

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1013/35

Date: 25 July 2025



176 - 228 MOUNTAIN RIDGE ROAD

LANDSCAPE MASTERPLAN





Document No.

620.V13637.00001 176-228 Mountain Ridge Road Landscape Master Plan

Revision History

Revision	Revision Date	Details	Authorised by
001	22 February 2019	Client Review	Dean Butcher
002	19 August 2019	Client Review	Dean Butcher
003	16 January 2020	For Approval	Dean Butcher
004	31 October 2023	Revised For Approval	Chloe Wegener
005	21 December 2023	Revised For Approval	Chloe Wegener
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007	01 August 2024	Revised for Approval	Chloe Wegener
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Client

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Introduction

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SLR Consulting (SLR) has been engaged by Daleford Property Pty Ltd to prepare a Landscape Masterplan and compliance report to support the DA submission for the proposed residential subdivision at 176-228 Mountain Ridge Road, South Maclean.



This landscape masterplan report covers the following elements:

- Landscape Objectives and Principles
- Overall Landscape Masterplan in line with civil, environmental, bushfire and urban design parameters
- Extent of open space including location of linear and recreational parks
- Pedestrian/ cycle pathway locations through open spaces
- Location, types and compliance of park facilities in line with EDQ requirements (Guideline 12).

EDQ Objective

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“The MEDQs objective for parks is to achieve a network of diverse, accessible, high quality parks and recreation facilities that are sustainable, contribute to the attractiveness and vitality of communities, and enhance people’s health and wellbeing by meeting their needs for outdoor recreation in urban settings now and into the future.”



Landscape Objectives and Principles



Identity

Character based around nature

Unique estate character conveyed in landscape elements

Character focusing on people and the community



Diversity

Mix of public realm uses to play, work and commute

Diverse range of open and natural space uses

Diversity of landscapes and species to inform uses and locations based around natural cues



Connectivity

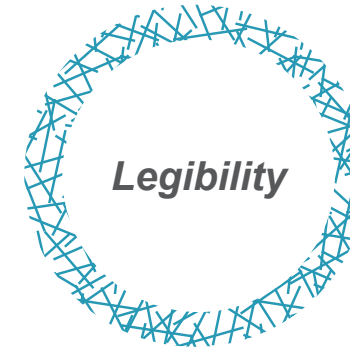
Connected community focused on accessible public spaces

Safe multi-use path networks (pedestrian and Cycle)

Safe Roads

Links to Public Transport

Opportunities for real and meaningful interaction between residents



Legibility

Continuity of landscapes and elements

Character and identity to assist in placemaking

Natural and introduced Wayfinding elements

Focal points, edges and landmarks to guide legibility

Comfort and Amenity



Sustainability

Reduction of natural resource consumption

Recycling and reuse of materials

Minimise waste outputs

Health and Wellbeing

Economic viability and cost effectiveness



Safety

Surveillance and Visibility

Creation of safe public spaces through design



Comfort & Amenity

Refuge from environmental and climatic elements

Consideration of local micro-climatic conditions

Socialisation and interaction

Provision of Shade and other facilities

Promote healthy communities

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Masterplan



Legend

-  Site Boundary
-  50m Waterway buffer
-  Flagstone Creek centre line
-  Area of endangered vegetation
-  1 Linear park
-  2 Local recreational park
-  3 Stormwater basin
-  4 Landscape buffer in accordance with Saunders Havill Group 9534 P 03 Rev AR (Proposal Staging and POD Set) (002), dated 09.05.2025
-  5 Footpath/ pedestrian link (refer to Typical Section 1 - page 09)
-  6 Footpath/ pedestrian link (refer to Typical Section 2 - page 10)
-  7 Footpath/ pedestrian link



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Flagstone Creek and Linear Park

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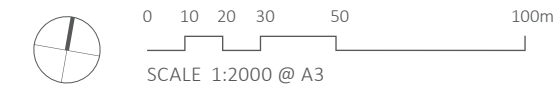
Queensland
Government



Legend

-  Site boundary
-  50m waterway buffer offset
-  Flagstone creek centre line
-  Area of endangered vegetation
-  Proposed stormwater basin
-  2.5m wide path meanders through linear park area to create a variety of spaces
-  Informal groups of native parkland trees in grass to transition from streetscapes to natural areas
-  Linear park, inclusive of informal seating along meandering pathway
-  Local recreational park (Refer to local park plan - page 07 for details)
-  Proposed 6m wide Fire Trail

Linear Park	
Shape	Compliance
Preferred minimum width of 15m, may be reduced to 10m for short distances to respond to physical site constraints.	Complies



Local Recreational Park



Legend

- 1 Pedestrian pathways
- 2 Shelters with picnic setting
- 3 Play space with shade sails
- 4 Informal open space
- 5 Park interpretive signage
- 6 Informal seating
- 7 Existing retained trees
- 8 Proposed shade trees
- 9 Bins and bike racks
- 10 Screen planting to side lot boundaries

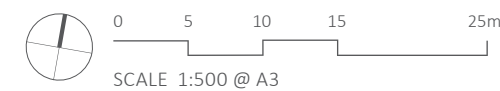
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Local Recreational Park	
Shape	Compliance
<p>Parkland should be regularly shaped and of sufficient dimensions to achieve it's role in the parks network, accomodate proposed activities and provide flexibility for new activities in the future.</p> <p>Minimum dimension of any part should not be less than 10 metres for maintenance purposes.</p>	Complies



Recreational Park Types and Role

Linear Park

A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.

