PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1413

Date: 19 December 2024

Queensland Government

TARNBRAE
NEW BEITH ROAD
NEW BEITH

LANDSCAPE CONCEPT PLAN
CONTEXT PLAN AREA STRATEGY SUBMISSION
SEPTEMBER 2022 • 8905 ISSUE A

saunders havill group

PREPARED FOR

NEW BEITH PTY LTD

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NEW BEITH
PTY LTD

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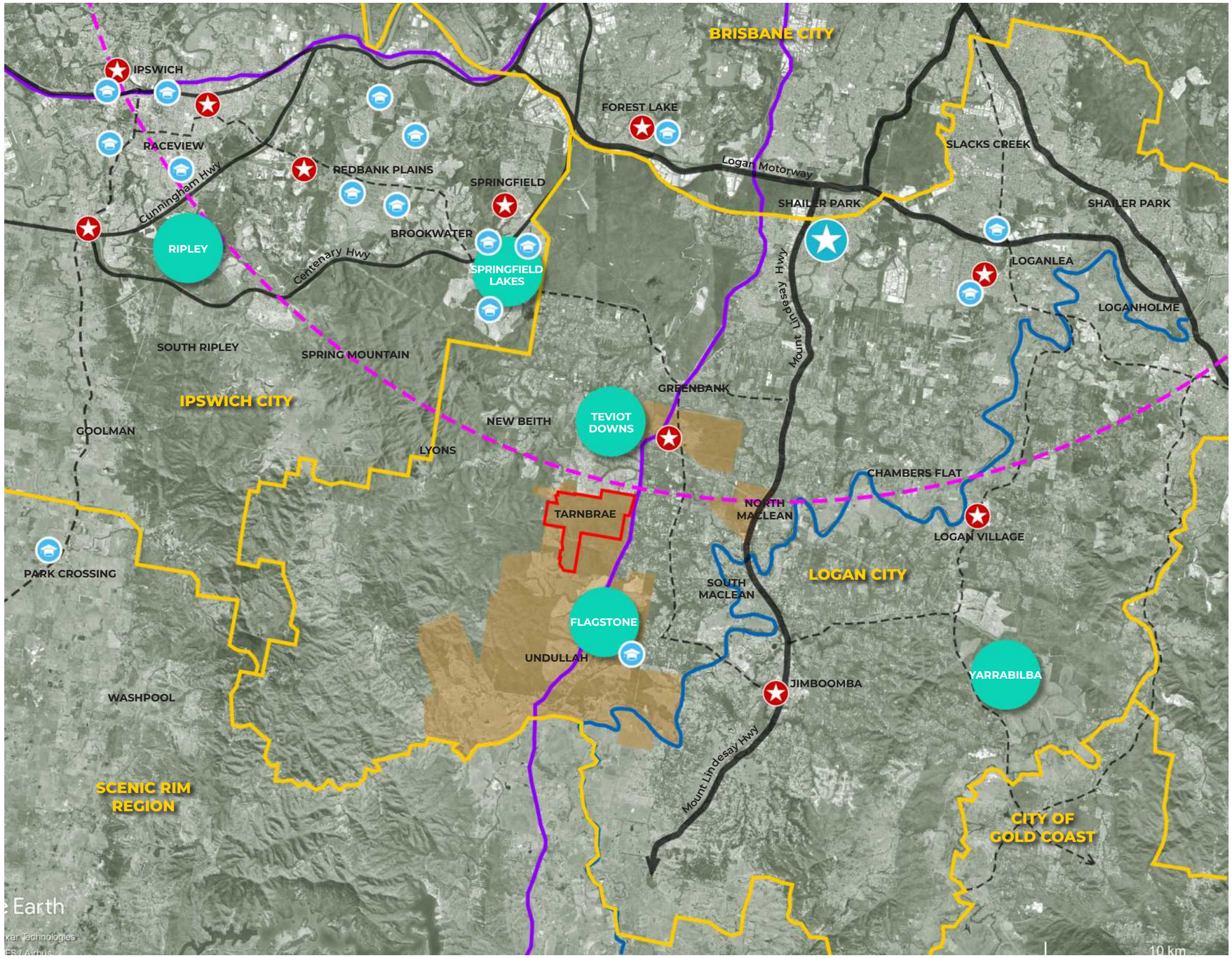
GREATER FLAGSTONE UDA

The Greater Flagstone UDA (PDA, declared on 8th October 2010) covers 7188 hectares and is located in the south west growth corridor between two future employment precincts at North Maclean and Bromelton. The UDA is situated west of the Mount Lindsay Highway, along the Brisbane – Sydney rail line in the southern part of the Logan City Council local government area and linked by road east to Jimboomba and north of Park Ridge and Logan Central.

The Greater Flagstone UDA will become a community providing approximately 50,000 dwellings to house a population of approximately 120,000 people. Currently, the population of 3,500 is serviced by a shopping centre, child care centres, primary school and secondary school. The residential development is predominantly rural residential with some recently developed traditional urban lots. The UDA contains some significant ecological values, such as koala habitat areas and ecological corridors have been retained and will be enhanced in Greater Flagstone to protect these local and regional biodiversity values, waterways and ridges.

GREATER FLAGSTONE UDA - SITE CONTEXT



LEGEND

- TARNBRAE
- PDA BOUNDARY
- COUNCIL BOUNDARY
- LOGAN RIVER
- RAILWAY LINE
- RESIDENTIAL ESTATES
- MAJOR CENTRE
- SHOPPING CENTRE
- SCHOOLS
- 30km RADIUS TO BRISBANE CBD

