



LEGEND

STUDY AREA

STAGE BOUNDARY

NOTE

URBAN DESIGN INTENT

THE PLACE CODE APPLICABLE FOR GREEN VALLEY IS THE EMERGING COMMUNITIES DOMAIN, HOWEVER A NEW DEVELOPMENT CODE HAS BEEN PROPOSED AS PART OF THIS APPLICATION, AGAINST WHICH ALL FUTURE DEVELOPMENT ON THE SITE WILL BE ASSESSED. THE EMERGING COMMUNITIES DOMAIN CODE IS PROPOSED TO BE REPLACED WITH THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE.

THE MASTER PLAN PROPOSED FOR THE SITE AND SURROUNDING AREA PROVIDES FOR A WIDE RANGE OF QUALITY HOUSING OPTIONS TO CATER FOR A DIVERSE RESIDENT POPULATION AND THROUGH DIVERSITY COMMUNITY CHARACTER IS ABLE TO BE ESTABLISH.

THE BEENLEIGH DISTRICT STRUCTURE PLAN AND THE PROPOSED GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE ARE SIMILAR FOR WHICH ALL FUTURE DEVELOPMENT WILL BE ASSESSED AGAINST.

AN APPROVAL IS SOUGHT FOR THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE FOR THE SITE WHICH ALLOWS RESIDENTIAL DWELLINGS AND LOW IMPACT INDUSTRIAL BUILDINGS TO BE DEVELOPED ON THE SITE PURSUANT TO THE PROVISIONS OF THIS CODE. BOTH ATTACHED AND DETACHED DWELLINGS WHERE COMPLIANT WITH THE ACCEPTABLE SOLUTIONS IN THE DEVELOPMENT CODE/S, WILL BE EITHER SELF ASSESSABLE OR CODE ASSESSABLE.

THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE, RELEVANT TO THE FORM OF DEVELOPMENT PROPOSED HAS ALSO BEEN TAILORED TO SUIT THE OVERALL INTENDED DEVELOPMENT OF THE SITE. THIS CODE SEEKS TO PROVIDE A COHESIVE PROCESS BY WHICH THE DEVELOPMENT OF THE SITE CAN OCCUR IN STAGES, TO ENSURE THAT GOOD URBAN DESIGN PRINCIPLES UNDERPIN ALL DEVELOPMENT ON THE SITE.

IN ADDITION TO THE GREEN VALLEY RESIDENTIAL DEVELOPMENT CODE A SERIES OF DRAWINGS ARE PROVIDED TO DEMONSTRATE THE FINISHED PRODUCT OF THE DEVELOPMENT.

THE DWELLINGS PROPOSED FOR GREEN VALLEY HAVE BEEN DESIGNED IN RESPONSE TO THE QUEENSLAND CLIMATE IN TERMS OF ORIENTATION, VENTILATION AND SUN SHADING.

IN ORDER TO PREVENT REPETITIVE BUILDING DESIGN AND DWELLING TYPES WITHIN GREEN VALLEY, SPECIFIC HOUSING OPTIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN PRINCIPLES FOR QUEENSLAND URBAN RESIDENTIAL DESIGN.

THE PROPOSAL CATEGORISES THE VARIOUS ALLOTMENTS INTO GROUPS DEPENDING ON THE LOT FRONTAGE AND THE DWELLING TYPE TO BE BUILT UPON THE SITE. THE THREE GROUPS ARE:

- DETACHED DWELLINGS;
- ATTACHED DWELLINGS (DUPEX); AND
- ATTACHED DWELLINGS (TERRACE).

WITHIN THE DETACHED DWELLING GROUP, SEPARATE DWELLING TYPES ARE PROPOSED AND VARIOUS DWELLING TYPE OPTIONS ARE AVAILABLE FOR THE ATTACHED DWELLING (DUPEX) ALLOTMENTS WHILE THE ATTACHED DWELLING (TERRACE) ALLOTMENTS HAVE ONE DWELLING TYPE DESIGN.

