

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1491

Date: 7 May 2025



FLAGSTONE

CONTEXT AREA 3

LANDSCAPE MASTERPLAN

Prepared for



Flagstone 

02 SEPTEMBER 2024



We acknowledge the First Nations people as the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and culture where we live and work.

We pay our respects to Elders past, present and emerging.

BORROL LOOKOUT, YARRABILBA

CONTENTS

1.0	SITE ANALYSIS	P6
2.0	PRECINCT MASTERPLAN	
	Structure Plan	p10
	Site Features	p11
	Parks Masterplan	p12
	Overall Compliance	p13
3.0	PARK PLANS	
	Regional/ Major Sports Park	p16-17
	District Sports Park	p18-19
	Stage 13 Recreation Parks	p20-21
	Stage 14 Recreation Parks	p22-23
	Stage 9 Recreation Parks	p24-25
	Stage 11G Neighbourhood Recreation Park	p26-27
	Stage 13 Recreation Parks	p28-29

REVISION	[A]	DATE	27/08/2024	PREPARED BY	JB	APPROVED BY	AG
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PEET

rps

Flagstone



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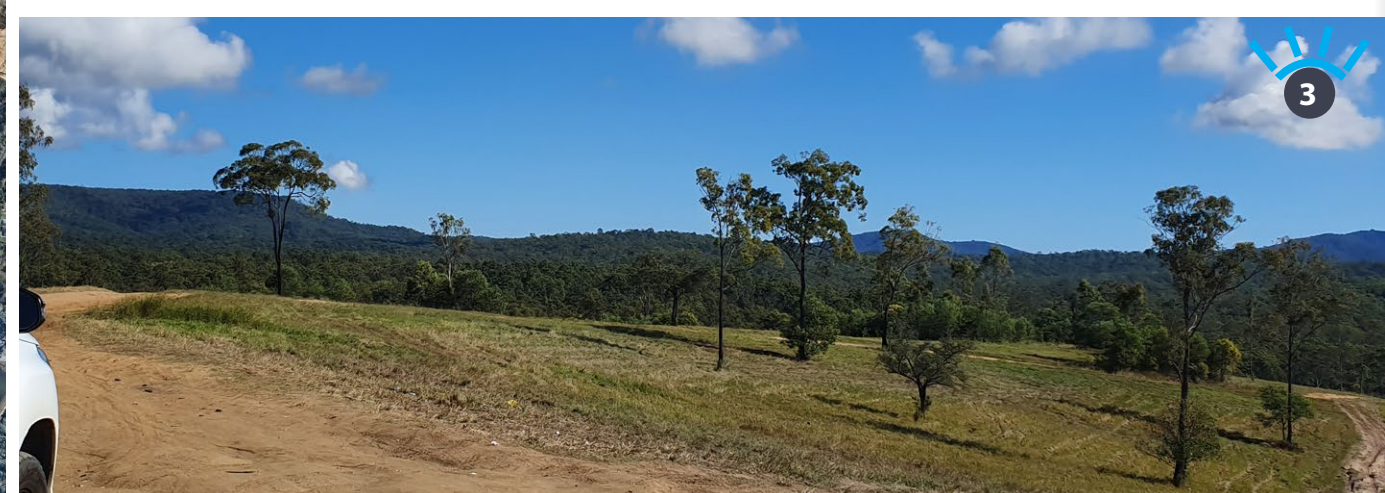
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Google earth view showing CA3 South elevated to the West of CA1 to the East



Existing view north from Stage 11 Major Sports Park to existing vegetated hill contained in Stage 13 Corridor/ Conservation Park



Existing view North-West from Stage 13 ridgeline to surrounding hills

General Slope Analysis

The Slope Analysis demonstrates the existing constraints for the developable areas of Context Area 3 (CA3) South when compared with the adjacent Context Area 1 (CA1) and surrounding residential area. CA3 has significantly steeper slopes, areas with valuable existing vegetation and waterway corridors. The approach is to retain and incorporate these natural site features with the Open Space outcomes with recreation options to residents and visitors.