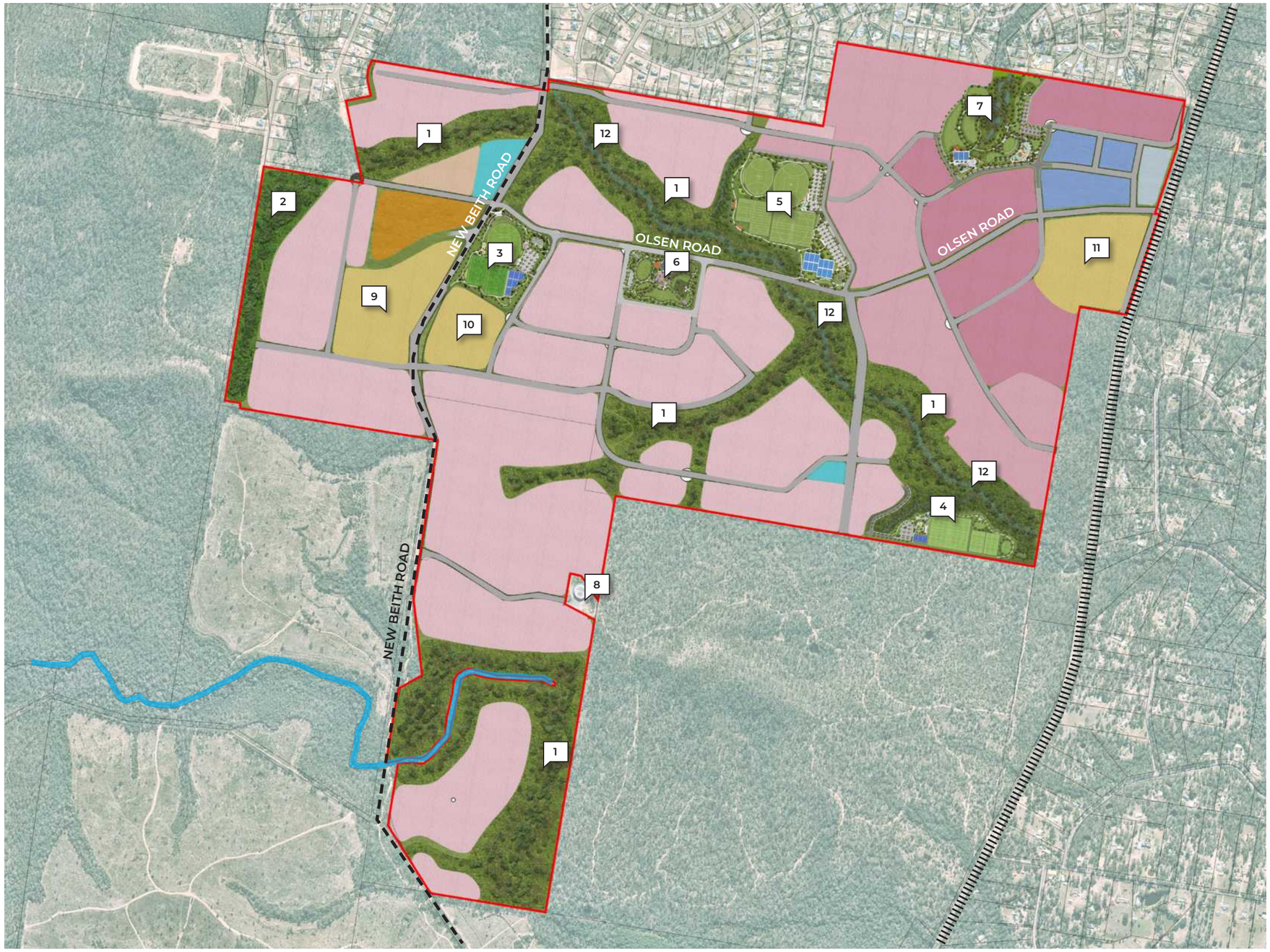
VISION

Tarnbrae is located in New Beith and will become a community accommodating for a population of approximately 18,000 people. Located south of the suburb Greenbank, adjacent to the Brisbane – Sydney rail line with the main connector, New Beith Road dissecting the site. The site forms the catchment to Abrade Creek and partly to Flagstone Creek.

Built around a community that embraces the retained ecological values of the site, Tarnbrae will cultivate a neighbourhood that is rich in aesthetically pleasing, harmoniously designed spaces that not only enhance social and recreational amenity but offer environmental benefits such as natural systems and habitat protection, improvement of water quality, reduction of run off and integration of stormwater into the landscape. Tarnbrae will encourage interaction with the environment to inspire and encourage adventure and discovery and provide educational opportunities about the delicacy of our ecosystems.

