

YARRABILBA PRECINCT 4H

LANDSCAPE DESIGN PACKAGE

18111-P4H [ISSUE C]



Stockland



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1667

Date: 23 October 2025



Queensland
Government

REVISION						
	[C]		18/07/2025			
	[B]	DATE	17/07/2025	PREPARED BY	ME	APPROVED BY
	[A]		11/07/2025		ME	EF



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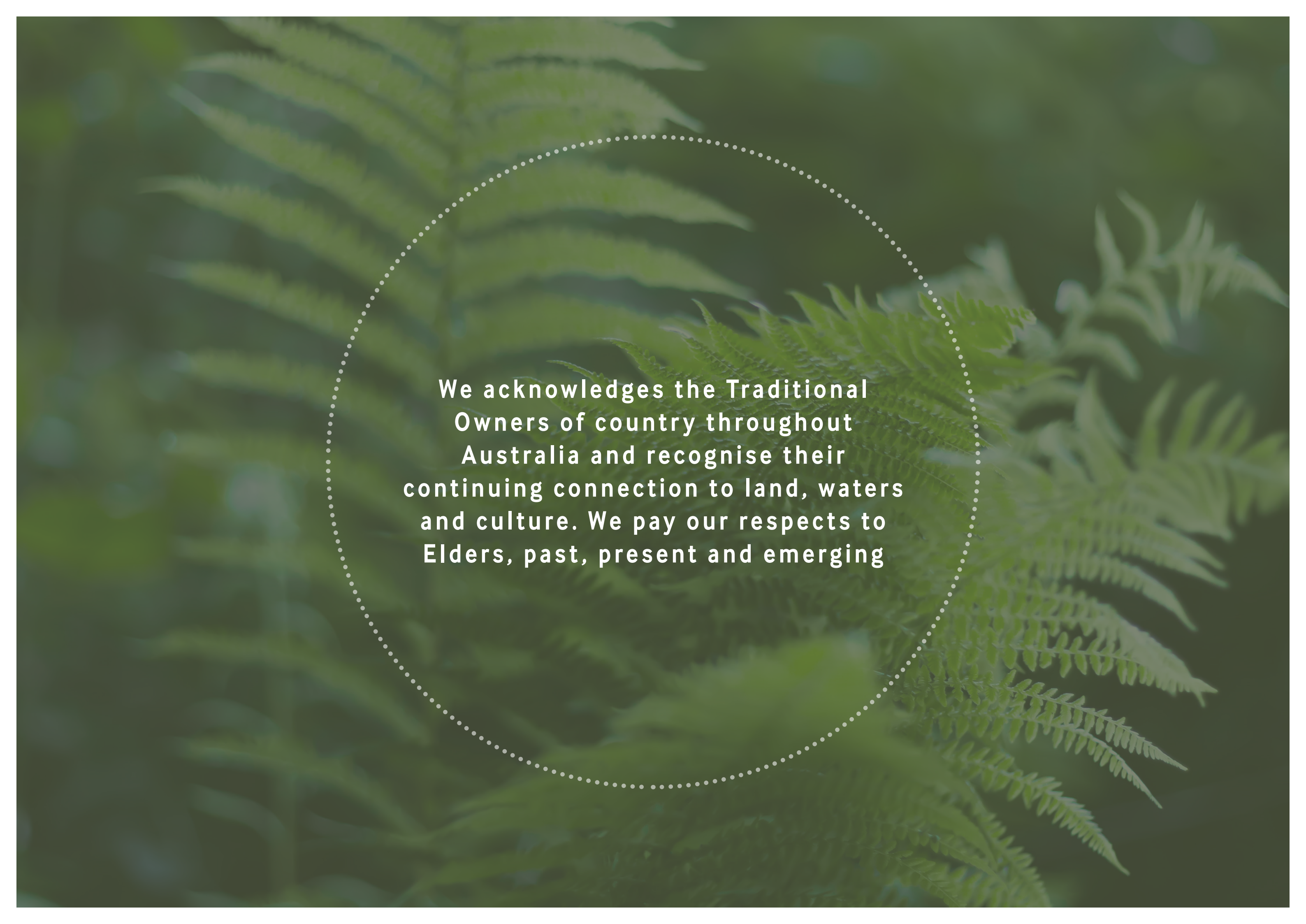
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We acknowledges the Traditional
Owners of country throughout
Australia and recognise their
continuing connection to land, waters
and culture. We pay our respects to
Elders, past, present and emerging

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01

SITE CONTEXT

1.1 SITE CONTEXT

LEGEND

- Yarrabilba Site
- Precinct 4H Site
- ✱ Current Entry
- ✱ Jimbillunga Drive Entry
- Town Centre
- Major Recreational Park
- Sports Park
- District Recreational Park
- Schools
- District Centre
- ➔ Principle Cycle Route
- ➔ Commuter Cycle Route
- ➔ Yarra Bee line (Electrical Easement)



