

# YARRABILLBA

## PRECINCT 4F LANDSCAPE CONCEPT

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2022/1341

Date: 5 June 2023



Queensland  
Government

# PRECINCT VISION

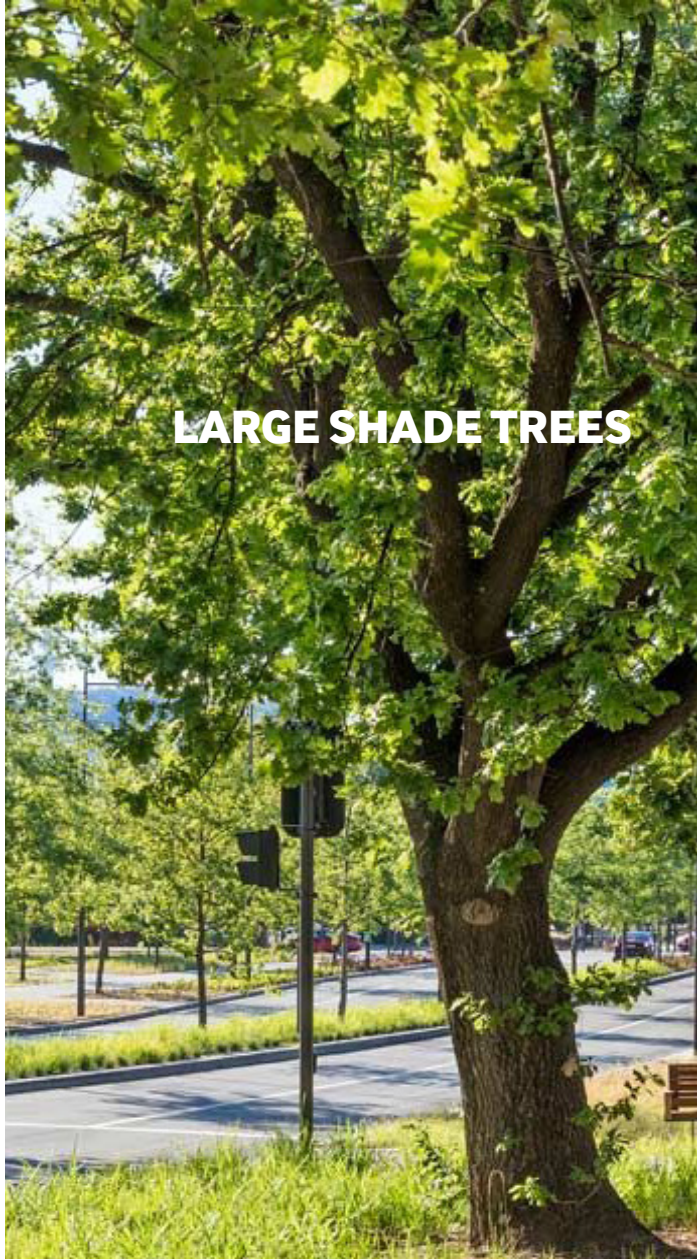
## CREATING A HIGHLY LEGIBLE AND COMMUNITY FOCUSED LANDSCAPED ENVIRONMENT

STRENGTHEN CONNECTIONS TO YARRABILBA'S WALKING AND CYCLING NETWORK

CREATE LEGIBLE, EASY AND INCLUSIVE PEDESTRIAN CONNECTIONS AND PROVIDE PAUSE POINTS TO ENABLE COMMUNITY INTERACTIONS.

RETAINED AND ENHANCED VIEW LINES.

ENSURE SAFE ROUTES PROVIDING CLEAR SURVEILLANCE TO USERS



# CONCEPT DESIGN

## LEGEND

- 1 Linear park/existing vegetated corridor to be retained.
- 2 Detention basin integrated into the linear park
- 3 Local Park connecting residents to the linear park and Yarrabilba pedestrian and cycle networks. Includes 1.5m wide path, seating, planting and shade trees where bush fire requirements allow.
- 4 Local Park extends the linear park character into the community. Includes shade trees and planting where bush fire requirements allow.
- 5 Pockets of feature landscaping creating slow down points in the streetscape facilitating community interaction and aiding in way finding.
- 6 Large feature trees located at the end of view lines
- 7 Future pedestrian crossing linking residents to the Wider Yarrabilba Pedestrian and cycle network connecting to the future town centre and other key destination in Yarrabilba.
- 8 Large signature trees to roundabouts.
- 9 Wentland Avenue landscape character to reflect existing P4 to create a continuous legibly landscape character through Yarrabilba.