Recreation Parks

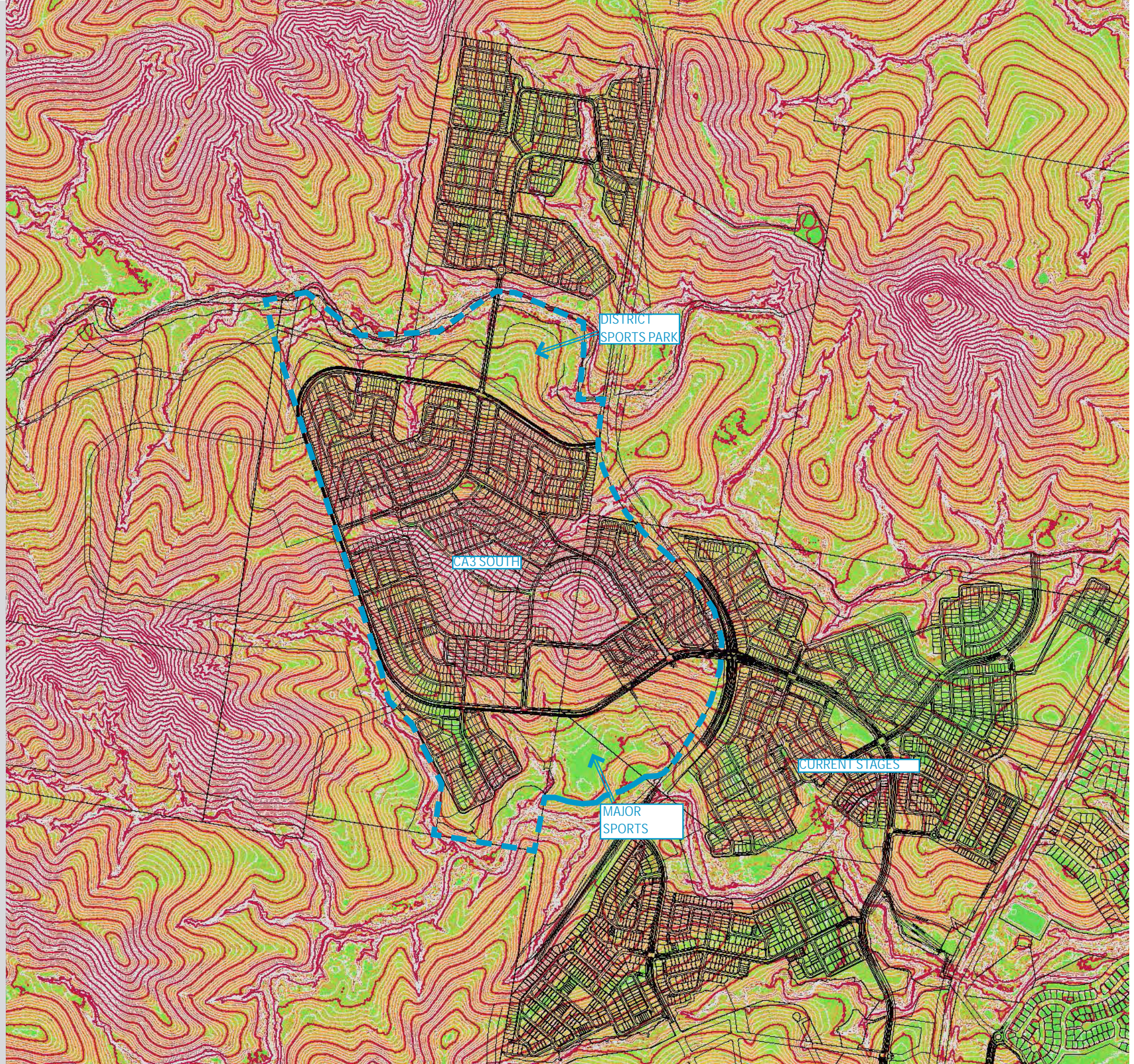
The Parks located at the centre of the development have the most slope to manage meeting existing ground to the road levels. These parks link to the hilltop which contains native bushland providing passive recreation trails, habitat and views to the surrounding hills. This connects to the character of the open spaces and gives opportunity for alternative approaches to embellishments in the Recreation Park outcomes, taking advantage of the topography and views with a light touch feel so shade providing trees can be retained. This area has potential to be connected with the future school, Lot 30015, as outdoor learning space.

The Neighbourhood Recreation Parks in the North and South of CA3, specifically Stage 14 Neighbourhood Recreation Park are intentionally oversized and located with less sloped areas which can be filled to accommodate the embellishments that require larger flat areas; including a double sized kick a bout area, multiple picnic shelter locations and a double play area for a range of age groups.

Sports Parks

The Sports Parks have been strategically located in the the flattest areas of the development area, adjacent creek corridors with existing vegetation providing buffers on 2 sides. These locations provide adequate amenity for events and regular users. Even with these strategic locations, there are still significant level changes of >10m across the sites. The approach for managing the level change to achieve compliant crowned sports fields with accessible viewing areas is a mix of batters and highest proposed walls facing the creek corridor and low walls within the parks doubling up as spectator seating.