LANDSCAPE MASTERPLAN

SITE CHARACTER

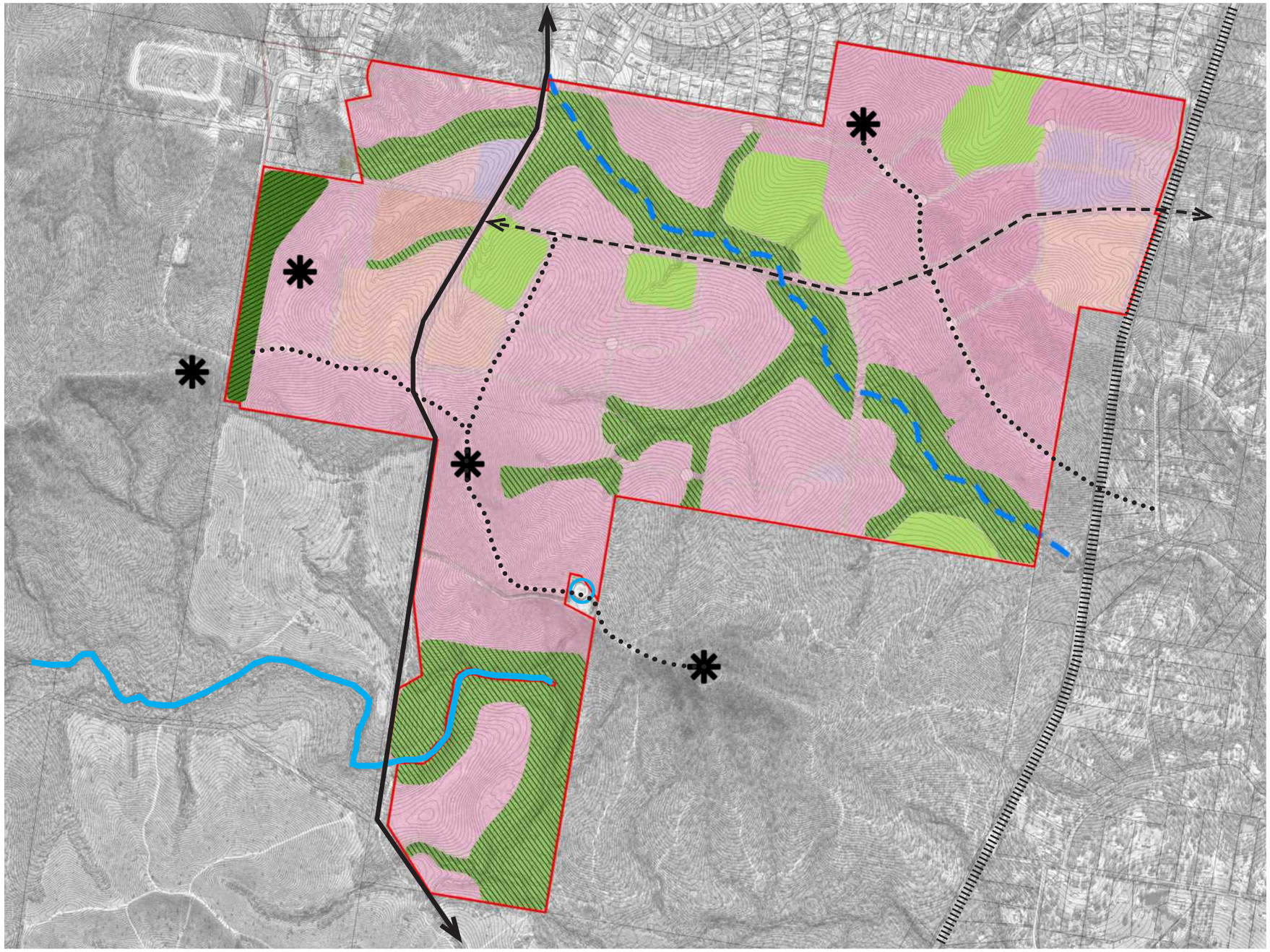


LEGEND

- SITE BOUNDARY
- NEW BEITH ROAD
- FLAGSTONE CREEK
- BRISBANE - SYDNEY RAIL LINE
- DISTRICT CENTRE
- NEIGHBOURHOOD CENTRE
- MIXED USE/ RAILWAY STATION
- HIGH DENSITY RESIDENTIAL
- MIXED RESIDENTIAL
- URBAN RESIDENTIAL
- ACTIVE LIVING/ RETIREMENT
- MEDIUM DENSITY PRECINCT
- EDUCATION
  - State Primary School
  - State High School
  - Private School

1. ENVIRONMENTAL OPEN SPACE
2. ENVIRONMENTAL PROTECTION ZONE
3. DISTRICT SPORTS PARK 1 (Refer P13 for concept)
4. DISTRICT SPORTS PARK 2 (Refer P15 for concept)
5. REGIONAL SPORTS PARK (Refer P17 for concept)
6. DISTRICT RECREATION PARK (Refer P19 for concept
7. REGIONAL RECREATION PARK (Refer P21 for concept)
8. EXISTING REGIONAL WATER RESERVOIR
9. INDICATIVE PRIVATE SCHOOL
10. INDICATIVE STATE PRIMARY SCHOOL
11. INDICATIVE STATE HIGH SCHOOL
12. ABRADE CREEK

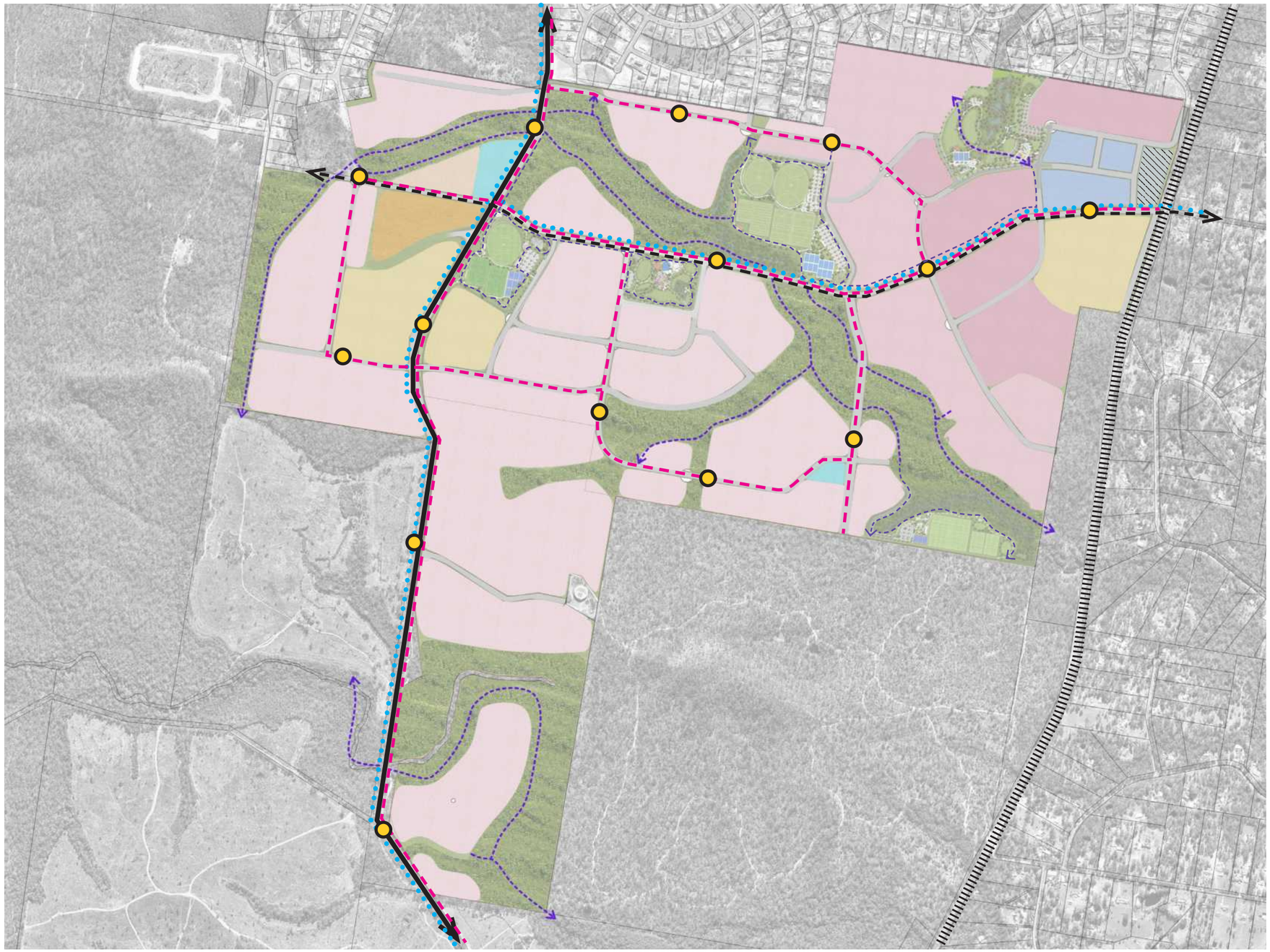
SITE ANALYSIS PLAN



LEGEND

- SITE BOUNDARY
- NEW BEITH ROAD
- OLSEN ROAD
- ABRADE CREEK
- FLAGSTONE CREEK
- BRISBANE - SYDNEY RAIL LINE
- HIGH POINTS
- RIDGELINE
- WATER SUPPLY TANK
- DEVELOPABLE LAND
- INDICATIVE PARK SPACE
- INDICATIVE GREEN SPACE
- ENVIRONMENTAL AREA

