# APPENDIX H ASSESSMENT AGAINST EDQ PDA GUIDELINES

# ASSESSMENT AGAINST PDA GUIDELINE 12
# REGIONAL SPORTS PARK & REGIONAL RECREATION PARK (COMBINED)

| Parks planning and design principles | |
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| **Preamble**<br>The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here. | **NA**<br>Preamble only (no response required) |
| **Requirement** | **Compliance / Comments** |
| **Principle 1: Diverse**<br>• The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities.<br>• Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines.<br>• Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities1. Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups. | **Complies**<br>• Diversity is provided at the whole of site level through a variety of park types and functions.<br>• A variety of settings and opportunities for formal sports and active and passive recreational opportunities are provided within the neighbourhood recreational park and linear parks. Refer to the concept plan which graphically depicts the variety of park settings. |
| **Principle 2: Accessible and connected**<br>• Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network.<br>• Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities.<br>• District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access.<br>• Civic parks should be at central, prominent and accessible locations within centres.<br>• Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and cycling paths and use existing natural features such as waterways and ridgelines to connect to other | **Complies**<br>• The Neighbourhood Recreation Park is centrally located within the development and forms part of the integrated park network with connections to linear parks within this precinct, as well as connections to the wider Everleigh master planned area.<br>• The parks are highly visible with continuous linear path connections and co-location with a neighbourhood connector road or access streets.<br>The linear parks and the neighbourhood park provide walking and cycling paths incorporate natural features such as water sensitive urban design and informal active spaces. |

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| elements of the parks network and key destinations including centres and schools.<br>• Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities. | |
| **Principle 3: Sense of place**<br>• Parks should respond positively to the natural environment and to local community values and needs.<br>• Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership.<br>• Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces. | **Complies**<br>• The Whole of Site Open Space Master Plan seeks to provide a design response which positively responds to the natural environment and to local values and needs. This is achieved through the use of design elements to create an identity of sense of place for the community.<br>• The park spaces will be predominantly green with a concentration of elements that include feature trees, landscaping planting and rolling landforms. |
| **Principle 4: Safe and healthy**<br>• Parks should be located and designed to provide a safe environment and encourage healthy activities.<br>• Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies.<br>• Parks should enhance physical and mental health by encouraging physical and social activities, and providing opportunities for respite from the surrounding built environment. | **Complies**<br>• All park allotments have been designed in accordance with CPTED principles.<br>• The open space design ensures clear sightlines to and through the spaces, with compliant road frontages.<br>• Where there are adjoining residential boundaries in Lots 824 and 826 50 percent visually permeable fencing will be specified to afford surveillance from both public and private domains.<br>• Given the combined length of the parks, opportunities for respite from the surrounding built environment will also be achieved by provision of a variety of embellishments including tables, seats and shade at regular intervals. |
| **Principle 5: Cost effective**<br>• Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs.<br>• The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community.<br>• Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use | **Complies**<br>• All park allotments have been designed to balance capital costs with ongoing maintenance and operational costs, particularly with regards to embellishments given the role and function of each park.<br>• Embellishments will be further addressed during the detailed design phase in close coordination with the end asset owner, being Logan City Council. |

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| elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values.<br>• Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort.<br>• Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles. | |
| **Principle 6: Fit for purpose**<br>• Parks should be fit for purpose and capable of adaption to cater for changing recreational demands.<br>• Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network.<br>• Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates.<br>• Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities. | **Complies**<br>• The neighbourhood park (Lot 840) and a linear park (Lot 841) include the provision of informal active recreational space which allows for flexibility of use to meet changing recreational demands.<br>• Park Lot 840 (neighbourhood park) is 1.**28ha** in size which provides a significant area of publicly accessible green space for a range of activities. The linear parks provide connections to and from this park a**nd are designed** to be a range of shapes and sizes to contribute to variation in park size.<br>• Park Lot 840 includes embellishments such as shade, seating and tables, tap/bubbler and lighting to create an attractive and comfortable park environment. |

| **Park types and roles** | |
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| **Requirement** | **Compliance / Comments** |
| Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park. | N/A |