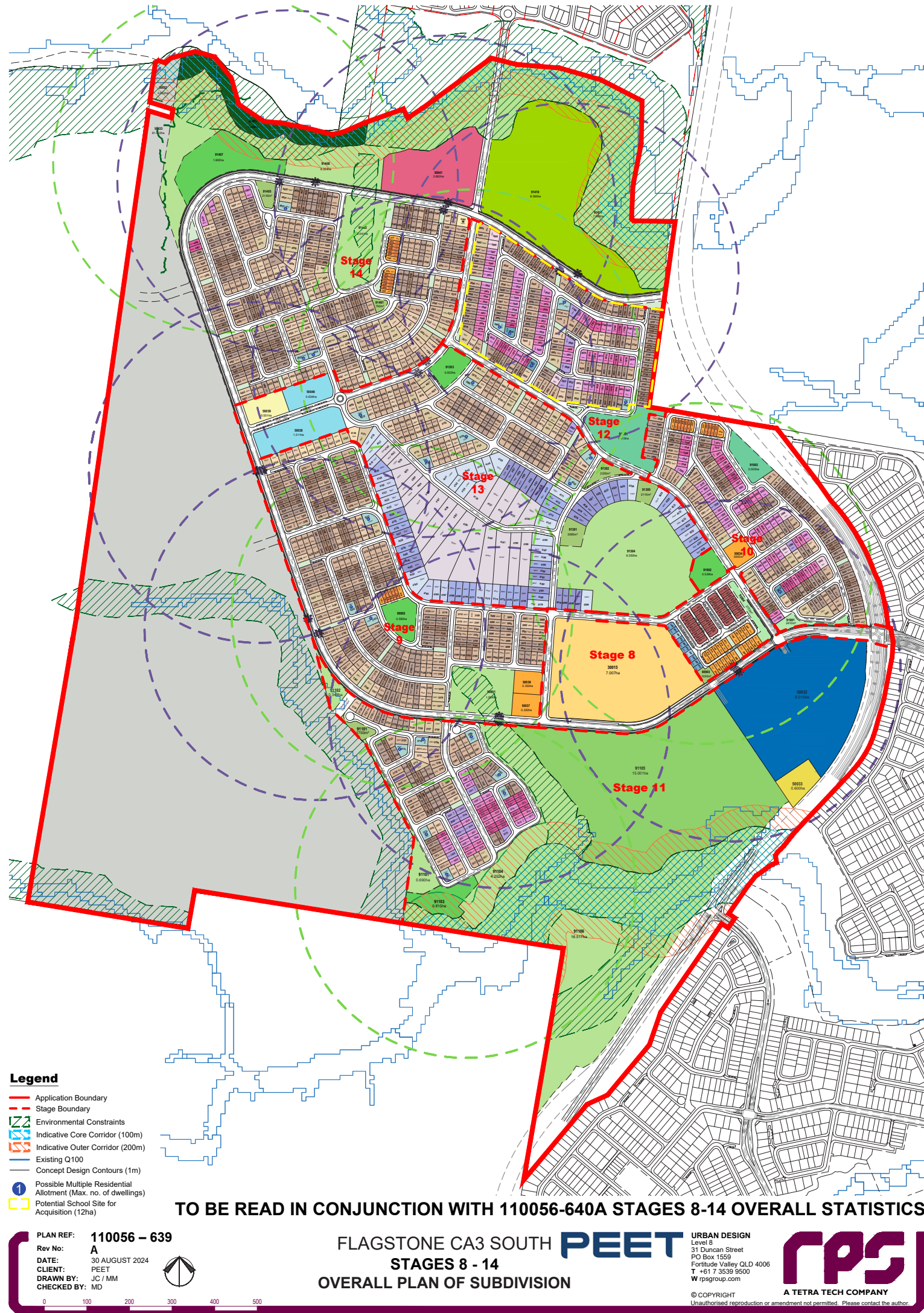
Refer for more detail on Sports Field Layouts and associated embellishments on pages 16-19.



SITE



MASTERPLAN



LEGEND

- 1 District Sports Park
- 2 Regional Sports Park
- 3 Corridor Park / Conservation with existing vegetation to be retained & cleared areas to be revegetated
- 4 Neighbourhood Recreation Park
- 5 Linear Park
- 6 Sandy Creek Corridor
- 7 Flagstone Creek Corridor
- 8 Bio-retention Basins
- 9 Local Recreational Park
- 10 District Centre
- 11 Local Centre
- 12 Medium Density
- 13 School
- 14 Child Care



SITE

ROL PLAN

LEGEND

Neighbourhood Recreation Parks (NRP)

- 1

9D-2
- 2

10E
- 3

11G
- 4

13L
- 5

14Q-1

Corridor Park / Conservation

- 1

9C-2
- 2

11F
- 3

11H
- 4

11K
- 5

13M
- 6

14G
- 7

14Q-2
- 8

14S-4
- 9

St 11 Lot 91102

Local Recreation Parks (LRP)

- 1

9N
- 2

11E
- 3

13C-A
- 4

13C-B
- 5

13C-C
- 6

14C
- 7

14J

Bio-retention Basins

- 1

10H
- 2

12A
- 3

11F - within corridor park
- 4

11H - within corridor park

Linear Park (LP)

- 1

9M
- 2

10C

Conservation Buffer (CD)

- 1

14Q-3

Sports Parks

- 1

District Sports Park (DSP)
- 2

Regional Sports park (RSP)



PARKS MASTERPLAN

COMMUNITY GREEN SPACE CONTRIBUTION SUMMARY TABLE						
	INFRASTRUCTURE MASTER PLAN (2018)	STAGE 1	STAGE 2 SCHOOL ROL	STAGE 2-5	CONTEXT AREA 3 Sth	CONTEXT AREA 3 Nth
Potential Residential Dwellings (Av. 15-16 dwellings/ha)	13,000	812	N/A	1,404	1,674	786
Estimated Population	31,200ppl (2.4pp/dwell)	1,786 ppl (2.2 pp/dwell)	N/A	3,370 ppl (2.4 pp/dwell)	4,017 ppl (2.4 pp/dwell)	1,887ppl (2.4 pp/dwell)
Corridor Park	342.53 ha	13.498 ha	4.672 ha	36.259 ha	47.782ha	25.384 ha
Local Recreation Park	39 ha (based on context area)	1.974ha (1.105ha/1000ppl)	N/A	5.757 ha (1.70ha/1000 ppl)	6.178ha (1.53ha/1000ppl)	6.490 ha (3.4ha/1000 ppl)
Conservation Area	84.20 ha		N/A	19.717 ha	1.988 ha	7.589 ha
Sports Parks	32.15ha	N/A	N/A	N/A	24.96 ha	N/A
District Recreation Park	15.8ha		N/A	5.648 ha (1)		5.648 ha
Regional Recreation Park	10ha (1)	12.080 ha	N/A			12.080ha