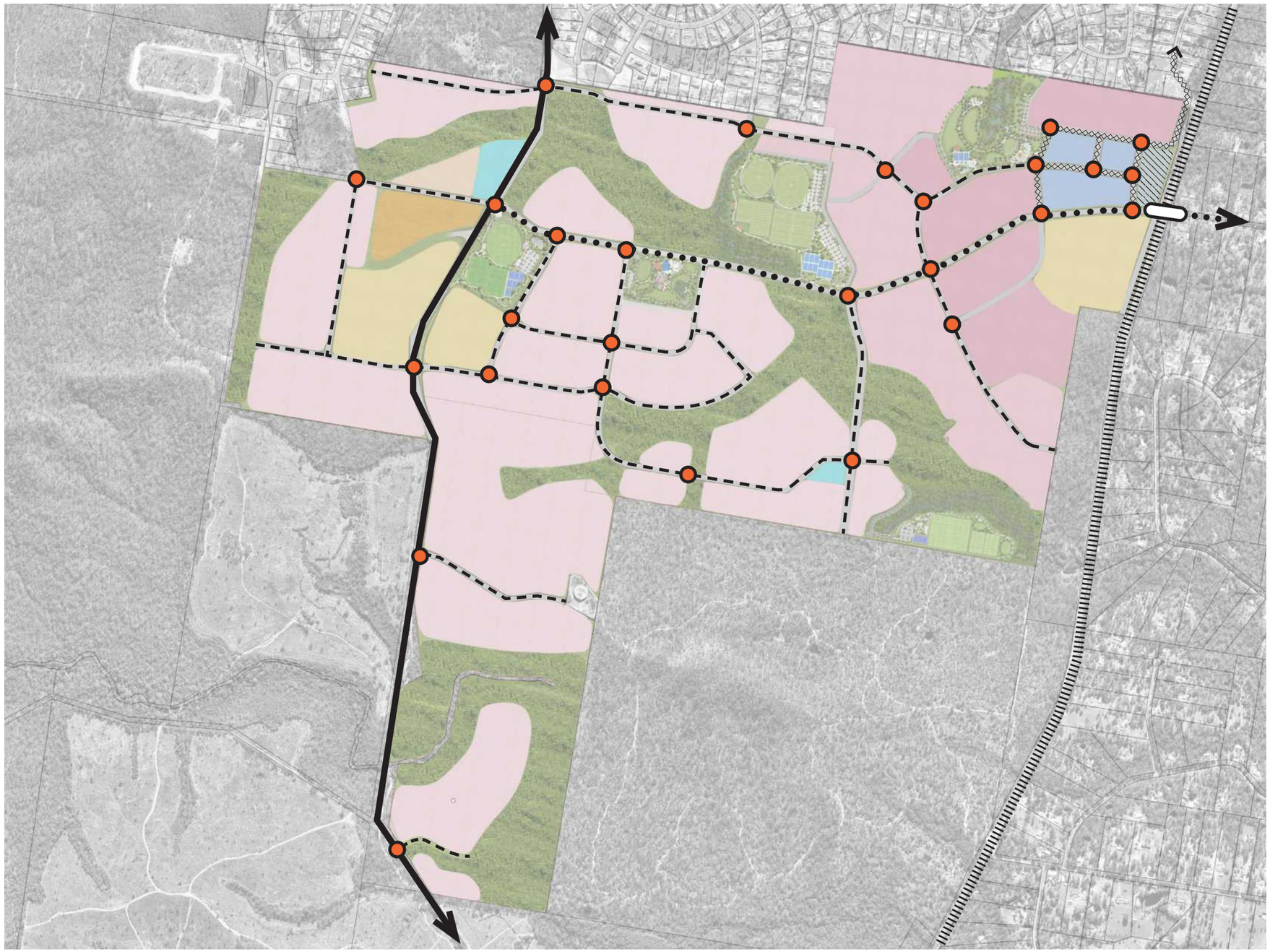
ACTIVE MOVEMENT NETWORK PLAN



LEGEND

- NEW BEITH ROAD
- OLSEN ROAD
- PROPOSED NEW BEITH RAILWAY STATION
- BRISBANE - SYDNEY RAIL LINE
- POTENTIAL FUTURE BUS ROUTE
- POTENTIAL FUTURE CYCLE LANE OR MAJOR OFF STREET CYCLE PATH
- OPEN SPACE PEDESTRIAN CONNECTIVITY
- PROPOSED BUS STOP LOCATION

