

AMENDED IN RED

By: Tammara Scott

Date: 18 June 2021



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2012/402/134

Date: 24 June 2021



FLAGSTONE STAGE 1 UPDATE

LANDSCAPE MASTER PLAN

PREPARED BY URBIS FOR PEET LTD
05.05.2021
REV. C

PEET

URBIS

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PARK TYPES & PROVISIONS

MINOR

LEGEND	
1	NEIGHBOURHOOD RECREATION PARK
2	LOCAL RECREATION PARK
3	LOCAL LINEAR RECREATION PARK
4	LINEAR CONNECTIONS

Based on RPS Plan of Subdivision Stage 1 Statistics
Approval no: DEV2012/402/132
Date: 3rd September 2020

PARK TYPE	ENDORSED COMMUNITY GREENSPACE INFRASTRUCTURE MASTER PLAN (EDQ APPROVED 3RD JULY 2014)		STAGE 1 LANDSCAPE AS PER APPROVAL DEV2012/402/132 3RD SEPTEMBER 2020	
	LAND (ha/1000 popn)	MIN. PARK AREA (HA)	NO. PARKS	TOTAL AREA OF PARKS
NEIGHBOURHOOD RECREATION PARK	0.5 - 1.1	0.5	2	1,516
LOCAL RECREATION PARK	0.0 - 0.2	0.05	4	0.379
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	



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

Based on RPS Plan of Subdivision Stage 1 Statistics
Approval no: DEV2012/402/132
Date: 3rd September 2020

	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	12.056
CORRIDOR PARK	N/A*	13.513
TOTAL AREA OF PARK (HA)	10	25.569



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 trial) 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.

PARK INTEGRATION WITH CORRIDOR

STAGE 1Y Neighbourhood recreation park

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: 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.
- Principle 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.
- Principle 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 parks 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 that 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

Flood and stormwater management (p.12-13)



KEY PLAN (not to scale)

- 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.

