

PLANS AND DOCUMENTS
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Flagstone

Stage 1 West Landscape Masterplan

CONTENTS

- Landscape Masterplan
- Park Type and Provisions (Minor)
- Park type and Provisions (Major)
- Park Integration with Corridor
- Stage 1 Y Park Concept Design

Document Control Sheet

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Report Title:	Stage 1 West Landscpae Masterplan
Authors:	Ebony Fowler
Approved by:	Daniel Wright
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STAGE 1 WEST LANDSCAPE MASTERPLAN

LEGEND

- 1. Neighbourhood Recreation Park
- 2. Local Park
- 3. Local Park & WSUD Basin
- 4. Sandy Creek Corridor
- 5. Existing Vegetation Corridor

--- 400m Catchment Area

FUTURE ARTERIAL ROAD

EXISTING STAGE 1A-J

AS PER LANDSCAPE MASTER-
PLAN REPORT (C) 2014.11.21

The Stage 1 West Landscape Masterplan reflects amendments made to the lot layout proposed for the Stage 1 precinct, west of the north south dividing road (Road 1B). This masterplan supersedes that shown in the current EDQ approved Landscape Masterplan Report [C] 2014-11-21, endorse 5th March 2015.

1. Entry Precinct – The precinct will be identified with Entry Walls (located on private lots), feature planting (private lot and road reserve) and fencing (private lot). Pedestrian pathways adjacent to the entry walls may include feature pavement, such as exposed coloured concrete. The road pavement between entry walls may be treated to create a 'threshold', such as Streetprint.

2. 'Central Park' – Centrally located within the Stage 1 West precinct is a Neighbourhood Recreation Park (NRP) that meets all criteria necessary as set out in EDQ guideline 12. In addition to the standard embellishments acceptable in an NRP, it is proposed that the Central Park will include BBQ's and ADO* elements.

3. 'Sandy Creek Park' – Located adjacent to the Creek Ecological Corridor, the Sandy Creek Park offers an excellent opportunity to establish a Neighbourhood Recreation Park that relates to the natural environmental and integrated with the Water Sensitive Urban Design. The Park proposed is 1.157ha in size to provide flexibility in the integration of a bio basin (approximately 2,500m²) and the Sandy Creek ecological corridor works. The park is proposed to be embellished with the standard items as outlined in EDQ Guideline 12, with the addition of ADO and potentially mountain biking facilities (such as a pump track). The park meets the relevant EDQ guideline 12 requirements. The road frontage is approximately 40% (less than 50% minimum), however the elongated shape fronting an active collector road provides very strong passive surveillance opportunities.

4. Sandy Creek Corridor – The corridor will be retained as per the existing EDQ approved Weed Management and Rehabilitation Strategy. Opportunities to incorporate pathways and mountain biking trails through the corridor will be investigated and subject to future approvals. Area of the corridor within stage 1 will be rehabilitated including the removal of weeds and revegetation where necessary.

5. Existing Vegetation Corridor – The southern vegetation corridor works will include Waterway Stability and rehabilitation. Where opportunities exist, small 'pocket parks' will be introduced to provide for passive recreational opportunities. The corridor will form an important active transport link both along its length east-west, and north-south to the future town centre. Where appropriate, pedestrian and cyclist pathways will be established to create active transport links beyond the Stage 1 precinct.

***Adventure, Discovery and Opportunity (ADO)** – As endorsed in the approved Landscape Masterplan, public open space at Flagstone will include embellishments that provide the opportunity for Flagstone residents to pursue an active, healthy and adventurous lifestyle. Appropriate 'ADO' embellishments will be established throughout the urban fabric and natural creek corridors, designed in such a way to be appropriate for the site and low maintenance. ADO embellishments may include: Adventure trails for bush walking and mountain biking, hopscotch, 4 square, artwork, edible planting, community gardens and sporting equipment.

