



Everleigh

Greater Flagstone PDA

OPEN SPACE MASTER PLAN
JULY 2023

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2016/768/63

Date: 1 August 2025





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Issue	Date	Description	Checked
01	12 / 08 / 2019	Update*	ED
02	25 / 02 / 2020	Update*	ED
03	23 / 03 / 2020	Update*	ED
04	26 / 07 / 2023	Update	ED

*Issued by Form Landscape Architecture

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1.0 Whole of Site - Open Space Master Plan

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OPEN SPACE MASTERPLAN

Legend

- Greater Flagstone UDA Boundary
- Site Boundary
- Cadastre Boundaries
- Existing Easements
- Rail Corridor
- Potential Train Station
- Walkable Catchment for Parks (400m)
- Residential - Standard Lots
- Residential - Interface Lots
- Land Lease Community (LLC)
- Neighbourhood Centre
- State Community Health Centre
- District Centre (external)
- Conservation Parkland (Corridor Park)
- Combined Regional Recreation and Regional Sports Park
- Major Linear Park
- Indicative Locations of Neighbourhood Parks
- Indicative Location of State Primary School
- Indicative Location of State High School (subject to State agency aquisition)

Notes

- Locations, alignments and areas are indicative only and will be refined in subsequent applications.



Whole of Site - Open Space Master Plan (cont).

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Queensland
Government

1.1 Open Space - Rate of Provision and Accessibility

MINIMUM RATE OF PROVISION	PARK TYPE	HA PER 1,000 POPULATION.
	Sports Parks	1.8
	Recreation Parks (1)	2.8
	Total	4.6
<i>(1) includes all park types other than District Sports Park & Regional (Major) Sports Park.</i>		
Notes - At least one Regional (Major) Sport Park with a minimum area of 15ha must be provided. - At least one Regional (Major) Recreation Park with a minimum area of 10ha must be provided. - Rates of provision are deemed to comply where meeting the requirements on this sheet. 90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities. - An occupancy rate of 2.5 people per dwelling is to be used to calculate the population. - Population means the population of the subject site (i.e does not include any external catchment).		

Flood Immunity

- Maximum 30% of any recreation park is below the 5 year ARI (average recurrence interval) flood level.
- All formal playing surfaces (fields and courts) are above the 20 year ARI flood level.
- Clubhouses, toilet and amenities blocks, and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Notes

- Locations, alignments and areas are indicative only will be refined in subsequent applications and will be generally consistent with EDQ Guideline 12 (except as noted in the point below).
- Where there is conflict between this Open Space Master Plan and PDA Guideline No. 12 – Park Planning and design (May 2015) (or a document that supersedes or replaces the guideline), this Open Space Master Plan shall prevail.
- Provide an open space register demonstrating compliance with Guideline 12 rates of provision with each subdivision development application.

INDICATIVE TIMING FOR ALL PARK TYPES		
Lots Delivered	Population (@ 2.5 people / lot)	Open Space (@ 4.6ha / 1,000 ppm)
500	1,250	5.75
1,000	2,500	11.50
1,500	3 ,750	17.25
2,000	5,000	23.00
2,500	6,250	28.75
3,000	7,500	34.50
3,500	8,750	40.25
4,000	10,000	46.00

INDICATIVE TIMING FOR ALL PARK TYPES		
PARK TYPE	STAGED DELIVERY PERMITTED	STAGING / TIMING
Regional (Major) Sport Park	Yes	> Generally delivered at 0.5 - 1.0 hectares per 1,000 population in accordance with <i>PDA Guideline No. 12 Park Planning and Design</i> (May 2015) > Specific timing for staged delivery to be determined in relevant RoL applications
Regional (Major) Recreation Park	Yes	> Generally delivered at 0.5 - 1.0 hectares per 1,000 population in accordance with <i>PDA Guideline No. 12 Park Planning and Design</i> (May 2015) > Specific timing for staged delivery to be determined in relevant RoL applications
Major Linear Park	Yes	> Generally delivered with adjacent development > Timing for staged delivery to be determined in relevant RoL applications
Neighbourhood Recreation Park	No	> Generally delivered with the first adjacent development > Timing for delivery to be determined in relevant RoL applications

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