



# Oxley PDA Open Space Network

Prepared for Economic Development Queensland

Project Number 1018015C

Revision D

21 August, 2020

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2020/1099

Date: 9 December 2020



# Open Space Network

The open space is contributed to by a local recreation park, a pocket park, hillside interface areas, a conservation area and drainage reserve (waterway corridor).

The local recreation park will be delivered over two stages. The following park elements will be delivered in Stage 1:

- shared path / maintenance / emergency access
- path connecting to existing footpath on Blackheath Road
- stormwater management basins The remainder of the park will be completed with Stage 2 works.




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The design of the local recreation park responds to criteria set out in the 'EDQ PDA guideline no. 12 - Park planning & design guideline' (May 2015) and embellishments will be appropriate for the standards of service for a 'Type A' General Recreation Park (Urban) as set out in Brisbane City Council's Local Government Infrastructure Plan. Refer assessment schedule on drawing 2 for more information on the local recreation park.

The park will retain existing large trees around the current Childcare Centre location and trees on the hillside area east of the park. Large open areas of grass will also be retained to maintain the existing visual amenity already enjoyed by local residents. Shady seating spaces, a large kick around space and a combined 4m wide concrete DDA accessible path / maintenance / emergency access have been incorporated into the design so that the park provides a space for recreational activity and a meeting point for existing local and new residents of all ages.

Total local recreation park area: 3.08 ha (Stage 1B - 1.28 ha, Stage 2 - 1.8 ha)

## Key

- 01** Entry landscape
- 02** Local recreation park
- 03** Pocket park
- 04** Hillside revegetation
- 05** Conservation area with deco path access to Cliveden Avenue
- 06** Stormwater management basins
- 07** Drainage Reserve (Waterway Corridor)
-  Existing trees to be retained in Stage 1.
-  Proposed new trees
-  Stage 1 boundary line



# Local Recreation Park Assessment Schedule

Assessment against EDQ PDA guideline no. 12 - Park planning and design guideline'. (May 2015)