PARK TYPES & PROVISIONS (MINOR)

- LEGEND
- 1. Neighbourhood Recreation Park
 - 2. Local Recreation Park
 - 3. Local Linear Recreation Park
 - 4. Linear Connections

Masterplan Layout based on RPS Development
Layout Drawings

- 110056 - 121, REV Q
- 110056 - 138, REV Q



PARK TYPE	ENDORSED COMMUNITY GREENSPACE INFRASTRUCTURE MASTER- PLAN (EDQ Approved 3rd July 2014)		STAGE 1 WEST LANDSCAPE REPORT (CUSP - Issued 4th August 2017)	
	LAND (ha/1000 popn)	MIN. PARK AREA (ha)	NO. PARKS	TOTAL AREA OF PARKS
NEIGHBOURHOOD RECREATION PARK	0.5 - 1.1	0.5	2	1.661
LOCAL RECREATION PARK	0.0 - 0.2	0.05	4	0.41
LOCAL LINEAR PARK	0.0 - 0.8	N/A	1	0.052
Population (2.2pp/dwell)*	N / A		1,632 estimated population (742 Residential Allotments)	
Total Local Park Area Required (ha)	N / A		2.12 ha required for 1,632 people	
Total Area of Local Park Provided (ha)	N / A		2.123	
RATE OF PROVISION/ 1,000 popn	1.3 ha / 1,000 popn		1.3ha/1000 popn	

NOTE

As per the Stage 1 Landscape Masterplan Report [C] 2014-11-21 (EDQ approved 5 March 2015), the total area of Local Park required is calculated by multiplying the agreed population per dwelling rate of 2.2 persons against the total number of allotments.

All nominated creditable parks listed in the above table comply with requirement of the endorsed Community Greenspace Infrastructure Master Plan.

All nominated non-creditable parks (drainage and linear connection) do not comply with the above reference documents and are therefore not included in the above provisions of open space area calculation.

PARK TYPES & PROVISIONS (MAJOR)

- LEGEND
- 1. Corridor Park
 - 2. Regional Recreation Park

	ENDORSED COMMUNITY GREENSPACE IMP	NEW PROPOSED STAGE 1 WEST GREEN SPACE
PARK TYPE	MIN. PARK AREA (ha)	TOTAL AREA OF PARKS
REGIONAL RECREATION PARK	10	12.08
CORRIDOR PARK	N/A *	13.8
TOTAL AREA OF PARK (ha)	10	25.48

NOTE
All nominated creditable parks listed in the above table comply with requirement of the endorsed Community Greenspace Infrastructure Master Plan (EDQ approved 03 July 2014)

Refer also to Flagstone – Regional Recreation Parkland EDQ compliance plan located as an appendix to the endorse Community greenspace IMP which identifies how the requirements of the IMP can be provided in the allocated space provided.

Both the regional recreation and corridor parks will integrate WSUD and active transport infrastructure (multi – use trail) into the existing open space.

All areas noted above include WSUD basins as part of the total area. Once these areas have been excluded from the total, the resulting area still exceeds the minimum area required under the endorsed community greenspace IMP.

(*) Refer to the endorsed community greenspace IMP for total corridor park requirement across the Master Planned area.





The Stage 1Y Neighbourhood Recreation Park meets the intent of Economic Development Queensland (EDQ), Park Planning and Design Guideline no.12 (May 2015), by providing the following:

- Principal 1 (p.4): Diverse (p.4). The park is in a beautiful area of stage 1Y which benefits from the natural environment of the adjacent creek and northern aspect. The design of Road B has allowed the unique opportunity to collocate a Neighbourhood Recreation Park with the Sandy Creek corridor.
- Principal 2 (p.4): Accessible and connected. The location of the park provides for both visual and physical access from a suburban collector road. It has been collocated with the Sandy Creek corridor to integrate with the overall greenspace network. The Sandy Creek corridor will become an important east-west active transport link within the Flagstone development.
- Principal 3 (p.4): Sense of place. The location of the park will benefit all members of the community, not only for those who live in close proximity, but for those who will drive past while accessing the town centre from the north. The park provides an opportunity for longer views to the creek vegetation of Sandy Creek. The materials and finishes proposed in the park continue the 'Flagstone' theme, strengthening landscape character through repetition and consistency.

