

FORM

Everleigh

Greater Flagstone PDA

OPEN SPACE MASTER PLAN

MARCH 2020

Job number 171201

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768

Date: 10 July 2020



AMENDED IN RED

By: Marissa Bais

Date: 9 July 2020



Issue	Date	Description	Checked
01	12 / 08 / 2019	Update	ED
02	25 / 02 / 2020	Update	ED
03	23 / 03 / 2020	Update	ED

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Contents

1.0 Whole of Site - Open Space Master Plan	4
1.1 Open Space - Rate of Provision and Accessibility	5

1.0 Whole of Site - Open Space Master Plan

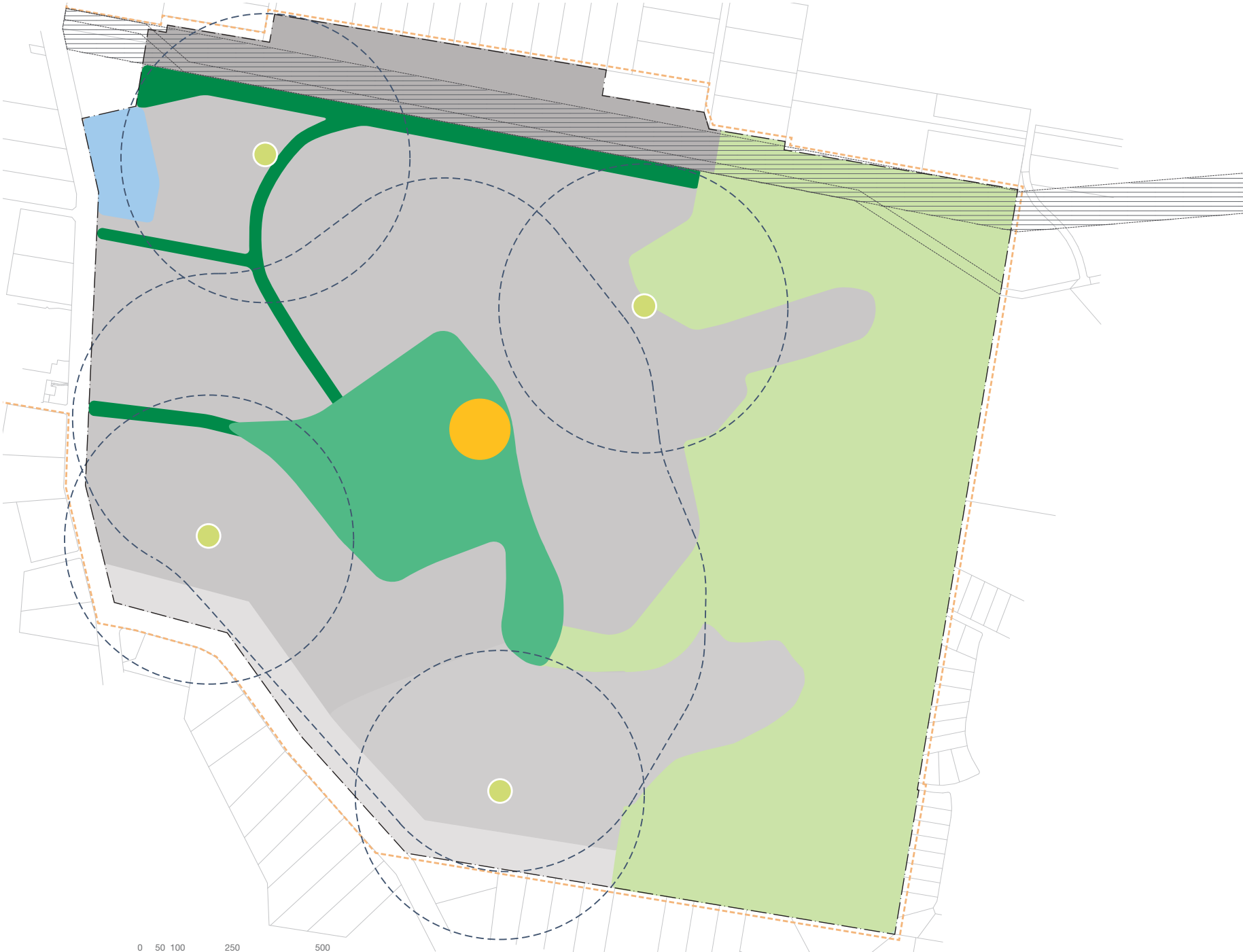
OPEN SPACE MASTERPLAN

Legend

- Co-located Regional (Major) Sports Park and Regional (Major) Recreation Park
- Major Linear Park
- Neighbourhood Recreation Park
- Conservation Parkland (Corridor Park)
- Residential - Standard Lots
- Residential - Interface Lots - North - Subject to Further Investigation
- Residential - Interface Lots - South
- State Primary School
- Neighbourhood Centre
- 400m walkability radius

Notes

- Locations, alignments and areas are indicative only and will be refined in subsequent applications.



Whole of Site - Open Space Master Plan (cont).

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1.1 Open Space - Rate of Provision and Accessibility

MINIMUM RATE OF PROVISION	PARK TYPE	HA PER 1,000 POPULATION.
	Sports Parks	1.8
	Recreation Parks (1)	2.8
	Total	4.6

(1) includes all park types other than District Sports Park & Regional (Major) Sports Park.

Notes

- At least one Regional (Major) Sport Park with a minimum area of 15ha must be provided.
- At least one Regional (Major) Recreation Park with a minimum area of 10ha must be provided.
- Rates of provision are deemed to comply where meeting the requirements on this sheet.
- 90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities.
- An occupancy rate of 2.5 people per dwelling is to be used to calculate the population.
- Population means the population of the subject site (i.e does not include any external catchment).

Flood Immunity

