

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1628

Date: 19 Sept 2025



YARRABILBA PRECINCT 6-ROL3

LANDSCAPE DESIGN PACKAGE

014607-1 [ISSUE B]



Stockland



REVISION	[A]	DATE	APR/25	PREPARED BY	ME	APPROVED BY	EF
	[B]						
			16/05/2025		ME		EF



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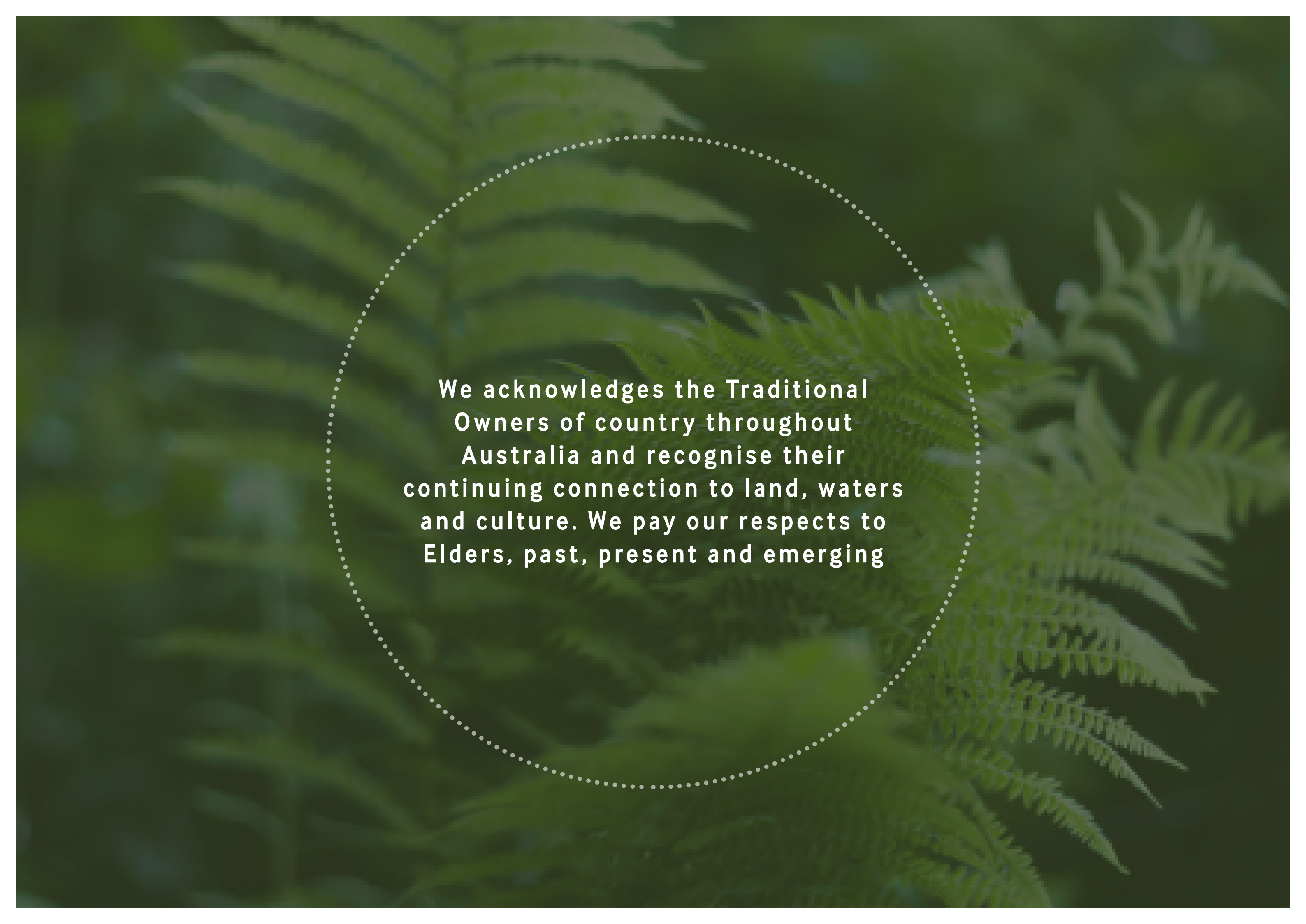
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We acknowledges the Traditional
Owners of country throughout
Australia and recognise their
continuing connection to land, waters
and culture. We pay our respects to
Elders, past, present and emerging

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The background of the slide features a photograph of a large, mature tree with a thick trunk and dense green foliage on the right side. To the left of the tree, there is a field with various green plants and a small, dark-colored vehicle parked in the distance. The entire image is overlaid with a semi-transparent pattern of small white dots. A thin, white, curved line starts from the top left and sweeps across the middle of the slide, passing behind the text.

