

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1695

Date: 19 May 2026



Queensland
Government

ARCADIA

Riverbend Precinct 1 Landscape ROL Development Application

Prepared for Celestino & Goodrock Property
September 2025

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A (Draft)	Issued 02 July 2025	Authorised by BN
Rev B	Issued 22 July 2025	Authorised by BN
Rev C	Issued 04 August 2025	Authorised by BN
Rev D	Issued 15 Sep 2025	Authorised by BN
Rev E	Issued 29 Sep 2025	Authorised by BN

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Contents

01

Illustrative Landscape Masterplan 05

02

Landscape Framework Plan - Overview 07

03

Street Typologies 08
Street Typology Plans Callout 09
Street Typology Section 340 10
Street Typology Section 620 11
Street Typology Section 800 12

04

Neighbourhood Recreation Park 1 13
Neighbourhood Recreation Park 2 14
Local Recreation Parks 15
Local Linear Park 16

05

Appendix A. DSS Compliance 14
/ Neighbourhood Recreation Parks DSS Compliance Table 15
/ Local Recreation Parks DSS Compliance Table 17
/ Local Linear Parks DSS Compliance Table 19



01
INTRODUCTION

Illustrative Landscape Masterplan



Legend

- ① Main entry 1 (main residential entry off Teviot Road)
- ② Main entry 2 (through District Centre)
- ③ Secondary entry off Teviot Road
- ④ Tertiary entry
- ⑤ Civic park
- ⑥ Regional recreation park
- ⑦ Local linear park
- ⑧ Local linear park (revegetation and retention)
- ⑨ Major linear open space
- ⑩ District sports park
- ⑪ Future sports park
- ⑫ Neighbourhood centre
- ⑬ Neighborhood recreation park
- ⑭ Local recreation park
- ⑮ Pump facility
- ⑯ Existing bushland road reserve
- Precinct 1 Boundary
- Site Boundary

Note:

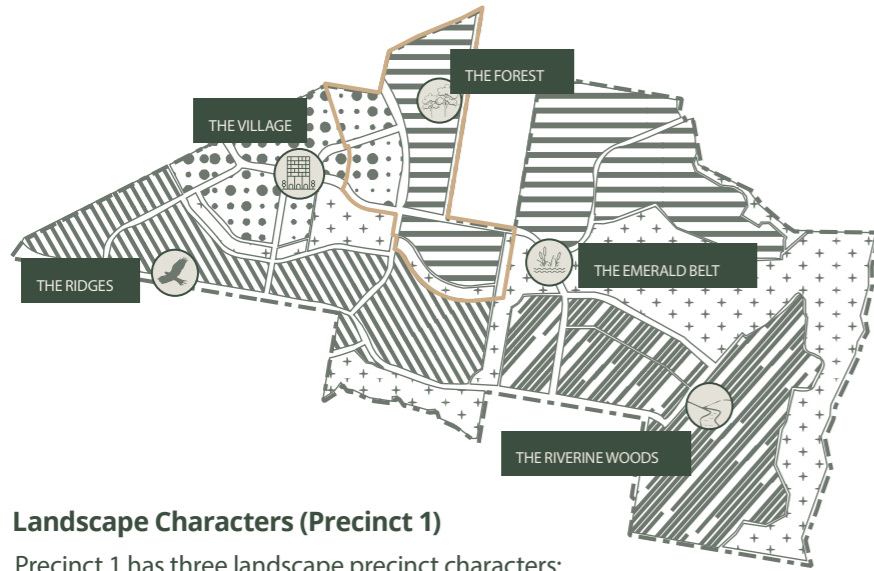
/ Areas outside of Precinct 1 Boundary are subject to future development application/s.



02

PRECINCT 1 LANDSCAPE FRAMEWORK PLAN

Landscape Framework Plan - Overview



Landscape Characters (Precinct 1)

Precinct 1 has three landscape precinct characters:

- / The Village
 - This landscape character is along the west side of Precinct 1 and ties in to the town centre
- / The Forest
 - The main landscape character which captures the majority of the residential areas and local parks
- / The Emerald Belt
 - This landscape character follows the central linear parks that connect onto the District and Regional parks