LOCAL RECREATION PARK PROVISION COMPLIANCE SUMMARY				
Land Use	Community Green Space - IMP	CA3 South – Masterplan Green Space		
Green Space		No. of Parks	Total Area of Parks	Land (ha/ppl)
Neighbourhood Recreation Park	0.5 – 1.9ha	5	4.341 ha	1.08 ha / 1000
Corridor Park/ Conservation	1.5 - 20ha	4	43.719 ha	10.88 ha/1000
Local Recreation Park/linear	0.0 - 0.8 ha	6	1.838 ha	0.45 ha / 1000
TOTAL		15	49.898 ha	12.421 ha / 1000

CONTEXT AREA 3 SOUTH - GREEN SPACE PROVISION			
GREEN SPACE	MIN AREA (IMP)		
<div></div> Neighbourhood Recreation Parks	5,000sqm	9D-2 = 0.580 ha 10E = 0.539 ha 11G = 0.815 ha 13L = 0.502 ha 14Q-1 = 1.905 ha	
<div></div> Corridor Park/ Conservation	NA	9C-2 = 1.564 ha 11, 11F, 11H, 11K= 21.807 ha 13M = 6.350 ha 14G, 14Q-2, 14S-4 = 13.998ha	
<div></div> Local Recreation Park	500sqm	9N = 0.103 ha 11E = 0.175 ha 13C-A, B, C = 0.753 ha 14C, J = 0.293 ha	
<div></div> Stormwater Treatment Area	NA	10H = 0.555 ha 12A = 1.513 ha	
<div></div> Local Linear Recreation Park	NA	9M = 0.272 ha 10C = 0.241 ha	
<div></div> Conservation buffer	NA	14Q = 1.988 ha	
<div></div> Sports Parks	NA	12S-2 DSP = 8.510 ha 11I RSP = 16.450 ha	
		TOTAL OPEN SPACE	81.577 ha

OVERALL



PARK PLANS

LEGEND

- Proposed ROL area - 15.01 ha
- Area of sports land use - 6.48ha
- Percentage of sports land use - 43%

- 1 Sealed Carparking:
 - Lighting delivered to LCC DSS /AS 1179
 - Meets 175 min. requirement, incl. 6 PWD
 - Bike parking incorporated

- 2 Cricket Field
 - Full size at 150m dia. - crowned
 - Sub-surface irrigation
 - Turf wicket block

- 3 Future expansion area/Training Lawn

- 4 2 Senior Rectangular Fields

- 5 1 Junior field

- 6 Cricket Nets x4
 - To a North/south alignment
 - With 300 lux lighting

- 7a Future Clubhouse (by others)

- 7b Toilet Block to LCC DSS requirements

- 8 Shed x2
 - 9x6m triple door or approved equivalent

- 9 Water Tank / irrigation compound

- 10 Bio-retention
 - Within carpark layout

- Indicative New Trees

- Pedestrian Pathway

- Field lighting towers

- Spectators Shelters

- 15m High Net

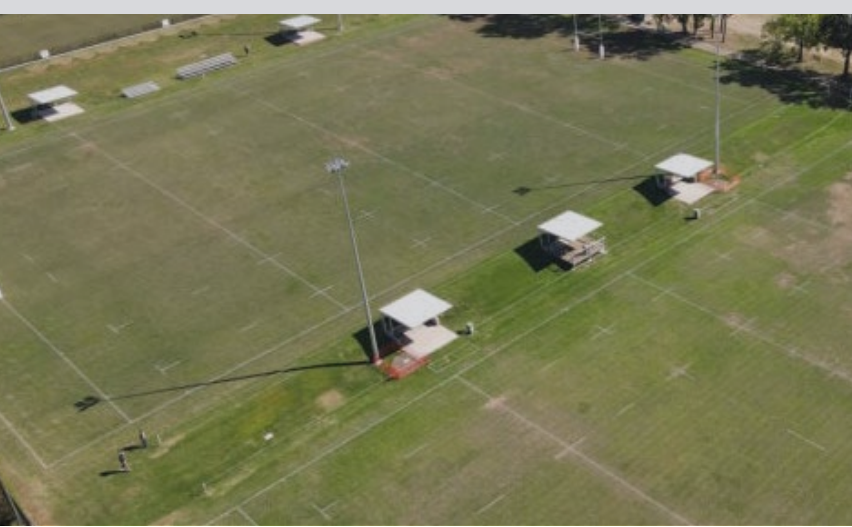
- Retaining Walls



REGIONAL SPORTS PARK (POS035)

Layout as coordinated with Logan City Council to comply with their Sport Park Strategy for the Greater Flagstone Development Area.

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	Compliance
Playing fields	Further Issues request: 75m radius cricket oval Cricket nets AFL oval One junior and two senior rectangular fields	At lease 3 full sized multi-use	Complies - fields provided as confirmed with LCC with change from an AFL oval to a 2nd 75mR cricket oval
Internal access road	Yes	Yes	Complies - internal road with bus turnaround
Parking - bicycles - cars	Yes Yes	Bike parking to be collocated with carparking 175	Complies
Lighting	Yes	Yes - fields & courts	Complies
Toilets	Yes		Complies - includes toilet
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies - paths connect from parking to clubhouses
Shade Structures	Yes, min. 1/3 of one boundary	Tree canopy 30% shade to specator seating at maturity	Complies
Table and seating - uncovered	Yes	Seating: 20 units & sufficient spectator seating	Complies
Table and Seating - covered	Yes	3x setting for small gathering 1 x seating for larger gathering	Complies- collocated with clubhouses
Informal active recreation spaces	Yes		Complies
Maintenance, service & emergency access		Yes	Complies
Drink fountain & hosecock Fencing/bollards/ lockrails Bins		6 units	Complies- embellishment locations to be nominated in Design Detail phase. Lockrail to internal road entries
Fitness equipment		6 items	Equipment to be collocated with clubhouses
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies - clear views in from trunk collector road
Flood immunity	All formal playing surfaces above the 20yr ARI flood level. Clubhouses/ toilet/ amenities above 100yr ARI	100% above 10yr ARI 50% above 50yr ARI 10% above 100yr ARI	Complies