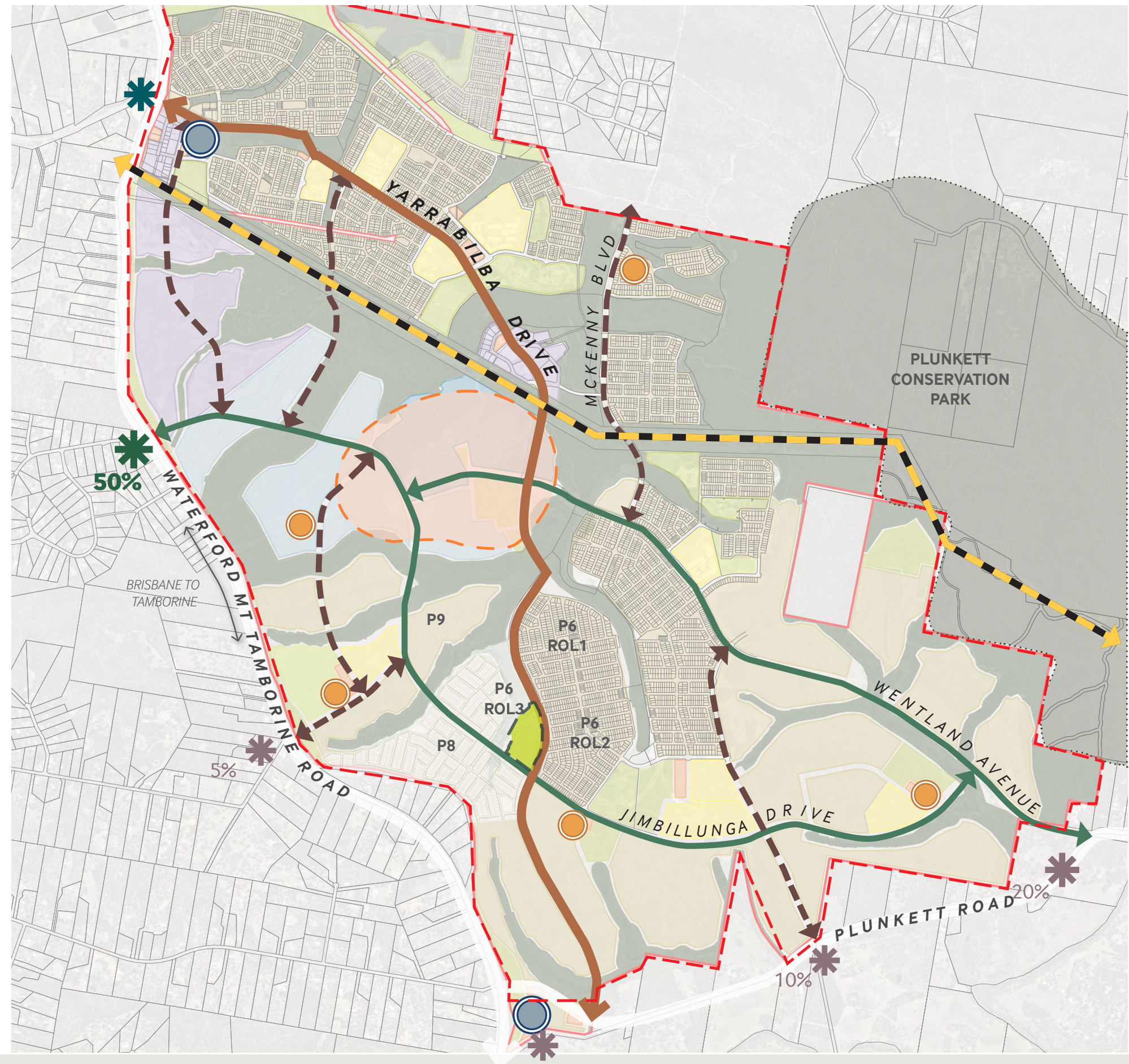
01

SITE CONTEXT

1.1 SITE CONTEXT

LEGEND

- Yarrabilba Site
- P6 ROL3 Site
- ✱ Current Entry
- ✱ Future Jimbillunga Drive Entry
- ✱ Future Entry Locations
- Town Centre
- District Centre
- Neighbourhood Centre
- ➔ Yarrabilba Drive
- ➔ Jimbillunga Drive / Wentland Avenue
- ➔ Major Road
- ➔ Yarra Bee line (Electrical Easement)



Scale 1:2500 @ A3

1.2 SITE PLAN

LEGEND

-  Precinct 6 - ROL 3 boundary
-  Primary pedestrian routes through precinct
-  Vehicular Emergency Access
-  Existing vegetated corridor
-  Basins
-  Local recreation park
-  Vehicle entry
-  Key corners (opportunity for large / feature tree planting)
-  Proposed Bus stop
-  Proposed PMT location