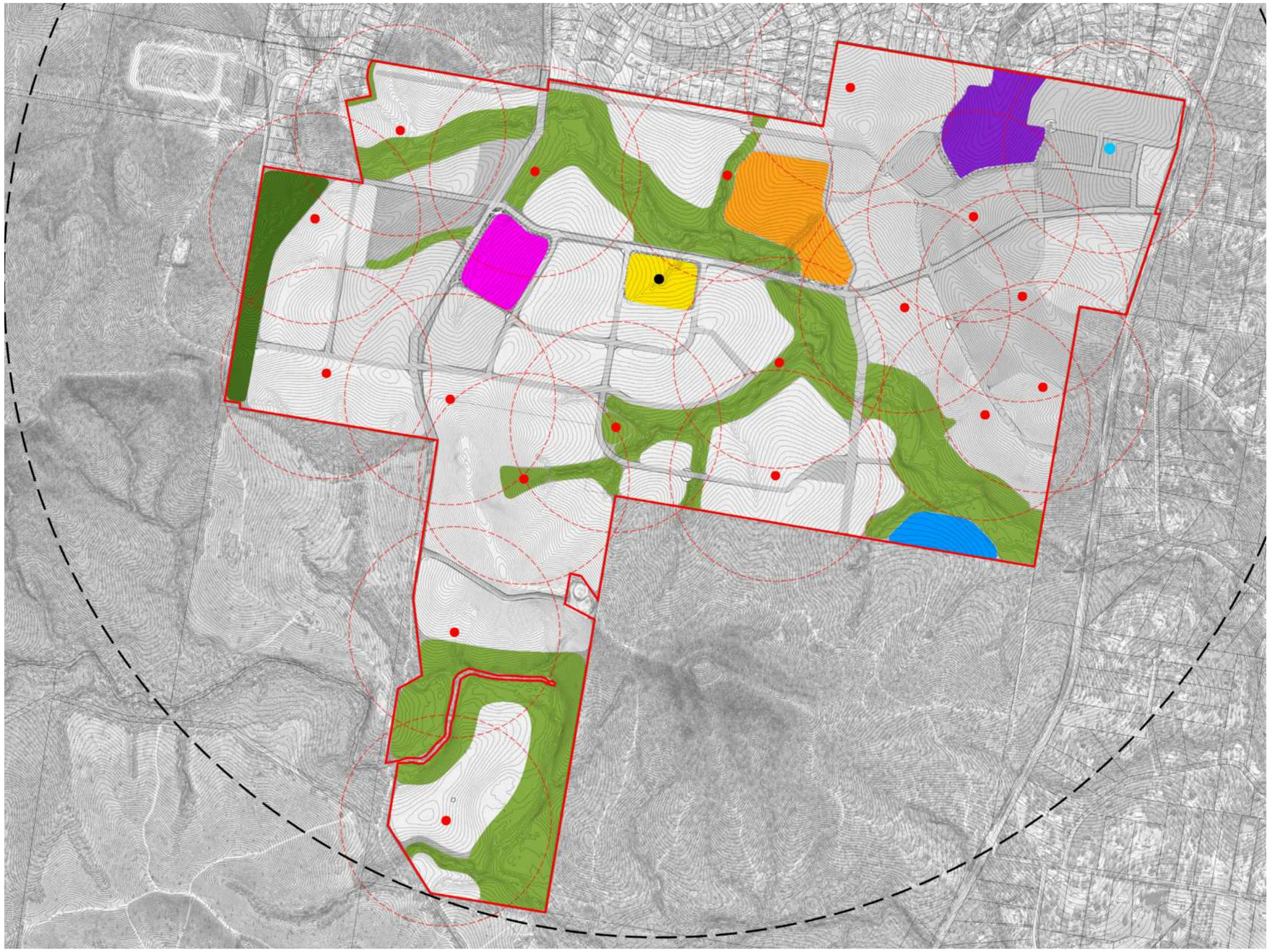
STREET NETWORK PLAN



LEGEND

- URBAN ARTERIAL - Dual Carriageway
- TRUNK CONNECTOR
- NEIGHBOURHOOD CONNECTOR
- CENTRE ACCESS STREETS
- PROPOSED NEW BEITH RAILWAY STATION
- BRISBANE - SYDNEY RAIL LINE
- BRIDGE/ OVERPASS
- MAJOR INTERSECTION

OPEN SPACE NETWORK PLAN



LEGEND

- SITE BOUNDARY
- ENVIRONMENTAL OPEN SPACE
- ENVIRONMENTAL PROTECTION AREA
- REGIONAL SPORTS PARK
- DISTRICT SPORTS PARK 1
- DISTRICT RECREATION PARK
- REGIONAL RECREATION PARK
- DISTRICT SPORTS PARK 2
- NEIGHBOURHOOD RECREATION PARK POTENTIAL LOCATIONS
- POTENTIAL CIVIC PARK LOCATION
- 400m CATCHMENT
- 2.5km CATCHMENT