Scale 1:2500 @ A3



1.2 SITE ANALYSIS

LEGEND

- Precinct 4 H - ROL boundary
- Primary pedestrian routes through precinct
- Wider Yarrabilba pedestrian connections
- Existing vegetated corridor
- Stormwater basins
- Local recreation park
- Pedestrian Links / Pocket Parks
- Linear Park / open space
- * Vehicle entry
- * Key corners (opportunity for large / feature tree planting)
- Proposed PMT location





02

DESIGN VISIONING

2.1 KEY OBJECTIVES

GREENING STREETS

1



Enhance street frontage with dense tree planting to promote shade, biodiversity, and a welcoming pedestrian environment

PEDESTRIAN CONNECTIONS

2



Pedestrian focused design allows for accessibility around precinct, open viewlines foster safe communities

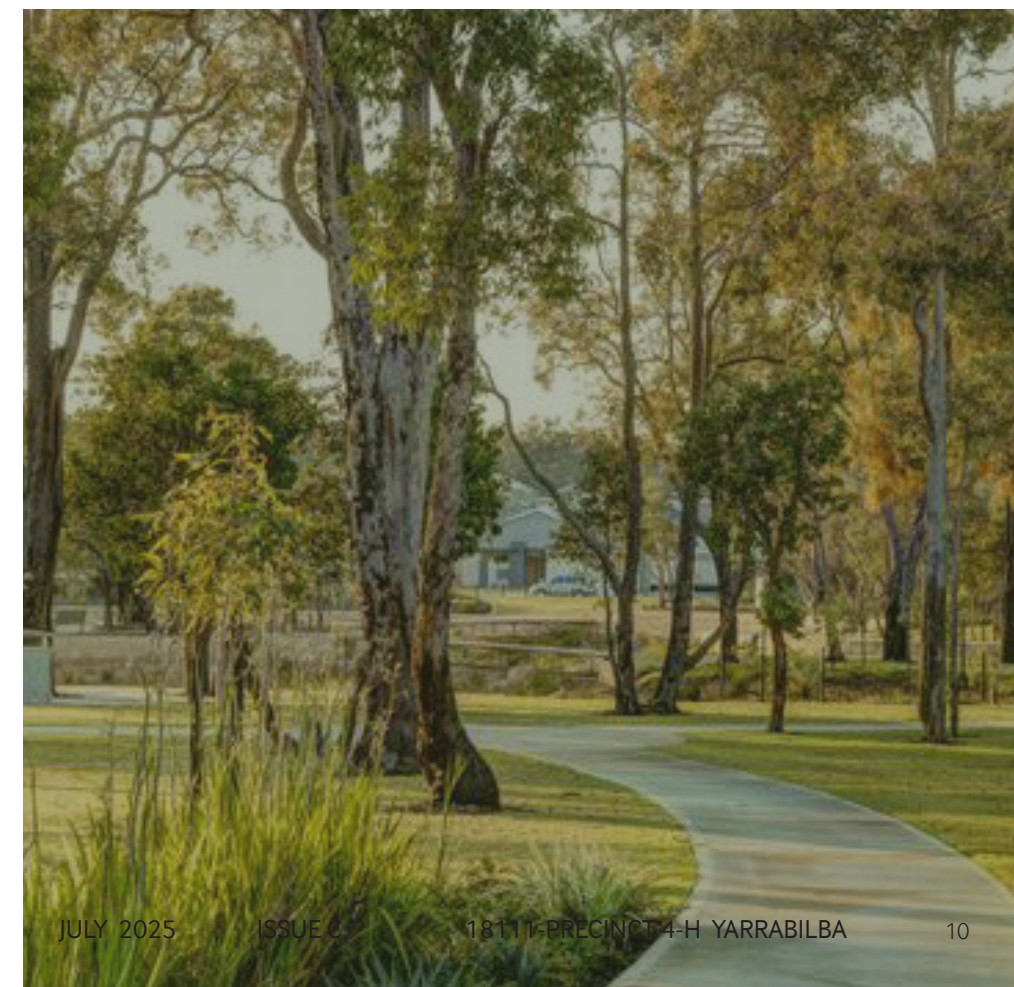
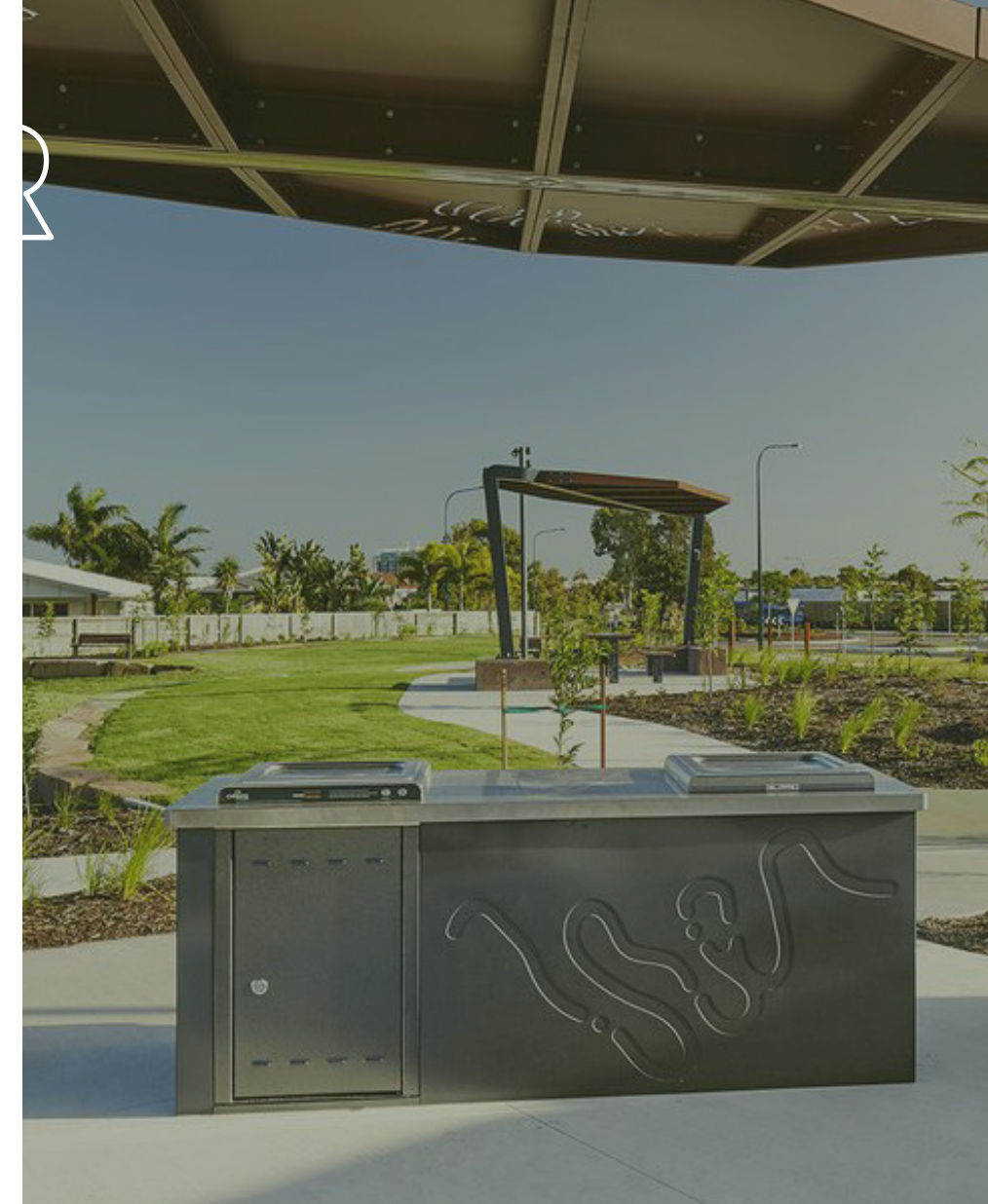
NEIGHBOURHOOD-FOCUSED

