

FORM

Everleigh

Greater Flagstone PDA

ROL01 - OPEN SPACE PLANS

MARCH 2020

Job number 171201

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 10 July 2020



Issue	Date	Description	Checked
01	12 / 08 / 2019	Preliminary Issue	ED
02	27 / 08 / 2019	For Issue	ED
03	25 / 02 / 2020	Update	ED
04	24 / 03 / 2020	Update	ED

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Contents

1.0 ROL01 - Document 1: Open Space Staging Plan	4
1.1 ROL01 Open Space Staging Plan	4
2.0 ROL01 - Document 2: Park Lot 801 Major Linear Park	5
2.1 Park Framework Plan	5
3.0 ROL01 - Document 3: Park Lot 802 Regional Recreation Park (part)	6
3.1 Park Framework Plan	6
4.0 ROL01 - Document 4: Park Lot 803 Neighbourhood Park	7
4.1 Park Framework Plan	7

1.0 ROL01 - Document 1: Open Space Staging Plan

1.1 ROL01 Open Space Staging Plan

Park Lot	Type	Area	Timing For Dedication / Transfer As Park
Park Lot 801	Major Linear Park	0.8 ha	With or prior to endorsement of the survey plan creating the 100th residential lot
Park Lot 802	Regional (Major) Recreation Park (part)	1.5 ha	With or prior to endorsement of the survey plan creating the 250th residential lot
Park Lot 803	Neighbourhood Recreational Park	0.5 ha	With or prior to endorsement of the survey plan creating the first adjacent lot

Legend

ROL01 Urban Design Boundary

LOT 801

LOT 802

LOT 803



Notes

- Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- Layout beyond ROL01 boundary is indicative only and subject to change

