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19 December 2024

# TARNBRAE NEW BEITH ROAD NEW BEITH

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



PREPARED FOR NEW BEITH PTY LTD

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05 VISION



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#### **NEW BEITH**

PTY LTD

#### Prepared for:

New Beith Pty Ltd Les & Bev Wilson Email: lesandbevwilson@gmail.com

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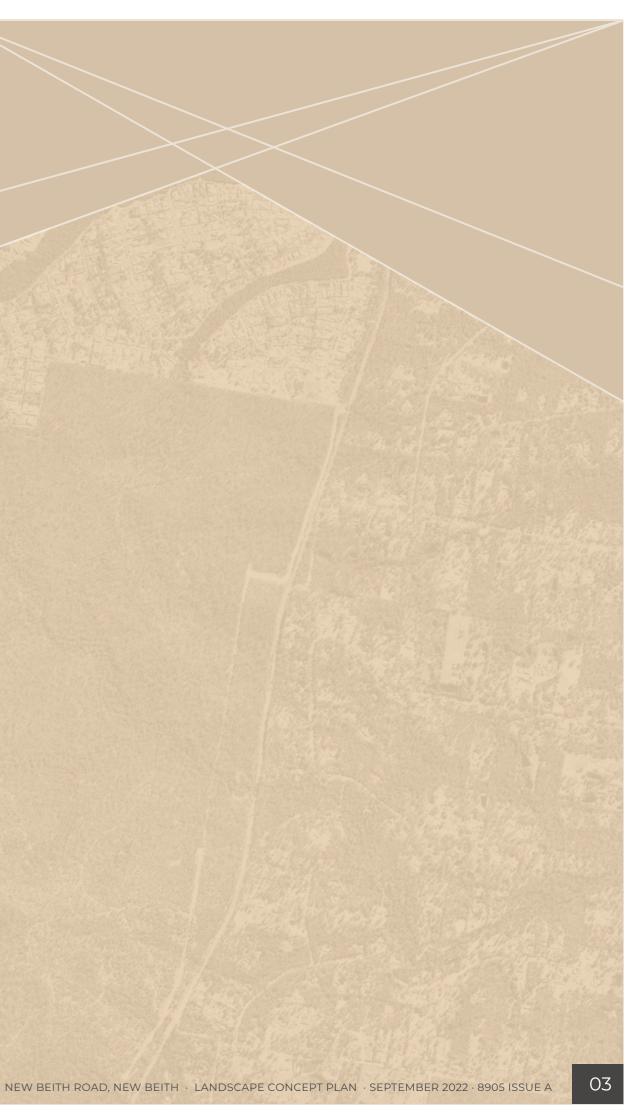
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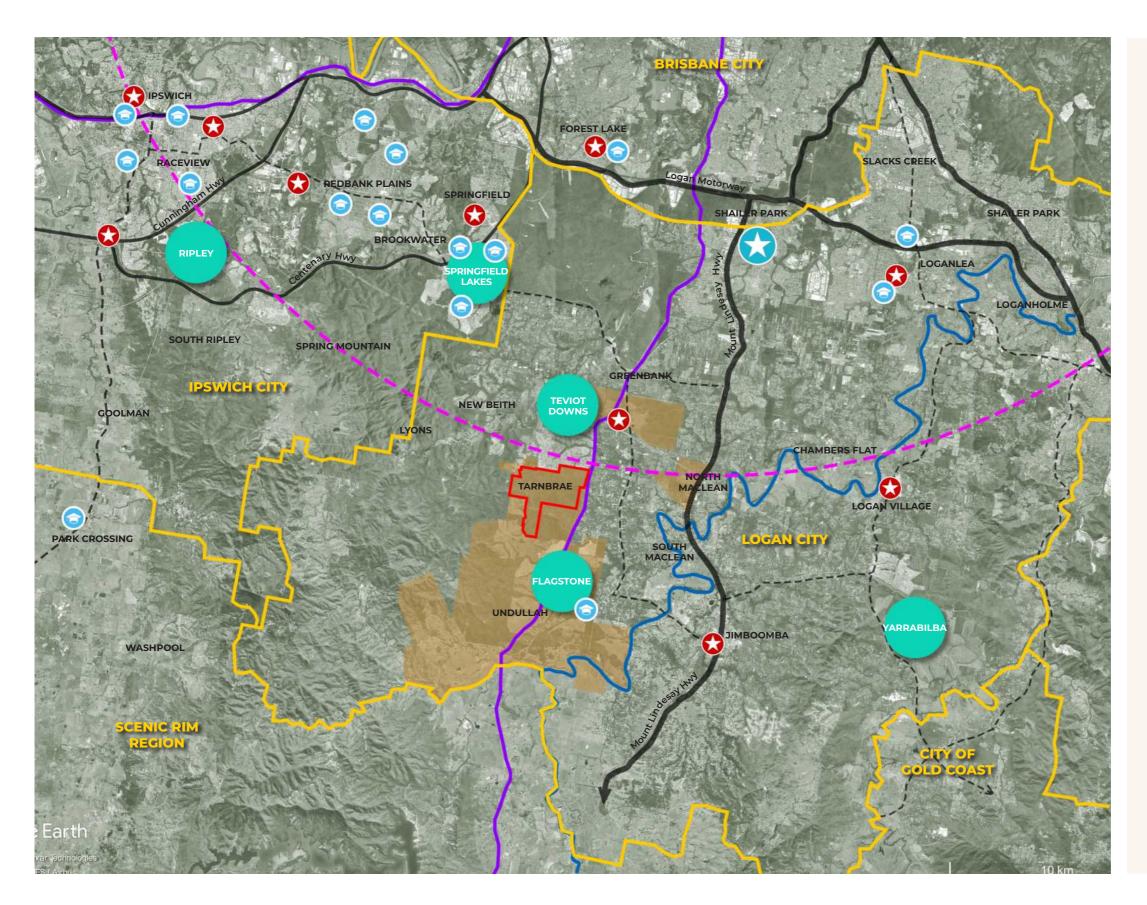
23 INDICATIVE FINISHES 2

### **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.







### LEGEND

TARNBRAE PDA BOUNDARY COUNCIL BOUNDARY LOGAN RIVER RAILWAY LINE RESIDENTIAL ESTATES MAJOR CENTRE C SHOPPING CENTRE SCHOOLS 1  $\langle \gamma \rangle$ 30km RADIUS TO BRISBANE CBD くこく