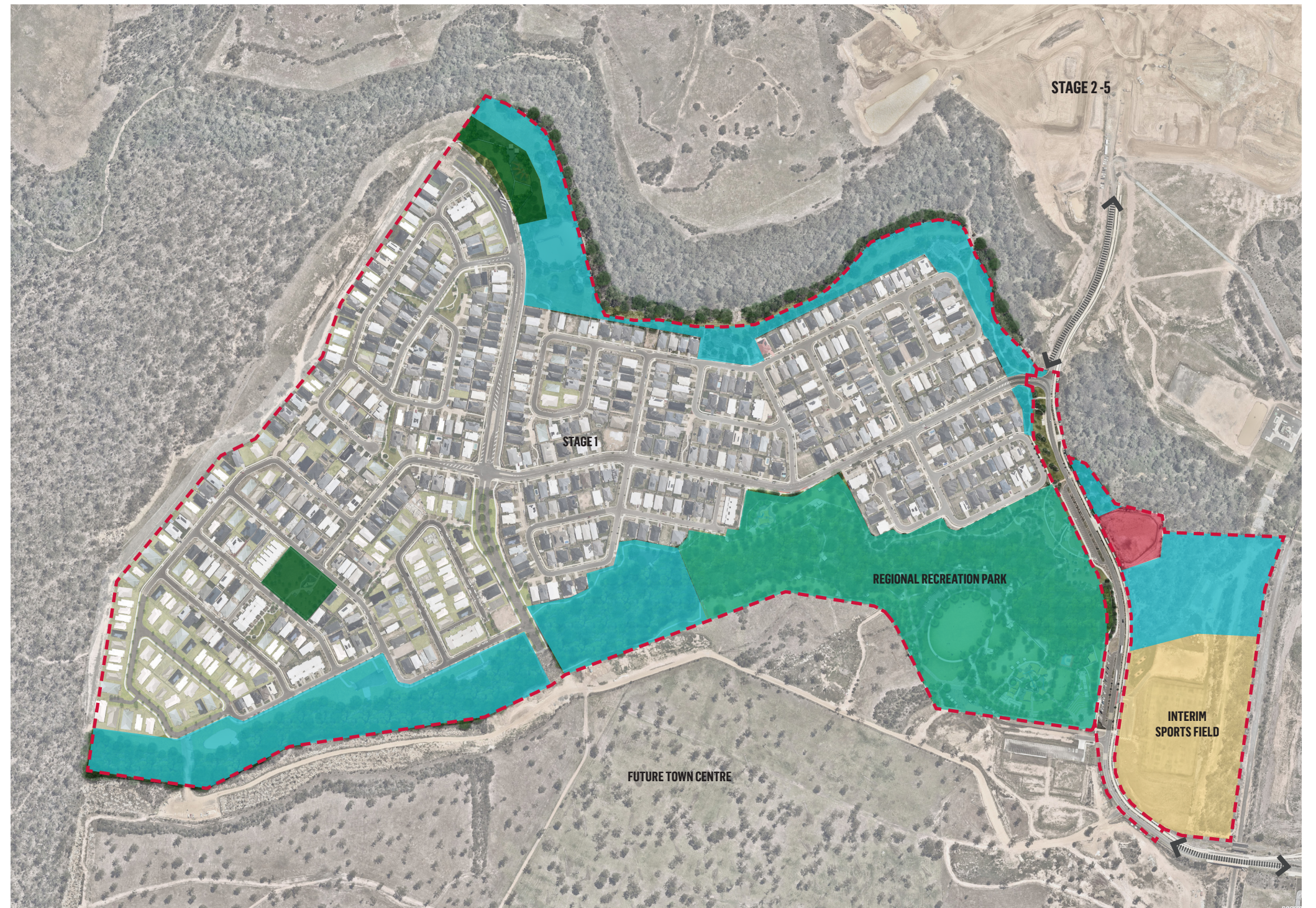
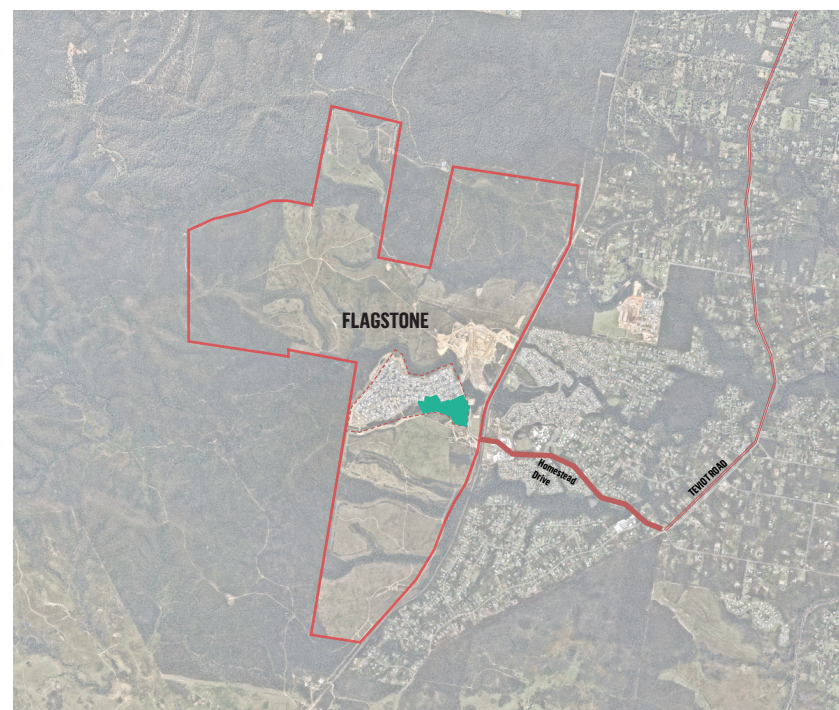
- The area designated by Neighbourhood Recreation Park will be above both Q5 and Q100
- No permanent water body is proposed
- A lock rail will be provided along the frontage to allow for controlled access
- Shade cover (Table 6) will be created with shelters and trees to achieve 50% cover upon maturity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



REGIONAL RECREATION PARK

CONTEXT

-  REGIONAL RECREATION PARK
-  PARKS
-  CREEK CORRIDOR OPEN SPACE
-  INTERIM SPORTS FIELD
-  FUTURE RETAIL/COMMERCIAL



REGIONAL RECREATION PARK

STAGING PLAN



REGIONAL RECREATION PARK

COMPLIANCE ASSESSMENT

GENERAL COMMENTS

The total size of the Regional Sports Park is 12.05ha to be delivered prior to the registration of the ~~3,500th~~ developed lot.
3,500th

The assessment to the right compares the requirements of EDQ under Guideline 12 and 14, the IMP requirements including the Regional Recreation Park Plan and Peets provisions (existing and proposed). These provisions have been amended to reflect the current concept.

