

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV-2026-YAR-4495  
Date: 17 July 2026



# YARRABILBA PRECINCT 9 MASTERPLAN

## LANDSCAPE DESIGN PACKAGE

014607 [ISSUE A]



Stockland





|          |     |      |            |             |    |
|----------|-----|------|------------|-------------|----|
| REVISION |     |      |            |             |    |
|          | [A] | DATE | 10/12/2025 | PREPARED BY | CI |
|          |     |      |            | APPROVED BY | 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

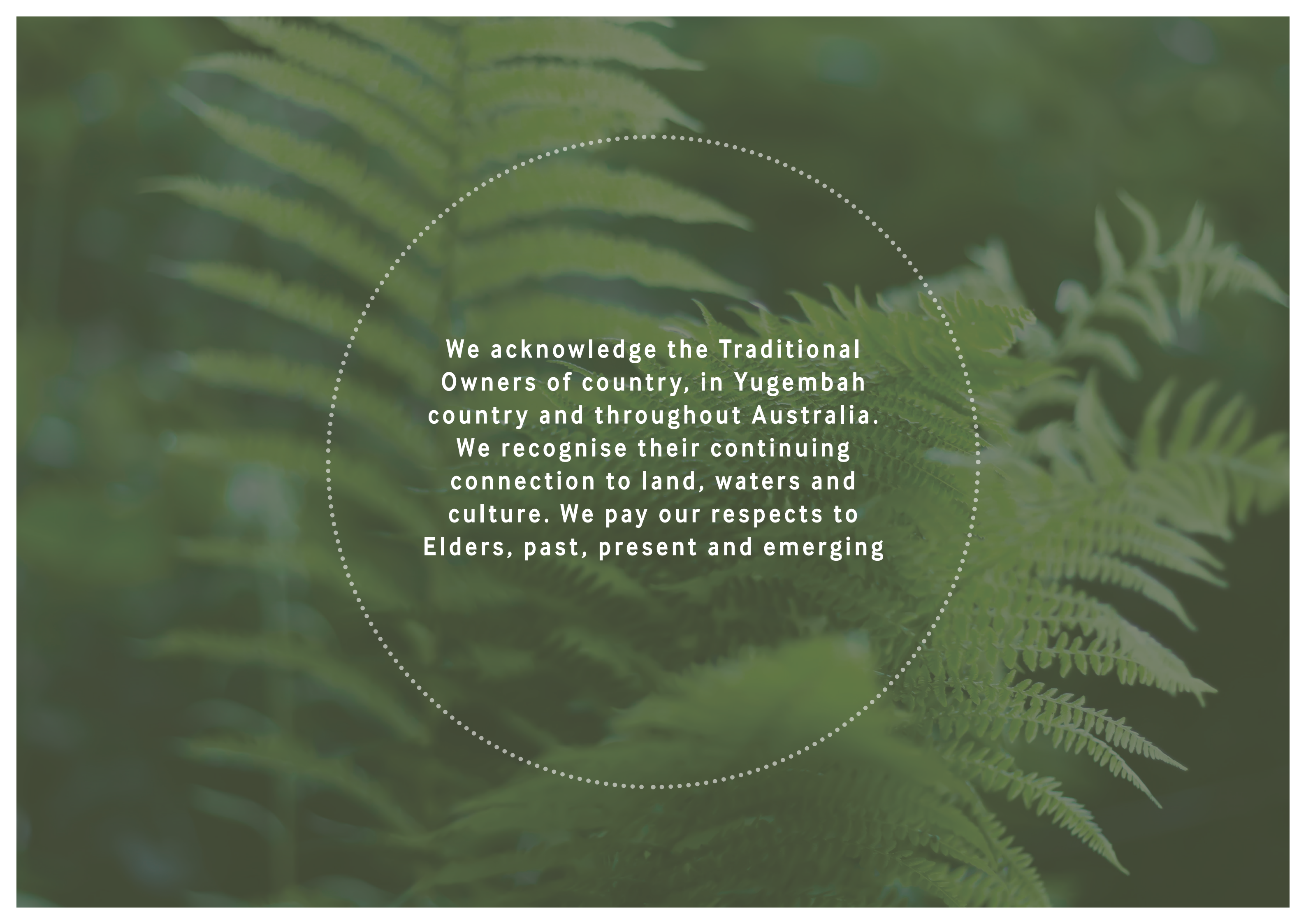
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We acknowledge the Traditional  
Owners of country, in Yugembah  
country and throughout Australia.  
We recognise their continuing  
connection to land, waters and  
culture. We pay our respects to  
Elders, past, present and emerging