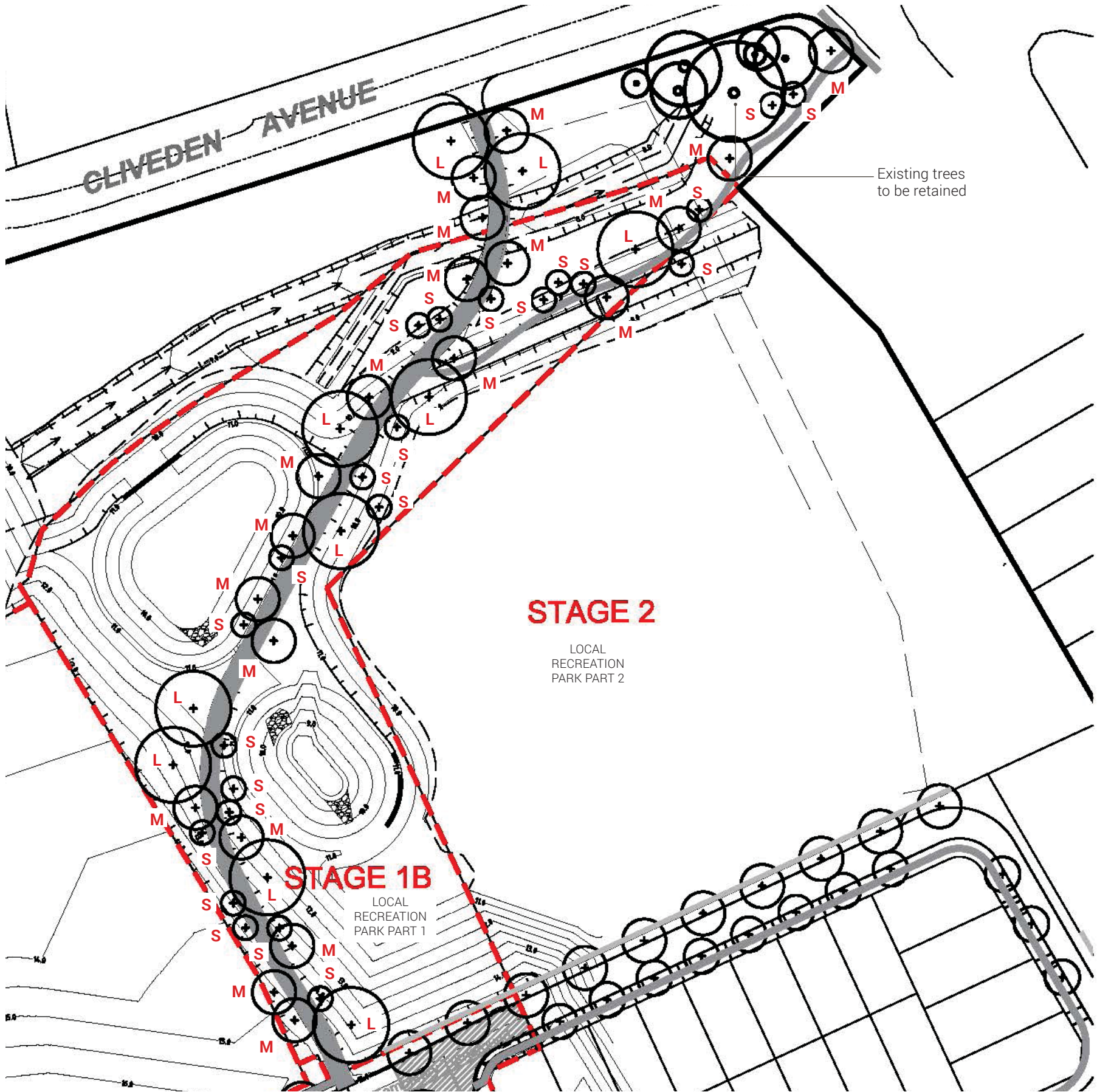
	Requirements	Achieved	Comments
Shape	Regular shape, not less than 10 metres wide	✓	
Road Frontage	Minimum 50% of perimeter to have road frontage	no	30% of park boundary line has road frontage (south boundary line) due to the location of the waterway corridor. The park location ensures casual surveillance opportunities from all directions has access from both road frontages.
Location	Generally provided in areas of medium to high residential density (more than 15 dwellings per hectare)		
Slopes	Active recreation areas to be graded at 1:33 max.	✓	
	Any areas in the park with a gradient of 1:10 or more should not exceed 20% of the total park area	no	50% of the park is graded at 1:10 or more due to existing grades, stormwater catchment requirements and WSUD.  There is approximately 1.5ha of level grassed areas within the park.
Batters	Max. grade of turfed batters - 1:4	✓	
	Max. grade of planted batters - 1:3	✓	
Retaining Walls	Limited use only, 900mm high max.	✓	
Flood immunity	Max. of 30% of the park is below the 5 year ARI.	✓	16.5% of the park is below 5 year ARI. Refer extent of 5 year ARI on plan opposite.  Note that the pedestrian and cyclist access from the new esplanade road south of the park to Blackheath Road will be above the 5 year ARI.
	Amenities blocks above the 100 year ARI.	n/a	
Access	At least one controlled access point for maintenance, service and emergency vehicles at strategic locations along the road frontages	✓	One access point to Cliveden Avenue and one to the internal esplanade road.
Access	Park should be designed to prevent illegal access by motor vehicles, using low maintenance, transparent fencing or bollards	✓	
Shade Cover	50% shading of walking and cycling paths	✓	Shade trees with varying canopy spreads will be planted in natural groupings at appropriate centres to provide an average of at least 50% shade to pathways. Refer Tree Planting to Path Concept and species list on Dwg. 03.
	50% shading of shading of formal seating	✓	Seating will be located under shade trees to achieve a minimum of 50% shading.
Embellishments	Fencing / bollards / vehicular & motorbike barriers	✓	
	Seating	✓	
	Maintenance taps & bubblers	✓	
	Landscaping (including earthworks, turfing and revegetation as required)	✓	
	Park signage	✓	

# Circulation & 5 Year ARI



- 1.5m wide concrete path
- 4.0m wide concrete path  
Shared path through the local recreation park connects proposed development with Cliveden Avenue as well as providing emergency and maintenance vehicular access
- Bush track/deco path (indicative alignment)  
Recreational trail through conservation area
- Stage 1 boundary line
- 5 Year ARI extents within Local Recreation Park

# Tree Planting to Path Concept



## Park Shade Trees

Botanical name	Common name	Canopy Type
CASUARINA cunninghamiana	She-Oak	M
EUCALYPTUS tereticornis	Forest Red Gum	L
BRACHYCHITON discolor	Kurrajong	S
FICUS macrophylla	Moreton Bay Fig	L
FICUS obliqua	Small-leaved Fig	L
FLINDERSIA schottiana	Bumpy Ash	M
GREVILLEA baileyana	White Oak	M
LOPHOSTEMON confertus	Queensland Brush Box	M
GREVILLEA robusta	Silky Oak	M
JAGERA pseudorhus	Soap Tree	S
MELALEUCA leucadendra	Weeping Paperbark	M
MELALEUCA quinquenveria	Broad Leaved Paperbark	M

Canopy Type	Spread (m)
Small - <b>S</b>	3-5
Medium - <b>M</b>	6-10
Large - <b>L</b>	11-30

Section A



KEY PLAN



Section B



KEY PLAN

