

IMPLEMENTATION GUIDELINE NO. 27

In accordance with Council resolution on 29 May 2025, this implementation guideline ceases to have effect from 1 July 2025



Guidance on Recreation Range and Opportunity Outcomes Arising from Embellishment of Public Parks

Date of Council Resolution

This guideline was originally adopted by Council on 13 November 2012 and took effect on 19 November 2012, in accordance with section 2.3(2) of the Planning Scheme. The guideline was amended by Council on 27 March 2018 and took effect 23 April 2018.

Purpose of the Guideline

The purpose of this implementation guideline is to assist with the implementation of the planning scheme by clarifying how the flexible application of parkland embellishments may be used to achieve an appropriate diversity in the range of recreational opportunities whilst meeting the Desired Standards of Service (DSS), cost and operational considerations applicable to the provision of Public Parks.

The primary focus of these guidelines is therefore to provide additional guidance on the flexible application of the DSS for Public Parks included in Part 13—Local Government Infrastructure Plan (LGIP) and the acceptable alternatives to the embellishments set out in the “Recreation Range and Opportunity” outcomes as outlined in the supporting extrinsic material (LGIP extrinsic material).

The guideline articulates the embellishment objectives for various park types (settings and levels), states the desired standard of service (DSS) and provides alternative ways in which those objectives might be achieved.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Scope of these Guidelines

The guideline does not replace the DSS specified in the LGIP and should be read in conjunction with both the LGIP and LGIP extrinsic material.

The outcomes expressed under “Open Space and Links” and “Ancillary Site Works” included in the LGIP extrinsic material deal with land quality and landscape issues rather than embellishment, and are not covered by these guidelines.

Approval of Alternative Solutions

Approval for the use of alternative solutions is solely at the discretion of Council. Early consultation with Council is encouraged where alternative solutions for the embellishment of parks is proposed, so that early information exchange is facilitated about the appropriateness or otherwise of the proposed alternative solution.

In determining whether the alternative solutions are acceptable consideration will be given to the Guiding Principles for variations to standards of service in the LGIP and LGIP extrinsic material, the provisions of this Implementation Guideline, the facts and circumstances of the proposal and the site characteristics and setting.

Special Circumstances

Notwithstanding the actual provisions contained in this Guideline, care should be exercised in its application in order to consider:-

- the specific impacts on individual cases, including adjoining lands; and
- whether non-compliance, by a marginal amount, with a specific numerical standard would affect the overall intent of the Guideline.

General Principles

(a) Overall Outcomes for Recreation

The Desired Standards of Service for Public Parks Infrastructure are included in the LGIP extrinsic material and determines the type and extent of works required to serve the community's sport and recreation needs provided for in public parks.

Alternative embellishments should be consistent with maintaining the parks function relative to its level and setting as set out in the LGIP and provide a comparable level of service to the DSS indicated in the LGIP.

The LGIP specifies a range of DSS that should be achieved as a minimum in each park level and setting.



Alternative approaches should not result in a park developed to a standard which creates a maintenance cost burden on the community greater than that resulting from standard solutions detailed in the DSS.

Proposals to implement an alternative solution must demonstrate that the lifecycle cost of the alternative (e.g. annual maintenance and periodic replacement cost) is equal to or less than that of the standard solution. In addition they must meet the performance criteria detailed in this guideline and generally deliver the intended outcome in terms of recreation opportunities for future users of the park.

(b) Changing Community Needs and Recreational Opportunity

Parks embellishment should be viewed in the context of the communities who will use the park. The needs of the community should be taken into account at the time the park is established. Additionally, as surrounding communities evolve and new trends in activities emerge, the demands for specific types of equipment and the function of parks will likely change over time.

When providing new parks the catchment being served and what embellishments are appropriate for that catchment should be considered. For example; in new communities where the proportion of families with young children is high, the dominant demand for local parks is likely to include play spaces for children. As the children in the community age, the demand will change from playgrounds to more active facilities such as skate parks or half courts.

Similarly for parks serving larger or more diverse catchments there needs to be consideration of the mix of demands within that catchment and ensuring that embellishment provides a broad range of opportunities for all users.

Changes to residential density (particularly the introduction of smaller lots and attached housing) may also warrant a review of park embellishments.

(c) Cost of Embellishment and Offsets

The cost of embellishment (to meet the DSS) has been determined in the LGIP and LGIP extrinsic material setting the maximum offset value for embellishment of a park.

The adoption of an alternative approach to park embellishments does not entitle a developer to any additional credits for their contributed infrastructure above that identified in the LGIP and LGIP extrinsic material and allowed by the Ipswich Adopted Infrastructure Charges Resolution.

If a developer in embellishing a park expends an amount above that specified as the total for the specific type of park **they are not entitled** to recover that excess from Council nor is an offset applicable (for that excess) against existing or future developments and infrastructure charge liabilities.

Additionally, a developer is not entitled to offset the excess against the embellishment of another park. Each park must be embellished to an equivalent DSS to that as specified in LGIP to ensure equity of park provision across the community.

(d) Parkland Groupings

Parkland grouping allows for a number of parks to be provided instead of one (1) single park in certain circumstances. For example, where topography and available land size does not allow for a park to be provided in a single location or where accessibility to a single park from its catchment e.g. a local recreation park is restricted by features such as a major road, railway line or creek.

In providing a park as a parkland grouping, the overall DSS of the single park must be met. It must be demonstrated that accessibility by residents in the catchment is not reduced, and facilities provided are shared across the grouping to provide the overall level of service in aggregate, not duplicate embellishments. The calculation of the offset for embellishment and land dedication for a parkland grouping will be on the basis of the single park that the grouping provides in aggregate [refer to Principle (c) Cost of Embellishments and Offsets above].



(e) Amenity Impacts

The potential amenity impacts of certain park embellishments on both nearby residents and other park users is an important consideration in determining the overall suitability, design and location of such embellishments. These embellishments may involve installations which are likely to generate noise or after hours activities and may include off leash dog areas, rebound walls or courts, skate bowls or jump parks.



Therefore adjoining uses, location and design factors are important considerations in determining whether such embellishments are appropriate for individual parks and access to some of these facilities may need to be restricted after hours.

Guidelines

1 Sports Parks

(a) Purpose of Sports Parks (Sportsgrounds and Courts)

Sports Parks are provided at local and city wide levels. They have a primary purpose to provide for organised sport and physical activity and as such have a high degree of organisation and are required to cater for sports uses ranging from junior team training to major competitive events.

(b) Overall Objectives

(i) **City Wide Sports Parks** should be developed as multi-use sporting precincts or specific 'headquarter sports' grounds and with the infrastructure capable of supporting at a minimum, regional level or higher competition.

(ii) **Local Sports Parks** should be developed as sporting areas servicing local clubs for training, normally for a particular club or clubs (in some instances they may also be used for headquarter sports) and may provide for competitive use.

(c) Secondary Objectives

Sports Parks should also provide outdoor recreation opportunities for visitors to the park and surrounding residents including:

- Opportunities for informal physical activity and exercise.
- Play opportunities for children.
- Contribution to local amenity.

NOTE 1

For more information on the purpose of sporting parks see the LGIP extrinsic material.

(d) Standard Field and Court Layouts - City Wide Sports Parks

The DSS describes the following provision to be made for City Wide sporting fields and courts:

- 4 x rectangular fields 132m x 82m capable of providing an overlay for 2 cricket ovals 70m radius centre of pitch (lit to 250 lux) or 1 premier field or oval (AFL size 173m x 143m) including training field (lit to 250 lux).