The park meets specific requirements of EDQ guideline no. 12 and where appropriate the Desired Standard of Service (DSS) proposed in Logan City Council Plan Scheme Policy 5. These characteristics are:

Size and Accessibility (p.8, Table 2)

- The park meets the minimum area of 5,000m²
- The park catchment of 400m adequately overlaps with the central park to the south and Regional Recreation Park to the east

Shape, Frontage and Location (p.10, Table 3)

- The park is of a rectangular shape and is of adequate dimensions to accommodate all proposed embellishments
- The two road frontages meet the minimum 50% requirement
- The park's location is adjacent to a 'linear park network' i.e. Sandy Creek corridor

Designing Parks as places for people (p.11, Table 4)

- The park has three recreation spaces: playground, kickabout space and shelters, creek side passive open space. The spatial arrangement of the parks provides a transition from the built environment of the adjoining residential allotments through to the natural environment of the Sandy Creek corridor. The playground facility has been centrally located to provide balance between safe separation from the road while maintaining appropriate passive surveillance.

Slope, batters and retaining walls (p.11-12)

- The gentle grade of the natural contours of the area will be retained where appropriate. The park will be less than 1:10 for greater than 80% of the area
- All turf areas will have a maximum grade of 1:4
- All planted areas will have a maximum grade of 1:3
- No retaining walls are proposed in the park. Localised hardening of batters or banks may be required to improve civil outcomes i.e. low rock retaining extending from bio basin headwalls

- Principle 4 (p.4): Safe and healthy. Located adjacent to a suburban collector road, the park provides road frontage of over 50%. Long and wide site lines allow for passive surveillance of the entire area from the road frontages. Numerous pathway routes will be provided including multiple entry and exit points to facilitate safe movement, centrally located playground and picnic facilities will encourage activation of the space.
- Principle 5 (p.5): Cost effective. The park will be designed to minimise future maintenance requirements by including: a higher investment in good quality soil amelioration to promote healthy grass and plant growth, appropriate design to allow access for maintenance machinery, robust material selection.
- Principle 6 (p.6): Fit for purpose. The park meets the requirements of EDG Guideline No. 12.

Flood and stormwater management (p.12-13)