## 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.





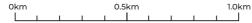
### SITE CHARACTER -







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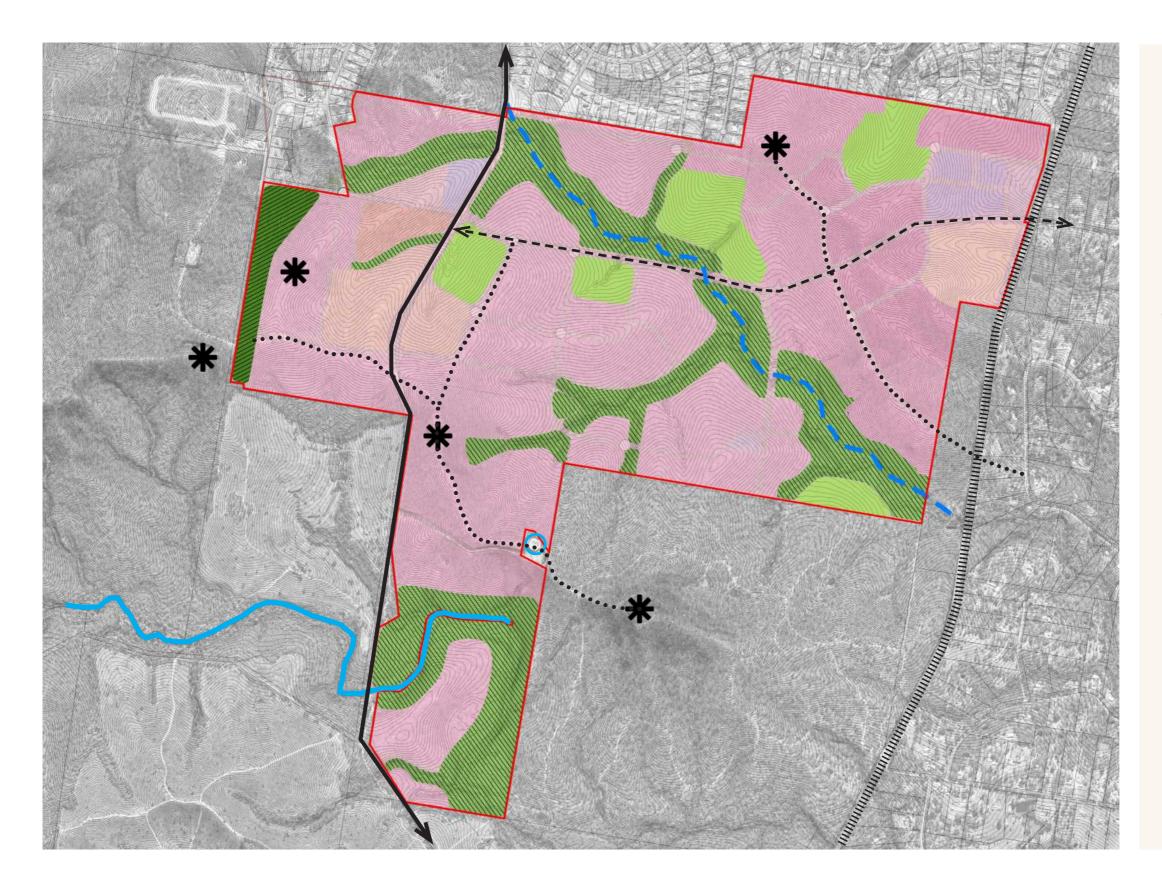


### LEGEND SITE BOUNDARY NEW BEITH ROAD FLAGSTONE CREEK BRISBANE - SYDNEY RAIL LINE DISTRICT CENTRE NEIGHBOURHOOD CENTRE MIXED USE/ RAILWAY STATION HIGH DENSITY RESIDENTIAL MIXED RESIDENTIAL URBAN RESIDENTIAL ACTIVE LIVING/ RETIREMENT MEDIUM DENSITY PRECINCT EDUCATION - State Primary School - State High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

07

- 9. INDICATIVE PRIVATE SCHOOL
- 10. INDICATIVE STATE PRIMARY SCHOOL
- 11. INDICATIVE STATE HIGH SCHOOL
- 12. ABRADE CREEK





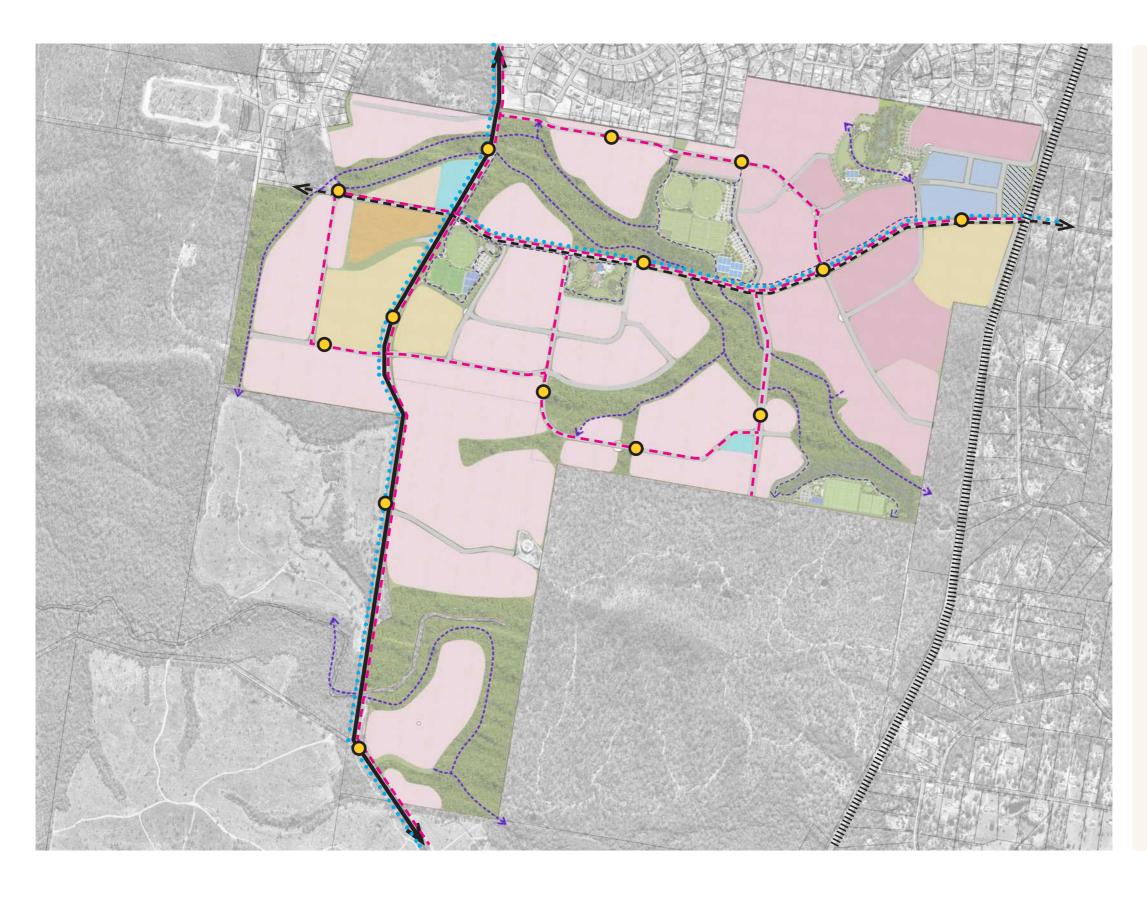


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### LEGEND

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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