AS A CONSEQUENCE, THE FLEXIBILITY OF POTENTIAL HOME BUYERS TO CHOOSE A PARTICULAR DESIGN WILL REDUCE AS THE NUMBER OF AVAILABLE ALLOTMENTS REDUCES AND MORE IMPORTANTLY EACH HOUSING OPTION IS DESIGNED TO COMPLEMENT THE LOT CREATED.

APPROVED
PLAN OF DEVELOPMENT
This is the Approved Plan of
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Development Permit
Com/130/p2008

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DEVELOPMENT:

GreenValley RESIDENTIAL

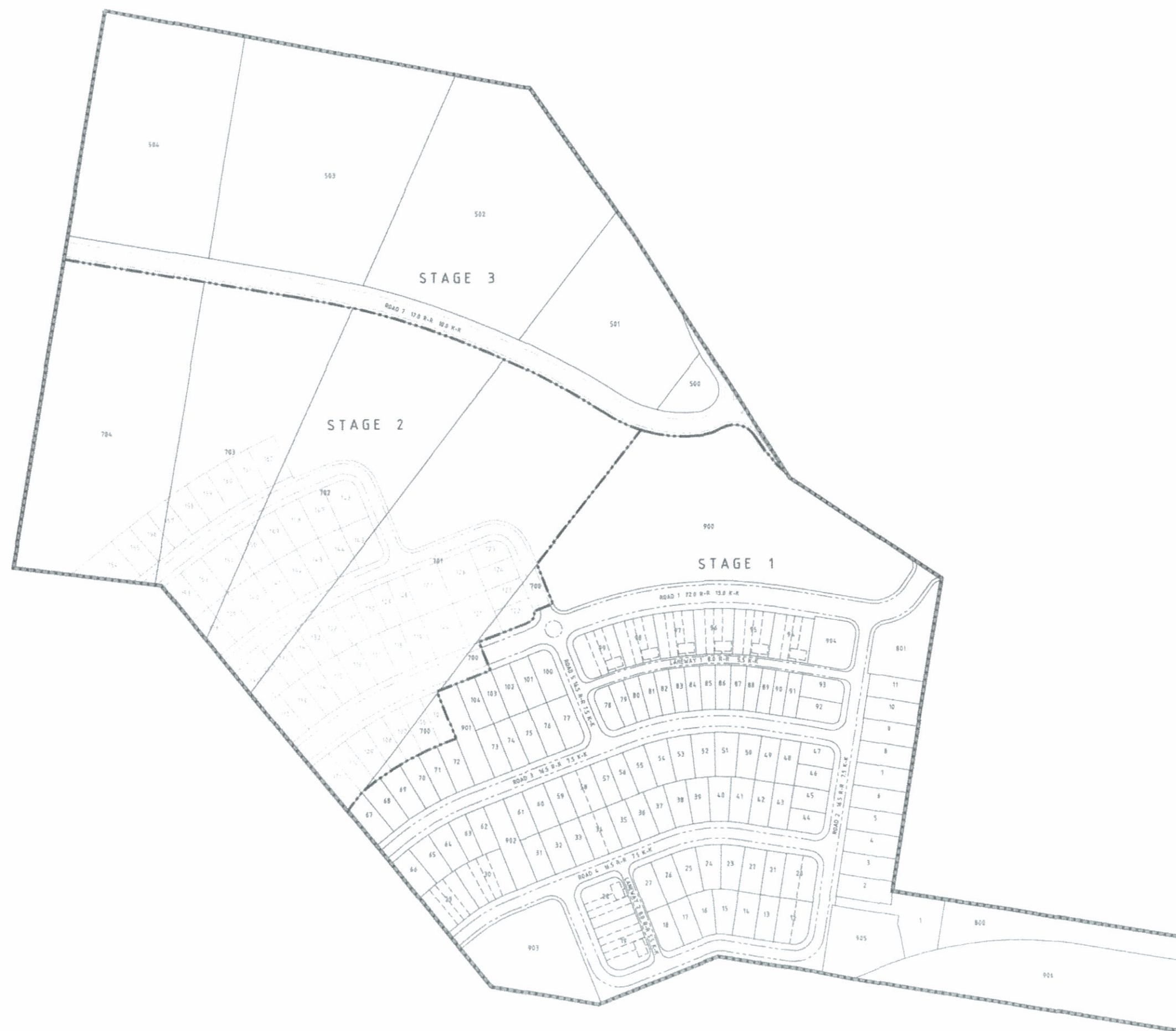
GreenValley Commercial




SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

WDC



LEGEND			
	STUDY AREA		
	STAGE BOUNDARY		
	FUTURE RESIDENTIAL DEVELOPMENT (STAGE 2)		