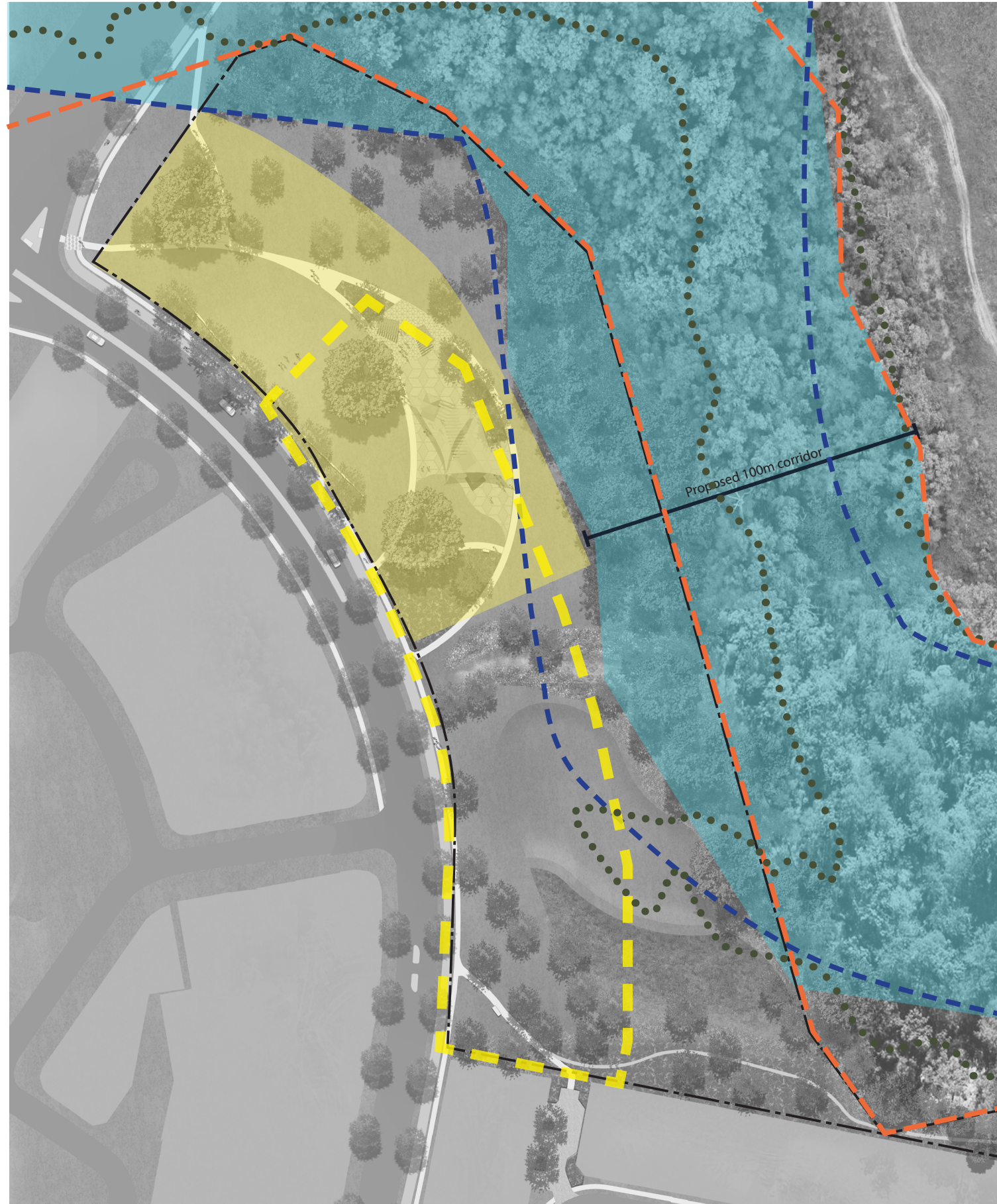
- The area designated by Neighbourhood Recreation Park will be above both Q5 and Q100
- No permanent water body is proposed
- A lock rail will be provided along the frontage to allow for controlled access
- Shade cover (Table 6) will be created with shelters and trees to achieve 50% cover upon maturity of the vegetation

Embellishments (p.14)

- Bollards will be installed to the park frontage in turf areas (LCC preference is for bollards not be installed in garden bed areas)
- Multiple seating opportunities will be provided including primary (seats and benches) and secondary (low sandstone walls)
- Taps and bubblers will be provided in close proximity to the playground
- General landscaping will be provided including turf and planted garden beds. Revegetation will be installed to appropriately transition from 'maintained' landscape to the natural environment of the Sandy Creek corridor.
- Standard embellishments (Table 7) proposed for the park include: Paths, shade structures, tables settings (covered), play area, informal active open space.
- Standard embellishments not proposed for the park include: Parking for bicycles (deemed not necessary), tables settings (uncovered), Lighting of pathways (due to proximity of sandy creek), Half court.
- Additional embellishments proposed for the park include: BBQ, Adventure Trail pathway (mulch/dirt track) along sandy creek corridor and park interface

Engineering design and construction (p.16)

- The park is adjacent to a creek corridor. A geomorphic study of Sandy Creek has been undertaken and it has been determined that the area dedicated by park will not be affected by future stream instability.



LEGEND

- Indicative Area of Park as per RPS Lot Layout
- Sandy Creek 100m wide Core Corridor (SHG - Approved VMP)
- Sandy Creek 100m wide Core Corridor - realigned
- Mapped Remnant Vegetation
- Q100 Line
- Proposed Neighbourhood Recreation Park (min. 5,000m²)
- Precinct Boundary

