

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024



COVELLA

Hi Neighbour

COVELLA LANDSCAPE MASTER PLAN
PUB LANE · GREENBANK
LANDSCAPE CONCEPT DESIGN
JUNE 2024 · 11869 ISSUE 1

PREPARED BY
SH saunders
havill
group

PREPARED FOR
VILLAGREEN
PTY LTD

AVID
Property Group

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024



COVELLA

Hi Neighbour

COVELLA LANDSCAPE MASTER PLAN

LANDSCAPE CONCEPT DESIGN



Prepared by:
Saunders Havill Group
9 Thompson Street,
Bowen Hills QLD 4006
T. 1300 123 744
ABN 24 144 972 949



Prepared for:
Villa Green Pty Ltd



Prepared for:
Avid Property Group
Suite 1, Level 7, 10 Eagle Street,
Brisbane QLD 4000
Ph: 07 3708 0804

Information within this document is the property of Saunders Havill Group and is not authorised for reproduction or use in whole or part without written permission.

All concept designs and artwork within this document is copyright of and remains the property of Saunders Havill Group. All rights reserved. Any unauthorised or redistribution of part or all of in any form without prior consent from Saunders Havill Group is strictly prohibited.

Reproduction or redistributing design or artwork concept provided by Saunders Havill Group regardless of format, shall adhere to the following guidelines:

- the design/artwork concept should not be edited or changed aesthetically, however it can be cropped or framed to suit respective mediums;
- any necessary changes to the design/artwork concept if approved shall be instructed by Saunders Havill Group's client only and not by other third parties unless agreed to between Saunders Havill Group and the client.

These plans have been prepared for the exclusive use of the client. Saunders Havill Group do not accept responsibility for any use of or reliance upon the contents of these drawings by any third party.

CONTENTS

04	SITE CONTEXT PLAN
05	SITE ANALYSIS
06	PEDESTRIAN LINKAGE PLAN
07	WESTERN PRECINCT LANDSCAPE CONCEPT PLAN 1
08	WESTERN PRECINCT LANDSCAPE CONCEPT PLAN 2
09	SPORTS PARK ENTRY CONCEPT PLAN
10	SECTION A
11	LINEAR PARKS - ESPLANADE ROAD TYPICAL SECTIONS
12	STREETSCAPE - TYPICAL ROAD TREATMENT

