

YARRABILBA PRECINCT 6-ROL1

LANDSCAPE DESIGN PACKAGE

150787-1 [ISSUE B]



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2023/1433

Date: 22 December 2023

REVISION	[B]	DATE	22/08/2023	PREPARED BY	JH	APPROVED BY	EF
	[A]		04/08/2023		JH		EF



Prepared for:

Lendlease

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Yarrabilba Precinct 6C ROL1

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We acknowledges the Traditional
Owners of country throughout
Australia and recognise their
continuing connection to land, waters
and culture. We pay our respects to
Elders, past, present and emerging

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The background is a photograph of a dense, green forest with rain falling. A semi-transparent white dotted pattern is overlaid on the image, starting from the top left and curving towards the bottom right. The text '01' is large and white, positioned on the left side of the image.

01

PRECINCT VISIONING

A background image showing rain falling on lush green foliage. The rain is visible as numerous vertical white streaks against the dark green leaves. The foliage is dense and appears to be a mix of different plant species.

PRECINCT
VISION.

**CREATING A HIGHLY
LEGIBLE AND
COMMUNITY FOCUSED
LANDSCAPED
ENVIRONMENT**

KEY OBJECTIVES.



**STRENGTHEN CONNECTIONS
TO YARRABILBA'S WALKING
AND CYCLING NETWORK.**

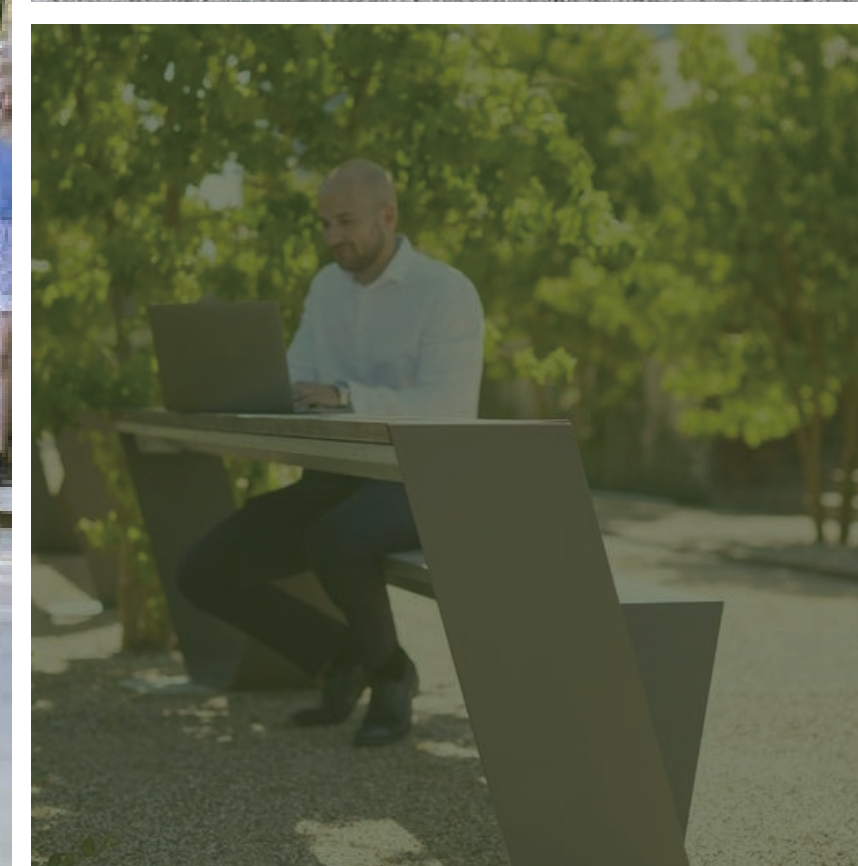


**CREATE LEGIBLE, EASY AND
INCLUSIVE PEDESTRIAN
CONNECTIONS &
PROVIDE PAUSE POINTS
TO ENABLE COMMUNITY
INTERACTIONS.**



**ENSURE SAFE ROUTES
PROVIDING CLEAR
SURVEILLANCE TO USERS.**

PRECINCT CHARACTER





02

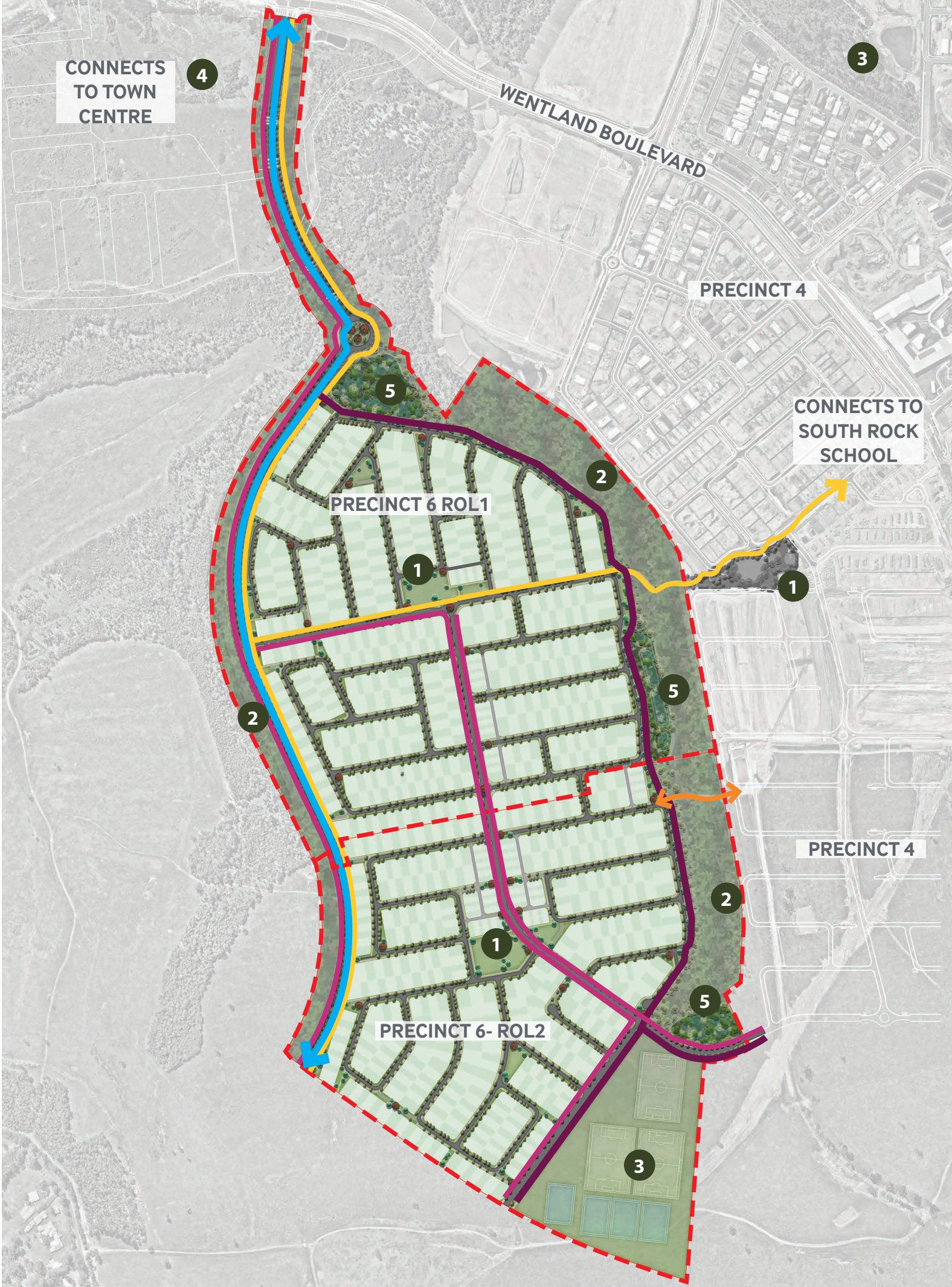
PRECINCT MASTERPLAN

OVERALL MASTERPLAN

LEGEND

- 1 Neighbourhood recreation park.
- 2 Linear Park.
- 3 District sports park.
- 4 Future major recreation park.
- 5 Bio-retention basins.
- 2.5m shared pedestrian & cycle path.
- 3.0m shared Hike & Bike path.
- 3.0m principal bikepath.
- 1.5m pedestrian path.
- Informal pedestrian connection.