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| Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each. | **Complies**<br>Refer Table 1 response |
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Table 1: Park types and role

| Park Type | Role | Compliance / Comments |
|---|---|---|
| Linear park | A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre. | **Complies**<br>Three linear parks are proposed (Park Lot 841, Park Lot 843, Park Lot 845) and provide informal recreation opportunities for walking and cycling. The linear parks provide a pedestrian green link from surrounding residential areas to the Neighbourhood Recreational Park. |
| Local recreation park | A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents. | **N/A** |
| Neighbourhood recreation park | A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events. | **Complies**<br>Park Lot 840 is 1.28ha and provides a focal point for the neighbourhood with playground, elements, shade and areas for informal active recreation spaces. |
| District recreation park | A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community. | **N/A** |
| Major recreation park | A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people. | **N/A** |

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| Civic park | A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels. | **N/A** |
| District sports park | A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park. | **N/A** |
| Regional sports park | A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park. | **N/A** |

**Rates of provision, size and accessibility**

| Requirement | Compliance / Comments |
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| The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions. | **NA**<br>No response required |

Table 2: Rates of provision, minimum area and accessibility requirements

| Park Type | Rates of Provision | | Minimum Area | Accessibility Requirements | Compliance / Comments |
|---|---|---|---|---|---|
| | Land (ha/1,000 popn) | No. of parks (popn) | | | |
| Local recreation park | 0.0 - 0.2 | NA | 500m² | NA | **NA** |

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| Neighbourhood recreation park (1) | 0.5 - 1.1 | 1/1,000 - 1/1,500 | 5,000m² | 90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities. | **Complies**<br>Rates of provision, number of parks and minimum area are addressed in the whole of site master plan. |
| Local linear park (2), (3) | 0.0 - 0.8 | NA | NA | NA | **N/A** |
| Total local parks (4) | 1.3 | NA | NA | NA | **N/A** |
| District recreation park (5) | 0.5 - 1.0 | 1/10 - 15,000 | 5 ha | 90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3. | **N/A** |
| Major recreation park (6) | 0.5 - 1.0 | 1/20,000 + | 10 ha | Must comply with location criteria in Table 3. | **N/A** |
| Major linear park (3) | 0.0 - 0.5 | NA | NA | NA | **N/A** |
| Total district/major recreation parks | 1.5 | NA | NA | NA | **N/A** |
| Total recreation parks | 2.8 | NA | NA | NA | **N/A** |
| District sports park | 0.75 - 1.2 | 1/10 - 20,000 | 7.5 ha | 90 per cent of dwellings within 4 km, must comply with location criteria in Table 3. | **N/A** |

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| Major sports park | 0.5 - 1.0 | 1/25,000 + | 15 ha | Must comply with location criteria in Table 3. | **N/A** |
| Total sports parks | 1.8 | NA | NA | NA | **NA**<br>Refer whole of site master plan |
| Total parks | 4.6 | NA | NA | NA | **NA**<br>Refer whole of site master plan |
| Community land (7) | 0.2 | NA | NA | NA | **NA** |
| Total parks and community land (8) | 4.8 | NA | NA | NA | **NA**<br>Refer whole of site master plan |

Notes:
(1) Includes allowance for civic parks in neighbourhood centres.
(2) A local linear park is within or adjoining a predominantly residential neighbourhood.
(3) The actual rate of provision for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for determining the contribution of linear parks to creditable park area.
(4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.
(5) Includes allowance for civic parks in district centres.
(6) Includes allowance for civic parks in regional/town centres.
(7)Refer to PDA Guideline 11: Community Facilities for more information.
(8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