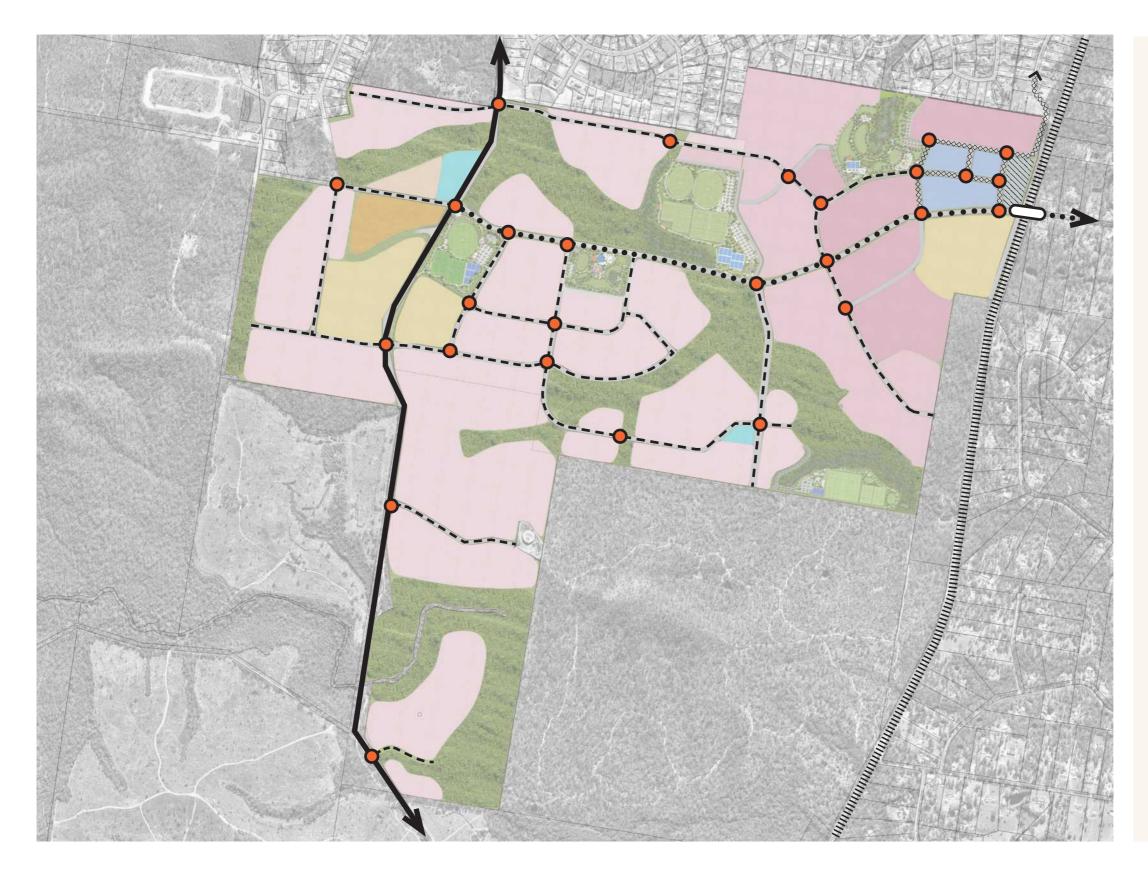




0km 0.5km 1.0km

### 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
$\bigcirc$	PROPOSED BUS STOP LOCATION

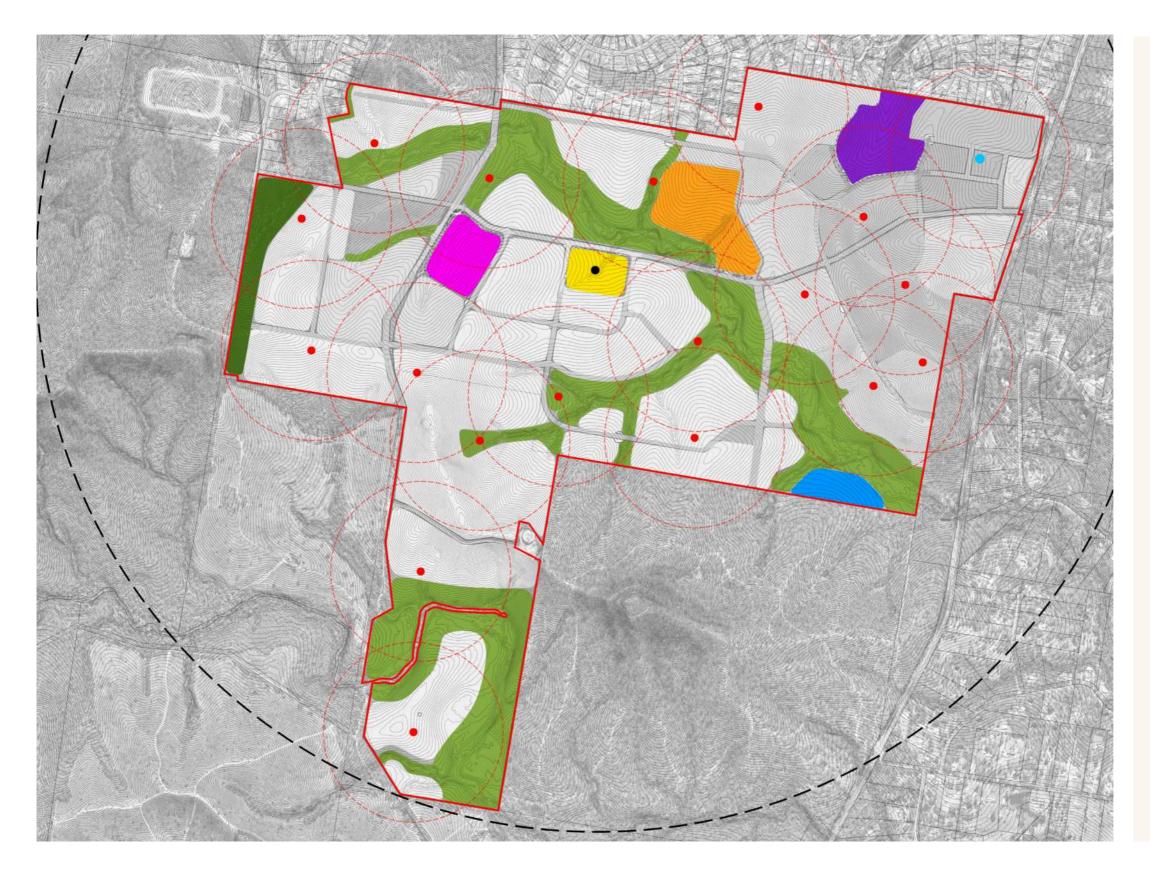






### LEGEND

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





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### LEGEND

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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