- For at least one citywide facility in each district to incorporate an athletics track around the perimeter of field or oval.
- 8 x multipurpose courts (concrete with sports surfacing over). Provided with associated infrastructure including: perimeter or inter court fencing, nets or goal posts, line marking, lighting to 250 lux.
- 1 x Double Practice Wicket (netted).

(e) Standard Field and Court Layouts - Local Sports Park

The following provision for local sports parks is required in the DSS:

- 2 x rectangular fields 132m x 82m capable of providing 1 cricket oval overlay 70m radius centre of pitch (lit to 250 lux).
- 4 x multipurpose courts (concrete with sports surfacing over). Associated infrastructure: perimeter or inter court fencing, nets or goal posts, line marking, lighting to 250 lux).

(f) Performance Outcome - Field and Court Layouts

The overall performance outcome required is described below. Alternative solutions that meet the relevant performance outcomes may be considered by Council:

(i) **City Wide Sports Parks**

- Provision of a minimum of 8 Ha of formal sporting field playing surface (rectangular and/or oval) and developed sports courts as part of the larger park area. A minimum of 8 courts providing for tennis, netball, volleyball or basketball in mixed or multi-purpose format
- Provision of facilities to practice skills (informally or formally) appropriate to the sports provided within the Sports Park.
- A configuration that allows for multiple use across summer and winter seasons.
- Lighting of playing surfaces to 250 lux.

(ii) **Local Sports Parks**

- Provision of a minimum of 2.4 Ha of formal sporting field playing surface and a minimum of 4 sports courts.
- A configuration that allows for multiple use across summer and winter seasons.
- Lighting of playing surfaces to 250 lux.

NOTE 2

In considering alternative solutions for field and court layouts Council will have regard to the following documents:-

- (a) Sports Dimensions for Playing Areas (Australian Sports Commission 1998); and
- (b) Sports Dimension Guide for Playing Areas (Department of Sport and Recreation Western Australia).

(g) Example Alternative Solutions for City Wide Sports Parks Field and Court Layouts

- A single area developed with a combination of senior fields and ovals to provide a minimum area of 8 Ha formal playing surface, and a combination of netball, tennis and basketball (or other outdoor court sports) provided so as to ensure a minimum of 8 courts.
- Council may allow all fields to be rectangular format or Oval format if the proposed City Wide Sports Park is providing a headquarters/ regional facility for a particular code and will accommodate both winter and summer use.
- Development of a “precinct” of grouped smaller sports parks/fields in close proximity which provide the same field and court outcomes may be considered where land availability or topography make provision of a single area very difficult or impossible. This approach will only be considered if the “precinct” or group has all elements within easy walking distance (generally up to approximately 200 m), is planned in an integrated way that keeps similar codes (e.g. rectangular field users) together and minimises any repetition of ancillary infrastructure (eg. clubhouse, toilets, canteens).
- Alternative playing surfaces (such as synthetic materials) for both field sport and court sports may be considered where availability of suitable land is very limited and use of artificial/ alternative playing surfaces will provide for high intensity multi-use in highly accessible locations.
- Practice facilities may include a range of elements and are not restricted to cricket practice nets. For example: rebound walls for tennis or football (soccer); half courts or other features such as outdoor exercise equipment may all be acceptable provided they are appropriate to the sport provided on the site.

(h) Example Alternative Solutions for Local Sports Parks

- A combination of senior fields and ovals to provide a minimum of 2 fields catering to at least 2 codes, plus the provision of sports courts as described below.
- Provision of a combination of synthetic and turf fields (e.g. to service hockey or soccer), plus the provision of sports courts as described below.
- 1 small oval and 1 large oval field with a rectangular field internal, plus the provision of sports courts as described below.
- 1 senior rectangular field inside a grass running track of 400m, plus the provision of sports courts as described below.
- The combination of courts can include 4 or more single purpose courts if the park is to provide a “home” for a particular sport.
- Alternative playing surfaces for both field sport and court sports may be considered where availability of suitable land is limited and use of artificial/ alternative playing surfaces can deliver good multi-use and highly accessible opportunities.
- Local Sports Parks may be delivered using a “precinct” approach which groups two sites in close proximity with one providing for field sports and the other providing for court sports. This will be considered where land availability or topography make provision of a single area very difficult or impossible. The two sites must be within easy walking distance (generally up to approximately 200 m) and ideally would share a common street. The precinct should be planned in an integrated way.

(i) Other Requirements for Alternative Solutions

- All fields should be North South orientation (unless some are designated for night use only or are for training purposes only).
- All courts should be north south orientation (unless provided as covered courts).
- Layout must consider adjacent land uses and minimise noise or light impacts.
- Any alternative surfacing proposals must be approved by Council and be demonstrated to have positive benefit on cost of maintenance and user numbers.



(j) Developing Fields and Courts on Sloping Land and Smaller Sites

In some cases Council may consider the use of sloping blocks or smaller sites (e.g. sites smaller than 5 Ha) for Local Sports Parks in existing urban areas.

The development of such land for local sports parks will only be acceptable where it is demonstrated that no other suitable land is available that complies with the LGIP and LGIP extrinsic material, and Council approves the alternative solution.

Solutions which use these less than optimal sites will also only be considered if:

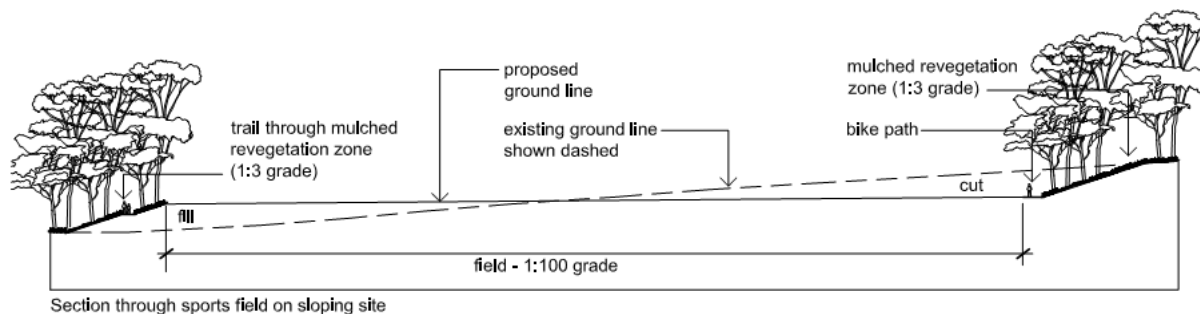
- A minimum of at least one full size field complemented by hard court space and

smaller "field space" for training use is provided.

