

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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YARRABILBA PRECINCT 8 MASTERPLAN

LANDSCAPE DESIGN PACKAGE

014607-1 [ISSUE B]



Stockland



REVISION	[A]	DATE	23/05/2025	PREPARED BY	ME	APPROVED BY	EF
	[B]		05/30/2025		ME/CI		EF



Prepared for:

Stockland

Site Location:

Yarrabilba, QLD

Prepared by:

RPS Australia Asia Pacific

Level 8
31 Duncan Street
Fortitude Valley
QLD 4006 Australia

Telephone: +61 7 3539 9500

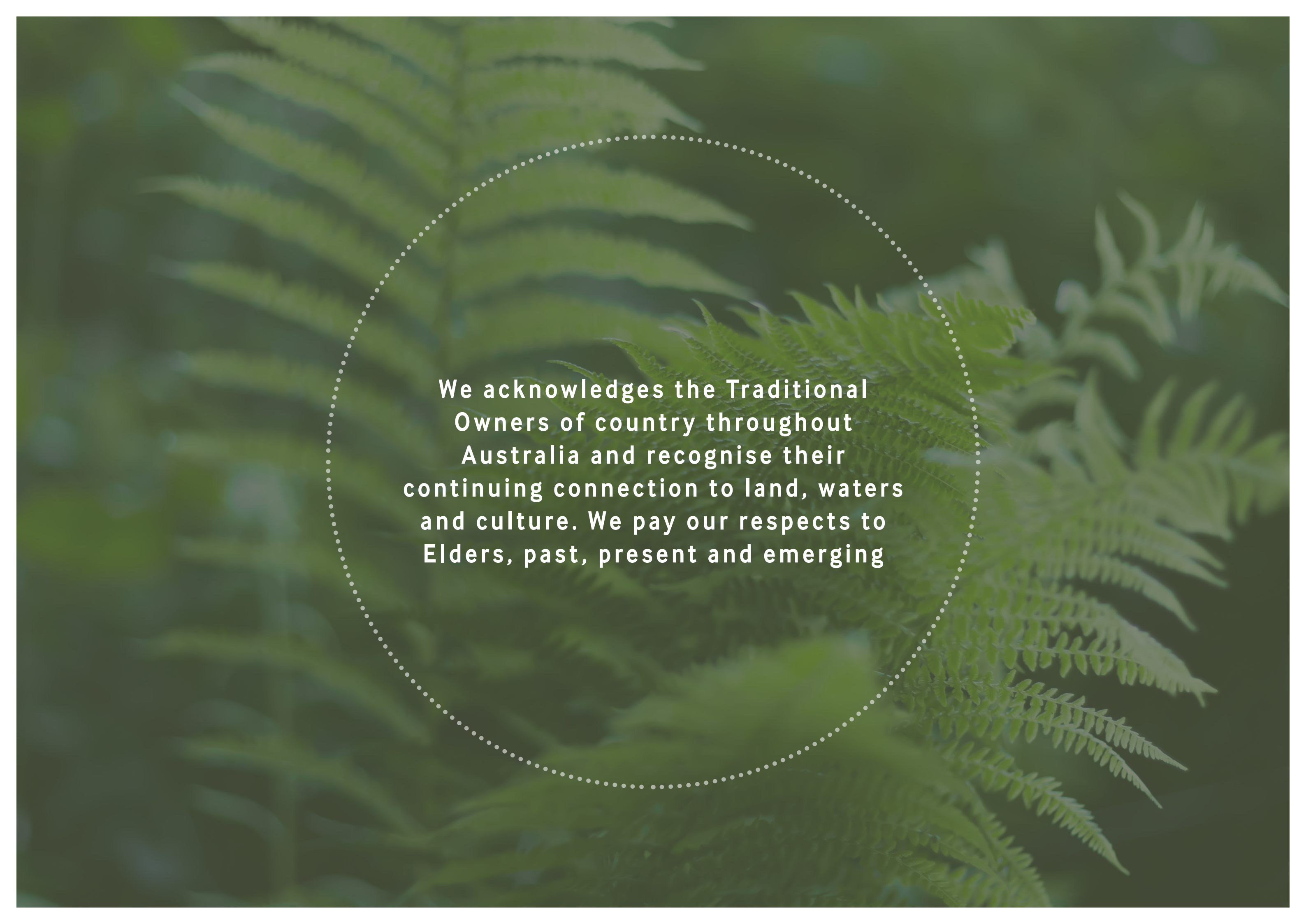
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We acknowledges the Traditional
Owners of country throughout
Australia and recognise their
continuing connection to land, waters
and culture. We pay our respects to
Elders, past, present and emerging

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The background is a photograph of a large, mature tree with a wide canopy, set in a landscape with other trees and a vehicle in the distance. A semi-transparent dotted pattern is overlaid on the left side, and a thin white line curves across the image.