**Shape, frontage and location**

Table 3: Area and dimensions

| Park Type | Shape | Road Frontage | Location | Compliance / Comments |
|---|---|---|---|---|
| Linear park | Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints. | No specific requirements but paths should be located and designed to maximise passive surveillance opportunities. | Site specific. | **Complies**<br>All linear parks comply with the minimum 15m, with widths shown:<br>• Park Lot 845 – 15m width<br>• Park Lot 843 – ranges 15-9m width<br>• Park Lot 841 – 15m width |
| Local recreation park | Parkland should be regularly shaped and of sufficient dimensions to achieve its role in | Minimum 50 per cent of park perimeter to have road frontage. | Generally provided in areas of medium to high residential | **N/A** |

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| | 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 | | density (more than 15 dwellings per hectare). | |
| Neighbourhood recreation park | 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 | Minimum 50 per cent of park perimeter to have road frontage. | Central, accessible location within neighbourhood or adjacent to linear park network. | **Complies**<br>The park is centrally located within the precinct, and is of a sufficient size (1.2?ha) and shape to accommodate a range of sport and recreation activities. Embellishments such as pedestrian and cycle paths and table and seatings provide for a range of uses. A large area also remains for informal active recreational space for sporting activities.<br>The park is bounded by road frontage on three sides and adjoins the conservation area to the east.<br>All park dimensions exceed 10m. |
| District recreation park | 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 | Minimum 50 per cent of park perimeter to have road frontage. | Direct access from connector or higher order road, and by local public transport. | **N/A** |

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| Major recreation park | 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 | Minimum 50 per cent of park perimeter to have road frontage. | Direct access from trunk connector or higher order road, and by frequent public transport. | **N/A** |
| Civic park | 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 | Designed as an integral part of the centre in accordance with CPTED principles. | Integrated into centre, close to community facilities. | **N/A** |
| District sports park | Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities | No specific requirements but must have highly visible and well-signed entrances. | Direct access from trunk connector or higher order road, and by local public transport. | **N/A** |

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| | in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes. | | | |
| Major sports park | Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes. | No specific requirements but must have highly visible and well-signed entrances. | Direct access from trunk connector or higher order road, and by frequent public transport. | **N/A** |

| **Designing parks as places for people** | |
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| **Requirement** | **Compliance / Comments** |
| All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include:<br>> Locating park shelters to overlook a playground or other active recreation space<br>> Designing pathways to travel between activity nodes and lookouts to destination<br>> Situating a large grassed area for active recreation next to areas of natural bushland and associated trails.<br><br>For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities. | **Complies**<br>• All parks have been designed with a mix of active and passive recreation opportunities which are commensurate with its intended role and function. |
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| Table 4: Requirements for active recreation spaces | |

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| Park Type | Active recreation spaces required | Compliance / Comments |
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| Linear park | No specific requirement except must be provided with walking and cycling path. | **Complies**<br>The three linear parks provide a 2.5m pedestrian/cycle path. |
| Local recreation park | No specific requirement. | **N/A** |
| Neighbourhood recreation park | 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**<br>The neighbourhood recreation park provides an informal active recreation space of approximately 30m x 53m, as well as other areas for active recreation. |
| District recreation park | Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park. | **N/A** |
| Major recreation park | Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park. | **N/A** |

| **Slopes, batters and retaining walls** | | |
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| **Item** | **Requirement** | **Compliance / Comments** |
| Slopes | All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts*), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. Other park areas can have varied topography provided:<br>> the areas are accessible and functional for the intended recreation purposes<br>> 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><br>*Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards. | **Will Comply**<br>• Preliminary earthworks indicate that slope controls will be achieved within all park lots. This will be further addressed in the detailed design phase. |
| Batters | 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:<br>> Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) | **Will Comply**<br>• Any earthworks to form batters will be further addressed in the detailed design phase. |