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024

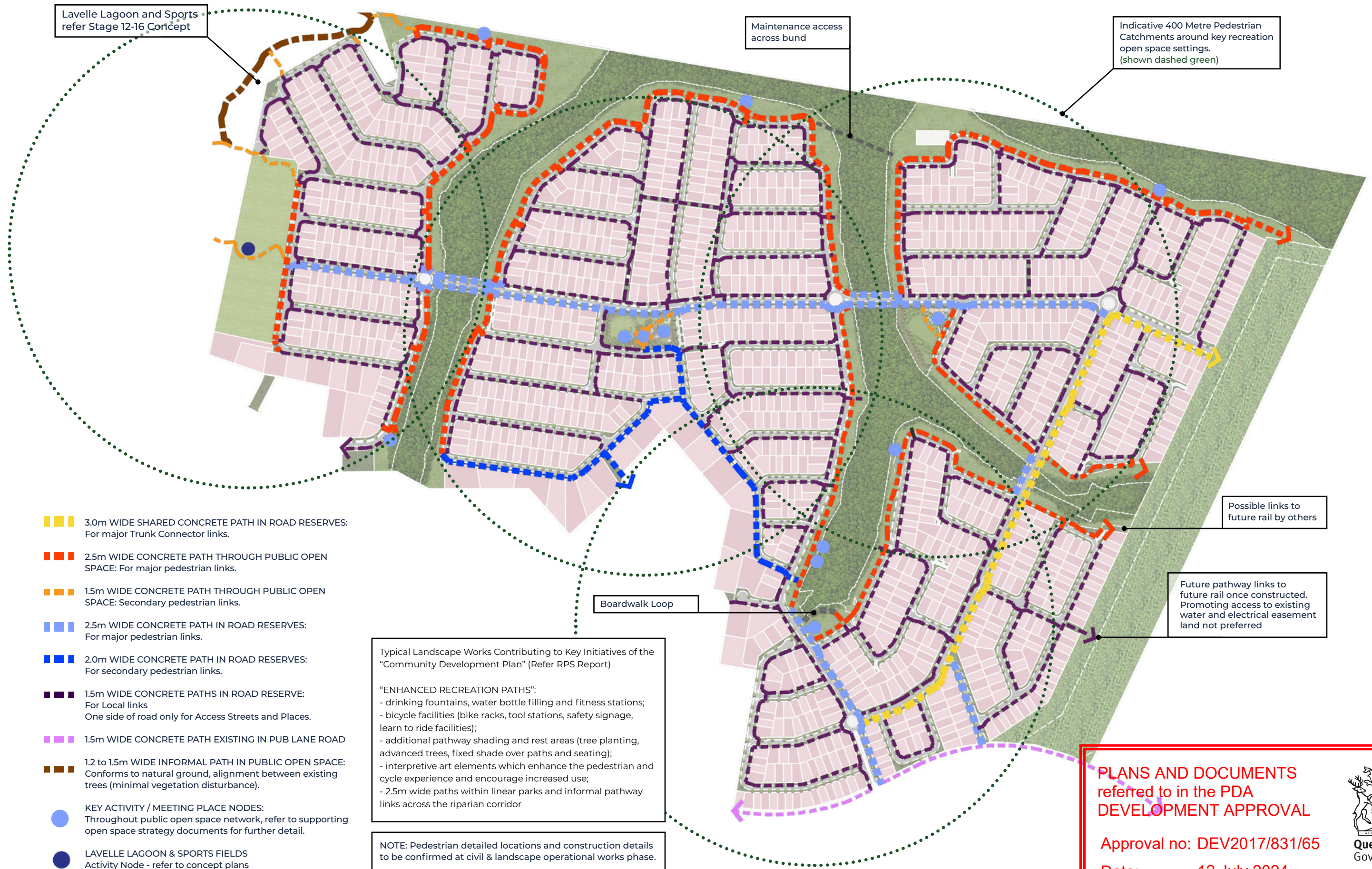


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024





PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024



2.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: For major pedestrian links.

1.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: Secondary pedestrian links.

2.5m WIDE CONCRETE PATH IN ROAD RESERVES: For major pedestrian links.

2.0m WIDE CONCRETE PATH IN ROAD RESERVES: For secondary pedestrian links.

INDICATIVE BUSH TRAIL STEPS & BRIDGES
Refer Notes on Plan

1.5m WIDE CONCRETE PATHS IN ROAD RESERVE:
For Local links
One side of road only for Access Streets and Places.

1.2 to 1.5m WIDE INFORMAL PATH IN PUBLIC OPEN SPACE:
Conforms to natural ground, alignment between existing trees (minimal vegetation disturbance).

LAVELLE LAGOON & SPORTS FIELDS
Activity Node - refer to concept plans

KEY ACTIVITY / MEETING PLACE NODES:
Throughout public open space network, refer to supporting open space strategy documents for further detail.

FLOODLIGHTS

1. LAVELLE PLAY & REC. & CAR PARK SETTING: Upgraded by Council 2023
2. LAGOON CONNECTION: Proposed 1.5m concrete (or as otherwise agreed) avoids existing trees
3. LAGOON CIRCUIT: Gravel Bush Track
4. LAVELLE LOOKOUT: Proposed platform, Signage & Seating (or as otherwise agreed)
5. LAVELLE PATHS: Entry point signage & seating
6. REDUNDANT TRACK: Not required - rehabilitate
7. CONNECTION: East-West, ramping. 1.5m concrete subject to detailed design
8. STREET PATH NETWORK: On Lots side of road in this zone to minimise earthworks on western side road reserve
9. LINEAR PATH: 2.5m meanders outside existing tree line
10. ACTIVITY NODE: Passive & Active Rec. location at path edge

11. FIELD: 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on other sides.
12. MINIROOS FIELDS: 3 No., 30m x 20m, 3.0m surrounds.
13. SMALL PLAY SETTING: With fixed shade, outdoor furniture and shade trees - final details to be confirmed at detailed design.
14. SHADED FIELD SEATING: Natural and Fixed Shade at field and pathway edges - final details to be confirmed at detailed design.
15. EXISTING SECONDARY FIELDS
16. EXISTING MAIN FIELD: 70 x 127m fenced level grass area, encompasses an approx. 60 x 110m pitch with run-off areas.
17. PATH CONNECTION: Graded, 2m Concrete to Sentinel Drive
18. PATH TURNAROUND & ACTIVITY NODE: Passive & Active Rec. location at path edge



2.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: For major pedestrian links.

