PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1448

Date: 7 June 2024

Queensland Government

YARRABILBA PRECINCT 6-ROL2

LANDSCAPE DESIGN PACKAGE

150787-1 [ISSUE A]

lendlease

rps

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

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01

PRECINCT VISIONING

PRECINCT VISION.

CREATING A HIGHLY LEGIBLE AND COMMUNITY FOCUSED LANDSCAPED ENVIRONMENT

KEY OBJECTIVES.



STRENGTHEN CONNECTIONS TO YARRABILBA'S WALKING AND CYCLING NETWORK .

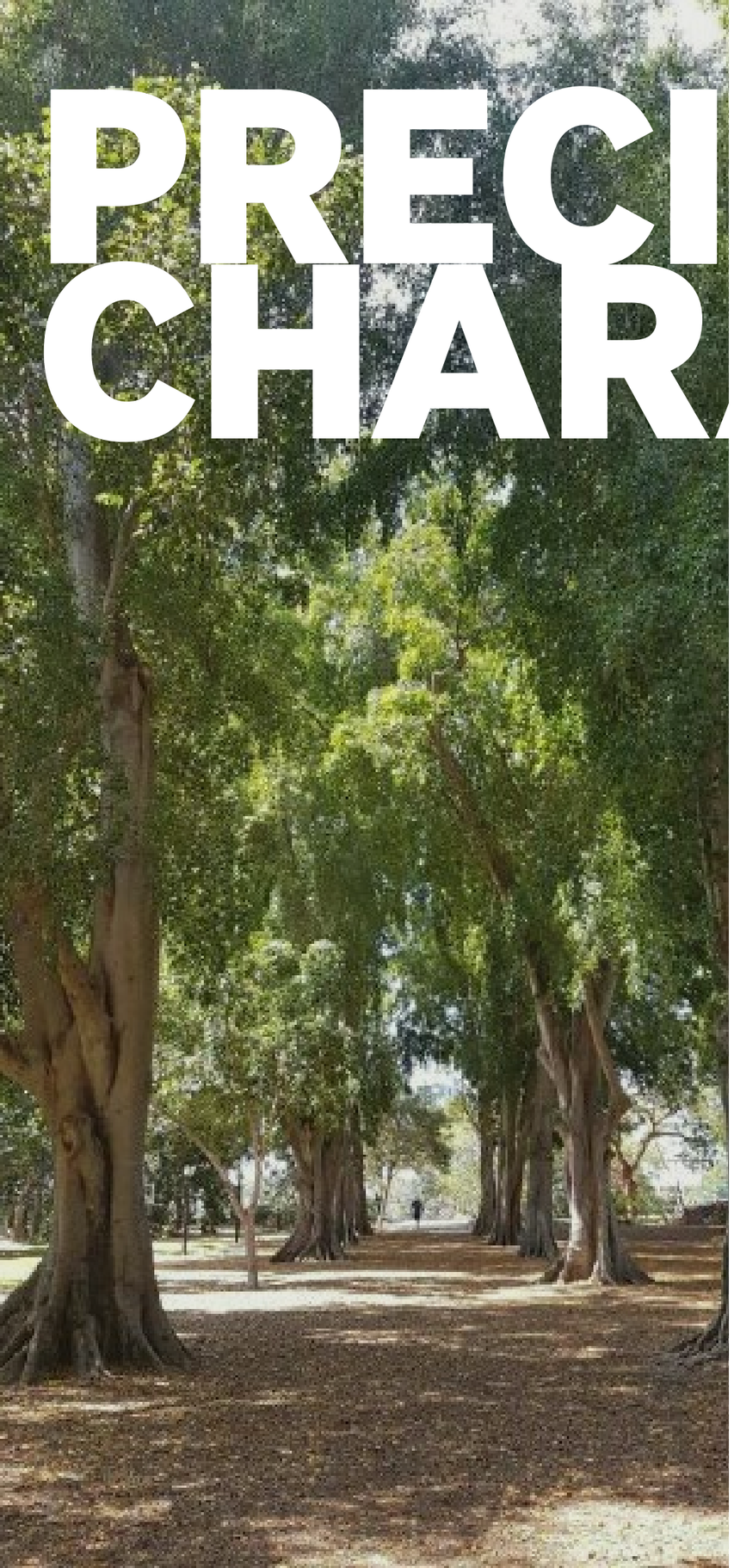


CREATE LEGIBLE, EASY AND INCLUSIVE PEDESTRIAN CONNECTIONS & PROVIDE PAUSE POINTS TO ENABLE COMMUNITY INTERACTIONS.



