

RESPONSE TO PDA GUIDELINE 01 – RESIDENTIAL 30

PDA Guideline 1 – Residential 30 guides the planning and design of residential development within PDAs. As noted in the Town Planning Report, the provisions of PDA Guideline 5 – Neighbourhood Planning and Design take precedence over the provisions of PDA Guideline 1 – Residential 30, where inconsistencies exist.

The guideline focuses on the following 5 themes:

- Neighbourhood design;
- Lot design;
- Block design;
- Street design; and
- Park design.

Guideline 1 also provides a checklist of examples of how to comply with the intent that the guideline outlines for the above 5 themes. An assessment of the proposed development against the relevant part of this checklist is provided in **Table 1** below.

Table 1 – Response to PDA Guideline 1 Checklists

Checklist Examples	Response
Neighbourhood Design	
Does the neighbourhood layout and design respect and respond appropriately to local conditions, including: 1) the local market and need for housing and business 2) physical features such as topography, natural drainage systems and vegetation 3) places of cultural heritage significance 4) opportunities for views and vistas and other elements that will clearly identify and, from a commercial perspective, 'brand' the neighbourhood 5) providing connections to existing facilities, services and movement networks in the surrounding area.	Consistent The proposed development has been designed to respect and respond to local conditions. Development in the Everleigh community is responsive to the local market and demand for housing. Physical features such as topography and drainage have been considered in the proposed design. A preliminary earthworks review has been undertaken for the ROL area and informed lot layout, this is provided in the Engineering Services Report at Appendix G. The proposed development seeks to adapt to the slope and contour conditions of the site to ensure that lot benching and large retaining walls are minimised to the extent possible.

Checklist Examples	Response
	The site is subject of a cultural heritage clearance issued under Everleigh's approved cultural heritage management plan. The topography of the land has been highly influential for the design of the development, resulting in strong views and vistas throughout the community. The proposed development is near key services including the Greenbank Shopping Centre and State Primary School and Regional Sports and Recreation Park within Everleigh. For further details, please refer to the Town Planning Assessment Report.
Does the neighbourhood have: 1) defined entries and legible neighbourhood boundaries to foster a sense of identity 2) a highly permeable, legible street pattern 3) a variety of multi-use parks 4) a safe, attractive and efficient pedestrian and cycle network 5) distribution of land uses, layout of streets and building densities that support public transport use 6) a mix of lot sizes providing wide choice in affordable and accessible housing 7) lots of a size to allow small-scale, compatible land uses such as childcare, aged care, retirement living, local shops and home-based business	The proposed design of ROL 7: 1) has visual cues and markers which delineate it from other residential areas within the Everleigh community. The road layout and residential and land lease uses seek to create a series of discrete neighbourhoods. 2) has a highly connected and permeable street pattern. 3) features a major linear park and pedestrian links, which can be used for a variety of activities. 4) provides high quality active transport links. 5) provides a diversity in block layout and lot typologies throughout the site. 6) provides a good diversity of lot typologies throughout the site. 7) provides allotments designed to their specific use endorsed under the Everleigh Master Plan, being standard residential allotments.

Checklist Examples	Response
Lot Design	
Are the lots of a regular shape and standard dimensions: 1) to contribute to delivery of street patterns that are rectilinear 2) to contribute to cost savings in engineering and building construction 3) to suit proven dwelling designs 4) consistent in lot depth(s) and widths 5) of a standard depth of 25.0 metres and 32.0 metres and widths generally in multiples of 2.5 metres and 5.0 metres	The proposed layout of ROL 7: 1) provides a logical and rectilinear street pattern. 2) has been designed to ensure earthworks are minimised where possible. 3) Is supported by detailed Plans of Development (Envelope Plans and Design Criteria) which guide the development of dwellings on individual allotments. 4) provides consistent lot depths and widths. 5) provides allotments with depths and widths that are consistent with the abovementioned parameters.
Slope	
Unless the dwellings are to be constructed in an integrated or attached development, is the slope on a lot less than 450 sqm in area no more than: 1) 10 per cent side slope 2) 5 per cent lengthwise slope 3) Less, if both these figures approach the maximum together	The proposed development has been designed with regard to the adopted development standards within the Everleigh community, including how to manage slope. The proposed Plans of Development (Envelope Plans and Design Criteria) include provisions which will ensure allotments are functional and able to support high quality dwellings.
Block Design	
<u>Block shape and dimensions:</u> Are the blocks of a size and dimension that, when arranged, facilitate: 1) an efficient neighbourhood pattern, scale and area 2) high levels of pedestrian connectivity throughout the neighbourhood	The proposed development provides urban blocks which: 1) are efficient and responsive to neighbourhood patterns. 2) provide high levels of support for active transport. 3) Are well connected to key features within the Everleigh community,