1:8000 QA3



P6 CONCEPT PLAN

LEGEND

- 1 Neighbourhood Recreation Park.
- 2 Linear Park.
- 3 Entry Statement with naming wall and feature planting.
- 4 Bio-retention basins.
- 5 2.5m wide pedestrian path connecting Precinct 4 and Precinct 6. Detail location to be defined during detail design.
- 6 Hike and Bike network connection users to the wider Yarrabilba. Embellishments include interpretive signs, seating, and exercise equipment.
- 7 Principal cycle path connecting to Town Centre, Major Recreation Park and north Yarrabilba neighbourhoods.
- 8 Fauna crossing providing for fauna movement through Yarrabilba. Embellishments include feature road and pavement treatment, signage, and stone pillars.
- 9 Local parks with large shade trees and or seating, feature planting and pathways.

1:5000 Q43



NEIGHBOURHOOD REC PARK VISION.

The park works in sympathy with the built form of the terraces, emphasizes and promotes views to the town center and strengthens connections to the surrounding open space network, creating a versatile green hub for the community to come together, a space to work, socialise, play and celebrate.

KEY OBJECTIVES.

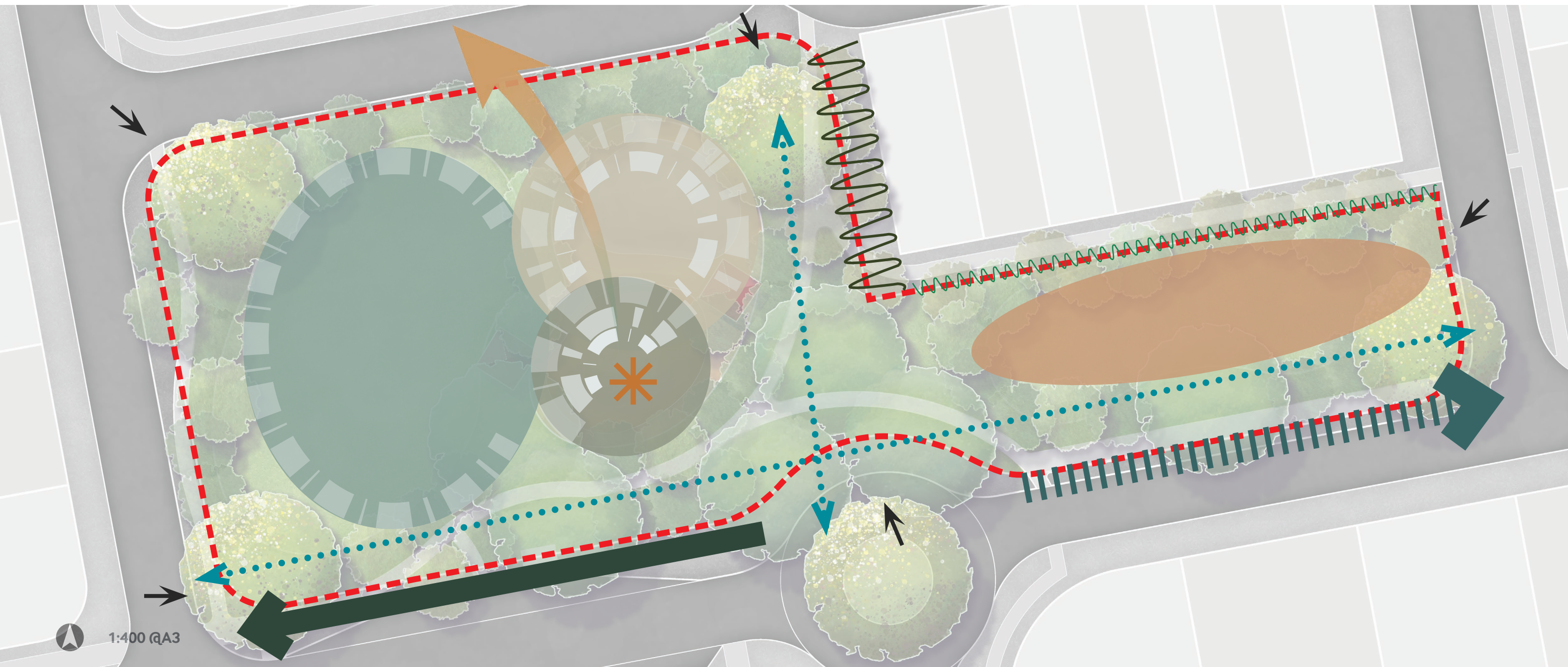
**PROVIDING
ACTIVE GREEN
LINK BETWEEN
LANDSCAPE AND
RIPARIAN CORRIDOR.**

**STRENGTHENING
WAYFINDING AND
LEGIBILITY OF THE
WIDER HIKE AND
BIKE NETWORK.**

**CREATION OF
AN INFORMAL
INTIMATE PARK
FOR THE LOCAL
COMMUNITY.**

**HARNESSING THE LONG
VIEWS TO THE TOWN
CENTRE AND GREEN
CORRIDORS.**

NEIGHBOURHOOD RECREATION PARK SITE ANALYSIS



LEGEND

- Connection to hike + bike trail & South Rock School
- Connection to principal cycle route
- Key views into park
- Pedestrian connection through park
- View to Town Centre
- Play Tower to take advantage of view
- Dense planting to screen side lots
- Disperse planting to maintain open views to park
- Passive open spaces
- Playground
- Active Sports/ Court
- Kick About
- Platform created to accommodate level change across site

NEIGHBOURHOOD RECREATION PARK PLAN



LEGEND

- 1 Playground with lookout tower, slide and swing.
- 2 Kick about area. max 1:40 crossfall and nominally 50x30m in dimension.
- 3 Multi-use space with practice basketball hoop, informal junior scooter / skate elements and handball courts.
- 4 Small picnic shelter.
- 5 2.5m wide path creating key connections through park and linking residents to the linear park and hike + bike trail.
- 6 Lot access path.
- 7 Potential maintenance access point.
- 8 Buffer planting to side of lots.
- 9 Passive turfed recreation space.
- 10 Feature tree planting at key view lines.
- 11 Bike parking.

Note:

- Table and seating (covered and uncovered), bins, water bubbler and signage, will be located throughout the park.
- The use of bollards, trees and boulders in planting beds will be utilised to prevent vehicle access



NEIGHBOURHOOD REC PARK CHARACTER



LINEAR PARK VISION.

**Provide a safe, legible, comfortable
connector corridor for the community.**

KEY OBJECTIVES.

**CREATE LANDSCAPE
NODES ALONG THE
PATH PROVIDING REST
SPOTS, OPPORTUNITIES
TO ENGAGE WITH
NATURE AND PROMOTE
INFORMAL COMMUNITY
INTERACTION.**