			PARK DSS ANALYSIS SCHEDULE			IRRIGATION	Should be provided for sports parks, wherever it is practicable to use	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail																		
Refer to Saunders	Havill Group's documentation including plans, details drawings & specifi EDQ GUIDELINE 12 DESCRIPTION	EDQ	quirements, locations, extents for all listed work items. Refer to Local Go	LCC DSS	details, policy and legislation as required for contract works.	CPTED	non-potable water for irrigation purposes 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	Y	design CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the																		
TIMING		COMPLIANCE		COMPLIANCE	To be delivered with relevant site stages and catchments as per ROL approvals	EMBELLISHMENTS	Fencing/bollards	Y	park. Refer Planning scheme policy 1 - CPTED Fencing/ bollards/locking rails required	Y	playing fields, playground and pump track Preference for barrier kerb instead of bollards to road edge.																		
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	Paraza Akizana		Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary																		
					Total area achieves the EDQ guideline required size and		Taps and bubblers	Y	6 units and hose cock	Y	benches and sandstone blocks																		
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	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		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																		
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	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional	Y			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																		
	part should not be less than 25 metres for maintenance purposes.		Areas				Parking (bicycles)	Y	~ Non specific ~	Y																			
	No specific requirements but must have highly visible and well- signed entrances. Should include a variety of informal and passive recreation	Y	50% or more road frontage Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two		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																		
ActivAtion	opportunities to complement the sports areas and facilities.		Park Activity Area)		amenity facilities, playground and pump track provisions		Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y																			
	All areas intended for active recreation and sports activities						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																		
SLOPES	(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 y	door eating, and areas intended for support infrastructure ildings and carparking areas should have a slope of 3 per	ture per v	~	Y	×	×	v	×	· · · ·	×	×	~	v	~	v	v	v	v	v	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		Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	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												requirements. Subject to milli detaned 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											
	which may impose more stringent standards.						Play areas/facilities	Y	Minimum 300m <sup>2</sup> of softfall footprint and play equipment	Y																			
							Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y																			
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		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																		
FLOOD	900mm max. Low maintenance. Munimal. Ensure public safety. Make a positive contrubution to the overall park design. All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other	Y	~ Non specific ~ 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	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels		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																		
FLOOD	buildings (and areas designated for these facilities) are above the 100 year ARI.		applies Where a Community Facility is included in the park, the area				Courts	Y	Site specific as required	Y																			
	year Aki.		above the 100year ARI must increase to greater than a minimum 10%				~ Non specific ~	NA	Bins - 6 units	Y																			
			include both the Community Facility and Sporting functions.		Drainage will be subject to detail design and civic stormwater		~ 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																			
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	design		~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location																		
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for	Y	Maintenance access required	Y			~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m <sup>2</sup>	Y																			
	maintenance, service and emergency vehicles.						~ Non specific ~	NA	Sports club facility	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																								

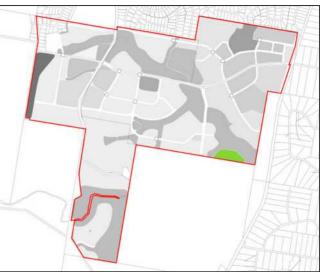




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- 1. INDICATIVE RUGBY UNION OR SIMILAR FIELDS WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED 2. INDICATIVE TOUCH FOOTBALL FIELDS OR TRAINING FIELDS/ AREA
- 3. MULTI PURPOSE HARD COURT OPPORTUNITIES 4. INDICATIVE PLAYGROUND AREA/ OPPORTUNITY 5. POTENTIAL 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



			PARK DSS ANALYSIS SCHEDULE			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								
Refer to Saunders	Havill Group's documentation including plans, details drawings & specif	ications for the re	equirements, locations, extents for all listed work items. Refer to Local Go	vernment drawings,	details, policy and legislation as required for contract works.	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	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the								
TIMING	EDQ GUIDELINE 12 DESCRIPTION	COMPLIANCE		COMPLIANCE	To be delivered with relevant site stages and catchments as				park. Refer Planning scheme policy 1 - CPTED		playing fields, playground and pump track Preference for barrier kerb instead of bollards to road edge.								
			2.0km catchment (90% of population) and not within 2.5km of other		per ROL approvals	EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y									
CATCHMENT	90% of dwellings within 4 km	Y	Sport Parks	Ŷ	Total area achieves the EDQ guideline required size and		Seating	Y	See spectator seating for requirements	Υ	Seating to be provided through a combination of proprietary benches and sandstone blocks								
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha	v	Min 10ha. 0.9ha per 1000 residents	Ν	multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field		Taps and bubblers	Y	6 units and hose cock	Y									
SIZING	per 1000 residents.				layouts and embellishments that are required to service a regional sports park		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								
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	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional	Y			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								
	part should not be less than 25 metres for maintenance purposes.		Areas				Parking (bicycles)	Y	~ Non specific ~	Y									
	No specific requirements but must have highly visible and well- signed entrances. Should include a variety of informal and passive recreation	Y	50% or more road frontage Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and ruqby/cricket/netball, two		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								
ActivAtion	opportunities to complement the sports areas and facilities.		Park Activity Area)		amenity facilities, playground and pump track provisions		Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y									
	All areas intended for active recreation and sports activities						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								
SLOPES	(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	v	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		Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design								
	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												requirements, subject to final detailed 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	
	which may impose more stringent standards.						Play areas/facilities Informal active recreation spaces	Y	Minimum 300m <sup>2</sup> of softfall footprint and play equipment	Y									
								I	6 fitness equipment items that cater for a range of users	I	Total area supports a variety of playing fields for different								
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		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	sporting activities. There is 12 courts to maximise the land use of the site								
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				Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will										
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other	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	Y			Spectator seating area (2)		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								
	buildings (and areas designated for these facilities) are above the 100 year ARI.		applies Where a Community Facility is included in the park, the area				Courts	Y	Site specific as required	Y									
			above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.				~ Non specific ~	NA	Bins - 6 units Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area	Y									
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design		~ Non specific ~	NA	area is provided above 100yr Aki for Recreation Park Activity Area aswell (refer Community Infrastructure DSS) Scoreboard - 2 units	Y	Subject to detail design of location								
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for	Y	Maintenance access required	Y			~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m <sup>2</sup>	Y	Subject to detail design of location								
	maintenance, service and emergency vehicles.						~ Non specific ~	NA	Sports club facility	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														





(A)

- 1. INDICATIVE RUGBY UNION OR SIMILAR FIELD WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
- INDICATIVE RUGBY LEAGUE OR SIMILAR FIELD
   INDICATIVE TOUCH FOOTBALL FIELDS OR TRAINING
  - FIELD/ AREA
- 4. RIPARIAN/ WATERWAY CORRIDOR TO EDGE OF SPORT PARK
- 5. MULTI PURPOSE HARD COURT OPPORTUNITIES
- PREMIER AFL/ CRICKET FIELD
   REDUCED SIZE SENIOR AFL OVAL
- REDUCED SIZE SENIOR AFLOVAL
   SANDSTONE RETAINING EDGES WHERE REQUIRED TO TAKE UP LEVEL AND PROVIDE SPECTATOR SEATING
  - OPPORTUNITIES
- 9. CARPARK AREA
- NORTHERN AFL AND CRICKET CLUBHOUSE/ FACILITIES
   INDICATIVE PLAYGROUND AREA/ OPPORTUNITIES
   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
- POTENTIAL FEATURE LANDSCAPED ENTRY CORNER
   POTENTIAL PARK EXERCISE EQUIPMENT/ GYM NODE OPPORTUNITIES
- 20. INDICATIVE TURF MOUNDING AREAS FOR SPECTATOR SEATING OPPORTUNITIES