1.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: Secondary pedestrian links.

2.5m WIDE CONCRETE PATH IN ROAD RESERVES: For major pedestrian links.

2.0m WIDE CONCRETE PATH IN ROAD RESERVES: For secondary pedestrian links.

1.5m WIDE CONCRETE PATHS IN ROAD RESERVE: For Local links
One side of road only for Access Streets and Places.

1.2 to 1.5m WIDE INFORMAL PATH IN PUBLIC OPEN SPACE: Conforms to natural ground, alignment between existing trees (minimal vegetation disturbance).

LAVELLE LAAGOON & SPORTS FIELDS
Activity Node - refer to concept plans

KEY ACTIVITY / MEETING PLACE NODES: Throughout public open space network, refer to supporting open space strategy documents for further detail.

FLOODLIGHTS

- LAVELLE PLAY & REC. & CAR PARK SETTING: Upgraded by Council 2023
- LAGOON CONNECTION: Proposed 1.5m concrete (or as otherwise agreed) avoids existing trees
- LAGOON CIRCUIT: Gravel Bush Track
- LAVELLE LOOKOUT: Proposed platform, Signage & Seating (or as otherwise agreed)
- LAVELLE PATHS: Entry point signage & seating
- REDUNDANT TRACK: Not required - rehabilitate
- CONNECTION: East-West, ramping. 1.5m concrete subject to detailed design
- STREET PATH NETWORK: On Lots side of road in this zone to minimise earthworks on western side road reserve
- LINEAR PATH: 2.5m meanders outside existing tree line
- ACTIVITY NODE: Passive & Active Rec. location at path edge

- FIELD: 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on other sides.
- MINIROOS FIELDS: 3 No., 30m x 20m, 3.0m surrounds.
- SMALL PLAY SETTING: With fixed shade, outdoor furniture and shade trees - final details to be confirmed at detailed design.
- SHADED FIELD SEATING: Natural and Fixed Shade at field and pathway edges - final details to be confirmed at detailed design.
- EXISTING SECONDARY FIELDS
- EXISTING MAIN FIELD: 70 x 127m fenced level grass area, encompasses an approx. 60 x 110m pitch with run-off areas.
- PATH TURNAROUND & ACTIVITY NODE: Passive & Active Rec. location at path edge

1. EXISTING MAIN FIELD: 70 x 127m fenced level grass area, encompasses an approx. 60 x 110m pitch with run-off areas.
2. EAST-WEST PATHS: 1.5m concrete at 1:20 max.
3. SANDSTONE EDGES: 0.5m High retaining edge at toe of batters.
4. NORTHERN FIELD: 10 degrees approx. NE rotation, 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on all other sides - Overall Area 7,500m².
5. MINIROOS FIELDS: 3 No., 30m x 20m, 3.0m surrounds - Overall Area 2,650m².
6. SOUTHERN FIELD: 10 degrees approx. NE rotation, 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on all other sides (add 10m buffer on north side) - Overall Area 8,225m².
7. BALL PROTECTION FENCE TO EASTERN SIDE OF FIELDS (TBC): 4m High Typ. to match existing on Argyle Rd.
8. SMALL PLAYGROUND SETTING: Shade Sails, toddler's play and seating etc.
9. ON STREET CAR PARKS: 32 Approximately
10. BUS STOP: Planned Future Location.
11. PLAYERS SEATING & SHELTERS: On Western side of fields.
12. PLANTED BATTERS: 1:4 Typical where steeper crossfalls are required.
13. TURFED BATTERS: 1:6 Typical where possible.

