

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/887

Date: 4 May 2018



MOUNTAIN RIDGE ROAD | SOUTH MACLEAN

7344 LANDSCAPE CONCEPT PLAN (F) - MARCH 2018



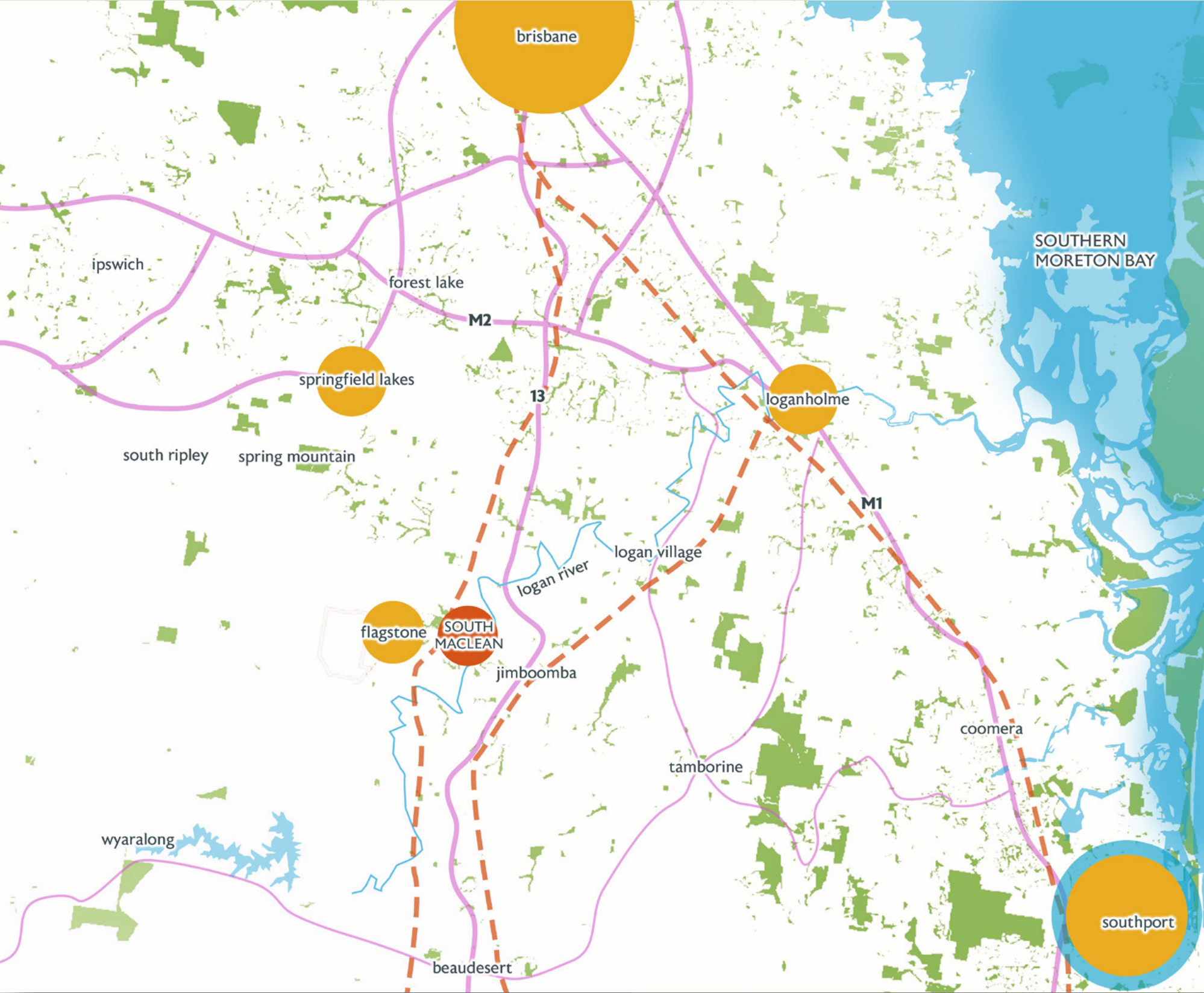
MOUNTAIN RIDGE PTY LTD

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- Urban centre
 - Rail connection [Interstate + Local]
 - Motorway
 - Forests + Park
 - Water Coridors
 - SOUTH MACLEAN
- 10km