- Maximum 30% of any recreation park is below the 5 year ARI (average recurrence interval) flood level.
- All formal playing surfaces (fields and courts) are above the 20 year ARI flood level.
- Clubhouses, toilet and amenities blocks, and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Notes

- Locations, alignments and areas are indicative only will be refined in subsequent applications.
- Where there is conflict between this Open Space Master Plan and PDA Guideline No. 12 – Park Planning and design (May 2015) (or a document that supersedes or replaces the guideline), this Open Space Master Plan shall prevail.

- Provide an open space register demonstrating compliance with Guideline 12 rates of provision with each subdivision development application.

and will be generally consistent with EDQ Guideline 12 (except as noted in the point below)

INDICATIVE TIMING FOR ALL PARK TYPES		
Lots Delivered	Population (@ 2.5 people / lot)	Open Space (@ 4.6ha / 1,000 ppm)
500	1,250	5.75
1,000	2,500	11.50
1,500	3,750	17.25
2,000	5,000	23.00
2,500	6,250	28.75
3,000	7,500	34.50
3,500	8,750	40.25
4,000	10,000	46.00

INDICATIVE TIMING FOR ALL PARK TYPES		
PARK TYPE	STAGED DELIVERY PERMITTED	STAGING / TIMING
Regional (Major) Sport Park	Yes	> Generally delivered at 0.5 - 1.0 hectares per 1,000 population in accordance with PDA Guideline No. 12 Park Planning and Design (May 2015) > Specific timing for staged delivery to be determined in relevant RoL applications
Regional (Major) Recreation Park	Yes	> Generally delivered at 0.5 - 1.0 hectares per 1,000 population in accordance with PDA Guideline No. 12 Park Planning and Design (May 2015) > Specific timing for staged delivery to be determined in relevant RoL applications
Major Linear Park	Yes	> Generally delivered with adjacent development > Timing for staged delivery to be determined in relevant RoL applications
Neighbourhood Recreation Park	No	> Generally delivered with the first adjacent development > Timing for delivery to be determined in relevant RoL applications

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