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| | > Maximum gradient of planted batters: 1:3. | |
| Retaining walls | Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements:<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. | **N/A**<br>• No retaining walls are proposed in open space. |

| **Flood and Stormwater Management** | | |
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| **Requirements** | | **Compliance / Comments** |
| The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve:<br>> 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), and<br>> the minimum flood immunities shown in Table 5. | | **Complies**<br>Park Lot 842 is a Drainage Reserve, please refer to Stormwater Engineers detail. |
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| Table 5: Minimum flood immunities | | |
| **Park Type** | **Minimum flood immunity** | **Compliance / Comments** |
| Recreation parks | Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level.<br><br>Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI. | **Complies**<br>Preliminary design indicates that the prescribed flood immunity will be comfortable achieved. This will be further address in the detailed design phase. |
| Sports parks | All formal playing surfaces (fields and courts) are above the 20 year ARI flood level.<br><br>Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI. | **N/A** |

| **Lakes and other permanent water bodies** | |
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| **Requirement** | **Compliance / Comments** |
| At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they:<br>> Form part of an overall integrated stormwater management system<br>> Are located in district or major recreation parks<br>> Are highly visible<br>> Have safe and active edge treatments<br>> Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs | **N/A** |

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| > Are provided with suitable access for maintenance purposes including by small boats<br>> Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards. | |
| The maximum area of a permanent water body that can be counted towards the required area of park provision is:<br>> Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level<br>> Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge. | **N/A** |

| **Managing access** | |
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| **Requirement** | **Compliance / Comments** |
| 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. 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.<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. | **Will Comply**<br>• Controlled access points, bollards and fencing will be further addressed in the detailed design phases. |

| **Shade cover** | | |
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| Table 6: Provision of shade cover | | |
| **Park type** | **Required shade provision *** | **Compliance / Comments** |
| Recreation parks | > 50 per cent shading of walking and cycling paths<br>> 50 per cent shading of formal seating | **Will Comply**<br>Shade requirements will be addressed further during the detailed design phase. |
| Sports parks | Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey etc fields. | **N/A** |
| * Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December. | | |

| **Embellishments** | |
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| **Requirement** | **Compliance / Comments** |
| • Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as | **Will Comply**<br>Requirements will be addressed in further detail during the detailed design phase. |

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| drought tolerant landscaping, water re-use, renewable energy sources and recycled materials. | |
| All parks should be provided with the following basic facilities:<br>> Fencing/bollards<br>> Seating<br>> Taps and bubblers<br>> Landscaping (including earthworks, turfing and revegetation as required). | **Will Comply**<br>Requirements will be addressed in further detail during the detailed design phase. |
| Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park. | **Complies**<br>Refer Table 7 |
| In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps. | **Will Comply**<br>Requirements will be addressed in further detail during the detailed design phase. |
| Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes. | **Will Comply**<br>Requirements will be addressed in further detail during the detailed design phase. |
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Table 7: Standard Embellishments

| **Embellishment** | **Recreation parks** | | | | | | **Sports parks** | | **Compliance / Comments** |
|---|---|---|---|---|---|---|---|---|---|
| | **Linear** | **Local** | **Neighbourhood** | **District** | **Major** | **Civic** | **District** | **Major** | |
| Internal access road(s) (1) | | | | | | | | | **Complies**<br>For further details, refer to Landscape Drawings. |
| Parking (cars) | | | | | | | | | |
| Parking (bicycles) | | | | | | | | | |
| Lighting | X | | X | | | | | | |
| Toilets | | | | | | | | | |
| Paths (pedestrian / cycle) | X | | X | | | | | | |
| Shade structures | | | X | | | | | | |
| Table and seating – uncovered | X | | X | | | | | | |
| Table and seating – covered | | | X | | | | | | |
| Barbecues | | | | | | | | | |
| Play areas/facilities | | | X | | | | | | |