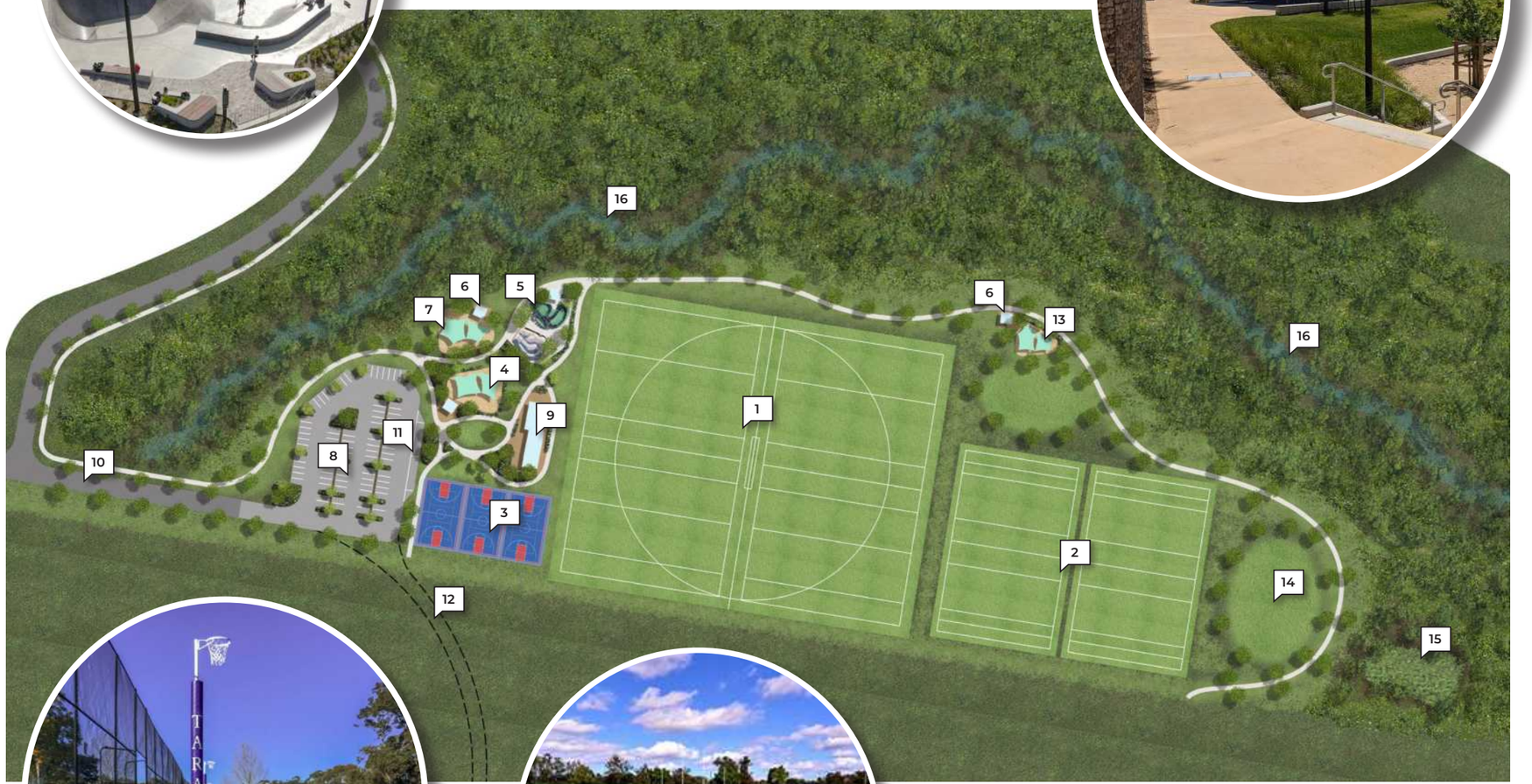
DISTRICT SPORTS PARK 1 CONCEPT

1. OPPORTUNITY FOR POTENTIAL FEATURE LANDSCAPED CORNER
2. SANDSTONE RETAINING EDGES AND POTENTIAL ENTRY FEATURE
3. PARK SHELTERS WITH PICNIC SETTINGS UNDER THROUGHOUT PARK
4. PARK EXERCISE EQUIPMENT/ GYM NODE OPPORTUNITIES
5. INDICATIVE PEDESTRIAN FOOTPATHS THROUGHOUT
6. AFL/ CRICKET FIELD
7. INDICATIVE PLAYGROUND AREA OPPORTUNITY
8. PUMP TRACK/ LEARN TO RIDE TRACK OPPORTUNITIES
9. DESIGNATED BUS PARKING INDENTED ALONG EDGE OF ROAD
10. CAR PARK AREA
11. CLUBHOUSE/ FACILITIES AREA
12. MULTI PURPOSE HARD COURT OPPORTUNITIES
13. INDICATIVE SOCCER FIELD OR SIMILAR
14. SANDSTONE RETAINING EDGES WHERE REQUIRED TO TAKE UP LEVEL AND PROVIDE SPECTATOR SEATING OPPORTUNITIES

DISTRICT SPORTS PARK 1 - DSS COMPLIANCE SCHEDULE

PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha per 1000 residents.	Y	Min 10ha. 0.9ha per 1000 residents	N	Total area achieves the EDQ guideline required size and multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	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.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	50% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Munimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	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.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site
IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge.
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	Y	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 300m^2 of softfall footprint and play equipment	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 2 full-size playing fields in north south orientation. Area size will depend on topography and layout. Absolute minimum of 7ha.	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion	Y	Grandstand seating is accomodated for at the premier field
	Courts	Y	Site specific as required	Y	
	~ Non specific ~	NA	Bins - 6 units	Y	
	~ Non specific ~	NA	Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area aswell (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m^2	Y	
	~ Non specific ~	NA	Sports club facility	Y	

DISTRICT SPORTS PARK 2 CONCEPT



1. INDICATIVE RUGBY UNION OR SIMILAR FIELDS WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
2. INDICATIVE TOUCH FOOTBALL FIELDS OR TRAINING FIELDS/ AREA
3. MULTI PURPOSE HARD COURT OPPORTUNITIES
4. INDICATIVE PLAYGROUND AREA/ OPPORTUNITY
5. POTENTIAL SKATE AREA/ LEARN TO RIDE/ PUMP TRACK
6. PARK SHELTERS WITH PICNIC SETTINGS UNDER THROUGHOUT PARK
7. POTENTIAL PARK EXERCISE EQUIPMENT/ NODE OPPORTUNITIES
8. CAR PARK AREA
9. INDICATIVE CLUBHOUSE FACILITIES AREA
10. POTENTIAL VEHICULAR/ DRIVEWAY ACCESS FROM INTERIOR ROADS
11. DESIGNATED BUS PARKING ALONG EDGE OF CAR PARK
12. POTENTIAL VEHICLE/ DRIVEWAY CONNECTION FROM ADJOINING DISTRICT SPORT PARK AREA. SUBJECT TO DESIGN CONSOLIDATION
13. SECONDARY PARK/ EXERCISE EQUIPMENT/ NODE OPPORTUNITIES
14. OPPORTUNITY FOR TURF KICKABOUT AREAS
15. INDICATIVE STORMWATER TREATMENT/ BASIN OPPORTUNITIES
16. RIPARIAN/ WATERWAY CORRIDOR TO EDGE OF SPORT PARK

DISTRICT SPORTS PARK 2 - DSS COMPLIANCE SCHEDULE

PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha per 1000 residents.	Y	Min 10ha. 0.9ha per 1000 residents	N	Total area achieves the EDQ guideline required size and multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	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.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	50% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Munimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	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.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site
IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge.
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	Y	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 300m^2 of softfall footprint and play equipment	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 2 full-size playing fields in north south orientation. Area size will depend on topography and layout. Absolute minimum of 7ha.	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion	Y	Grandstand seating is accomodated for at the premier field
	Courts	Y	Site specific as required	Y	
	~ Non specific ~	NA	Bins - 6 units	Y	
	~ Non specific ~	NA	Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area aswell (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m^2	Y	
	~ Non specific ~	NA	Sports club facility	Y	

REGIONAL SPORTS PARK CONCEPT

1. INDICATIVE RUGBY UNION OR SIMILAR FIELD WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
2. INDICATIVE RUGBY LEAGUE OR SIMILAR FIELD
3. INDICATIVE TOUCH FOOTBALL FIELDS OR TRAINING FIELD/ AREA
4. RIPARIAN/ WATERWAY CORRIDOR TO EDGE OF SPORT PARK
5. MULTI PURPOSE HARD COURT OPPORTUNITIES
6. PREMIER AFL/ CRICKET FIELD
7. REDUCED SIZE SENIOR AFL OVAL
8. SANDSTONE RETAINING EDGES WHERE REQUIRED TO TAKE UP LEVEL AND PROVIDE SPECTATOR SEATING OPPORTUNITIES
9. CARPARK AREA
10. NORTHERN AFL AND CRICKET CLUBHOUSE/ FACILITIES
11. INDICATIVE PLAYGROUND AREA/ OPPORTUNITIES
12. PARK SHELTERS WITH PICNIC SETTINGS UNDER THROUGHOUT PARK
13. POTENTIAL SOUTHERN FOOTBALL AND NETBALL CLUBHOUSE/ FACILITES
14. DESIGNATED BUS PARKING INDENTED ALONG EDGE OF ROAD
15. SEPARATE AMENITIES/ TOILET FACILITIES
16. PARK SHELTERS CO-LOCATED WITH OTHER RECREATION FACILITIES/ USES
17. POTENTIAL PUMP TRACK/ LEARN TO RIDE TRACK OPPORTUNITIES
18. POTENTIAL FEATURE LANDSCAPED ENTRY CORNER
19. POTENTIAL PARK EXERCISE EQUIPMENT/ GYM NODE OPPORTUNITIES
20. INDICATIVE TURF MOUNDING AREAS FOR SPECTATOR SEATING OPPORTUNITIES

PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	~ Non specific ~	NA	City-wide	Y	
SIZING	15 ha min. 1 regional sports park per 25,000+ residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 15ha. 0.6ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	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.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	25% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 15% of park or absolute minimum of 2.0ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by frequent public transport.	Y	Maintenance access required	Y	
SHADING	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.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site
IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge. Vegetative edge to creek corridor to prohibit vehicular access
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	25 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	400 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	2 facilities (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	5 x setting to cater for larger gathering and 3 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 450m^2 of softfall footprint and play equipment that cater for ages 1 to 17 years	Y	
	Informal active recreation spaces	Y	12 items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 3 full-size, multi purpose playing fields and 6 courts in a north south orientation with full overflow areas and associated spectator areas. Area will depend on topography and layout. Absolute minimum of 10ha	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	100 units and grandstand seating	Y	Grandstand seating is accomodated for at the premier field
	3 x Courts	Y	Site specific as required with a north south orientation	Y	
	~ Non specific ~	NA	Bins - 12 units	Y	
	~ Non specific ~	NA	Yes at discretion of Council (refer Community Infrastructure DSS)	N	
	~ Non specific ~	NA	Scoreboard - 3 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 600m^2	Y	
	~ Non specific ~	NA	Sports club facility	Y	

DISTRICT RECREATION PARK CONCEPT

1. ENTRY PRECINCT - OPPORTUNITY FOR ARBOURS/ RAISED PLANTING BEDS, OR ARTWORK/ SCULPTURE TO FRAME ENTRY
2. PEDESTRIAN FOOTPATHS THROUGHOUT
3. PRIMARY KICKABOUT WITH HARDSTAND BORDER
4. INDICATIVE CARPARK AREA
5. FEATURE OUTDOOR FITNESS/ GYM AREA
6. FULL SIZE MULTI PURPOSE HARD COURT OPPORTUNITY
7. OPPORTUNITIES FOR ADDITIONAL FEATURES TO HARDSTAND AREAS SUCH AS TABLE TENNIS, FOOTBALL TABLE, ETC.
8. POTENTIAL SKATE PARK OPPORTUNITIES AND PLAZA AREA
9. PARK SHELTERS WITH PICNIC SETTING UNDER THROUGHOUT
10. SECONDARY KICKABOUT BORDERED BY HARDSTAND
11. PUBLIC AMENITIES CO-LOCATED WITH KEY HARDSTAND AND PLAYGROUND AREA
12. OLDER PLAYGROUND AREAS
13. JUNIOR PLAYGROUND AREAS
14. DRY CREEKBED AND NATIVE PLANTING AREAS INCORPORATED INTO PLAYGROUND EXPERIENCE
15. NATURE INTERACTION/ DRY CREEKBED CROSSING OPPORTUNITIES
16. OPPORTUNITY FOR SEPARATED BIKE AND PEDESTRIAN PATHS WITH GREEN OPEN SPACE BUFFER BETWEEN ROAD AND INTERNAL PEDESTRIAN PATHWAYS
17. OPEN KICKABOUT AREAS THROUGHOUT
18. DRY CREEK BED TO CONTINUE THROUGHOUT PARK
19. SECONDARY ENTRY PRECINCT - OPPORTUNITY FOR ARBOURS/ RAISED PLANTING BEDS, OR ARTWORK/ SCULPTURE TO FRAME ENTRY
20. DOG PARK AREAS INCLUDING SEPARATED SMALL DOG AND LARGE DOG AREAS

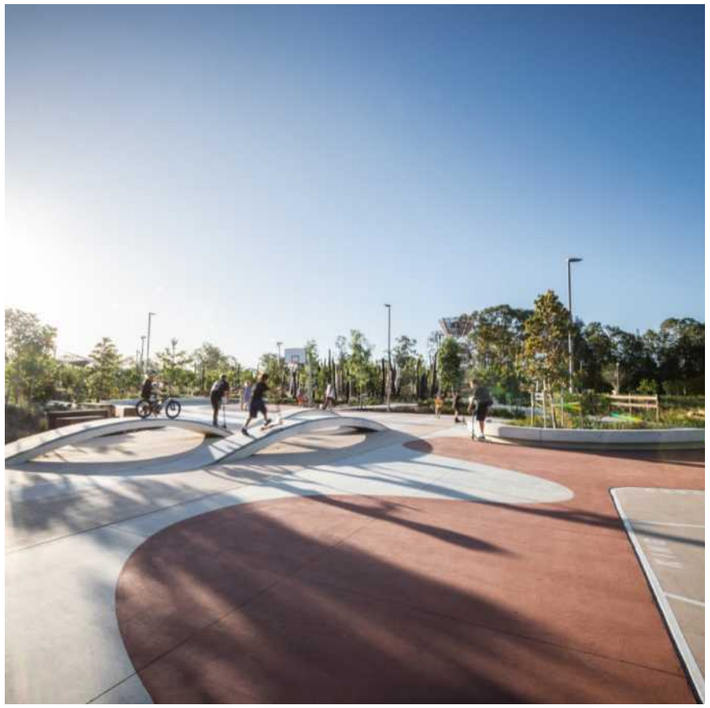
PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 2.5 km	Y	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Park	Y	
SIZING	5 ha min. 1 district recreation park per 10-15,000 residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 5ha. 0.9ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park design incorporates sufficient room for all required embellishment activities while existing vegetation is to be retained and enhanced to elevate the park experience
SHAPE	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.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Y	
LOCATION	Minimum 50 per cent of park perimeter to have road frontage	Y	50% or more road frontage	Y	
ACTIVATION	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Y	3-4 activity areas. 10% of park or absolute minimum of 0.5ha area irrespective of total park area - whichever is the greater including interface with surroundings	Y	Multiple activation and recreation opportunities including kickabout, junior and senior playground, multipurpose court, fitness hub, skate park and small and large off leash dog area
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. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.	Y	1in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds/batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape)	Y	All embellishment areas will be designed to facilitate the required design outcomes (i.e. max 1:33 kickabout area, playground and multipurpose courts with DDA compliance throughout the pathway network, etc).
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	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.	Y	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.	Y	
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	
ACCESS	Direct access from connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	50% shading of walking, cycling paths and formal seating	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage	Y	Shade trees to be provided throughout the site including varying sizes of trees
IRRIGATION	Should be provided	Y	Site specific on merit	Y	
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the park
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bollards
	Seating	Y	6 x units	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads and maintenance access.	Y	The district recreation park will be serviced by a short internal road that provides access to the off street carparking area
	Parking (cars)	Y	40 off street parking bays that meet relevant Australian standard	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	4 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Barbecues	Y	3 x units co located with covered seating and tables	Y	
	Play areas/facilities	Y	Minimum 450m^2 of softfall footprint and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	Courts	Y	1 x Multiple-use court	Y	
	Community events space/facility	Y	Community facility required at the discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	Y	2 to 4 Kick-about Spaces. 25% of park (absolute minimum 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Y	
	~ Non specific ~	Y	Bins - 6 units co-located with covered seating and tables	Y	
	~ Non specific ~	Y	1 x Skate Park/BMX catering for arange of skill levels. Approximate size to be a min. 400m^2	Y	