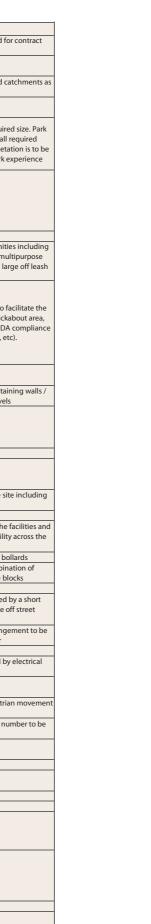
	EDO GUIDELINE 12 DESCRIPTION	EDQ	LCC DSS DESCRIPTION	LCC DSS	COMMENTS
ITEM		COMPLIANCE		COMPLIANCE	To be delivered with relevant site stages and catchments a
TIMING	~ Non specific ~	NA	City-wide	Y	ROL approvals
SIZING	15 ha min. 1 regional sports park per 25,000+ residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 15ha. 0.6ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park d incorporates sufficient room for required field layouts an embellishments that are required to service a regional sp 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)	Ŷ	Multiple activation and recreation opportunities includi separate clubhouses for AFL and rugby/cricket/netball, amenity facilities, playground and pump track provisio
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.	Ŷ	Playing surface to be laser levels to maximum grade of 1 in 70	Ŷ	All playing surfaces are to be graded to achieve minimu 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	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / se
FLOOD	positive contrubution to the overall park design. 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	utilised to assist with levels
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormw 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 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 d 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 a vegetation to remain low to maintain visibility across the p fields, playground and pump track
MBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road ec Vegetative edge to creek corridor to prohibit vehicular ac
	Seating	Y	See spectator seating for requirements	Υ	Seating to be provided through a combination of proprie 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 interna that provides access to the clubhouse and other facilities d from the off street carparking area
	Parking (cars) Parking (bicycles)	Y Y	400 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through ~ Non specific ~	Y NA	Final functional layout and carparking arrangement to determined by civil engineer
	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 eng
	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 moven 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 de 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 <sup>2</sup> 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 differ sporting activities. There is 12 courts to maximise the land the site
	Spectator seating area (2)	Y	100 units and grandstand seating	Y	Grandstand seating is accomodated for at the premier f
	3 x Courts ~ Non specific ~	Y NA	Site specific as required with a north south orientation Bins - 12 units	Y Y	
	~ Non specific ~	NA	Yes at discretion of Council (refer Community Infrastructure DSS)	n N	
	~ Non specific ~	NA	Scoreboard - 3 units 1 x skate park/BMX - catering for a range of skill levels. Approximate	Y	Subject to detail design of location