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| Informal active recreation spaces | X | | X | | | | | | |
| Half-court, rebound wall or similar | | | | | | | | | |
| Sports fields (3) | | | | | | | | | |
| Spectator seating (2) | | | | | | | | | |
| Courts (3) | | | | | | | | | |
| Community events space | | | | | | | | | |
| Notes:<br>(1) Where required for internal access only.<br>(2) Spectator seating may be provided by grass mound where appropriate.<br>(3) Sports fields and courts should comply with accepted standards for the particular sport. | | | | | | | | | |

| **Engineering design and construction** | |
|---|---|
| **Requirement** | **Compliance / Comments** |
| Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in PDA Guideline No. 13: Engineering Standards.<br><br>Where a park is to be located adjacent to an existing watercourse a study of the watercourse geomorphology maybe required for the area immediately adjoining the proposed park and an area upstream and downstream of the site sufficient to determine the stability of the watercourse and its surrounds. The study shall also propose what site works are required to ensure the stability of the watercourse and therefore safeguard park embellishments. The study shall be undertaken by a suitable qualified geomorphologist. | **Will Comply**<br>Engineering design and construction will be addressed in the and detailed design phase. |

URBIS

# Response to PDA Guideline 01 – Residential 30

*PDA Guideline 1 – Residential 30* guides the planning and design of residential development within PDAs. As noted in the Town Planning Report, the provisions of PDA Guideline 5 – Neighbourhood Planning and Design take precedence over the provisions of PDA Guideline 1 – Residential 30, where inconsistencies exist.

The guideline focuses of the following 5 themes:

- Neighbourhood design;
- Lot design;
- Block design;
- Street design; and
- Park design.

Guideline 1 also provides a checklist of examples of how to comply with the intent that the guideline outlines for the above 5 themes. An assessment of the proposed development against the relevant part of this checklist is provided in Table 1 below.

Table 1 - Response to PDA Guideline 1 Checklists

| **Checklist Examples** | **Response** |
|---|---|
| **Neighbourhood Design** | |
| Does the neighbourhood layout and design respect and respond appropriately to local conditions, including:<br><br>1) the local market and need for housing and business<br><br>2) physical features such as topography, natural drainage systems and vegetation<br><br>3) places of cultural heritage significance<br><br>4) opportunities for views and vistas and other elements that will clearly identify and, from a commercial perspective, 'brand' the neighbourhood<br><br>5) providing connections to existing facilities, services and movement networks in the surrounding area. | **Consistent**<br><br>The proposed development of ROL 13 has been designed to respect and respond to local conditions.<br><br>Development in the Everleigh community is responsive to the local market and demand for housing.<br><br>Physical features such as topography and drainage has been considered in the proposed design. A preliminary earthworks review has been undertaken for the ROL area and informed lot layout, this is provided in the Engineering Services Report at **Appendix I.**<br><br>The proposed development seeks to adapt to the slope and contour conditions of the site to ensure that lot benching and large retaining walls are minimised to the extent possible.<br><br>The site is subject of a cultural heritage clearance issued under Everleigh's approved cultural heritage management plan.<br><br>The topography of the land has been highly influential for the design of the development, |

| Checklist Examples | Response |
|---|---|
| | resulting in strong views and vistas throughout the community.<br><br>The proposed development is in close proximity to key services including the Greenbank Shopping Centre and State Primary School and Regional Sports and Recreation Park within Everleigh.<br><br>For further details, please refer to **Sections 4** and **8** of the Town Planning Assessment Report. |
| Does the neighbourhood have:<br><br>1) defined entries and legible neighbourhood boundaries to foster a sense of identity<br><br>2) a highly permeable, legible street pattern<br><br>3) a variety of multi-use parks<br><br>4) a safe, attractive and efficient pedestrian and cycle network<br><br>5) distribution of land uses, layout of streets and building densities that support public transport use<br><br>6) a mix of lot sizes providing wide choice in affordable and accessible housing<br><br>7) lots of a size to allow small-scale, compatible land uses such as childcare, aged care, retirement living, local shops and home-based business | The proposed design of ROL 13:<br><br>1) has visual cues and markers which delineate it from other residential areas within the Everleigh community. The road layout and residential and land lease uses seek to create a series of discrete neighbourhoods.<br><br>2) has a highly connected and permeable street pattern.<br><br>3) features a neighbourhood recreation park and a major linear park, which can be used for a variety of activities.<br><br>4) provides high quality active transport links.<br><br>5) provides a diversity in block layout and lot typologies throughout the site.<br><br>6) provides a good diversity of lot typologies throughout the site.<br><br>7) provides allotments designed to their specific use endorsed under the Everleigh Master Plan, being standard residential allotments. |
| **Lot Design** | |
| Are the lots of a regular shape and standard dimensions: | The proposed layout of ROL 13:<br><br>1) provides a logical and rectilinear street pattern. |