Scale 1:2000 @ A3





02

DESIGN VISIONING

2.1 KEY OBJECTIVES



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

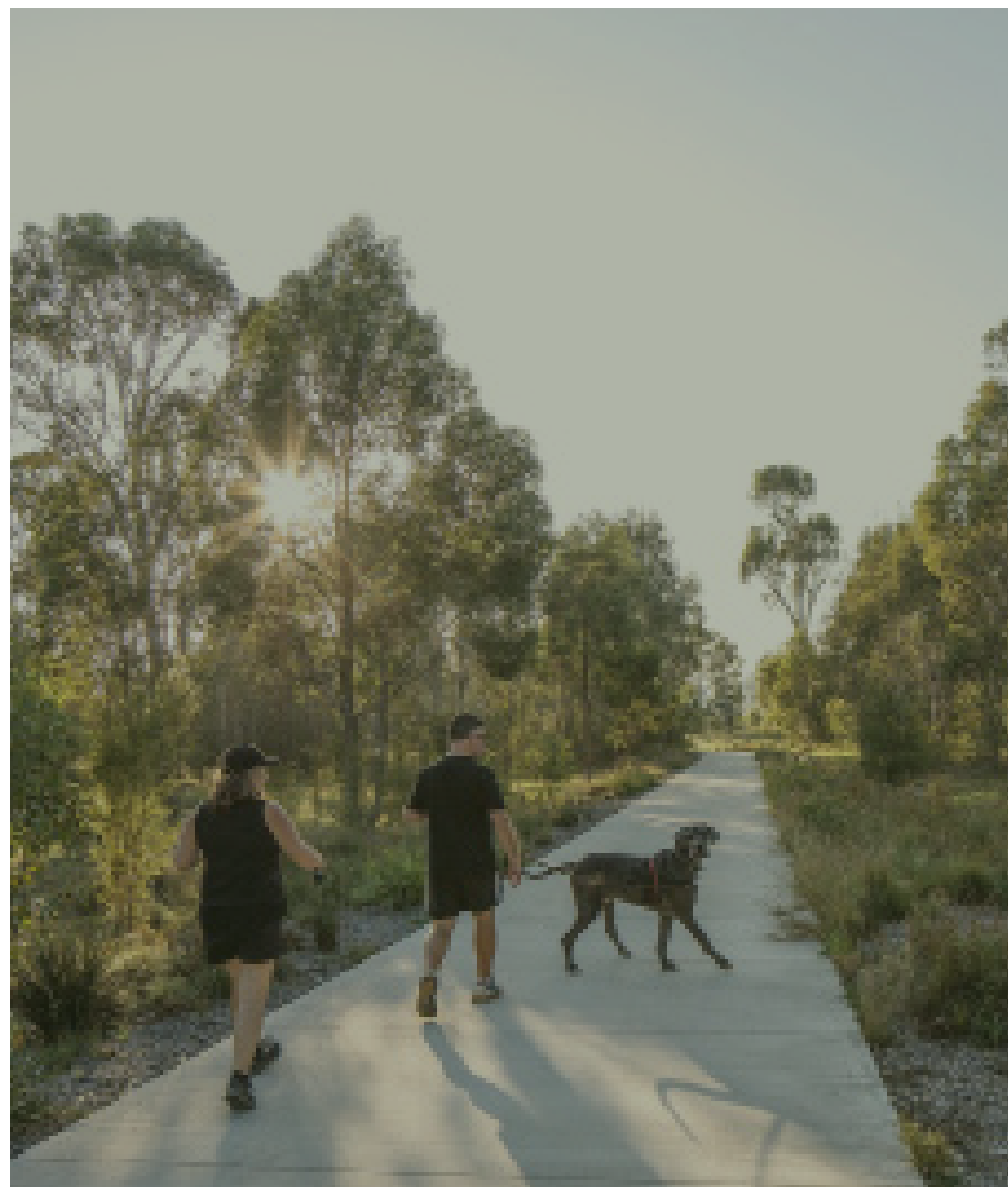


**CREATE LEGIBLE, EASY AND
INCLUSIVE PEDESTRIAN
CONNECTIONS &
PROVIDE PAUSE POINTS
TO ENABLE COMMUNITY
INTERACTIONS.**



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

2.2 PRECINCT CHARACTER





03

PLANTING STRATEGY

3.1 TREE PLANTING PALETTE

FEATURE



MELICOPE
elleryana



FICUS
hillii



ARAUCARIA
cunninghamii



LOPHOSTEMON
confertus



TRISTANIOPSIS
luscious



GREVILLEA
bailyana



WATERHOUSIA
floribunda

OPEN SPACE



GREVILLEA
robusta



ANGOPHORA
leiocarpa



WATERHOUSIA
floribunda



CUPANIOPSIS
anacardioides



EUCALYPTUS
racemosa



CORYMBIA
intermedia



BANKSIA
integrifolia

BASINS AND REVEGETATION



MELALEUCA
quinquenervia



MELALEUCA
viminalis



CASUARINA
cunninghamiana



ALPHITONIA
excelsa



LOPHOSTEMON
suaveolens



EUCALYPTUS
tereticornis



EUCALYPTUS
siderophloia

NOTE: All new planting and management of existing vegetation to be in accordance with Bushfire Report recommendations.
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3.2 SHRUBS & GROUNDCOVERS

SHRUBS



ACACIA
leiocalyx



ACACIA fimbriata



HAKEA
florulenta



LEPTOSPERMUM
polygalifolium



BANKSIA robur



XANTHORRHOEA
spp.