ENSURE SAFE ROUTES PROVIDING CLEAR SURVEILLANCE TO USERS.

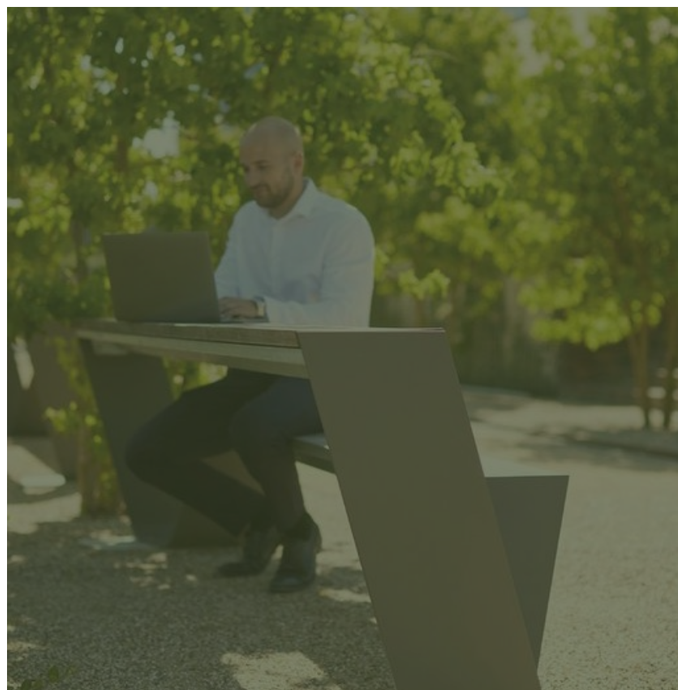
PRECINCT CHARACTER











02

PRECINCT MASTERPLAN

OVERALL MASTERPLAN

LEGEND

1. Neighbourhood recreation park.
2. Linear Park.
3. Future district sports park. (Subject to future development application)
4. Future major recreation park.
5. Bio-retention basins.

- 2.5m shared pedestrian & cycle path.
- 3.0m shared Hike & Bike path.
- 3.0m principal bikepath.
- 1.5m pedestrian path.
- Informal pedestrian connection.

1:8000 @A3



P6 CONCEPT PLAN

LEGEND

1. Neighbourhood Recreation Park.
2. Linear Park.
3. Potential entry statement with naming wall and feature planting.
4. Bio-retention basins.
5. Potential informal pedestrian connection between Precinct 4 and Precinct 6. Detail location to be defined during detail design.
6. Hike and Bike network connection users to the wider Yarrabilba. Embellishments include interpretive signs, seating, and exercise equipment.
7. Principal cycle path connecting to Town Centre, Major Recreation Park and north Yarrabilba neighbourhoods.
8. Local parks with large shade trees and or seating, feature planting and pathways.
9. Landscape treatment such as planting and bollards will be provided to restrict vehicular access.



1:5000 @A3

NEIGHBOURHOOD REC PARK VISION.

A HILL TOP PARK THAT ENCOURAGES SOCIAL CONNECTIONS OFFERING MULTIGENERATIONAL PLAY. IT IS A VISUAL LANDMARK WITH A FRAMED OUTLOOK.

KEY OBJECTIVES.

PROVIDING ACTIVE GREEN LINK BETWEEN LANDSCAPE AND RIPARIAN CORRIDOR.

STRENGTHENING WAYFINDING AND LEGIBILITY OF THE WIDER HIKE AND BIKE NETWORK.

CREATION OF AN INFORMAL INTIMATE PARK FOR THE LOCAL COMMUNITY.

