

AMENDED IN RED

By: Brandon Bouda

Date: 15 June 2017



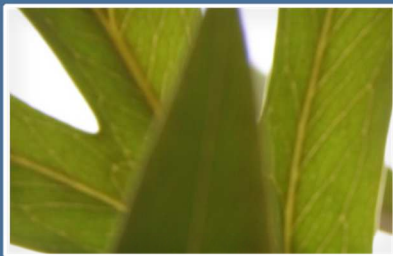
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/811

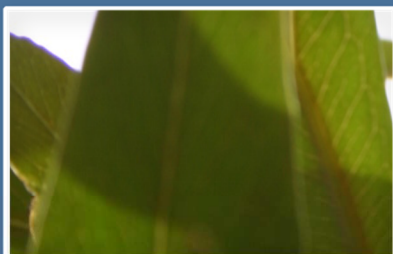
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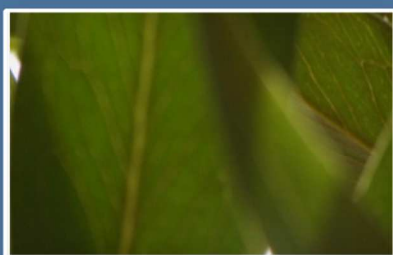
landscape architecture



Teviot Road, Jimboomba
Greater Flagstone Priority
Development Area



Greenspace Infrastructure
Master Plan



Celestino Pty Ltd
Teviot Road, Jimboomba
10 March 2017
8107



Document Control

Title	Greenspace Infrastructure Master Plan
Job Number	8107
Client	Celestino Pty Ltd

Document Issue

Issue	Date	Prepared By	Checked By
Draft	12.10.2016	Robert McIlroy	Murray Saunders
Client Draft	25.10.2016	Robert McIlroy	Murray Saunders
Final	27.10.2016	Robert McIlroy	Murray Saunders
Further Issues Response	10.03.2017	Robert McIlroy	Murray Saunders

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Reports and/or Plans by Others

Reports and/or plans by others may be included within this Greenspace Infrastructure Master Plan to support the document.



Table of Contents

1. Introduction	4
2. Definitions	6
3. Background	7
4. Community Greenspace Network	8
5. Design and Embellishment Standards	15
6. Innovation	17
7. Dedication Parameters for Open Space	19
8. IMP Compliance	20
9. Monitoring, Reporting and Amendment of IMP	23

Appendices

Appendix 1

Preliminary Overall Greenspace Network Plan

Appendix 2

Preliminary Sports Greenspace Plan

Appendix 3

Preliminary Recreation Greenspace Plan

Appendix 4

Preliminary Linear Greenspace Plan

Appendix 5

Preliminary Environmental Greenspace Plan



I. Introduction

This report has been prepared to support the development of a master planned residential community at Jimboomba by Celestino Pty Ltd. The sites subject to this application are Lot 800 SP247625 and Lots 101-102 and 104-106 SP254145 (subject site).

Two approvals remain active for the subject sites (being DEV2012/244 and DEV2012/312). Whilst this application is not reliant upon the existing approvals, for the purpose of this Greenspace Infrastructure Master Plan (IMP) the conditions of the existing approvals have been used as a terms of reference for preparing this report. The Celestino land holdings occur fully across the existing "Riverbend" (DEV2012/244 - 72 Riverbend Bvd, Cedar Grove) PDA and partly across the "Teviot" (DEV2012/312 - 368 Bushman Dr, Jimboomba) PDA sites.

Condition 3 and 22 of the existing approvals set out the relevant conditions for this IMP as follows;

DEV2012/244 & DEV2012/312 - Condition 3 - Infrastructure master plans:

- a) A UDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement.
- b) Each infrastructure master plan must:
 - i. be for the whole of the site
 - ii. demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site
 - iii. detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks
 - iv. respond to the requirements and standards outlined in the:
 - a. development scheme in force at the date of this Approval
 - b. applicable ULDA guideline(s) in effect at the date of this Approval
 - c. address any non-compliance with the applicable guideline (s)
 - d. if no standards are outlined, articulate the standards to be applied
 - v. articulate the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site
 - vi. identify the internal and external infrastructure required for the ultimate development of the site
 - vii. indicate how and when that component of infrastructure will be provided (including the dedication or transfer), or if not known, how and when provision of that infrastructure is to be determined and
 - viii. include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan.
- c) A number of infrastructure master plans may be combined into one infrastructure master plan.
- d) Each Infrastructure master plan will be assessed against:
 - i. the provisions of the development scheme in force at the date of this Approval
 - ii. the applicable ULDA guideline(s) in effect at the date of this Approval and
 - iii. any further requirements set out in a condition of this Approval.



- e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.
- f) Where a context plan area strategy is inconsistent with an endorsed infrastructure master plan the amendment to the infrastructure master plan may be limited to address the inconsistency.



DEV2012/244 - Condition 22- Community greenspace:

- a) Submit for compliance assessment an infrastructure master plan for community greenspace.
- b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must:
 - i. reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary

Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)
Recreation parks	2.8
Sports parks	1.8
Total parks	4.6

Table 1: Land and embellishment requirements for community greenspace

- ii. specifically, the infrastructure master plan need to cover the delivery of a Regional Recreation Park and a District Recreation Park as set out in the ICOP
- iii. detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and
- iv. include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.

DEV2012/312 - Condition 22- Community greenspace:

- a) Submit for compliance assessment an infrastructure master plan for community greenspace.
- b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must:
 - i. reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary

Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)
Recreation parks	2.8
Sports parks	1.8
Total parks	4.6

Table 1: Land and embellishment requirements for community greenspace

In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, unless a relevant infrastructure agreement provides to the contrary



Park Type	Number of facilities
District recreation park	1
District Sport park	1
Civic park	1

Table 2: Land and embellishment requirements for community greenspace

- ii. detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and
- iii. include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.