**STRENGTHENING
WAYFINDING AND
LEGIBILITY OF THE
WIDER HIKE AND
BIKE NETWORK.**

**ENSURE CLEAR
SIGHTLINES TO
ACTIVE NODES AND
PATHWAYS.**

**CREATE A CONNECTION
ACROSS THE CORRIDOR
TO PRECINCT 4**

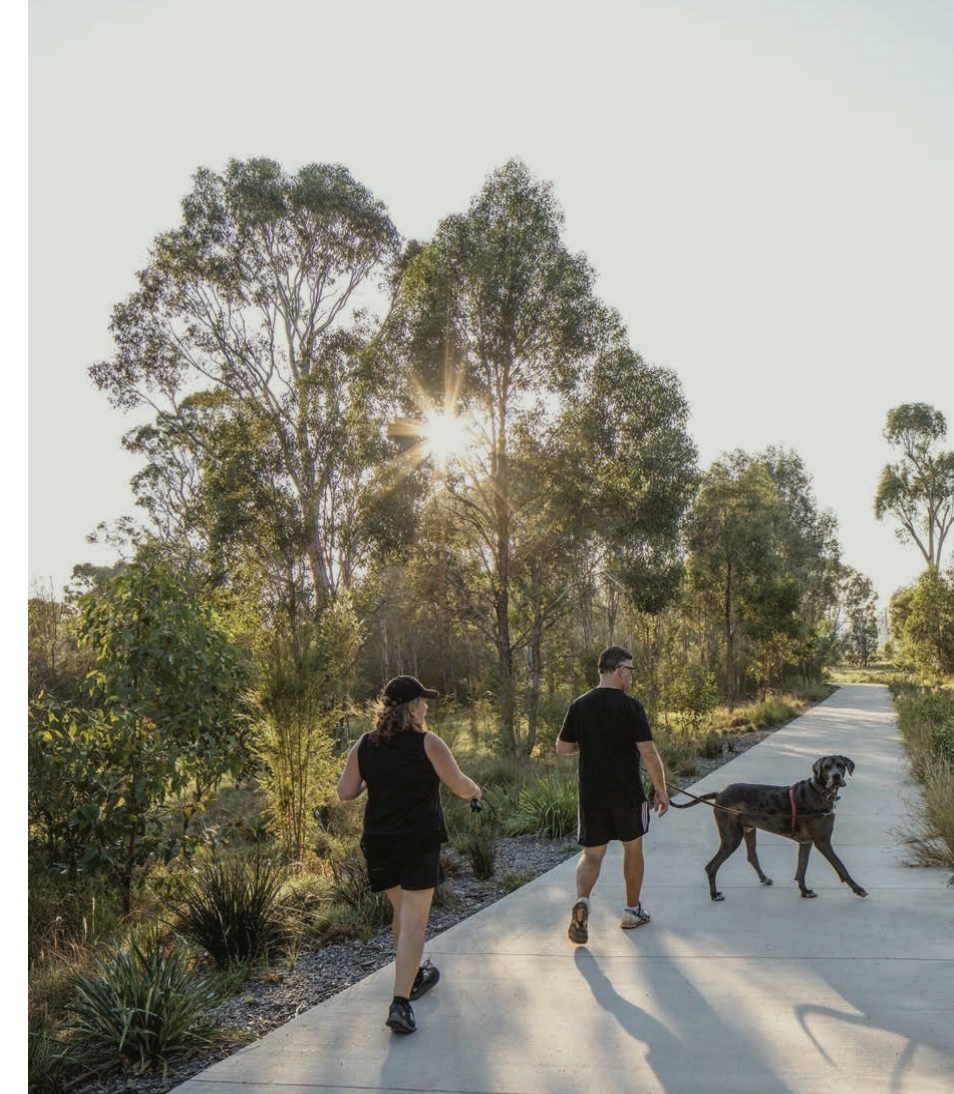
LINEAR PARK PLAN

LEGEND

- 1 Bio basins will be integrated into the existing vegetated corridor.
- 2 3m wide hike + bike weaves its way along the edge of the linear park ensuring casual surveillance of the path.
- 3 3m principle cycle path provides cycle priority link to north Yarrabilba Town Centre and the Major Recreation Park.
- 4 2.5m wide path connection linking Precinct 4 and Precinct 6.
- 5 Revegetation batters.
- 6 Landscape nodes along Hike + Bike. Embellishments include interpretative signs, seating, exercise stations and feature planting.
- 7 Existing vegetation - retained, protected and revegetated where required.



1:5000 @A3



DSS TABLE - NEIGHBOURHOOD RECREATION PARK

Project Name: YARRABILBA PRECINCT 6A NEIGHBOURHOOD RECREATION PARK
PR: 150787
Date: 19/06/2023
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	0.5 - 1.1 ha/1000 popn. 5,000m2 min area	Complies with EDQ PDA No.12	Yes-the total park area is approximately 0.528 Ha meets the min area
B	Shape, frontage and location	<u>Shape</u> 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. <u>Road frontage</u> Regular shaped 50% of park perimeter to have road frontage <u>Location</u> Central, accessible location within neighbourhood or adjacent to linear park network.	Complies with EDQ PDA No.12	<u>Shape</u> The narrowest park width is 20m wide <u>Road frontage</u> Over 50% of the park is bounded by road. <u>Location</u> Centrally located within the precinct
C	Designing parks as places for people	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 with EDQ PDA No.12	Yes- more than 3 activity nodes are provided including a kickabout space, playground, basketball practice hoop and other grassed informal areas. Multi use hard pavement area with basketball practice hoop junior informal skate/scooter elements/handball.