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2017/831/65

Date: 12 July 2024



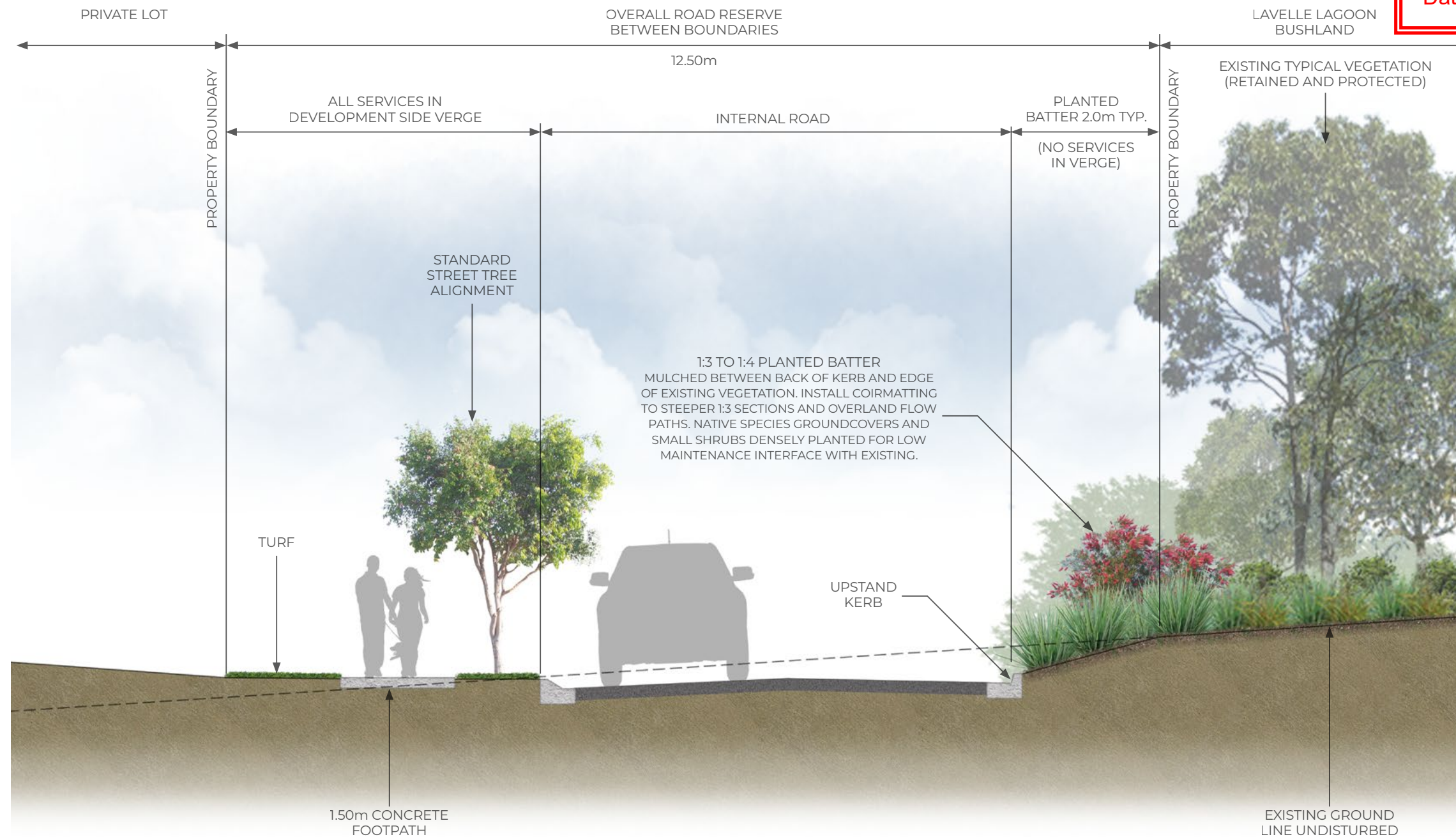
**Queensland
Government**



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024

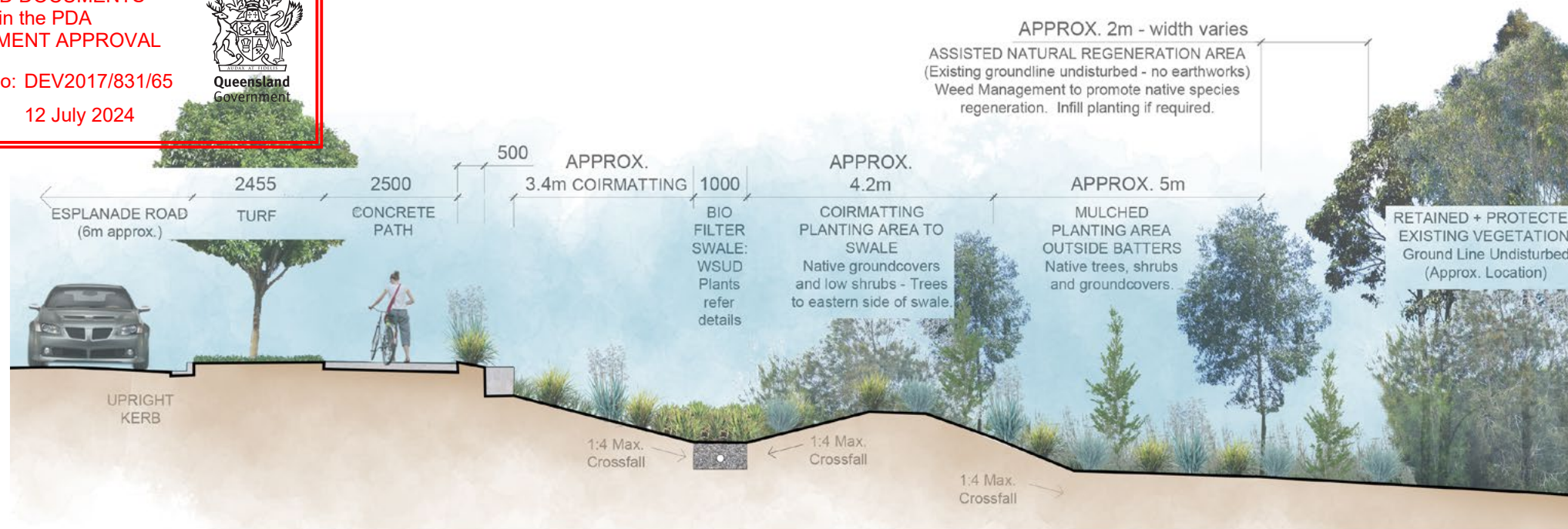