| Checklist Examples | Response |
|---|---|
| 1) to contribute to delivery of street pattens that are rectilinear<br><br>2) to contribute to cost savings in engineering and building construction<br><br>3) to suit proven dwelling designs<br><br>4) consistent in lot depth(s) and widths<br><br>5) of a standard depth of 25.0 metres and 32.0 metres and widths generally in multiples of 2.5 metres and 5.0 metres | 2) has been designed to ensure earthworks are minimised where possible.<br><br>3) Is supported by detailed Plans of Development (Envelope Plans and Design Criteria) which guide the development of dwellings on individual allotments.<br><br>4) provides consistent lot depths and widths.<br><br>5) provides allotments with depths and widths that are consistent with the abovementioned parameters. |
| **Slope** | |
| Unless the dwellings are to be constructed in an integrated or attached development, is the slope on a lot less than 450 sqm in area no more than:<br><br>1) 10 per cent side slope<br><br>2) 5 per cent lengthwise slope<br><br>3) Less, if both these figures approach the maximum together | The proposed development has been designed with regard to the adopted development standards within the Everleigh community, including how to manage slope.<br><br>The proposed Plans of Development (Envelope Plans and Design Criteria) include provisions which will ensure allotments are functional and able to support high quality dwellings. |
| **Block Design** | |
| <u>Block shape and dimensions:</u><br><br>Are the blocks of a size and dimension that, when arranged, facilitate:<br><br>1) an efficient neighbourhood pattern, scale and area<br><br>2) high levels of pedestrian connectivity throughout the neighbourhood<br><br>3) safe and direct pedestrian, cycle and vehicle access to destinations such as local shops, neighbourhood centre, public transport stop or station, neighbourhood park and nearby district and regional sport facilities | The proposed development provides urban blocks which:<br><br>1) are efficient and responsive to neighbourhood patterns.<br><br>2) provide high levels of support for active transport.<br><br>3) Are well connected to key features within the Everleigh community, including parkland, centres, and transport routes.<br><br>4) support a diversity of lot typologies.<br><br>5) provide suitable housing stock on rear-loaded laneways. |

| Checklist Examples | Response |
|---|---|
| 4) choice in the type of housing<br><br>5) rear lanes that maintain standard lot types and dimensions | 6) support the establishment of street-trees and other vegetation.<br><br>Urban blocks have been designed to respond to Master planning and traffic engineering requirements. |
| <u>Laneway lots:</u><br><br>If more than one dwelling is proposed, the laneway lots are:<br><br>1) at least 7.5 metres wide<br><br>2) at least 30.0 metres deep on at least one side of the laneway<br><br>To enable ease of visitor access to houses which front the laneway:<br><br>3) the block length has been shortened<br><br>4) a mid block lane and/or pedestrian link has been provided | No Laneway Lots are proposed. |
| <u>Orientation for climate:</u><br><br>Where the design for the prevailing summer breeze is paramount, is the road leg length:<br><br>1) oriented perpendicular to the prevailing breeze<br><br>Where the design for access to winter sun is paramount, is the long road length:<br><br>2) oriented in an east-west fashion<br><br>To avoid the western summer sun are:<br><br>3) wide lots minimised on the north-south streets<br><br>4) built-to-boundary walls, unless constrained by topography, located on the west to southern walls | The proposed layout of the ROL has been designed to consider allotment orientation and aspect.<br><br>The Plans of Development (Envelope Plans and Design Criteria) also support each individual allotment having access to breeze and light.<br><br>Further to block and lot design, earthworks design has also considered climatic responsiveness of allotments. |
| <u>Lot arrangement:</u> | The proposed layout: |