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# 01

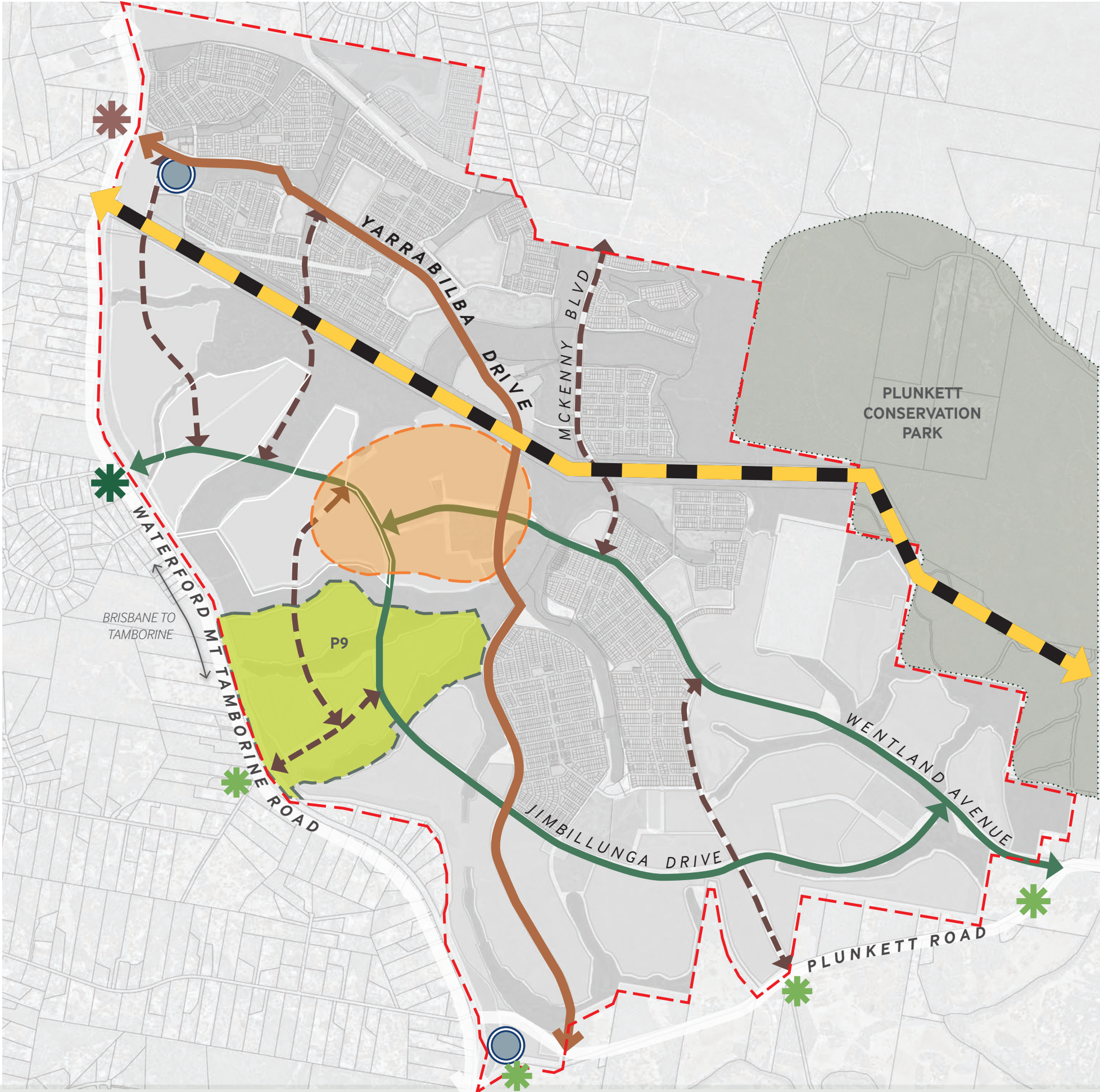
## SITE CONTEXT



# 1.1 SITE CONTEXT PLAN

## LEGEND

- Yarrabilba Site
- P9 Site
- Current Entry
- Future Entries
- 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 ACTIVE TRANSPORT

## LEGEND

- 2.5m shared pedestrian & cycle path.
- 3.0m principal bikepath.
- 1.5m pedestrian path.
- Future cycle link by others
- Acoustic Fence to lot boundary

- 1 Neighbourhood Recreation Park.
- 2 Open Space and Linear Park.
- 3 Local Recreation Park.
- 4 Bio-retention basins.
- 5 Future Community Facilities





# 1.3 MASTERPLAN SITE ANALYSIS

## LEGEND

-  View Corridor
-  Primary routes through precinct
-  Existing vegetated corridor
-  Basins
-  Primary parks
-  Openspace nodes
-  Key corners
-  Potential Future Primary entry
-  Secondary Entry
-  Acoustic Fence to lot boundary



1:5000 QA3





# 02

## DESIGN VISIONING



# LANDSCAPE VISION

**PRECINCT 9 RESTS BETWEEN VIBRANT CREEK CORRIDORS, CONNECTING LIVABLE SPACES TO THE TOWN CENTRE—AN URBAN TAPESTRY WEAVING NATURE, CONNECTIVITY, AND DYNAMIC COMMUNITY SPACES INTO A BOLD, SUSTAINABLE LANDSCAPE.**



# KEY OBJECTIVES.



## LIVEABILITY

Precinct 9 cultivates vibrant, diverse communities where urban energy meets thoughtful, balanced living in a thriving environment.