Checklist Examples	Response
3) safe and direct pedestrian, cycle and vehicle access to destinations such as local shops, neighbourhood centre, public transport stop or station, neighbourhood park and nearby district and regional sport facilities 4) choice in the type of housing 5) rear lanes that maintain standard lot types and dimensions	including parkland, centres, and transport routes. 4) support a diversity of lot typologies. 5) provide suitable housing stock on rear-loaded laneways. 6) support the establishment of street-trees and other vegetation. Urban blocks have been designed to respond to Master planning and traffic engineering requirements.
<u>Laneway lots:</u> If more than one dwelling is proposed, the laneway lots are: 1) at least 7.5 metres wide 2) at least 30.0 metres deep on at least one side of the laneway To enable ease of visitor access to houses which front the laneway: 3) the block length has been shortened 4) a mid block lane and/or pedestrian link has been provided	No Laneway Lots are proposed.
<u>Orientation for climate:</u> Where the design for the prevailing summer breeze is paramount, is the road leg length: 1) oriented perpendicular to the prevailing breeze Where the design for access to winter sun is paramount, is the long road length: 2) oriented in an east-west fashion To avoid the western summer sun are: 3) wide lots minimised on the north-south streets	The proposed layout of the ROL has been designed to consider allotment orientation and aspect. The Plans of Development (Envelope Plans and Design Criteria) also support each individual allotment having access to breeze and light. Further to block and lot design, earthworks design has also considered climatic responsiveness of allotments.

Checklist Examples	Response
4) built-to-boundary walls, unless constrained by topography, located on the west to southern walls	
<u>Lot arrangement:</u> Are lots within the block arranged so that: 1) the highest densities are located around open space, amenity features or other focal points 2) there are between four and six adjoining terrace or row housing lots in a group (to enable group housing construction and integrated streetscape solution) 3) there are no more than eight narrow frontage lots in a row 4) there are no more than four lots with a width of 7.5 metres or less in a row unless serviced by a rear lane 5) there are no minor mismatches (e.g. less than 1.0 metre) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error) 6) multi-family housing lots are preferred on highly accessible: ○ block ends ○ corner lots ○ lots with dual road frontage Are small lots minimised: 7) at the end of a t-intersection 8) at the entrance to a precinct if not a rear lane accessed	The proposed layout: 1) has been designed so that higher density housing is located near amenities and focal points within the community. 2) Includes terrace lots which are configured as groups of a minimum of 6. 3) ensures there are no more than eight narrow frontage lots in a row. 4) ensures there are no more than four lots with a width of 7.5m or less in a row (unless identified terrace housing lots). Where this prevails (rear loaded terrace lots), a laneway is provided that services these allocations. 5) avoids minor mismatching of boundaries. 6) ensures higher density housing typologies are located in highly accessible locations, usually being corner allotments or along arterial links. 7) Minimises small lots being located on T-intersections and corners.
Street Design As described in the Town Planning Assessment Report, the design of streets within ROL 7 are informed and controlled by the requirements of the overall Everleigh Master Plan and associated Movement Network Infrastructure Master Plan OSS. This OSS provides bespoke design controls for streets and reflects the currently adopted standards for streets within the Everleigh community.	