REGIONAL RECREATION PARK CONCEPT

1. PRIMARY PLAYGROUND AREAS
2. FEATURE ENTRY PRECINCT AND PLAZA
3. PARK SHELTERS WITH PICNIC SETTINGS UNDER THROUGHOUT PARK
4. STAIRS ACCESS THROUGH TERRACES
5. AMPHITHEATRE AND OPEN LAWN AREA
6. AMENITIES FACILITIES CO LOCATED WITH PARKING AND PLAYGROUND AREA
7. SANDSTONE RETAINING EDGES WITH TURF TERRACES AS INFORMAL SEATING/ AMPHITHEATRE OPPORTUNITY
8. RAMPING AS REQUIRED TO ACHIEVE DDA ACCESS THROUGHOUT PARK
9. ENVIRONMENTAL LOOKOUT NODE/ PARK SHELTER
10. DOG PARK AREAS INCLUDING SEPARATED SMALL DOG AND LARGE DOG AREAS
11. OPPORTUNITIES FOR INTERACTION WITH RIPARIAN AREAS - TURF BATTERS DOWN TO EDGE AREAS
12. INDICATIVE CARPARK AREAS
13. POTENTIAL INFORMAL STAGE PLATFORM AREA
14. SKATE PARK OPPORTUNITY AND PLAZA AREA
15. POTENTIAL OPPORTUNITY FOR PUMP TRACK/ LEARN TO RIDE COURSE
16. SANDSTONE TERRACES AS REQUIRED TO TAKE UP LEVEL AND PROVIDE INFORMAL SEATING OPPORTUNITIES
17. SECONDARY AMENITIES FACILITIES
18. FULL SIZE MULTI USE HARD COURTS
19. FITNESS HUB - OPPORTUNITY FOR EXERCISE CIRCUIT AND EQUIPMENT
20. POTENTIAL BIO-BASIN TREATMENT AREAS
21. TURF MOUNDING AND INFORMAL SEATING/ PICNIC AREA
22. POTENTIAL OPPORTUNITY FOR SECONDARY PLAYGROUND AREA
23. INDICATIVE ELEVATED BOARDWALK OVER RIPARIAN CORRIDOR. INCLUDING REST POINTS, LOOKOUT NODES, ETC.
24. RIPARIAN PLANTING/ WORKS WITHIN CORRIDOR TO BLEND INTO PARK AREAS
25. INDICATIVE/ POTENTIAL STORMWATER/ DETENTION AREAS TO IMPROVE HABITAT QUALITY

PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	~ Non specific ~	NA	5 km catchment and not within 7.5km of other Metropolitan Recreation	Y	
SIZING	10 ha min. 1 district recreation park per 20,000+ residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 15ha. 0.6ha per 1000 residents	N	Total area achieves the EDQ guideline required size multiple revreation parks provided throughout as per EDQ requirements.. Park design incorporates sufficient room for all required embellishment activities while existing vegetation is to be retained and enhanced to elevate the park experience
SHAPE	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.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Y	
LOCATION	Minimum 50 per cent of park perimeter to have road frontage	Y	40% or more road frontage	Y	
ACTIVATION	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Y	4-8 activity areas. 10% of park or absolute minimum of 1.0ha area irrespective of total park area - whichever is the greater including interface with surroundings.	Y	Multiple activation and recreation opportunities including kickabout, junior and senior playground, multipurpose courts, fitness hub, skate park, small and large off leash dog area and nature trials
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. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.	TBA	1in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds/batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape)	TBA	All embellishment areas will be designed to facilitate the required design outcomes (i.e. max 1:33 kickabout area, playground and multipurpose courts with DDA compliance throughout the pathway network, etc). Topography around existing vegetation will be retained, celebrated and the site character will be enhanced
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	TBA	Subject to final design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	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.	Y	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.	Y	
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by frequent public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	50% shading of walking, cycling paths and formal seating	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage	Y	Shade trees to be provided throughout including varying sizes for shading
IRRIGATION	Should be provided	Y	Site specific on merit	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bollards
	Seating	Y	15 x units	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	8 units and hose cock	Y	
	Internal access road(s) (1)		Must have internal roads and maintenance access.		
	Parking (cars)	Y	120 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	2 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	8 x Setting to cater for small gathering and 4 x setting to cater for larger gathering	Y	
	Barbecues	Y	8 x units co located with covered seating and tables	Y	
	Play areas/facilities	Y	Minimum 600m^2 of softfall footprint and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces	Y	12 x fitness equipment items that cater for a range of users	Y	
	Courts	Y	3 x Multiple-use court	Y	3 x full size multi purpose courts proposed
	Community events space/facility	Y	Community facility required at the discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	4 to 6 Kick-about Spaces. 25% of park (absolute minimum 2.5ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Y	There is one formal kickabout space and three informal kickabout spaces
	~ Non specific ~	NA	Bins - 20 units co-located with covered seating and tables	Y	
	~ Non specific ~	NA	1 x Skate Park/BMX catering for arange of skill levels. Approximate size to be a min. 600m^2	Y	


Kambarang Season
QWANDONG TOWERS
CHEVRON PARKLAND



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