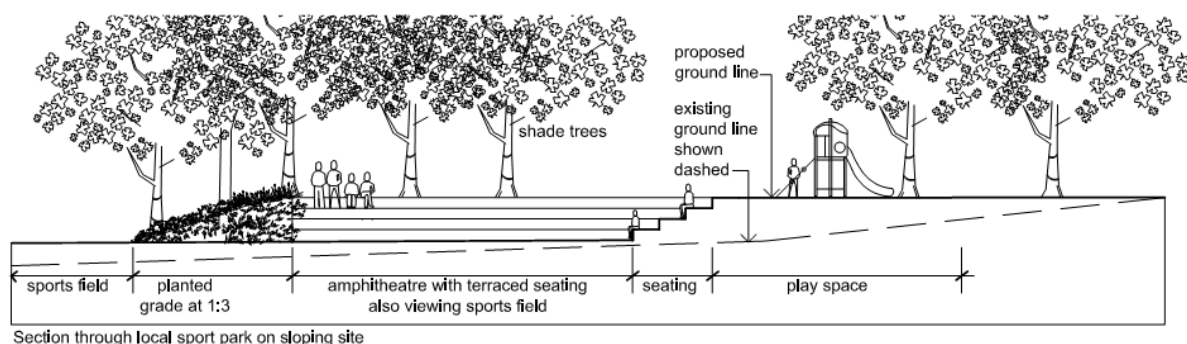
- Amenities and parking can be easily accessed from the main use area.
- Grassed batters are less than 1:6 and can be maintained by machinery, or retaining walls are provided with adequate user safety considerations.
- Mulched vegetated embankments are no greater than 1:3 slope.
- Overland stormwater flows pose no risk to facilities or increased risk of erosion on batters or playing areas.

Figure 1: - Example approaches to Local Sports Park developed on a sloping block.

A



B



(k) Standard Requirements for User Facility Provision in Sports Parks

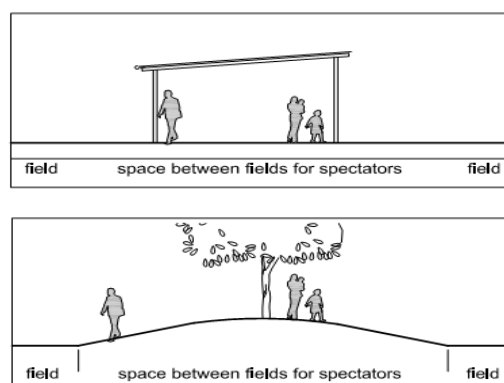
(i) The DSS requires that the following user facilities are provided in **City Wide Sports Parks**:

- Spectator Facilities- Adjacent to the main field, oval or court, provide a pavilion or earth bank/ tiered seating (shaded by trees or structure).

- A club house (painted/coloured block construction with custom orb roof, including: two change rooms, first aid room, referee room, meeting room, canteen, store room and public amenities incorporating 5 x cubicles (unisex and disabled) each with toilet and washbasin).

- 1 x Freestanding Public Amenities Building incorporating 5 x cubicles (unisex and disabled) each with toilet and wash basin.
- (ii) For **Local Sports Parks** the DSS requires:
- Spectator Facilities- Shade trees of approved species planted around the perimeter of fields or courts.
 - A club house (painted/coloured block construction with custom orb roof, including: two change rooms, first aid room, meeting room, canteen, store room and public amenities incorporating 5 x cubicles (unisex and disabled) each with toilet and washbasin).
- (l) Performance Outcomes For Provision of User Facilities
- The overall performance outcomes required for City Wide and Local Sports Parks are described below. Alternative solutions that meet the performance outcomes may be considered by Council:
- Provision of shaded spectator facilities to service main (competition) fields and courts.
 - Provision of change and toilet facilities for competitors as well as meeting and storage space for resident clubs or community groups to use.
 - Provision of public toilets to service visitors to the park and spectators.
- (m) Example Alternative Solutions for Provision of User Facilities
- (i) **Shaded Spectator Facilities**
- Multiple small built structures providing clear views of the main playing areas (refer to Figure 2).
 - A series of raised mounds planted with shade trees or sloping areas or terraces providing shade from trees and views of competition areas (refer to Figure 2).
- (ii) **Club and Player Facilities**
- Provision of change and toilet facilities to service competitors and officials, plus a shared (multi-use) meeting, storage and general use space(s) which can also provide officials or first aid rooms during competition, provided as a separate building to the change and toilet facilities.
- An integrated “Amenities Hub” providing for toilets, change, meeting, kiosk/canteen and other spaces in a single building.
- (iii) **Public Toilets**
- In City Wide Sports Parks a freestanding public amenities block as prescribed in the DSS must be provided and should be located to service informal recreation areas as well as sporting areas.
- (n) Other Requirements for Alternative Solutions for User Facility Provision
- All buildings must comply with relevant building codes and regulations.
 - Sufficient spectator shade should be provided to ensure that there is at least 40m² per field and 25m² per court.
 - Built shade solutions should be low maintenance and consistent with any applicable Council design or style guidelines.
 - Location of player and spectator amenities must be central to playing fields and courts and designed for multiple users.

Figure 2: - Possible Shade Treatments for Sports Parks.



- (o) Provision of Playspace and Activity Spaces
- The provision of spaces for play and active recreation are complementary objectives for sporting parks. These provide additional value to local residents and visiting users and allow for efficient multiple use of public parks.
- (i) **Standard Requirements for Playspace Provision**
- The DSS describes the following Standard Requirements for City Wide and Local Sports Parks:

- 1 x Play space (nominal size: 20 x 15m) on either a flat (1:50 maximum grade) or terraced site incorporating: a range of play equipment for children aged 2 – 12; shade structure and soft-fall.
- (ii) Performance Outcome for Playspace Provision
- The overall performance outcome for provision of play space and active recreation opportunities is:
- Provision of safe space or spaces for active recreation, appropriate to the community that will be using the park and complementary to the active recreation opportunities provided by sport facilities.
- (iii) Example Alternative Solutions for Playspace Provision are:

- Numerous play events provided in close location to each other with shade, soft fall and appropriate landscape elements.
- Activity sites combining play and adventure (such as an adventure playground).
- A combination of playspace and outdoor recreation or active recreation elements such as an informal BMX track, climbing walls, exercise equipment catering to both 2-12 year olds and older youth.
- Play sculpture and interactive landscapes.

(iv) Other Requirements for Alternative Solutions

- For sports parks it is considered that the provision of sporting and practice facilities provides for adult and older youth activity and therefore play opportunities appropriate to children between the ages of 2-12 is preferred.
- Must comply with all relevant Australian Standards (including AS 4685:2004 and AS/NZS 4422:1996).
- All play equipment should be shaded with natural shade (preferred) or structures.
- High visibility of play areas from the surrounding park space to enable carers a clear view and encourage casual surveillance is a requirement of all solutions.

- Play spaces or elements should generally not be located adjacent to high volume vehicle traffic areas or public roads, unless there is no other feasible alternative and the play space is appropriately fenced.