Nume         Image: Num         Image: Nume         Image: Num         Image: Nu	TIMING         Item           CATCHMENT         90% of dwellings within 2.5 km         Y         1.5km catchment (90% of population) and not within 2.0 km other District or Metropolitan Recreation Park           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           SHAPE         Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed Minimum dimension of any part should not be less than 10 metres for aninetrance purposes.         Y         Compact shape free of irregular boundaries sufficient to accommodate the regularly should not be less than 10 metres for active group recreation commensurate with scale and nature of park.         Y         Compact shape free of irregular boundaries sufficient to accommodate the regularly and reass including multiple large spaces for active group recreation commensurate with scale and nature of park.         Y         Softwore road frontage           ACTIVATION         Multiple active recreation and sports activities including and tobe cue areas, and areas intended for support inforstructure 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         In 6 maximum for VH 1 in 4 maximum for plark 20 park and walls provided the walls are and integral broader landscape)           RETAINING         900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrububuton to the oweral park design. Number 2.0 (Linkbouses	n of Y Y Y De Y Jarea Iding Y ral den Y	Total area acheives the EDQ guideline required design incorporates sufficient room for all re embellishment activities while existing vegetation retained and enhanced to elevate the park exp Multiple activation and recreation opportunities kickabout, junior and senior playground, multij court, fitness hub, skate park and small and large
GATCHENIST         Other during and the control of the control o	CATCHMENT         90% of dwellings within 2.5 km         Y         other District or Metropolitan Recreation Park           SIZING         5 ha min, 1 district recreation park per 10-15,000 residents. 0.5 - 1.0 ha per 1000 residents.         Y         Min Sha. 0.9ha per 1000 residents           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 Kickabout Space Functional Areas Minimum widh 20m           LOCATION         Multiple active recreation spaces including multiple large spaces for active group recreation spaces including multiple large spaces should have a slope of 3 per cent of park creater and nature of park.         Y         3-4 activity areas. 10% of park or absolute minimum of 0.5h interspective of total park area - whichever is the greater including courts), outdoor eating and babecue areas, and areas intended for 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 natu topography where possible and maximum for vegletated gar beds/batters, No and S(Note: Local government may consist small walls provided the walls are small, safe and integrat broader landscape)         Y           RETAINING         900mm max.Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park	Y Y Y Y Y Narea Iding Y Y	Total area acheives the EDQ guideline required design incorporates sufficient room for all re embellishment activities while existing vegetation retained and enhanced to elevate the park exp Multiple activation and recreation opportunities kickabout, junior and senior playground, multij court, fitness hub, skate park and small and large
Control         Control <t< td=""><td>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           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 reguired Activity and Kick-about Space Functional Areas Minimum width 20m           LOCATION         Minimum 50 per cent of park perimeter to have road frontage         Y         3.4 activity areas. 10% of park or absolute minimum of 0.5ht irrespective of total park area - whichever is the greater inclo park.           SLOPES         All areas intended for active recreation spaces. Industry and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1.33) or test. 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         1 in 6 maximum for turl 1 in 4 maximum for planted ba small walls provided the walls are small, safe and integral broader landscape)           BATTERS         1:4 max for mowing. 1:3 for planting recurrence interval) flood level. Clubhouses, tollet and amerites placks and orter buildings (and areas designated for these blocks and other buildings</td><td>Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y</td><td>design incorporates sufficient room for all rec embellishment activities while existing vegetatic retained and enhanced to elevate the park exp Multiple activation and recreation opportunities kickabout, junior and senior playground, multip court, fitness hub, skate park and small and large</td></t<>	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           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 reguired Activity and Kick-about Space Functional Areas Minimum width 20m           LOCATION         Minimum 50 per cent of park perimeter to have road frontage         Y         3.4 activity areas. 10% of park or absolute minimum of 0.5ht irrespective of total park area - whichever is the greater inclo park.           SLOPES         All areas intended for active recreation spaces. Industry and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1.33) or test. 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         1 in 6 maximum for turl 1 in 4 maximum for planted ba small walls provided the walls are small, safe and integral broader landscape)           BATTERS         1:4 max for mowing. 1:3 for planting recurrence interval) flood level. Clubhouses, tollet and amerites placks and orter buildings (and areas designated for these blocks and other buildings	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	design incorporates sufficient room for all rec embellishment activities while existing vegetatic retained and enhanced to elevate the park exp Multiple activation and recreation opportunities kickabout, junior and senior playground, multip court, fitness hub, skate park and small and large
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Activity Training         Multiple active control spaces that any implicity size presents         V         Is activity spaces. (by replex does including space including space)         V         Multiple activity space including space         V         Is activity space including space         V         Is activity space including space         V         Is activity space including space         V         Multiple activity space including space         V         Multiple activity space         Multiple activity space <td>ACTIVATION       Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.       3-4 activity areas. 10% of park or absolute minimum of 0.5h: irrespective of total park area - whichever is the greater incluincluing active recreation spaces, playgrounds, sports fields and courts), outdoor eating and barbecure areas, and areas intended for active recreation gand barbecure 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       Iin 40 for Activity Area and Kick-about Space Retain natu topography where possible and maximise flat areas is 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.         BATTERS       1:4 max for mowing. 1:3 for planting       Y       1 in 6 maximum for turf 1 in 4 maximum for planted ba blocks and other buildings (and areas designated for these facilities) are above the 100 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 &gt; 100 year ARI Remainder of park &gt; 20 year / Where a Community Facility is included in the park, the area the 10/year ARI must increase to include both the Community Facility is included in the park, the area the 10/year ARI must increase to include both the Community Facility and Activity Area.         RETAINING       Direct access form connector or higher order road, and by local       Y       Maximum 30 per cent of any park is below the</td> <td>area Iding Y ral den Y der Y</td> <td>kickabout, junior and senior playground, multi court, fitness hub, skate park and small and large</td>	ACTIVATION       Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.       3-4 activity areas. 10% of park or absolute minimum of 0.5h: irrespective of total park area - whichever is the greater incluincluing active recreation spaces, playgrounds, sports fields and courts), outdoor eating and barbecure areas, and areas intended for active recreation gand barbecure 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       Iin 40 for Activity Area and Kick-about Space Retain natu topography where possible and maximise flat areas is 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.         BATTERS       1:4 max for mowing. 1:3 for planting       Y       1 in 6 maximum for turf 1 in 4 maximum for planted ba blocks and other buildings (and areas designated for these facilities) are above the 100 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 / Where a Community Facility is included in the park, the area the 10/year ARI must increase to include both the Community Facility is included in the park, the area the 10/year ARI must increase to include both the Community Facility and Activity Area.         RETAINING       Direct access form connector or higher order road, and by local       Y       Maximum 30 per cent of any park is below the	area Iding Y ral den Y der Y	kickabout, junior and senior playground, multi court, fitness hub, skate park and small and large
Activity Notes     Activity Parts     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P	ACTIVATION       for active group recreation commensurate with scale and nature of park.       Y       irrespective of total park area - whichever is the greater inclusion interface with surroundings         ALI       All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating and babrecue areas, and areas intended for support infrastructure such as buildings and carparking areas intended for support infrastructure such as buildings and carparking areas is the defor support infrastructure such as buildings and carparking areas is the defor with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.       Y       In 40 for Activity Area and Kick-about Space Retain natu topography where possible and maximise flat areas in a maximum for vegetated gar beds/batters No walls (Note: Local goverment may consist 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       In 6 maximum for turf 1 in 4 maximum for vegetated gar beds/batters No walls (Note: Local goverment may consist small walls provided the walls are small, safe and integral broader landscape)         RETAINING       900mm max. Low maintenance. Minimal. Ensure public safety.       Y       N       Non specific ~         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 design, facilities) are above the 100 year ARI.       Y       NA       Required if kick-about is below 10yr ARI         ACCESS       Direct access from connector or higher	ral den der Y	kickabout, junior and senior playground, multi court, fitness hub, skate park and small and large
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NUMBER         Other meta-tor muterates to include formar public learning darking in the specifie of anguals below the specind through anguals below the s	RETAINING     900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.     Y     ~ Non specific ~       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 A Where a Community Facility is included in the park, the area the 100year ARI must increase to include both the Commu Facility and Activity Area.       DRAINAGE     ~ Non specific ~     NA     Required if kick-about is below 10yr ARI       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.     NA     Required if kick-about is below 10yr ARI       SHADING     50% shading of walking, cycling paths and formal seating CPTED     Y     Tree canopy at maturity to achieve a minimum 30% shad coverage       CPTED     Park design should incorporate the principles of CPTED     Y     Clear and visible lines of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from		All embellishment areas will be designed to faci required design outcomes (i.e. max 1:33 kickabu playground and multipurpose courts with DDA co throughout the pathway network, etc).
