9.3.17 Park planning and design code

9.3.17.1 Application

1. This code applies to assessing a material change of use or reconfiguring a lot involving the creation of a park if assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), a neighbourhood plan (section 5.9) or reconfiguring a lot (section 5.6).
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This code is to be read in conjunction with the Local government infrastructure plan, which includes requirements in relation to the intended location and park type of proposed parks and includes the desired standard of service that specifies the size of the park, and the embellishment standards for the public park network.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

* crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
* design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
* park standards, guidance is provided in the Infrastructure design planning scheme policy;
* the selection of planting species, guidance is provided in the Planting species planning scheme policy;
* structure planning, guidance is provided in the Structure planning planning scheme policy;
* car parking rates and layout, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

9.3.17.2 Purpose

1. The purpose of the Park planning and design code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
3. Development ensures that the layout, configuration and location of a new park enhances the Greenspace system by meeting community needs, contributing quality assets to the Council’s park network and integrating with regional green space in surrounding local government areas.
4. Development of a park is located, designed and managed to facilitate safe community access and use while providing physical breaks and buffers within the urban footprint.
5. Development of a park is embellished to a level and quality appropriate to its intended function (based on park type) and level of use (based on park hierarchy) so that it can be maintained through routine Council maintenance regimes.
6. Development of a park incorporates visual, cultural and biodiversity values on the site.
7. Development ensures that parks are embellished in a manner consistent with the park type and zone precinct.
8. Development creates opportunities for multiple uses of park facilities and activity spaces and provides flexibility in design to cater for changing community needs.
9. Development integrates environmental sustainability into park planning, design and construction, and reinforces Brisbane's subtropical landscape.