Checklist Examples	Response
As such, this part of the guideline is not relevant to the proposed development.	
Park Design The provisions of Guideline 12 – Park Planning and Design are considered more relevant than this section of Guideline 1. Furthermore, and as described in the Town Planning Report, the design of the major linear park is informed and controlled by the requirements of the overall Everleigh Master Plan and associated Open Space Master Plan.	
Building Design As described in the Town Planning Report, the building design within the ROL 7 is informed and controlled by the Plans of Development (Envelope Plans and Design Criteria). These Plans of Development provides bespoke design controls for individual allotments and reflect the currently adopted standards for building design within the Everleigh community. As such, this part of the guideline is not relevant to the proposed development.	

RESPONSE TO PDA GUIDELINE 5 – NEIGHBOURHOOD PLANNING AND DESIGN

The proposed development of the ROL 7 area within the Everleigh community has been designed with the guiding principles and policies in mind to ensure that best practice neighbourhood design principles are incorporated.

Table 2 below provides a more detailed response to the design standards for ROL 7 within Guideline 5.

Table 2 - Response to PDA Guideline 5 Design Standards

Design Standard	Response
Access Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline No. 12 Park planning and design). Clear, direct walk or cycle access to neighbourhood centre. Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop.	The proposed development is generally in accordance with the approved Master Plan, Open Space Master Plan and Movement Network Infrastructure Master Plan. A major linear park and pedestrian links are proposed within this RoL. While not all lots are within 400m of a linear park (major), all lots have clear, direct walk or cycle access to parkland and the planned neighbourhood centre A minimum 90% of lots are within 400m of a planned public transport stop.
Dwelling Density Suburban neighbourhood - average net residential density of at least 15 dwellings per hectare (unless prevented by topography or other constraints). Urban neighbourhood - average net residential density of at least 30 dwellings per hectare. Higher density residential development is located in and around neighbourhood centres, along connector streets and within 400 metres of transit nodes.	The proposed development provides dwelling density of 18.5 dwellings per hectare. Whilst a marginal increase to the approved 15 dwellings per hectare associated with Everleigh, the long-term and staged delivery of new allotments throughout Everleigh will not exceed this combined total.
Land Use Neighbourhood centres serve a catchment of several neighbourhoods and should be located on major connector or arterial roads for exposure and access.	The proposal does not involve any centre type uses or intensive land uses. As such, this criterion is not applicable.

Design Standard	Response
Land intensive uses such as district and major parks should be located at the periphery of neighbourhoods.	
Street Network Grid pattern or modified grid responsive to site characteristics. Where slope allows, orientation within 15 degrees of north-south or east-west. Connector and main streets of centres orientated to landmarks. To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope.	The proposed design reflects a grid pattern that responds to site characteristics such as topography and movement network requirements and integrates with the layout of approved adjoining development. The proposed design includes neighbourhood connector roads and local roads. The proposal has been designed with a goal to minimise earthworks where possible.
Streets Street network includes: - neighbourhood streets within neighbourhoods - neighbourhood connector streets (approx. 800 metre grid) linking neighbourhoods - major connector streets linking groups of neighbourhoods - neighbourhood main streets in centres rear lanes	The proposed design area delivers a street network that is consistent with the design controls and intent of the Movement Network Infrastructure Master Plan. The proposed design includes neighbourhood streets and connector type streets which link the area to the wider Everleigh community.
Block Sizes - Length 100-200 metres - Mid-block break providing a pedestrian link when blocks are over 130 metres - Depth 40-80 metres	Pedestrian links are provided to break up the length of blocks and provide mid-block relief.
Suburban neighbourhood lot layout - No more than eight narrow (less than 10.0 metres) frontage lots in a row. - No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.	- Frontage lots that have a width of 10m or less are not located beyond a row of 6 - No lots with a width of 5m and less are part of this ROL. - Multiple residential development is sited on highly accessible block ends and corner lots.

