Landscape Concept Design

WYATT ROAD
KAGARU QLD 4285

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Prepared for
WelCo Group Pty Ltd

Saunders Havill®

PATHWAYS TO SUCCESS



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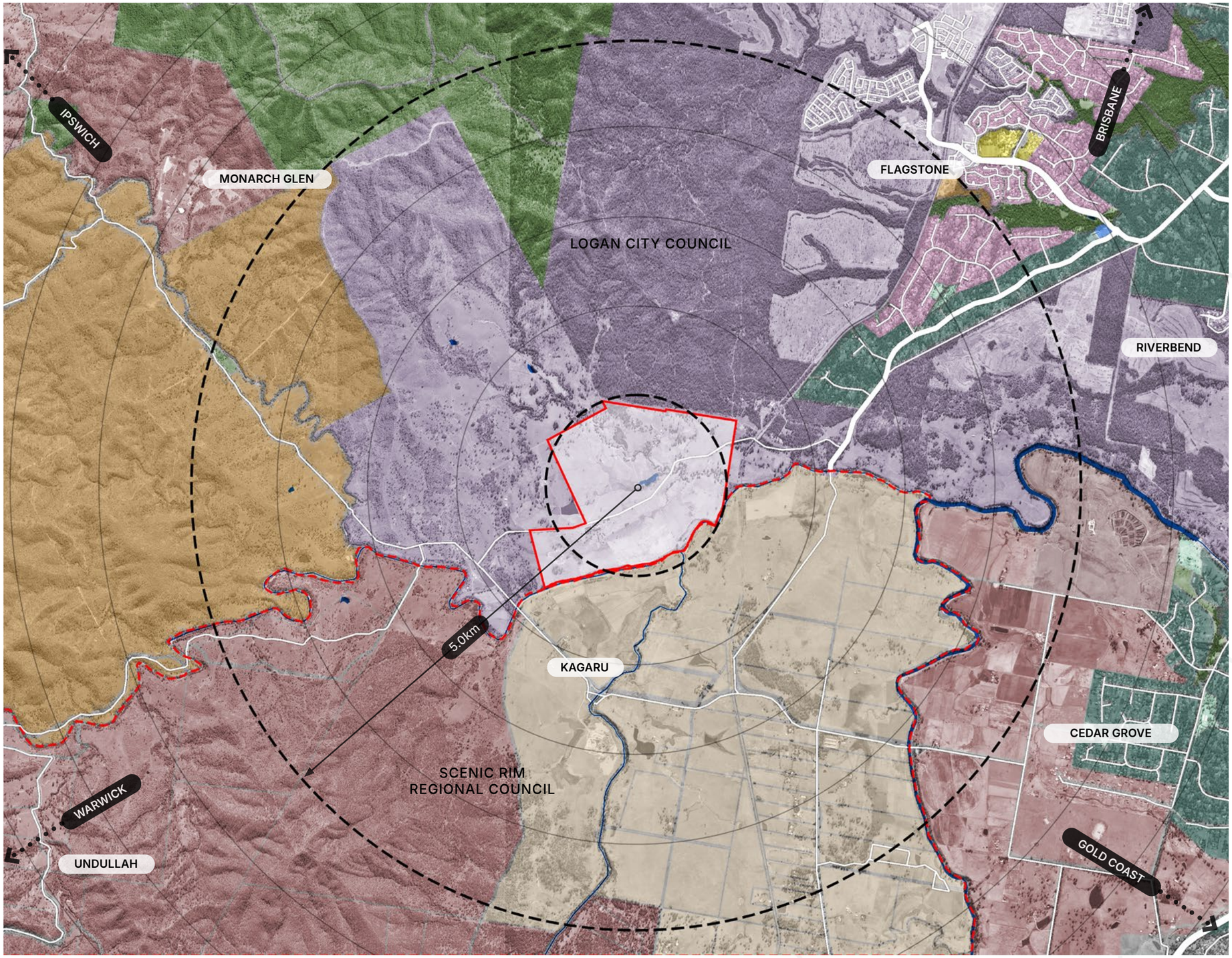
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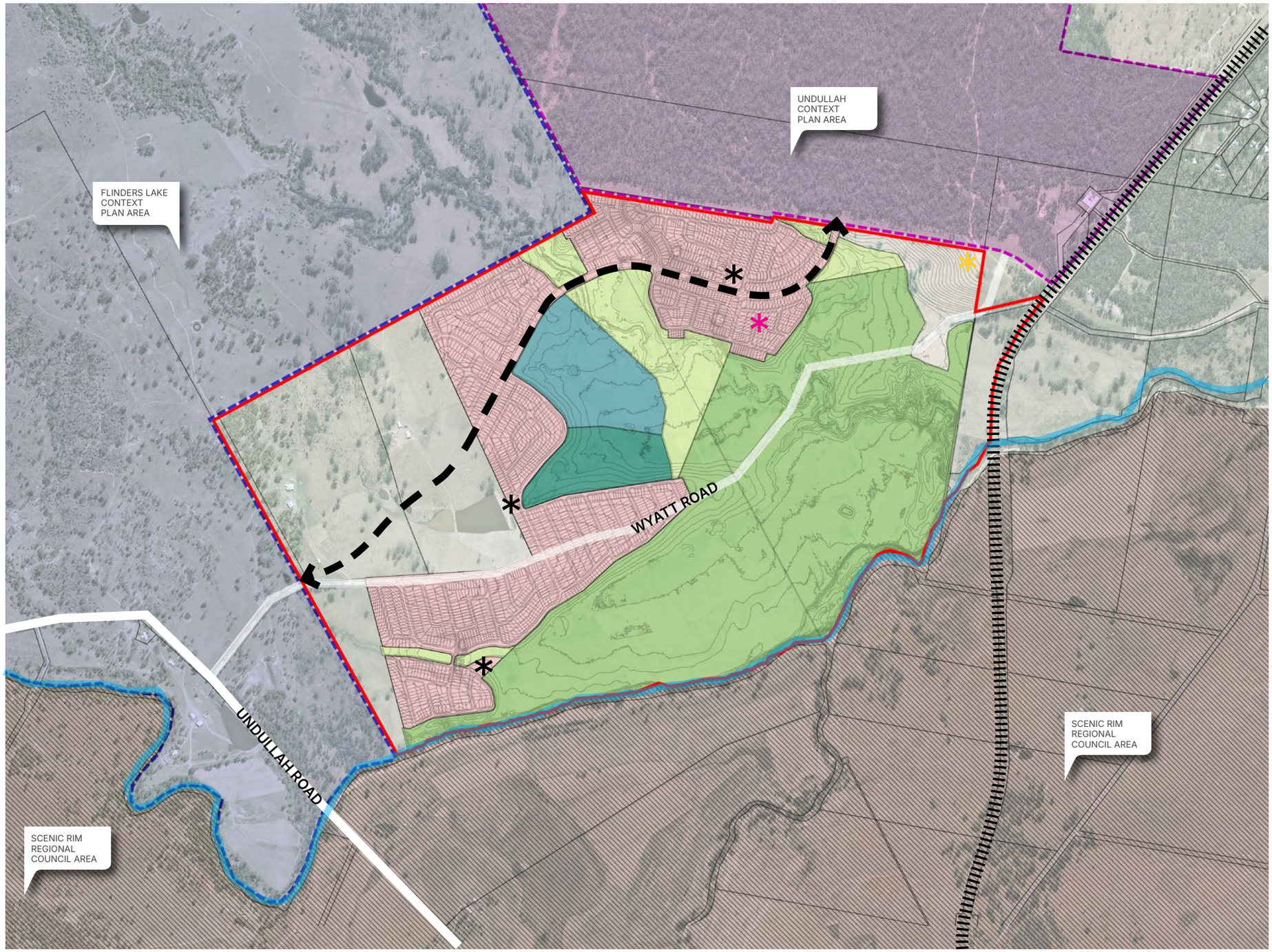
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LEGEND