LEGEND

- Proposed ROL (not incl. basin) - 7.935 ha
- Area of sports land use - 3.62ha
- Percentage of sports land use - 45.6%

Extent of Siteworks (incl. basin) - 8.51ha

- 1 Sealed Carparks:
 - Lighting delivered to LCC DSS /AS 1179
 - 180 total carparks, incl. 6 PWD
 - Bicycle parking

2 4 Senior Rectangular Fields

- 3 5 Multiuse courts
 - Lighting delivered to LCC DSS /AS 1179

4a Future Clubhouse potential locations (by others)

4b Toilet block to LCC DSS requirements

4c 2nd option for Clubhouse and toilet block

- Shed x2
- 5 - 9x6m triple door or approved equivalent

Water Tank / irrigation compound

6 Proposed re-located Bio Basin

7 Bus drop off

8 Future fields by others

9 Future Changing Rooms (By others)

10 Future Pickleball Courts (By others)

11 Indicative New Trees

Pedestrian Pathway

Field Lighting Towers

- L Spectators Shelters
 - 1x double shelter
 - 3x single shelter

Ball Barrier

B Retaining Walls

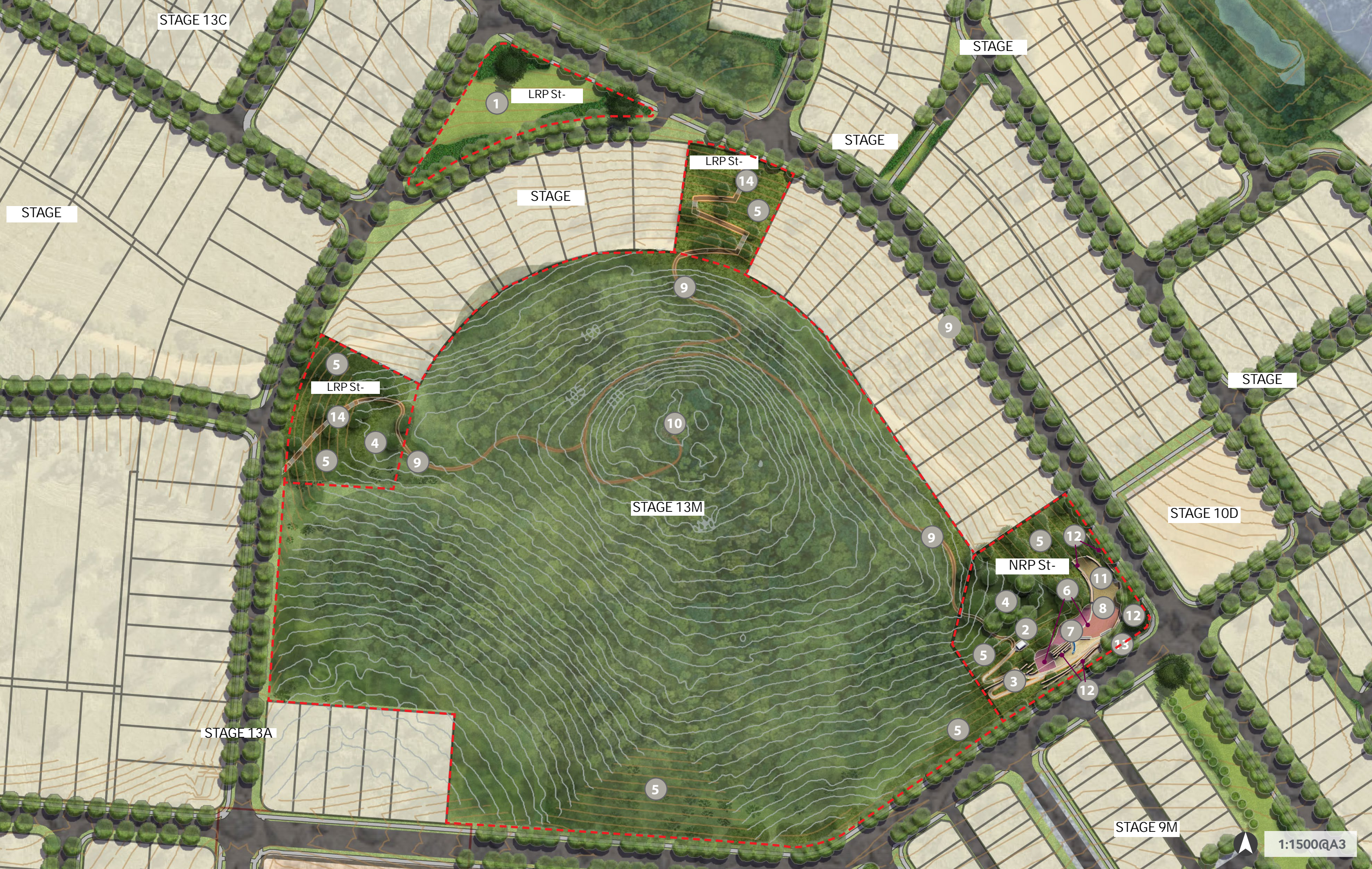


DISTRICT SPORTS PARK (POS030)

Layout as coordinated with Logan City Council to comply with their Sport Park Strategy for the Greater Flagstone Development Area.