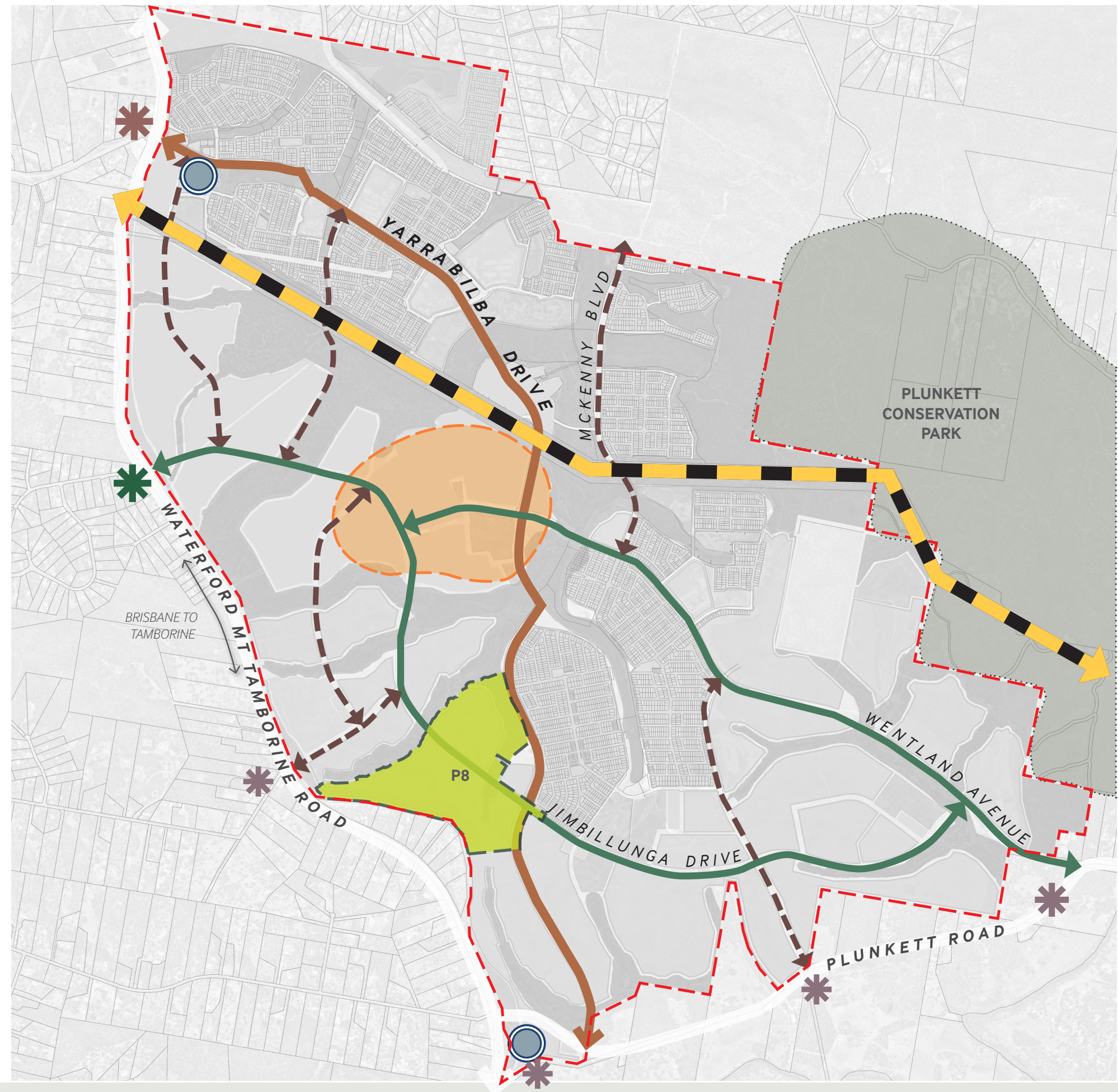
01

SITE CONTEXT

1.1 SITE CONTEXT PLAN

LEGEND

- | | |
|---|--------------------------------------|
|  | Yarrabilba Site |
|  | P8 Site |
|  | Current Entry |
|  | Jimbillunga Drive Entry |
|  | Town Centre |
|  | District Centre |
|  | Yarrabilba Drive |
|  | Jimbillunga Drive / Wentland Avenue |
|  | Major Road |
|  | Yarra Bee line (Electrical Easement) |



Scale 1:2500 @ A3



1.2 HISTORY & HERITAGE PLAN

LEGEND

- Yarrabilba Site
- P8 Site
- Cave shelters
- South rock
- Water holes
- Natural springs
- Jinnung Jalli trail
- Major trails connecting key sites
- Historic railway alignment
- Historic Camp Cable Road alignment
- Opportunity for interpretive node
- Railway marker
- Yarra Bee line (Electrical Easement)
- Town Centre



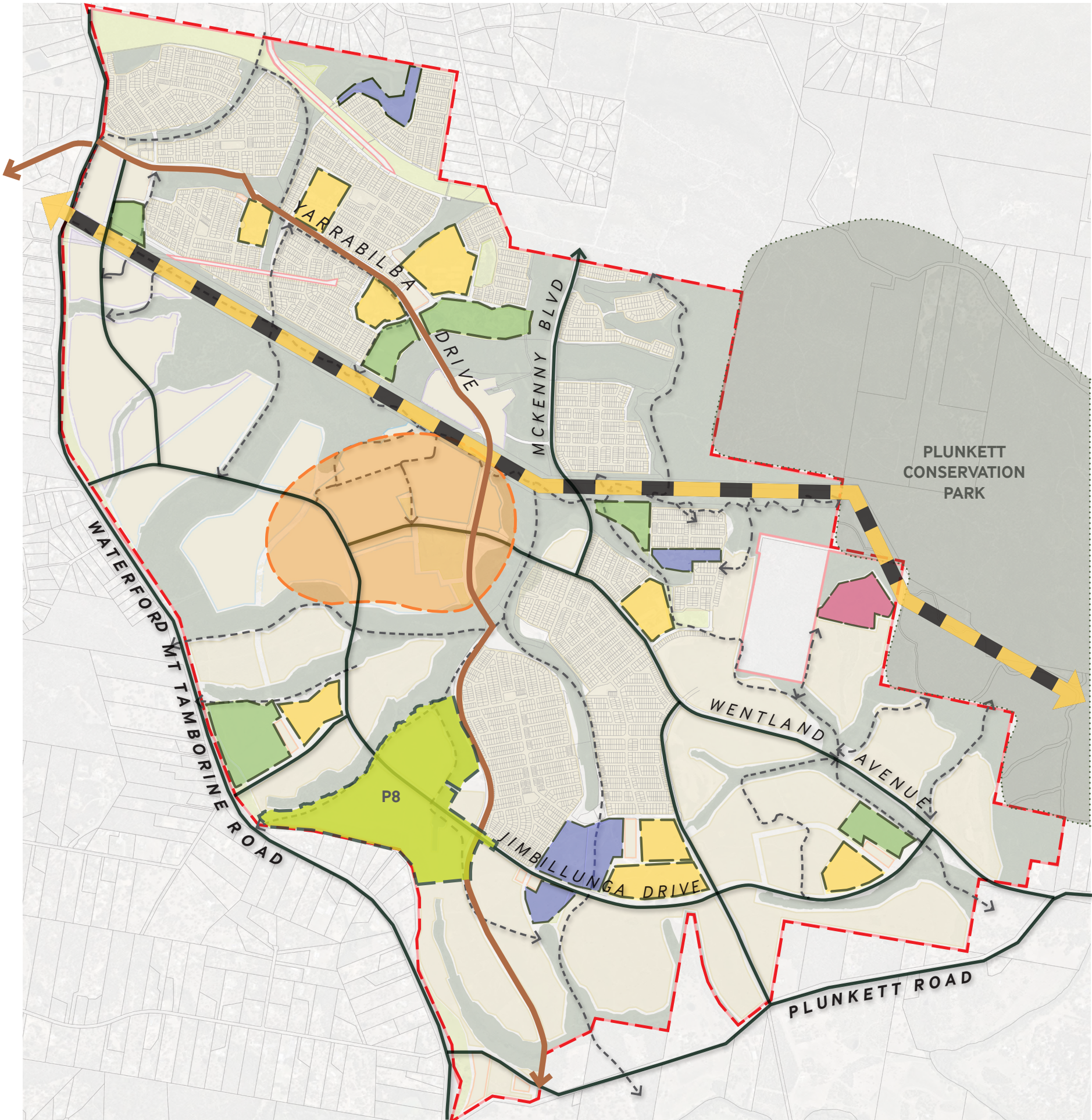
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1.3 ACTIVE CORRIDORS