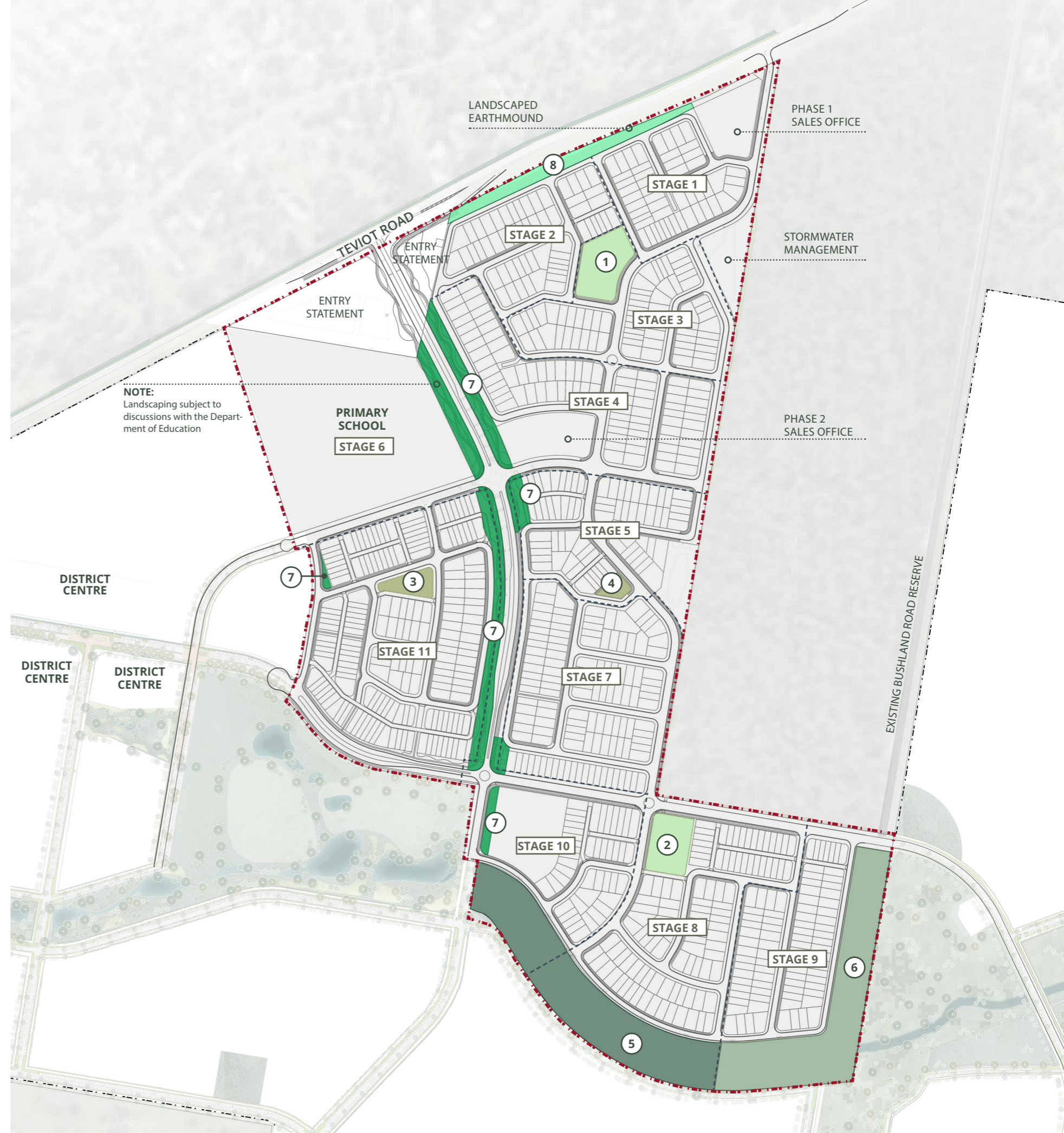
Key	Type	Minimum area	Approx. Area Shown	Accessability Requirements
①	Neighbourhood Recreation Park 1	5000m ²	6100m ²	90 percent of dwellings within 400m of a neighborhood recreation park opportunities.
②	Neighbourhood Recreation Park 2	5000m ²	5000m ²	
③	Local Recreation Park 1	500m ²	1875m ²	N/A
④	Local Recreation Park 2	500m ²	1010m ²	N/A
⑤	Local Linear Park	N/A	4.30 has	N/A
⑥	Local Linear Park *	N/A	1.70 has	N/A
⑦	Landscape Buffer	N/A	1.0 has	N/A
⑧	Landscape Buffer Mound	N/A	6430m ²	N/A

Notes

- / * Revegetation Local Linear Park
- / Minimum area per Table 2: Planning and Design Standards of EDQ's PDA Guideline No.12, May 2015.

Legend

- - - - Precinct Boundary
- - - - Site Boundary
- - - - Stage Boundary



NOTE:
Landscaping subject to discussions with the Department of Education



03
PRECINCT 1
ROAD TYPOLOGIES

Landscape Road Typologies

Overview

- / The package includes zoomed-in concept aerials of two selected areas along the main entry road (extent in red). These illustrate the intent for paths to meander within the landscape buffer rather than sit fixed beside the road, while also showing the relationship between the buffer and the road verge.
- / The graphics remain high level—using indicative lines and planting areas consistent with the broader Landscape Concept Package—and are clearly noted as concept only, provided for information purposes and subject to detailed design.

Notes

- / Concept sections are indicative only and provided for information purposes. They illustrate the intended character of the landscape buffers for EDQ and how they may appear; however, the design remains subject to further review and detailed design.