Design Standard	Response
- No more than twelve lots with a width of less than 5.0 metres in a row. - Multiple residential lots located on highly accessible block ends, corner lots and lots with dual road frontage. - Lot corners match or are within 1.0 metre of corners of adjoining lots.	
Natural hazards State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide.	Subject to clearing in accordance with the submitted vegetation clearing and fauna management plan, no allotments within the ROL are identified as being subject to unreasonable natural hazard risk. For further details on bushfire hazard matters, please refer to Attachment M .
On Street Parking Where for a – - One room or one-bedroom house/dwelling unit: 0.5 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit; or - Two or more-bedroom house/dwelling unit: 0.75 on-street parking space per house/dwelling unit is provided within reasonable proximity of the house/dwelling unit.	The proposed design of the ROL area contemplates street parking requirements as described within the approved Infrastructure Masterplan for the overall Everleigh site.
Parking Analysis Plan A parking analysis plan is required to demonstrate compliance with the above standards if the development proposal includes lots less than 12.5m wide, and/or a Multiple residential development including up to 6 dwelling units.	The proposal provides on street car parking in accordance with the design standards for each type of road as described within the approved Infrastructure Masterplan for the overall Everleigh site.
Relaxation A relaxation to the above standards may be approved where: - The development is in proximity to high frequency public transport (e.g. within 800metres of a railway station) and/or - The development secures a higher proportion of on-site parking	Refer to above response.



ASSESSMENT AGAINST PDA GUIDELINE 12

REGIONAL SPORTS PARK & REGIONAL RECREATION PARK (COMBINED)

Parks planning and design principles	
<u>Preamble</u> The following principles should be used to guide the parks planning and design process. Other sections of this guideline set out specific standards that are intended to achieve these principles. Development proposals involving parks that do not comply with these standards will be required to submit a parks planning report that demonstrates that the proposed park (or parks network) achieves the relevant PDA-wide criteria and the parks planning and design principles stated here.	N/A Preamble only (no response required)
Requirement	Compliance / Comments
<u>Principle 1: Diverse</u> - The parks network should provide a diverse range of settings and opportunities that cater for the varied recreational needs of residents and visitors of all ages and abilities. - Diversity should be addressed at all levels of planning and design. At the broad network level, park settings should range across the spectrum from natural and semi-natural places to highly modified areas for organised sports. Parks should be located and designed to highlight significant local features such as waterways, hills and ridgelines. - Parks should provide a variety of settings and opportunities for formal sports and active and passive recreational opportunities¹. Parks that are primarily for sports activities should also include informal recreation opportunities to cater for diverse user groups.	Complies - Diversity is provided at the whole of site level through a variety of park types and functions. - A variety of settings and opportunities for formal sports and active and passive recreational opportunities are provided within the major linear park and other parks throughout Everleigh.
<u>Principle 2: Accessible and connected</u> - Parks should be distributed and located to provide high levels of accessibility, and form part of an integrated parks network. - Parks are publicly accessible and free to use. All dwellings should be within a comfortable walking distance of a neighbourhood recreation park or other park that provides active and passive recreation opportunities. - District and major parks should be highly visible and accessible to their catchments and located on major connector or arterial roads with good public transport access. - Civic parks should be at central, prominent and accessible locations within centres. - Where possible, parks should be integrated into the overall greenspace network to facilitate access by active transport. Linear parks should provide walking and	Complies - The Major Linear Park forms part of the integrated park network, as well as connections to the wider Everleigh master planned area. - The parks are highly visible with continuous linear path connections and co-location with a neighbourhood connector road or access streets. - The linear parks are connected to a network of walking and cycling paths, incorporating natural features such as water sensitive urban design and informal active spaces.

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cycling paths and use existing natural features such as waterways and ridgelines to connect to other elements of the parks network and key destinations including centres and schools.

- Park design should ensure that all members of the community, regardless of age or ability, have access to suitable recreation opportunities.

Principle 3: Sense of place

- Parks should respond positively to the natural environment and to local community values and needs.
- Parks should play a major role in creating the identity or sense of place for a community. Parks should be designed to take advantage of natural features, provide opportunities for social interaction and community events, be lively, attractive and interesting places about which the community feels a sense of pride and ownership.
- Parks should be welcoming, and designed to avoid perceptions that some areas are limited access or private spaces.