- SITE LOCATION
- CATCHMENT
- LOW DENSITY RESIDENTIAL
- PRIORITY DEVELOPMENT AREA
- RECREATION AND OPEN SPACE
- ENVIRONMENTAL AND CONSERVATION
- SPECIAL PURPOSE
- COMMUNITY FACILITIES
- EMERGING COMMUNITY
- CENTRE
- RURAL
- RURAL RESIDENTIAL



LEGEND

- CONTEXT PLAN AREA
- SCENIC RIM REGIONAL COUNCIL AREA
- FLINDERS LAKE CONTEXT PLAN AREAS
- UNDULLAH CONTEXT PLAN AREA
- URBAN RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MAJOR LINEAR OPEN SPACE
- LOCAL LINEAR CORRIDOR
- POTENTIAL REGIONAL SPORTS PARK
- REGIONAL RECREATION PARK
- ENVIRONMENTAL PARK
- TEVIOT BROOK
- RAILWAY LINE
- REALIGNED WYATT ROAD
- POTENTIAL LOCAL CENTRE (approx. 200m²)
- NEIGHBOURHOOD RECREATION PARK
- POTENTIAL SCHOOL SITE

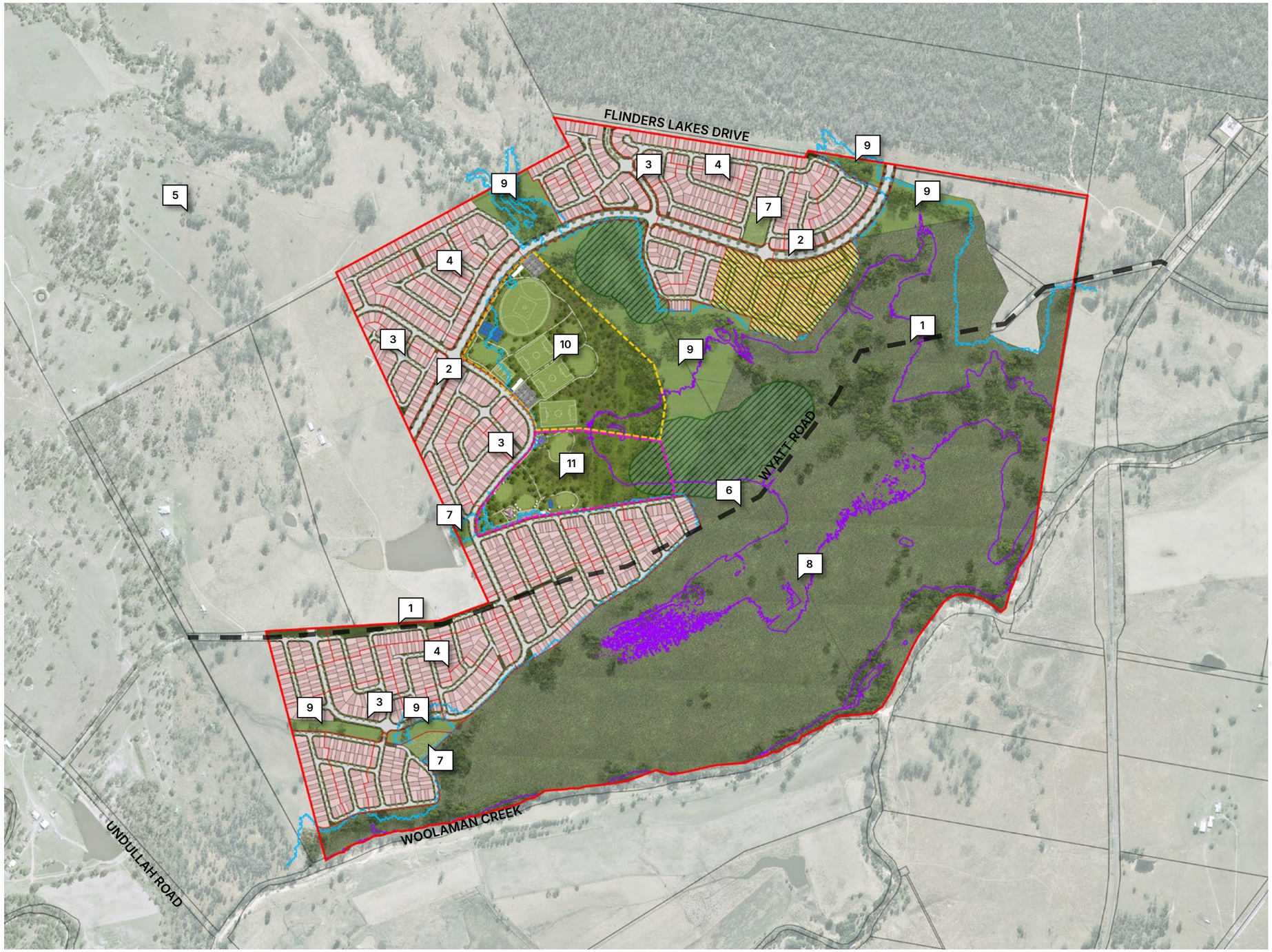
LANDSCAPE MASTERPLAN







SITE CHARACTER



LEGEND

- AREA OF WORKS BOUNDARY
- STAGE BOUNDARY
- REGIONAL DISTRICT SPORTS PARK AREA = 17HA
- REGIONAL DISTRICT REC PARK AREA = 10HA
- Q5 FLOOD ZONE
- Q20 FLOOD ZONE
- WETLAND REHABILITATION AREA
- POTENTIAL SCHOOL SITE