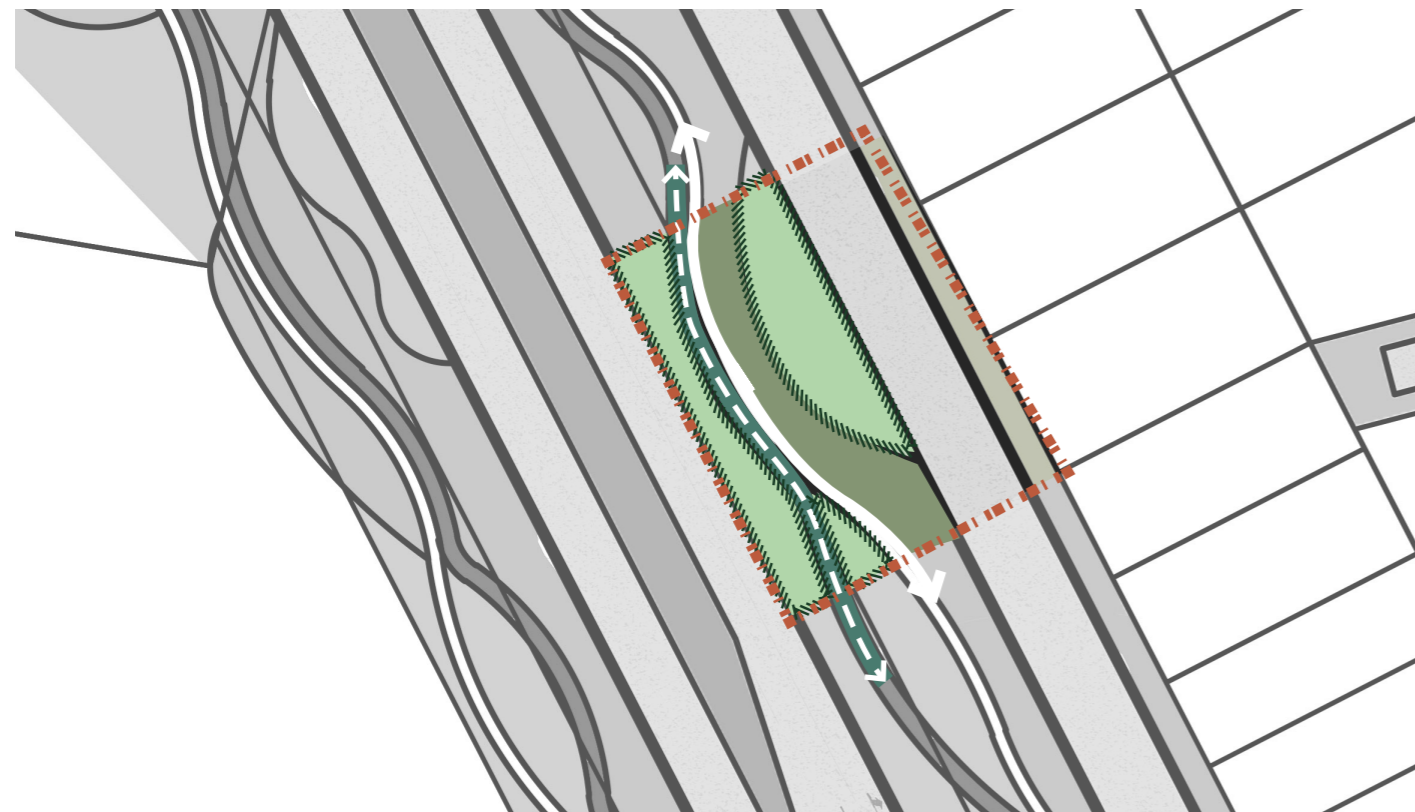
Legend

- Footpath
- Bicycle path
- Planting Beds
- Turf Areas
- Precinct Boundary
- Site Boundary
- Stage Boundary
- Key Landscape Plans
- Key Landscape Cross Sections

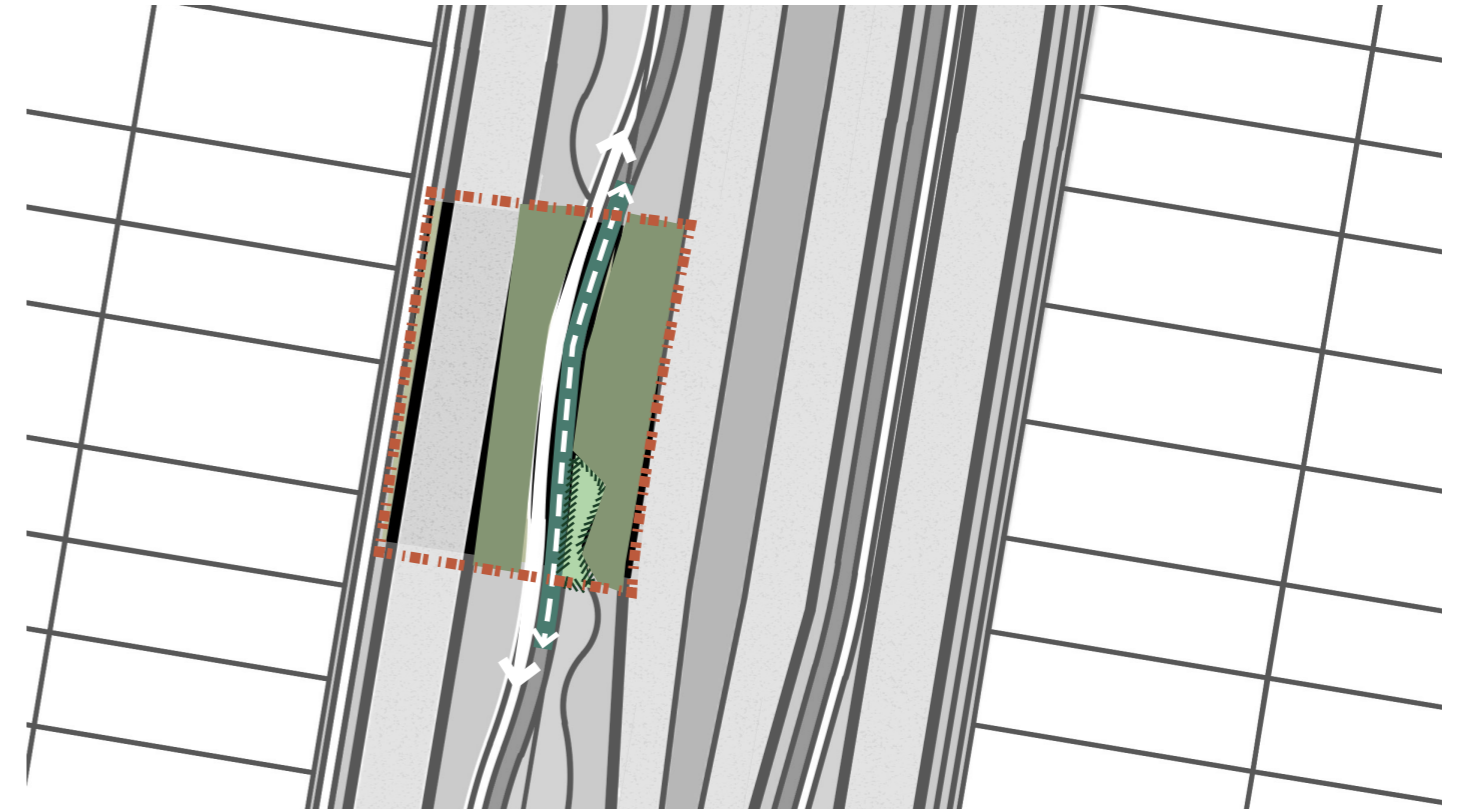
Landscape Road Typologies

Notes

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




Landscape Buffer Callout 240



Landscape Sidewalk Callout 620

Legend

-  Footpath
-  Bicycle path
-  Planting Beds
-  Turf Areas
-  Precinct Boundary
-  Site Boundary
-  Stage Boundary
-  Key Landscape Plans

Landscape Road Typologies

SECTION CH 340

Notes

/ Concept sections are indicative only and provided for information purposes. They illustrate the intended character of the landscape buffers for EDQ and how they may appear; however, the design remains subject to further review and detailed design.

