

FORM

Everleigh

Greenbank

ROL6 - REGIONAL (MAJOR) SPORTS AND RECREATION PARKS
MAY 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1131

Date: 13 July 2021



Issue	Date	Description	Checked
01	03 / 03 / 2020	Preliminary Issue	ED
02	16 / 04 / 2020	Minor amendments	ED
03	20 / 04 / 2020	Minor amendments	ED
04	22 / 04 / 2020	Minor amendments	ED
05	24 / 06 / 2020	Park dedication update	ED
06	22 / 07 / 2020	Minor amendments	ED
07	04 / 11 / 2020	RFI response	ED
08	20 / 11 / 2020	Minor amendments	ED
09	18 / 12 / 2020	Sport Provision Update	ED
10	05 / 02 / 2021	Area Update	MF
11	06/ 05 / 2021	Further Slope Refinement	ED

Form Landscape Architects
900 Ann Street
Trinity Lane via Church Street
Fortitude Valley QLD 4006

PO Box 393
Fortitude Valley QLD 4006

T +617 3216 0606
info@formla.com.au
formla.com.au



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1.0 ROL6 - Fixed Elements Plan

Legend

- Site Boundary
- - ROL6-Central Park Boundary
- Parks
- Sports oval
- Sports fields
- Courts
- Ancillary fields
- Internal Park Road



2.0 ROL6 - General Arrangement Plan

Legend	Embellishment
	Internal access road(s) ¹
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields ²
	Courts ²
	Ancillary fields
	Spectator Seating ³
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House ⁴
	Pedestrian Crossing

- Notes**
- Where required for internal access only
 - Sports fields and courts should comply with accepted standards for the particular sport
 - Spectator seating may be provided by grass mound where appropriate
 - Proposed future clubhouse (by others).
- Locations, alignments and areas are indicative only and will be refined in subsequent applications. This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



3.0 ROL6 - Flood Immunity - 5 Year ARI



Immunity Levels	Average Total (m2)	Percentage of Total Site
5 Year	48,460	18



4.0 ROL6 - Flood Immunity - 20 Year ARI



Immunity Levels	Average Total (m2)	Percentage of Total Site
20 Year	55,890	20

5.0 ROL6 - Flood Immunity - 100 Year ARI



Immunity Levels	Average Total (m2)	Percentage of Total Site
100 Year	63,179	23



6.0 ROL6 - Staging Plan

Park Lot	Area	Timing For Dedication / Transfer As Park
Park Lot 802	1.52	Refer to ROL06: RECONFIGURATION OF A LOT PLANS
Park Lot 804	5.55	
Park Lot 805	0.09	
Park Lot 806	1.18	
Park Lot 808	2.40	
Park Lot 810	1.14	
Park Lot 809	7.06	
Park Lot 807	3.54	
Park Lot 811	4.71	
TOTAL	27.19 ha	



Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House¹
	Pedestrian Crossing

- Notes**
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PARK LOT 804 CONCEPT PLAN

Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
Paths (pedestrian / cycle)	
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House
	Pedestrian Crossing

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PARK LOT 805 CONCEPT PLAN

Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
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	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House
	Pedestrian Crossing