HOVEA acutifolia



MELALEUCA
thymifolia



LEPTOSPERMUM
'PINK CASCADE'



LOMATIA silaifolia



WESTRINGIA spp.



BAECKEA virgata
'Dwarf'



CALLISTEMON
Rocky Rambler



BREYNIA
oblongifolia

GROUNDCOVERS



LOMANDRA
species



DIANELLA
spp.



THEMEDA
triandra



GOODENIA
ovata



HARDENBERGIA
VIOLACEA



HIBBERTIA
scandens



MYOPORUM ellipticum



04

COMPLIANCE

4.1 DSS TABLE - LOCAL PARK

Project Name:
PR:
Date:
Issue:

YARRABILBA PRECINCT 6 ROL3 - LOCAL RECREATION PARK
014607-1
15/05/2025
A

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
Park planning and design standards				
A	Rates of provision, size and accessibility	0.0 - 0.2 ha/1000 popn. 500m2 min area	Complies with EDQ PDA No.12	Area achieved = 3110m2 approx
B	Shape, frontage and location	<u>Shape</u> Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes. <u>Road frontage</u> Regular shaped 50% of park perimeter to have road frontage <u>Location</u> Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	Complies with EDQ PDA No.12	<u>Shape</u> : A small section of the park narrows to 7.7m wide - landscape treatment to this narrow section is to be planted as an extension of the adjacent vegetated corridor. <u>Road Frontage</u> : Majority of area is regular in shape except a narrow section adjacent to the vegetated corridor to allow access; the park has less then 50% road frontage but has good visibility from the street <u>Location</u> : located adjacent to stormwater basins and vegetated corridor
C	Designing parks as places for people	No specific requirements	Complies with EDQ PDA No.12	N/A
D	Slopes, Batters and retaining walls	<u>Slopes</u> The areas are accessible and functional for the intended recreation purposes the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. <u>Batters</u> Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) Maximum gradient of planted batters: 1:3. <u>Retaining Walls</u> Maximum 900mm high Designed by a structural engineer Low maintenance (e.g. non painted rock or concrete or other inert material) Make a positive contribution to the overall park design Designed to ensure public safety.	Partly Complies with EDQ PDA No.12	<u>Slopes</u> Less than 20% of the local park area is steeper than 1:10. <u>Batters</u> All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 <u>Retaining Walls</u> There are no walls proposed over 900mm
E	Flood and stormwater management	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Complies with EDQ PDA No.12	Complies
F	Lakes and other permanent water bodies	N/A	N/A	N/A
G	Managing Access	All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages or from internal roads or car parks. Except for local recreation parks, a driveway should be provided to the main access point for occasional access by an industrial refuse collection vehicle, a medium rigid vehicle with trailer, and emergency vehicle. Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Complies with EDQ PDA No.12	A controlled access point will be provided at the perimeter of the park. Vehicles will be excluded from the park using a combination of trees, boulders and bollards and lock rails. Driveway access point is achievable if required.
H	Shade cover	50 per cent shading of walking and cycling paths 50 per cent shading of formal seating	Complies with EDQ PDA No.12	Shade trees are planted to the edge of paths and seating areas achieving a min 50% shade cover where bushfire buffer requirments allow
Standard Embellishments				
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	N/A	N/A
3	Parking (bicycles)	EDQ no requirement	N/A	N/A
4	Lighting (Safety)	EDQ no requirement	N/A	N/A
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	EDQ no requirement	N/A	N/A
7	Shade structures	EDQ no requirement	N/A	N/A
8	Table and seating -uncovered	EDQ no requirement	N/A	N/A
9	Table and seating -covered	EDQ no requirement	N/A	N/A
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	EDQ no requirement	N/A	N/A
12	Informal active recreation spaces	EDQ no requirement	N/A	N/A
13	Half- court, rebound wall or similar	EDQ no requirement	N/A	N/A
14	Sports fields	EDQ no requirement	N/A	N/A
15	Spectator seating area	EDQ no requirement	N/A	N/A
16	Courts	EDQ no requirement	N/A	N/A
17	Community Events Space	EDQ no requirement	N/A	N/A