Figure 3: - Playspace Node with Active Recreation Elements in Sports Park

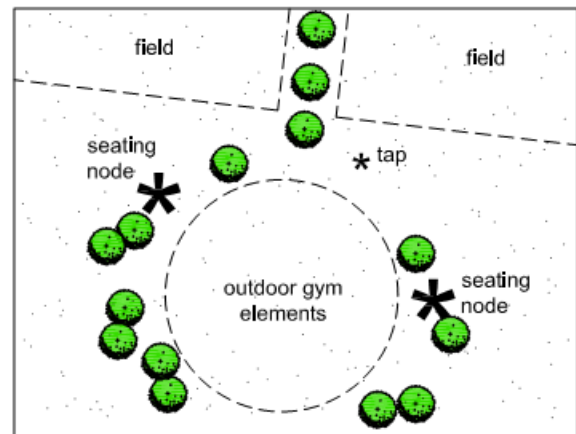
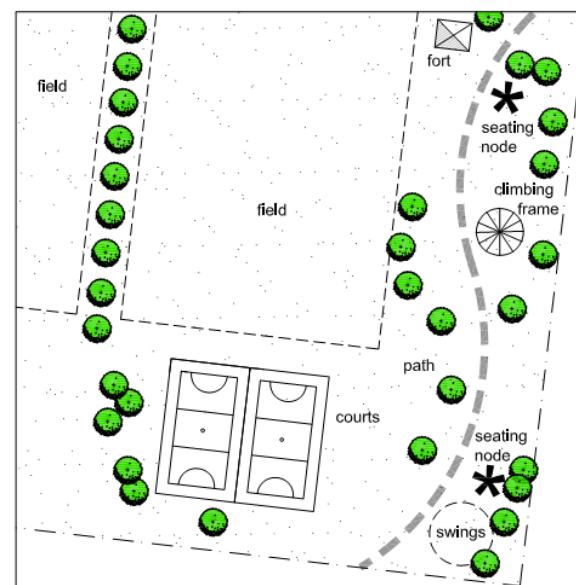


Figure 4: - Dispersed Play Events in Landscaped Corridor in Sports Park



(p) Provision of Concessionary Areas

To allow for the hosting of events and providing discretionary services to larger numbers of people the provision of "concessionary areas" within City Wide Sports Parks is desirable.

(i) Standard Requirements for Concessionary Areas

The DSS requires:

- 3 x paved concessionary areas (nominal size each area: 5m x 8m) adjacent to internal roads in close proximity to activity areas or as extension to car park.

(ii) Performance Outcome for Concessionary Areas

- Provision of formal space to accommodate temporary use by catering vans or similar "concessionaires".

(iii) Example Alternative Solutions

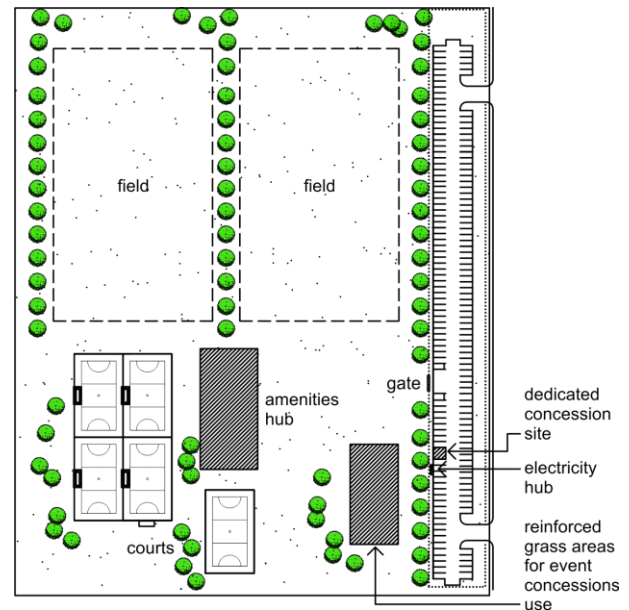
Alternative solutions that may be considered by Council include:

- Alternative hardening treatments such as sub soil reinforcement instead of paving/ roadway.
- A basic kiosk or kitchen space provided as part of an amenities hub available for casual hire by food / product vendors during sports events.
- Identifying dedicated spaces within or close to the car park which can be reserved for concession uses.

(iv) Constraints on Alternative Solutions

- Power and water should be available within 10m of any concessionary site.
- Sites should allow for safe user access without conflict with vehicles.
- Where provided in a car park they do not detrimentally affect the safe operation and function of the car park and required levels of parking are maintained.

Figure 5: - Concession Sites using Car Park Space or Reinforced Grass Area



Note: Car park design is indicative only. Design of off street car parking is to be in accordance with AS2890.1.

2. Recreation Parks and Waterside Parks

(a) Purpose of Recreation and Waterside Parks

Recreation parks are provided at local, district and city wide levels while Waterside Parks are provided at city wide and district levels.

Recreation and waterside parks provide public open space which allows for outdoor recreation and leisure and provide opportunities for play, social gathering, picnics, physical activity, recreational exercise, and enjoyment of green space and natural environments.

Provision of both types of parks at the planned hierarchies also assists in Council's objective to ensure a diversity of park settings and experiences are provided for the community.

(b) Overall Objectives

(i) **City Wide Recreation Parks**

Provide for a diverse range of activities and users from across the city. Opportunities and facilities should support extended stays in the park of ½ a day or longer and multiple groups should be catered for.

(ii) **City Wide Waterside Parks**

Provide major park destinations which have as their primary feature access to a river or a major water body.



(iii) **District Recreation Parks**

Provide a large park area catering to users from several neighbourhoods and offering opportunities for informal recreation including: active recreation, picnicking, gatherings and small community events.

(iv) **District Waterside Parks**

Provide district level parks opportunities with the primary landscape feature being the Brisbane or Bremer Rivers.

(v) **Local Recreation Parks**

Provide an area for outdoor recreation servicing a local neighbourhood.

(c) **Secondary Objectives**

Recreation and Waterside Parks typically provide for a broad range of opportunities and outcomes including:

- Opportunities for informal physical activity and exercise.
- Creating a significant social space for community celebration.
- Provide active recreation opportunities, particularly for young people.
- Establish local identity and create a landscape aesthetic which generates a sense of place.
- Protect or assist in the protection of natural elements, natural waterways or features of cultural heritage significance.
- Provide developed destinations for residents to engage in physical activity.
- Contribute to the diversity of park settings and outdoor recreation opportunities available to the community.

For more information on the purpose of recreation parks and waterside parks refer to the LGIP and LGIP extrinsic material.

(d) **Provision of Picnic and BBQ areas**

Provision of picnic and BBQ areas is an essential part of recreation and waterside parks. The level of provision varies with the hierarchy of the park (ie. city wide, district, local). The standard requirements are the same for both Recreation and Waterside Parks.

(i) **Standard Requirements for Picnic and BBQ areas in Recreation and Waterside Parks**

The DSS describes the following Standard Requirements:

For **City Wide Recreation and Waterside Parks**

- 12 x shaded picnic areas incorporating tables and bench seats ranging in size to accommodate both small (8 x 1 table and 2 bench seats) and large groups (4 x 4 tables and 8 bench seats). 50% of picnic facilities to be in close proximity to car-parking areas.
- 6 x BBQ areas (sheltered single BBQ only) with watering points (taps) located in close proximity to sheltered picnic areas.

For **District Recreation and Waterside Parks**

- 6 x shaded picnic areas incorporating tables and bench seats ranging in size to accommodate both small (4x 1 table and 2 bench seats) and large groups (2 x 4 tables and 8 bench seats). 50% of picnic facilities to be in close proximity to car-parking areas.
- 3 x BBQ areas (sheltered single BBQ only) with watering points (taps) located in close proximity to sheltered picnic areas.

For **Local Recreation Parks**

- 1 x shaded picnic area incorporating 1 table and 2 bench seats.

Note: provision of BBQs in local recreation parks is generally not supported by Council. Alternative provision for outdoor cooking benches may be considered in accordance with Clause (iv) below.

(ii) **Performance Outcome**

The following overall performance outcomes for both Waterside and Recreation Parks are:

- **City Wide and District Recreation and Waterside Parks** will provide picnic and BBQ areas (including tables, shelters, BBQs and water points) able to accommodate multiple small groups at one time and including some areas which can accommodate larger groups.
- **Local Recreation Parks** are designed for shorter stays and will provide for local users (family group or group of friends) to have picnics and socialise by providing a shaded table or similar facility.

