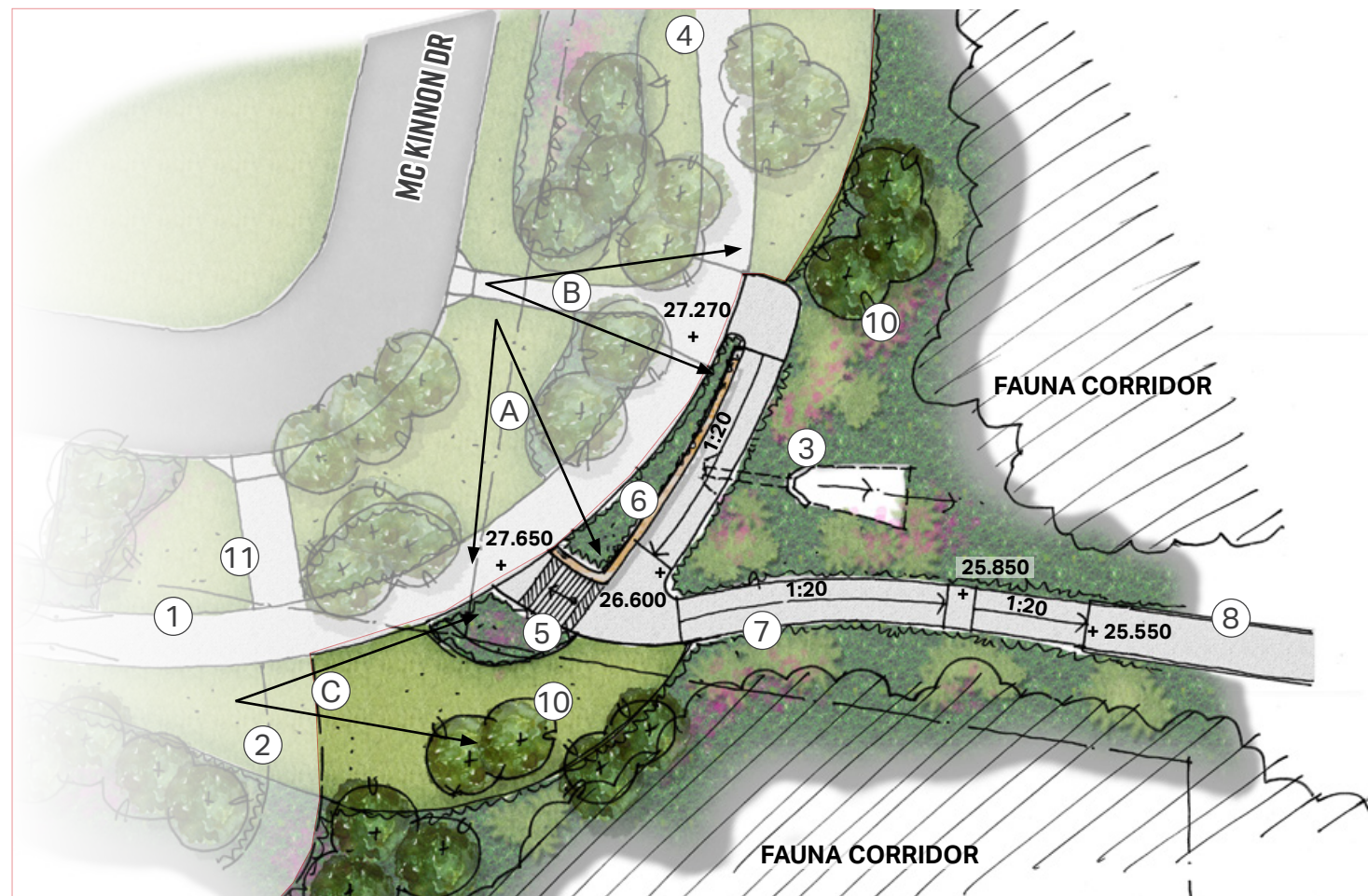
Option 1 utilises existing topography and Option 2 suggests a more direct connection to existing McKinnon Drive crossing point with the inclusion of stairs towards the future P3A Sports Ovals.

### LEGEND

- ① EXISTING 3M WIDE PATHWAY TO FUTURE P3A SPORTS OVALS
- ② EXISTING BIO-BASIN ACCESS
- ③ EXISTING CULVERT HEADWALL
- ④ EXISTING PATHWAY CONNECTION TO LINEAR OPEN SPACE
- ⑤ STAIRS
- ⑥ SANDSTONE RETAINING WALL
- ⑦ PROPOSED SHARED PATH
- ⑧ P3A-C BRIDGE STRUCTURE
- ⑨ LOW FEATURE PLANTING
- ⑩ CLEAR TRUNK CANOPY TREES
- ⑪ MAINTENANCE ACCESS



OPTION 1 - PATHWAY ONLY



OPTION 2 - STAIRS AND PATHWAY



PHOTO A



PHOTO B



PHOTO C



