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.



Accessibility 1 Park Everlegic acchiment at an occupancy rate of 2.5 people per lot (in accordance with approved Open Space Master Plan) 25 Road Prontage 2 50 % Shape Partiand must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide likelitility for new accilities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes. Activity Area(s) Minimum 3.0 has serviced sites to be provided for future sports clubhouses by others) All least 1 recreation park activity area to be provided. Playing Fields All least 1 recreation park activity area to be provided. Playing Fields All least 3 to list-sead must-purpose playing fields and 8 courts in a north south orientation with full overflow areas and associated spectration areas. Area will depend on tocopraphy and layout. Klick-about Space (for Recreation Park) / Playing Fieldidy (for Sport Park) Minimum 3.0 his commonted area of all kick-about spaces) Broadly square, round or reclangular. Minimum 3.2 his space (excluding batters). Sportsfields Playing surface to be laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum grade of 1 in 33 Retain natural locography whore possible and maximise fiat areas Lin 6-meanum for furf	TABLE 1: EVERLEIGH CENTRAL PARK DESIGN STANDARDS Prepared in consideration of Logan City Council & Economic De	evelonment Queensland requirements
Park Command and Command a		Everleigh Target Standard
Posture of Carbonian and an ecospancy into 42 specing per for (in eccordance with approved Open Space Meteor Piler)	Provision (ha/1000p)	1.5
Personal Provision	Accessibility	Everleigh catchment at an occupancy rate of 2.5 people per lot (in accordance with approved Open Space Master Plan)
Perfland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide facilities of the state. Activity Area(s) Minimum 3.0 lbs Serviced sites to be provided for future sports distributions by others) At least 1 recreations opportunities. Physical Serviced sites to be provided for future sports distributions by others) At least 3 february of incises Activity Area(s) Minimum 3.0 lbs Serviced sites to be provided for future sports distributions by others) At least 3 february finishs Activity Area(s) All seads 3 february finishs Activity Area(s) Activity	Size Minimum (ha)	25
Stock Continue C	Road Frontage	> 50 %
Serviced states to be provided or future aports clubhouses (dubhouses by others) At least 1 recreation park activity area to be provided or future aports clubhouses by others) At least 1 recreation park activity area to be provided Playing Fields At least 3 fail-activity. Rick-about Space (minimum of 2) Playing Fields At least 3 fail-activity. Rick-about Space (minimum of 2) Playing Fields At least 3 fail-activity. Rick-about Space (minimum of 2) Minimum Date (combined area of all McK-about spaces) Minimum size 1,500m2 per space (excluding barlow). Sportsfields Playing surfaces to be laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Playing surfaces to be laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space Minimum of the laser levels to maximum grade	Shape	provide flexibility for new activities in the future.
Kick-about Space (minimum of 2)	Activity Area(s) This area provides embellishments that offer the community a diversity of recreational opportunities.	Serviced sites to be provided for future sports clubhouses (clubhouses by others)
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 speciation areas. Area will depend on topography and layout. Kick-about Spaces (for Rocreation Park) / Playing Field(s) (for Sport Park) (Cyben grassed area for informal and formal ball sports) 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 32 Rotain natural topography where possible and maximise flat areas. 1 in 6 maximum for but 1 in 4 maximum for but 1 in 4 maximum for vegetaled garden beds / batters Rotaining walls Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the following requirements: a Maximum 900mm high a Designed by a subcurse langinger 1 to we maintenance (e.g. non painted rock or concrete or other inert material) a beginned to ensure public safety. Plood and stormwater management Flood and stormwater management Plood and stormwater management Plood and stormwater management a later alore to 100 year AIV. A town all borned playing walles of the interpretated floor of the lengtagion of Flood and Stormwater Management into Open Space. Walter by Design. Healthy Waterways Lurisde. (Note: for design purposes a "inmore tom event" is defined as a page playyrounds are above the 100 year AIV.		
At least 3 Nul-sized, multi-purpose playing fields and 8 courts in a north south orientation with full overflow areas and associated speciation areas. Area will depend on topography and layout. Kick-about Space (for Recreation Park) / Playing Field(s) (for Sport Park) (Open grassed area for informal and format ball sports) Sportsfields Playing surfaces to be laser levels to maximum grade of 1 in 70 Activity Area and Kick-about Space(hours) Activity Area and Kick-about Space (working betters). Retain natural topography where possible and maximise flat areas In 6 maximum for turf In 6 maximum for vegetated garden beds / batters Retaining walls should only be used in limited circumstances where other solutions are impractical, and should meet the cilcilowing requirements: Maximum 900mm high Designed by a structural engineer Low maintenance (e.g. non painted ook or concrete or other inert material) Make a positive conhibition to the overall park design Designed by a structural engineer Flood and stormwater management Flood and stormwater management Flood and stormwater management solutions within parks to achieve: relevant performance cartes in the Farmework for the litergration of Flood and Stormwater Management into Open Space, Water by Design, Healthy Walenvarys Limited. (Note for develop unproses a "minor storm evern" is defined as a call formal poly year ARI. At Il fromal poly gardance are above the 100 year ARI. At Il fromal poly year ARI.		
Minimum 0.6ha (combined area of all kick-about spaces) Filed(s) (for Sport Park)		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.
Minimum size 1.500m2 per space (excluding batters).	Kick-about Space (for Recreation Park) / Playing	
Slope/ Grade Sportsfields Playing surfaces to be laser levels to maximum grade of 1 in 70	Field(s) (for Sport Park)	
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» Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level.		 » 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.
		» махітит 30 per cent of any park іs 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: » 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

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

Туре	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	√		

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		F	unctional Zor	ne
Туре	Everleigh Target Standard	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. 600m²	√		
Sports Club Facility	No Serviced site for future clubhouses to be provided by Mirvac Future clubhouses by others		√	
Toilets	facility Minimum 3 cubicle unisex (including 1 standard, 1 ambulant, 1 disabled) Balance Toilet facilities to be provided at clubhouses (by others)	√		