



Everleigh

Greater Flagstone PDA

ROL13 - OPEN SPACE PLANS
MAY 2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1517

Date: 16 May 2025



Queensland
Government

Issue	Date	Description	Checked
01	09 / 10 / 2023	Preliminary Issue	ED
02	23 / 11 / 2023	Preliminary Issue	ED
03	07 / 03 / 2024	EDQ Issue	ED
04	11 / 03 / 2024	EDQ Issue-Staging Update	ED
05	02 / 05 / 2024	EDQ Issue-Staging Update	ED
06	22 / 05 / 2024	EDQ Issue-Staging Update	ED



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1.0 ROL13 - Document 1: Open Space Staging Plan

1.1 ROL13 Open Space Staging Plan

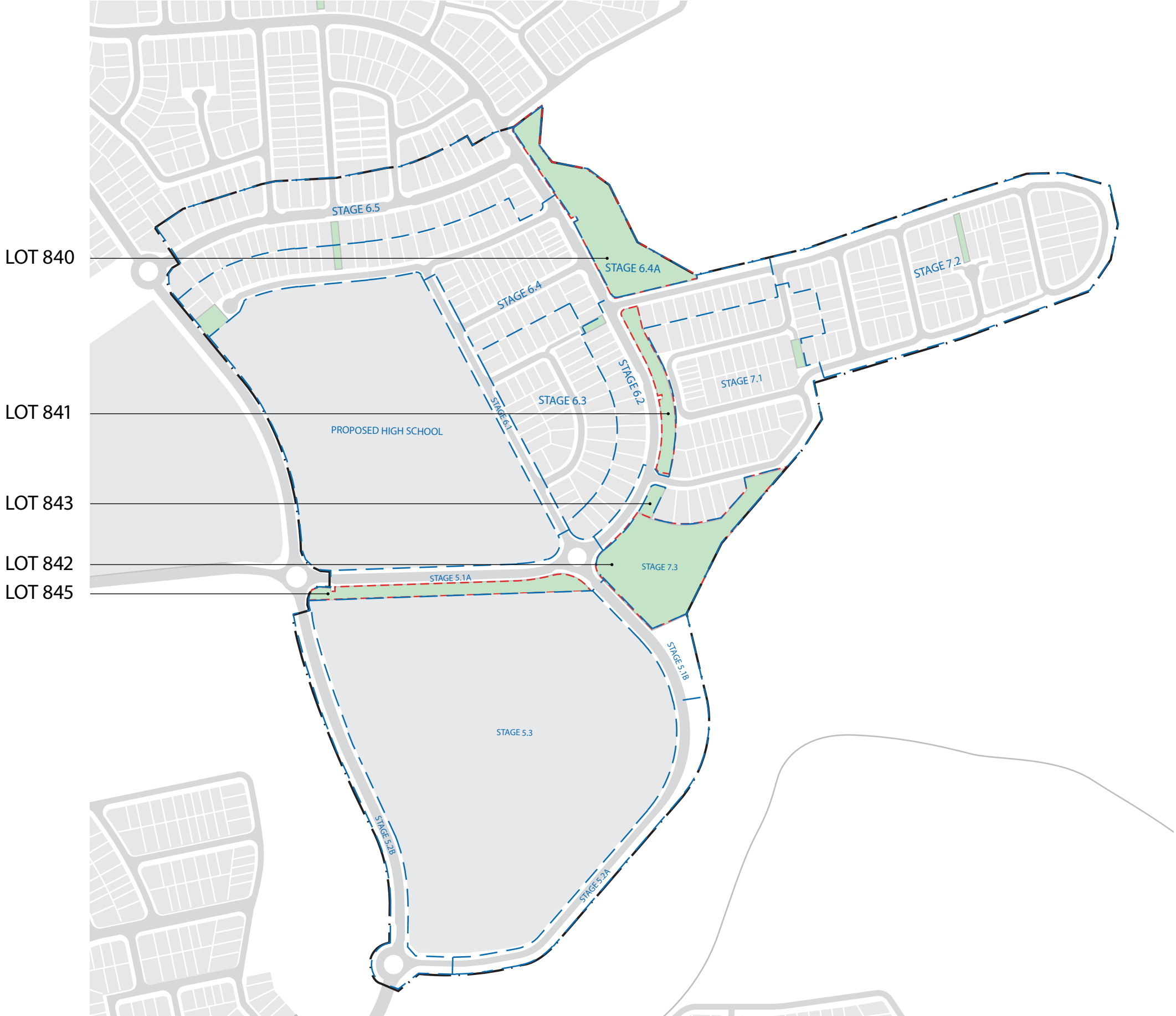
Park Lot	Stage	Type	Area	Timing For The Creation Of The Park Lot Through Plan Sealing
Park Lot 840	6.4A	Neighbourhood Recreational Park	1.28 ha	6.4
Park Lot 841	6.2	Linear Park	0.32 ha	7.1
Park Lot 842	7.3	Drainage Reserve	1.56 ha	7.3
Park Lot 843	7.3	Linear Park	0.06 ha	7.3
Park Lot 845	5.1A	Linear Park	0.52 ha	5.1