Markam         Make a positive contrubution to the overall pick design.         Y         -Non specific-         MA         Seating utilised to assist with levels           FLOOD         Maximum 30 per cert day pick bit bits with sprand Reservation and the seating utilised to assist with levels         Activity Arra> 100 years ARR Reservation and the seating utilised to assist with levels           FLOOD         Distances from a seating utilised of a seating with a seating utilised to assist with levels         Activity Arra> 100 years ARR Reservation and the seating with a seat	RETAINING         Make a positive contrubution to the overall park design.         Y         ~ Non specific ~           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.         Activity Area > 100 year ARI Remainder of park >20 year A Where a Community Facility is included in the park, the area the 100year ARI must increase to include both the Community Facility and Activity Area.           DRAINAGE         ~ Non specific ~         NA         Required if kick-about is below 10yr ARI           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           SHADING         50% shading of walking, cycling paths and formal seating         Y         Tree canopy at maturity to achieve a minimum 30% shad coverage           IRRIGATION         Should be provided         Y         Site specific on merit           CPTED         Park design should incorporate the principles of CPTED         Y         Clear and visible lines of sight for mormalised park entries	tters. Y	Subject to final design
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DRAINGE	DRAINAGE         ~ Non specific ~         NA         Required if kick-about is below 10yr ARI           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           SHADING         50% shading of walking, cycling paths and formal seating         Y         Tree canopy at maturity to achieve a minimum 30% shad coverage           IRRIGATION         Should be provided         Y         Site specific on merit           CPTED         Park design should incorporate the principles of CPTED         Y         Clear and visible lines of sight from formalized park entring pedestrian crossing. Provides casual surveillance to and from	above v	seating utilised to assist with levels
ACCESS         public transport. At least one controlled access point for maintenance, service and mempany vehicle.         Y         Maintenance access required         Y         Shade trees to be provided from the uaying sizes of trees.           SHADING         50% shading of walking, cycling paths and formal seating (ReGATION)         Y         Free compy at maturity to active a minitum. 30% shade (coverage coverage         Y         Shade trees to be provided from/plus the size (coverage           CPTED         Park design should incorporate the principles of CPTED         Y         Certain of which least sign from formalized park tentizes and posterina coverage from the coverage         Y         CPTED to guide the design and location of the for section to remain low not instant within the size of the park design should incorporate the principles of CPTED         Y         CPTED to guide the design and location of the for section to remain low not instant within the section to the posterina mode instant within the section the park design should incorporate the principles of CPTED         Y         CPTED to guide the design and locations the proprince park for singe proprince park for singe proprince park for singe proprince park for singe proprince park for singe proprince park for singe proprince park for singe proprince	ACCESS         public transport. At least one controlled access point for maintenance, service and emergency vehicles.         Y         Maintenance access required           SHADING         50% shading of walking, cycling paths and formal seating IRRIGATION         Y         Tree canopy at maturity to achieve a minimum 30% shad coverage           IRRIGATION         Should be provided         Y         Site specific on merit           CPTED         Park design should incorporate the principles of CPTED         Y         Clear and visible lines of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from	Y	
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CPTED         Park design should incorporate the principles of CPTED         Y         Clear and visible inco sight from formalised park entries and post to remain low binding show policy 1-CPTED         Y         CPTED to guide the design and location of the formalised park entries and post to remain low binding show policy 1-CPTED         Y         Preference for barrier kerb instad of to implicit to remain low binding park.           MBELLISHMENTS         Fencing/ballards         Y         Bollards required to nord reserve         Y         Preference for barrier kerb instad of to implicit to remain low binding and post to remain low binding arrange determined by civil engineer           Internal access road(s) (1)         Y         40 off street parking bays that meet relevant Australian standard         Y         Final functional layout and capaking arrange determined by civil engineer           Internal access road(s) (1)         Y         40 off street parking bays that meet relevant Australian standard         Y         Final functional layout and capaking arrange determined by civil engineer           Internal access road(s) (1)         Y         40 off street parking bays that meet relevant Australian standard         Y         Final functional layout and capaking arrange determined by civil engineer           Internal sector         Y         1 fa	CPTED         Park design should incorporate the principles of CPTED         Y         Clear and visible lines of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from formalised park entries of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from formalised park entries of sight from formalised park entries of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from formalised park entries of sight from formalised park entries pedestrian crossing. Provides casual surveillance to and from formalised park entries pedestrian crossing.	le Y	
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Image: constraint of the second constraint of the end of the	Internal access road(s) (1) Y Must have internal roads and maintenance access.	Y	internal road that provides access to the off carparking area
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Indicis     I     Indicisabled     I       Image: Combination of pedestrian and shared use pathways to connect activity nodes     Y     Combination of pedestrian and shared use pathways to connect activity nodes     Y     Varing path widths to accommodate pedestrian to activity nodes       Image: Combination of pedestrian and shared use pathways to connect activity nodes     Y     Shade structures to playground area. Final num determined at detail design       Image: Combination of pedestrian spaces     Y     4x Setting to cater for small gathering and 1x setting to cater for larger gathering     Y     Shade structures to playground area. Final num detail design       Image: Combination of pedestrian spaces     Y     4x Setting to cater for small gathering and 1x setting to cater for mall gathering and 1x setting to cater for small gathering and 1x setting to cater for small gathering and 1x setting to cater for ange of solution of solution area is provide addition of solution of solution of solution of solution area is provided addition provide additin provide addition provide addition provide addition provi			
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Shade structures     Y     ~Non specific~     NA     Shade structures to playground area. Final nur determined at detail design determined at detail design 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 450m² of softfall footprint and play equipment that cater for a grange of users     Y       Informal active recreation spaces     Y     6 fitness equipment items that cater for a range of users     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     Sto 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		nect Y	Varying path widths to accommodate pedestrian throughout the park
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       3 x units co located with covered seating and tables       Y         Informal active recreation spaces       Y       6 fitness equipment items that cater for a range of users       Y         Community events space/facility       Y       0 fitness equipment items that cater for a range of users       Y         Community events space/facility       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       Y		NA	Shade structures to playground area. Final num
Barbecues     Y     3 x units co located with covered seating and tables     Y       Play areas/facilities     Y     Minimum 450m <sup>2</sup> of softfall footprint and play equipment that cater for ages1 to 17 years     Y       Informal active recreation spaces     Y     6 fitness equipment 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       V     V     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       V     Non specific ~     Y     Bins - 6 units co-located with covered seating and tables     Y       v     Non specific ~     Y     I x Skate Park/BMX catering for arange of skill levels. Approximate     Y		er for Y	
Play areas/racilities     Y     and play equipment that cater for ages 1 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     1 x Multiple-use court     Y       Y     1 x Multiple-use court     Y     Y       Community events space/facility     Y     1 x Multiple-use court     Y       Y     Y     2 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     Y       Infrastructure DSS)     Y     1 x Kick-about Spaces, 25% of park (absolute minimun 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)     Y       Y     Non specific ~     Y     1 x Skate Park/BMX catering for arange of skill levels. Approximate       Y     1 x Skate Park/BMX catering for arange of skill levels. Approximate     Y	Barbecues Y 3 x units co located with covered seating and tables	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 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 100 yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)       Y         Commonity events space/facility       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         Provides additional area is provided eating and tables       Y       Bins - 6 units co-located with covered seating and tables       Y		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 <ul> <li>             ~ Non specific ~</li></ul>	Informal active recreation spaces Y 6 fitness equipment items that cater for a range of user		
Provide     Provide     Provide     Provide     Provide     Provide	Community facility required at the discretion of Council a provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community	nd r v	
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App specific ~ y 1 x Skate Park/BMX catering for arange of skill levels. Approximate y	~ Non specific ~ Y Bins - 6 units co-located with covered seating and table	v	
~ Non specific ~ Y size to be a min. 400m <sup>2</sup> Y	~ Non snerific ~ y 1 x Skate Park/BMX catering for arange of skill levels. Approx	paces Y	