Complies

- The Whole of Site Open Space Master Plan seeks to provide a design response which positively responds to the natural environment and to local values and needs. This is achieved through the use of design elements to create an identity of sense of place for the community.
- The park spaces will be predominantly green with a concentration of elements that include feature trees, landscaping planting and rolling landforms.

Principle 4: Safe and healthy

- Parks should be located and designed to provide a safe environment and encourage healthy activities.
- Park design should incorporate the principles of Crime Prevention through Environmental Design (CPTED). Parks should have clear sightlines from nearby buildings and roads, should provide a variety of recreational opportunities and facilities (including lighting where appropriate) that attract a range of users to ensure high levels of activity for extended periods, and should include appropriate treatments of potentially unsafe areas such as close to busy roads or waterbodies.
- Parks should enhance physical and mental health by encouraging physical and social activities and providing opportunities for respite from the surrounding built environment.

Complies

- All park allotments have been designed in accordance with CPTED principles.
- The open space design ensures clear sightlines to and through the spaces, with compliant road frontages.
- Given the combined length of the park, opportunities for respite from the surrounding built environment will also be achieved by provision of a variety of embellishments including tables, seats and shade at regular intervals and where/if required.

Principle 5: Cost effective

- Parks should be planned and designed to balance capital costs with ongoing maintenance and operational costs.
- The MEDQ encourages multiple use of parkland and shared use of facilities, where the proposed uses are safe and compatible, as a means of reducing initial development costs and the ongoing costs of the parks network to the community.
- Specific initiatives that are encouraged to achieve this principle include integration of flood and stormwater management elements, utility corridors and active

Complies

- All park allotments have been designed to balance capital costs with ongoing maintenance and operational costs, particularly with regards to embellishments given the role and function of each park.
- Embellishments will be further addressed during the detailed design phase in close coordination with the end asset owner, being Logan City Council.

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REGIONAL SPORTS PARK & REGIONAL RECREATION PARK (COMBINED)

Parks planning and design principles	
transport links into parkland, co-location of recreation, sporting and community facilities, shared use of recreational facilities such as school ovals, and use of natural and semi-natural areas for compatible recreation purposes. The inclusion of multiple use elements such as utility corridors, flood and stormwater elements should not diminish the functionality of the park or its recreational use values. - Embellishments should be long lasting, require limited maintenance and incorporate sustainability principles. Within individual parks, facilities that require high maintenance should be grouped in accessible locations to reduce the maintenance effort. - Parks can be used to buffer incompatible uses provided this does not occur at the expense of the other principles.	
Principle 6: Fit for purpose - Parks should be fit for purpose and capable of adaption to cater for changing recreational demands. - Key elements in achieving this include appropriate location, size, shape; physical characteristics and facilities to accommodate the intended range of activities; and compatibility with adjoining land uses. Larger, regularly shaped parks are inherently more flexible and should comprise a significant proportion of the parks network. Varied topography within parks is desirable but land with steep slopes or other significant constraints should comprise only a limited proportion of the parks network. - Parks should be designed to respond to the local climate. Key issues to consider are the provision of shade, locally endemic species, passive cooling and the availability of water in hot climates. - Parks should be comfortable and attractive for the intended activities. For example, areas with high noise levels may be acceptable for short duration sports activities but would not be appropriate for walking trails, picnicking and other quieter activities.	Complies - The linear parks include the provision of informal active recreational pathways which allows for flexibility of use to meet changing recreational demands. - Park Lot 846 and 847 (linear parks) are 0.459ha and 0.3322ha in size, respectively, which provides a significant area of publicly accessible green space for a range of activities. The linear parks provide connections to and from this park and are designed to be an organic shape that complements the dwelling typologies that front it. - Parks will include embellishments such as shade, seating and tables, tap/bubbler and lighting to create an attractive and comfortable park environment.
Park types and roles	
Requirement	Compliance / Comments
Parks should be freely accessible and free to use. Sports and recreation facilities that are not available for use by the general	N/A

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public, for example because they are operated for profit or for the exclusive benefit of members and their guests, do not generally form part of the park network addressed in this guideline. Examples of such facilities include sports stadiums, sports fields that are fenced to prevent public access, private recreation facilities such as country clubs, and indoor sports facilities that require payment of a fee for entry or use. Public sports and recreation facilities that require payment of an entry fee (such as public swimming pools) are acceptable provided they do not occupy a large proportion of the park.