Legend

- ROL13 Precinct Boundary
- ROL13 Lot Boundary
- ROL13 Stage Boundary

Notes

- Locations, alignments and areas are indicative only and will be refined in subsequent applications.
- Layout beyond ROL13 boundary is indicative only and subject to change



2.0 ROL13 - Document 2: Park Lot 840 Neighbourhood Park

2.1 Park Framework Plan

Legend	Embellishment	Neighbourhood Park PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)		
⦿	Lighting	X	Yes
	Toilets		
↔	Paths (pedestrian / cycle) <ul style="list-style-type: none">2.5m Primary (pedestrian / cycle)1.5m Secondary (pedestrian)	X	Yes
⦿	Shade structures	X	Yes
●	Table and seating (uncovered) <ul style="list-style-type: none">SeatingTable and seating	X	Yes
⦿	Table and seating (covered) <ul style="list-style-type: none">SeatingTable and seating	X	Yes
	Barbecues		
✳	Play areas / facilities	X	Yes
⦿	Informal Active Recreational Space	X	Yes
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Courts		
	Community events space		
●	Tap/ Bubbler	X	Yes

Notes

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- This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.



PARK LOT 840 NEIGHBOURHOOD PARK CONCEPT PLAN



3.1 Park Framework Plan

Legend	Embellishment	Linear Park PDA Guideline 12	Park Lot 801 Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)		
	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle) <ul style="list-style-type: none">• 2.5m Primary (pedestrian / cycle)• 1.5m Secondary (pedestrian)	X	Yes
	Shade structures		
	Table and seating (uncovered) <ul style="list-style-type: none">• Seating• Table and seating	X	Yes

Legend	Embellishment	Linear Park PDA Guideline 12	Park Lot 801 Compliant
	Table and seating (covered) <ul style="list-style-type: none">• Seating• Table and seating		
	Barbecues		
	Play areas / facilities		
	Informal Active Recreational Space	X	Yes
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Courts		
	Community events space		
	Tap/ Bubbler	X	Yes
	Lot Boundary		
	Precinct Boundary		

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 - This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.