(iii) Example Alternative Solutions for Recreation and Waterside Parks

Picnic and BBQ facilities may be provided in a number of ways with large central hubs or smaller dispersed nodes providing sufficient capacity relevant to the scale of the park.

Alternative approaches may include:

- A network of small picnic nodes and one or two large nodes comprised of a “BBQ station” and a grouping of tables/shelters.
- A mix of sites with some provided as shelters and tables only and others with BBQs.
- Provision of a specific area for larger groups and several small group areas serviced by separate BBQ hubs (BBQ hubs provide a central location for all BBQs and will have multiple hotplates).
- For **District Parks** a single “BBQ station” providing 3 or more hotplates rather than 3 standalone BBQs.
- For **Local Parks** a combination of platforms and seats using natural or built shade may be suitable.

(iv) Additional Provision for Outdoor Cooking

The provision of BBQ areas in the Standard Requirements in Citywide and District Recreation and Waterside Parks provides for access to outdoor cooking facilities across the City. Demand for outdoor cooking facilities can exceed the Standard Requirement at the Citywide or District Park level or arise in Local Recreation Parks which are a focal park or function as a key destination within a suburb or neighbourhood.

BBQs have associated ongoing costs relating to maintenance, cleaning and providing fuel. Many households now have portable self-contained cooking appliances such as gas rings and BBQs. The provision within a park of ‘cooking benches’ with resilient cleanable worktops can facilitate the use of portable cooking devices within a park.

Where demand can be demonstrated for additional outdoor cooking facilities that exceed that provided for by the Standard Requirements the following alternative approach may be considered:

- In **Citywide and District Recreation and Waterside Parks**, cooking benches provided as part of large central hubs or smaller dispersed BBQ areas, or separate to BBQ provision in association with tables and bench seats.
- In **Local Recreation Parks**, where it has been demonstrated the park acts as a key destination or a major focal point within a suburb or neighbourhood (generally one such park per suburb and located away from Citywide and District Recreation and Waterside Parks) and a demand for cooking facilities exist, a cooking bench or BBQ provided within the picnic area (table and bench seats).

(v) Other Requirements for Alternative Solutions

- All furniture to comply with any Council Design Guidelines for Park Furniture. Any proposed variations must be proved to offer the same level of function, aesthetics and low maintenance as approved units.
- Areas to be configured in a way that provides some sense of privacy for each group and buffers the large group area from other users.
- All picnic sites should be easily accessed for maintenance.

(e) Provision of Active Recreation Areas

Active recreation areas provide for physical activity either as an informal group or as an individual. Opportunities can include exercise stations, kick-a-bout areas or other active elements which encourage or facilitate physical activity.

(i) Standard Requirements for Active Recreation Areas in Waterside and Recreation Parks

The DSS describes the following Standard Requirements:

For **City Wide Recreation Parks**

- 1 x large kick-a-bout area (nominal size: 50 x 70m).
- 2 x small kick-a-bout areas (nominal size: 30 x 40m).

For **City Wide Waterside Parks**

- 2 x kick-a-bout areas (nominal size: 50 x 70m).



For District Recreation Parks

- 1 x kick-a-bout area (nominal size: 50 x 70m) plus 1 x multi-purpose ½ court with hoop and backboard or 1 x rebound wall and court.

For District Waterside Parks

- 1 x kick-a-bout area (nominal size: 50 x 70m).

For Local Recreation Parks

- 1 x kick-a-bout area (nominal size: 30 x 20m) plus 1 x multi-purpose ½ court with hoop and backboard or 1 x rebound wall and court.

(ii) Performance Outcome

The overall performance outcome is:

Provision of spaces and facilities for self organised physical activity / active recreation appropriate to the demographic profile of visitors using the park or the catchment the park is being provided for.

(iii) Example Alternative Solutions

A range of alternative solutions are possible.

Citywide and District Recreation and Waterside Parks

- Must provide at least 1 kick-a-bout space of 3500 m2 which has no dimension smaller than 40m, plus at least two other active recreation elements (see examples below).
- Provide for individual and group activity.
- Provide for both younger and older users.

Local Recreation Parks

- Must provide a kick-a-bout space not less than 600m2 with no dimension smaller than 20m, plus at least one other active recreation element.
- Provide for individual and group activity.
- Provide for both younger and older users.

Examples of active recreation elements include:

- Informal sports field.
- Active recreation sites for youth such as BMX track, jump park, skate park or sports courts.
- Horizontal climbing and bouldering walls.

- Basketball courts/ half courts.
- Dog Off-Leash exercise areas (fenced).
- Running tracks.
- Outdoor “gyms” using fixed exercise equipment.
- Dedicated fitness trail or multiple use of the parks internal path network as an exercise trail.
- Waterway access points for canoeing and other paddle sports (waterside parks only).
- An area for older residents to congregate and take part in a shared activity such as a Bocce court, outdoor chess areas, or outdoor exercise equipment.

(iv) Other Requirements for Alternative Solutions

- Design and construction should address public safety and maintenance costs and include consideration for fencing where the kick about area may lead to children running onto roadways.
- The likely ages and preferences of residents to be serviced by the park should be considered in determining the provision of appropriate embellishments within the park.
- Any equipment must be compliant with current ANZ safety standards.

(f) Provision of Playspace and Adventure Playgrounds

The provision of spaces for play is fundamental to recreation and waterside parks. The scale of the playspace and unique features (such as adventure play, water play and play sculpture) can help define a park as a destination for residents and visitors and contribute to the diversity of experience on offer to the community.

However providing successful play spaces combines numerous elements such as landscaping, location and play equipment. City wide and district parks need to accommodate a range of ages and abilities while local parks should cater for the needs of residents within the local catchment.

(i) Standard Requirements for Provision of Playspaces and Adventure Playgrounds

The DSS describes the following Standard Requirements:

For City Wide Recreation Parks

- 1 x themed adventure playground (nominal size: 100 x 100m) on either a flat (1:50 maximum grade) or terraced site incorporating: a range of play equipment for children aged 2 – 12;
- shade structure; seating (2 x1 Table and 2 bench seats);
- soft-fall;
- fenced toddler play area;
- child cycle circuit.

For District Recreation Parks and City Wide Waterside Parks

- 1 x themed adventure playground (nominal size: 60 x 40m) on either a flat (1:50 maximum grade) or terraced site incorporating: a range of play equipment for children aged 2 – 12;
- shade structure; seating (2 x1 Table and 2 bench seats);
- soft-fall;
- fenced toddler play area.

For Local Recreation Parks and District Waterside Parks

- 1 x play space (nominal size 20 x 15m) on either a flat (1:50 maximum grade) or terraced site incorporating: a range of play equipment for children aged 2 – 12;
- shade and soft-fall.

(ii) Performance Outcome for Provision of Playspaces and Adventure Playgrounds

The overall performance outcome for provision of play space and active recreation opportunities is:

- Provision of a space or spaces for active play appropriate to the range of ages and emerging preferences of children and youth that the park will be servicing.

(iii) Example Alternative Solutions**City Wide and District Recreation and Waterside Parks:**

- Adventure play space for older children 12+. (which could include a skate park, Mountain Bike trail, BMX jump park or similar).
- Play sculpture (meaning sculpture that provides artistic and interactive play elements) and interactive landscapes.