Key Plan NTS



Legend

- Footpath
- Bicycle path
- Planting Beds
- Turf Areas
- Precinct Boundary
- Site Boundary
- Stage Boundary
- Key Landscape Cross Sections



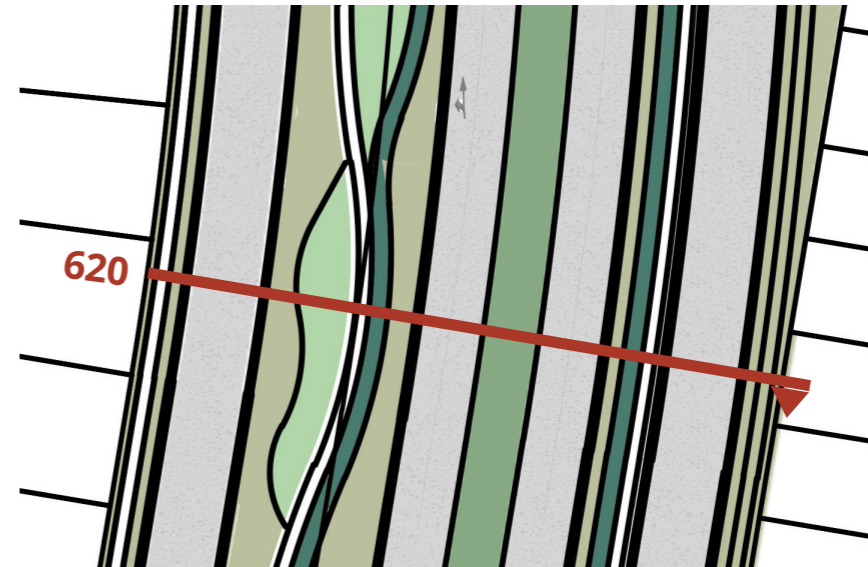
Landscape Road Typologies

SECTION CH 620

Notes

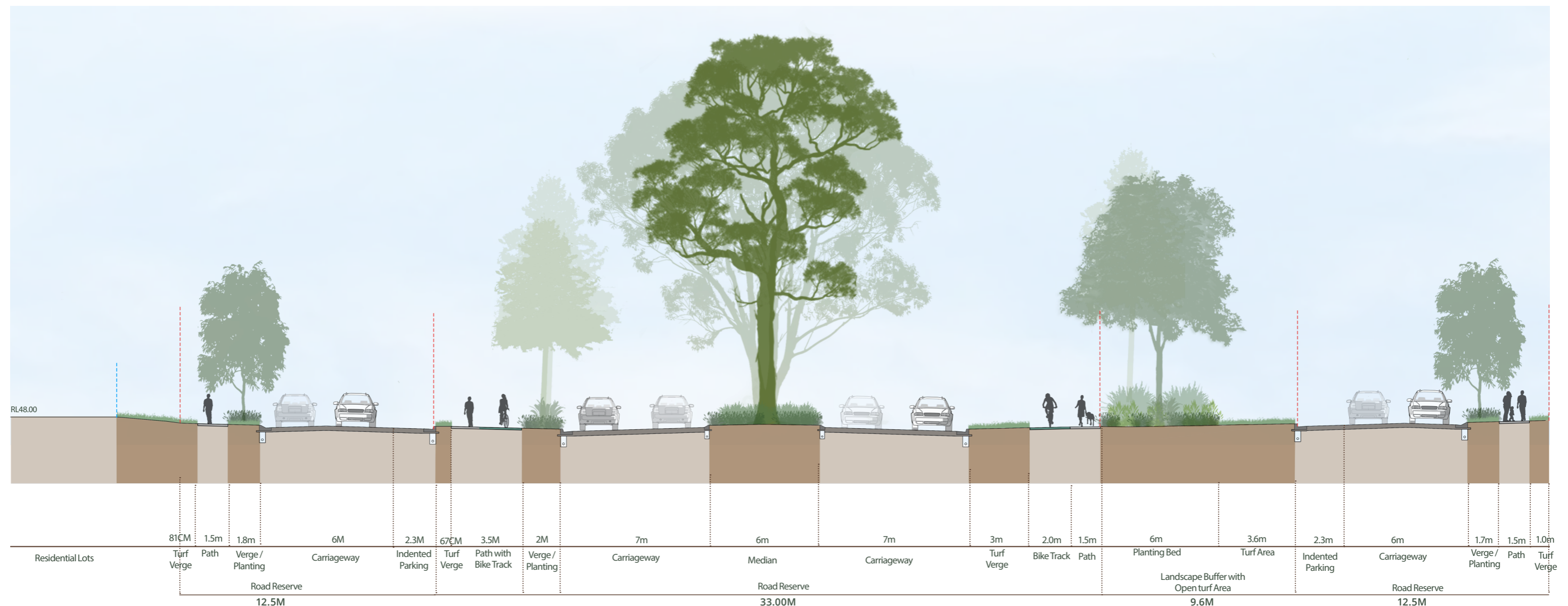
- / Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- / This plan generally shows the minimum embellishments required in compliance with EDQ Guideline No. 12 - Park Planning and Design. Further embellishments may be proposed in subsequent applications.

Key Plan NTS



Legend

- Footpath
- Bicycle path
- Planting Beds
- Turf Areas
- Precinct Boundary
- Site Boundary
- Stage Boundary
- Key Landscape Cross Sections