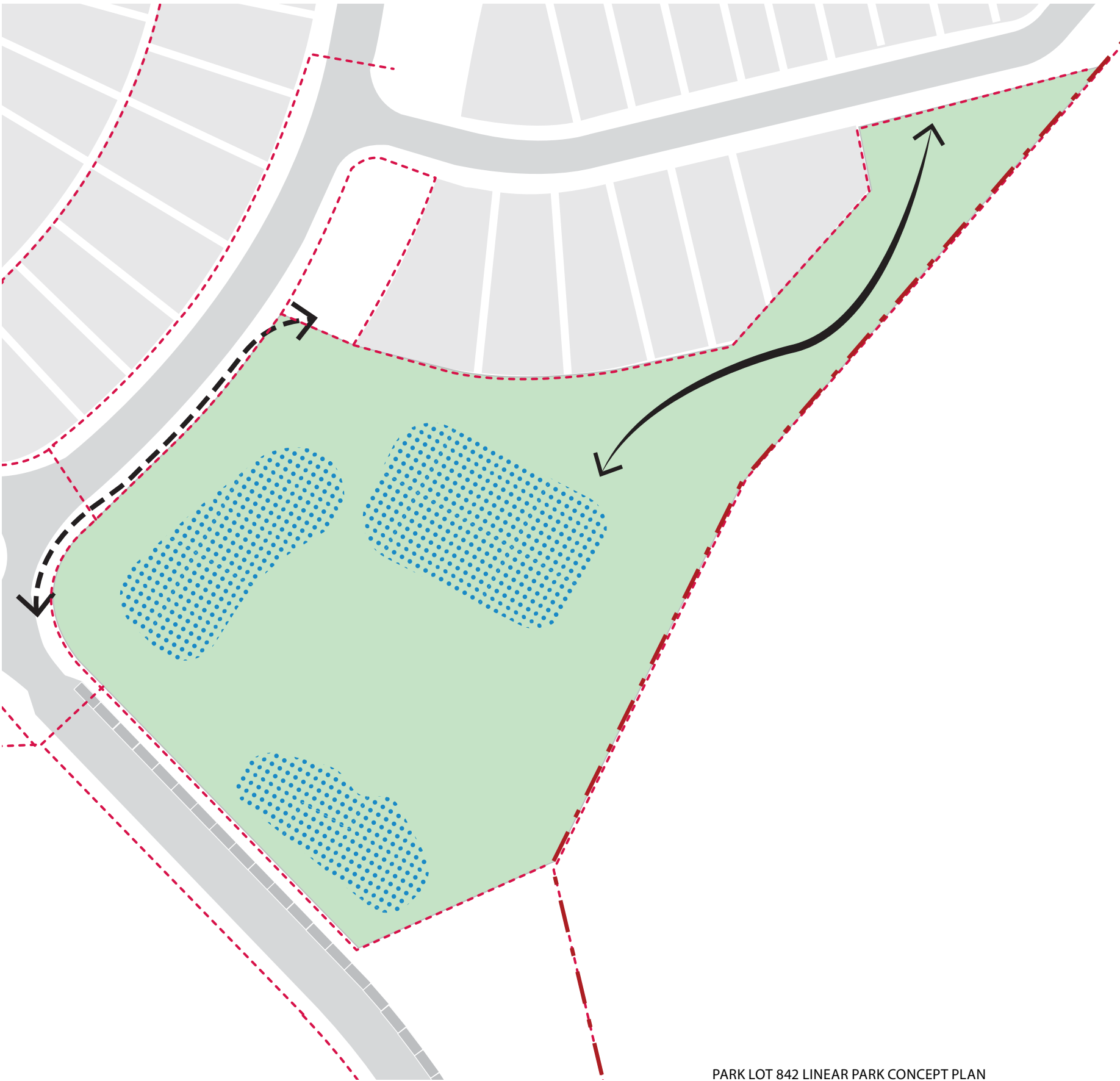
PARK LOT 841 LINEAR PARK CONCEPT PLAN



4.1 Park Framework Plan

Legend	Embellishment	Neighbourhood Park PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)		
	Lighting		
	Toilets		
	Paths (pedestrian / cycle) <ul style="list-style-type: none">• 2.5m Primary (pedestrian / cycle)• 3m Maintenance path	X	Yes
	Shade structures		
	Table and seating (uncovered) <ul style="list-style-type: none">• Seating• Table and seating		
	Table and seating (covered) <ul style="list-style-type: none">• Seating• Table and seating		
	Barbecues		
	Play areas / facilities		
	Informal Active Recreational Space		
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Community events space		
	Water Sensitive Urban Design	X	Yes
	Tap/ Bubbler		
	Lot Boundary		
	Precinct Boundary		

- Notes
- 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.
 - Fencing / Bollards to be provided as PCR basic facilities requirement.