LEGEND

- Yarrabilba Site
- P8 Site
- Town Centre / Retail
- Yarra Bee line (Electrical Easement)
- Major Recreational Park
- Sports Park
- District Recreational Park
- Schools
- Open space and Linear Park
- Principal Cycle Route
- Commuter Cycle Route
- Internal Links and Pedestrian Trails



Scale 1:2500 @ A3



1.4 ACTIVE TRANSPORT

LEGEND

- 1 Neighbourhood recreation park.
- 2 Open Space and Linear Park.
- 3 Local Park.
- 4 Bio-retention basins.
- 2.5m shared pedestrian & cycle path.
- 3.0m principal bikepath.
- 1.5m pedestrian path.



1.5 MASTERPLAN SITE ANALYSIS

- LEGEND**
-  View Corridor
 -  Primary routes through precinct
 -  Key link connection to precinct
 -  Existing vegetated corridor
 -  Basins
 -  Primary parks
 -  Key corners
 -  Potential Primary entry
 -  Secondary Entry
 -  Historical road alignment (Hootman Drive and Keast Circle)
 -  Opportunity for interpretive node



02

DESIGN VISIONING



LANDSCAPE VISION

**PRECINCT 8 IS THE QUINTESSENTIAL
YARRABILBA NEIGHBOURHOOD
NESTLED IN NATURE, CELEBRATING
RIDGELINES TO WATERCOURSES AND
VIEWS TO THE RANGES BEYOND**

KEY OBJECTIVES.



DISTINGUISHABLE NEIGHBOURHOODS

The various precinct areas are characterised by distinct features that set them apart from other neighbourhoods



VIEWLINES TO GREEN

Views from urban areas lead to the green edge

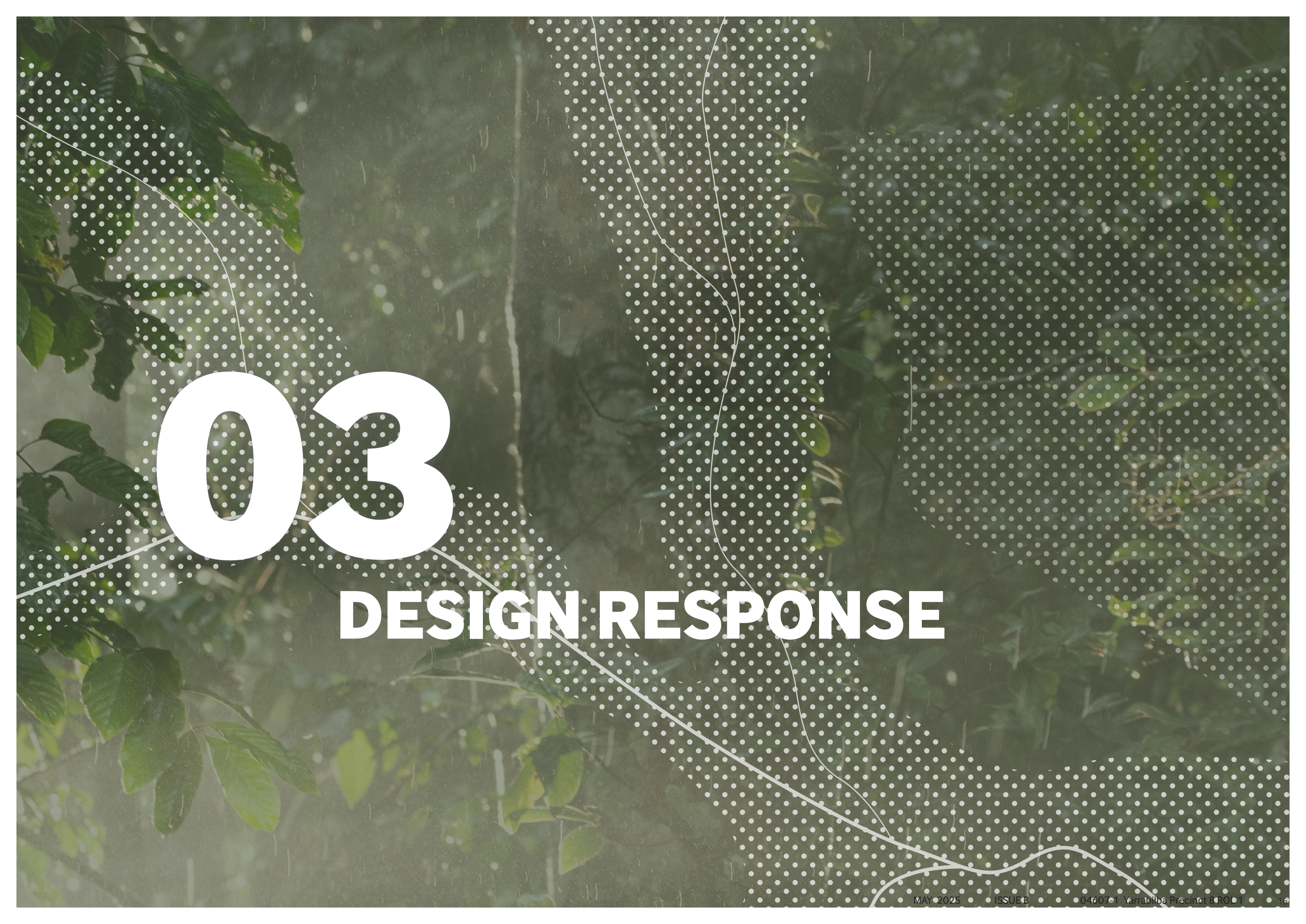


BRINGING NATURE IN

Urban / Green Integration
- where the surrounding green edges expand into the streetscape

PRECINCT CHARACTER





03

DESIGN RESPONSE

3.1 MASTERPLAN

LEGEND

- 1 Neighbourhood Recreation Park
- 2 Local Park
- 3 Open Space / Linear Park
- 4 Bio-retention basins
- 5 Potential entry statement



1:5000 QA3



3.2 ENTRY SEQUENCING

LEGEND

- Major green link with wide planted medians and continuous canopy coverage - Yarrabilba Drive & Jimbillunga Drive
- Significant internal green spine - creating pedestrian connection between open spaces
- Ridgeline link - enhanced landscape treatment to reinforce connection from precinct main entry into the north and south Villages .
- Views terminating in green
- Vegetated corridor retained and celebrated
- Potential minor entry feature at gully crossing
- Potential feature/special treatment to side wall & fence to improve aesthetics and create sense of arrival
- Potential major entry statement - with signage and landmark function; potential to create a village common with seating, shade and greenspace
- Gateways - on key corners adding wayfinding and connections
- Green verges - opportunities for resting points under shade trees, planting and informal seating.
- Opportunity for large tree planting - increase shade, extend the open space corridor into the streetscape
- Opportunity for signature planting - framing views to openspace

1:5000 QA3



3.3 PARKS FACILITIES STRATEGY PLAN

The Park Facilities Strategy Plan outlines the delivery of DSS facilities across Precinct 8.