LEGEND

- SITE BOUNDARY
- OPEN ROLLING GRASSLAND
- Typical extents
- EXISTING VEGETATION
- Extensive lantana cover noted
- VIEWS TO FUTURE DISTRICT
RECREATIONAL PARK
- ROLLING RIDGELINE
- ... FLAGSTONE CREEK
- To be rehabilitated as part of future works
- EXISTING LARGE LOTS
- Neighbouring properties
- 4 EXISTING WATERBODY
- 5 EXISTING HOUSE / SHED

SITE ANALYSIS

*Activation
Revitalisation
Diversity*

GREENSPACE VISION

GREENSPACE VISION

The landscape vision for Mountain Ridge involve three core principles:

- **Activation**
- **Revitalisation**
- **Diversity**

These principles ensure Mountain Ridge provide high quality outcomes for the development and larger community.

Activation
Revitalisation
Diversity



GREENSPACE VISION



ACTIVATION

- Activation of linear corridors to ensure site and community connectivity both internally and to future external connections.
- Activation of bio-corridors in conjunction with linear parklands in an effective and conscious manner to encourage community engagement with nature.
- Activation of parkland by providing exciting recreational opportunities within the proposed district recreation park.
- Activation of the Mountain Ridge community by ensuring appropriate pedestrian linkages throughout the site.
- Activation of stormwater infrastructure by ensuring co-use for recreational value (kickabouts).

REVITALISATION

- Revitalisation of Flagstone Creek including restoring and enhancing fauna and flora values along the waterway.
- Revitalisation of the biodiversity corridor, linear park and district recreation park areas by retaining significant vegetation and undertaking rehabilitation works.

DIVERSITY

- Provide a diversity of recreational opportunities throughout all open spaces to encourage site activation and community engagement.
- Provide a diversity of sustainable opportunities including solar, LED lighting, health and wellness components including fields, outdoor gyms, etc.
- Provide a diversity of recreational value to open spaces including natural interaction/education, sports, fitness, dog parks, and full range of play (toddlers to teenagers).
- Provide a diversity of theming for the estate, including contemporary park embellishments whilst ensuring appropriate consideration for reconnecting to natural areas.

*high quality outcomes
for the development and
larger community*



Creating a place for
everyone
in the community

SITE
MASTERPLAN
& DISTRICT
REC PARK



- Site Boundary
- Staging Boundary
- Indicative Basin Extents
- 100m Waterway Buffer (Bio-diversity Corridor)
- 50m Waterway Buffer (Riparian Corridor)
- Approx High Bank
- Flagstone Creek Alignment
- 50m High Bank Offset
- Linear Park
- District Recreation Park
 - Park design seeks to retain native vegetation.
 - Confirm final layout/tree retention during detailed design and on site as required.
- ARI 5
- 1 ESTATE ENTRY SIGNAGE FEATURE
- 2 STREET TREES
 - Proposed roadway with native streetscape planting either side;
- 3 BIO BASIN
- 4 PROPOSED BRIDGE