2. Definitions

In this IMP:

Approval	means the PDA Development Approval dated 29th October 2012 (EDQ Reference DEV2012/248) and the PDA Development Approval dated 21 November 2012 (EDQ Reference DEV2012/312) being development permits for material change of use in respect of the Approved Land.
Approved Land	means the land the subject of the Approval.
Developer	means the owner and developer of a parcel of land within the Approved Land at the relevant time
Guideline No. 12	means PDA Guideline no. 12 for park planning and design (May 2015)
Guideline No. 14	means PDA Guideline no. 14 for environmental values and sustainable resource use (May 2015)
IMP	means this Infrastructure Master Plan
IFF	means the EDQ Infrastructure Funding Framework (July 2016)
IFFCOA	means the EDQ Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013)
ICOP	means the Infrastructure Charging Offset Plan Greater Flagstone Urban Development Area (July 2013).
EDQ	means the Minister for Economic Development Queensland established under the Economic Development Act 2012, which supersedes the Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007 (Qld)
LCC	means Logan City Council.
PDA Development Scheme	means the Greater Flagstone Urban Development Area Development Scheme (October 2011)
PDA Guidelines	means the current applicable EDQ guidelines in effect at the time of application
Subject Site	means the land subject to this application being Lot 800 SP247625 and Lots 101-102 and 104-106 SP254145
ROL	means reconfiguring on a lot
WSUD	means water sensitive urban design



3. Background

This report has been prepared to support the development of a master planned residential community at Jimboomba by Celestino Pty Ltd. The sites subject to this application are Lot 800 SP247625 and Lots 101-102 and 104-106 SP254145 (subject site).

Two approvals remain active for the subject sites (being DEV2012/244 and DEV2012/312). Whilst this application is not reliant upon the existing approvals, for the purpose of this Greenspace Infrastructure Master Plan (IMP) the conditions of the existing approvals have been used as a terms of reference for preparing this report. The Celestino land holdings occur fully across the existing "Riverbend" (DEV2012/244 - 72 Riverbend Blvd, Cedar Grove) PDA and partly across the "Teviot" (DEV202/312 - 368 Bushman Dr, Jimboomba) PDA sites.

The Celestino development sites or 'Approved Land' obtained UDA approval on:

- DEV 2012/244 - 72 Riverbend Boulevard, Cedar Grove on 3 April 2012 and encapsulates Lots 800 (SP247625);
- DEV 2012/312 - 368 Bushman Drive, Jimboomba on 26 June 2012 and encapsulates Lots 79 (S13001), 310 (S311660), 306 (S311476), 153 (SL11068), 78 (S313001), 86 (SL5122), 156 (SL11068), 157 (SL11068), 299 (S311316), 168 (SL11068), 169 (SL11068), 23 (SP142997), 24 (SP142997), 25 (SP142997).
 - Note the above lots have been amalgamated to 101 (SP254145), 102 (SP254145), 103 (SP254145), 104 (SP254145), 105 (SP254145), 106 (SP254145).
 - Note the Celestino land holdings does not include Lot103 (SP254145).

The subject site has a total area of 550.8 hectares. This land area has an optimum approximate yield of 7,000 dwellings utilizing an average density at 15 dwellings per hectare. The estimated dwelling figure totals an approximate maximum population of 20,000 at ultimate development.

The Greater Flagstone Priority Development Area (PDA) Development Scheme Land Use Plan denotes the overarching requirements for the Greenspace Network. The current proposal reflects:

- Greenspace network and components provided on site generally reflecting requirements provided within EDQ Figure 12 Parks and Open Space Map in the ICOP (Locations have been adjusted following a site specific review, however are indicative only and further resolved through future development and detailed applications).
- Greenspace network is distributed and designed to reflect requirements as set out in EDQ Guidelines 12 and 14.

The community greenspace network will be typically aligned with the requirements set out in both this IMP and EDQ Guideline 12.

The community greenspace network will be delivered across the subject site through further detailed design and communication between all relevant parties, including but not limited to; State Government, Local Government, client representatives, community groups and contractors.



4. Community Green Space Network

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

- **Sport**
- **Recreational**
- **Linear**
- **Environmental**

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

DEV2012/244

- Regional Recreation Park – One (1) no. (within the subject site- locally adjusted).
- District Recreation Park – One (1) no. (within the Gittins approved land however external to the subject site as per ICOP).

DEV2012/312

- District Recreation Park – One (1) no. (within the adjacent land however external to the subject site as per ICOP).
- District Sports Park – One (1) no. (within the subject site locally adjusted plus balance of future sports parks).
- Civic Park – One (1) no. (within the subject site locally adjusted).

As highlighted in the approval conditions, EDQ has provided the figure of 4.6 ha/ 1,000 population as per the below table (extracted from Condition 22):

Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)
Recreation 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 – 20,000 therefore;
- $20,000 \times 4.6\text{ha} = \mathbf{92.00\text{ ha}}$ total parkland required.



Breakdown of proposed greenspace as follows:

Greenspace / Park Type	Total Quantity	Approximate Total Area (hectares)
Sports Parks		
District Sports Park	1	7.50 ha
Balance of Future Sports Parks	1	29.0 ha
Sports Park Sub-Total		36.50 ha
EDQ Sports Park Requirement Total		36.00 ha
Deficit/ Surplus		+ 0.50 ha
Recreation Parks		
Regional Recreation Park	1	10.0 ha
Neighbourhood Recreation Park	15	7.5 ha
Civic Park	1	0.5 ha
Linear Parks	-	39.6 ha
Recreation Park Sub-Total		57.60 ha
EDQ Recreation Park Requirement Total		56.00 ha
Deficit/ Surplus		+ 1.60 ha
Overall Park Sub-Total		94.10 ha
EDQ Overall Park Requirement Total		92.00 ha
Deficit/ Surplus		+ 2.10 ha
Environmental	-	47.99 ha

The total greenspace parkland contribution exceeds EDQ general parkland totals as set out in the above calculations. Some of the reasons for excess greenspace provisions include:

- Preservation and conservation within the subject site;
- Protection of site waterways and creek lines within subject site;
- Provision of 100 metre buffer to the Logan River;
- Retain natural land formations on the subject site including ridges, gullies and natural occurring features;

All greenspace will be provided and embellished generally in accordance with EDQ Guideline 12. See Section 5 of this IMP for additional information. Where suitable, alternative solutions may be adopted into parklands supported within Guideline 12- these include utilizing linear parks for site connectivity and combination of park uses such as stormwater and recreation (as supported in EDQ Practice Note 13, Fitzgibbon Chase) and environmental and linear recreational combined uses. Refer Appendix 1 for Greenspace Masterplan. Final embellishment standard and locations subject to detailed design.