Embellishment	EDO PDA Guideline n.12 required	LCC Planning Scheme	Compliant
Playing fields	Yes	At lease 2 full sized playing fields with full overflow areas and associated spectator areas	Complies
Internal access road	Yes	Yes	Complies
Parking <ul style="list-style-type: none">- bicycles- cars	Yes		Complies
Lighting	Yes	Yes - fields & courts	Complies
Toilets	Yes		Complies
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies
Shade Structures	Yes, min. 1/3 of one boundary	Tree canopy 30% shade to spectator seating at maturity	Complies
Table and seating - uncovered	Yes	Seating: 20 units & sufficient spectator seating	Complies seating and tables with clubhouse
Table and Seating - covered	Yes	3x setting for small gathering 1 x setting for larger gathering	Complies- seating and tables with spectator shelters
Informal active recreation spaces	Yes		Complies
Maintenance, service & emergency access		Yes	Complies
Drink fountain & hosecock Fencing/bollards/lockrails Bins		6 units	Complies- locations to be finalised with Detail Design. Lockrails to internal road entry
Courts	Yes	Yes	Complies- 5x multiuse courts
Flood immunity	All formal playing surfaces above the 20yr ARI flood level. Clubhouses/ toilet/ amenities abpve 100yr ARI	100 above 10yr ARI 50% above 50yr ARI 10% above 100yr ARI	Complies





STAGE 13 REC PARKS

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 10E - Neighbourhood Rec. Park	STAGE 13C-A (North) - Local Rec. Park	STAGE 13C-B (West) - Local Rec. Park	STAGE 13C-C (North east) - Local Rec. Park	STAGE 13M - Corridor Park
Bicycles Parking	Yes		Kerbside carparking + Bicycle racks	Kerbside parking	Kerbside parking	Kerbside parking	Kerbside parking
Car Parking	No	Kerbside (car parking)					
Lighting	Yes - Neighbourhood Rec Park	Site specific. not req. for kickabout	Compliant - lighting to paths	Not required	Not required	Not required	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Combinated pedestrian and shared paths	Not required	Hiking trails w/ stairs proposed	Hiking trails w/ stairs proposed	Hiking trail and lookout proposed
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies - retention of existing vegetation	Not required	Tree canopy providing shade to paths	Tree canopy providing shade to paths	Not required
Table and seating - uncovered	Yes	Seating: 3x units	Complies - informal seating to play for supervision	Not required	Not required	Not required	Not required
Table and Seating - covered	Yes	2x setting for small gathering	1x setting is within existing vegetation - tree canopy will provide adequate shade.	Not required	Not required	Not required	Not required
BBQs- IMP Standard embellishment			1x unit colocated with table setting	Not required	Not required	Not required	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Complies - approx. 400sqm softfall. Play focused to road frontage for passive surveillance	Not required	Not required	Not required	Not required
Informal active recreation spaces	Yes - At least 3, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 0.4ha 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	1:4 -1:7 Sloped site not suitable for a kick-a-about space. Boulderling wall & double kickabout in Stg 14 Neighbourhood Rec Park proposed as alternative solution.	turf lawn proposed	Not required	Not required	Lookout proposed at high point, exact location to be confirmed
Half court, rebound wall or similar	Yes	1 x Half basketball court	Sloped site not suitable for half court. Boulderling wall proposed as alternative solution.	Not required	Not required	Not required	Not required
Interpretive signage		Yes	Proposed trail map	Not required	Proposed way-finding signage	Proposed way-finding signage	Proposed way-finding signage
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Subsurface drainage to play areas	Not required	Not required	Not required	Not required
[1] Drink fountain & hosecock		1x unit Yes, to road	[1] 1x unit	Not required	Not required	Not required	Not required
[2] Fencing/bollards/lockrails		2 x co-located with tables	[2] Bollards to road frontage				
[3] Bins			[3] 2x co-located with table and play seating				
50% Road frontage			Complies	Not required	Not required	Not required	Not required
Fitness equipment		3 items	Complies - suitable for 5 items	Not required	Not required	Not required	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies - majority of activities close to road and with views from road and adjacent lots				

LEGEND

1

Passive recreation turf lawn

2

Small picnic shelter.

3

Accessible paths connecting park feature and linking to hiking trails

4

Retained vegetation for shade to the playground & passive recreation area

5

Revegetated 1:4 batters to meet with natural ground

6

2.9m bouldering wall with softfall and embankment play

7

5-11 year play

8

2-5 year play

9

Corridor Park path network

10

Lookout

11

Fitness equipment

12

Boulder retaining

13

Low shrubs and shade trees to allow views in while providing safety to play area from the road