Each park in the precinct is developed to be unique and facilities have been selected to enhance each site’s individual character. This approach has resulted in some parks designed for a higher level of built embellishments, while others have lighter development footprint and propose facilities in keeping with the sites’s existing natural features. This results in a balanced outcome where all DSS requirements are delivered over the Precinct as a whole.

LEGEND

- NRP 01

Focus - Active and High Adventure Play

 - Kickabout - yes
 - Play - yes
 - Court - yes
 - Exercise - no

To offset Exercise omission additional Youth Play is proposed

 - Other facilities to DSS requirement
- NRP 02

Focus - Nature focussed play centred around the existing Melalucas, and Ball Sports

 - Kickabout - yes
 - Play - yes
 - Court - yes / yes over-embellished
 - Exercise - no

To offset Exercise omission additional Court is proposed

 - Other facilities to DSS requirement
- NRP 03

Focus - Nature Focussed, Creative and Educational Play

 - Kickabout - yes - not compliant
 - Play - yes
 - Court - no
 - Exercise - yes (extends into the adjacent Local Park

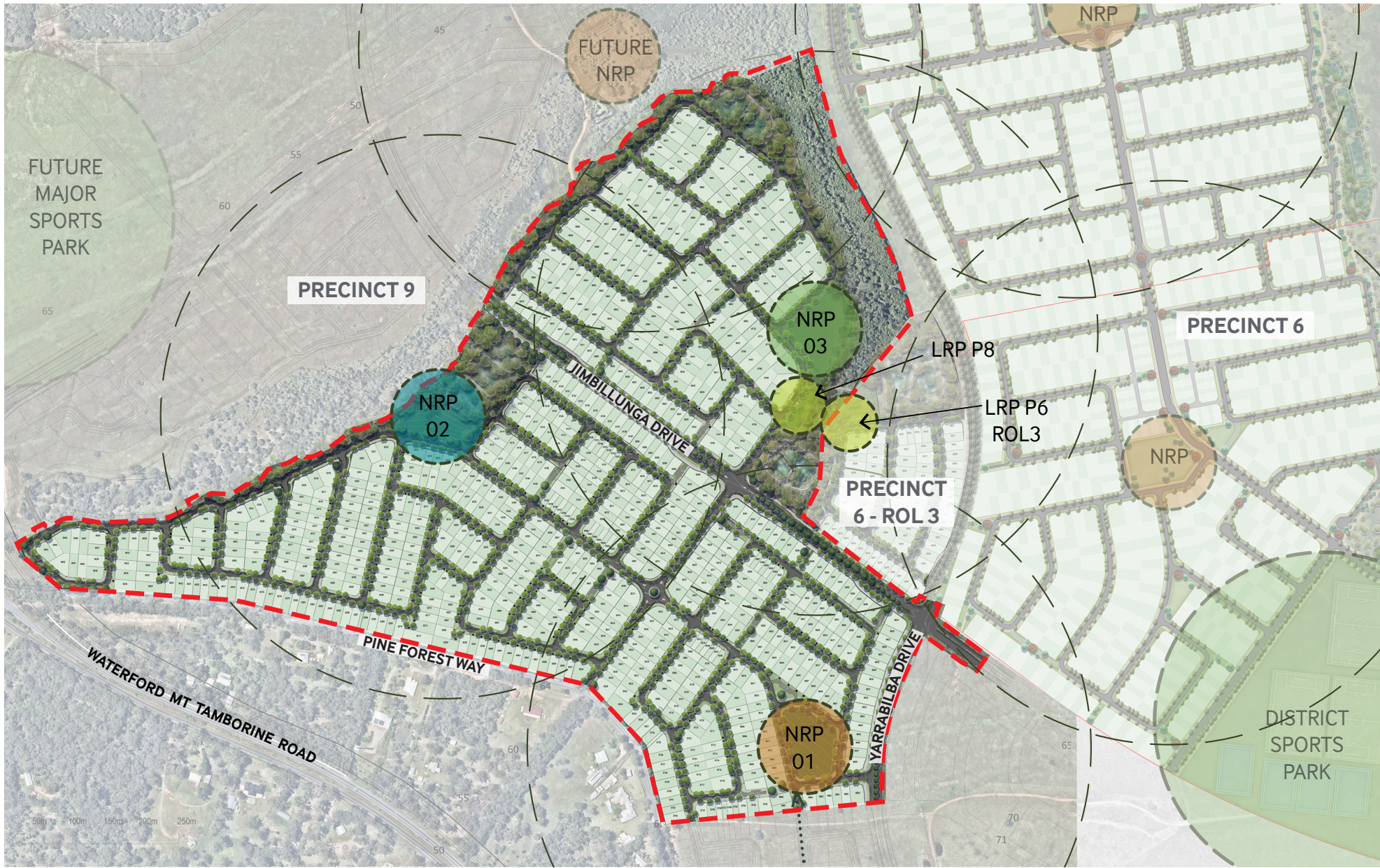
To offset Court omission additional Play is proposed