The table also includes the LCC standard requirements under the Desired Standards of Service Planning Scheme Policy Amendment for reference only.

AMENDED IN RED

By: Tammara Scott

Date: 18 June 2021


Queensland
Government

RRP 1-8		
LAND USE	AREA	DESCRIPTION
 ACTIVE AREA/ FACILITIES	2.57ha approx.	FOCUSED OR FORMAL ACTIVITY ZONE INCLUDING COMMUNITY EVENT SPACES, PLAYGROUND EQUIPMENT, SEATING, SHELTERS, SHADE STRUCTURES, TOILETS, PATHS, COURTS, ACTIVE RECREATION. & PASSIVE RECREATION NOTE; THE TOTAL AREA IS NOMINAL ONLY.
 INFORMAL RECREATION SPACES	2.518ha approx.	INFORMAL PASSIVE RECREATION FOR OPEN TURF AREAS, KICK ABOUT SPACE, PLANTING, PATHWAYS, FURNITURE ETC.
 THE GREEN	8128m2 approx.	115 X 90M TURF OVAL FOR EVENTS, COMMUNITY ACTIVITIES, KICK ABOUT SPACE, PASSIVE SPACE AND EXTENSION OF THE FUTURE TOWN CENTRE
 SANDY CREEK CORRIDOR	5.78ha approx.	CORRIDOR INCLUDES THE CREEK LINE, Q100 LINE, EXISTING AND REMNANT VEGETATION TO BE RETAINED, RECREATION TRAILS, MOUNTAIN BIKE TRAILS, SOME INFORMAL RECREATIONAL AREAS, CREEK CROSSINGS, WSUD & WATERWAY
 CAR PARK (FORMAL)	3,708m2 approx.	ALLOWANCE FOR 120 FORMAL CAR PARKS
COMPLETED	3.5ha approx.	STAGES 1, 2 & 3
TOTAL	12.05HA	

REGIONAL RECREATION PARK - COMPLIANCE ASSESSMENT							
	EMBELLISHMENT	EDQ REQ.	IMP/ RRP PLAN	LCC REQ.	PEET PROVISION	DELIV-ERED TO	COMMENT
1	ROAD FRONTAGE	50%	85%	>40%	75%	42%	STAGES 1, 2 & 3
	INTERNAL ACCESS ROADS	X	NO	X	NO		IMP EXCLUDES INTERNAL ACCESS ROADS (REFER SECTION 5.1). EMERGENCY ACCESS PRO-
2	CAR PARKING - FORMAL	X	10 PER HA =	120 CP	120 CP	61 - TEMP.	PROVIDE FOR 120 CP
3	CAR PARKING - ON-STREET	X	YES	YES	YES	YES	
4	BIKE PARKING	X	YES	YES	YES	YES	
4	LIGHTING	X	YES	YES - SITE SPECIFIC	YES	YES - STAGE 1	ALL MAJOR PATHWAYS & BUILDING STRUCTURES
5	TOILETS	X	YES	2 FACILITIES/ 6 CUBICLES	YES	1 FACILITY/ 7 CUBICLES	STAGE 4 AMENITIES - 2 STALLS
	PATH (PED & CYCLE)	X	YES	YES	YES	YES	
4	SHADE STRUCTURES	X	YES	30% COVERAGE	YES	YES	FOCUSED AROUND ACTIVE PLAY & RECREATION AREAS
4	TABLE AND SEATING - UNCOVERED	X	YES	8 SMALLER 15 SEATING	YES	YES	
4	TABLE AND SEATING - COVERED	X	YES	4 LARGER	YES	YES	
4	BARBEQUE'S	X	YES	8	YES		
4	PLAY AREAS/ FACILITIES;	X	5 ACTIVE ZONES - TYPES;	1HA MIN/ AGES 1-17	YES	3 ACTIVE ZONES	JUNIOR, MIDDLE AGED, TEENAGER, COMMUNITY/ EDUCATION GARDENS, TRAIL & FEATURE PLAY-GROUND
6	INFORMAL ACTIVE RECREATION SPACES	X	5 KICK ABOUT SPACES (50X30M)	4-6 SPACES 2.5HA MIN.	YES		1 LARGE FOCUSED OVAL (THE GREEN) WITH MULTIPLE SMALLER ACTIVE REC SPACES.
7	HALF COURT	X	YES		YES	STAGE 1 (1)	2 HALF COURTS WILL BE PROVIDED.
8	COURTS	X	2 COURTS	3 COURTS	YES - 1 COURT	STAGE 1 (1)	1 MULTI-PURPOSE COURT PROVIDED IN STAGE 1
*	COMMUNITY EVENT SPACE OPPORTUNITY	X	MULTIPLE - 4 CIVIL ENTRY PLAZA AREAS	YES	YES	STAGE 1	MULTIPLE OPPORTUNITIES FOR EVENT SPACES AT KEY LOCATIONS THROUGH THE PARK.
9	DOG PARK (ACTIVE)			2 LARGE - 800M2 SMALL - 600M2	YES - 2,600M2	STAGE 2	
10	FITNESS EQUIPMENT			12 ITEMS	YES		