- Zero depth water play features (City Wide Recreation Parks only).
- Play space or multiple spaces integrated into special landscape features of the park. The spaces must cater to at least 2 different age groups including younger and older children.
- A linear adventure trail providing a range of activities and still visible from central areas.
- Opportunistic use of natural features (such as boulders, ridges or slopes) to create informal play landscapes.
- (For Waterside Parks) developed edge treatments providing safe fishing platforms or water play opportunities.

Local Recreation Parks:

- A play or activity space designed for an older youth demographic as appropriate to the local community, such as: a small mountain bike trail, Informal BMX area, outdoor gym equipment, climbing wall, adventure playground.

(iv) Other Requirements for Alternative Solutions

- City Wide and District Parks must provide for a range of ages.
- Play spaces for very young children (toddlers) should have seats.
- Play spaces for different age groups should be physically separate.
- Must comply with all relevant Australian Standards (including AS 4685:2004 and AS/NZS 4422:1996).
- All play equipment should have provision for shade.
- High visibility/ casual surveillance of the play area and compliance with CPTED guidelines is a requirement of all solutions.
- Playspaces and adventure playgrounds should not be located adjacent to high volume vehicle traffic areas or roads. However, if playspaces are unavoidably located in proximity to highly trafficked vehicle areas or roads particularly when they cater for very young children (toddlers) then fencing or effective barrier landscape should be provided to limit wandering out of the playspace.



(g) Commercial Elements and Concessionary Spaces

Provision of commercial opportunities within parks allows for the development of “discretionary services”. These services add to the visitor experience but are provided at a cost to the user. In the case of city wide parks many users would expect the provision of a cafe or kiosk to service the destination.

Similarly when city wide or district parks host events or during busy periods within the year, visitor enjoyment may be enhanced by provision of additional opportunities within the park such as food and beverage outlets, equipment hire or organised (pay to participate) activities.

(i) Standard Requirements for Commercial Elements and Concessionary Spaces

The DSS describes the following Standard Requirements:

For City Wide Recreation and Waterside Parks

- 1 x Café/kiosk (nominal size: 7m x 10m) with adjacent area to accommodate bicycle/equipment hire activities.
- 3 x Concessionary Hardstand Area (nominal size each area 5m x 8m to accommodate a mobile food van) with adjacent water and power supply points.

For District Recreation and Waterside Parks

- 1 x Concessionary Hardstand Area (nominal size each area 5m x 8m to accommodate a mobile food van) with adjacent water and power supply points.

(ii) Performance Outcome

- Citywide Recreation and Waterside Parks should provide for “discretionary services” or “concessions” such as refreshments and hire services to park visitors on a regular basis. District Recreation and Waterside Parks should provide for “concessions” at peak use times or for special events.

(iii) Example Alternative Solutions

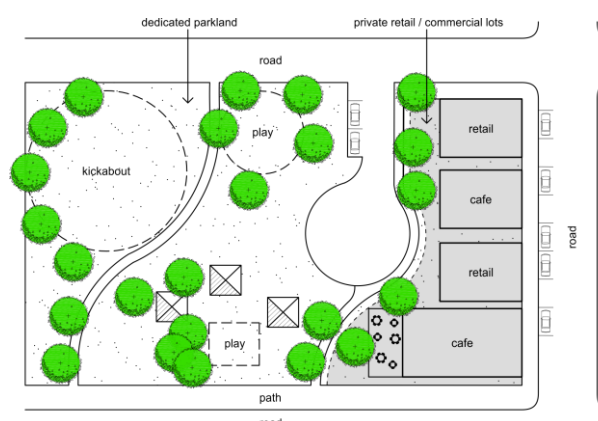
Opportunities for more efficient use of developed space within the park and for potential integration of adjacent commercial precincts should be considered in developing alternative solutions. Possible solutions are:

- Integration of an adjacent retail precinct into one boundary of city wide or district parks. This could be achieved by sharing the boundary of the park with common public space such as a plaza or pedestrian mall leading to adjacent retail, or an outdoor eating area or terrace for an adjacent café or restaurant.
- Provision of “vacant” floor space within a public building or structure in the park that can be hired as a concession during events or certain peak use times.
- Defining/ delineating sections within the car park which can be reserved for occasional or regular concession use.
- Using subsoil reinforcement for turfed areas which can be used occasionally.

(iv) Constraints on Alternative Solutions

- Retail precincts intended to share boundaries with parks are not to be considered as part of the parkland contributions.
- Any proposals for integrating a retail precinct with a park boundary must comply with planning scheme requirements and should not detrimentally affect the safe operation and function of the park or the required levels of car parking to service the park.

Figure 6: - Possible District Park Configuration with Integrated Boundary to Small Retail Precinct.



(h) Water Access and Fishing Facilities in Waterside Parks

Waterside parks should provide a similar range of opportunities as recreation parks. However the key feature of waterside parks is the access to adjacent rivers or major water bodies.

Water quality issues will generally make primary contact (e.g. swimming) difficult to provide for but in many cases secondary opportunities such as boating and fishing may be provided.

(i) **Standard Requirements for City Wide and District Waterside Parks**

The DSS requires:

- 1 x boat ramp including boat trailer turning/ wash down area (ensure adequate depth of water for launch/recovery) or canoe launch area.
- 1 x enhanced water frontage area incorporating lit boardwalk, promenade or jetty located near cafe/kiosk.
- 2 x Fish cleaning tables with water taps.

(ii) **Performance Outcome**

- Waterside parks should provide adequate facilities for enjoyment of the associated water body. This includes provision for water access by craft as well as fishing facilities and developed water front elements.

(iii) **Example alternative solutions**

- Pontoon access to water bodies or waterways catering to canoes and other paddle craft.
- Formalised water edge treatment incorporating decks, boardwalks, promenades or similar features designed to be a focus for users and enhance the local kiosk/ cafe area.
- Cleaning stations located near fishing areas and water access points providing a table, bins and water.

(iv) **Further Requirements for Alternative Solutions**

- Pontoon and ramp access points must be functional at all tides.
- In some cases, such as major waterways, approval from the state may be required for installation of pontoons.
- Consideration should be given to vehicle access to ramps and parking and circulation needs.
- Pontoons and access points for paddle craft should be no more than 100 m from car parks and car parks should provide some wider bays for craft loading/unloading.

- Formal “waters edge” treatments must consider public safety and bank stability issues.
- All development of waterside parks should protect water bodies from erosion and sediment impacts and meet stated water quality objectives for the water body or stream.

Figure 7: - Possible Layout of Elements for a Waterside Park



Note: Car park design is indicative only. Design of off street car parking is to be in accordance with AS2890.1.

(i) **Dog Off Leash Areas**

The provision of dog off leash areas can assist in meeting the need of the many dog owners in Ipswich and the welfare of dogs. Dog off leash areas however, can cause detrimental environmental and amenity impacts where they are not properly located.

Where there is a demonstrated need a dog off leash area may be provided as an alternative embellishment in city wide parks, district level waterside parks, district level recreation parks or local recreation parks. In determining whether the provision of a dog off leash area is acceptable, consideration will be given to:

- separation from environmental areas and riparian corridors.
- location relative to other dog off leash areas to ensure an over supply does not occur.
- separation from surrounding sensitive land uses, particularly residences, and from commercial kennels or dog racing facilities.
- the location within the park so as not to compromise other uses of the park such as BBQ and picnic areas or play areas (dog off leash areas should not be included in a park predominantly used for sporting purposes) and to maximise the use of topographic features to mitigate impacts such as noise.