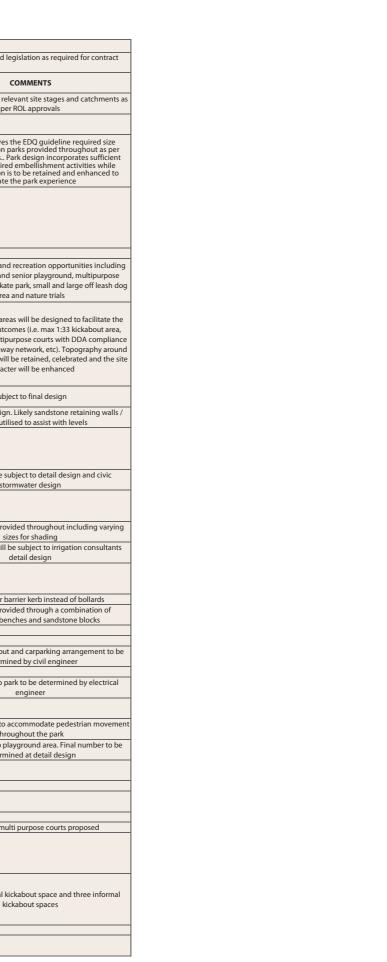


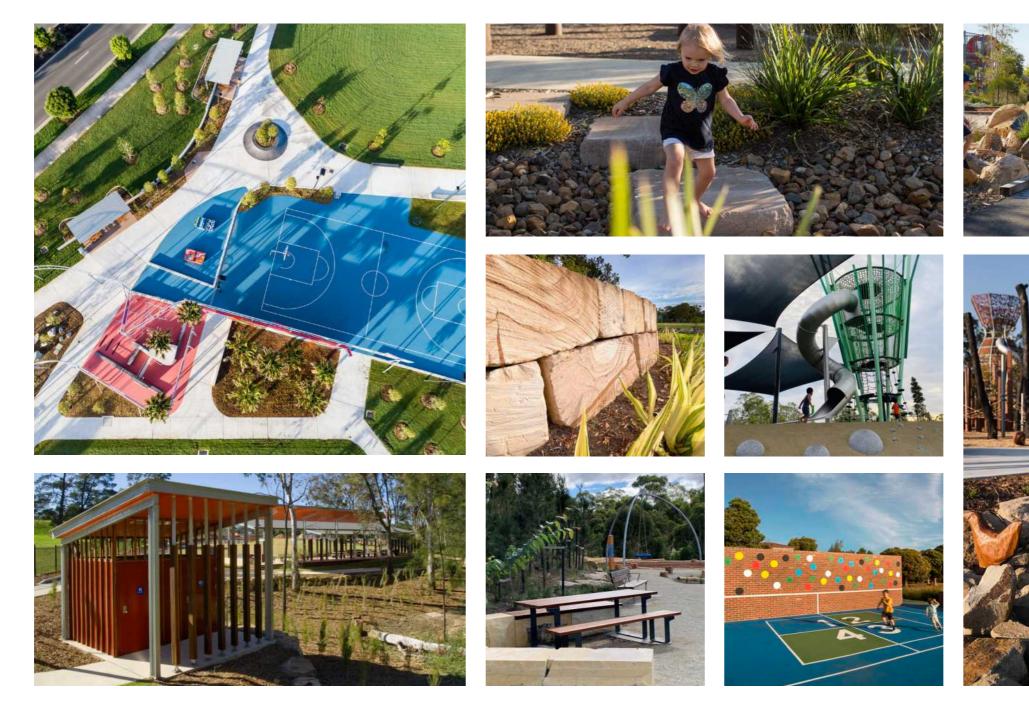




		EDQ		LCC DSS	
ITEM	EDQ GUIDELINE 12 DESCRIPTION	COMPLIANCE	LCC DSS DESCRIPTION	COMPLIANCE	COMMENTS
TIMING					To be delivered with relevant site stages and catch per ROL approvals
CATCHMENT	~ Non specific ~	NA	5 km catchment and not within 7.5km of other Metropolitan Recreation	Y	
SIZING	10 ha min. 1 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 require multiple revreation parks provided throughou EDQ requirements. Park design incorporates su room for all required embellishment activities existing vegetation is to be retained and enhar 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 kickabout, junior and senior playground, multip courts, fitness hub, skate park, small and large off 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	<ul> <li>1in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas</li> <li>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)</li> </ul>	TBA	All embellishment areas will be designed to faci required design outcomes (i.e. max 1:33 kickabc playground and multipurpose courts with DDA cc throughout the pathway network, etc). Topograp existing vegetation will be retained, celebrated ar 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 retainir 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	seating unset to assist with levels
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	Drainage will be subject to detail design and 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	Jenninger design
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 includin sizes for shading
IRRIGATION	Should be provided	Y	Site specific on merit	Y	Irrigation design will be subject to irrigation con 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	detail design
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bolla
	Seating	Y	15 x units	Y	Seating to be provided through a combinat proprietary benches and sandstone bloc
	Taps and bubblers	Y	8 units and hose cock	Y	
	Internal access road(s) (1)		Must have internal roads and maintenance access. 120 off street parking bays that meet relevant Australian standard		Final functional layout and carparking arrangem
	Parking (cars)	Y	including bus parking and turnaround or pull through	Y	determined by civil engineer
	Parking (bicycles) Lighting	Y	~ Non specific ~ Safety lighting site specific on merit	NA Y	Lighting design to park to be determined by e
			2 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1		engineer
	Toilets	Y	disabled) Combination of pedestrian and shared use pathways to connect	Y	Varying path widths to accommodate pedestrian
	Paths (pedestrian/cycle)	Y	activity nodes	Y	throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final num 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 Minimum 600m <sup>2</sup> of softfall footprint	Y	
	Play areas/facilities	Y	and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces Courts	Y Y	12 x fitness equipment items that cater for a range of users 3 x Multiple-use court	Y Y	3 x full size multi purpose courts propose
	Courts	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	- 3 x run size multi purpose courts propos
	~ 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 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	Y	





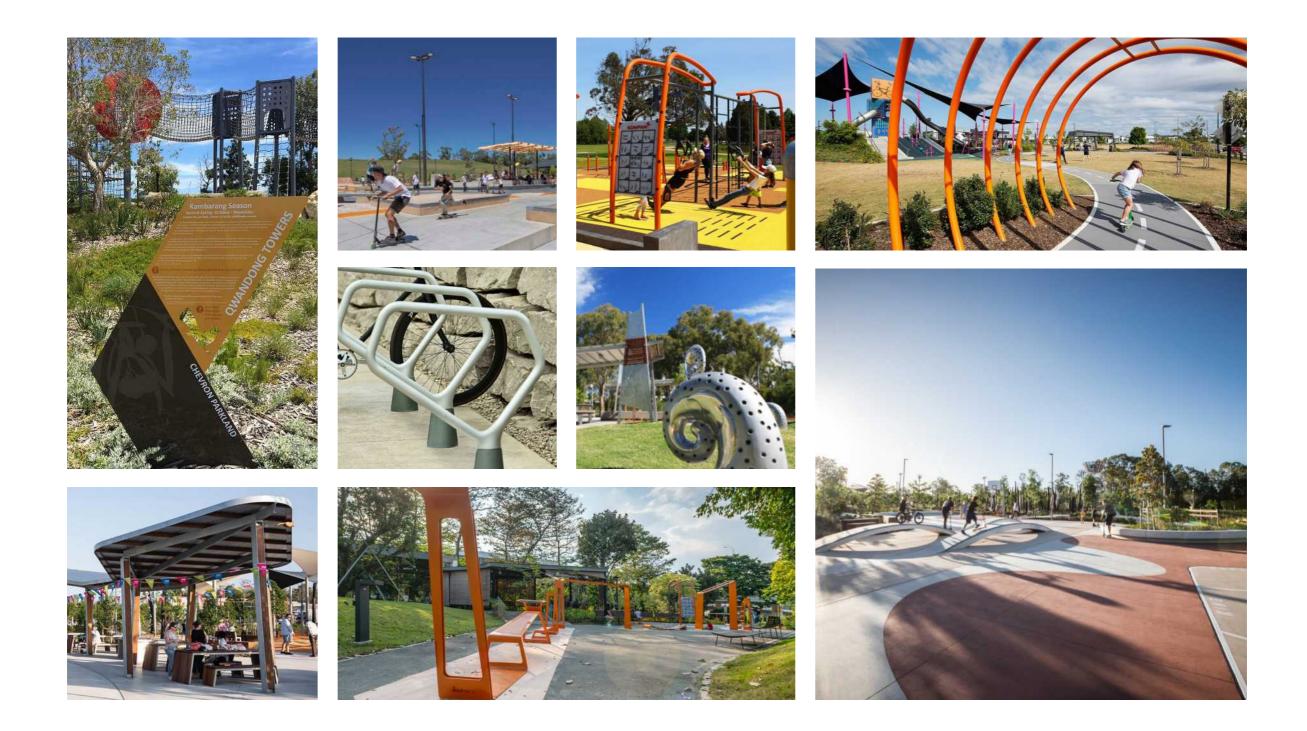
















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