1. EXISTING WYATT ROAD
2. REALIGNED WYATT ROAD
3. NEIGHBOURHOOD COLLECTOR ROAD
4. URBAN RESIDENTIAL
5. FLINDERS LAKE CONTEXT AREA
6. SEWER PUMP STATION LOT
7. NEIGBOURHOOD RECREATION PARK
8. MAJOR LINEAR PARK
9. LOCAL LINEAR PARK
10. POTENTIAL REGIONAL SPORTS PARK - REFER P07
11. REGIONAL RECREATION PARK - REFER P09



1. INDICATIVE PREMIER AFL FIELD WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
2. INDICATIVE SENIOR SOCCER FIELDS
3. INDICATIVE INFORMAL KICKABOUT AREA
4. MULTI PURPOSE HARD COURT OPPORTUNITIES
5. CARPARK AREA
6. AFL AND CRICKET CLUBHOUSE/ FACILITIES
7. SOCCER CLUBHOUSE/ FACILITIES
8. MULTI PURPOSE COURT
9. SPECTATOR SEATING OPPORTUNITIES
10. INDICATIVE PEDESTRIAN FOOTPATHS THROUGHOUT



0m 50m 100m

PARK DSS ANALYSIS SCHEDULE

Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.

ITEM	EDQ GUIDELINE 12 DESCRIPTION	EDQ COMPLIANCE	LCC DSS DESCRIPTION	LCC DSS COMPLIANCE	COMMENTS
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha per 1000 residents.	Y	Min 10ha. 0.9ha per 1000 residents	N	Total area achieves the EDQ guideline required size and multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	50% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Munimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	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.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey etc fields.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site
IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge.
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	Y	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 300m^2 of softfall footprint and play equipment	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 2 full-size playing fields in north south orientation. Area size will depend on topography and layout. Absolute minimum of 7ha.	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion	Y	Grandstand seating is accomodated for at the premier field
	Courts	Y	Site specific as required	Y	
	~ Non specific ~	NA	Bins - 6 units	Y	
	~ Non specific ~	NA	Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area aswell (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m^2	Y	
	~ Non specific ~	NA	Sports club facility	Y	