Local Recreation Park

A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.

Embellishments	Recreational Parks	
	Linear	Local
Parking (bicycles)		✓
Paths (pedestrian/ cycle)	✓	✓
Shade structures		✓
Tables and seating - uncovered	✓	✓
Tables and seating - covered		✓
Play areas/ facilities		✓
Informal active recreation spaces		✓
Rebound wall or similar		✓

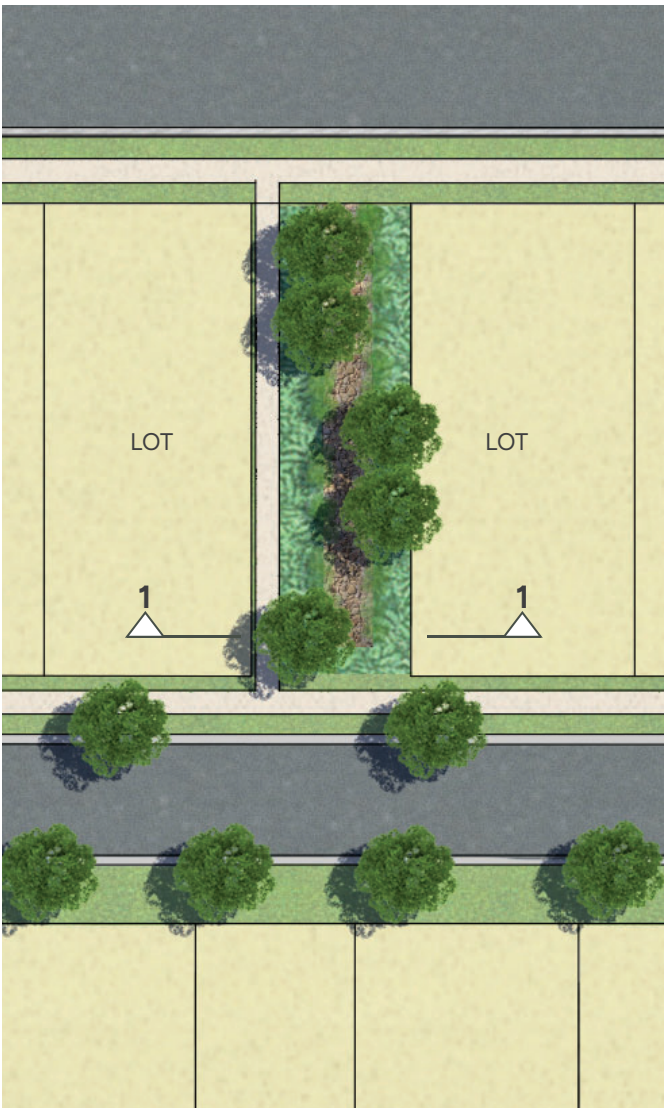
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Pedestrian Link - Typical Section 1



TYPICAL LAYOUT
NOT TO SCALE

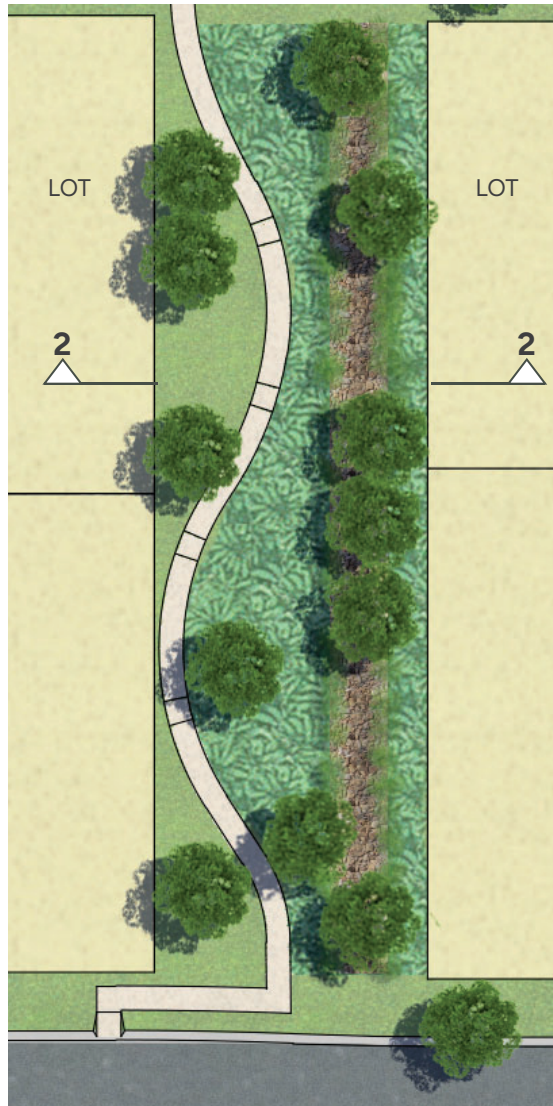
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TYPICAL SECTION 1
SCALE : 1:50@A3

Pedestrian Link - Typical Section 2



TYPICAL LAYOUT
NOT TO SCALE

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TYPICAL SECTION 2
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