

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1441

Date: 29 February 2024



YARRABILBA PRECINCT 4G

LANDSCAPE DESIGN PACKAGE

148795-1 [ISSUE C]



REVISION	[C]	DATE	21/12/2023	PREPARED BY	CI	APPROVED BY	EF
	[B]		21/09/2023		CI		EF
	[A]		30/08/2023		LD		EF



Prepared for:

Lendlease

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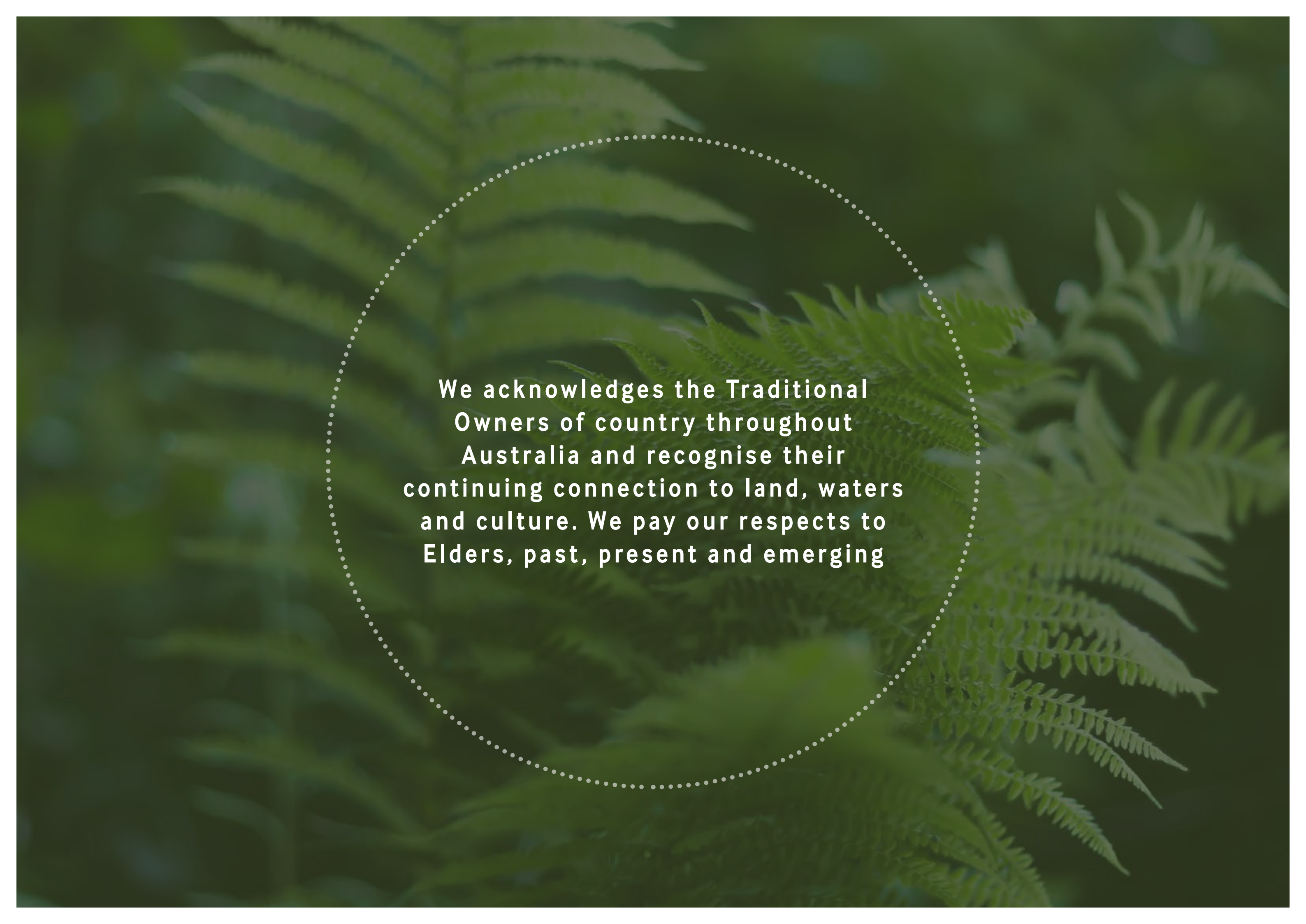
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We acknowledges the Traditional
Owners of country throughout
Australia and recognise their
continuing connection to land, waters
and culture. We pay our respects to
Elders, past, present and emerging

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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.