 - Other facilities to DSS requirement

- LRP P8

Focus - Exercise in Nature
- LRP P6

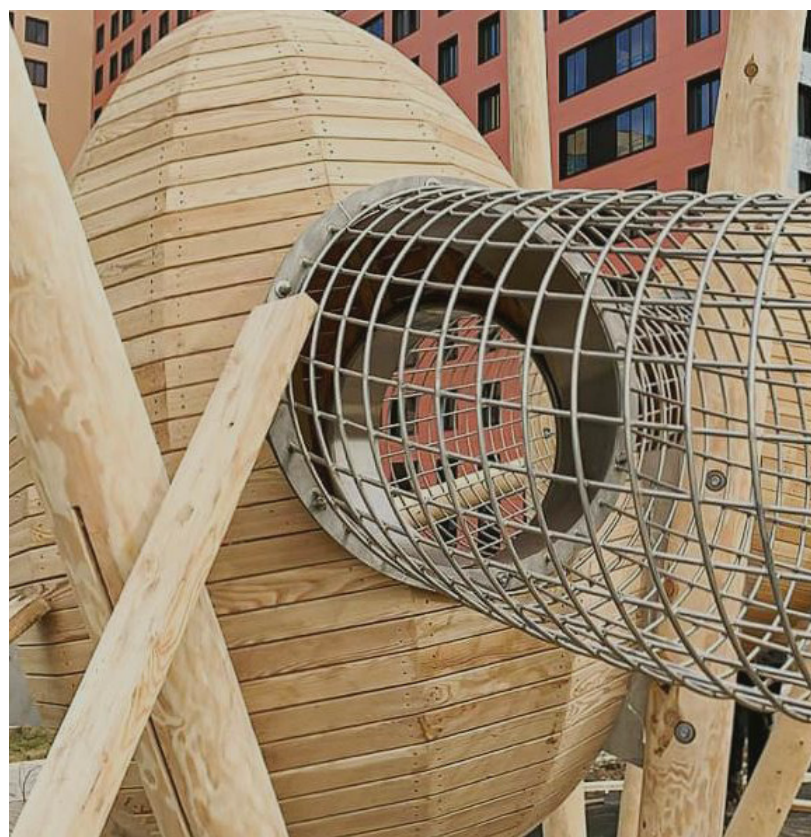
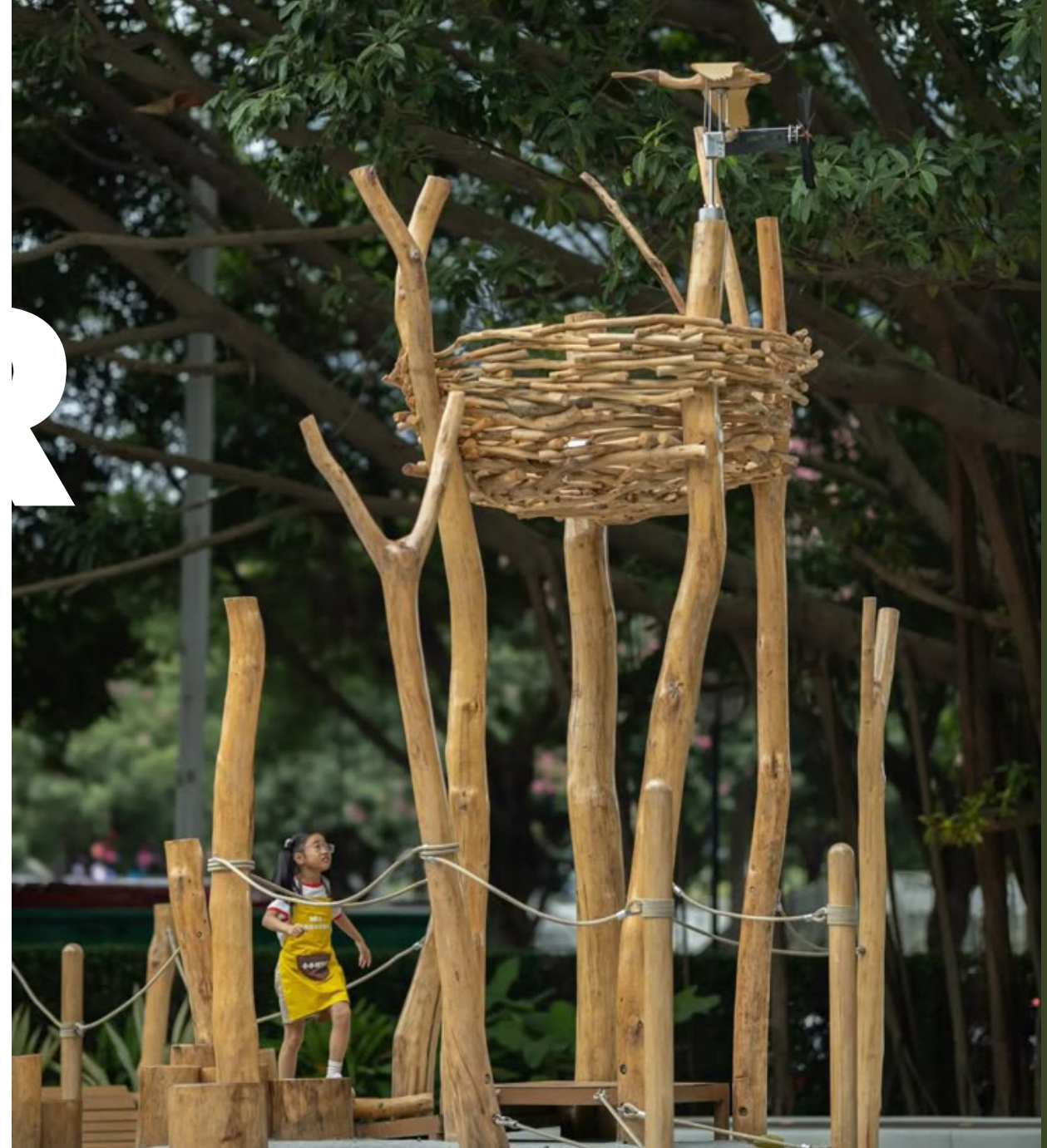
Focus - Local Dog off-leash



NEIGHBOURHOOD PARK TVISION.

**THE EYRIE
HIGH ON THE RIDGE CAPTURING
VIEWS ACROSS YARRABILBA, THE
EYRIE IS THE PERFECT PLACE TO
ADVENTURE, CHALLENGE AND
CLIMB**

PARK 1 CHARACTER



3.6 NEIGHBOURHOOD RECREATION PARK 01 - CONCEPT PLAN

LEGEND

-  Main path, creating key connections into the park
-  Overland flow
-  New shade tree planting (indicative)
-  Picnic shelter and setting
-  Uncovered seating
-  1 Kick about area. max 1:40 crossfall and nominally 50 x 30m in dimension.
-  2 Multi-use space / practice basketball hoop to be confirmed with council during Detail Design
-  3 Play
-  4 Feature signature tree planting
-  5 Bike parking.
-  6 Potential maintenance access point.