Table 1 describes the various park types used in this guideline. In practice, a park may comprise a combination of two or more of the park types shown in Table 1 (for example a park that is primarily a major sports park could also include part of a linear park and provide neighbourhood recreation facilities). In such cases the park should be disaggregated into its component park types to identify the particular standards applying to each.

Complies
Refer **Table 1** response

Table 1: Park types and role

Park Type	Role	Compliance / Comments
Linear park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.	Complies Two linear parks are proposed (Park Lots 846 and 847) and provide informal recreation opportunities for walking and cycling.
Local recreation park	A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small, grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.	N/A
Neighbourhood recreation park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	N/A
District recreation park	A large park that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. District	N/A

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	recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community.	
Major recreation park	A very large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a significant range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously by large groups of people.	N/A
Civic park	A small park within a neighbourhood, district or major centre. They provide landscape and amenity values and passive recreation opportunities for residents, workers and visitors to the centre. Civic parks provide spaces and facilities for social interaction and community events. A civic park may be more urban in nature, with hard surfaces and treatments in recognition of its setting and high activity levels.	N/A
District sports park	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities, and also provide some informal recreation activities and spaces for the immediate area and visitors to the park.	N/A
Regional sports park	A very large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several sporting organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces for the immediate area and visitors to the park.	N/A
Rates of provision, size and accessibility		
Requirement		Compliance / Comments

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The rates of provision and accessibility standards are shown in Table 2. The rates of provision for different park types are provided as ranges within overall specified standards of provision. For example, the required rate of provision for Local Parks is 1.3 hectares per thousand population - however there is flexibility as to how this overall allocation is distributed amongst the linear, local recreation and neighbourhood recreation parks that make up the total provision of local parks. This approach is intended to provide flexibility for park network planning to respond to local conditions.

NA
No response required

Table 2: Rates of provision, minimum area and accessibility requirements

Park Type	Rates of Provision		Minimum Area	Accessibility Requirements	Compliance / Comments
	Land (ha/1,000 popn)	No. of parks (popn)			
Local recreation park	0.0 - 0.2	NA	500m ²	NA	N/A
Neighbourhood recreation park (1)	0.5 - 1.1	1/1,000 - 1/1,500	5,000m ²	90 per cent of dwellings within 400m of a neighbourhood recreation park or other park providing equivalent informal recreation opportunities.	N/A
Local linear park (2), (3)	0.0 - 0.8	NA	NA	NA	N/A
Total local parks (4)	1.3	NA	NA	NA	N/A
District recreation park (5)	0.5 - 1.0	1/10 - 15,000	5 ha	90 per cent of dwellings within 2.5 km, must comply with location criteria in Table 3.	N/A
Major recreation park (6)	0.5 - 1.0	1/20,000 +	10 ha	Must comply with location	N/A

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				criteria in Table 3.	
Major linear park (3)	0.0 - 0.5	NA	NA	NA	Complies Rates of provision, number of parks and minimum area are addressed in the whole of site master plan.
Total district/major recreation parks	1.5	NA	NA	NA	N/A
Total recreation parks	2.8	NA	NA	NA	N/A
District sports park	0.75 - 1.2	1/10 - 20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3.	N/A
Major sports park	0.5 - 1.0	1/25,000 +	15 ha	Must comply with location criteria in Table 3.	N/A
Total sports parks	1.8	NA	NA	NA	N/A Refer whole of site master plan
Total parks	4.6	NA	NA	NA	N/A Refer whole of site master plan
Community land (7)	0.2	NA	NA	NA	N/A
Total parks and community land (8)	4.8	NA	NA	NA	N/A Refer whole of site master plan
Notes: (1) Includes allowance for civic parks in neighbourhood centres. (2) A local linear park is within or adjoining a predominantly residential neighbourhood. (3) The actual rate of provision 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 determining the contribution of linear parks to creditable park area.					