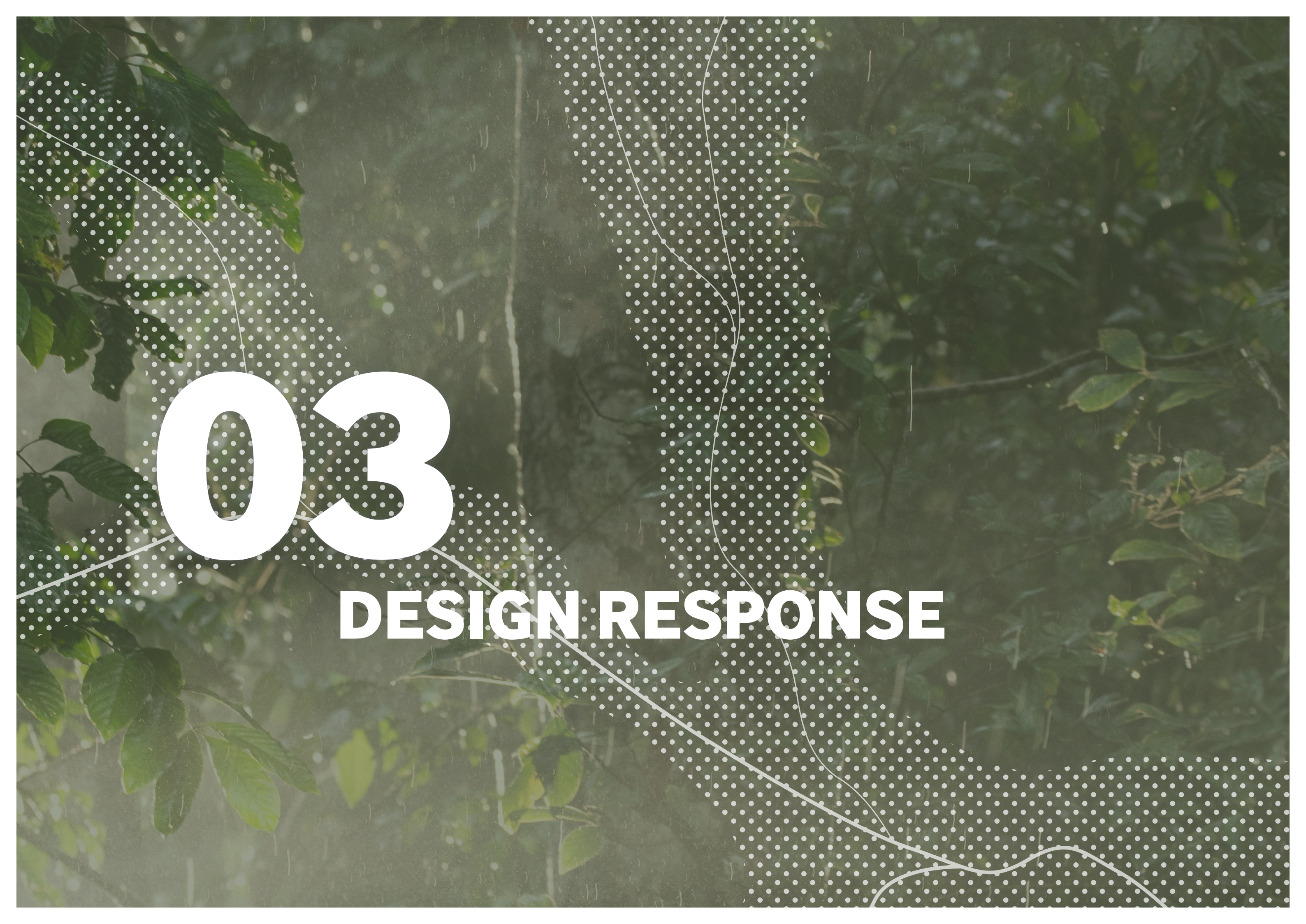
3



Create neighbourhood-focused spaces that encourage social gatherings and shared use to foster community connection and interaction.

