

Everleigh

ROL 6: PLAN OF DEVELOPMENT

TEVIOT ROAD, GREENBANK

07 MAY 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1131

Date: 13 July 2021



1.0 CRITERIA FOR A CHANGE TO APPROVED DESIGN

1.1 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

1.2 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT DESIGN

The approved plans and documents for this Reconfiguration of a Lot:

- A) ROL 6: Reconfiguration of a Lot Plans (PoD Plans)
- B) ROL 6: Open Space Plans

Can be amended by Compliance Assessment where generally in accordance with the following:

- Table 1: Everleigh Central Park Design Standards; and
 - Table 2: Everleigh Central Park Embellishment Standards
- Or
- PDA Guideline 12 - Park Planning and Design (May 2015)

Figure 1 below identifies those fixed elements of the Envelope Plans and RoL Plans that cannot be adversely impacted or changed.



TABLE 1: EVERLEIGH CENTRAL PARK DESIGN STANDARDS

Prepared in consideration of Logan City Council & Economic Development Queensland requirements

	Everleigh Target Standard
Provision (ha/1000p)	1.5
Accessibility	1 Park Everleigh catchment at an occupancy rate of 2.5 people per lot (in accordance with approved Open Space Master Plan) Location in accordance with approved Master Plan
Size Minimum (ha)	25
Road Frontage	> 50 %
Shape	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.
Activity Area(s) This area provides embellishments that offer the community a diversity of recreational opportunities.	Minimum 3.0ha Serviced sites to be provided for future sports clubhouses (clubhouses by others) At least 1 recreation park activity area to be provided
Kick-about Space (for Recreation Park) / Playing Field(s) (for Sport Park) (Open grassed area for informal and formal ball sports)	Playing Fields Kick-about Space (minimum of 2)
	Playing Fields At least 3 full-sized, multi-purpose playing fields and 8 courts in a north south orientation with full overflow areas and associated spectator areas. Area will depend on topography and layout.
	Kick-about Space(s) Minimum 0.6ha (combined area of all kick-about spaces) Broadly square, round or rectangular. Minimum size 1,500m ² per space (excluding batters).
Slope/ Grade	Sportsfields Playing surfaces to be laser levels to maximum grade of 1 in 70
	Activity Area and Kick-about Space Maximum grade of 1 in 33
	Retain natural topography where possible and maximise flat areas
	1 in 6 maximum for turf
	1 in 4 maximum for vegetated garden beds / batters
	Retaining walls Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: » Maximum 900mm high » Designed by a structural engineer » Low maintenance (e.g. non painted rock or concrete or other inert material) » Make a positive contribution to the overall park design » Designed to ensure public safety.
	Flood and stormwater management Flood and stormwater management solutions within parks to achieve: » relevant performance criteria in the Framework for the Integration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Waterways Limited. (Note: for design purposes a "minor storm event" is defined as a storm event with an Average Recurrence Interval (ARI) of 2 years) » All formal playing surfaces (fields and courts) are above the 100 year ARI flood level. » Clubhouses, carparking spaces toilet and amenities blocks, other buildings (and areas designated for these facilities) and playgrounds are above the 100 year ARI. » Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level.

	Everleigh Target Standard
Flood Immunity	Lakes and other permanent water bodies Lakes and other permanent water bodies are acceptable in parks provided they: <ul style="list-style-type: none">» Form part of an overall integrated stormwater management system» Are located in district or major recreation parks» Are highly visible» Have safe and active edge treatments» Are designed to maintain the required levels of water quality and minimise ongoing maintenance costs» Are provided with suitable access for maintenance purposes including by small boats» Comply with all relevant local government standards and the applicable standards in PDA Guideline No. 13: Engineering Standards.
CPTED	Clear and visible lines of sight from formalised park entries and pedestrian crossing Provides casual surveillance to and from the park Refer PSP Policy 1-CPTED

TABLE 2: EVERLEIGH CENTRAL PARK EMBELLISHMENT STANDARDS

Prepared in consideration of Logan City Council & Economic Development Queensland requirements

Type	Everleigh Target Standard	Functional Zone		
		Activity Node	Kick-about Space / Playing Field(s)	Natural Area
Artwork	Yes	✓		
BBQ	6 x units co-located with covered seating and tables	✓		
Bins	18 units	✓	✓	
Ceremonial Space	Site specific on merit	✓		✓
Community Facility	No			
Covered seating and table	9 x setting to cater for small gathering and 4 x setting to cater for larger gathering	✓	✓	
Dog-Off Leash	Minimum 2 x dog parks Minimum combined area of 1,400m²	✓		
Drainage (Sub-surface)	Sub-surface drainage to sports fields and kick-about area (if below 10yr ARI)		✓	
Drinking Fountain and hose cock	31 units	✓	✓	
Fencing / Bollards / Locking rails	Yes, to road reserve	✓	✓	✓
Field / Court Lighting	Field / court lighting to a minimum of 1 x sports field (to the standards of the relevant sports agency requirements)		✓	
Fitness Equipment	18 items that cater for a range of uses	✓	✓	
Goal posts / line marking	Yes		✓	
Internal roads	Yes	✓		✓
Interpretive Signage	Yes	✓		✓
Irrigation	Sports Fields - Irrigation with subsurface drainage to a minimim of one field Balance Park - Site specific on merit Irrigation water partially supplied by stormwater harvesting in accordance with the approved Everleigh Stormwater Master Plan		✓	
Lighting (Safety)	Site specific on merit	✓		
Maintenance access	Yes	✓	✓	✓
Multi-purpose / hard court sports	1 x half-court, rebound wall, multiple-use court or similar	✓	✓	
Parking	440 on-street and/or off-street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through 30 bicycle parking spaces	✓	✓	✓
Pathways, cycle ways and trails Refer PSP	Combination of pedestrian and shared use pathways to connect activity nodes	✓	✓	✓
Platforms and Pontoons	Site specific on merit			✓
Playground	Minimum 900m² of softfall footprint (combined total) and play equipment that cater for ages 1 to 17 years	✓		

Type	Everleigh Target Standard	Functional Zone		
		Activity Node	Kick-about Space / Playing Field(s)	Natural Area
Scoreboard	No (by others / sporting club)		✓	
Seating	Sports Fields - Spectator seating may be provided by grass mounds where appropriate. Quantity to be commensurate with the level of use and standard of completion Balance Park - 6 units	✓	✓	✓
Shading	Sports Fields - Tree canopy at maturity to achieve a minimum 33% shade coverage to spectator seating Balance Park » 50 per cent shading of walking and cycling paths » 50 per cent shading of formal seating Shade can be provided by existing or new trees at maturity or shade structures. Percentage of shading should be calculated as at 9am or 3pm on 22 December.	✓	✓	✓
Skate Park / BMX	1 x catering for a range of skill levels. Approximate size to be min. 600m ²	✓		
Sports Club Facility	No Serviced site for future clubhouses to be provided by Mirvac Future clubhouses by others		✓	
Toilets	1 facility Minimum 3 cubicle unisex (including 1 standard, 1 ambulant, 1 disabled) Balance Toilet facilities to be provided at clubhouses (by others)	✓		