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(4) This is the base requirement of parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.

(5) Includes allowance for civic parks in district centres.

(6) Includes allowance for civic parks in regional/town centres.

(7) Refer to PDA Guideline 11: Community Facilities for more information.

(8) The total rate of provision for parks and community land is consistent with the maximum chargeable rate of provision set out in the Sustainable Planning Act 2009 Statutory Guideline 01/09.

Shape, frontage and location

Table 3: Area and dimensions

Park Type	Shape	Road Frontage	Location	Compliance / Comments
Linear park	Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints.	No specific requirements but paths should be located and designed to maximise passive surveillance opportunities.	Site specific.	Complies All linear parks comply with the minimum width requirements.
Local recreation park	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	Minimum 50 per cent of park perimeter to have road frontage.	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	N/A
Neighbourhood recreation park	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate	Minimum 50 per cent of park perimeter to have road frontage.	Central, accessible location within neighbourhood or adjacent to	N/A

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	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		linear park network.	
District recreation park	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	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from connector or higher order road, and by local public transport.	N/A
Major recreation park	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	Minimum 50 per cent of park perimeter to have road frontage.	Direct access from trunk connector or higher order road, and by frequent public transport.	N/A

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	maintenance purposes			
Civic park	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	Designed as an integral part of the centre in accordance with CPTED principles.	Integrated into centre, close to community facilities.	N/A
District sports park	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.	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by local public transport.	N/A
Major sports park	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	No specific requirements but must have highly visible and well-signed entrances.	Direct access from trunk connector or higher order road, and by frequent public transport.	N/A

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Parks planning and design principles				
	less than 25 metres for maintenance purposes.			

Designing parks as places for people	
Requirement	Compliance / Comments
All but the smallest parks should be designed to provide a variety of settings ranging from places for group activities and events to active play areas and places for quiet contemplation. This can be achieved by designing parks as a number of zones of different character with high activity uses grouped in convenient locations close to park access points. Parks that also focus on the interaction between different activity areas are more interesting places that can also be more convenient to park users. The interactions between different park users and activities create animation and interest, rather than a series of isolated events. Examples of simple activation synergies include: > Locating park shelters to overlook a playground or other active recreation space > Designing pathways to travel between activity nodes and lookouts to destination > Situating a large grassed area for active recreation next to areas of natural bushland and associated trails. For recreation parks it is important to achieve a balance between active and passive recreation spaces. Table 4 shows the minimum level of active recreation spaces that should be provided for each type of recreation park. Sports parks should also include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Complies The linear park has been designed with a mix of active and passive recreation opportunities which are commensurate with its intended role and function.

Table 4: Requirements for active recreation spaces		
Park Type	Active recreation spaces required	Compliance / Comments
Linear park	No specific requirement except must be provided with walking and cycling path.	Complies The linear parks will be designed to accommodate walking and cycling paths where possible, and if this cannot be provided within the road reserve.
Local recreation park	No specific requirement.	N/A
Neighbourhood recreation park	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	N/A

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District recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	N/A
Major recreation park	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	N/A

Slopes, batters and retaining walls

Item	Requirement	Compliance / Comments
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. Other park areas can have varied topography provided: > 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. *Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Will Comply Preliminary earthworks indicate that slope controls will be achieved within all park lots. This will be further addressed in the detailed design phase.
Batters	Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: > 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.	Will Comply Any earthworks to form batters will be further addressed in the detailed design phase.
Retaining walls	Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: > Maximum 900mm high > Designed by a structural engineer	N/A No retaining walls are proposed in open space.