Flood and stormwater management are to meet the requirements of Guideline 12 - Park Planning and Design, May 2015



Sports Greenspace Network

The Sport Greenspaces provided within this IMP reflect requirements set out within approval condition 22 and EDQ Guideline 12. Table 2 in Condition 22 highlights:

Park Type	Number of facilities
District recreation park	1
District Sport park	1
Civic park	1

As per Appendix 2, District Sport Parks are located:

Internally on subject site:

- 1 no. District Sports Park DS1 (7.5ha) located to the South of the site entry road;
- Balance of Future Sports Parks (29.0ha) located throughout subject site.

External to Approved Land:

- 1 Regional Sports park located directly adjacent to western boundary in neighbouring approved Flinders development as per the development scheme;

Sports Greenspaces will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Location (precinct)	Supporting Comments/ Information	Delivery Trigger
District Sports Park 1 (DS1)	7.5ha	2-3	Complies with approval Condition 22 and EDQ Guideline 12 (including minimum area of 7.5ha and provision rate of 1.8ha/ 1000 pop)	Prior to registration of 3500 th developed lot on Approved Land. Final timing to be determined in conjunction with compliance assessment applications. Staging of park to be confirmed during ROL applications.
Balance of Future Sports Park 2 (DS2)	29.0ha	Varies	Complies with approval Condition 22 and EDQ Guideline 12 provision rate of 1.8ha/ 1000 pop. Confirm final locations and park sizing with EDQ.	Parks to be delivered in conjunction with the development of adjacent lots. Final timing to be determined in conjunction with compliance assessment applications.



Recreational Greenspace Network

The Recreational Greenspaces provided within this IMP reflect requirements set out within approval condition 22 and EDQ Guideline 12. Table 2 in Condition 22 highlights:

Park Type	Number of facilities
District recreation park	1
District Sport park	1
Civic park	1

Additionally, Condition 22 notes a requirement for a Regional Recreation Park and a District Recreation Park.

As per Appendix 3, Recreational Parks are located:

Internally on the subject site:

- 1 no. Regional Recreation Park RR1 (10.0 ha) located centrally between Precincts 4-5;
- 15 no. Neighbourhood Recreation Parks (0.5ha each) indicatively located throughout each Precinct/ Sub-precinct on the subject site;
- 1 no. Civic Recreation Park (0.5ha) indicatively located centrally in District Centre precinct on the subject site;

External to Approved Land:

- 1 no. District Recreational Park located along the Logan River within adjacent land to the east;
- 1 no. District Recreational Park located adjacent proposed school location to west in future Gittins Approved Land;
- 1 no. District Recreational Parks located in neighbouring approved Flagstone development as per the development scheme;
- 1 no. Civic Recreational Parks located in neighbouring approved Flagstone development as per the development scheme;

Recreational Greenspaces will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Location (precinct)	Supporting Comments/ Information	Delivery Trigger
Regional Recreation Park 1 (RR1)	10.0 ha	4-5	Complies with approval Condition 22 and EDQ Guideline 12 (including minimum area of 10 ha)	Parks to be delivered in conjunction with the development of adjacent lots and prior to registration of 4500 th developed lot on Approved Land. Final timing to be determined in conjunction with compliance assessment

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				applications. Staging of park to be confirmed during ROL applications.
Neighbourhood Recreation Parks	7.5ha (0.5ha each)	1-8	Complies with EDQ Guideline 12 (minimum area of 5.0ha each)	Parks to be delivered in conjunction with the development of adjacent lots. Final delivery timing to be confirm with ROL applications.
Civic Recreation Park	0.5ha	District Centre	Complies with EDQ Guideline 12 (minimum area of 5.0ha each)	Within 12 months of retail use commencement adjacent to the civic park. Final delivery timing to be confirm with ROL applications.



Linear Greenspace Network

The Linear (Recreational) Greenspaces provided within this IMP reflect requirements set out within EDQ Guideline 12. Although no specific condition for linear greenspace park transfer is contained with PDA Approval, the linear provision is contained within the IFFCOA for 'non – recreational greenspace values used for recreation purposes'. These provisions allow creditable linear greenspace where used in conjunction with recreational activities including but not limited to walking or bicycle pathways and seating areas.

These linear greenspaces serve to provide extensive site and greenspace connectivity on the subject site. It will link urban areas, schools, conservation areas and proposed greenspaces in a coherent and effective manner. It also provides opportunities for integration of open spaces with stormwater management and pedestrian and cycle networks linking abovementioned site uses and other largescale sports and recreational parks. The linear park themselves will also provide active and passive recreational value along their extents.

As per Appendix 4, Linear Parks are located:

Internally on the subject site:

- Along the central green space corridor and linking District Sports Park 1, District Sports Park 2, District Recreation Park 1, Regional Recreation Park 1 and to adjacent PDA development sites;
- Along the greenspace interface between urban precincts and conservation areas within the subject site
- Along retained natural land formations on the subject site including ridges, gullies and natural occurring features linking aforementioned site precincts and parks;

Linear Greenspaces will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Location (precinct)	Supporting Comments/ Information	Delivery Trigger
Linear (Recreation) Parks	39.6 ha	1-9	Complies with EDQ Guideline 12	Parks to be delivered in conjunction with the development of adjacent lots. Final delivery timing to be confirm with ROL applications.