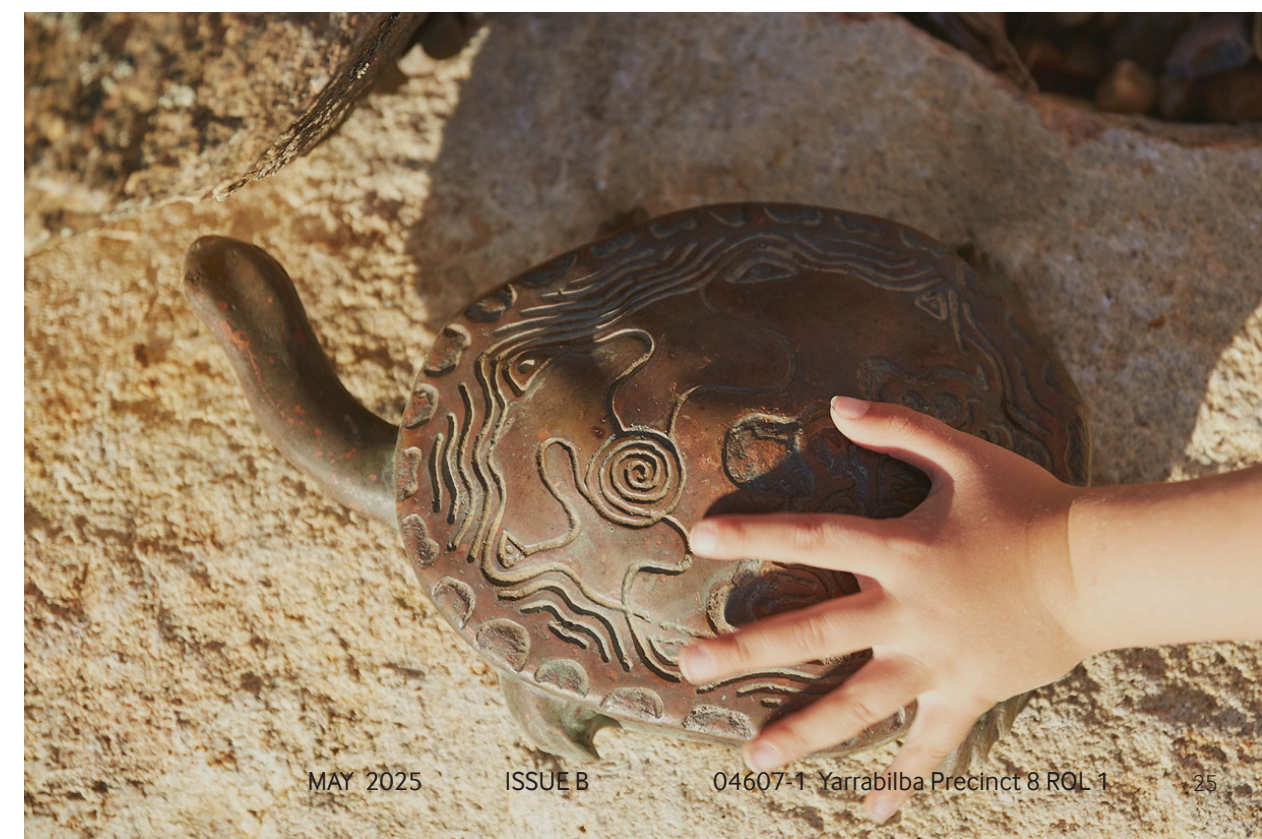
Note:

- Table and seating (covered and uncovered), bins, water bubbler and signage, will be located throughout the park.
- The use of bollards, trees and boulders in planting beds will be utilised to prevent vehicle access



NEIGHBOURHOOD PARK 2 VISION.

**EGRET HOLLOW.
NESTLED AMONGST THE
PAPERBARKS THIS VIBRANT PARK
FEATURES WOBBLE WALKWAYS,
DISCOVERY TRAILS & GAME PLAY**



3.8 NEIGHBOURHOOD RECREATION PARK 02 - CONCEPT PLAN

LEGEND

-  Existing melaleucas to be retained where possible
-  New shade tree planting (indicative)
-  Main path, creating key connections into the park
-  Overland flow
-  Picnic shelter and setting
-  Uncovered seating
-  1 Kick about area. max 1:40 crossfall and nominally 50 x 30m in dimension.
-  2 Multi-use space - mini game basketball court to be confirmed with council during Detail Design
-  3 Play
-  4 Potential maintenance access point.
-  5 Bike parking.

Note:

- Table and seating (covered and uncovered), bins, water bubbler and signage, will be located throughout the park.
- The use of bollards, trees and boulders in planting bends will be utilised to prevent vehicle access



NEIGHBOURHOOD PARK 3 VISION.

**SCRIBBLY GUM PARK
INSPIRED BY THE ZIG-ZAG PATTERNS
OF THE SCRIBBLY GUMS, THIS PARK
IS AN IMMERSIVE EXPERIENCE OF
PLAY & EXPLORATION AMONGST THE
GUM TREES**

PARK 3 CHARACTER



DRIVERS

Retain and restore ecological value to the site including retaining all significant trees outside critical earthworks

Locate facilities to minimise impact on existing vegetation and reduce earthworks