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	> 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.	
Flood and Stormwater Management		
Requirements		Compliance / Comments
The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: > relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a "minor storm event" is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years), and > the minimum flood immunities shown in Table 5.		Complies Refer to the Stormwater Management Memo.
Table 5: Minimum flood immunities		
Park Type	Minimum flood immunity	Compliance / Comments
Recreation parks	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.	N/A
Sports parks	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.	N/A
Lakes and other permanent water bodies		
Requirement		Compliance / Comments

Parks planning and design principles

At its discretion the MEDQ may approve lakes and other permanent water bodies in parks provided they:

- > 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 purposes including by small boats
- > Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.

N/A

The maximum area of a permanent water body that can be counted towards the required area of park provision is:

- > Where the water quality standard supports secondary contact recreation - 50% of the water surface at normal fill level
- > Where the water quality standard does not support secondary contact recreation - the area between the edge of the water body at normal fill level and a line 5m in from the water edge.

N/A

Managing access

Requirement

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. For linear parks, controlled access points will need to be provided at regular intervals. 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.

Compliance / Comments

Will Comply

- Controlled access points, bollards and fencing will be further addressed in the detailed design phases as required.

Shade cover

Table 6: Provision of shade cover

Park type	Required shade provision *	Compliance / Comments
Recreation parks	> 50 per cent shading of walking and cycling paths > 50 per cent shading of formal seating	Will Comply Shade requirements will be addressed further during the detailed design phase.
Sports parks	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports	N/A

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	fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey etc fields.		
* Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.			
Embellishments			
Requirement			Compliance / Comments
Parks should be provided with appropriate facilities and embellishments to suit their intended roles and functions. Wherever practicable, embellishments should incorporate sustainable design elements such as drought tolerant landscaping, water re-use, renewable energy sources and recycled materials.			Will Comply Requirements will be addressed in further detail during the detailed design phase.
All parks should be provided with the following basic facilities: > Fencing/bollards > Seating > Taps and bubblers > Landscaping (including earthworks, turfing and revegetation as required).			Will Comply Requirements will be addressed in further detail during the detailed design phase.
Table 7 provides an indication of the standard embellishments normally associated with each park type. The numbers and locations of embellishments should reflect the size and function of the park. High maintenance embellishments such as shelter sheds, barbecues and play areas should be grouped to facilitate access and maintenance and to create nodes of high activity within the park.			Complies Refer Table 7 .
In addition to the standard embellishments, embellishments should be provided to respond to specific opportunities. Examples of such embellishments include viewing platforms, jetties and boat/canoe ramps.			Will Comply Requirements will be addressed in further detail during the detailed design phase.
Irrigation has not been included as a standard embellishment but should be provided, particularly for sports parks, wherever it is practicable to use non-potable water for irrigation purposes.			Will Comply Requirements will be addressed in further detail during the detailed design phase.
Table 7: Standard Embellishments			
Embellishment	Recreation parks	Sports parks	

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	Linear	Local	Neighbourhood	District	Major	Civic	District	Major	Compliance / Comments
Internal access road(s) (1)									Will Comply
Parking (cars)									
Parking (bicycles)									
Lighting	X								
Toilets									
Paths (pedestrian / cycle)	X								
Shade structures									
Table and seating – uncovered	X								
Table and seating – covered									
Barbecues									
Play areas/facilities									
Informal active recreation spaces									
Half-court, rebound wall or similar									
Sports fields (3)									
Spectator seating (2)									
Courts (3)									
Community events space									

Notes:

(1) Where required for internal access only.

(2) Spectator seating may be provided by grass mound where appropriate.

(3) Sports fields and courts should comply with accepted standards for the particular sport.

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Parks planning and design principles	
Engineering design and construction	
Requirement	Compliance / Comments
Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in PDA Guideline No. 13: Engineering Standards. Where a park is to be located adjacent to an existing watercourse a study of the watercourse geomorphology maybe required for the area immediately adjoining the proposed park and an area upstream and downstream of the site sufficient to determine the stability of the watercourse and its surrounds. The study shall also propose what site works are required to ensure the stability of the watercourse and therefore safeguard park embellishments. The study shall be undertaken by a suitable qualified geomorphologist.	Will Comply Engineering design and construction will be addressed in the and detailed design phase.