REGIONAL RECREATION PARK

A RENEWED VISION

BUNDJALUNG PARK

FAMILY ORIENTATED LIVING IN A COMMUNITY BACKYARD RE IMAGINED WHERE ADVENTURE AND DISCOVERY UNFOLDS AMONGST THE TREES

The Flagstone Regional Recreation Park or ‘Bundjalung Park’ (given Flagstone is situated in the Bundjalung traditional Aboriginal country) will provide amenity at every doorstep. Defined by a meandering landscape that embodies both natural ecosystems and community spaces, Bunjalung Park will be a place where families thrive.

Set around an existing creek corridor with mature vegetation, Bundjalung Park will foster a community backyard lifestyle. Connected, active, and leisure orientated, the parkland will live a vibrant life for families to grow. With a hub of local delights and spaces to meet and socialise, Bundjalung Park will be a people’s place at heart.

Bundjalung Park will be a place of adventure and discovery providing the visual and experiential epitomy of living within Flagstone. A parkland inspired by the local fauna and flora that brings a true natural setting. Bundjalung Park will provide the community with a parkland like no other as a deep green enclave where surrounding houses back onto a rich landscape and where the community come together in a green sanctuary.

Driven by a vision of vivid and active recreational space, the Bundjalung Park landscape will draw on the following themes to create a distinctive environment:



COMMUNITY

A community-first focus to deliver the primary needs and wants of the established local public and future residents.



DISCOVERY

The sense of discovery intends to celebrate and educate all residents and visitors of the natural assets that live within.



NATURE-PLAY

Encouraging a healthy lifestyle, the open space network will offer a multitude of play for all ages, challenging every level of abilities.