D	Slopes, Batters and retaining walls	<u>Slopes</u> 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. <u>Batters</u> 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. <u>Retaining Walls</u> 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.	Complies with EDQ PDA No.12	<u>Slopes</u> Functional areas of 1:10 or greater are less than 20% of the park. <u>Batters</u> All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 <u>Retaining Walls</u> 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. 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 usable area of the park 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. 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. Driveway access point is achievable if required.
H	Shade cover	50 per cent shading of walking and cycling paths 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
Standard Embellishments				
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	Complies with EDQ PDA No.12	local street parking is achievable
3	Parking (bicycles)	Yes	Complies with EDQ PDA No.12	Located near playground and kick a bout area
4	Lighting (Safety)	Yes	Complies with EDQ PDA No.13	Lighting to park is achievable if required
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	Yes	Complies with EDQ PDA No.12	yes, pedestrian pathways to and around the play space and kickabout. 2.5m wide path located though the space connects users to the wider Hike and Bike network
7	Shade structures	Yes	Complies with EDQ PDA No.12	Yes - shade structure over playground are proposed
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	Yes 3no. Formal bench seating and additional informal boulder seating edges.
9	Table and seating -covered	yes	Complies with EDQ PDA No.12	Yes one loacted adjacent play space
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	Yes	Complies with EDQ PDA No.12	Yes, approximately 300m2.
12	Informal active recreation spaces	yes		Yes multiple grassed areas, planted nodes and seating areas are allowed for
13	Half- court, rebound wall or similar	Yes	Complies with EDQ PDA No.13	Yes, basketball practice hoop and informal junior skate/scooter area is proposed.
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