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)			
SITE AREA - 128,451m ²	MANAGEMENT LOT - 3,495m ²		
ROAD RESERVE AREA - 27,655m ²	GROSS DENSITY - 11.6 d/ha	No. OF LOTS - 106	
OPEN SPACE - 39,790m ²	NET DENSITY - 24.4 d/ha	No. OF DWELLINGS - 149	
DEVELOPMENT AREA - 61,006m ²			

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 2)			
SITE AREA - 99,433m ²			
ROAD RESERVE AREA - 11,416m ²	GROSS DENSITY - 0.0 d/ha	No. OF LOTS - 5	
OPEN SPACE - 56,833m ²	NET DENSITY - 0.0 d/ha	No. OF DWELLINGS - 0	
DEVELOPMENT AREA - 31,182m ²			

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 3)			
SITE AREA - 76,620m ²			
ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha	No. OF LOTS - 5	
OPEN SPACE - 0m ²	NET DENSITY - 0.0 d/ha	No. OF DWELLINGS - 0	
DEVELOPMENT AREA - 67,388m ²			

DEVELOPMENT SUMMARY - TOTAL			
SITE AREA - 304,502m ²	MANAGEMENT LOT - 3,495m ²		
ROAD RESERVE AREA - 48,303m ²	GROSS DENSITY - 4.9 d/ha	No. OF LOTS - 116	
OPEN SPACE - 96,623m ²	NET DENSITY - 9.3 d/ha	No. OF DWELLINGS - 149	
DEVELOPMENT AREA - 159,576m ²			

APPROVED
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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971



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PROJECT

TEYS ROAD HOLMVIEW

PROJECT
0435

DATE
10/20/96

ISSUE
CDRAWN
RW/ESLOCAL
LOG

STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOGAN CITY COUNCIL

DATE	TITLE
1964	...
1965	...
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7.2 STAGING PLAN