| Checklist Examples | Response |
|---|---|
| Are lots within the block arranged so that:<br><br>1) the highest densities are located around open space, amenity features or other focal points<br><br>2) there are between four and six adjoining terrace or row housing lots in a group (to enable group housing construction and integrated streetscape solution)<br><br>3) there are no more than eight narrow frontage lots in a row<br><br>4) there are no more than four lots with a width of 7.5 metres or less in a row unless serviced by a rear lane<br><br>5) there are no minor mismatches (e.g. less than 1.0 metre) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error)<br><br>6) multi-family housing lots are preferred on highly accessible:<br><br>o block ends<br>o corner lots<br>o lots with dual road frontage<br><br>Are small lots minimised:<br><br>7) at the end of a t-intersection<br><br>8) at the entrance to a precinct if not a rear lane accessed | 1) has been designed so that higher density housing is located near amenities and focal points within the community.<br><br>2) It is noted that terrace lots are configured as groups of a maximum of seven. Notwithstanding, the proposed design enables group housing construction and ensures a logical streetscape solution. Additionally, the lots on either end of these terrace lot groupings exceed 7.5m in width.<br><br>3) ensures there are no more than eight narrow frontage lots in a row.<br><br>4) ensures there are no more than four lots with a width of 7.5m or less in a row (unless identified terrace housing lots).<br><br>5) avoids minor mismatching of boundaries.<br><br>6) ensures higher density housing typologies are located in highly accessible locations, usually being corner allotments.<br><br>7) Minimises small lots being located on t-intersections and corners. |
| **Street Design**<br><br>As described in the Town Planning Assessment Report, the design of streets within ROL 13 are informed and controlled by the requirements of the overall Everleigh Master Plan and associated Movement Network Infrastructure Master Plan OSS. This OSS provides bespoke design controls for streets and reflect the currently adopted standards for streets within the Everleigh community.<br><br>As such, this part of the guideline is not relevant to the proposed development. | |
| **Park Design**<br><br>The provisions of Guideline 12 – Park Planning and Design are considered more relevant than this section of Guideline 1. | |

| Checklist Examples | Response |
|---|---|
| Furthermore, and as described in the Town Planning Report, the design of the neighbourhood recreation park and the major linear park are informed and controlled by the requirements of the overall Everleigh Master Plan and associated Open Space Master Plan. | |
| **Building Design**<br><br>As described in the Town Planning Report, the building design within the ROL 13 is informed and controlled by the Plans of Development (Envelope Plans and Design Criteria).<br><br>These Plans of Development provides bespoke design controls for individual allotments and reflect the currently adopted standards for building design within the Everleigh community.<br><br>As such, this part of the guideline is not relevant to the proposed development. | |

## Response to PDA Guideline 5 – Neighbourhood Planning and Design

The proposed development of the ROL 13 area within the Everleigh community has been designed with the guiding principles and policies in mind to ensure that best practice neighbourhood design principles are incorporated.

Table 2 below provides a more detailed response to the design standards for ROL 13 within Guideline 5.