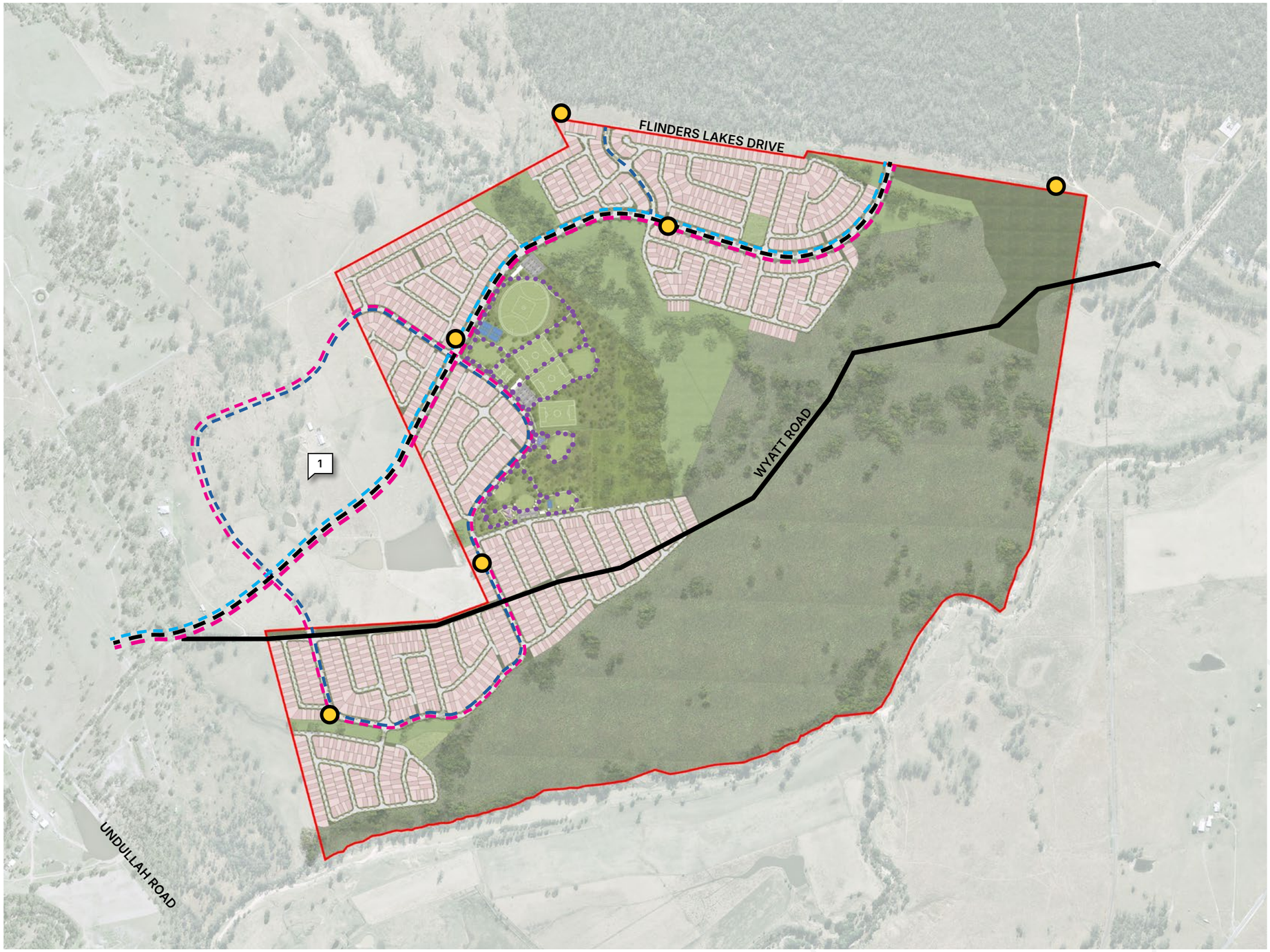


1. INDICATIVE KICKABOUT AREA
2. INDICATIVE CARPARK AREA
3. PLAYGROUND AREA
4. FEATURE OUTDOOR FITNESS/ GYM NODE
5. OPPORTUNITY FOR COMMUNITY EVENTS SPACE
6. MULTI PURPOSE HARD COURT OPPORTUNITY
7. PEDESTRIAN FOOTPATHS THROUGHOUT
8. PARK SHELTERS WITH PICNIC SETTING UNDER THROUGHOUT
9. POTENTIAL DOG PARK AREA
10. PUBLIC TOILETS





PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	**EDQ GUIDELINE 12 DESCRIPTION**	**EDQ COMPLIANCE**	**LCC DSS DESCRIPTION**	**LCC DSS COMPLIANCE**	**COMMENTS**
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 2.5 km	Y	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Park	Y	
SIZING	5 ha min. 1 district recreation park per 10-15,000 residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 5ha. 0.9ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park design incorporates sufficient room for all required embellishment activities while existing vegetation is to be retained and enhanced to elevate the park experience
SHAPE	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Y	
LOCATION	Minimum 50 per cent of park perimeter to have road frontage	Y	50% or more road frontage	Y	
ACTIVATION	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Y	3-4 activity areas. 10% of park or absolute minimum of 0.5ha area irrespective of total park area - whichever is the greater including interface with surroundings	Y	Multiple activation and recreation opportunities including kickabout, junior and senior playground, multipurpose court, fitness hub, skate park and small and large off leash dog area
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.	Y	1in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds/batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape)	Y	All embellishment areas will be designed to facilitate the required design outcomes (i.e. max 1:33 kickabout area, playground and multipurpose courts with DDA compliance throughout the pathway network, etc).
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.	Y	
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	
ACCESS	Direct access from connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	50% shading of walking, cycling paths and formal seating	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage	Y	Shade trees to be provided throughout the site including varying sizes of trees
IRRIGATION	Should be provided	Y	Site specific on merit	Y	
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the park
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bollards
	Seating	Y	6 x units	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads and maintenance access.	Y	The district recreation park will be serviced by a short internal road that provides access to the off street carparking area
	Parking (cars)	Y	40 off street parking bays that meet relevant Australian standard	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	4 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Barbecues	Y	3 x units co located with covered seating and tables	Y	
	Play areas/facilities	Y	Minimum 450m^2 of softfall footprint and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	Courts	Y	1 x Multiple-use court	Y	
	Community events space/facility	Y	Community facility required at the discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	Y	2 to 4 Kick-about Spaces. 25% of park (absolute minimum 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Y	
	~ Non specific ~	Y	Bins - 6 units co-located with covered seating and tables	Y	
	~ Non specific ~	Y	1 x Skate Park/BMX catering for arange of skill levels. Approximate size to be a min. 400m^2	Y	