HARNESSING THE LONG VIEWS FROM RIDGELINE INTO VEGETATED CORRIDORS

PARK 2 CHARACTER











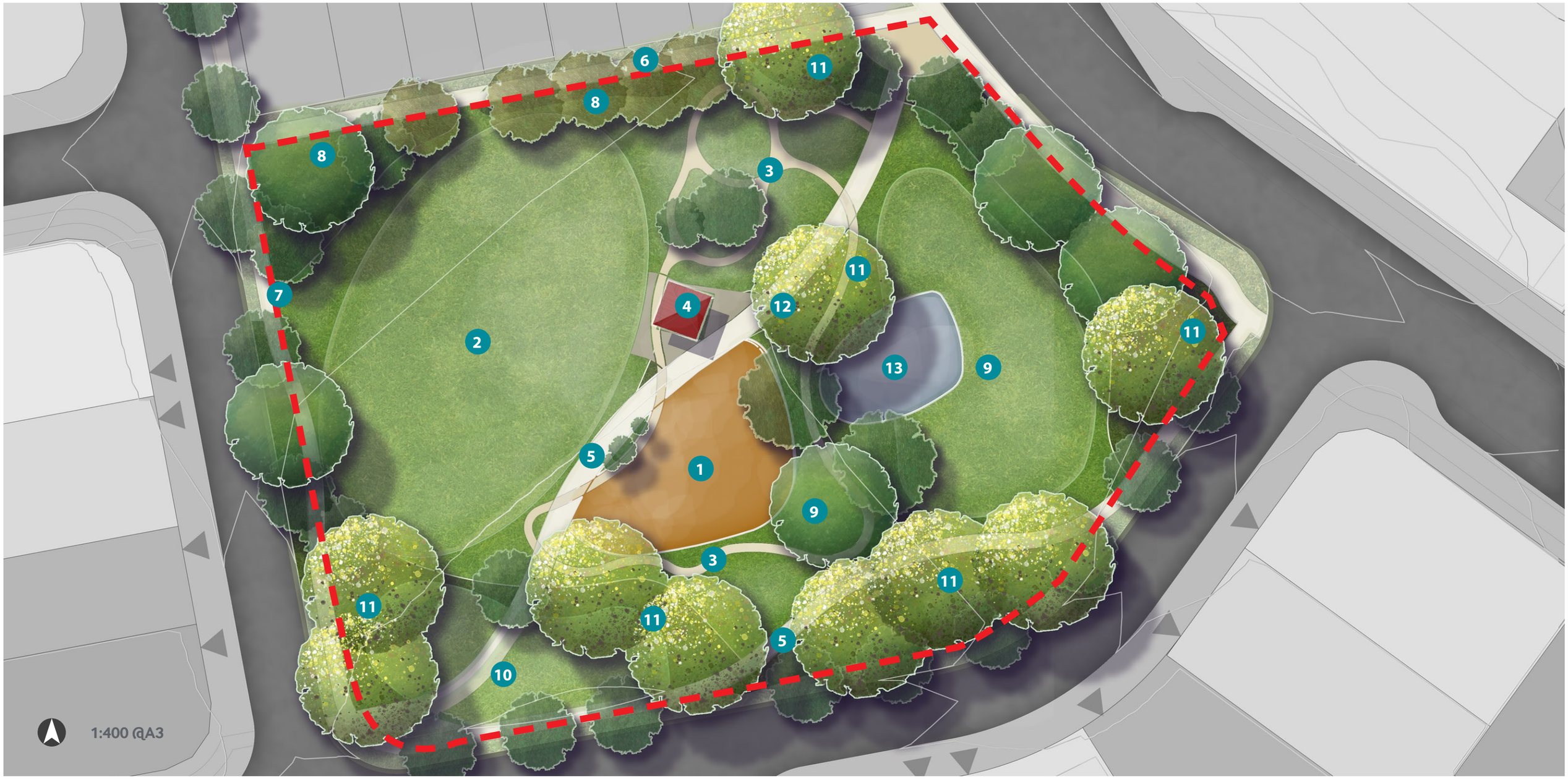
NEIGHBOURHOOD RECREATION PARK SITE ANALYSIS