1. OVAL - football/soccer field
2. OPEN SPACE - play equipment, seating, shelters, and pathway connectivity
3. LEARN TO RIDE TRACK
4. INDICATIVE DOG PARK
5. CONNECTING PATHWAYS
 - Through park/corridors and connecting to other amenities.
 - Bench seating and pathway as per Guideline 12.
 - Pathways through bio-diversity corridor to avoid native vegetation removal.
 - Confirm final path alignment during detailed design and on site as required.
6. EXERCISE GYM NODES THROUGHOUT PARK
7. ASSORTED COURTS
8. HALF COURT
9. AMENITIES BUILDING
10. INDICATIVE CAR PARKING
11. SANDSTONE AMPITHEATRE SEATING
12. BIODIVERSITY CORRIDOR
13. KICKABOUT SPACES
14. CO-LOCATED BASIN KICKABOUT
 - Subject to detailed design.
15. LINEAR PARK
16. PROPOSED BRIDGE
17. INDICATIVE SEWERAGE PUMP STATION



LINEAR & DISTRICT RECREATIONAL PARK CONCEPT

Creating prosperous, liveable
and **connected** communities

ECONOMIC
DEVELOPMENT
QUEENSLAND
COMPLIANCE

Economic Development Queensland



Queensland Government

The subject site location at Mountain Ridge Road, South Maclean is located within the Greater Flagstone Priority Development Area. As part of the requirements set out under the Flagstone PDA, open spaces must be in accordance with EDQ planning specifications and guidelines.

The required provisions of community greenspace are defined within the EDQ Guidelines listed below:

- Guideline 12 - Park planning and design - November 2011
- Guideline 14 - Environmental values and sustainable resource use – June 2012
- Guideline 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba UDAs - July 2012
- Guideline 18 - Development interfaces - dated November 2011.
- The Green Space plans must comply with the relevant EDQ guidelines for land use and site planning to include:
 - Street and movement network - Guideline no. 06 - April 2012
 - Development interfaces - Guideline no. 18 - May 2015
 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs - guideline no. 17 - May 2015
 - Environmental values and sustainable resource use - guideline no. 14 - May 2015
 - Park planning and design - guideline no. 12 - May 2015
 - Neighbourhood planning and design - guideline no. 05 - May 2015
 - Practice note no. 04 - Issued: March 2014 - Integrating sustainable principles into residential subdivisions
 - Practice note no. 09 Issued: March 2014 - Context plans

Economic Development Queensland



Park planning and design

PDA guideline no. 12 May 2015



Economic Development Queensland



Development interfaces

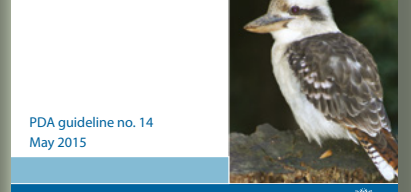


PDA guideline no. 18
May 2015

Economic Development Queensland

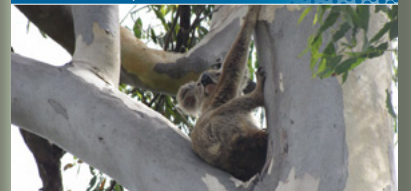


Environmental values and sustainable resource use



PDA guideline no. 14
May 2015

Economic Development Queensland



Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs



PDA guideline no. 17
May 2015

The primary requirements for the subject site are derived from the EDQ ICOP plan and Guideline 12 rates of provision.

The subject site has multiple layers of green space opportunities and requirements. In order to simplify and obtain quantifiable measures, two green space typologies have been derived, reflecting the objectives of the PDA Development Scheme.

- Recreational
- Linear

The proposed greenspace provides an abundance of open space across the subject site. In accordance with the ICOP, the following park provisions have been provided:

- District Recreation Park – One (1) no.

In addition to the ICOP, the following park provisions have been provided:

- Linear Recreation Park – One (1) no.