14

Stairs up 1:4 batters for access into corridor park and fitness training





STAGE 14 REC PARKS

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 14G - Local Corridor Park	STAGE 14Q-1 - Neighbourhood Rec. Park	STAGE 14Q-2 - Local Corridor Park
Bicycles Parking Car Parking	Yes No	Kerbside parking	Kerbside carparking available	Kerbside carparking bicycle racks collocated with shelters	Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Not required	Complies - lighting to paths	Not required
Paths	Yes - walking & cycling	2m Shared use paths	2m Shared use paths	2m Shared use paths	2m Shared use paths
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Not required - however, tree canopy providing shade to paths	Complies - Shelter/s over table seating - shading from retention of existing vegetation	Tree canopy provides adequate shade to pathways
Table and seating - uncovered	Yes	Seating: 3x units	Not required	Yes - 4x units provided to offset Stage 10E park	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Not required	3x centrally located covered settings	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Not required	Yes - approx. 700sqm softfall.	Not required
Informal active recreation spaces	Yes - At least 3, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	Not required	Yes - (1) Primary 2500sqm kick about at 1:40 - (2) secondary 1150sqm passive rec. lawn	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Not required	Yes - Half Basketball Court provided - North facing	Not required
Interpretive signage		Yes- where required	NA	Proposed creek information	NA
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Not required	Not required	Not required
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins		1x unit Yes, to road 2 x co-located with tables	[2] Bollards to road frontage	[1] 1x unit [2] Bollards to road frontage [3] 2x co-located with tables	[2] Bollards to road frontage
50% Road frontage	Yes	Yes	Complies	Complies	Complies
Fitness equipment		3 items	Not required	Complies - proposed 5 items	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Not required	Not required	Not required

LEGEND

- 1

2-5 year play
- 2

5-11 year play
- 3

Kick-a-bout space - approx. 2500sqm at nominally 1:40 grade
- 4

Passive recreational lawn - approx. 1150sqm
- 5

Dog park - 800sqm w/ 2x bench seating
- 6

Picnic table setting x3 w/ drinking fountain & bike racks
- 7

Picnic table setting x1
- 8

New planting - for screening, passive amenity and road safety
- 9

Shared accessible footpaths with maintenance access
- 10

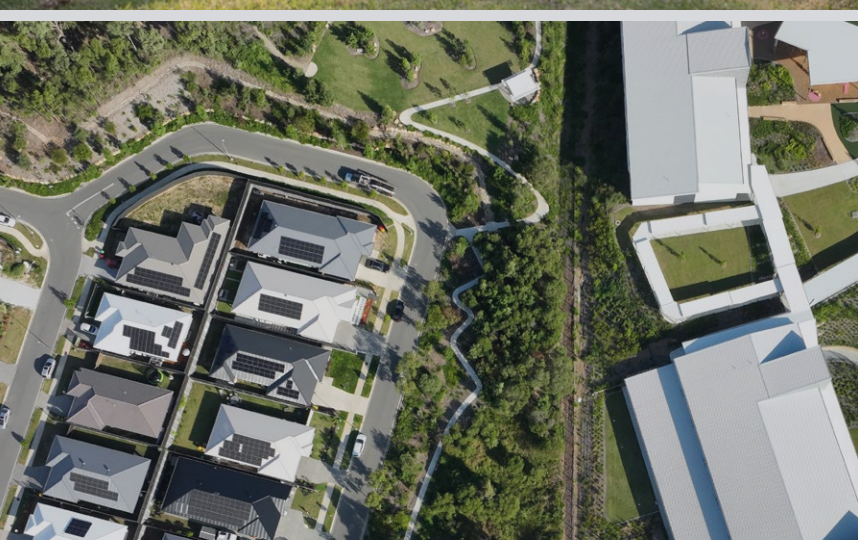
Half basketball court with fitness equipment
- 11

Reveg to batters
- 12

Nature trail
- 13

Retained native vegetation to waterway corridor
- 14

Pedestrian crossing with pattern road marking





STAGE 9 REC PARKS

Embellishment	EDO PDA Guideline n.12 required	LCC Planning Scheme	STAGE 9C-2 - Corridor park	STAGE 9D-2 - Neighbourhood Rec. Park	STAGE 11E - Local Rec. Park
Bicycles Parking	Yes - NRP				
Car Parking	No	Kerbside carparking	Kerbside carparking	Bicycle racks x3 Kerbside carparking	Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Not required	Complies - lighting to paths	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Pedestrian paths and walking tracks designed for passive surveillance	Shared use paths	Pedestrian paths and walking tracks designed for passive surveillance
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Not required - however, tree canopy provides adequate shade to pathways	Complies - Shelter/s over table seating - shading from retention of existing vegetation	Tree canopy provides adequate shade to park
Table and seating - uncovered	Yes	Seating: 3x units	Not required	Complies - 3x seats provided	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Not required	Complies - 2x tables under shelter centralise in park	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Not required	Yes - approx 350 sqm softfall	Not required
Informal active recreation spaces	Yes - At least 3, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 0.4ha 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	Not required	Complies	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Not required	Complies, multiuse half court	Not required
Interpretive signage		Where relevant	Not required	Not required	Not required
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Not required	Not required	Not required
[1] Drink fountain & hosecock		1x unit	Not required	[1] 1x unit	Not required
[2] Fencing/bollards/lockrails		Yes, to road		[2] Bollards to road frontage	
[3] Bins		2 x co-located with tables		[3] 2x co-located with tables	
50% Road frontage			Complies	Complies	Complies
Fitness equipment		3 items	Not required	Complies - proposed 3 items	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Not required	Complies	Not required