1:400 @A3

LEGEND

- Connection to principal cycle route
- Connection to district sports park
- Key views into park
- Pedestrian connection through park
- Views from entry lawn under signature tree canopy
- Play element
- Dense low planting to maintain views into park and avoid pedestrian crossing
- Disperse planting to maintain open views to park
- Passive open spaces
- Playground
- Kick About
- Entry hilltop lawn
- Active Sports/ Court
- Junior scooter track
- Platform created to accommodate level change across site
- Low planting bater to acomodate level change to entry lawn

NEIGHBOURHOOD RECREATION PARK PLAN



LEGEND

1. Playground
2. Kick about area. max 1:40 crossfall and nominally 50x30m in dimension.
3. Junior scooter track.
4. Small picnic shelter.
5. Path creating key connection through park and linking residents to the linear park and hike + bike trail.
6. Lot access path.
7. Potential maintenance access point.
8. Buffer planting to lots.
9. Passive turfed recreation space.
10. Hilltop entry lawn passive recreation
11. Feature signature tree planting
12. Bike parking.
13. Multi-use space / practice basketball hoop to be confirmed with council during Detail Design

Note:

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

LINEAR PARK VISION.

PART OF A LARGER NETWORK THAT CONNECTS SPECIAL PLACES THROUGH A JOURNEY CELEBRATING SCIENIC AND ECOLOGICAL VALUES AND PROMOTING HELTH AND WELLBEING.

KEY OBJECTIVES.

CREATE LANDSCAPE NODES ALONG THE PATH PROVIDING REST SPOTS, OPPORTUNITIES TO ENGAGE WITH NATURE AND PROMOTE INFORMAL COMMUNITY INTERACTION.

STRENGTHENING WAYFINDING AND LEGIBILITY OF THE WIDER HIKE AND BIKE NETWORK.

ENSURE CLEAR SIGHTLINES TO ACTIVE NODES AND PATHWAYS.

CREATE A CONNECTION ACROSS THE CORRIDOR TO PRECINCT 4

LINEAR PARK CHARACTER









LINEAR PARK PLAN

LEGEND

1. Bio basins will be integrated into the existing vegetated corridor.
2. Hike + bike weaves its way along the edge of the linear park ensuring casual surveillance of the path.
3. 3m principle cycle path provides cycle priority link to north Yarrabilba Town Centre and the Major Recreation Park.
4. Potential informal path linking Precinct 4 and Precinct 6.
5. Revegetation batters.
6. Landscape nodes along Hike + Bike. Embellishment may include interpreative signs, seating, exercise stations and feature planting.
7. Existing vegetation - retained, protected and revegetated where required.



1:5000 @A3

DSS TABLE - NEIGHBOURHOOD RECREATION PARK

Project Name: YARRABILBA PRECINCT 6B NEIGHBOURHOOD RECREATION PARK_ROL-02
PR: 150787
Date: 19/12/2023
Issue: B