LOT 1769 TO LAVELLE BUSHLAND - TYPICAL LANDSCAPE SECTION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/831/65

Date: 12 July 2024



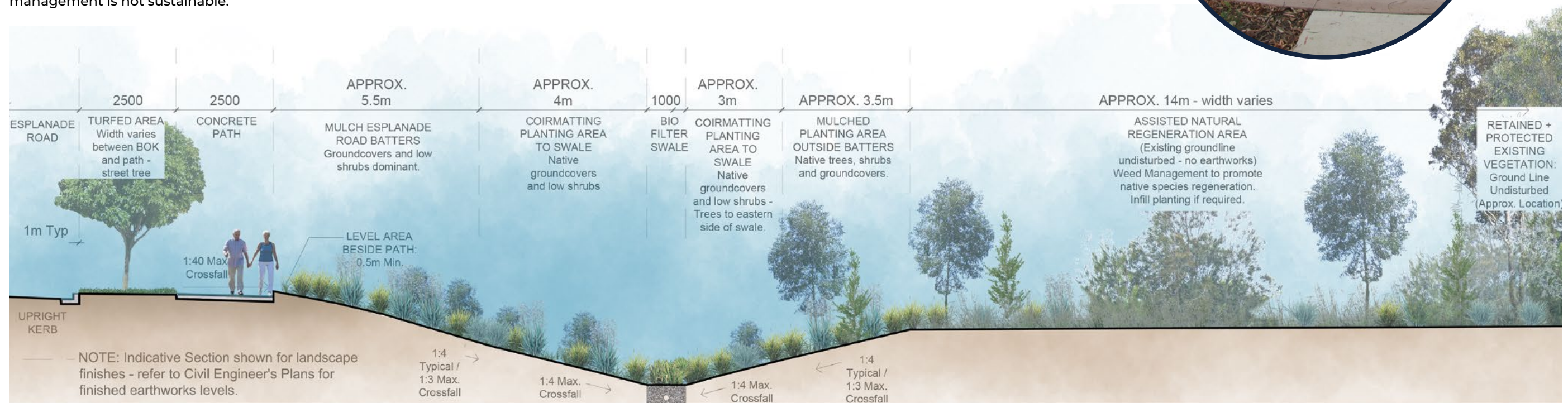
NOTE: Indicative Section shown for landscape finishes - refer to Civil Engineer's Plans for finished earthworks levels.