## CONNECTIVITY TO TOWN CENTRE

The more urban precinct breathes life into through its corridors into the heart and hub of Yarrabilbas Town Centre

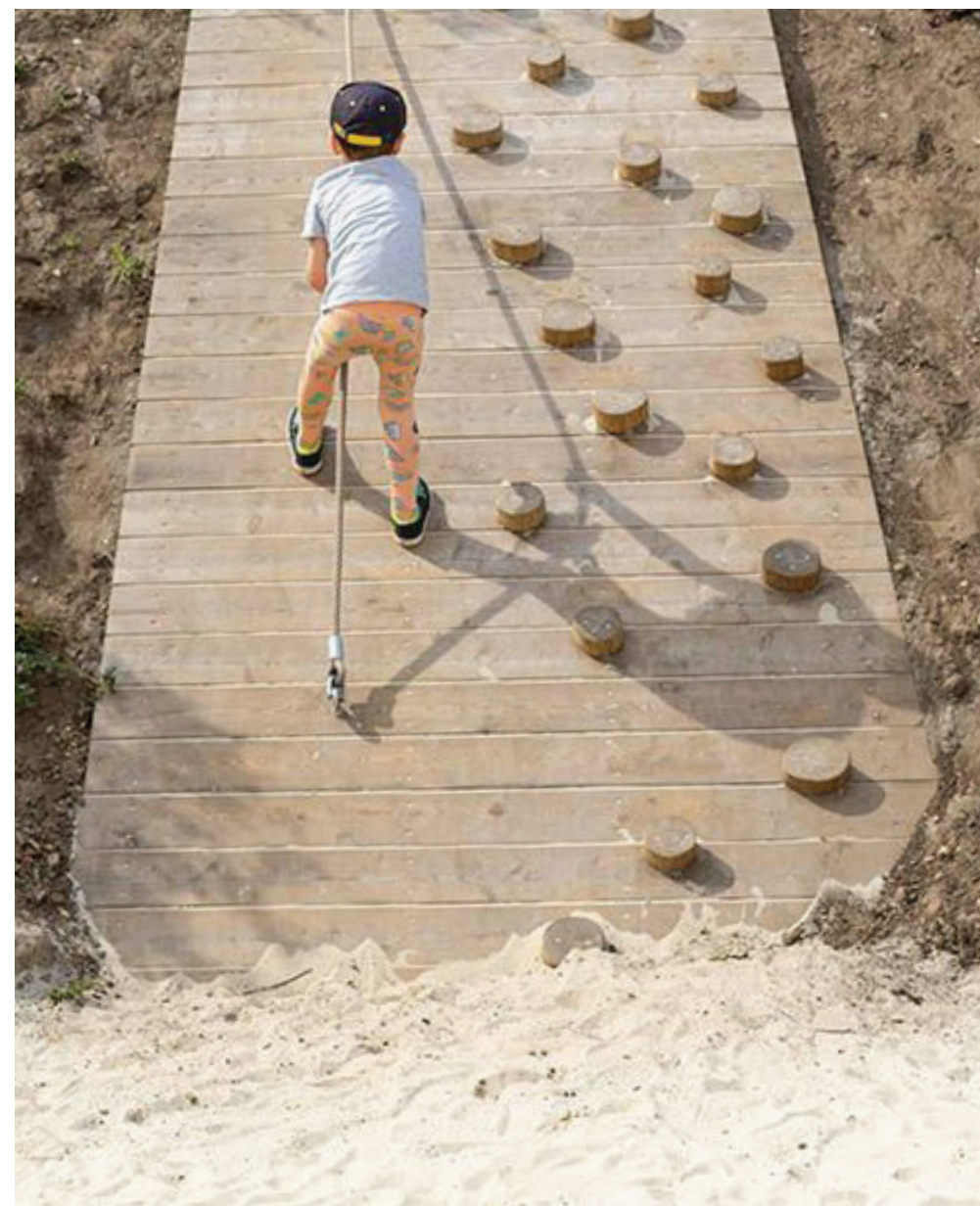


## SUSTAINABILITY

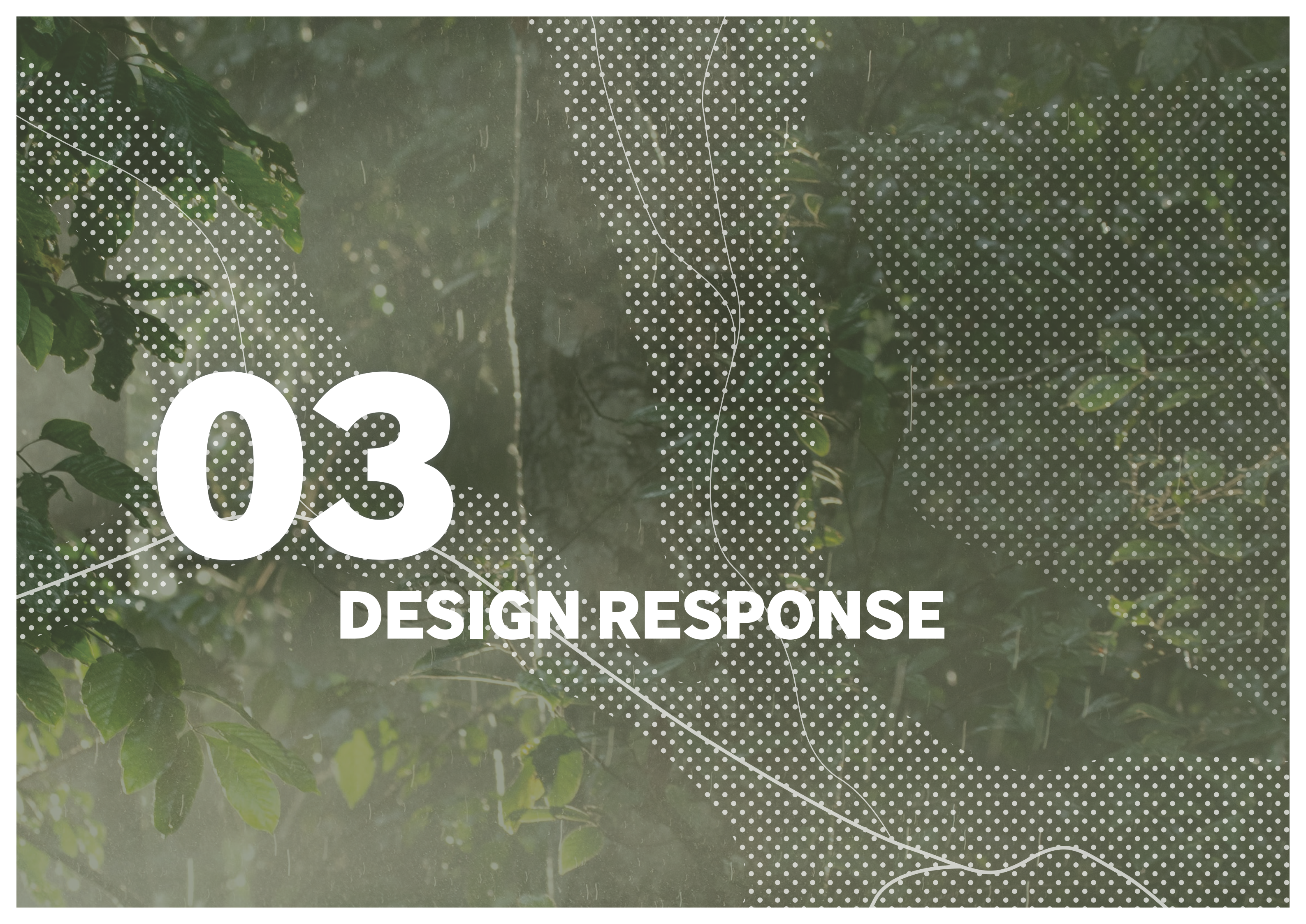
Urban framework nurtures a delicate ecosystem of people and Yarrabilba's natural heritage. Balancing the more urban living with the delicate environments that call Yarrabilba home



# 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
- 6 Primary School
- 7 Future ROL2 Precinct





# 3.2 ENTRY SEQUENCING

## LEGEND

-  Major green link with wide planted medians and continuous canopy coverage - Jimbillunga Drive
-  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 Future Entry statement - with signage and landmark function;
-  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 9.

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 - Urban play interlocked with apssive gardens and lookouts

  - Kickabout - yes
  - Play - yes
  - Court - Yes
  - Exercise - Yes

Other facilties to DSS requirement
- NRP

02

Focus - Link to Nature and active Adventure Play

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

To offset Court omission additional Exercise is proposed

  - Other facilties to DSS requirement
- LRP

P8

Focus - Nature Focussed, corridor connections.