Stage boundary



N SCALE  
1:2000@A3

| Project Name:                      |                                            | YARRABILBA PRECINCT 4F Local PARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PR:                                |                                            | 150787-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Date:                              |                                            | 8/08/2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Issue:                             |                                            | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| No.                                | Item                                       | EDQ_PDA GUIDELINE No. 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | COMPLIANCE STATUS                  | LendLease / RPS COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Park planning and design standards |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| A                                  | Rates of provision, size and accessibility | 0..0-0.2 - 1.1 ha/1000 popn. 500m2 min area F10:F24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Complies with EDQ PDA No.12        | Minimum area achieved.<br>Northern Park =1500m2<br>Southern Park =552m2                                                                                                                                                                                                                                                                                                                                                                             |
| B                                  | Shape, frontage and location               | <u>Shape</u><br>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.<br><u>Road frontage</u><br>Regular shaped 50% of park perimeter to have road frontage<br><u>Location</u><br>Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).                                                                                                                                                                                                                                                                             | Partly Complies with EDQ PDA No.12 | Shape: Narrowest part of the park is 10m wide<br>Road Frontage: regular in shape and has less then 50% road frontage<br>Location: located adjacent terrace lots                                                                                                                                                                                                                                                                                     |
| C                                  | Designing parks as places for people       | No specific requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Complies with EDQ PDA No.12        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| D                                  | Slopes, Batters and retaining walls        | <u>Slopes</u><br>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.<br><u>Batters</u><br>Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience)<br>Maximum gradient of planted batters: 1:3.<br><u>Retaining Walls</u><br>Maximum 900mm high<br>Designed by a structural engineer<br>Low maintenance (e.g. non painted rock or concrete or other inert material)<br>Make a positive contribution to the overall park design<br>Designed to ensure public safety.                                                                                                                                        | Partly Complies with EDQ PDA No.12 | <u>Slopes</u><br>The local parks are located on a slope and help to maintain the adjacent linear park's topography by avoiding walls. The northern local park provides residents equitable access to the Linear Park and connection to the Hike and Bike network.<br><u>Batters</u><br>All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3<br><u>Retaining Walls</u><br>There are no walls proposed over 900mm |
| E                                  | Flood and stormwater management            | Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level.<br>Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies with EDQ PDA No.12        | The total area of the parks is above the Q100, Q20 and Q5                                                                                                                                                                                                                                                                                                                                                                                           |
| F                                  | Lakes and other permanent water bodies     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G                                  | Managing Access                            | 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. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate.<br>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. | Complies with EDQ PDA No.12        | A controlled access point will be provided at the perimeter of the park. Vehicles will be excluded from the park using a combination of trees, boulders and bollards and lock rails.<br><br>Driveway access point is achievable if required.                                                                                                                                                                                                        |
| H                                  | Shade cover                                | 50 per cent shading of walking and cycling paths<br>50 per cent shading of formal seating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies with EDQ PDA No.12        | Shade trees are planted to the edge of paths and seating areas achieving a min 50% shade cover where bushfire buffer requirments allow                                                                                                                                                                                                                                                                                                              |
| Standard Embellishments            |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1                                  | Internal Access Road                       | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2                                  | Parking (cars)                             | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3                                  | Parking (bicycles)                         | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4                                  | Lighting (Safety)                          | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5                                  | Toilets                                    | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6                                  | Paths (pedestrian/cycle)                   | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7                                  | Shade structures                           | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8                                  | Table and seating -uncovered               | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 9                                  | Table and seating -covered                 | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10                                 | BBQ                                        | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11                                 | Play areas/facilities                      | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 12                                 | Informal active recreation spaces          | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13                                 | Half- court, rebound wall or similar       | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 14                                 | Sports fields                              | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 15                                 | Spectator seating area                     | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 16                                 | Courts                                     | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17                                 | Community Events Space                     | EDQ no requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                 |