LINEAR PARKS/ESPLANADE ROAD TYPICAL WSUD TYPE A

NOTE: WHERE BUSHFIRE MANAGEMENT ZONES OVERLAP WITH RIPARIAN CORRIDOR- Refer Deveco Approved Bushfire Risk Analysis for Details.

Remove existing vegetation to achieve approximate 30% canopy cover. Groundcover layer to be maintained by regular brushcutting under retained trees.
confirm extent of clearing on site in conjunction with Superintendent in accordance with approved SHG VCMP.

Proposed planting areas structure to consist of shade trees with majority groundcover species to batters where turf management is not sustainable.



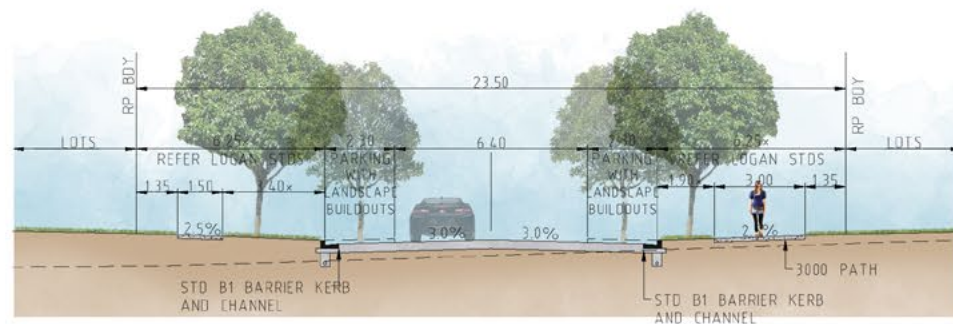
LINEAR PARKS/ESPLANADE ROAD TYPICAL TYPE B