  - Lawn
  - Planting Areas
  - Shade Trees and seating nodes

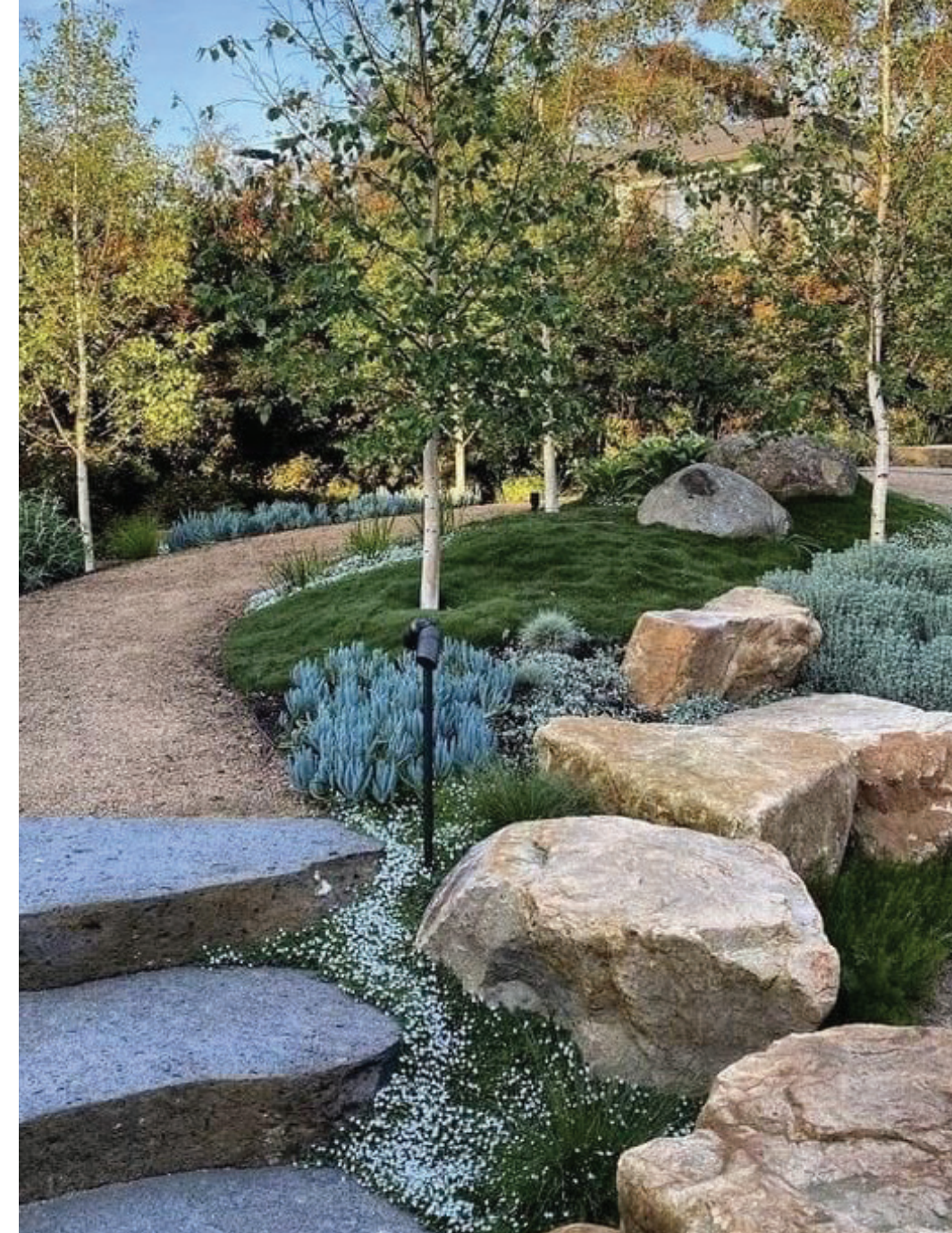




# NEIGHBOURHOOD PARK 1 VISION.

**AN URBAN PARK TAKE VISITORS ON  
A PROMENADE OF LOOKOUTS AND  
INTEGRATED PASSIVE GARDENS.  
CLIMBING STRUCTURES INVITE PLAY  
FOR ALL AGES, WHILE DISPERSED  
FITNESS NODES AND BIKEWAYS, LINK  
THE VIBRANT TOWN CENTRE WITH  
SURROUNDING SUBURBS,**







# 3.4 NEIGHBOURHOOD RECREATION PARK 01 - CONCEPT PLAN

**LEGEND**  
 Pedestrian network  
 Park access  
 Key views into park

 Play path  
 Southern Entry node  
 Play/Seating/Passive nodes

 Activity Multi use node  
 Eastern Entry node  
 Northern Entry node

 Planted batters  
 Main play area  
 Kick About 1:40 max

 Picnic/Lookout  
 Lawn  
 Terrace Lots with Park Frontage (letterbox interface)