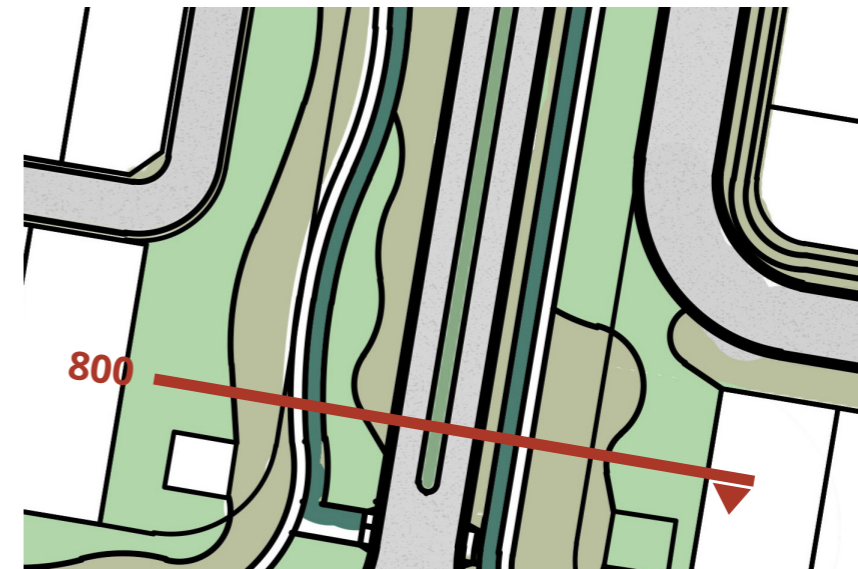
Landscape Road Typologies

SECTION CH 800

Notes

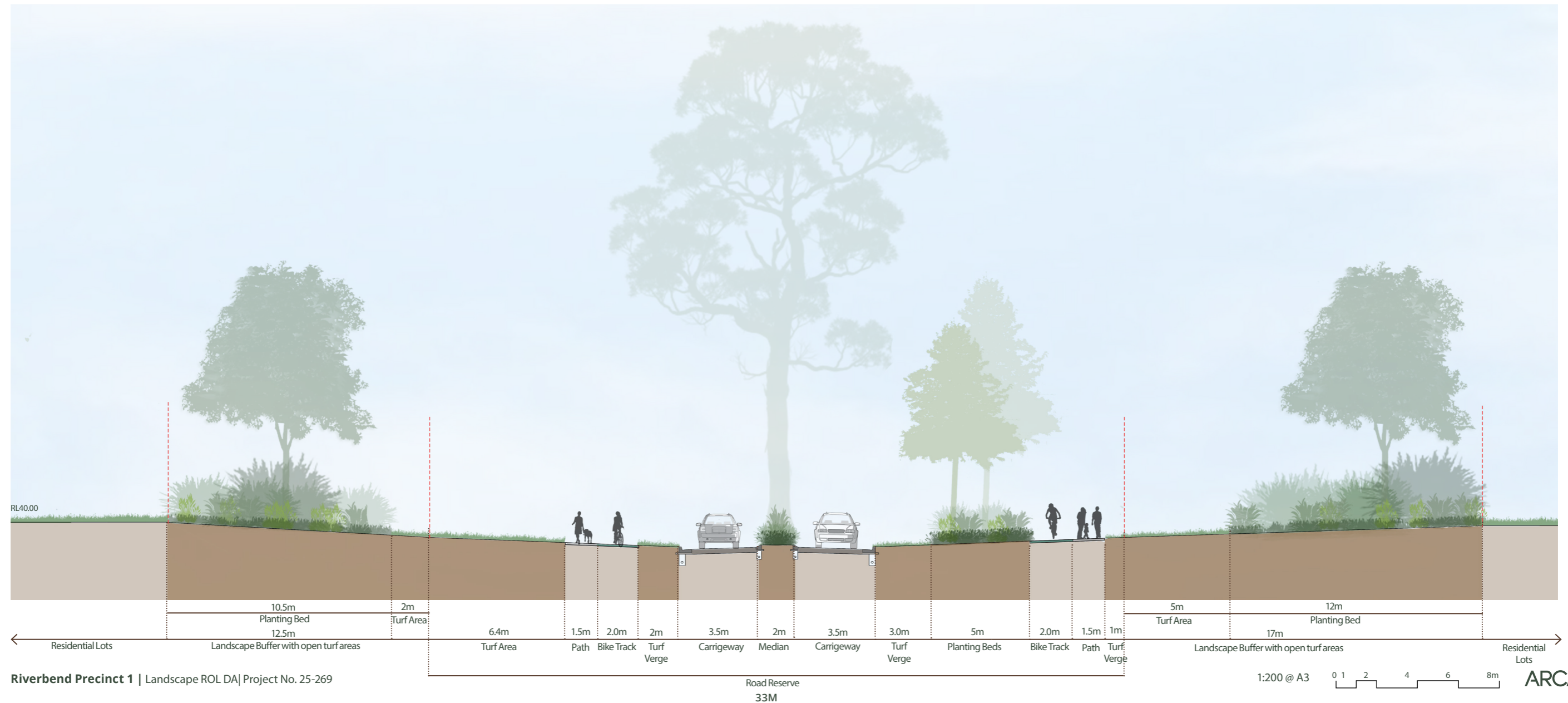
- / Locations, alignments and areas are indicative only and will be refined in subsequent applications.
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Key Plan NTS



Legend

- Footpath
- Bicycle path
- Planting Beds
- Turf Areas
- Precinct Boundary
- Site Boundary
- Stage Boundary
- Key Landscape Cross Sections



A photograph of a landscaped area. In the foreground, there are several trees with green leaves and some tall, thin grasses. In the middle ground, there is a building with a corrugated metal roof and a wall made of vertical wooden slats. The background shows a clear blue sky. The text '04 PRECINCT 1 OPEN SPACE FRAMEWORK PLANS' is overlaid on the left side of the image.

04
PRECINCT 1
OPEN SPACE FRAMEWORK PLANS

Neighbourhood Recreation Park 1

Park Framework Plan

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)	X	Yes
⊗	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle)		
—	/ primary path	X	Yes
- - -	/ secondary path	X	Yes
⊗	Shade structures	X	Yes
⊙	Table and seating (uncovered)	X	Yes
⊙	Table and seating (covered)	X	Yes
	Barbecues		
✳	Play areas / facilities	X	Yes
●	Informal active recreation spaces	X	Yes
●	Half-Court, rebound wall or similar	X	Yes
	Sports Fields		
	Spectator seating area		
	Courts		
	Community Events Space		
●	Tap / Bubbler	X	Yes

Notes

- / Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- / This plan generally shows the minimum embellishments required in compliance with EDQ Guideline No. 12 - Park Planning and Design. Further embellishments may be proposed in subsequent applications.