2.2 PRECINCT CHARACTER





03

DESIGN RESPONSE

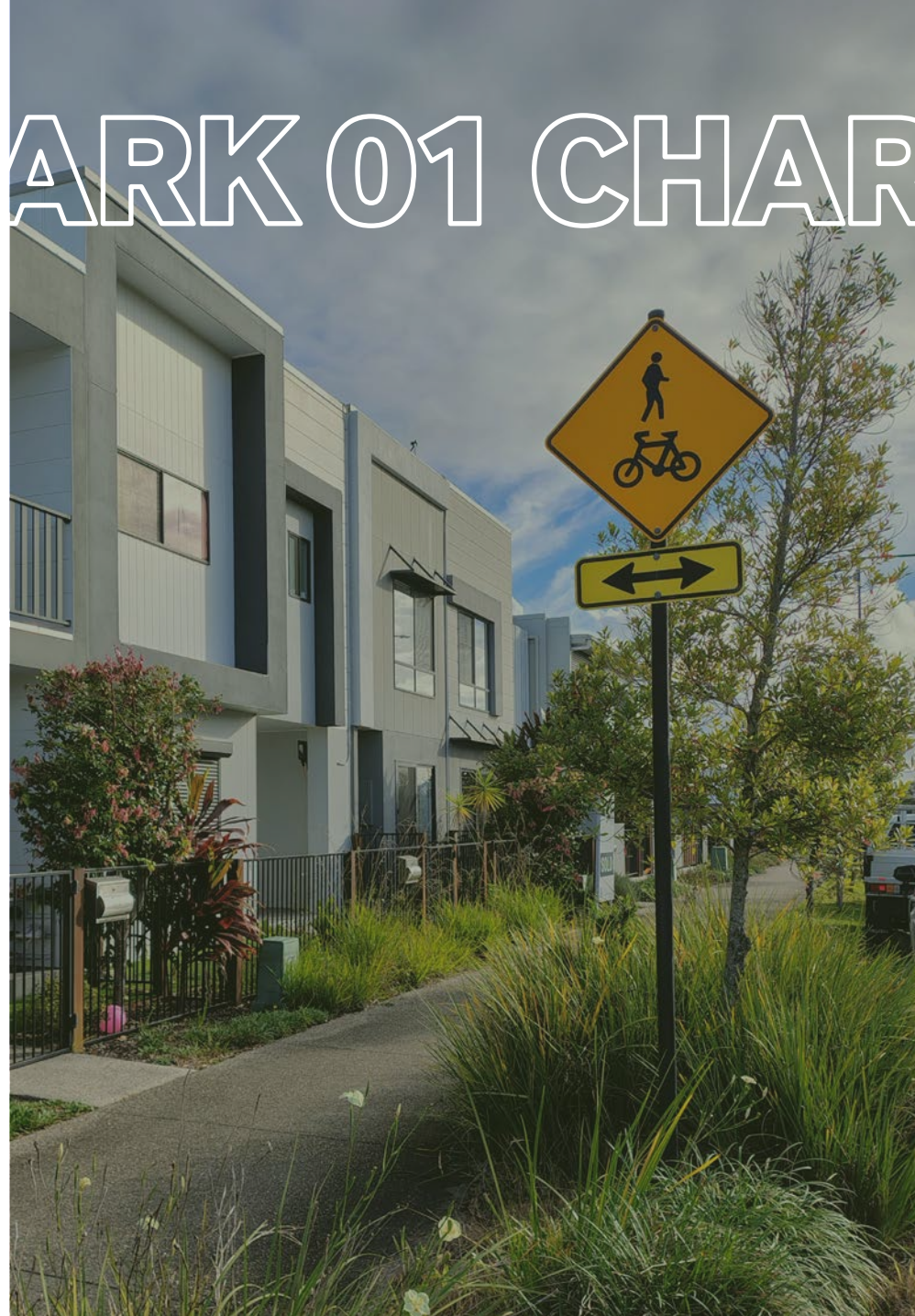
3.1 MASTER PLAN

LEGEND

- Site Boundary
- 1 Local Recreation Park 01 - over embellished with facilities to cater to local residents.
- 2 Local Recreation Park 02 - over embellished with facilities to cater to local residents
- 3 Linear Links - Landscape treatment to allow for clear sight lines and screening adjoining lots
- 4 Open Space / Linear Park - existing vegetation to be infill planted and rehabilitated to Natura recommendation
- 5 Open Space / Linear Parks - revegetation to banks - Revegetation to Natura recommendation; boulders and tree planting to restrict vehicle access to all open space/ linear park edges fronting roads
- 6 Bio-retention basins - landscape treatment to Design Flow of Natura recommendation
- 7 PMT Location
- 8 Childcare Centre
- 9 Landscape treatment to be garden planted with trees and boulders to full width spaced to block vehicle access
- Bushfire offset zone - landscape treatment to be turf and managed vegetation in accordance with bushfire management report
- Acoustic Fencing
- Built form to address noise attenuation requirements.