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PARK LOT 806 CONCEPT PLAN



10.0 ROL6 - Lot 807

Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House
	Pedestrian Crossing

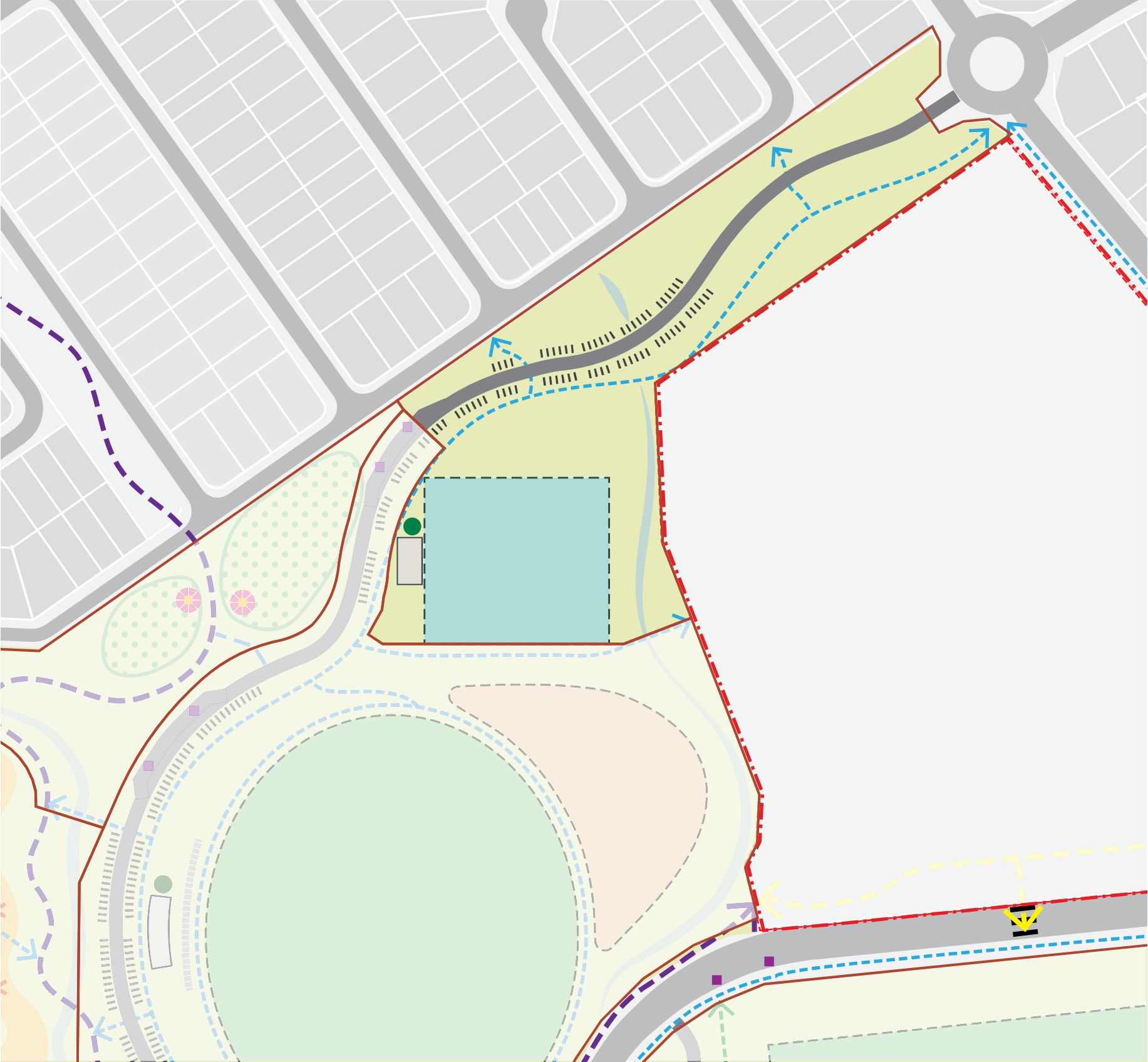
- Notes**
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PARK LOT 807 CONCEPT PLAN

Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House¹
	Pedestrian Crossing

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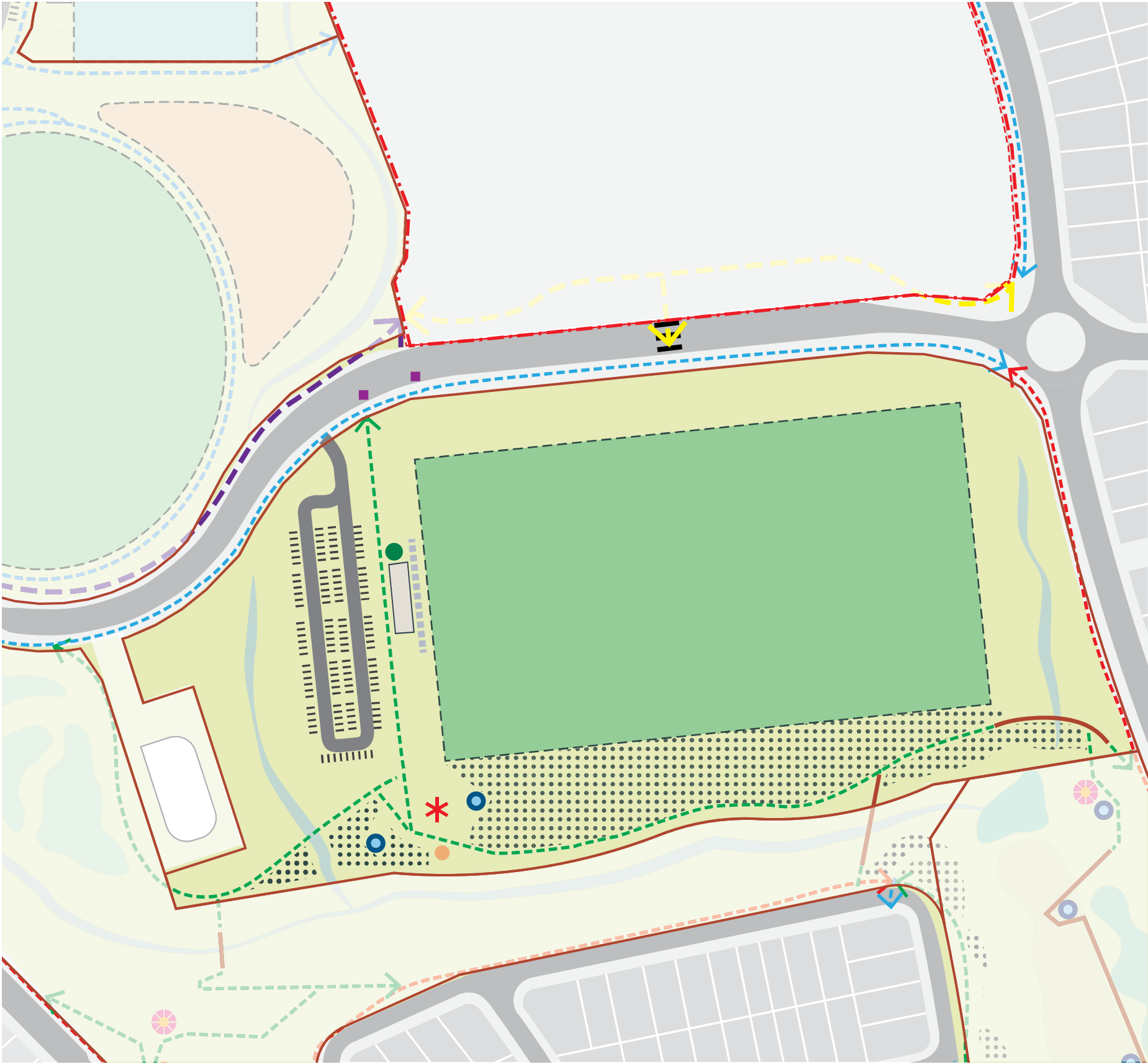


PARK LOT 808 CONCEPT PLAN



Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle)
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
	• 2.5m (pedestrian/cycle shared path in road verge)
	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House¹
	Pedestrian Crossing

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PARK LOT 809 CONCEPT PLAN



Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
Paths (pedestrian / cycle)	
	• 4.0m (pedestrian/cycle shared path in rec. & linear park)
	• 4.0m (pedestrian/cycle shared path in road reserve)
	• 2.5m (pedestrian/cycle shared path in park)
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	• Other path (1.5m minimum)
	• Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House
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PARK LOT 810 CONCEPT PLAN



14.0 ROL6 - Lot 811

Legend	Embellishment
	Internal access road(s)
	Primary access road
	Secondary access road
	Parking (cars)
	Parking (buses)
	Parking (bicycles)
	Toilets
	Informal Active Recreational Space
	Paths (pedestrian / cycle) 4.0m (pedestrian/cycle shared path in rec. & linear park) 4.0m (pedestrian/cycle shared path in road reserve) 2.5m (pedestrian/cycle shared path in park) 2.5m (pedestrian/cycle shared path in road verge) - Other path (1.5m minimum) - Boardwalk
	Shade structures
	Play areas / facilities
	Seating
	Table & seating (covered)
	Table & seating (uncovered)
	Lighting
	Half-court, rebound wall or similar
	Barbeques
	Sports fields
	Courts
	Ancillary fields
	Spectator Seating
	Community Events Space
	Bio-retention basin
	Open water
	Drainage channel
	Wetland
	Signage
	Study trail features
	Fenced dog park
	School provision
	Play Spine
	Club House
	Pedestrian Crossing

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PARK LOT 811 CONCEPT PLAN

FORM