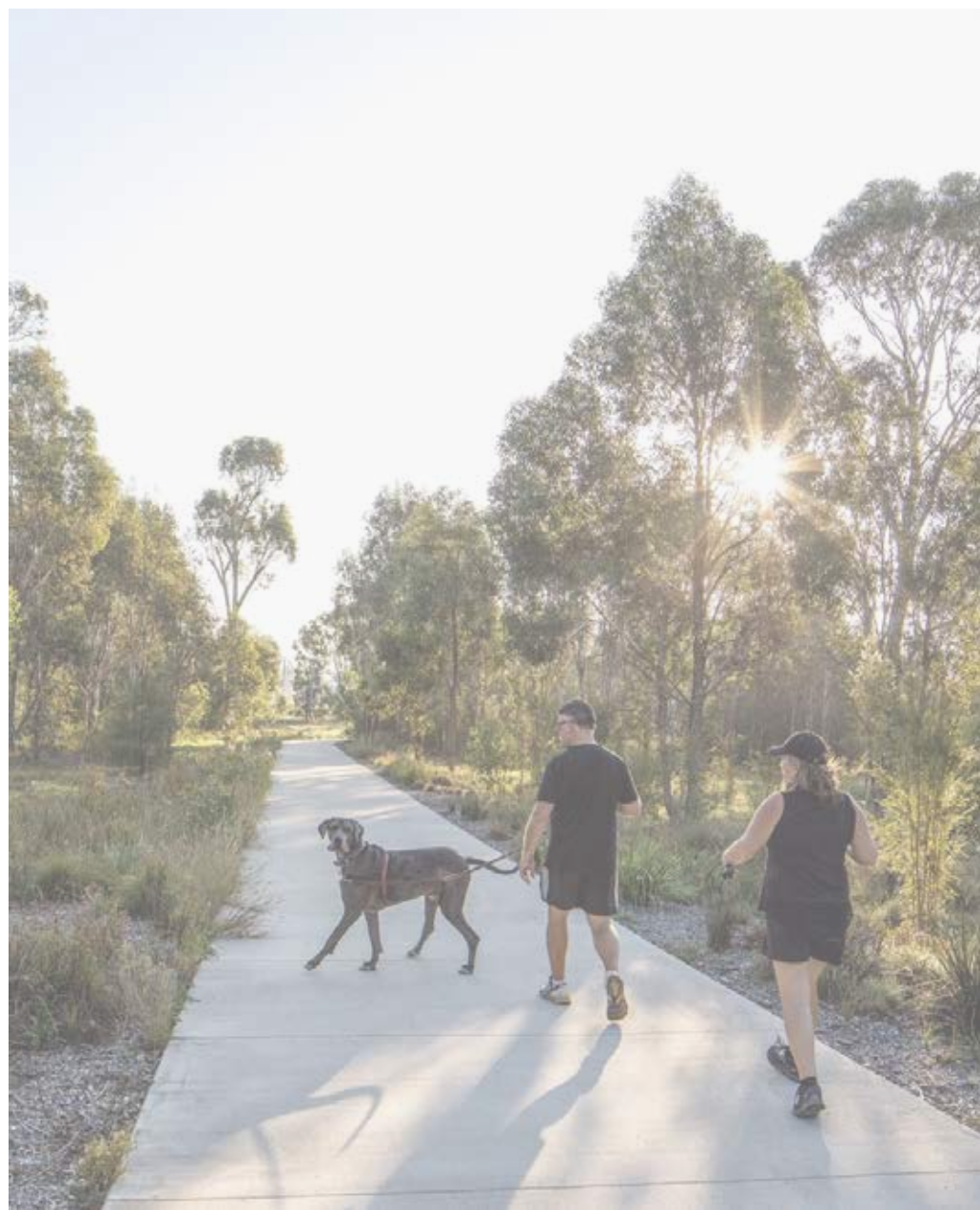
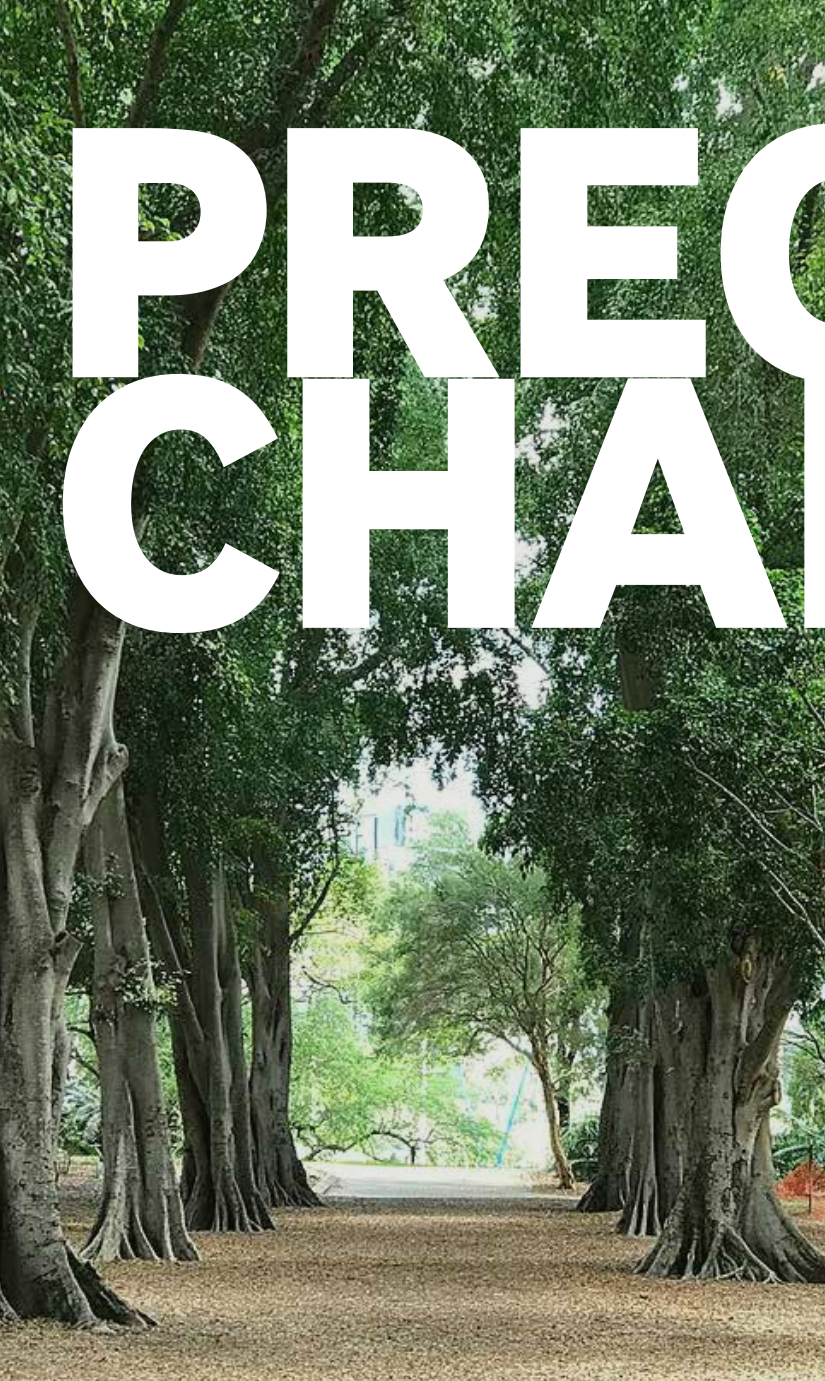
01