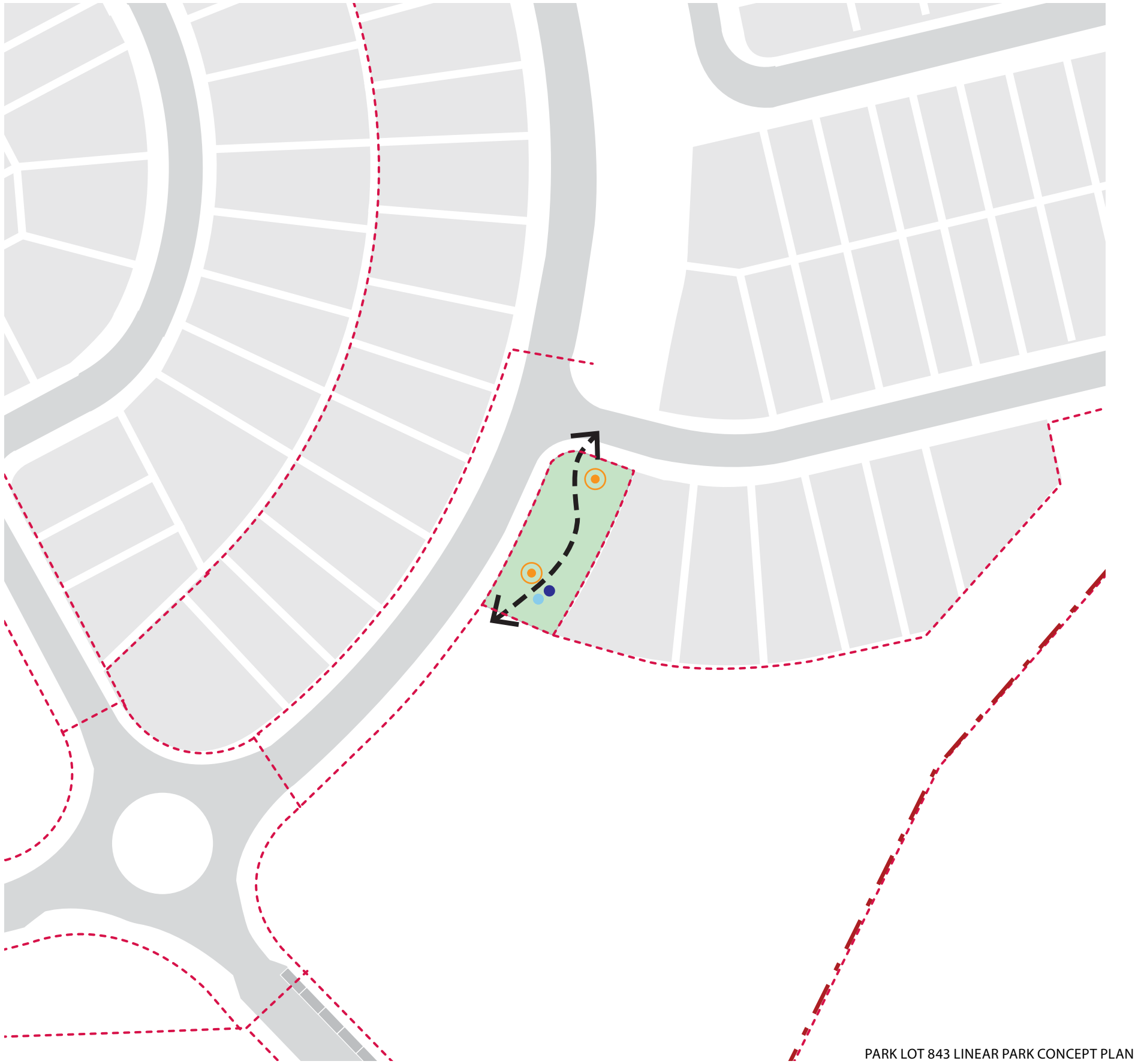
PARK LOT 842 LINEAR PARK CONCEPT PLAN



5.1Park Framework Plan

Legend	Embellishment	Neighbourhood Park PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)		
	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle) • 2.5m Primary (pedestrian / cycle)	X	Yes
	Shade structures		
	Table and seating (uncovered) • Seating • Table and seating	X	Yes
	Table and seating (covered) • Seating • Table and seating		
	Barbecues		
	Play areas / facilities		
	Informal Active Recreational Space		
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Community events space		
	Water Sensitive Urban Design		
	Tap/ Bubbler	X	Yes
	Lot Boundary		
	Precinct Boundary		

- Notes
- 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.
 - Fencing / Bollards to be provided as PCR basic facilities requirement.



PARK LOT 843 LINEAR PARK CONCEPT PLAN

6.1Park Framework Plan

Legend	Embellishment	Linear Park PDA Guideline 12	Compliant
	Internal access road(s)		
	Parking (cars)		
	Parking (bicycles)		
	Lighting	X	Yes
	Toilets		
	Paths (pedestrian / cycle) • 2.5m Primary (pedestrian / cycle) • 1.5m Secondary (pedestrian)	X	Yes
	Shade structures		
	Table and seating (uncovered) • Seating • Table and seating	X	Yes

Legend	Embellishment	Linear Park PDA Guideline 12	Compliant
	Table and seating (covered) • Seating • Table and seating		
	Barbecues		
	Play areas / facilities		
	Informal Active Recreational Space		
	Half-court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Courts		
	Community events space		
	Tap/ Bubbler	X	Yes
	Lot Boundary		
	Precinct Boundary		

- Notes
- 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.

PARK LOT 845 LINEAR PARK CONCEPT PLAN