DRAWING NUMBER

0435 IR 7.2

REVISION

C-100809

REVISION

c

SCALE

1 3000 @ A3



114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

WDX

BRISBANE

BEENLEIGH

ROAD

TEYS

DEVELOPMENT GUIDELINES

- A. FRONT SETBACKS CAN BE REDUCED BY 1.0 METRE TO ALLOW FOR THE PROVISION OF A VERANDA, PORCH, COVERED FIRST FLOOR ENTRY PORTICO OR BALCONY.
- B. NO ALLOTMENT SIDE BY SIDE SHALL HAVE THE SAME FRONT RESIDENTIAL ELEVATION TO THE STREET.
- C. RESIDENCES MUST INCORPORATE EITHER A WRAP AROUND VERANDA, A PORCH, AN ENTRY PORTICO OR A BALCONY TO ENSURE THAT THE SECONDARY STREET FRONTAGE IS ADDRESSED.
- D. EAVES OVER ALL HABITABLE ROOMS ARE TO HAVE A MINIMUM WIDTH OF 600mm (INCLUDING GUTTER).
- E. FENCE CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROVED FENCING PLAN, EXCEPT WHERE AMENDED BY THIS DECISION NOTICE.
- F. SECONDARY FRONTAGE FENCE CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE APPROVED FENCING PLAN, EXCEPT WHERE AMENDED BY THIS DECISION NOTICE.
- G. IN CASES WHERE HABITABLE ROOM WINDOWS OF DOUBLE STOREY DWELLINGS ARE WITHIN TEN METRES OF A HABITABLE ROOM OF ANOTHER DWELLING OR THREE METRES OF AN ACCESS WAY, FOOTPATH OR COMMUNAL OPEN SPACE AREA, THE WINDOW MUST EITHER HAVE:
- A SILL HEIGHT OF 1.7 METRES ABOVE FLOOR LEVEL.
 - HAVE FIXED OBSCURE GLAZING IN THAT PART OF THE WINDOW BELOW 1.7 METRES ABOVE FLOOR LEVEL; OR
 - PRIVACY SCREENS THAT HAVE OPENING WHICH MAKE IT NOT LESS THAN 50 % TRANSPARENT.
- H. THE OPEN SPACE IS SITUATED IN A LOCATION WHICH MOST ACTIVELY PROMOTES AND ALLOWS FOR PRIVATE USE TO BE THE OCCUPANTS FOR EACH DWELLING.
- I. ALL OPEN SPACE AREAS WILL REMAIN UNENCUMBERED I.E. LOCATION OF SERVICES AND RAINWATER TANKS WILL NOT BE WITHIN THE OPEN SPACE AREA.
- J. ALL OPEN SPACE AREAS SHALL HAVE A MAXIMUM GRADE OF 1:30.
- K. ALL OPEN SPACE AREAS SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED TO ENSURE AN APPROPRIATE LEVEL OF PRIVACY.
- L. ALL FUTURE DEVELOPMENT FOR DETACHED LOTS LESS THEN 400m² AND ALL ATTACHED DWELLINGS ARE TO BE IN ACCORDANCE WITH TYPICAL DWELLING PLANS.
- M. ALL FUTURE DEVELOPMENT FOR DETACHED LOTS GREATER THAN 401m² ARE TO BE IN ACCORDANCE WITH THE GREEN VALLEY SITE DEVELOPMENT PLAN ISSUE B DATED APRIL 2009.

**APPROVED
PLAN OF DEVELOPMENT**
This is the Approved Plan of
Development referred to in
Development Permit
Cam / 130 / 2008

LEGEND

- STUDY AREA
- SITE SETBACK
- TEMPORARY TURN AROUND

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)

SITE AREA - 128,451m ²	MANAGEMENT LOT - 3,495m ²	
ROAD RESERVE AREA - 27,655m ²	GROSS DENSITY - 11.6 d/ha	No. OF LOTS - 106
OPEN SPACE - 39,790m ²	NET DENSITY - 24.4 d/ha	No. OF DWELLINGS - 14
DEVELOPMENT AREA - 61,006m ²		

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 2)

SITE AREA - 99,431m ²		
ROAD RESERVE AREA - 11,416m ²	GROSS DENSITY - 0.0 d/ha	No. OF LOTS - 5
OPEN SPACE - 56,833m ²	NET DENSITY - 0.0 d/ha	No. OF DWELLINGS - 0
DEVELOPMENT AREA - 31,182m ²		

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 3)

SITE AREA - 76,620m ²		
ROAD RESERVE AREA - 9,232m ²	GROSS DENSITY - 0.0 d/ha	No. OF LOTS - 5
OPEN SPACE - 0m ²	NET DENSITY - 0.0 d/ha	No. OF DWELLINGS - 0
DEVELOPMENT AREA - 67,388m ²		

DEVELOPMENT SUMMARY - TOTAL

SITE AREA - 304,502m ²	MANAGEMENT LOT - 3,495m ²	
ROAD RESERVE AREA - 48,303m ²	GROSS DENSITY - 4.9 d/ha	No. OF LOTS - 116
OPEN SPACE - 96,623m ²	NET DENSITY - 9.3 d/ha	No. OF DWELLINGS - 149
DEVELOPMENT AREA - 159,576m ²		

TYPE	LOTS / %	DWELLINGS / %
RESIDENTIAL PRECINCT - MANAGEMENT	2 1.7	2 1.3
RESIDENTIAL PRECINCT - EXISTING (DETACHED)	1 0.8	1 0.7
RESIDENTIAL PRECINCT - STANDARD (DETACHED)	75 64.7	75 50.7
RESIDENTIAL PRECINCT - COURTYARD (DETACHED)	14 12.1	14 9.5
RESIDENTIAL PRECINCT - TERRACE RL (ATTACHED)	8 6.9	33 22.3
RESIDENTIAL PRECINCT - TERRACE FL (ATTACHED)	2 1.7	8 5.4
RESIDENTIAL PRECINCT - DUPLEX (ATTACHED)	4 3.5	8 5.4
RESIDENTIAL PRECINCT - STUDIO (ATTACHED)	0 0.0	8 5.4
FUTURE RESIDENTIAL DEVELOPMENT (STAGE 2)	5 4.3	0 0.0
FUTURE RESIDENTIAL DEVELOPMENT (STAGE 3)	5 4.3	0 0.0
TOTAL	116 100.0	149 100.0