9.3.17.3 Performance outcomes and acceptable outcomes

Table 9.3.17.3—Performance outcomes and acceptable outcomes

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| Performance outcomes | Acceptable outcomes |
| PO1  Development ensures that the park is provided and developed:   1. to maximise recreational, visual, cultural, biodiversity, health and wellbeing values; 2. to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use; 3. to meet the requirements of intended users; 4. in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks; 5. to contribute positively to Brisbane’s natural and built form and legibility; 6. to protect and enhance visual and physical connections to the Brisbane River and waterways.   Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning scheme policy for a description of park types in the Brisbane park classification system. | AO1.1  Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning planning scheme policy and the Local government infrastructure plan.  Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.  Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services. |
| AO1.2  Development ensures that the width of any park is not less than 10m at any point. |
| AO1.3  Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features. |
| PO2  Development ensures that the park is transferred into the Council’s ownership. | AO2  Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement. |
| PO3  Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance. | AO3  Development ensures that for the park:   1. activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements; 2. fields for ball sports have a gradient in the range of 1V:70H to 1V:100H; 3. the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H. |
| PO4  Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors. | AO4  Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway, arterial road, suburban road or primary freight route. |
| PO5  Development ensures that:   1. the park is well located, well connected and permeable; 2. access to and within the park is safe and convenient, irrespective of the mode of transport used; 3. the park is accessible for people of differing abilities. | AO5.1  Development ensures that paths provided within the park are sited to enable links to other components of the public open space system or local destinations. |
| AO5.2  Development ensures that vehicular access provided within the park does not conflict with non-vehicular circulation or impact on the park’s open space values. |
| AO5.3  Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways, arterial roads, the railway network, public transport corridors, rivers or city-wide waterway corridors. |
| AO5.4  Development ensures that the park:   1. is located within close proximity to bus routes and bus stops at park frontages; 2. is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles; 3. has adequate street frontage to cater for on-street car parking; 4. has adequate off-street car parking for district and metropolitan parks.   Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout. |
| AO5.5  Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities. |
| PO6  Development ensures that:   1. public utilities and infrastructure is provided for park-related purposes as required; 2. easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform.   Notes—   * The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority. * The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome. | AO6.1  Development ensures that sewer and electricity connections are provided to district and metropolitan parks. |
| AO6.2  Development ensures that water connections are provided to at least one point within the park and to all development boundaries. |
| AO6.3  Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure. |
| AO6.4  Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development. |
| PO7  Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council. | AO7  Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register. |
| PO8  Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge.  Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome. | AO8.1  Development ensures that the park does not contain major stormwater components, including high-velocity overland flow paths, detention basins or other stormwater storage areas. |
| AO8.2  Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes.  Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome. |
| PO9  Development ensures that water bodies located in the park contribute to the recreation and other values of open space. | AO9  Development ensures that the park does not contain dams or lakes. |
| PO10  Development ensures that the park:   1. enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art; 2. protects scenic assets and views to important landscapes; 3. contributes positively to the legibility of the local area. | AO10  Development ensures that the design of the park:   1. protects and enhances significant views and vistas of Brisbane’s important landscapes; 2. provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points 3. screens areas of poor visual quality; 4. capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments; 5. ensures park furniture and facilities contribute to high visual quality and have consistent character; 6. incorporates public art to reflect local cultural values and park context in district and metropolitan parks.   Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision. |
| PO11  Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised. | AO11.1  Development ensures that the park is designed to retain existing vegetation and topographic features.  Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features. |
| AO11.2  Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy. |
| AO11.3  Development ensures that the park does not contain retaining walls that are built to the boundary of the site. |
| AO11.4  Development ensures that the park contains retaining walls only under the following circumstances:   1. to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or 2. where pathways with low gradients are required, for example, to provide an accessible path of travel; or 3. where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or 4. where space is limited and planted embankments are not a reasonable alternative; or 5. following the approval of a submitted landscape concept plan.   Note—The Infrastructure design planning scheme policy provides more detail on design standards. |
| PO12  Development ensures that visitor comfort in the park is maximised. | AO12.1  Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths. |
| AO12.2  Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces.  Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards. |
| PO13  Development ensures that the park is embellished to:   1. provide a diversity of recreational experiences; 2. ensure that park assets can be maintained over time; 3. be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events; 4. provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities. | AO13.1  Development ensures that park embellishments in a non-trunk park are provided in compliance with the Park code.  Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan. |
| AO13.2  Development ensures that park embellishments in parks that form part of the public park network are provided in compliance with standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy. |
| PO14  Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines. | AO14.1  Development ensures that the landscape works and improvements in the park are designed to:   1. discourage graffiti on walls, for example, retaining walls and acoustic barrier fences; 2. break up large areas of hard landscaping, for example, car parks; 3. add visual interest and structure to extensive open areas; 4. create new spaces, nodes or buffers within the open space; 5. provide screening along site boundaries; 6. enhance areas of retained vegetation; 7. polish run-off from roads and car parks.   Notes—   * The preparation of a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome. * The Infrastructure design planning scheme policy and Planting species planning scheme policy provides more detail on design standards. |
| AO14.2  Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council’s maintenance schedule.  Notes—   * Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome. * The Infrastructure design planning scheme policy provides more detail on management and maintenance standards. |
| PO15  Development ensures that environmental sustainability is promoted in the planning and design of the park. | AO15  Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as:   1. use of local products and materials in the creation of the park; 2. use of recycled, recyclable and durable materials; 3. waste minimisation; 4. use of renewable energy sources including solar energy; 5. water conservation and re-use, including incorporation of rainwater tanks and rainwater use; 6. park maintenance requiring low resource demands. |
| PO16  Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design. | AO16.1  Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by:   1. facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas; 2. defining different park uses through design and restricting access from park into adjoining private properties; 3. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and use of active frontages; 4. ensuring key activity areas such as car parks, pathways, public toilets and communal areas are well lit; 5. including way-finding cues; 6. minimising predictable routes and entrapment locations near key activity areas such as car parks, public toilets, ATMs and communal areas.   Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy. |
| AO16.2  Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities.  Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards. |
| AO16.3  Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities.  Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards. |
| PO17  Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection. | AO17  Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by:   1. denying access to a potential canvas through access control techniques; 2. reducing potential canvases through canvas reduction techniques; 3. selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed.   Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy. |
| PO18  Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council. | AO18  Development ensures that the park is maintained by the developer during the on-maintenance phase, that is, the period following the installation of all park landscaping and infrastructure and while the park is publicly accessible and useable, to ensure it is functioning as planned and is safe to access and use.  Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards. |