DSS TABLE - LINEAR PARK

Project Name:

YARRABILBA PRECINCT 6A Linear PARK

PR:

150787

Date:

19/06/2023

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 ha/1000 popn. 500m2 min area	Complies with EDQ PDA No.12	Yes-the total park area is approximately 9 Ha
B	Shape, frontage and location	<u>Shape</u> Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints. <u>Road frontage</u> No specific requirements but paths should be located and designed to maximise passive surveillance opportunities. <u>Location</u> Site specific.	Complies with EDQ PDA No.12	<u>Shape</u> The narrowest park width is 20m wide <u>Road frontage</u> Over 50% of the park is bounded by road. <u>Location</u> Centrally located within the precinct
C	Designing parks as places for people	No specific requirement except must be provided with walking and cycling path.	Complies with EDQ PDA No.12	Yes- more than 3 activity nodes are provided including a kickabout space, playground, basketball practice hoop and other grassed informal areas. Multi use hard pavement area with basketball practice hoop junior informal skate/scooter elements/handball.
D	Slopes, Batters and retaining walls	<u>Slopes</u> 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. <u>Batters</u> 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. <u>Retaining Walls</u> 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.	Complies with EDQ PDA No.12	<u>Slopes</u> Functional areas of 1:10 or greater are less than 20% of the park. <u>Batters</u> All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 <u>Retaining Walls</u> There are no walls proposed over 900mm
E	Flood and stormwater management	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),	Complies with EDQ PDA No.12	There are no specification requirements for flood and stormwater management in Linear Parks. However, all stormwater management devises have been integrated into the park and comply with the best industry standards and the documents as stated. All bio basins and sediment ponds are highly visible, have safety ledges, are designed to maintain water quality and minimise ongoing maintenances costs .
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. 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.	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.
H	Shade cover	50 per cent shading of walking and cycling paths 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
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)	Yes	Complies with EDQ PDA No.12	yes, a 3m wide Hike and Bike path is provided along the length of park. A formal 2.5m path connection across the corridor linking pedestrians with Precinct 4 has been proposed..
7	Shade structures	EDQ no requirement	N/A	N/A
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	Yes. seating is proposed at key locations along the length of the hike and bike path
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	Yes	Exercise stations are proposed at landscape nodes along the length of the Hike and Bike path
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

DSS TABLE - LOCAL PARK

Project Name:

YARRABILBA PRECINCT 4F Local PARK

PR:

150787-1

Date:

22/08/2022

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 ha/1000 popn. 500m2 min area	Complies with EDQ PDA No.12	Minimum area achieved. North West park = 800m2 approx North East park = 700m2 approx South East park = 1000m2 approx
B	Shape, frontage and location	<u>Shape</u> 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. <u>Road frontage</u> Regular shaped 50% of park perimeter to have road frontage <u>Location</u> Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	Complies with EDQ PDA No.12	Shape: Narrowest part of the park is 15m wide Road Frontage: regular in shape and has less then 50% road frontage Location: located adjacent terrace lots and a linear park
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> 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. <u>Batters</u> 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. <u>Retaining Walls</u> 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.	Partly Complies with EDQ PDA No.12	<u>Slopes</u> Less than 20% of the local park area is steeper than 1:10. <u>Batters</u> All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 <u>Retaining Walls</u> 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. 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. 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. Driveway access point is achievable if required.
H	Shade cover	50 per cent shading of walking and cycling paths 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 cov 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