NOTE

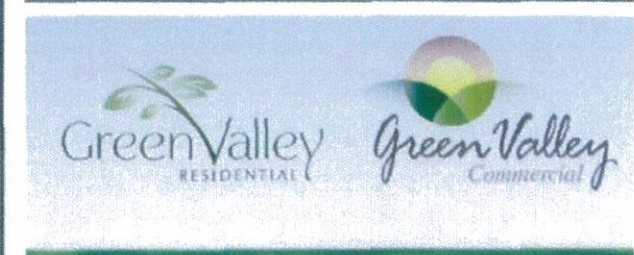
- THE LOT NUMBERS SHOWN ON THIS PLAN ARE TO BE USED AS INDICATIVE STREET NUMBERS.
- DEPENDING ON THE FINAL LAYOUT SOME LOTS & HOUSE TYPES SHOWN IN THIS PLAN OF DEVELOPMENT WILL BE AFFECTED IN TERMS OF SIZE, EASEMENTS, SETBACKS & OTHER RESTRICTIONS ON THE FOLLOWING:
 - FINISHED BULK EARTHWORKS LEVELS & CONTOURING OF THE SITE,
 - RESTRICTIONS ON EACH LOT (SETBACKS & EASEMENTS),
 - ENVIRONMENTAL FACTORS,
 - COUNCIL, BCA & OTHER APPLICABLE REGULATIONS
- LOTS MARKED WITH REQUIRE A 6m x 6m TRUNCATION ACROSS THE CORNER, AND NO BUILDING IS ALLOWED IN THIS ZONE.
- LOTS MARKED WITH REPRESENT PROPOSED 2 STOREY LOTS.
- LOTS MARKED WITH REPRESENTS BUILD TO BOUNDARY AND IS NOT MANDATORY FOR LOTS GREATER THAN 401m² IN AREA.
- ALL FUTURE DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE GREEN VALLEY COLOUR PALLET DATED APRIL 2009.

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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