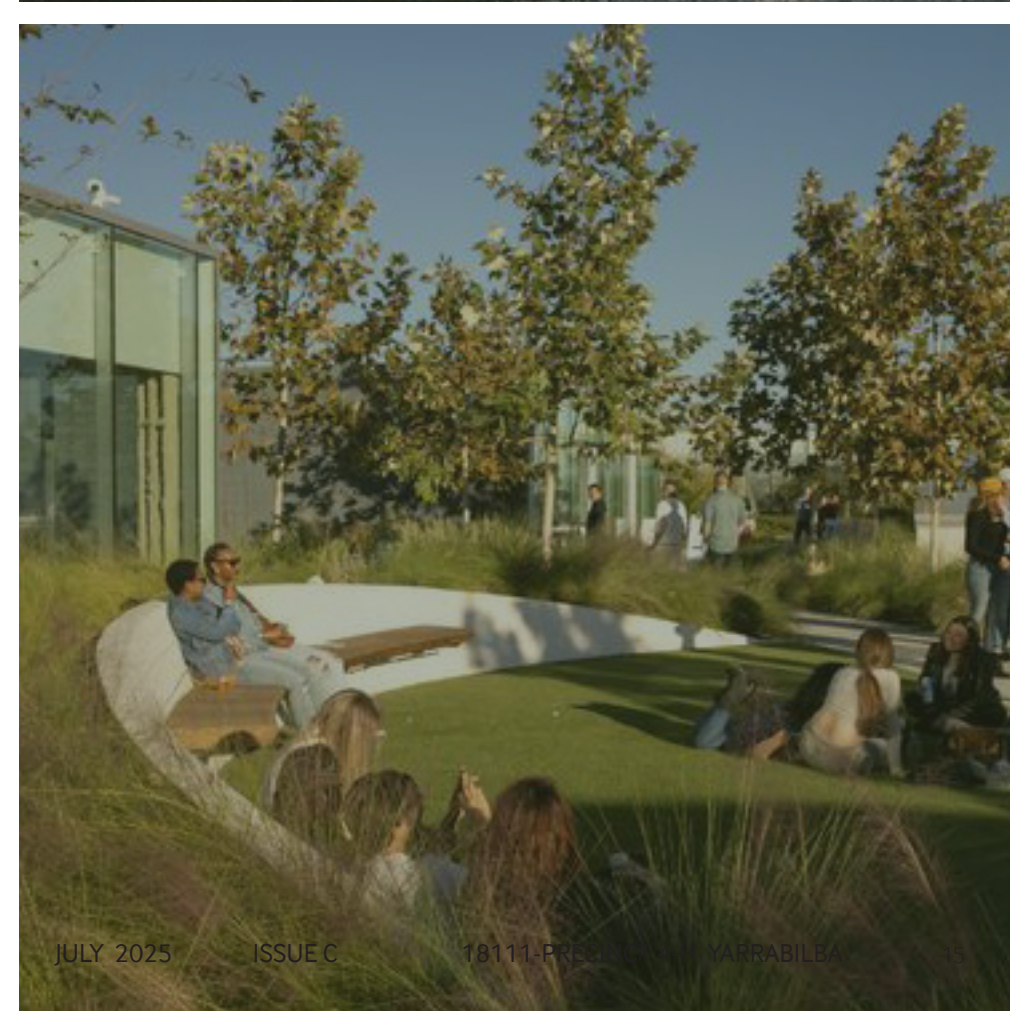
3.2 LOCAL PARK 01 CHARACTER



3.3 LOCAL RECREATION PARK 01 - CONCEPT PLAN



3.4 LOCAL PARK 02 CHARACTER

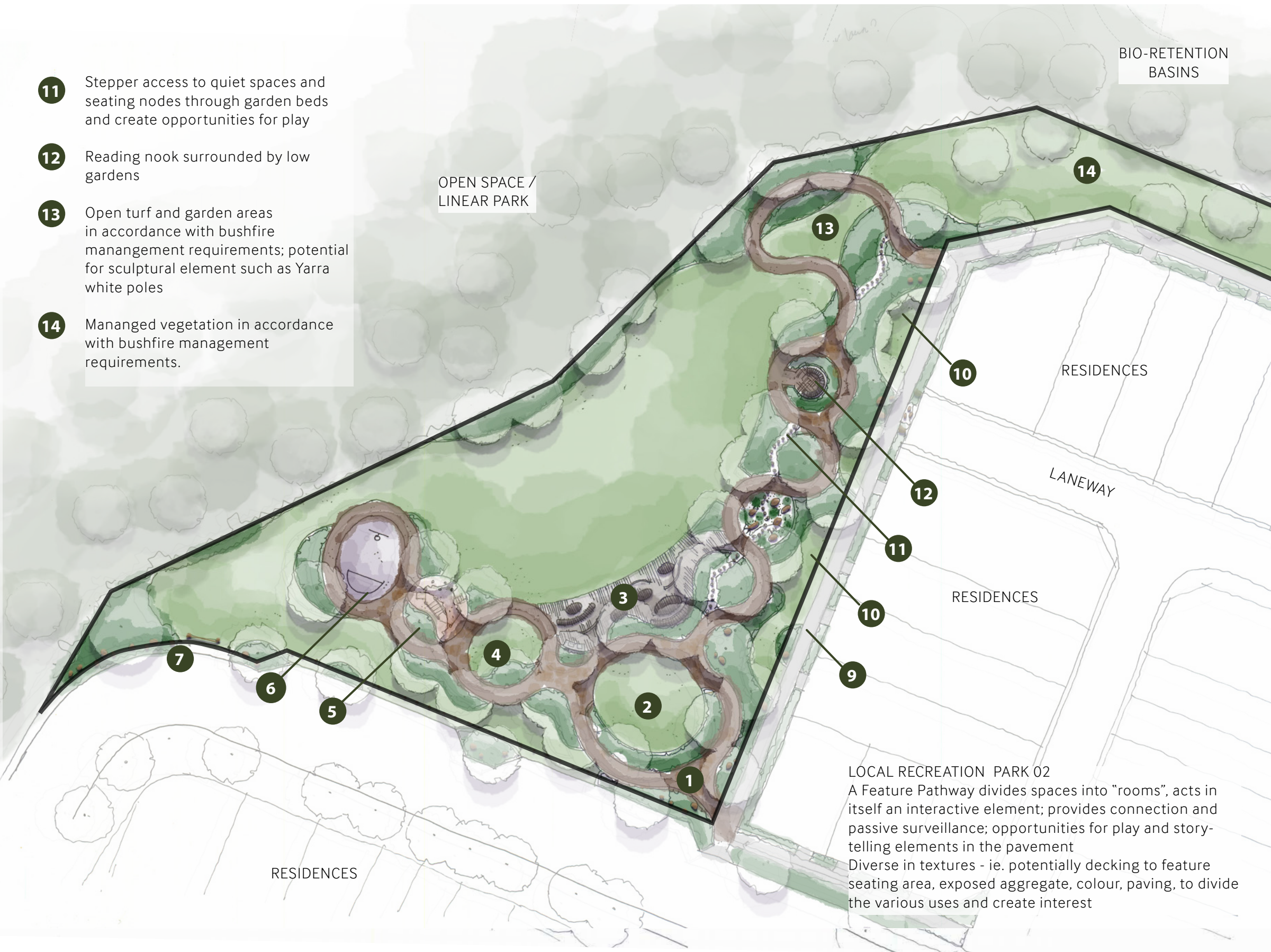


3.5 LOCAL RECREATION PARK 02 - CONCEPT PLAN

LEGEND

- Local Park Boundary
- 1** Feature pedestrian pathway; opportunities for play and story-telling elements in the pavement; exposed aggregate, colour, paving, to divide the various uses and create interest
- 2** Entry / Summer Lawn - creates an open yet shaded entry and separates seating and bbq area and adjacent residences; surrounded by trees, its a cooler, shaded space in summer; potential for interactive sculptural elements / Yarra white poles or similar.
- 3** Uncovered seating and bbq area - arrangement of seating and tables overlooking main lawn and bushland beyond; double electric barbeque to LCC requirements
- 4** Yoga lawn adjacent to exercise node
- 5** Exercise node - surrounded by trees and garden for shade
- 6** Small basketball court
- 7** Vehicle Entry point - vehicle gate; bollards, boulders or trees to be placed at road facing boundary to restrict access
- 8** Main Lawn (approx. 40m x 18m) ; potential for goal posts to one end
- 9** 1.5m wide pedestrian pathway for access to property frontages
- 10** Small breakout lawn areas - extension of front yard adjacent to residences