LEGEND

- 1

Kick-a-bout space - 30 x 50m at 1:40 grade
- 2

Picnic table settings with BBQ
- 3

Retained vegetation
- 4

New planting allowing views into park
- 5

Play space with 300sqm softfall area
- 6

Multi use half court with calisthenics fitness equipment
- 7

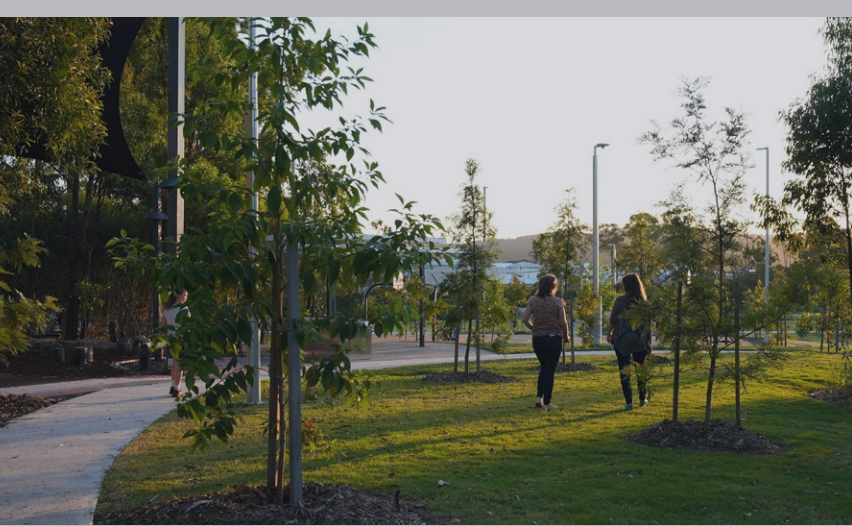
Batter planting - low fire fuel
- 8

Turf fire break
- 9

Shade trees to childcare boundary
- 10

Nature trail
- 11

Shared path connection





- 1

Key views into park
- 2

Shared use connection through park
- 3

Disperse planting to maintain open views to park
- 4

Playground with 300sqm softfall
- 5

Multiuse court
- 6

Shelter with 2x table settings
- 7

Kick a bout 65m x 20-30m 1:35 slope
- 8

600mm low wall to achieve compliant grades and retain existing trees
- 9

Buffer planting to basin interface
- 10

Batter reveg planting to blend with surrounding reveg and existing vegetation in waterway corridor

STAGE 11G NEIGHBOURHOOD REC PARK

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 9C-2 - Corridor park	STAGE 9D-2 - Neighbourhood Rec. Park	STAGE 11E - Local Rec. Park
Bicycles Parking	Yes - NRP			Bicycle racks x3	
Car Parking	No	Kerbside carparking	Kerbside carparking	Kerbside carparking	Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Not required	Complies - lighting to paths	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Pedestrian paths and walking tracks designed for passive surveillance	2m Shared use paths	Pedestrian paths and walking tracks designed for passive surveillance
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Not required - however, tree canopy provides adequate shade to pathways	Complies - Shelter/s over table seating - shading from retention of existing vegetation	Tree canopy provides adequate shade to park
Table and seating - uncovered	Yes	Seating: 3x units	Not required	Complies - 3x seats provided	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Not required	Complies - 2x tables under shelter centralise in park	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Not required	Yes - approx 350 sqm softfall	Not required
Informal active recreation spaces	Yes - At least 3, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 0.4ha 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	Not required	Complies	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Not required	Complies - Multiuse half court proposed	Not required
Interpretive signage		Yes	Not required	Complies - biobasin information signage suggested	Not required
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Not required	Not required	Not required
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins		1x unit Yes, to road 2 x co-located with tables	Not required	[1] 1x unit [2] Bollards to road frontage [3] 2x co-located with tables	Not required
50% Road frontage			Not required	Complies	Not required
Fitness equipment		3 items	Not required	Complies - 3 x calisthetics fitness equipment proposed	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Not required	Complies	Not required





Embellishment	EDO PDA Guideline n.12 required	LCC Planning Scheme	STAGE 13L - Neighbourhood Recreation Park	STAGE 14C - Local Rec. Park
Bicycles Parking Car Parking	Yes - NRP No	Kerbside carparking	Bicycle racks x3 Kerbside carparking	Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Complies - lighting to paths	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	2m Shared use paths	Streetscape paths
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies - Shelter over table seating plus trees planted	Tree canopy provides shade to park
Table and seating - uncovered	Yes	Seating: 3x units	Complies - 3x seats provided	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Complies - 2x tables under centrally located shelter	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Complies - approx 350 sqm softfall	Not required
Informal active recreation spaces	Yes - At least 3, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 0.4ha 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	Complies - low walls to achieve compliant Kick a bout spaces	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Complies - Multiuse court proposed	Not required
Interpretive signage		Yes	Play and court safety information proposed	Not required
Maintenance, service & emergency access	Yes	Yes	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Not required	Not required
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins		1x unit Yes, to road 2 x co-located with tables	[1] 1x unit [2] Bollards to road frontage [3] 2x co-located with tables and play	Not required
50% Road frontage	Yes	Yes	Complies	Complies
Fitness equipment		3 items	Complies - 3 x calisthenics fitness equipment proposed	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Complies	Not required



LEGEND

- 1

Key views into park
- 2

Shared use connection through park
- 3

Disperse planting to maintain open views to park
- 4

Passive open spaces
- 5

Playground with 300sqm softfall
- 6

Multiuse court
- 7

Shelter with 2x table settings
- 8

Kick a bout 50 x 30m 1:35 slope
- 9

600mm low wall to achieve compliant grades and casual seating provision
- 10

Turf, planting and trees to local recreation park

STAGE 13 REC PARKS