The proposed linear (recreational) greenspace network typically complies with PDA Development Scheme Land Use Plan, Approved Land Development Conditions and EDQ Guideline 12 requirements.



Environmental Greenspace Network

The Environmental Greenspaces provided within this IMP reflect general requirements set out within EDQ Guideline 14. Although no specific condition for environmental greenspace park transfer is contained with PDA Approval, EDQ Guideline 14 clearly promotes environmental values; *"The conservation and management of ecological processes, natural systems and cultural heritage retains and enhances habitats for flora and fauna, optimises air and water quality, promotes understanding of indigenous cultures and creates recreation opportunities for communities."*

The environmental greenspaces proposed fulfil a critical and valuable purpose on site for: Significant terrestrial biodiversity values, ecological connectivity, sustainable landscaping practices, bushfire risk management, wetlands, waterways and water quality as per EDQ Guideline 14 Environmental values and strategies.

As per Appendix 5, environmental parks are located:

Internally on Approved Land:

- Protection areas of site waterways and creek lines within Approved Land;
- 100 metre conservation buffer to Logan River to match adjacent future and existing PDA development sites;
- Retention of natural land formations on the Approved Land including ridges, gullies and natural occurring features;

Environmental Greenspaces will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Location (precinct)	Supporting Comments/ Information	Delivery Trigger
Environmental Parks	47.99 ha	1-8	Complies with EDQ Guideline 14.	Final delivery timing to be confirm with ROL applications.

The proposed environmental greenspace network typically complies with PDA Development Scheme Land Use Plan, Approved Land Development Conditions and EDQ Guideline 14 requirements.



5. Design and Embellishment Standards

Within each green space type (as noted within Section 4), differing embellishment requirements have been outlined within EDQ Guideline 12.

Sport Network:

(1) District Sports Park and Future Sports Parks are provided within the subject site. Embellishments to be provided and derived from Guideline 12 include: parking (cars and bicycles), lighting, toilets, paths (pedestrian and cycle), shade structures, table and seating (uncovered and covered), play areas, informal active recreational spaces, sports fields (3), spectator seating (2) and courts (3). Final embellishment standard and locations subject to detailed design.

Recreational Network:

One (1) Regional Recreational Park is provided within the subject site. Embellishments to be provided and derived from Guideline 12 include: parking (cars and bicycles), lighting, toilets, paths (pedestrian and cycle), shade structures, table and seating (uncovered and covered), barbecues, play areas, informal active recreational spaces, half court, courts (3), and community events space. We note final embellishment standard and locations subject to detailed design.

Multiple Neighbourhood Recreational Parks are provided within the Approved Land. Embellishments to be provided and derived from Guideline 12 include: parking (bicycles), lighting, paths (pedestrian and cycle), shade structures, table and seating (uncovered and covered), play areas, informal active recreational spaces, and a half court.

Linear Network:

Multiple Linear Parks are provided within the subject site. Embellishments to be provided and derived from Guideline 12 include: paths (pedestrian and cycle) and seating (uncovered).

Environmental Network:

Multiple Environmental networks are provided within the subject site. EDQ Guideline 12 does not outline Environmental parks or embellishment provisions; however, embellishments may be provided to conservation areas subject to future approval.



6. Innovation

A key landscape concept vision for the subject site is maintaining site heritage/ character and the connectivity between rural, urban values and the Logan River. The greenspace network is a vital component of the site's vision to connect site heritage and site opportunities in a contemporary landscape manner.

Retaining Rural Character and Reiterating Site Heritage will help develop a strong sense of belonging and resident interaction by:

- Linking the Celestino Jimboomba community with the broader rural community of Flagstone and Teviot by providing opportunities such as market days, farm/ animal interactions and festivals within the Regional Recreation Park.
- Linking the Celestino Jimboomba community with the surrounding community through clear, and well connected site access points specifically for pedestrian and cycle networks.
- Reiterating site character through subtle design cues such as old timber fence posts as bollard components, appropriate location of historic plaques and reinstating site character vegetation within open space in a contemporary fashion.
- Connecting the new development with previous site occupation and uses by developing landscape themes and forms that celebrate specific site history elements.
- Connecting with technological opportunities where practical

Reconnecting the Logan River to the community as a whole will contribute to an overall framework of natural environment conservation, development sustainability, pedestrian-orientated neighbourhoods and the integration of a diverse range of land uses throughout the neighbourhood, frame and core precincts via:

- Strong internal and external open space corridor links that connect residents with each other, the external community, areas of natural amenity, recreation opportunities and the Logan River.
- Providing a diverse range of linked recreation opportunities matched to the characteristics of the site including developing the rural/ pastoral/ riparian themes of the site and forming connections back to all 'villages' within the site.
- Appropriate public access into and adjacent to areas of natural value will be encouraged by the location of pedestrian connections and recreation areas which are predominantly passive in nature.
- In less sensitive areas and where clearing has already taken place, active recreation activities such as playgrounds and grassed areas will be established. It is proposed that routine public interaction with areas of high value (such as District and Regional Parks) will promote a sense of community ownership and stewardship for the greater community and specifically, the Logan River.
- In some locations detailed site analysis may suggest some areas of natural value within the site and along Logan River which should be protected by more stringent measures that exclude additional works or clearing. It is proposed that these areas will be protected by not providing a formal access point and re-directing users.



- Incorporating Water Sensitive Urban Design (WSUD) by providing sediment catchment areas and filtration media to improve storm water quality prior to discharge into existing natural drainage systems. The proposed implementation of WSUD measure will generate a different type of landscape recreation opportunity within the open space network.

From the above primary site principles, it is clear that reconnecting and reinstating the site character and heritage offers many beneficial outcomes. Connecting the site effectively to recreational and sporting parks as well as the Logan River allows greater flexibility by adjusting to changing community needs, improves site accessibility, helps explore technological innovation opportunities and help achieve a purposeful and considerate development site. Reinstating existing site character and heritage helps develop a very deliberate and specific site theme and connect both new residents of the Celestino Jimboomba site and surrounding rural residents in an effective and coherent manner.