**Table 2 - Response to PDA Guideline 5 Design Standards**

| Design Standard | Response |
|---|---|
| **Access**<br><br>Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design).<br><br>Clear, direct walk or cycle access to neighbourhood centre.<br><br>Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop. | The proposed development is generally in accordance with the approved Master Plan, Open Space Master Plan and Movement Network Infrastructure Master Plan.<br><br>A neighbourhood park and three linear parks are proposed within this RoL.<br><br>While not all ROL lots are within 400m of a neighbourhood recreation park, all ROL lots have clear, direct walk or cycle access to parkland and the planned neighbourhood centre<br><br>A minimum 90% of ROL lots are within 400m of a planned public transport stop. |
| **Dwelling Density**<br><br>Suburban neighbourhood - average net residential density of at least 15 dwellings per hectare (unless prevented by topography or other constraints). | The proposed development provides dwelling density of 17.14 dwellings per hectare. |

| Design Standard | Response |
|---|---|
| Urban neighbourhood - average net residential density of at least 30 dwellings per hectare.<br><br>Higher density residential development is located in and around neighbourhood centres, along connector streets and within 400 metres of transit nodes. | Whilst a marginal increase to the approved 15 dwellings per hectare associated with Everleigh, the long-term and staged delivery of new allotments throughout Everleigh will not exceed this combined total. |
| **Land Use**<br><br>Neighbourhood centres serve a catchment of several neighbourhoods and should be located on major connector or arterial roads for exposure and access.<br><br>Land intensive uses such as district and major parks should be located at the periphery of neighbourhoods. | The proposal does not involve any centre type uses or intensive land uses. As such, this criteria is not applicable. |
| **Street Network**<br><br>Grid pattern or modified grid responsive to site characteristics.<br><br>Where slope allows, orientation within 15 degrees of north-south or east-west.<br><br>Connector and main streets of centres orientated to landmarks.<br><br>To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope. | The proposed design of ROL 13 reflects a grid pattern that responds to site characteristics such as topography and movement network requirements and integrates with the layout of approved adjoining development.<br><br>The proposed design includes neighbourhood connector roads and local roads.<br><br>The proposal has been designed with a goal to minimise earthworks where possible. |
| **Streets**<br><br>Street network includes:<br><br>▪ neighbourhood streets within neighbourhoods<br>▪ neighbourhood connector streets (approx. 800 metre grid) linking neighbourhoods<br>▪ major connector streets linking groups of neighbourhoods<br>▪ neighbourhood main streets in centres rear lanes | The proposed design area delivers a street network that is consistent with the design controls and intent of the Movement Network Infrastructure Master Plan.<br><br>The proposed design includes neighbourhood streets and connector type streets which link the area to the wider Everleigh community. |

| Design Standard | Response |
|---|---|
| **Block Sizes**<br><br>▪ Length 100-200 metres<br>▪ Mid-block break providing a pedestrian link when blocks are over 130 metres<br>▪ Depth 40-80 metres | |
| **Suburban neighbourhood lot layout**<br><br>▪ No more than eight narrow (less than 10.0 metres) frontage lots in a row.<br>▪ No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.<br>▪ No more than twelve lots with a width of less than 5.0 metres in a row.<br>▪ Multiple residential lots located on highly accessible block ends, corner lots and lots with dual road frontage.<br>▪ Lot corners match or are within 1.0 metre of corners of adjoining lots. | |
| **Natural hazards**<br><br>State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide. | Subject to clearing in accordance with the submitted vegetation clearing and fauna management plan, no allotments within the ROL are identified as being subject to unreasonable natural hazard risk.<br>For further details on bushfire hazard matters, please refer to **Attachment M**. |
| **On Street Parking**<br><br>Where for a –<br><br>▪ One room or one-bedroom house/dwelling unit:<br>o 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit; or<br><br>▪ Two or more-bedroom house/dwelling unit:<br>o 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit. | The proposed design of the ROL area contemplates street parking requirements as described within the approved Infrastructure Masterplan for the overall Everleigh site. |
| **Parking Analysis Plan** | |

| Design Standard | Response |
|---|---|
| A parking analysis plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units. | The proposal provides on street car parking in accordance with the design standards for each type of road as described within the approved Infrastructure Masterplan for the overall Everleigh site. |
| **Relaxation**<br><br>A relaxation to the above standards may be approved where:<br><br>▪ The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or<br>▪ The development secures a higher proportion of on-site parking | Refer to above response. |