# 3.5 NEIGHBOURHOOD RECREATION PARK 01 - CONCEPT PLAN



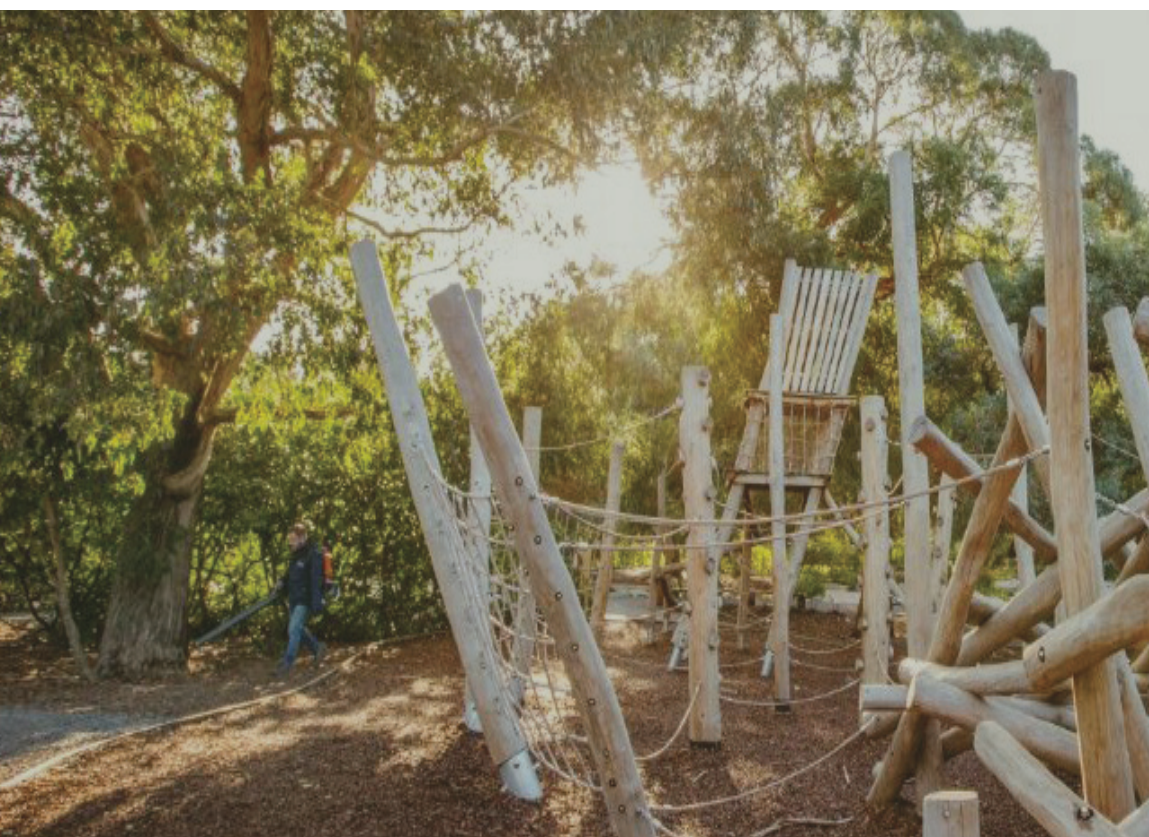


# NEIGHBOURHOOD PARK 2 VISION.

**A PARK GENTLY EMBRACING A  
CREEK SANCTUARY. SHOWCASING  
ENDANGERED BUTTERFLIES, ROCK-  
LINED PATHS AND ROPE TOWERS  
ALL SLIDING RIGHT INTO NATURE  
PLAY. LOOKOUTS POINTING TO THE  
WATER'S EDGE, OFFERING MOMENTS  
OF REFLECTION**



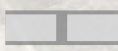
# PARK 2 CHARACTER





# 3.6 NEIGHBOURHOOD RECREATION PARK 01 - CONCEPT PLAN

## LEGEND

 Pedestrian network

 Park access

 Key views into park

 Overland flow

 Crossfit area

 Play node

 Lookout node

 Lookout node/Picnic Shelter

 Planted batters

 Retained trees

 Main play area

 Kick About

 Exercise lawn

 Passive picnic lawn

 Retained vegetation

 Dry creek bed/Nature play

 Bridge crossing

 Boulder retaining walls



1:500 @A3



# 3.7 NEIGHBOURHOOD RECREATION PARK 01 - CONCEPT PLAN

## LEGEND

- 1

Playground
- 2

Kick about area. max 1:40 crossfall and nominally 50x30m in dimension.
- 3

Secondary play node
- 4

Small picnic shelter and viewing platform
- 5

Path creating key connection through park and linking residents to the linear park and hike + bike trail.
- 6

Dry creek bed + Nature play
- 7

Potential maintenance access point.
- 8

PMT
- 9

Passive turfed recreation space. Max 1:6
- 10

Lookout entry
- 11

Feature signature tree planting
- 12

Retained vegetation
- 13

Cross fit node/Exercise lawns



1:500 @A3



# 04

## PLANTING STRATEGY



# 4.1 TREE HIERARCHY PLAN

## LEGEND

- JIMBILLUNGA DRIVE**  
FICUS hilli  
WATERHOUSEA floribundum  
AGATHIS robusta
- MAJOR ROAD**  
ARAUCARIA cunninghamii  
ANGOPHORA leiocarpa  
GREVILLEA robusta  
EUCALYPTUS spp
- TREE MIX A**