Provide trail access to manage pedestrian movement through the site

Provide opportunities for informal nature based play amongst existing trees

Sloping kick-about spaces with existing trees scattered throughout

Trails weaving like a scribbly gum grub through the trees

Locate exercise nodes along trails activating the adjacent local park



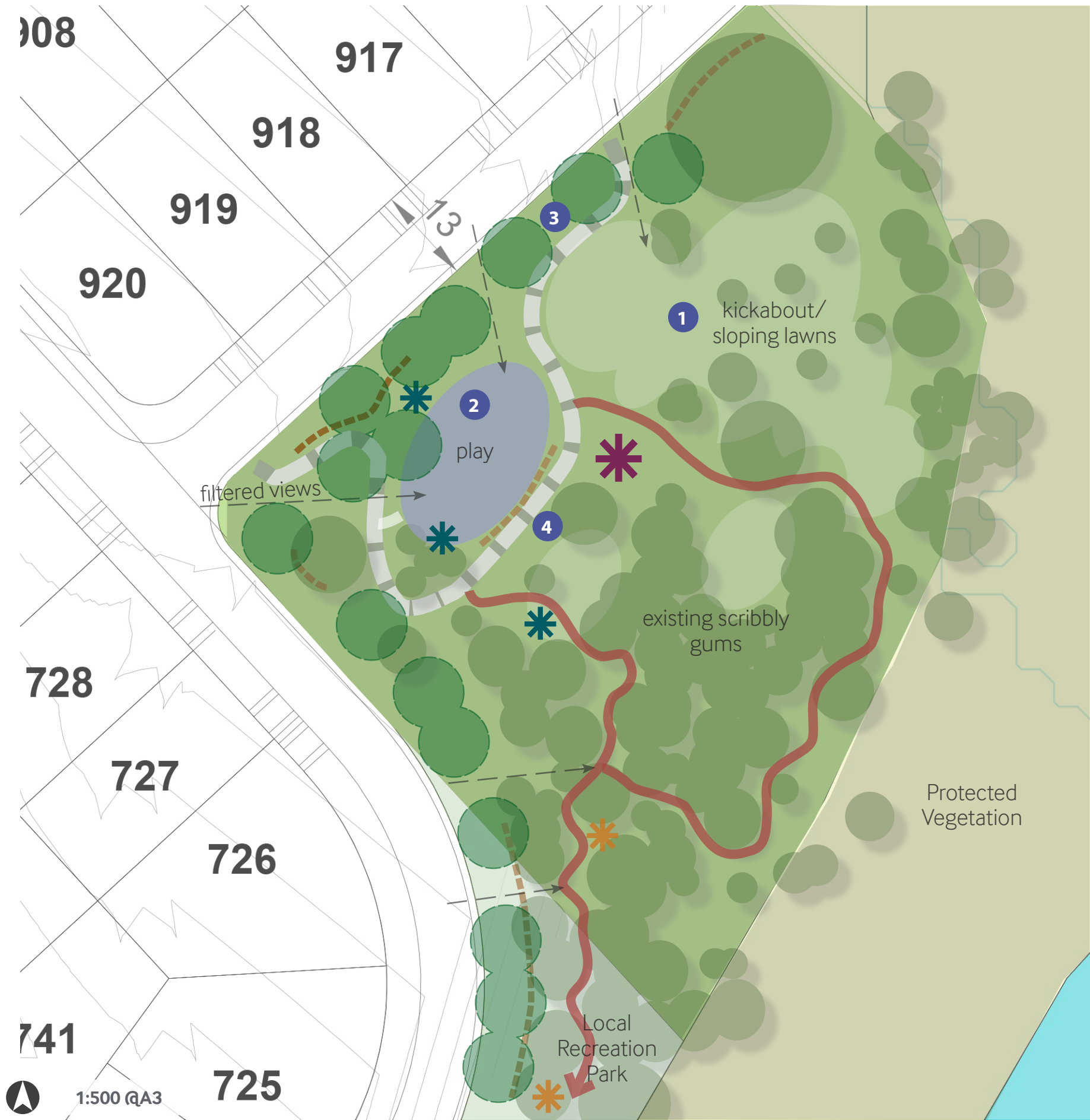
3.11 NEIGHBOURHOOD RECREATION PARK 03 - CONCEPT PLAN

LEGEND

-  Existing scribbly gums to be retained where possible
-  New shade tree planting (indicative)
-  Main path, creating key connections into the park
-  Trail through the scribbly gums
-  Picnic shelter and setting
-  Uncovered seating
-  Exercise nodes (additional nodes extend into adjacent Local Park)
-  1 Kick about area (non-compliant grade) - sloping lawns under existing scribbly gums and patches of melaleucas
-  2 Play set higher on the slope for visual accessibility and access
-  3 Potential maintenance access point.
-  4 Bike parking

Note:

- Table and seating (covered and uncovered), bins, water bubbler and signage, will be located throughout the park.
- The use of bollards, trees and boulders in planting beds will be utilised to prevent vehicle access





LOCAL PARK CHARACTER



04

PLANTING STRATEGY

4.1 TREE HIERARCHY PLAN

LEGEND

- JIMBILLUNGA DRIVE**
FICUS hillii
WATERHOUSEA floribundum
AGATHIS robusta
- YARRABILBA DRIVE**
ARAUCARIA cunninghamii
ANGOPHORA leiocarpa
GREVILLEA robusta
EUCALYPTUS spp
- FEATURE PLANTING**
FLINDERSIA schottiana
BACKHOUSIA myrtifolia
- LOWLAND PLANTING**
MELALEUCA quinquenervia
MELALEUCA salicina
LOPHOSTEMON suaveolens
GLOCHIDION ferdinandi
EUCALYPTUS teriticornis
EUCALYPTUS crebra
- THRESHOLD PLANTING**
TRISTANIOPSIS 'Luscious'
LOPHOSTEMON confertus
- PRECINCT PLANTING TYPE 1**
ELOCARPUS obovatus
TRISTANIOPSIS 'Luscious'
LOPHOSTEMON confertus
- PRECINCT PLANTING TYPE 2**
XANTHOSTEMON chrysanthus
WATERHOUSEA floribundum
LOPHOSTEMON confertus