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.5 - 1.1 ha/1000 popn. 5,000m2 min area	Complies with EDQ PDA No.12	Yes-the total park area is approximately 0.525 Ha meets the min area
B	Shape, frontage and location	Shape Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes. Road frontage Regular shaped 50% of park perimeter to have road frontage Location Central, accessible location within neighbourhood or adjacent to linear park network.	Complies with EDQ PDA No.12	Shape The narrowest park width is 20m wide Road frontage Over 50% of the park is bounded by road. Location Centrally located within the precinct
C	Designing parks as places for people	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m).	Complies with EDQ PDA No.12	Yes- more than 3 activity nodes are provided including a kickabout space, playground, informal junior scooter track and other informal grassed areas The kick-about is approximately 1100m2 and 2 smaller grassed areas at 1000m2 total.
D	Slopes, Batters and retaining walls	Slopes 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. Batters Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) Maximum gradient of planted batters: 1:3. Retaining Walls Maximum 900mm high Designed by a structural engineer Low maintenance (e.g. non painted rock or concrete or other inert material) Make a positive contribution to the overall park design Designed to ensure public safety.	Complies with EDQ PDA No.12	Slopes Functional areas of 1:10 or greater are less than 20% of the park. Batters All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 Retaining Walls 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 will be provided at the perimeter of the park. Vehicles will be excluded from the park using a combination of trees, boulders and bollards and lock rails. Driveway access point is achievable if required.
H	Shade cover	50 per cent shading of walking and cycling paths 50 per cent shading of formal seating	Complies with EDQ PDA No.12	Shade trees are planted to the edge of paths and seating areas achieving a min 50% shade cover
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	Complies with EDQ PDA No.12	local street parking is achievable
3	Parking (bicycles)	Yes	Complies with EDQ PDA No.12	Located near playground and kick a bout area
4	Lighting (Safety)	Yes	Complies with EDQ PDA No.13	Lighting to park is achievable if required
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	Yes	Complies with EDQ PDA No.12	yes, pedestrian pathways to and around the play space and kickabout.
7	Shade structures	Yes	Complies with EDQ PDA No.12	Yes - shade structure over playground are proposed
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	Yes 3no. Formal bench seating and additional informal boulder seating edges.
9	Table and seating -covered	yes	Complies with EDQ PDA No.12	Yes one loacted adjacent play space
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	Yes	Complies with EDQ PDA No.12	Yes, approximately 300m2.
12	Informal active recreation spaces	yes	Complies with EDQ PDA No.12	Yes multiple grassed areas, planted nodes and seating areas are allowed for
13	Half- court, rebound wall or similar	Yes	Complies with EDQ PDA No.13	Yes, Multi-use space / practice basketball hoop to be confirmed with council during Detail Design
14	Sports fields	EDQ no requirement	N/A	N/A
15	Spectator seating area	EDQ no requirement	N/A	N/A
16	Courts	EDQ no requirement	N/A	N/A
17	Community Events Space	EDQ no requirement	N/A	N/A

DSS TABLE - LINEAR PARK

Project Name: YARRABILBA PRECINCT 6B Linear PARK_ROL-02
PR: 150787
Date: 15/09/2023
Issue: A

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.0 - 0.2 ha/1000 popn. 500m2 min area	Complies with EDQ PDA No.12	Yes-the total park area is approximately 4 Ha
B	Shape, frontage and location	Shape Preferred minimum width of 15 metres, may be reduced to 10m for short distances to respond to physical constraints. Road frontage No specific requirements but paths should be located and designed to maximise passive surveillance opportunities. Location Site specific.	Complies with EDQ PDA No.12	Shape The narrowest park width is 40m wide Road frontage Over 50% of the park is bounded by road. Location Centrally located within the precinct
C	Designing parks as places for people	No specific requirement except must be provided with walking and cycling path.	Complies with EDQ PDA No.12	Yes- 3m wide hike + bike weaves its way along the edge of the linear park ensuring casual surveillance of the path and offering ocasional activity nodes and resting areas.
D	Slopes, Batters and retaining walls	Slopes 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. Batters Wherever possible natural topography should be retained, rather than creating batters or retaining walls that are relatively expensive to build and maintain. Batters within areas that contribute to flood and stormwater management are to comply with the standards for flood and stormwater management set out in this guideline. In all other circumstances, batters are to meet the following requirements: Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) Maximum gradient of planted batters: 1:3. Retaining Walls Maximum 900mm high Designed by a structural engineer Low maintenance (e.g. non painted rock or concrete or other inert material) Make a positive contribution to the overall park design Designed to ensure public safety.	Complies with EDQ PDA No.12	Slopes Functional areas of 1:10 or greater are less than 20% of the park. Batters All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 Retaining Walls There are no walls proposed over 900mm
E	Flood and stormwater management	The MEDQ encourages the integration of flood and stormwater management practices into parks. These aspects of park design are required to achieve: relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a "minor storm event" is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years),	Complies with EDQ PDA No.12	There are no specification requirements for flood and stormwater management in Linear Parks. However, all stormwater management devises have been integrated into the park and comply with the best industry standards and the documents as stated. All bio basins and sediment ponds are highly visible, have safety ledges, are designed to maintain water quality and minimise ongoing maintenances costs .
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. For linear parks, controlled access points will need to be provided at regular intervals.Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate. Otherwise parks should be designed to prevent illegal access by motor vehicles from external streets, internal streets and parking areas. Where necessary this should include the provision of low maintenance, transparent fencing or bollards.	Complies with EDQ PDA No.12	A controlled access point will be provided at the perimeter of the park. Vehicles will be excluded from the park using a combination of trees, boulders and bollards and lock rails.
H	Shade cover	50 per cent shading of walking and cycling paths 50 per cent shading of formal seating	Complies with EDQ PDA No.12	Shade trees are planted to the edge of paths and seating areas achieving a min 50% shade cover
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	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)	Yes	Complies with EDQ PDA No.12	yes, a 3m wide Hike and Bike path is provided along the length of park. A formal 2.5m path connection across the corridor linking pedestrians with Precinct 4 has been proposed..
7	Shade structures	EDQ no requirement	N/A	N/A
8	Table and seating -uncovered	Yes	Complies with EDQ PDA No.12	Yes. seating is proposed at key locations along the length of the hike and bike path
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	Yes	Exercise stations are proposed at landscape nodes along the length of the Hike and Bike path
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