WATERHOUSEA floribundum

BACKHOUSIA citriodora  
BUCKINGHAMIA celsissima

EUCALYPTUS propinqua  
CORYMBIA citriodora
- URBAN VILLAGE**

TRISTANIOPSIS 'Luscious'  
XANTHOSTEMON chrysanthus

ELAEOCARPUS eumundi  
ELAEOCARPUS reticulatus 'Primadonna'

ANGOPHORA leiocarpa  
CORYMBIA citriodora
- TREE MIX B**

LOPHOSTEMON suaveolens  
TABEBUIA rosea

ELOCARPUS eumundi  
ELOCARPUS obovatus

EUCALYPTUS spp
- TREE MIX C**

GREVILLEA baileyana  
GLOCHIDION ferinandi

CORYMBIA citriodora

EUCALYPTUS spp  
AGATHIS robusta





# STREET TREE PLANTING PALETTE

## JIMBILLUNGA DRIVE



FICUS  
hillii



WATERHOUSIA  
floribunda



AGATHIS  
robusta

## TREE MIX A



WATERHOUSEA  
floribunda



BACKHOUSIA  
citriodora



BUCKINGHAMIA  
celcissima



ELAEOCARPUS  
reticulatus



CORYMBIA  
citriodora

## URBAN VILLAGE



TRISTANIOPSIS  
'Luscious'



XANTHOSTEMON  
chrysanthus



ELAEOCARPUS  
eumundi



ELAEOCARPUS  
reticulatus 'Primadonna'



ANGOPHORA  
leiocarpa



CORYMBIA  
citriodora



# STREET TREE PLANTING PALETTE

## TREE MIX B



LOPHOSTEMON  
suaveolens



TABEBUIA  
rosea



ELAEOCARPUS  
eumundi



ELAOCARPUS  
obovatus



EUCALYPTUS  
tereticornis



EUCALYPTUS  
propinqua

## TREE MIX C



GREVILLEA  
baileyana



GLOCHIDION  
ferdinandi



CORYMBIA  
citriodora



EUCALYPTUS  
tereticornis



EUCALYPTUS  
propinqua



AGATHIS  
robusta

## 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

|               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name: |                                            | YARRABILBA PRECINCT 9 -NEIGHBOURHOOD RECREATION PARK - 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PR:           |                                            | 014607-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Issue:        |                                            | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| No.           | Item                                       | EDQ_PDA GUIDELINE No. 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS                     | Stockland / RPS COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                        |
|               | Park planning and design standards         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| A             | Rates of provision, size and accessibility | 0.5 - 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><br>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.<br><u>Road frontage</u><br>Regular shaped 50% of park perimeter to have road frontage<br><u>Location</u><br>Central, accessible location within neighbourhood or adjacent to linear park network.                                                                                                                                                                                                                                                                                            | Complies with EDQ PDA No.12           | <u>Shape</u><br>Regular shape. The park width is 80m wide with the longer edge being higher than the shorter edge.<br><u>Road frontage</u><br>60% of the park is bounded by road.<br><u>Location</u><br>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). Inclusive of fitness nodes of at least 3.                                                                                                                                                                                                                                    |
| D             | Slopes, Batters and retaining walls        | <u>Slopes</u><br>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.<br><u>Batters</u><br>Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience)<br>Maximum gradient of planted batters: 1:3.<br><u>Retaining Walls</u><br>Maximum 900mm high<br>Designed by a structural engineer<br>Low maintenance (e.g. non painted rock or concrete or other inert material)<br>Make a positive contribution to the overall park design<br>Designed to ensure public safety.                                                                                                                                     | Patically complies with EDQ PDA No.12 | <u>Slopes</u><br>The park sits on a steep portion of the precinct and is made up of level platforms connected by compliant pathways. Any sloping landscape between these areas sits within 1:10 and 1:4 to make up more than 20% of the site.<br><u>Batters</u><br>All turf areas are at a max grade of 1:6 and all planted areas are at a max grade of 1:4<br><u>Retaining Walls</u><br>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.<br><br>Driveway access point is achievable if required.                                                                                                                                                                                                          |
| H             | Shade cover                                | 50 per cent shading of walking and cycling paths<br>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 top entry to park.                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4             | Lighting (Safety)                          | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Complies with EDQ PDA No.12           | Lighting is currently 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           | 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 with additional youth play element, multi-use court and kick-about (min. dimensions 50 x 30m).                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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