2.0 ROL01 - Document 2: Park Lot 801 Major Linear Park

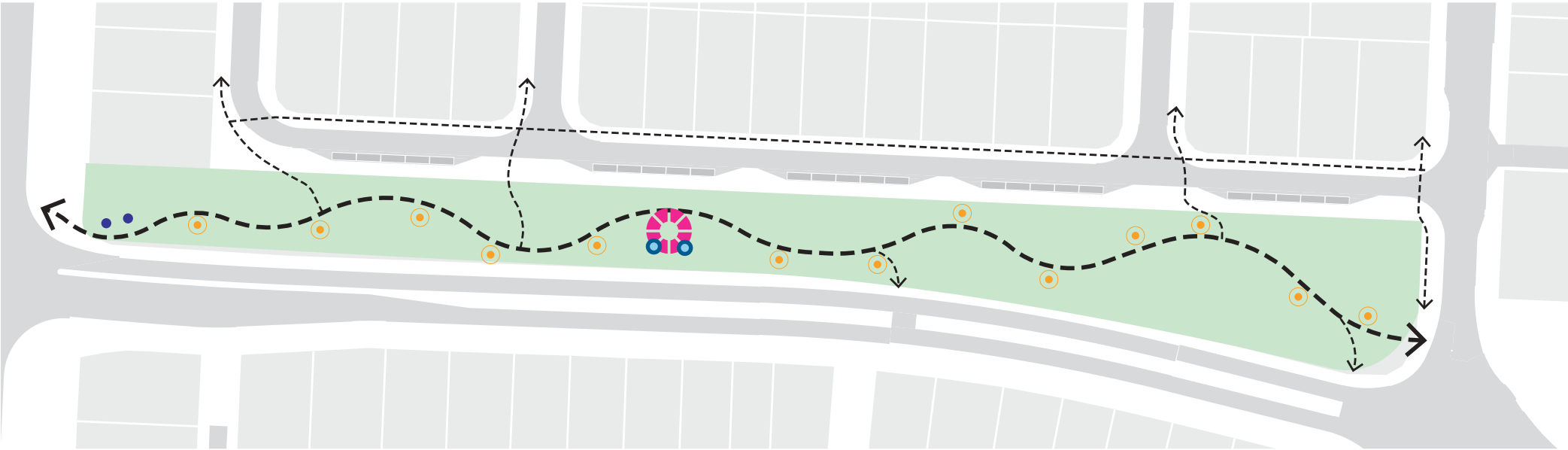
2.1 Park Framework Plan

Legend	Embellishment	Linear Park PDA Guideline 12	Park Lot 801 Compliant
	Internal access road(s)		
	Parking (cars)	X	Yes
	Parking (bicycles)		
	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle) Primary (pedestrian / cycle) Secondary (pedestrian)	X	Yes
	Shade structures	X	Yes
	Table and seating (uncovered) • Seating • Table and seating		

Legend	Embellishment	Linear Park PDA Guideline 12	Park Lot 801 Compliant
	Table and seating (covered) • Seating • Table and seating	X	Yes
	Barbeques		
	Play areas / facilities		
	Informal Active Recreational Space		
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Courts		
	Community events space		

- Notes
- Locations, alignments and areas are indicative only and will be refined in subsequent applications.
 - This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.

PARK LOT 801 MAJOR LINEAR PARK CONCEPT PLAN



3.0 ROL01 - Document 3: Park Lot 802 Regional Recreation Park (part)

3.1 Park Framework Plan

Legend	Embellishment	Regional Recreation Park PDA Guideline 12	Park Lot 802 Compliant	Balance Regional Rec Park Compliant
	Internal access road(s) (1)			
	Parking (cars)	X	Yes	Yes
	Parking (bicycles)	X	No	Yes
	Lighting	X	Yes	Yes
	Toilets	X	No	Yes
	Paths (pedestrian / cycle) Primary (pedestrian / cycle) Secondary (pedestrian)	X	Yes	Yes
	Shade structures	X	Yes	Yes
	Table and seating (uncovered) • Seating • Table and seating	X	Yes	Yes
	Table and seating (covered) • Seating • Table and seating	X	Yes	
	Barbeques	X	Yes	Yes
	Play areas / facilities	X	Yes	Yes
	Informal Active Recreational Space	X	Yes	Yes
	Half-court, rebound wall or similar	X	No	Yes
	Sports fields			
	Spectator seating area			
	Courts (2)	X	No ⁽²⁾	Yes ⁽²⁾
	Community events space	X	Yes	Yes
	Overland flow path			

Notes

(1) The south-western external boundary of recreation park lot 802 interfaces with a major road providing access during the delivery of lots in area 1. Maintenance vehicle access is provided by the shared paths.

(2) An adequate quantity of sports courts will be located in the Regional (Major) Sports Park; to be delivered in future stages. The Regional (Major) Recreation Park is co-located with the Regional (Major) Sports Park.

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- This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOT 802 REGIONAL RECREATION PARK (PART) CONCEPT PLAN