Notes

- / Area in front of lots will include a footpath

Key Plan



Neighbourhood Recreation Park 2

Park Framework Plan

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)	X	Yes
⊗	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle)		
—	/ primary path	X	Yes
- - -	/ secondary path	X	Yes
⊗	Shade structures	X	Yes
⊙	Table and seating (uncovered)	X	Yes
⊙	Table and seating (covered)	X	Yes
	Barbecues		
✳	Play areas / facilities	X	Yes
⬭	Informal active recreation spaces	X	Yes
⬭	Half-Court, rebound wall or similar	X	Yes
	Sports Fields		
	Spectator seating area		
	Courts		
	Community Events Space		
●	Tap / Bubbler	X	Yes

Notes

- / Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- / This plan generally shows the minimum embellishments required in compliance with EDQ Guideline No. 12 - Park Planning and Design. Further embellishments may be proposed in subsequent applications.

Legend

- - - Road Reserve (external to Celestino property)



Notes

- / Area in front of lots will include a footpath

Key Plan



Local Recreation Parks

Park Framework Plan

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (Cars)		
	Parking (Bicycles)		
	Lighting		
	Toilets		
	Paths (Pedestrian / Cycle)		
	/ primary path	X	Yes
	/ secondary path	X	Yes
	Shade Structures		
	Table and Seating (Uncovered)		

Key	Embellishment	PDA Guideline 12	Compliant
	Table and Seating (Covered)		
	Barbecues		
	Play Areas / Facilities		
	Informal Active Recreation Spaces		
	Half-Court, Rebound Wall or Similar		
	Sports Fields		
	Spectator Seating Area		
	Courts		
	Community Events Space		
	Tap / Bubbler		

Key Plan

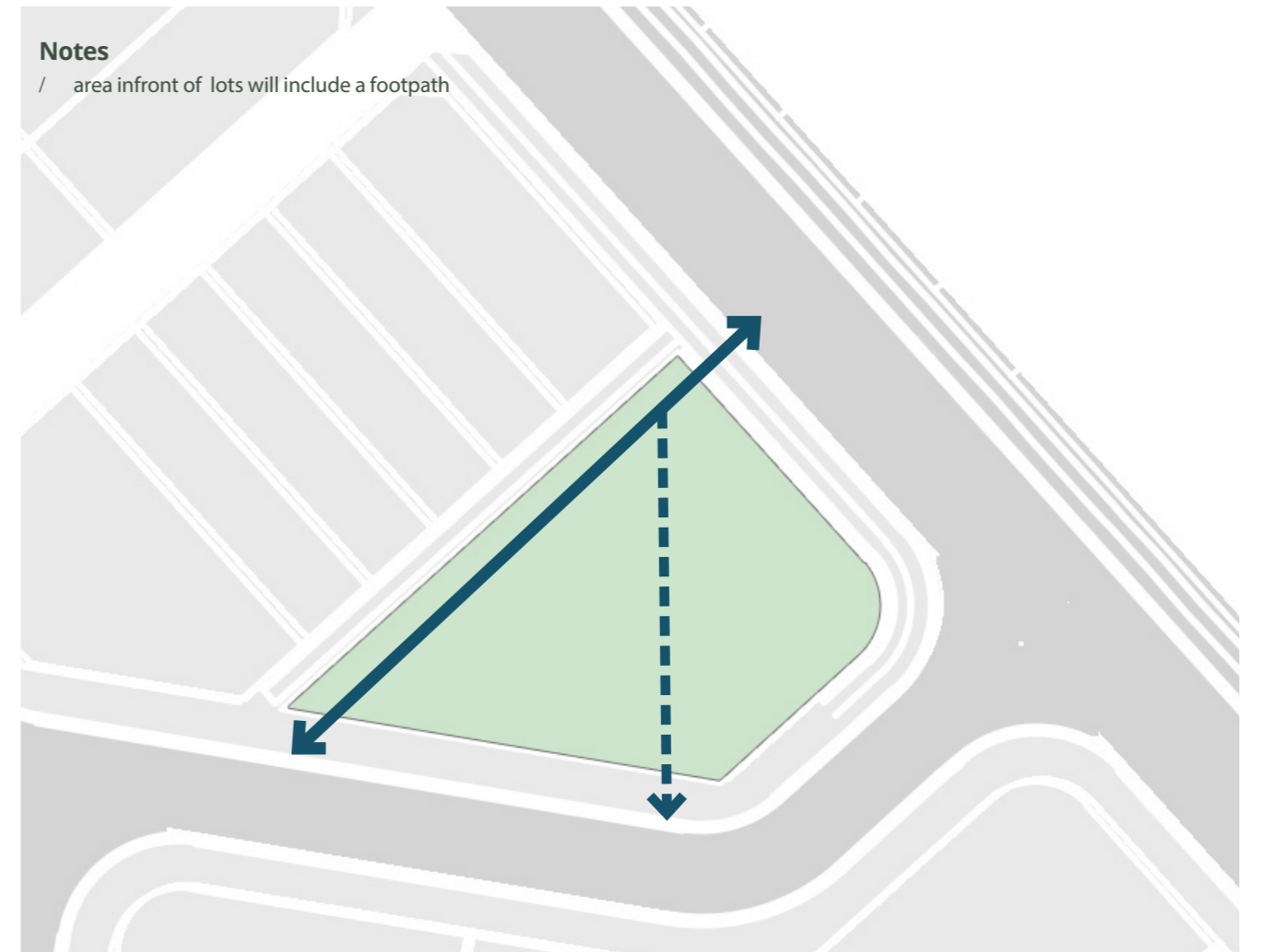


Notes

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- / This plan generally shows the minimum embellishments required in compliance with EDQ Guideline No. 12 - Park Planning and Design. Further embellishments may be proposed in subsequent applications.