- 11** Stepper access to quiet spaces and seating nodes through garden beds and create opportunities for play
- 12** Reading nook surrounded by low gardens
- 13** Open turf and garden areas in accordance with bushfire management requirements; potential for sculptural element such as Yarra white poles
- 14** Managed vegetation in accordance with bushfire management requirements.



LOCAL RECREATION PARK 02
 A Feature Pathway divides spaces into "rooms", acts in itself an interactive element; provides connection and passive surveillance; opportunities for play and story-telling elements in the pavement
 Diverse in textures - ie. potentially decking to feature seating area, exposed aggregate, colour, paving, to divide the various uses and create interest





04

PLANTING STRATEGY

4.1 TREE HIERARCHY PLAN

LEGEND

-  WATERHOUSEA floribundum
TRISTANIOPSIS 'Luscious'
BUCKINGHAMIA celsissima
-  WATERHOUSEA floribundum
ATRACTOCARPUS randii
-  WATERHOUSEA 'whisper'
ELAEOCARPUS eumundi
SYZYGIUM spp.
-  WATERHOUSEA floribundum
TRISTANIOPSIS 'Luscious'
ELAEOCARPUS eumundi
SYZYGIUM spp.
-  FICUS hilli



4.2 TREE PLANTING PALETTE

FEATURE TREE



FICUS
hillii

STREET TREES & OPEN SPACE



ATRACTOCARPUS
randii



BUCKINGHAMIA
celsissima



ELAEOCARPUS
eumundi



TRISTANIOPSIS
luscious



SYZYGium
(NARROW
SPECIES)



WATERHOUSEA
(NARROW VARIETY)