Standard EDQ requirements denote the figure of 4.6 ha/ 1,000 population as per the below table:

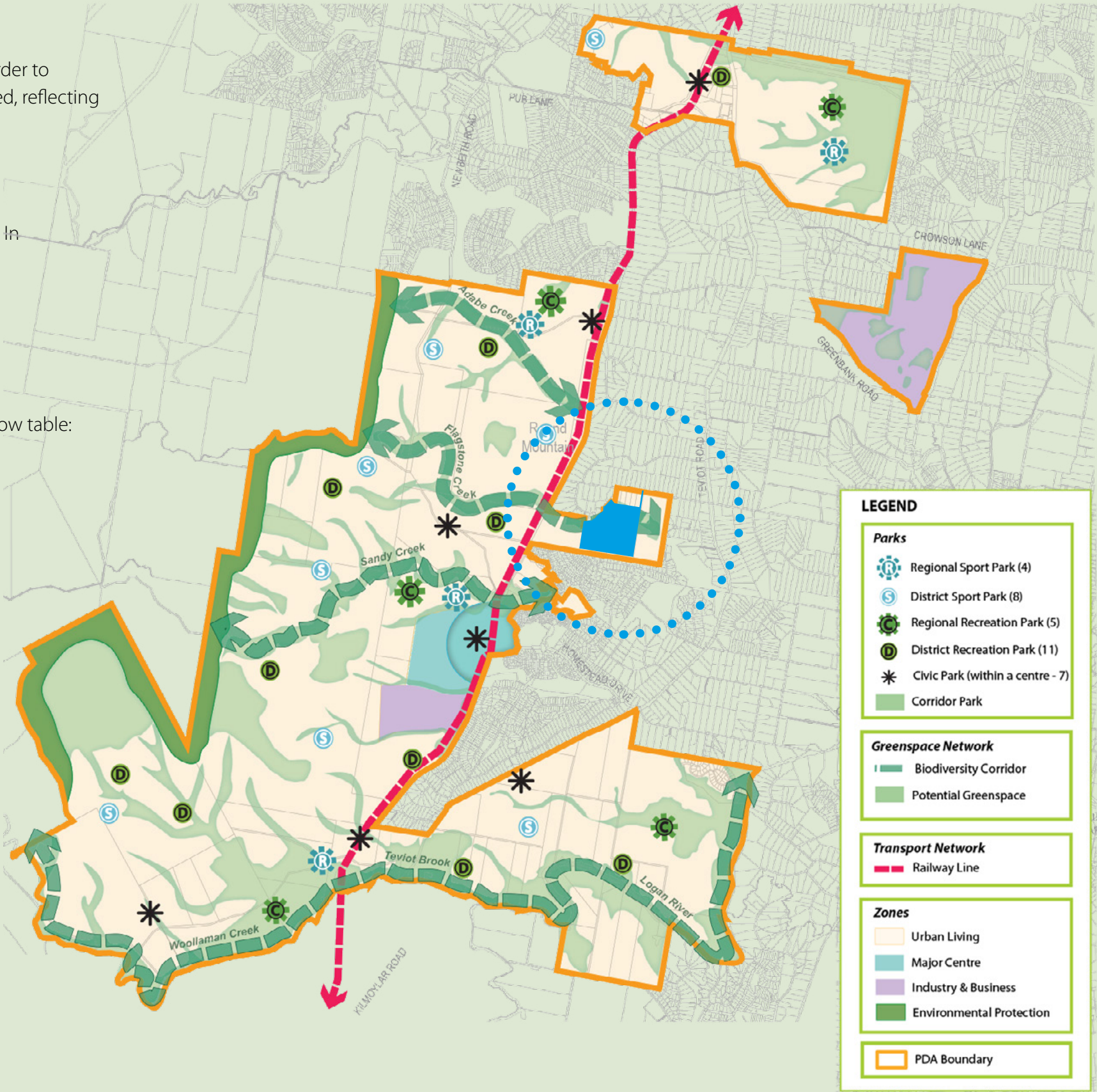
| COLUMN 1 PARK TYPES | COLUMN 2 RATES OF SPACE (ha/1,000 pop) |
|------------------------|---|
| RECREATIONAL PARKS | 2.8 |
| SPORTS PARKS | 1.8 |
| TOTAL PARKS | 4.6 |

To help compile baseline data, current optimum development site figures will be utilized to derive applicable quantities.