Local Recreation Park 1



Local Recreation Park 2

Local Linear Park

Park Framework Plan

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (Cars)		
	Parking (Bicycles)		
	Lighting		
	Toilets		
	Paths (Pedestrian / Cycle)		
	/ primary path	X	Yes
	/ secondary path	X	Yes
	Shade Structures		
	Table and Seating (Uncovered)	X	Yes

Key	Embellishment	PDA Guideline 12	Compliant
	Table and Seating (Covered)		
	Barbecues		
	Play Areas / Facilities		
	Informal Active Recreation Spaces		
	Half-Court, Rebound Wall or Similar		
	Sports Fields		
	Spectator Seating Area		
	Courts		
	Community Events Space		
	Tap / Bubbler		

Key Plan

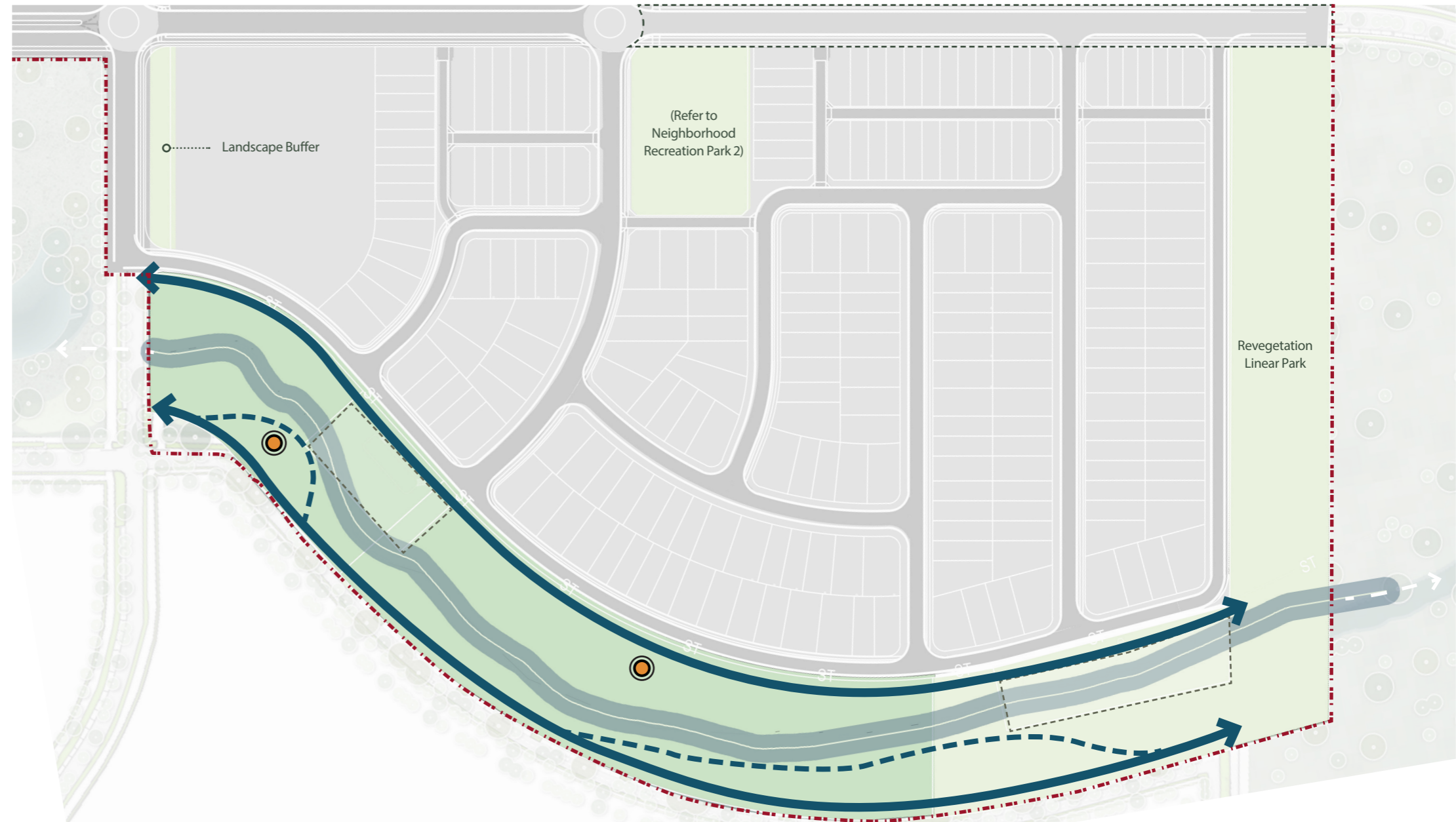


Notes

- / Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- / This plan generally shows the minimum embellishments required in compliance with EDQ Guideline No. 12 - Park Planning and Design. Further embellishments may be proposed in subsequent applications.

Legend

- Indicative waterway / overflow corridor with opportunities for integration into nature network with stone crossings (subject to detailed design)
- Precinct Boundary
- Road Reserve (external to Celestino property)
- Water Basin



ARCADIA

05

APPENDIX A. DSS COMPLIANCE

Neighbourhood Recreation Parks DSS Compliance Table

(1 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Rates of Provision, Size and Accessibility	Provision	/ 0.5 - 1.1 hectares per 1000 population	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Minimum Area	/ 5000m ²	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Accessibility	/ 90% of dwellings within 400m of a neighbourhood recreation park or other park providing informal recreation opportunities	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Shape, Frontage and Location	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 10m for maintenance purposes.	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Frontage	/ Minimum 50% of park perimeter to have road frontage	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Location	/ Central, accessible location within neighbourhood or adjacent to linear park network.	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Designing Parks as Places for People	Active Recreation Spaces Required	/ At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities / Minimum dimensions = 50m x 30m	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	

Neighbourhood Recreation Parks DSS Compliance Table (2 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Slopes, Batters and Retaining Walls	Slopes	<ul style="list-style-type: none"> / All areas intended for active recreation and sports activities, outdoor eating and barbecue areas and areas intended for support infrastructure (e.g. buildings and carparks) should have a slope of 3% (1:33) or less / Other park areas can have varied topography providing: <ul style="list-style-type: none"> - The areas are accessible and functional for the intended use - Areas steeper than 1:10 should not exceed 20% of total park area 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Batters	<ul style="list-style-type: none"> / Wherever possible natural topography should be retained than creating batters / Batters within areas that contribute to flood and stormwater management are to comply with the standards for Flood and Stormwater Management (refer to Flood and Stormwater Management Item) / All turf batters require max. grade of 1:4 to allow mowing (except where designed as an integral part of a play experience) / All planted batters require a max. grade of 1:3 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Retaining Walls	<ul style="list-style-type: none"> / Maximum 900mm high / Designed by structural engineer / Low maintenance material (non painted rock or concrete) / Make a positive contribution to overall park design / Designed to ensure public safety 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Flood and Stormwater Management	Minimum Flood Immunities	<ul style="list-style-type: none"> / Max. 30% 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. 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	