Parkland and greenspace allocation has been provided in this IMP generally in accordance with EDQ approval conditions and guidelines, however further resolution at the detailed design development stage will review and derive final park locations and multi-use open space opportunities.



7. Dedication Parameters for Open Space

Greenspace dedication on the subject site will be undertaken on a staged approach. Final staging and handover to be confirmed in future (ROL) applications and subsequent approval conditions.

Coordination between the developer, EDQ and Logan City Council (LCC) including ongoing development meetings will ensure effective, balanced and fair handovers are achieved in accordance with future staging as highlighted above.

Future development applications to be generally in accordance with the requirements and parameters set out within this Greenspace IMP. Where greenspace timing or dedication is dictated by the provision of lots or staging, applications should provide relevant information including lot calculations or stage numbering to clearly highlight dedication timing. Final dedication timing to be confirmed at future ROL applications.

Appropriate consultants will be appointed to undertake Greenspace design and certification as set out in the EDQ Certification Procedures Manual. This process will involve detailed document approval, overseeing construction and site works and lodgement of relevant EDQ forms including, but not limited to; Submission Forms, Pre and Post Construction Forms and Deed Poll for certifiers.

Greenspaces to be constructed and undergo a 12-month maintenance period. Following completion of the maintenance period, the handover to relevant entity (LCC) is to be completed in accordance with the Certification Procedures Manual.



8. IMP Compliance

This IMP addresses requirements set within the condition of Approval as follows:

DA Condition and Requirement	Response and Compliance
DEV2012/244 & DEV2012/312 Condition 3 - Infrastructure master plans	
3a - A UDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement.	<i>This IMP is to address Condition 3a and 22 for compliance assessment and endorsement.</i>
3b - Each infrastructure master plan must:	
i. be for the whole of the site	<i>This IMP is for the whole of site</i>
ii. demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site	<i>Addressed in IMP. Refer Section 6</i>
iii. detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks	<i>Addressed in IMP and Appendices</i>
iv. respond to the requirements and standards outlined in the:	
a) development scheme in force at the date of this Approval	<i>a) IMP reflects PDA development scheme</i>
b) applicable ULDA guideline(s) in effect at the date of this Approval	<i>b) IMP responds to EDQ Guideline 12</i>
c) address any non-compliance with the applicable guideline (s)	<i>c) Refer Sections 4, 5, 7</i>
d) if no standards are outlined, articulate the standards to be applied	<i>d) Not applicable</i>



v. articulate the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site	<i>IMP reflects delivery requirements. Refer Section 4, 5, 7</i>
vi. identify the internal and external infrastructure required for the ultimate development of the site	<i>Addressed in IMP</i>
vii. indicate how and when that component of infrastructure will be provided (including the dedication I transfer) , or if not known, how and when provision of that infrastructure is to be determined and	<i>Addressed in IMP. Refer Section 4, 5, 7.</i>
viii. include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan.	<i>Addressed in IMP as per Condition 22 responses below.</i>
3c - A number of infrastructure master plans may be combined into one infrastructure master plan.	<i>Greenspace IMP may be combined with remaining IMP's to form a single masterplan package</i>
3d - Each Infrastructure master plan will be assessed against: i. the provisions of the development scheme in force at the date of this Approval ii. the applicable ULDA guideline(s) in effect at the date of this Approval and iii. any further requirements set out in a condition of this Approval.	<i>Noted</i>
3e - An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	<i>Noted</i>
3f - Where a context plan area strategy is inconsistent with an endorsed infrastructure master plan the amendment to the infrastructure master plan may be limited to address the inconsistency.	<i>Noted</i>
DEV2012/244 Condition 22 – Community Greenspace	
23a- Submit for compliance assessment an infrastructure master plan for community greenspace.	<i>Greenspace IMP to be lodged for compliance assessment</i>
23b- In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master	<i>Addressed in IMP. Refer Section 4.</i>



plan must: iv. reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary <table border="1" data-bbox="304 495 794 678"> <thead> <tr> <th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr> </thead> <tbody> <tr> <td>Recreation parks</td><td>2.8</td></tr> <tr> <td>Sports parks</td><td>1.8</td></tr> <tr> <td>Total parks</td><td>4.6</td></tr> </tbody> </table>	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)								
Recreation parks	2.8								
Sports parks	1.8								
Total parks	4.6								
23b – ii. specifically, the infrastructure master plan need to cover the delivery of a Regional Recreation Park and a District Recreation Park as set out in the ICOP	<i>Addressed in IMP. Refer Section 4.</i>								
23b- iii. detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and	<i>Addressed in IMP. Refer Section 4, 5, 7.</i>								
23b – iv. include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.	<i>Addressed in IMP. Refer Section 7, 9.</i>								
DEV2012/312 Condition 22 – Community Greenspace									
23a- Submit for compliance assessment an infrastructure master plan for community greenspace.	<i>Greenspace IMP to be lodged for compliance assessment</i>								
23b- In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: i. reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary <table border="1" data-bbox="300 1666 799 1850"> <thead> <tr> <th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr> </thead> <tbody> <tr> <td>Recreation parks</td><td>2.8</td></tr> <tr> <td>Sports parks</td><td>1.8</td></tr> <tr> <td>Total parks</td><td>4.6</td></tr> </tbody> </table> In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	<i>Addressed in IMP. Refer Section 4.</i>
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)								
Recreation parks	2.8								
Sports parks	1.8								
Total parks	4.6								



below, unless a relevant infrastructure agreement provides to the contrary

Park Type	Number of facilities
District recreation park	1
District Sport park	1
Civic park	1

23b- ii. detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and

Addressed in IMP. Refer Section 4, 5, 7.

23b – iii. include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.

Addressed in IMP. Refer Section 7, 9.



9. Monitoring, Reporting and Amendment of IMP

Ongoing monitoring and reporting will be undertaken against the Greenspace IMP. It is expected appropriate reporting will suffice in determining compliance against the IMP. Reporting should be provided to EDQ post compliance assessment of relevant greenspace works and post construction or dedication of relevant greenspace works.