4.0 ROL01 - Document 4: Park Lot 803 Neighbourhood Park

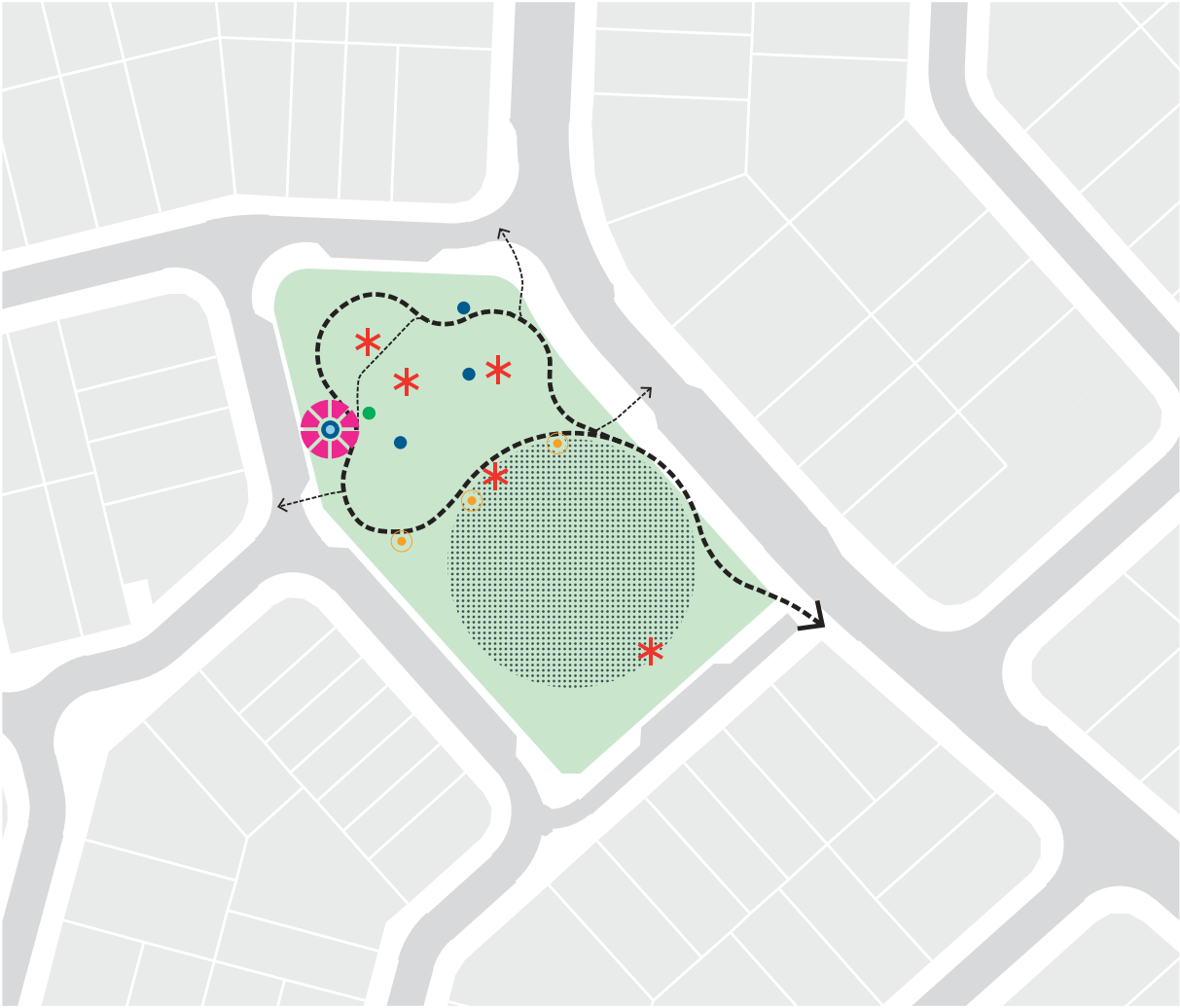
4.1 Park Framework Plan

Legend	Embellishment	Neighbourhood Park PDA Guideline 12	Park Lot 803 Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)	X	Yes
	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle) Primary (pedestrian / cycle) Secondary (pedestrian)	X	Yes
	Shade structures	X	Yes
	Table and seating (uncovered) • Seating • Table and seating	X	Yes
	Table and seating (covered) • Seating • Table and seating	X	Yes
	Barbeques		
	Play areas / facilities	X	Yes
	Informal Active Recreational Space	X	Yes
	Half-court, rebound wall or similar	X	No ⁽¹⁾
	Sports fields		
	Spectator seating area		
	Courts		
	Community events space		

Notes

(1) Not provided with this park. Asset to be provided in future stage of the Regional Recreation Park. Exercise station provided in lieu.

- Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOT 803 NEIGHBOURHOOD PARK CONCEPT PLAN

FORM