- Estimated optimum population – 1,885 therefore;
- $1.885 \times 4.6\text{ha} = 8.671\text{ ha}$ total parkland required.

The below table highlights compliance against Guideline 12 rates of provision:

| Greenspace / Park Type | Total Quantity | Approximate Total Area (hectares) |
|---------------------------------------|----------------|-----------------------------------|
| Recreation Parks | | |
| District Recreation Park | 1 | 9.403ha |
| Linear Parks | 1 | 0.226ha |
| Recreation Parks Sub-Total | | 9.629ha |
| EDQ Recreation Parks RequirementTotal | | 8.073ha |
| Deficit / Surplus | | +1.556ha |



| Embellishment | EDQ Requirement | Subject Site Compliance |
|-------------------------------------|-----------------|-------------------------|
| District Recreation Park | | |
| Internal Access Road (s) 1 | √ | √ |
| Parking (cars) | √ | √ |
| Parking (bicycles) | √ | √ |
| Lighting | √ | √ |
| Toilets | √ | √ |
| Paths (pedestrian/ cycle) | √ | √ |
| Shade structures | √ | √ |
| Table and seating - uncovered | √ | √ |
| Table and seating - covered | √ | √ |
| Barbecues | √ | √ |
| Play areas/ facilities | √ | √ |
| Informal active recreation spaces | √ | √ |
| Half-court, rebound wall or similar | √ | √ |
| Sports Fields (3) | X | √ (1 field) |
| Spectator seating (2) | X | X |
| Courts (3) | √ | √ |
| Community events space | √ | √ |

| Embellishment | EDQ Requirement | Subject Site Compliance |
|-------------------------------------|-----------------|-------------------------|
| Linear Recreation Park | | |
| Internal Access Road (s) 1 | X | N/A |
| Parking (cars) | X | N/A |
| Parking (bicycles) | X | N/A |
| Lighting | X | N/A |
| Toilets | X | N/A |
| Paths (pedestrian/ cycle) | √ | √ |
| Shade structures | X | N/A |
| Table and seating - uncovered | √ | √ |
| Table and seating - covered | X | N/A |
| Barbecues | X | N/A |
| Play areas/ facilities | X | N/A |
| Informal active recreation spaces | X | N/A |
| Half-court, rebound wall or similar | X | N/A |
| Sports Fields (3) | X | N/A |
| Spectator seating (2) | X | N/A |
| Courts (3) | X | N/A |
| Community events space | X | N/A |

Additionally, all park embellishments as per Guideline 12 are being provided to both the District Recreation Park and Linear Recreation Park (including some additional embellishment for community benefit).



INDICATIVE
FINISHES &
PLANT
PALETTE

1. PATHWAYS
2. INTERACTIVE PLAY
3. FENCING
4. SCREENING
5. WALLS
6. SEATING
7. BOLLARDS



INDICATIVE FINISHES PALETTE

TREES



Waterhousea floribunda



Acmena smithii



Syzygium australe



Ficus benjamina



Cupaniopsis



Elaeocarpus eumundii



Flindersia schottiana



Lophostemon confertus



BUCKINGHAMIA celastria



TRISTANIOPSIS laurina



THRYPTOMENE Paynes Hybrid



WESTRINGIA fruticosa



MELALEUCA thymifolia



Cordyline rubra



Leptospermum scoparium



Melaleuca viminalis



Baeckia virgata



Leptospermum polygalifolium

SHRUBS

GROUND COVERS



Carex appressa



Lomandra longifolia



Lomandra lanika



Themeda australis



Philodendron Xanadu



Liriope muscari



NANDINA domestica Nana



Trachelospermum jasminoides variegata



PHYLLANTHUS minutiflora

INDICATIVE PLANT PALETTE