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

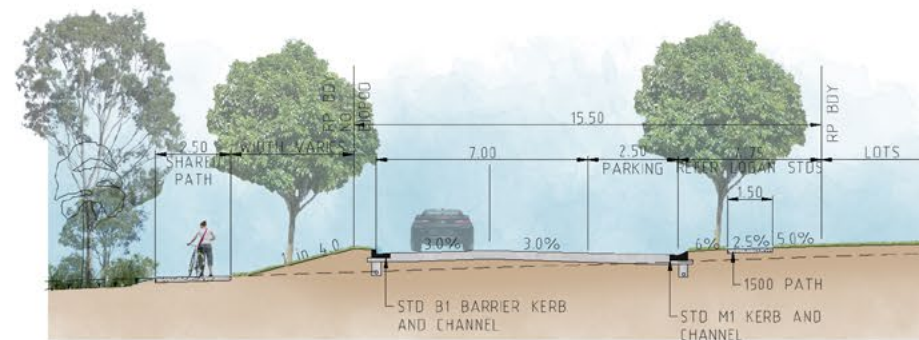
Approval no: DEV2017/831/65

Date: 12 July 2024

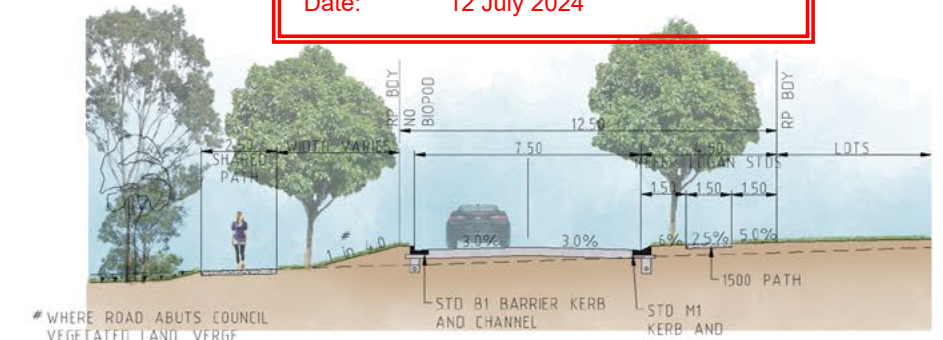


TYPICAL SECTION
TRUNK CONNECTOR (23.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

* MAY VARY SUBJECT TO
CENTRELINE POSITION ON ROAD

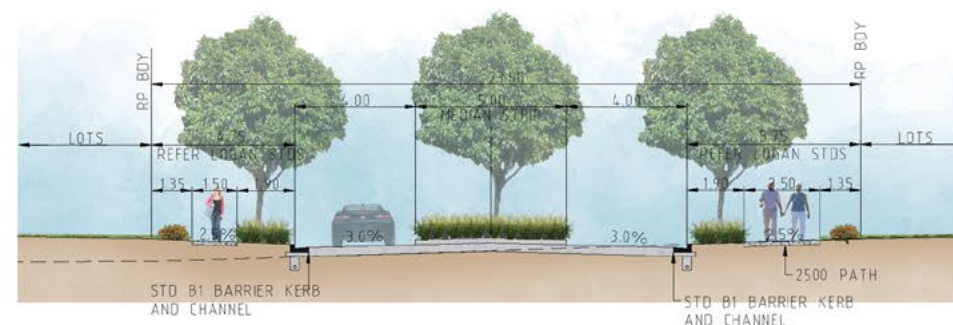


TYPICAL SECTION
NEIGHBOURHOOD CONNECTOR STREET - ESPLANADE
(15.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

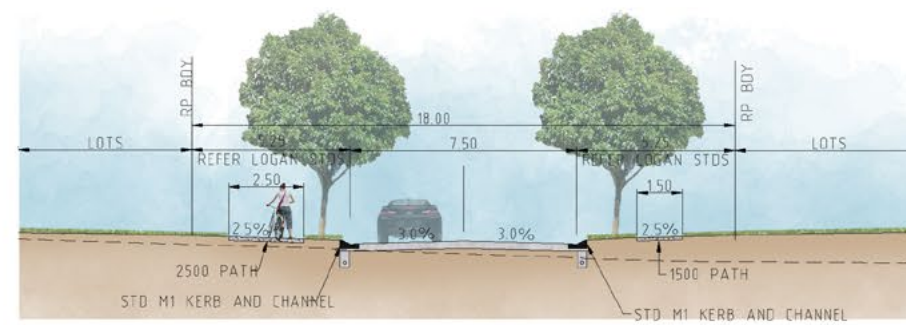


TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET - ESPLANADE (12.5m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

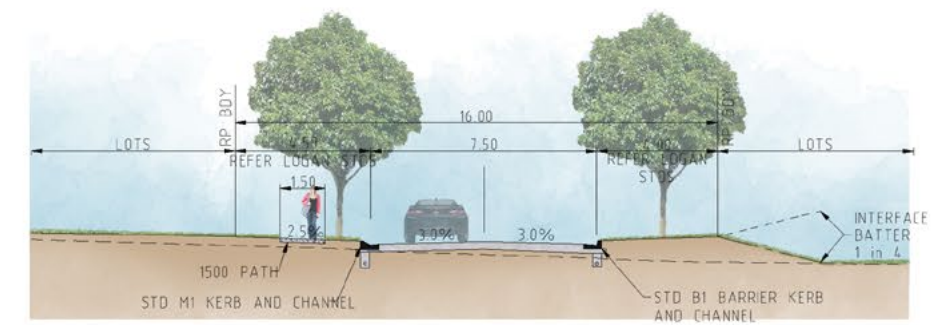
* WHERE ROAD ABUTS COUNCIL
VEGETATED LAND, VERGE
GRADE TO BE MAX 1 IN 4
TO REDUCE IMPACT TO
VEGETATION.