LEGEND

- EXISTING WYATT ROAD
- REALIGNED WYATT ROAD
- COLLECTOR ROADS
- POTENTIAL FUTURE BUS ROUTE
- POTENTIAL FUTURE CYCLE LANE OR MAJOR OFF STREET CYCLE PATH
- OPEN SPACE PEDESTRIAN CONNECTIVITY
- PROPOSED BUS STOP LOCATION
- 1 NORTH WEST OF SITE SUBJECT TO FURTHER APPROVALS



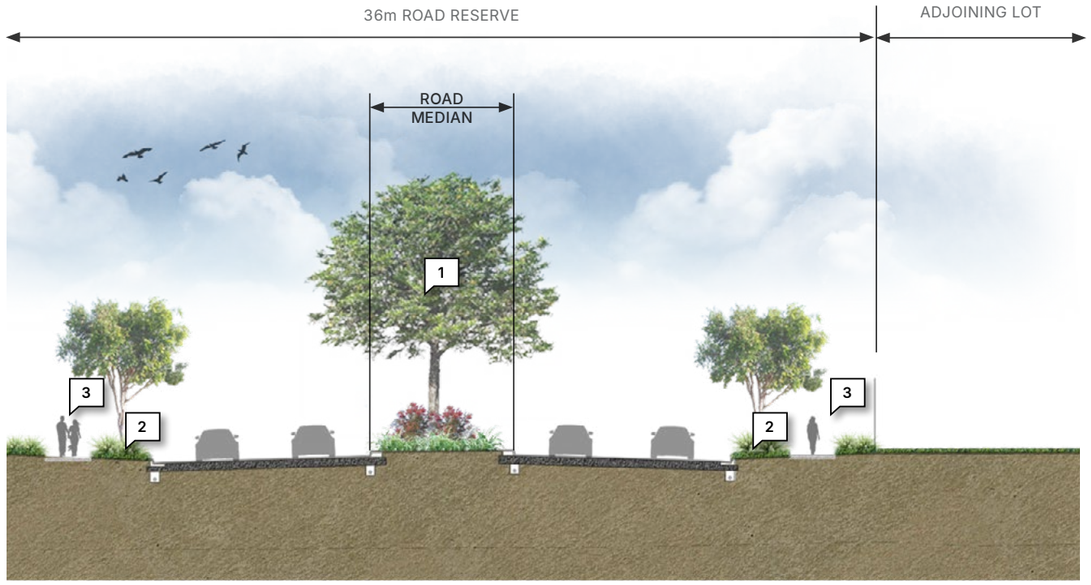
LEGEND

URBAN ARTERIAL
- Dual Carriageway

NEIGHBOURHOOD CONNECTOR

SIGNALISED INTERSECTION

1 NORTH WEST OF SITE SUBJECT TO FURTHER APPROVALS



INDICATIVE ROAD SECTION A - FLINDERS LAKES DRIVE TYPICAL CROSS SECTION



INDICATIVE ROAD SECTION B - REALIGNED WYATT ROAD TYPICAL CROSS SECTION



LEGEND

1. MEDIAN FEATURE PLANTING WITH LARGE SHADE TREES
2. MASS PLANTING TO ROAD VERGES
3. INDICATIVE FOOTPATH
4. TURF OR MASS PLANTING TO BALANCE OF VERGE AREAS
5. TREE AND MASS PLANTING BUILDOUTS / CARPARK SPACES












Kambarang Season
Second Spring: October - November
QWANDONG TOWERS
CHEVRON PARKLAND




KOMPAN













Saunders Havill®

PATHWAYS TO SUCCESS

Acknowledgement of Country

Saunders Havill acknowledge the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect and honour to their Elders past, present, and future. We acknowledge the stories, traditions, and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.