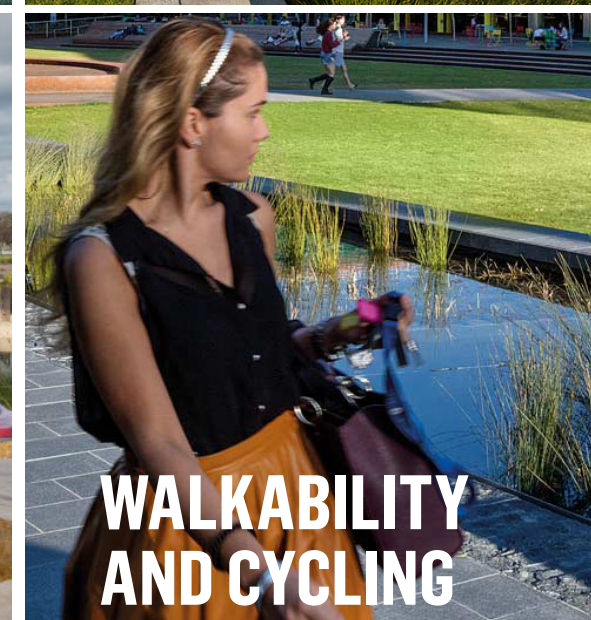
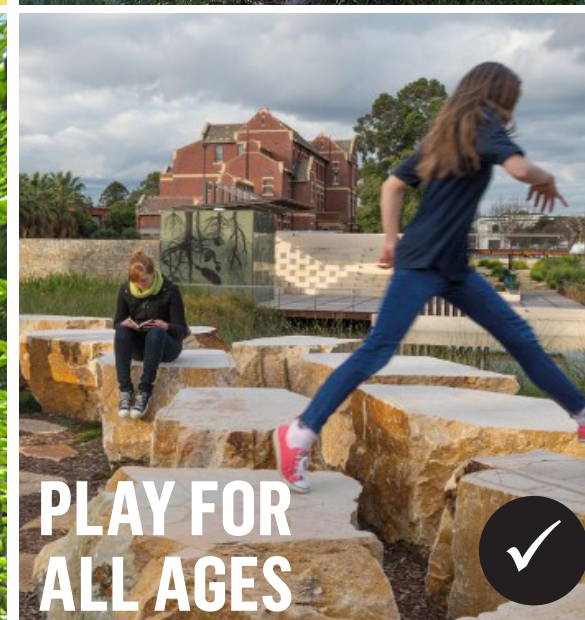
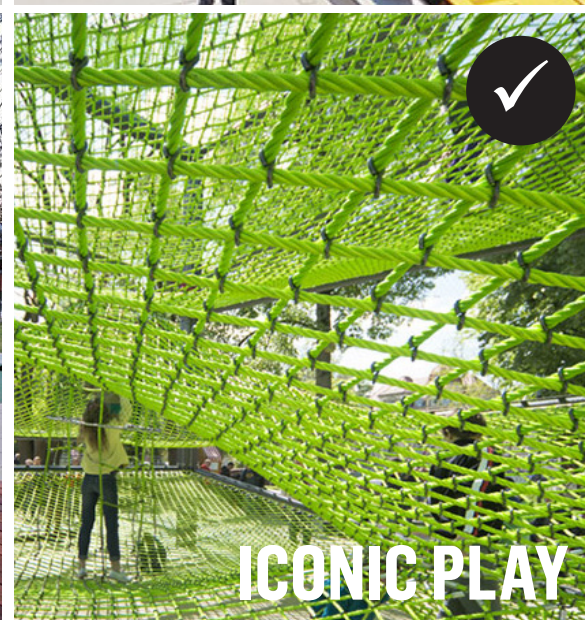
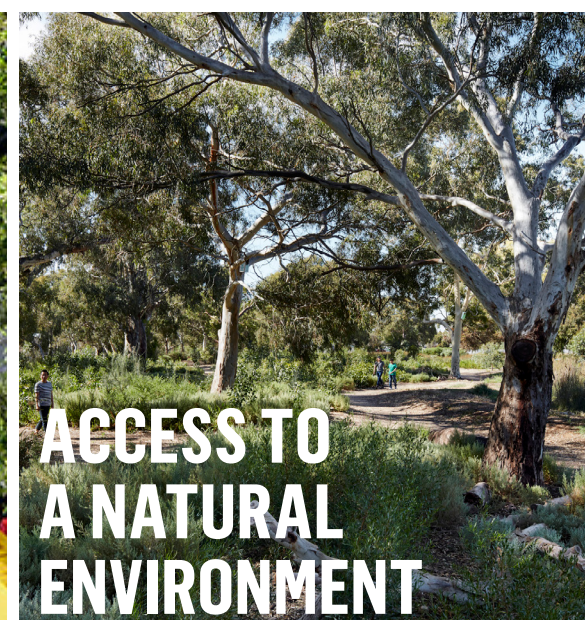
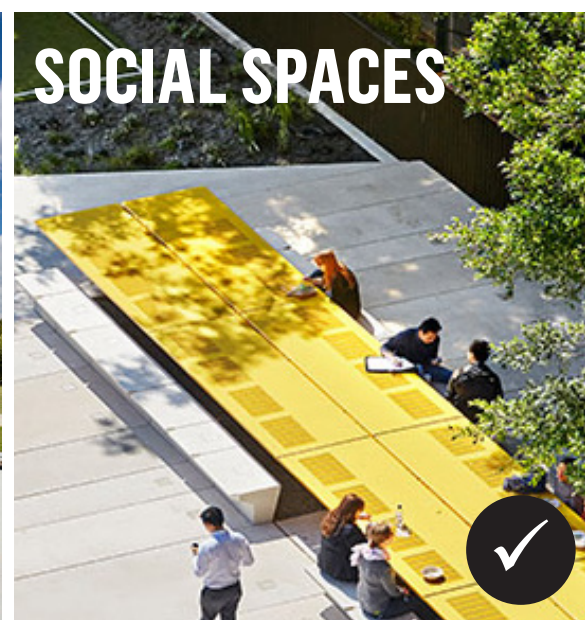


FUN

Bundjalung Park aims to create amazing recreation, interaction and adventure opportunities - all of which are to encourage the community to get outdoors and enjoy themselves.