TYPICAL SECTION
TRUNK CONNECTOR - ENTRY (23.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

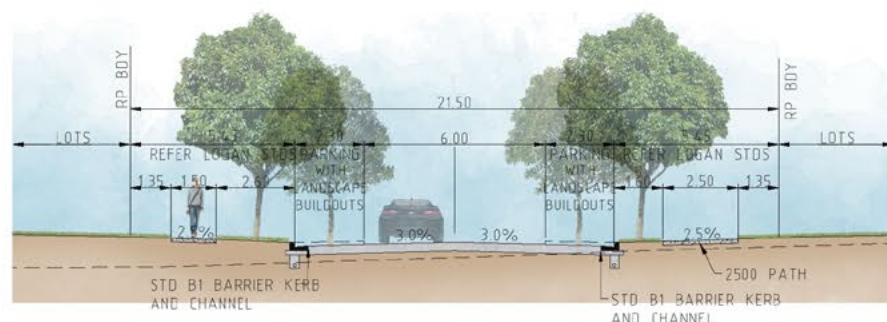


TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (18.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

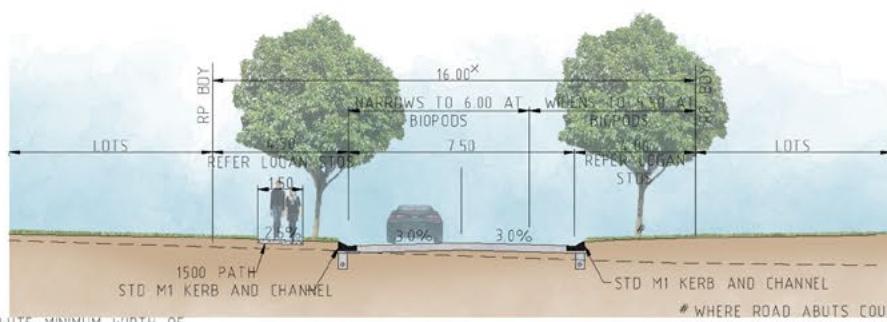


TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (16.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

INTERFACE
BATTER
1 in 4



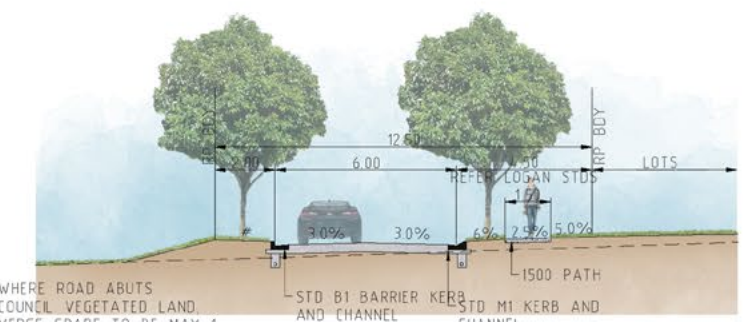
TYPICAL SECTION
NEIGHBOURHOOD CONNECTOR STREET
(21.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (16.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

* ABSOLUTE MINIMUM WIDTH OF
15.5m FOR INTERNAL ACCESS
ROADS AS PER LCC'S STANDARD
DRAWINGS 8-00373.

* WHERE ROAD ABUTS COUNCIL
VEGETATED LAND, VERGE
GRADE TO BE MAX 1 IN 4
TO REDUCE IMPACT TO
VEGETATION.



TYPICAL SECTION
NEIGHBOURHOOD CUL-DE-SAC (12.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

* WHERE ROAD ABUTS
COUNCIL VEGETATED LAND,
VERGE GRADE TO BE MAX 1
IN 4 TO REDUCE IMPACT TO
VEGETATION.

NOTE: ALL FOOTPATHS IN ACCORDANCE WITH
SHG PEDESTRIAN LINKAGE MASTERPLAN.

(PREVIOUSLY DWG 4817 L 023 B)