Local Recreation Parks DSS Compliance Table (1 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Rates of Provision, Size and Accessibility / Note: A local linear park is within or adjoining a predominantly residential neighbourhood	Provision	/ 0.0 - 0.2 hectares per 1000 population	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Minimum Area	/ 500m ²	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Accessibility	/ N/A	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Shape, Frontage and Location	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 10m	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Frontage	/ Minimum 50% of park perimeter to have road frontage	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Location	/ Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare)	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Designing Parks as Places for People	Active Recreation Spaces Required	/ No specific requirement	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Slopes, Batters and Retaining Walls	Slopes	/ All areas intended for active recreation and sports activities, outdoor eating and barbecue areas and areas intended for support infrastructure (e.g. buildings and carparks) should have a slope of 3% (1:33) or less / Other park areas can have varied topography providing: - The areas are accessible and functional for the intended use - Areas steeper than 1:10 should not exceed 20% of total park area	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Batters	/ Wherever possible natural topography should be retained than creating batters / Batters within areas that contribute to flood and stormwater management are to comply with the standards for Flood and Stormwater Management (refer to Flood and Stormwater Management Item) / All turf batters require max. grade of 1:4 to allow mowing (except where designed as an integral part of a play experience) / All planted batters require a max. grade of 1:3	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Retaining Walls	/ Maximum 900mm high / Designed by structural engineer / Low maintenance material (non painted rock or concrete) / Make a positive contribution to overall park design / Designed to ensure public safety	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	

Local Recreation Parks DSS Compliance Table (2 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Flood and Stormwater Management	Minimum Flood Immunities	<ul style="list-style-type: none"> / Max. 30% is below the 5 year ARI (Average Recurrence Interval) flood level / Clubhouses, toilets and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Lakes and Other Permanent Water Bodies	Approval Requirements	<ul style="list-style-type: none"> / Lakes and other permanent water bodies may be approved provided they: <ul style="list-style-type: none"> - Form part of an overall integrated stormwater management system - Are located in District or Major Recreation Parks - Are highly visible - Have safe and active edge treatments - Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs - Are provided with suitable access for maintenance purpose including by small boats - Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Park Provision Allowance	<ul style="list-style-type: none"> / Max. area of permanent waterbody that can count towards the required park provision is: <ul style="list-style-type: none"> - 50% of the water surface at normal fill level when the water quality standard supports secondary contract recreation - the area between the edge of the water body at normal fill level and a line 5m from the water edge when the water quality standard does not support secondary contract recreation 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Managing Access	N/A	<ul style="list-style-type: none"> / All parks should be provided with at least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontage or from internal roads or carparks / 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 / For linear parks, controlled access points will need to be provided at regular intervals / Vehicle access points should be controlled through 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 including the provision of low maintenance, transparent fencing / bollards where necessary 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Shade Cover	Provision of Shade Cover <ul style="list-style-type: none"> / Shade can be provided by existing or new trees at maturity or shade structures. / Percentage should be calculated as at 9am or 3pm on 22nd December 	Recreation parks require the following shade provisions: <ul style="list-style-type: none"> / 50% shading of walking and cycling paths / 50% shading of formal seating 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	

Local Linear Parks DSS Compliance Table

(1 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Rates of Provision, Size and Accessibility / Note: A local linear park is within or adjoining a predominantly residential neighbourhood	Provision	/ 0.0 - 0.8 hectares per 1000 population - The actual provision rate for linear parks may exceed the indicated maximum rate, particularly in areas with extensive waterway or other environmental corridors. The allocation in the table sets the parameters for contribution of linear parks to creditable park area	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Minimum Area	/ N/A	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Accessibility	/ N/A	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Shape, Frontage and Location	Shape	/ Preferred minimum width of 15m, may be reduced to 10m for short distances to respond to physical constraints.	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Frontage	/ No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Location	/ Site specific	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Designing Parks as Places for People	Active Recreation Spaces Required	/ No specific requirement except must be provided with walking and cycling path.	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	

Local Linear Parks DSS Compliance Table (2 of 2)

PDA GUIDELINE NO.12 - PARK PLANNING AND DESIGN GUIDELINE (EDQ, MAY, 2015)				
ITEM	SUB-ITEM	REQUIREMENT	COMPLIANCE STATUS	ARCADIA COMMENTS
Slopes, Batters and Retaining Walls	Slopes	<ul style="list-style-type: none"> / All areas intended for active recreation and sports activities, outdoor eating and barbecue areas and areas intended for support infrastructure (e.g. buildings and carparks) should have a slope of 3% (1:33) or less. / Other park areas can have varied topography providing: <ul style="list-style-type: none"> - The areas are accessible and functional for the intended use. - Areas steeper than 1:10 should not exceed 20% of total park area. 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Batters	<ul style="list-style-type: none"> / Wherever possible natural topography should be retained than creating batters. / Batters within areas that contribute to flood and stormwater management are to comply with the standards for Flood and Stormwater Management (refer to Flood and Stormwater Management Item). / All turf batters require max. grade of 1:4 to allow mowing (except where designed as an integral part of a play experience). / All planted batters require a max. grade of 1:3. 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
	Retaining Walls	<ul style="list-style-type: none"> / Maximum 900mm high / Designed by structural engineer / Low maintenance material (non painted rock or concrete) / Make a positive contribution to overall park design / Designed to ensure public safety 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	
Flood and Stormwater Management	Minimum Flood Immunities	<ul style="list-style-type: none"> / Max. 30% is below the 5 year ARI (Average Recurrence Interval) flood level / Clubhouses, toilets and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI 	PROVISION HAS BEEN ALLOWED FOR IN CONCEPT PHASE	