Unless otherwise determined by Council dog off leash areas are to be fenced.

3. Site Access, Parking and Paths and Lighting for Sporting, Recreation, Waterside and Linear Parks

All parks have requirements in regard to boundary treatments, provision of car parking and elements such as pathways, bikeways and drinking water.

While the standard requirements differ for different types of parks there are a range of alternatives which may be considered.

The following section provides some alternative solutions for some elements common to all park types or alternatives that may be applicable to specific park types.

Where there are no alternatives discussed for a specific elements it may be assumed that the standard requirements must be adhered to (for example % of park boundary fronting a public road).

(a) Site Access

Access to parks should be managed carefully to ensure that all users have safe access to the facilities within the park. However the boundary of the site needs to be managed to ensure that vehicles are restricted to purpose designed areas only. Entry to and from the park also needs to consider the surrounding residents and maximise opportunities for users to easily and safely access the park. In some cases this will mean restricting pedestrians or other traffic at certain points.

(i) Standard Requirements for Site Access

The DSS describes the following Standard Requirements:

For City Wide and District Recreation and Waterside Parks, Citywide and Local Sports Parks

- Sealed internal road network providing access to clubhouse and parking areas.
- Installation of 'access control' barrier to all accessible park boundaries/ frontages (e.g. bollards at 1.5m centres).

For Local Recreation Parks and Linear Parks

- Installation of 'access control' barrier to all accessible park boundaries/ frontages (e.g. bollards at 1.5m centres).

(ii) Performance Outcome for Site Access

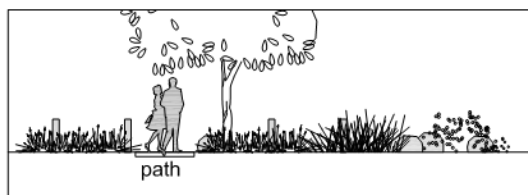
- Off-street sealed access to sealed parking nodes. For all district and citywide parks (excluding Linear).
- The boundary treated in a way that restricts vehicle access except by the designed road entry and enables safe access from multiple points for pedestrian and cycle users and provides suitable access points for people with mobility challenges.

(iii) Example Alternative Solutions

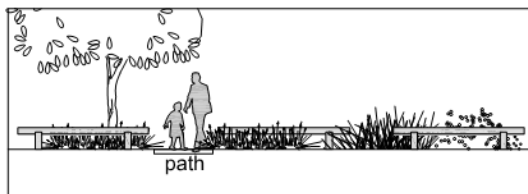
- Any boundary treatment that meets Council's landscape guidelines and restricts vehicle access without reducing casual surveillance of the park.
- Use of Post and Top rail fencing or open pool style fencing.
- Dense plantings of low shrubs which will not grow above 600 mm or trees with a 2m clear understorey to base of canopy.
- Alternative treatments using bollard materials such as square timber, stone, recycled plastic or a combination of materials and planted features.

(iv) Other Requirements for Alternative Solutions

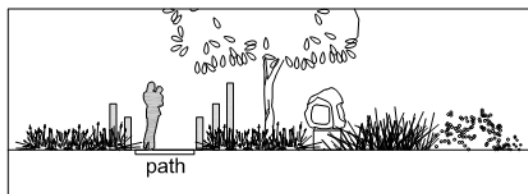
- Use of topography features, such as embankments or drainage depressions.
- Alternative boundary treatments must provide for people with mobility challenges.
- Materials and construction used must not increase maintenance costs beyond that expected for the standard bollard treatment.

Figure 8: - Alternative Boundary Treatments

Bollards combined with boulders and planting



Post and top rail barriers



Hard sculpted elements with dense low planting

(b) Vehicle Parking

Parking for district and citywide sport, recreation and waterside parks is normally provided internal to the site with a combination of surfaced and unsurfaced overflow areas.

All formal parking areas are required to provide sufficient parking spaces as required by the planning scheme.

Local Recreation Parks are primarily “walk to” parks serving local catchments generally within a 500m radius and therefore only on-street parking needs to be provided.

When designing the surrounding road network and development adjacent to local recreation parks, regard should be had to increasing the availability of on street parking where practical. Indented parking within the road reserve fronting the park can be provided in an integrated manner with streetscape and park design outcomes.

Development forms which reduce the number of vehicle cross-overs, such as those accessed via rear laneways, increase on street parking capacity and are encouraged.

Linear parks are linked across urban areas via adjacent road and path networks and no on-site parking is required.

(i) Standard Requirements for Vehicle Parking

The DSS requires the following internal parking to be provided:

Table 1 Vehicle Parking Requirements in the DSS

Park Type	Surfaced (Paved and line marked)	Overflow (grassed-reinforced or other)
City Wide Sports (500 cars peak)	250 cars and 4 coaches.	250 cars adjacent to formal parking areas.
Local Sports (150 cars peak)	100 cars and 4 coaches.	50 cars adjacent to formal parking areas.
City Wide Recreation (150 cars peak)	150 cars and 4 coaches	nil
District Recreation	50 cars and 1 coach.	nil
City Wide Waterside Parks (250 cars peak)	150 cars, 20 trailers, and 4 coaches.	100 cars adjacent to formal parking areas.
District waterside Parks	50 cars, 1 coach and 10 trailers (where boat ramp provided)	Nil
Local Recreation and Linear Parks	No internal provision-roadside parking only	

(ii) Performance Outcome

- All parks should provide sufficient parking to accommodate the peak demand loads anticipated for the specific park type as identified in Table 1 above. A range of strategies may be used to achieve this outcome.

(iii) Example Alternative Solutions

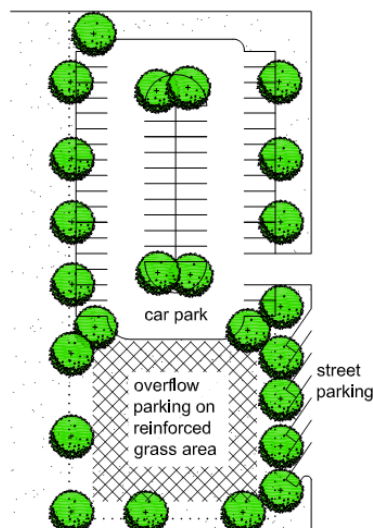
A range of alternative solutions for parking provision are possible. However the peak loads indicated in Table 1 must still be accommodated. Alternative solutions may include:

- Avoiding large areas of “sterile” car park by breaking up parking areas to service different nodes within the park may be preferred for City Wide Recreation, Sport and Waterside Parks.
- Providing some of the parking as on-street spaces, where Council considers there is sufficient parking space capacity within the surrounding street network.



- Reducing the extent of hardstand by increasing the amount of overflow parking on reinforced grassed areas.
- (iv) Further Requirements for Alternative Solutions
- Location of parking areas should seek to minimise internal road networks by being located close to the perimeter or adjacent to key facility which require their own driveway access.
 - Parking areas must consider access to key facilities and make provision for those with limited mobility.
 - For Citywide and District Parks consideration should be given to the provision of parking for cyclists.
 - Providing multiple parking nodes with separate street entries will only be considered if deemed acceptable relative to traffic circulation and safety and is supported with appropriate signage.
 - A calculation of likely demand is required to support any case for a park proposal where the number of spaces to be provided is less than that required in the DSS.

Figure 9: - Mixed Parking Solution using On-Street and Grassed Overflow Area.