|               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                                                                                                                                                                                                                                                                                                                        |
|---------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name: |                                            | YARRABILBA PRECINCT 9 -NEIGHBOURHOOD RECREATION PARK - 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                                                                                                                                                                                                                                                                                                        |
| PR:           |                                            | 014607-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                                                                                                                                                                                                                                                                                                        |
| Issue:        |                                            | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                             |                                                                                                                                                                                                                                                                                                                        |
|               |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                                                                                                                                                                                                                                                                                                                        |
| No.           | Item                                       | EDQ_PDA GUIDELINE No. 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS           | Stockland / RPS COMMENTS                                                                                                                                                                                                                                                                                               |
|               | Park planning and design standards         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                                                                                                                                                                                                                                                                                                                        |
| A             | Rates of provision, size and accessibility | 0.5 - 1.1 ha/1000 popn. 5,000m2 min area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Complies with EDQ PDA No.12 | Area achieved = 6800m2 approx                                                                                                                                                                                                                                                                                          |
| B             | Shape, frontage and location               | <u>Shape</u><br>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.<br><u>Road frontage</u><br>Regular shaped 50% of park perimeter to have road frontage<br><u>Location</u><br>Central, accessible location within neighbourhood or adjacent to linear park network.                                                                                                                                                                                                                                                                                            | Complies with EDQ PDA No.12 | <u>Shape</u><br>Rectangular in shape with narrowest end approx. 40m wide<br><u>Road frontage</u><br>Over 40% of the park is bounded by road.<br><u>Location</u><br>Located on the edge of the neighbourhood amongst the connector corridors.                                                                           |
| 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, a kick-about (min. dimensions 50 x 30m). And a Crossfit intensive space. Note, Multi use court is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional Cross Fit activites will add to the value proposed. |
| D             | Slopes, Batters and retaining walls        | <u>Slopes</u><br>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.<br><u>Batters</u><br>Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience)<br>Maximum gradient of planted batters: 1:3.<br><u>Retaining Walls</u><br>Maximum 900mm high<br>Designed by a structural engineer<br>Low maintenance (e.g. non painted rock or concrete or other inert material)<br>Make a positive contribution to the overall park design<br>Designed to ensure public safety.                                                                                                                                     | Complies with EDQ PDA No.12 | <u>Slopes</u><br>Functional areas of 1:10 or greater are less than 20% of the park.<br><br><u>Batters</u><br>All turf areas are at a max grade of 1:6 and all planted areas are at a max grade of 1:4<br><br><u>Retaining Walls</u><br>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.<br><br>Driveway access point is achievable if required.                                                                                                 |
| H             | Shade cover                                | 50 per cent shading of walking and cycling paths<br>50 per cent shading of formal seating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Complies with EDQ PDA No.12 | Existing Trees and scrub will be retained, aongside shade trees to be 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 currently 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 and kick-about (min. dimensions 50 x 30m). Note, Multi use court is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional Cross Fit activites will add to the value 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 | NO Multi use court is not proposed to be provided in this park and will be provided elsewhere in the precinct, instead additional Cross Fit activites will add to the value proposed.                                                                                                                                  |
| 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 - LOCAL RECREATION PARK

|                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name:                      |                                            | YARRABILBA PRECINCT 9 - LOCAL RECREATION PARKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PR:                                |                                            | 014607-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Issue:                             |                                            | A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| No.                                | Item                                       | EDQ_PDA GUIDELINE No. 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | COMPLIANCE STATUS                  | Stockland / RPS COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Park planning and design standards |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| A                                  | Rates of provision, size and accessibility | 0.0 - 0.2 ha/1000 popn. 500m2 min area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies with EDQ PDA No.12        | Area achieved = 8900m2 approx <i>through 7 Parks across the Precinct</i>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| B                                  | Shape, frontage and location               | <u>Shape</u><br>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.<br><u>Road frontage</u><br>Regular shaped 50% of park perimeter to have road frontage<br><u>Location</u><br>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> : Small section of the parks that narrows in some cases. Landscape treatment to narrow sections are to be planted as an extension of the adjacent vegetated corridor.<br><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<br><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        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| D                                  | Slopes, Batters and retaining walls        | <u>Slopes</u><br>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.<br><u>Batters</u><br>Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience)<br>Maximum gradient of planted batters: 1:3.<br><u>Retaining Walls</u><br>Maximum 900mm high<br>Designed by a structural engineer<br>Low maintenance (e.g. non painted rock or concrete or other inert material)<br>Make a positive contribution to the overall park design<br>Designed to ensure public safety.                                                                                                                                     | Partly Complies with EDQ PDA No.12 | <u>Slopes</u><br>Local park areas steeper than 1:10 to retain the existing vegetation on site.<br><u>Batters</u><br>All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3<br><u>Retaining Walls</u><br>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.<br><br>Driveway access point is achievable if required.                                                                                                                                                                                                                                                                           |
| H                                  | Shade cover                                | 50 per cent shading of walking and cycling paths<br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