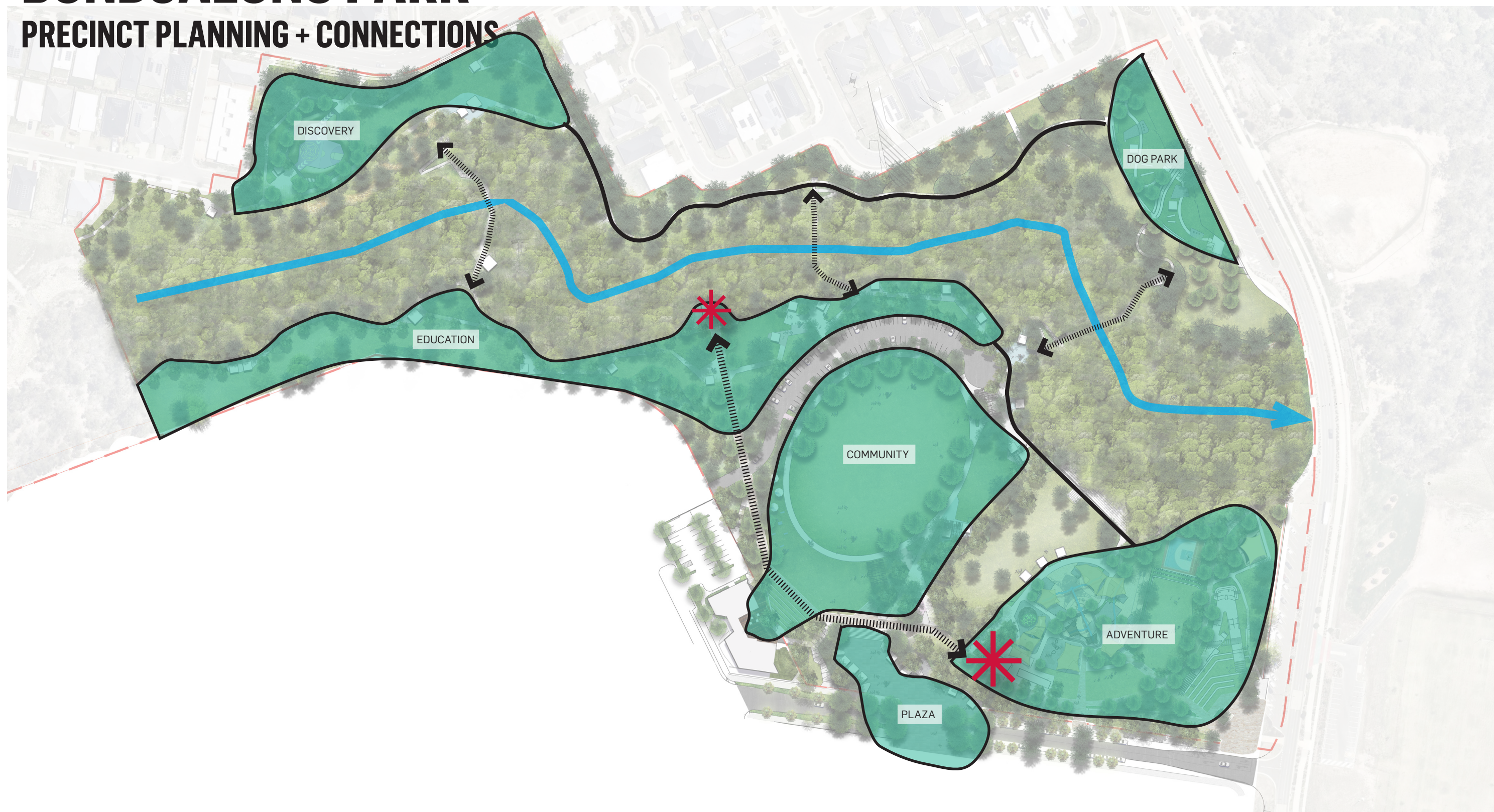
BUNDJALUNG PARK

PRINCIPLES