DSS TABLE - LOCAL PARK

Project Name: **YARRABILBA PRECINCT 6B Local PARK_ROL-02**
PR: 150787-1
Date: 15/09/2023
Issue: A

No.	Item	EDQ_PDA GUIDELINE No. 12	COMPLIANCE STATUS	LendLease / RPS COMMENTS
	Park planning and design standards			
A	Rates of provision, size and accessibility	0.0 - 0.2 ha/1000 popn. 500m2 min area	Complies with EDQ PDA No.12	Minimum area achieved. North East park = 900m2 approx Central park = 1000m2 approx South East park = 1100m2 approx
B	Shape, frontage and location	Shape Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes. Road frontage Regular shaped 50% of park perimeter to have road frontage Location Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare).	Complies with EDQ PDA No.12	Shape: Narrowest part of the park is 15m wide Road Frontage: regular in shape and has less then 50% road frontage Location: located adjacent terrace lots and a linear park
C	Designing parks as places for people	No specific requirements	Complies with EDQ PDA No.12	N/A
D	Slopes, Batters and retaining walls	Slopes 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. Batters Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience) Maximum gradient of planted batters: 1:3. Retaining Walls Maximum 900mm high Designed by a structural engineer Low maintenance (e.g. non painted rock or concrete or other inert material) Make a positive contribution to the overall park design Designed to ensure public safety.	Partly Complies with EDQ PDA No.12	Slopes Less than 20% of the local park area is steeper than 1:10. Batters All turf areas are at a max grade of 1:4 and all planted areas are at a max grade of 1:3 Retaining Walls 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 area of the parks 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 will be provided at the perimeter of the park. Vehicles will be excluded from the park using a combination of trees, boulders and bollards and lock rails. Driveway access point is achievable if required.
H	Shade cover	50 per cent shading of walking and cycling paths 50 per cent shading of formal seating	Complies with EDQ PDA No.12	Shade trees are planted to the edge of paths and seating areas achieving a min 50% shade cover where bushfire buffer requirments allow
	Standard Embellishments			
1	Internal Access Road	EDQ no requirement	N/A	N/A
2	Parking (cars)	EDQ no requirement	N/A	N/A
3	Parking (bicycles)	EDQ no requirement	N/A	N/A
4	Lighting (Safety)	EDQ no requirement	N/A	N/A
5	Toilets	EDQ no requirement	N/A	N/A
6	Paths (pedestrian/cycle)	EDQ no requirement	N/A	N/A
7	Shade structures	EDQ no requirement	N/A	N/A
8	Table and seating -uncovered	EDQ no requirement	N/A	N/A
9	Table and seating -covered	EDQ no requirement	N/A	N/A
10	BBQ	EDQ no requirement	N/A	N/A
11	Play areas/facilities	EDQ no requirement	N/A	N/A
12	Informal active recreation spaces	EDQ no requirement	N/A	N/A
13	Half- court, rebound wall or similar	EDQ no requirement	N/A	N/A
14	Sports fields	EDQ no requirement	N/A	N/A
15	Spectator seating area	EDQ no requirement	N/A	N/A
16	Courts	EDQ no requirement	N/A	N/A
17	Community Events Space	EDQ no requirement	N/A	N/A