Monitoring of the Greenspace IMP will involve;

- PDA data collation confirming allocation and delivery of both high-level park infrastructure (District Sports Parks and District Recreational Parks), as well as localized and neighbourhood parks;
- Analysing data to determine compliance against both site IMPs and ICOP mapping; and
- Compile EDQ Greenspace IMP Monitoring and Analysis Report for coordinating with relevant parties as required
- Monitoring of the Greenspace IMP to occur annually over a calendar year. A monitoring report will be submitted to EDQ within 4 weeks after the end of the relevant monitoring period addressing the achieved of the targets set out in this Infrastructure Master Plan.

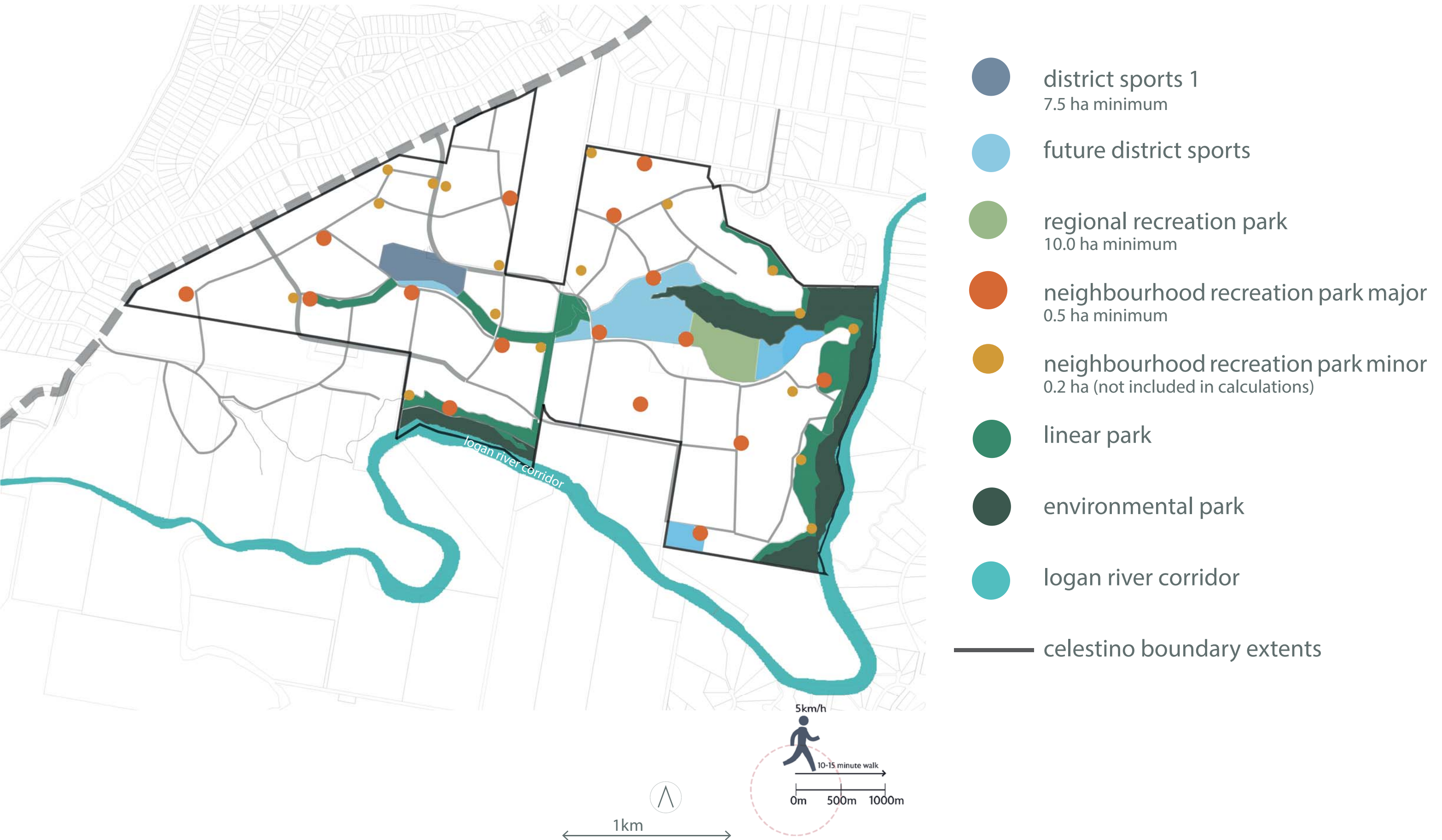
Should deviations from IMPs be noted during the monitoring periods, explanatory notes and resolution strategies are to be provided within the EDQ Greenspace IMP Monitoring and Analysis Reports. An amended Greenspace IMP may be required to be re-lodged and approval by EDQ if requested.