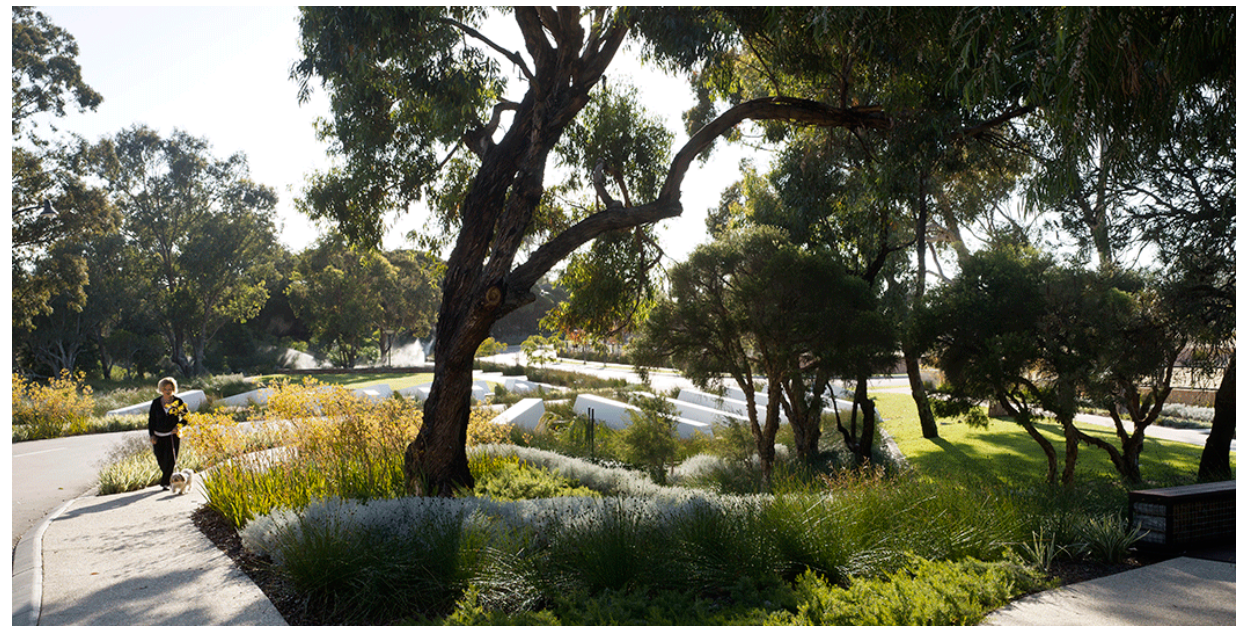
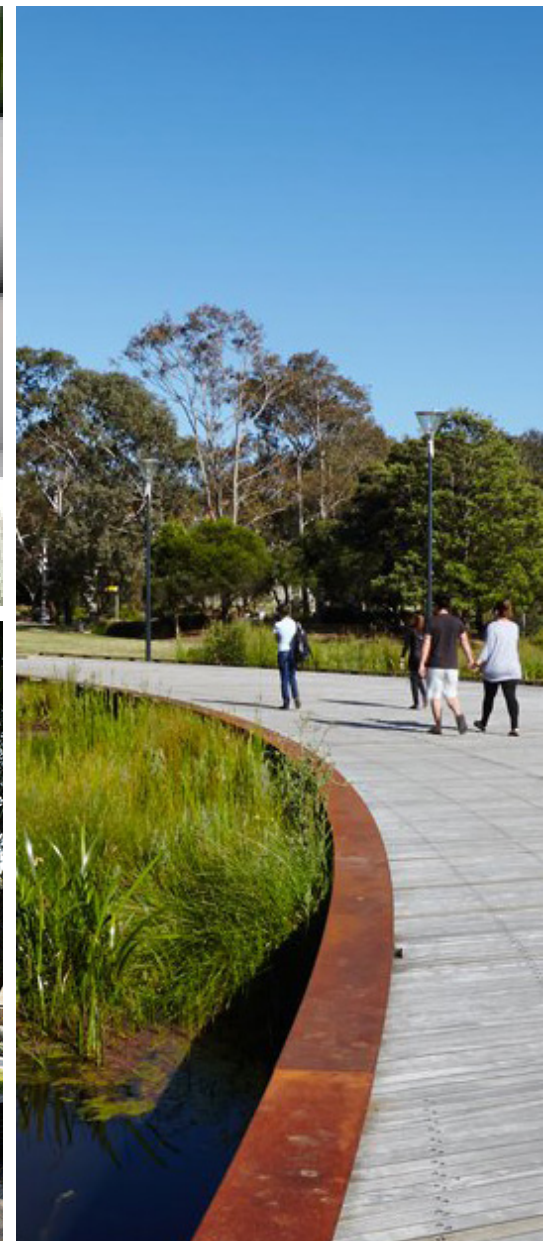
BUNDJALUNG PARK