STREET TREE PLANTING PALETTE

JIMBILLUMGA DRIVE PLANTING



FICUS
hillii



WATERHOUSIA
floribunda



AGATHIS
robusta



FLINDERSIA
schottiana



BACKHOUSIA
myrtifolia

LOWLAND PLANTING



Melaleuca
quinquenervia



MELALEUCA
salicina



LOPHOSTEMON
suaveolens



EUCALYPTUS
seeana



EUCALYPTUS
major



EUCALYPTUS
crebra



CORYMBIA
intermedia

THRESHOLD PLANTING



TRISTANIOPSIS
laurina



LOPHOSTEMON
confertus

STREET TREE PLANTING PALETTE

PRECINCT PLANTING TYPE 1



ELAEOCARPUS
obovatus



TRISTANIOPSIS
laurina



LOPHOSTEMON
confertus

PRECINCT PLANTING TYPE 2



XANTHOSTEMON
chrysanthus



WATERHOUSIA
floribunda



LOPHOSTEMON
confertus

YARRABILBA DRIVE PLANTING



ARAUCARIA
CUNNINGHAMII



ANGOPHORA
LEIOCARPA



GREVILLEA
robusta



EUCALYPTUS
tereticornis



EUCALYPTUS
propinqua



CORYMBIA
tessellaris



05

COMPLIANCE TABLES

5.1 COMPLIANCE TABLE - NEIGHBOURHOOD RECREATION PARK 01

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.5 - 1.1 ha/1000 popn. 5,000m2 min area	Complies with EDQ PDA No.12	Area achieved = 5500m2 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> Central, accessible location within neighbourhood or adjacent to linear park network.	Complies with EDQ PDA No.12	<u>Shape</u> Regular shape. The narrowest park width is 60m wide <u>Road frontage</u> 100% of the park is bounded by road. <u>Location</u> Centrally located within the neighbourhood
C	Designing parks as places for people	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Complies with EDQ PDA No.12	Activity nodes provided include all ages playground with additional youth play element, multi-use court and kick-about (min. dimensions 50 x 30m). Note, traditional exercise equipment is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional youth play element proposed.
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> Functional areas of 1:10 or greater are less than 20% of the park. <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 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	The total usable area of the park is above the Q100, Q20 and Q5
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 is 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, including shade shelter and sails.
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	Complies with EDQ PDA No.12	Local street parking is achievable
3	Parking (bicycles)	Yes	Complies with EDQ PDA No.12	Located near playground and kick about area
4	Lighting (Safety)	Yes	Complies with EDQ PDA No.12	Lighting is currnetly not proposed but is achievable if required- Street lights to surrounds
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	Yes	Complies with EDQ PDA No.12	Main pathway links all activity areas and minor pathways to provide access to shelters and facilities
7	Shade structures	Yes	Complies with EDQ PDA No.12	A shade structure in the playground is proposed
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	min. 3 x formal bench seating and additional informal block seating to activity areas
9	Table and seating - covered	yes	Complies with EDQ PDA No.12	2 x Picnic Shelters proposed
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	Yes	Complies with EDQ PDA No.12	Activity nodes provided include all ages playground with additional youth play element, multi-use court and kick-about (min. dimensions 50 x 30m). Note, traditional exercise equipment is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional youth play element proposed.
12	Informal active recreation spaces	yes	Complies with EDQ PDA No.12	1 x large and smaller grassed area + multiuse space, planted nodes and seating areas, youth seating / hangout areas are allowed for
13	Half- court, rebound wall or similar	Yes	Complies with EDQ PDA No.12	Multi-use space / practice reversable basketball / netball hoop proposed to be confirmed with council during Detail Design
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 - NEIGHBOURHOOD RECREATION PARK 02

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.5 - 1.1 ha/1000 popn. 5,000m2 min area	Complies with EDQ PDA No.12	Area achieved = 6100m2 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> Central, accessible location within neighbourhood or adjacent to linear park network.	Complies with EDQ PDA No.12	<u>Shape</u> Rectangular in shape with narrowest end approx. 40m wide <u>Road frontage</u> Over 50% of the park is bounded by road. <u>Location</u> Centrally located within the neighbourhood
C	Designing parks as places for people	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Complies with EDQ PDA No.12	Activity nodes provided include all ages playground, over-sized / mini-game sized multi-use court and kick-about (min. dimensions 50 x 30m). Note, traditional exercise equipment is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional court size is proposed.
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> Functional areas of 1:10 or greater are less than 20% of the park. <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 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	The total usable area of the park is above the Q100, Q20 and Q5
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 is 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, including shade shelter and sails.
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	Complies with EDQ PDA No.12	Local street parking is achievable
3	Parking (bicycles)	Yes	Complies with EDQ PDA No.12	Located near playground and kick about area
4	Lighting (Safety)	Yes	Complies with EDQ PDA No.12	Lighting is currnety not proposed but is achievable if required- Street lights to road frontages
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	Yes	Complies with EDQ PDA No.12	Main pathway links all activity areas and minor pathways to provide access to shelters and facilities
7	Shade structures	Yes	Complies with EDQ PDA No.12	A shade structure in the playground is proposed
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	min. 3 x formal bench seating and additional informal block seating to activity areas
9	Table and seating -covered	yes	Complies with EDQ PDA No.12	1 x Picnic Shelters proposed
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	Yes	Complies with EDQ PDA No.12	Activity nodes provided include playground, over-sized / mini-game sized multi-use court and kick-about (min. dimensions 50 x 30m). Note, traditional exercise equipment is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead over-embellished multi-court size is proposed.
12	Informal active recreation spaces	yes	Complies with EDQ PDA No.12	1 x large and smaller grassed area + multiuse space, planted nodes and informal seating in natural areas near existing melaleucas
13	Half- court, rebound wall or similar	Yes	Complies with EDQ PDA No.12	Yes, over-sized / mini-game sized multi-use court proposed to be confirmed with council during Detail Design
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

5.3 COMPLIANCE TABLE - NEIGHBOURHOOD RECREATION PARK 03

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.5 - 1.1 ha/1000 popn. 5,000m2 min area	Complies with EDQ PDA No.12	Area achieved = 7700m2 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> Central, accessible location within neighbourhood or adjacent to linear park network.	Complies with EDQ PDA No.12	<u>Shape</u> Regular in shaple <u>Road frontage</u> Over 50% of the park is bounded by road. <u>Location</u> Centrally located within the precinct
C	Designing parks as places for people	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Complies with EDQ PDA No.12 Does not comply to LCC DSS	Activity nodes provided include all ages playground, exercise equipment (which extends into the adjacent local park), kick-about / grassy lawn under existing trees (note 50 x 30m graded at 1:40 is not acheived in this park to enable retention of natural vegetation including scribbly gums occuring onsite. A half-court is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional active area of equivalent value, suitable to the existing natural slope and retention of vegetation, will be installed in consultation with Council.
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> Functional areas of 1:10 or greater are less than 20% of the park. <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 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	The total usable area of the park is above the Q100, Q20 and Q5
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 is 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
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	Complies with EDQ PDA No.12	Local street parking is achievable
3	Parking (bicycles)	Yes	Complies with EDQ PDA No.12	Located near play space
4	Lighting (Safety)	Yes	Complies with EDQ PDA No.12	Lighting is currnety not proposed but is achievable if required- Street lights to road frontages
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	Yes	Complies with EDQ PDA No.12	Main pathway links all activity areas and minor pathways to provide access to shelters and facilities
7	Shade structures	Yes	Complies with EDQ PDA No.12	A shade structure in the playground is proposed
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	min. 3 x formal bench seating and additional informal block seating to activity areas
9	Table and seating -covered	yes	Complies with EDQ PDA No.12	1 x Picnic Shelters proposed
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	Yes	Complies with EDQ PDA No.12	Activity nodes provided include all ages playground, exercise equipment (which extends into the adjacent local park), kick-about / grassy lawn under existing trees (note 50 x 30m graded at 1:40 is not acheived in this park to enable retention of natural vegetation including scribbly gums occuring onsite. A half-court is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional active area of equivalent value, suitable to the existing natural slope and retention of vegetation, will be installed in consultation with Council.
12	Informal active recreation spaces	yes	Complies with EDQ PDA No.12	Yes multiple grassed areas, planted nodes and seating areas close to the existing vegetation are allowed for
13	Half- court, rebound wall or similar	Yes	Does not comply with EDQ PDA No.12	A half-court is not proposed to be provided in this park, instead additional active area of equivalent value, suitable to retention of the existing natural slope and vegetation, will be installed in consultation with Council.
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

5.4 COMPLIANCE TABLE - LOCAL RECREATION PARK

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 = 2100m2 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> Potentially more than 20% of the local park area is steeper than 1:10 to retain the existing vegetation on site. <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 is 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 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