Appendix I

Preliminary Overall Greenspace Network Plan

/OVERALL GREENSPACE NETWORK PLAN

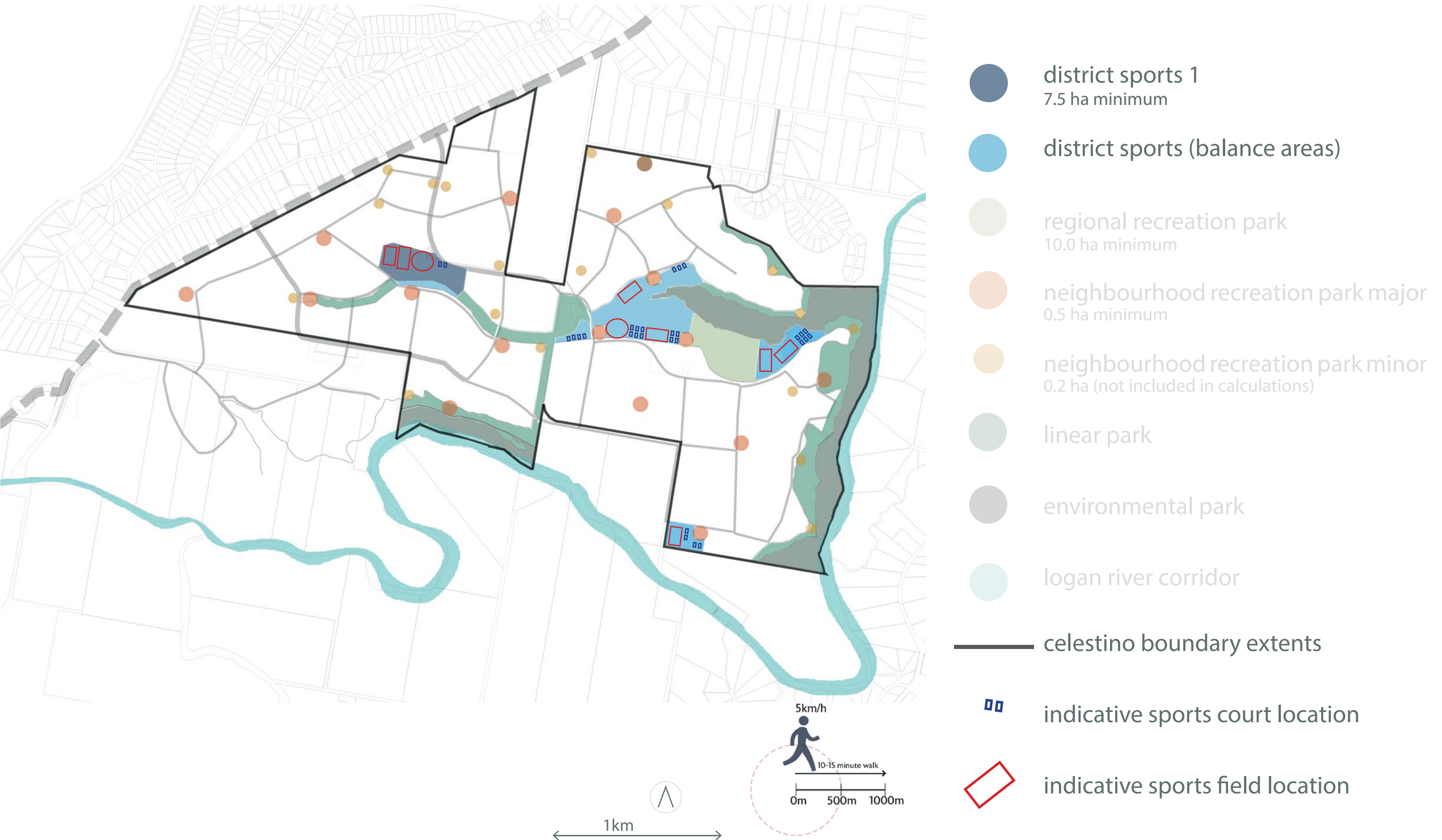




Appendix 2

Preliminary Sports Greenspace Plan

/SPORTS GREENSPACE NETWORK PLAN

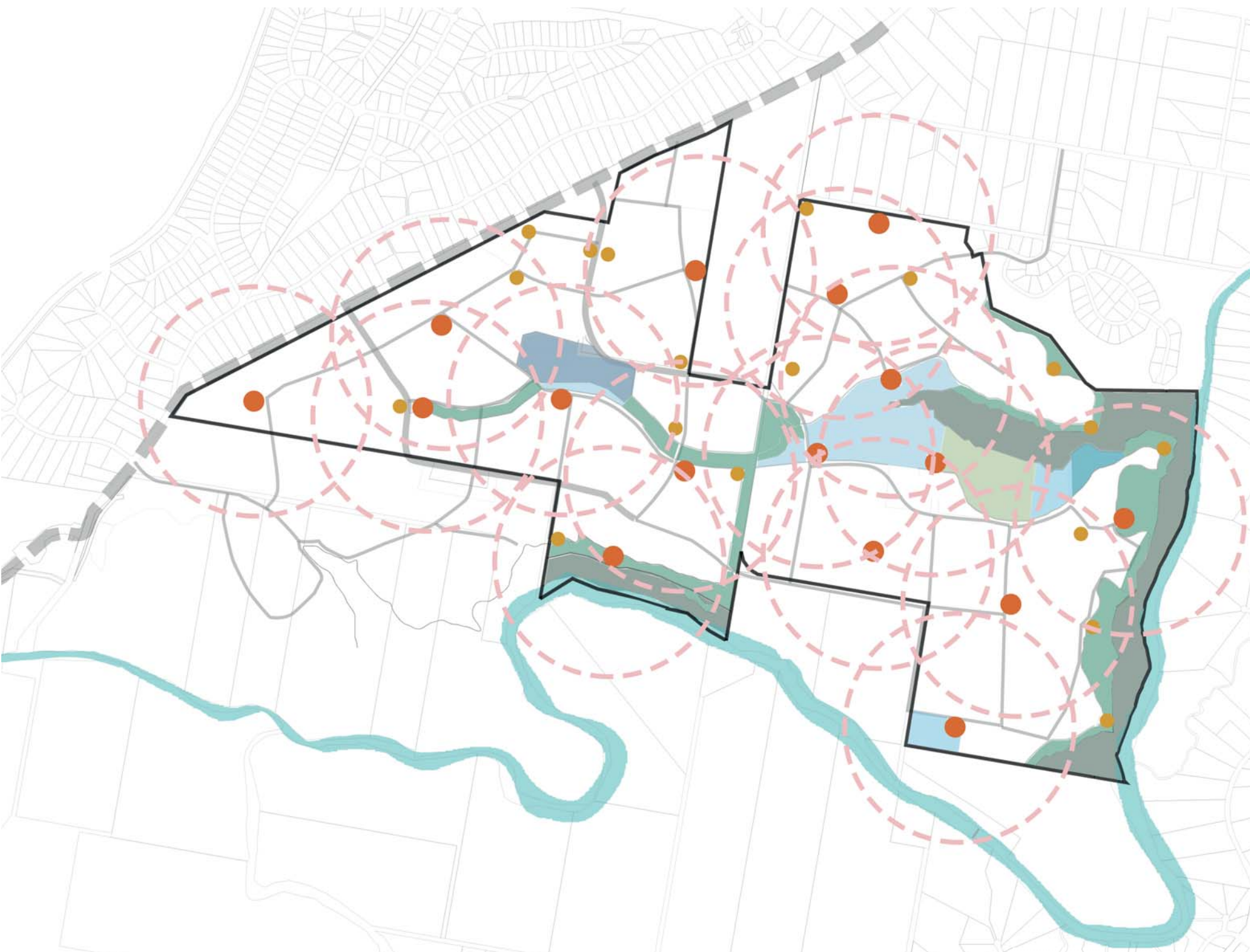




Appendix 3

Preliminary Recreation Greenspace Plan

/RECREATION GREENSPACE PLAN



-  district sports 1
7.5 ha minimum
-  future district sports
-  regional recreation park
10.0 ha minimum
-  neighbourhood recreation park major
0.5 ha minimum
-  neighbourhood recreation park minor
0.2 ha (not included in calculations)
-  linear park
-  environmental park
-  logan river corridor
-  celestino boundary extents

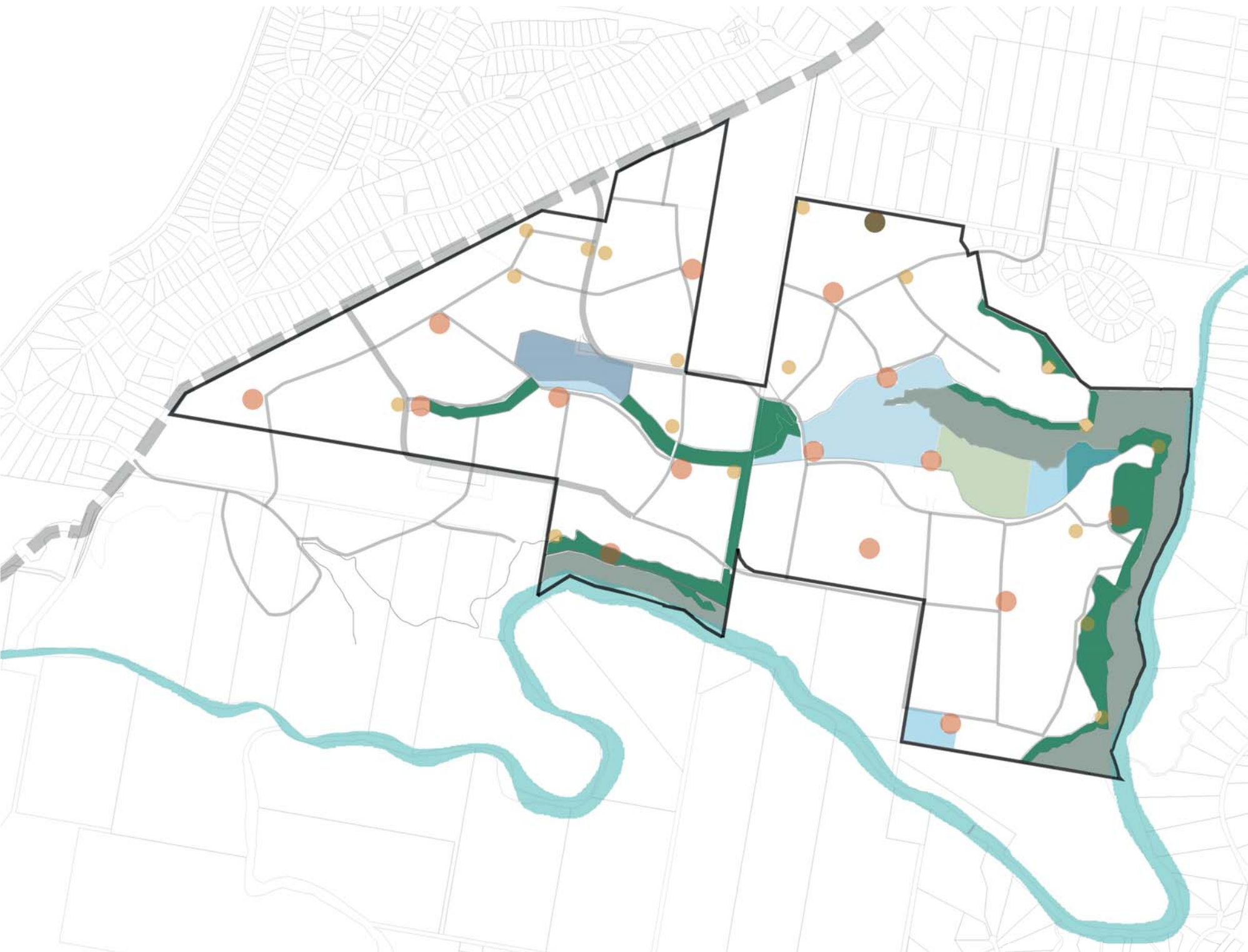




Appendix 4

Preliminary Linear Greenspace Plan

/ LINEAR GREENSPACE PLAN



- district sports 1
7.5 ha minimum
- future district sports
- regional recreation park
10.0 ha minimum
- neighbourhood recreation park major
0.5 ha minimum
- neighbourhood recreation park minor
0.2 ha (not included in calculations)
- linear park
- environmental park
- logan river corridor
- celestino boundary extents





Appendix 5

Preliminary Environmental Greenspace Plan

/ ENVIRONMENTAL GREEN SPACE



-  district sports 1
7.5 ha minimum
-  future district sports
-  regional recreation park
10.0 ha minimum
-  neighbourhood recreation park major
0.5 ha minimum
-  neighbourhood recreation park minor
0.2 ha (not included in calculations)
-  linear park
-  environmental park
-  logan river corridor
-  celestino boundary extents