PRECINCT PLANNING + CONNECTIONS



BUNDJALUNG PARK

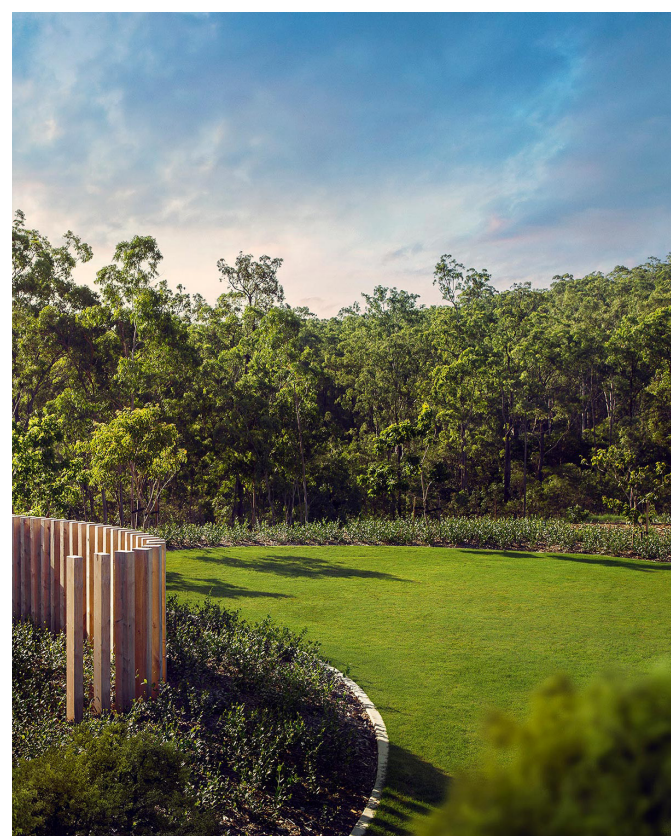
LOOK AND FEEL



BUNDJALUNG PARK

LOOK AND FEEL

BUNDJALUNG PARK WILL CONTINUE TO BE A TRUE DESTINATION AS IT CELEBRATES ITS BUSHLAND SETTING WITH AN AUTHENTIC CHARACTER AND SENSE OF PLACE TRUE TO THE COMMUNITY.



BUNDJALUNG PARK

MASTER PLAN



LEGEND

- 1 VILLAGE GREEN - open turf space for events and activities
- 2 CITADEL PLAYGROUND - existing playground
- 3 THE ADVENTURE PLAYGROUND - existing playground
- 4 WATER ADVENTURE PARK - existing playground
- 5 MARKET PLAZA - an urban extension into parkland providing market stalls, events and activities
- 6 DISTRICT COMMUNITY CENTRE
- 7 THE LINK - drop off zone and intersection of urban and natural elements. Interpretive maps to guide users to all areas of park
- 8 THE BURROUGHS - shelters, BBQ and passive recreation space adjoining Sandy Creek tributary
- 9 THE BEACON - art installation showcasing local ecological characteristics of the area
- 10 CARPARK - 150 carparks with crossovers connecting urban and natural areas
- 11 THE TRAILS - connections throughout the park providing relief from the town center for passive activity
- 12 THE PORTALS - a multitude of greater crossings linking each of the parks
- 13 SANDY CREEK TRIBUTARY CORRIDOR
- 14 DOG OFF LEASH ZONE - existing
- 15 SUGAR GLIDER PARK
- 16 HATUA - high active transport user area



1:2000 @ A3

FUTURE TOWN CENTRE

FLAGSTONIAN DRIVE