BASINS AND REVEGETATION



CASUARINA
cunninghamiana



ALPHITONIA
excelsa



LOPHOSTEMON
suaveolens



EUCALYPTUS
tereticornis



BANKSIA
integrifolia

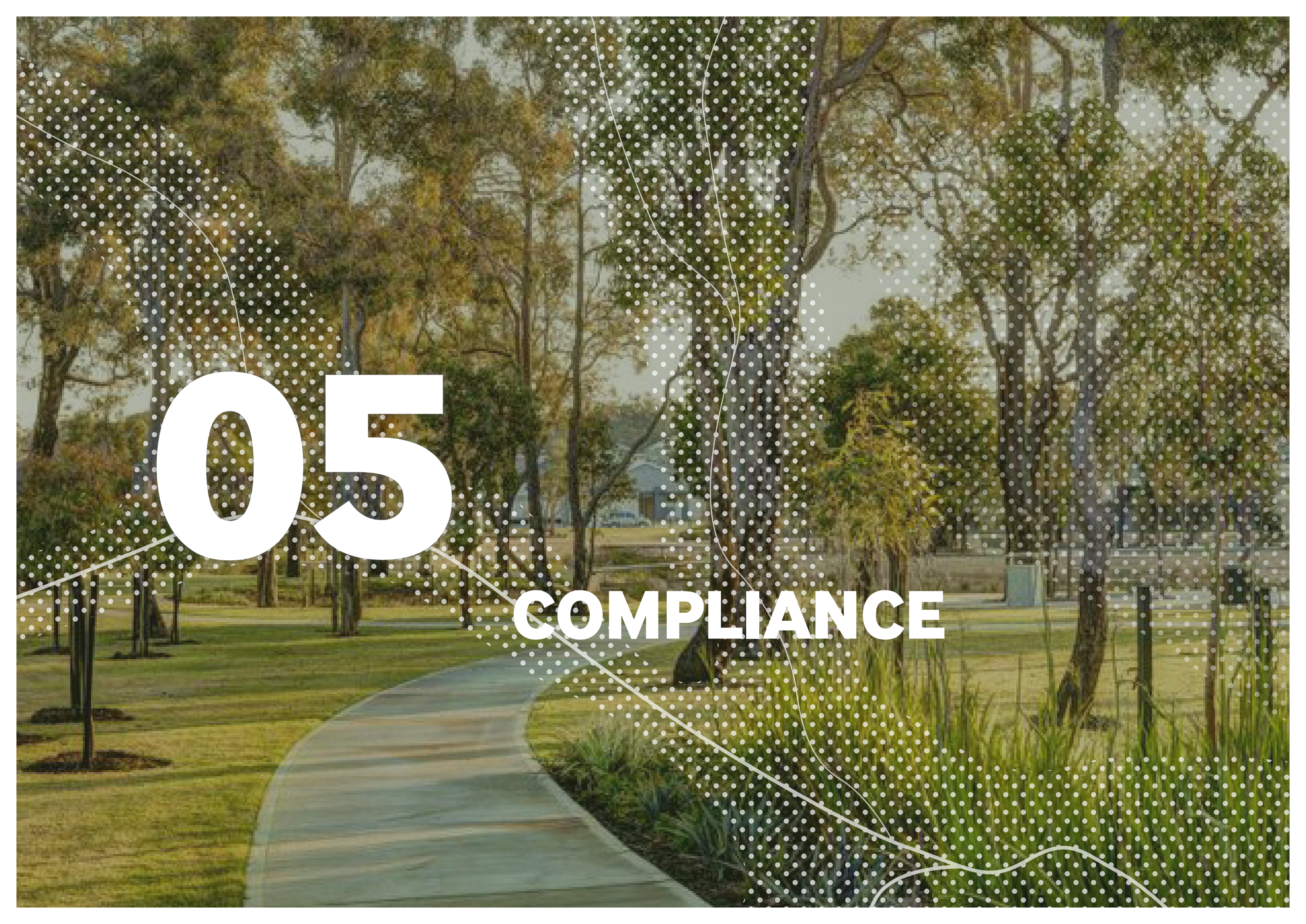


ANGOPHORA
leiocarpa



WATERHOUSIA
floribunda

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

A photograph of a park with a winding concrete path, green grass, and many trees. A decorative overlay of white dots and thin white lines is present. The number '05' is prominently displayed in white.

05

COMPLIANCE

5.1 COMPLIANCE TABLE - LOCAL RECREATION PARK 01

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	Stockland / 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 = 1000m2 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). No specific requirements	Partly complies with EDQ PDA No.12	<u>Shape</u> : The park is rectangular at 125m long x 8m wide. This linear shape has been chosen to maximise amenity to adjacent residences. Additional road reserve either side of the park for postal access creates a total width of 15m of open space and 3 points of vehicular access has be provided for maintenance. <u>Road Frontage</u> : Road frontage has been provided at both ends of the park and allow access; the park has less then 50% road frontage but has good visibility from the adjacent residences which line each side of the park <u>Location</u> : central to residences
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.	Complies with EDQ PDA No.12	<u>Slopes</u> No where in the local park area is steeper than 1:10. <u>Batters</u> All turf areas are at a max grade of 1:6 and all planted areas are at a max grade of 1:4 <u>Retaining Walls</u> There are no walls proposed.
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	3 x controlled access points will be provided, 1 x at each road frontage and 1 x at one of the adjacent Linear Link. 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 requirements 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	Yes
7	Shade structures	EDQ no requirement	N/A	Yes
8	Table and seating -uncovered	EDQ no requirement	N/A	Yes
9	Table and seating -covered	EDQ no requirement	N/A	Yes
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	Yes
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

5.2 COMPLIANCE TABLE - LOCAL RECREATION PARK 02

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	Stockland / 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 = 3260m2 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).	Partly Complies with EDQ PDA No.12	<u>Shape</u> : Regular in shape except for a section of the park narrows to 6.5m wide to allow for access, amenity to the adjacent residences and extension of open space to the adjacent bio-basins - landscape treatment to this narrow section is to be managed vegetation in accordance with bushfire report recommendations. <u>Road Frontage</u> : The park has less then 50% road frontage but has good visibility from adjacent residences for the remainder of site <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.	Complies with EDQ PDA No.12	<u>Slopes</u> No where in the local park area is steeper than 1:10. <u>Batters</u> All turf areas are at a max grade of 1:6 and all planted areas are at a max grade of 1:4 <u>Retaining Walls</u> There are no walls proposed.
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	2 x controlled access points are achievable. All other 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 requirements 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
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5	Toilets	EDQ no requirement	N/A	N/A
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7	Shade structures	EDQ no requirement	N/A	N/A
8	Table and seating -uncovered	EDQ no requirement	N/A	Yes
9	Table and seating -covered	EDQ no requirement	N/A	N/A
10	BBQ	EDQ no requirement	N/A	Yes
11	Play areas/facilities	EDQ no requirement	N/A	N/A
12	Informal active recreation spaces	EDQ no requirement	N/A	Yes
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