Note: Car park design is indicative only. Design of off street car parking is to be in accordance with AS2890.1.

(c) Pedestrian Pathways and Bikeways

Pedestrian pathways and bikeways are integral to parks as they provide access to facilities and interest points within the park as well as facilitating access to the park itself.

Pathways have also become significant recreation facilities in their own right and provide for walking, running, cycling and a range of other informal recreation activities.

Therefore including pathways in parks needs to consider their recreational value as well as providing access to internal park features.

(i) Standard Requirements for Pathways

The DSS describes the following Standard Requirements:

For City Wide Sport and Recreation Parks

- Constructed pathway (2200mm wide concrete) circuit to park perimeter integrated with bikeway/pathway network.
- Internal pathway (2200mm wide concrete) connection providing access (1:20 maximum grade) to major activity areas.

For City Wide and District Waterside Parks

- Constructed pathway (2200mm wide concrete) for the length of the park (preferably adjacent to the water body, river or creek) integrated with cycle/pedestrian network.
- Internal pathway (2200mm wide concrete) connection providing access to major activity areas (to follow contours if possible or minimum 1:20 grade).

For City Wide and Local Linear Parks

- Constructed pathway (2200mm wide concrete) for the length of the park (preferably adjacent to the water body, river or creek) integrated with cycle/pedestrian network.

For Local Recreation Parks

- Constructed pathway (2200mm wide concrete) circuit to park perimeter integrated with bikeway/pathway network.

(ii) Performance Outcome

- Sufficient internal and perimeter paths are provided to facilitate access to and within the park as well as provide path based recreation opportunities appropriate to the park's hierarchy and function.

(iii) Example Alternative Solutions

- For all types of parks internal path network that facilitates access, provides recreation opportunity and meets the minimum width of 2200mm may be considered.

(iv) Constraints on Alternative Solutions

- The path provided should be a network appropriate to the type of park. For City Wide Recreation parks this should include a network that covers a significant proportion of the perimeter and offers linear distance of at least 1.2 Km, preferably with distance markers.
- Pathways forming part of a regional bikeway network need to comply with the width standard for that network.
- Path networks must provide sufficient access to key facilities within the park and connect the main elements of the park.
- Variation in path widths may be considered where paths wider than 2200mm are provided as "main" paths, shared paths or connecting paths, are 3m or wider and are complemented with narrower paths for lower volume and recreational walking use, providing no paths are less than 1.5m wide.
- Concrete paths combined with alternative path surfaces may be considered. Asphalt compounds, textured concrete, paving and other hardscaping may be considered provided Council approves the surface as appropriate to the intended use and location. Gravel or decomposed rock surfaces, are **not** to be used owing to drainage and erosion concerns.

The following examples illustrate some alternative approaches.

Figure 10: - Alternative Path Solution – showing perimeter contact and circuit opportunities.

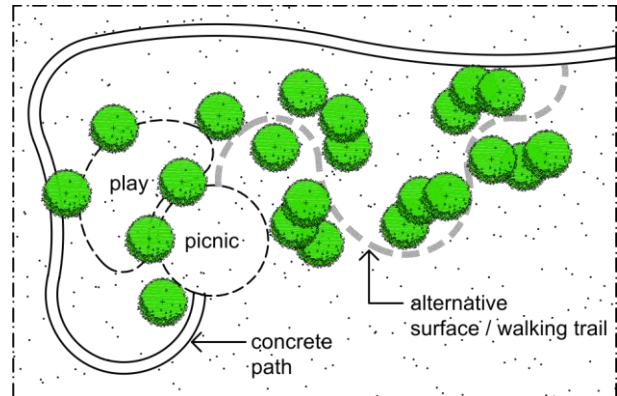
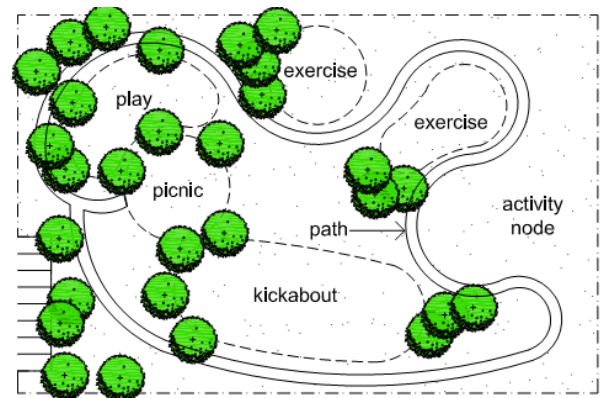


Figure 11: - Alternative Path Layout for District Park - showing recreational trail treatment



Note: Car park design is indicative only. Design of off street car parking is to be in accordance with AS2890.1.

(d) Lighting (other than for playing surfaces)

The provision of Lighting enables appropriate recreational activities to be undertaken within parks outside of day light hours. Lighting can also support Crime Prevention Through Environmental Design (CPTED) outcomes within public parks by illuminating areas of parks to increase casual surveillance and reduce the likelihood of inappropriate behaviour in those areas and conversely to discourage the public use of other areas outside of daylight hours.

(i) Standard Requirements for Lighting (other than for playing surfaces)

The DSS describes the following standard requirements:

For City Wide Sport and Recreation and District Sport Parks

- To all internal roads, parking areas and primary pedestrian paths.



For District Recreation Parks

- To primary pedestrian paths.
- (ii) Performance Outcomes
- Sufficient lighting is provided to support the use of the park based on recreation opportunities appropriate to the park's hierarchy and function and to provide public safety and security.
- (iii) Example Alternative Solutions
- Within any park type lighting is provided to primary pedestrian paths or recreation nodes within the park where after hours use is to be encouraged, or where there is a specific need for lighting in regards to equipment or facilities safety and security.
- (iv) Constraints on Alternative Solutions
- The lighting does not extend use of the park or parts of the park that would result in detrimental amenity impacts e.g. through light or noise disturbance to nearby residents or lead to inappropriate use of the park.
 - The lighting is needed to ensure safety in the park in situations where adequate illumination is not provided by an alternative source e.g. street lighting.
 - The lighting is located, directed and shielded so as to avoid nuisance to nearby residents.

4. Definitions and Terminology

Term/ Abbreviation	Definition / Explanation
Amenities Hub	A built structure in a sports park providing toilets and change facilities along with shade for spectators and players. May include storage, kiosk and first aid areas.
Active Recreation	Informal physical activity undertaken in parks for recreational not competitive outcomes.
BBQ Hub	A built hub housing 2 or more BBQs and designed to service a number of surrounding tables or picnic settings.
DSS	Desired Standards of Service. These are the standards Council specifies for provision and development of public parks.
Embellishment	The landscaping and facilities provided in public parks.
Play Event	A single piece of play equipment such as a swing. As distinct from a playground or play space which provide multiple play events.
PSP	Planning Scheme Policy
Public Parks Infrastructure	The recreational, sporting and waterside parks provided for the community. The primary purpose of these is to provide for recreation and sport not conservation outcomes.
SPA	Sustainable Planning Act 2009.
Sports Parks	Parks designed to accommodate formal sporting use as a primary purpose.
Recreation Parks	Parks designed to accommodate general recreation and more informal uses.
Waterside Parks	Parks located on waterbodies or waterways which provide for outdoor recreation.
Linear Parks	Parks provided as linear systems or corridors mainly along rivers and creeks linking larger open space areas or providing local opportunity for outdoor recreation.