PRECINCT VISIONING

PRECINCT VISION.

**CREATING A PREMIUM
NEIGHBORHOOD WITH
LOCAL CHARM WHICH
DRAWS ON THE WEALTH OF
SURROUNDING GREEN OPEN
SPACE.**

PRECINCT CHARACTER





02

PRECINCT MASTERPLAN

OVERALL MASTERPLAN

LEGEND

- 1 Local Park
- 2 Entry avenue
- 3 Feature landmark trees located in key locations
- 4 Existing vegetated corridor to be retained
- 5 Bio-retention basins
- 6 Entry Signage Wall
- 7 Revegetation Zone

1:2000 QA3



LOCAL REC PARK VISION.

**A PARK THAT FOSTERS
COMMUNITY CONNECTIONS
AND ENGAGES RESIDENTS
BY PROVIDING AN INTIMATE
SPACE WITH LINKS TO THE
WIDER OPEN SPACE**

LOCAL REC PARK - SITE ANALYSIS

LEGEND

-  Primary Activity Zone
Feature seats - play - outlook - shelters
-  Supportive Activity Zone
paths - seat - Turf area
-  Basin
-  Feature tree to frame view
-  PMT
-  Plant screening - species selection will be in accordance with bushfire hazard assessment and mitigation plan
-  Built form frame views
-  Vegetated batter
-  Carpark - with connection to footpath
-  Bushfire APZ - Managed Landscape Zone in accordance with bushfire hazard assessment and mitigation plan (15m wide)
-  Street view lines
-  Key park views
-  Views to vegetated corridor and town centre



LOCAL RECREATION PARK

LEGEND

- 1 Connection to Wentland Avenue
- 2 Avenue of trees to park
- 3 Secondary sightlines through planting
- 4 Seating nodes/picnic spaces on deco.
- 5 Turf Breakout area
- 6 Feature Fig Trees to Local Park
- 7 Feature seating looking across future town centre
- 8 Revegetation Zone
- 9 Existing vegetated corridor to be retained
- 10 Screen planting to side boundaries to provide privacy to lots
- 11 Planting to screen PMT

 Local park extent

Embellishments may also include:

- Shelter
- Picnic table and chairs
- Bench seating
- Water Bubbler

NOTE:
Landscape works and plant species will be in accordance with the requirements of the bushfire hazard assessment and mitigation plan



LOCAL REC PARK CHARACTER



DSS TABLE - LOCAL PARK

Project Name:
PR:

YARRABILBA PRECINCT 4G LOCAL PARK
148795

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. Local park = 2560m2 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	<u>Shape</u> : Narrowest part of the area classified as park is 10m2 wide <u>Road Frontage</u> : regular in shape and has more then 50% road frontage <u>Location</u> : located centrally in precinct of medium residential density. Park is adjacent to nature corridor
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 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	May include adauate paths for connection to residents and wider contextual network
7	Shade structures	EDQ no requirement	N/A	May include 1 shade structure
8	Table and seating -uncovered	EDQ no requirement	N/A	N/A
9	Table and seating -covered	EDQ no requirement	N/A	May include 1 covered table and seating
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