134 VARSITY PARADE, VARSITY LAKES
07 55 622 844

WDC

CLIENT



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PROJECT

TEYS ROAD HOLMVIEW

PROJECT

0435

DATE

100809

ISSUE

C

DRAWN

JW/JIS

STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOGAN CITY COUNCIL

TITLE

7.3 PLAN OF DEVELOPMENT

DRAWING NUMBER

0435 JR 7.3

REVISION

C - 100809

REVISION

C

SCALE

1:3000 @ A3

N





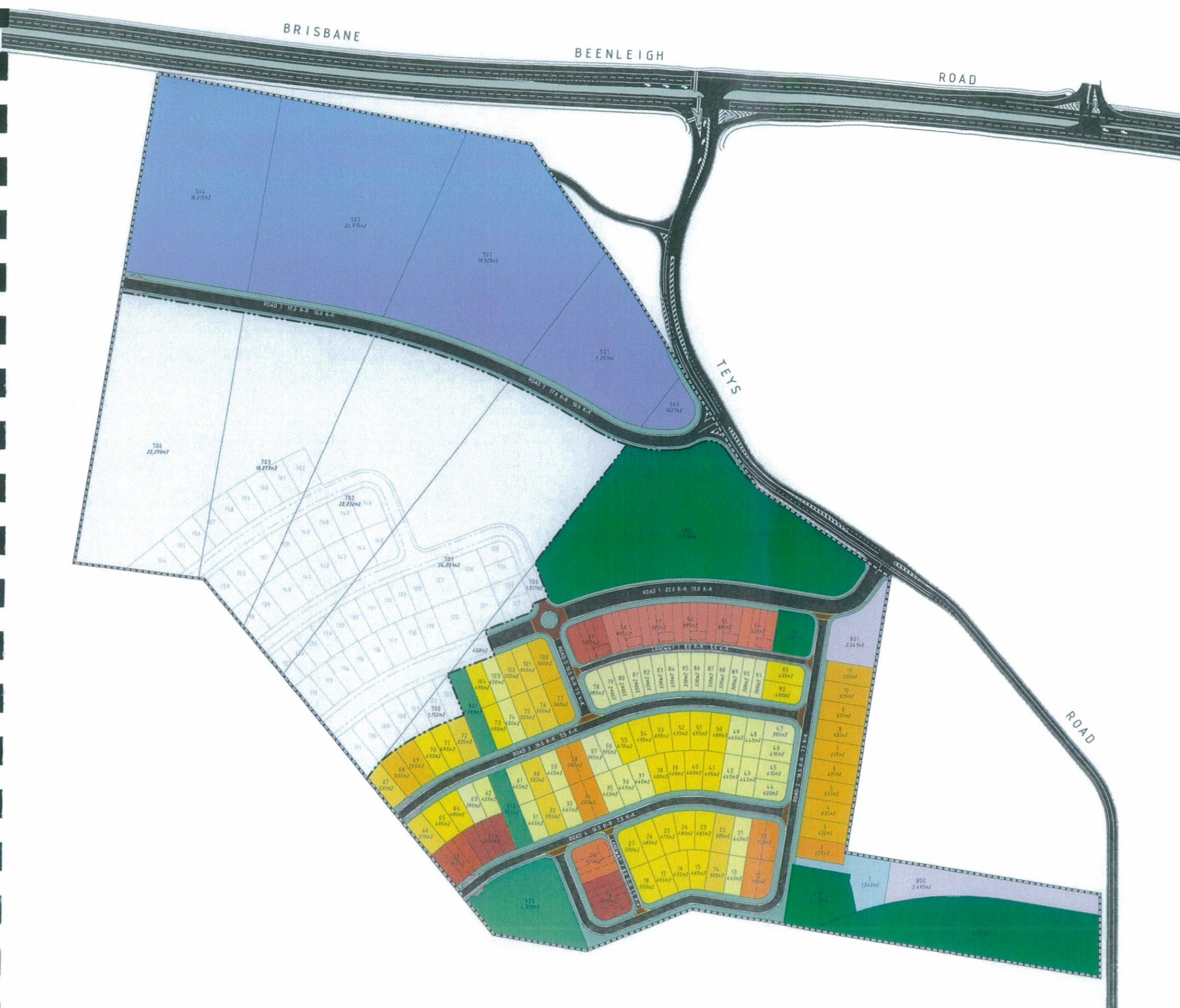
- LEGEND
- STUDY AREA
 - LOT NUMBER
 - SURVEY CIRCLE
 - LOT DESIGN
 - LOT DIMENSION
 - CADASTRE

APPROVED
PLAN OF DEVELOPMENT
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com 1/30/2008

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SUBJECT LAND:
LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971



LEGEND

[Symbol]	STUDY AREA
[Symbol]	ACTIVE OPEN SPACE
[Symbol]	PASSIVE OPEN SPACE

TYPE	AREA	NO.	%
A	0m2 - 400m2	18	15.5
B	401m2 - 450m2	19	16.4
C	451m2 - 500m2	27	23.3
D	501m2 - 550m2	11	9.5
E	551m2 - 600m2	4	3.5
F	601m2 - 650m2	9	7.8
G	651m2 - 700m2	3	2.6
H	701m2 - 750m2	2	1.7
I	751m2 - 800m2	0	0.0
J	801m2 - 850m2	0	0.0
K	851m2 - 900m2	4	3.5
L	901m2 - 950m2	2	1.7
M	951m2 - 1000m2	2	1.7
N	1001m2 +	2	1.7
O	EXISTING HOUSE TO BE RETAINED 1200m2+	1	0.8
P	MANAGEMENT LOT	2	1.7
Q	STAGE 2	5	4.3
R	STAGE 3	5	4.3
TOTAL		116	100.0

APPROVED
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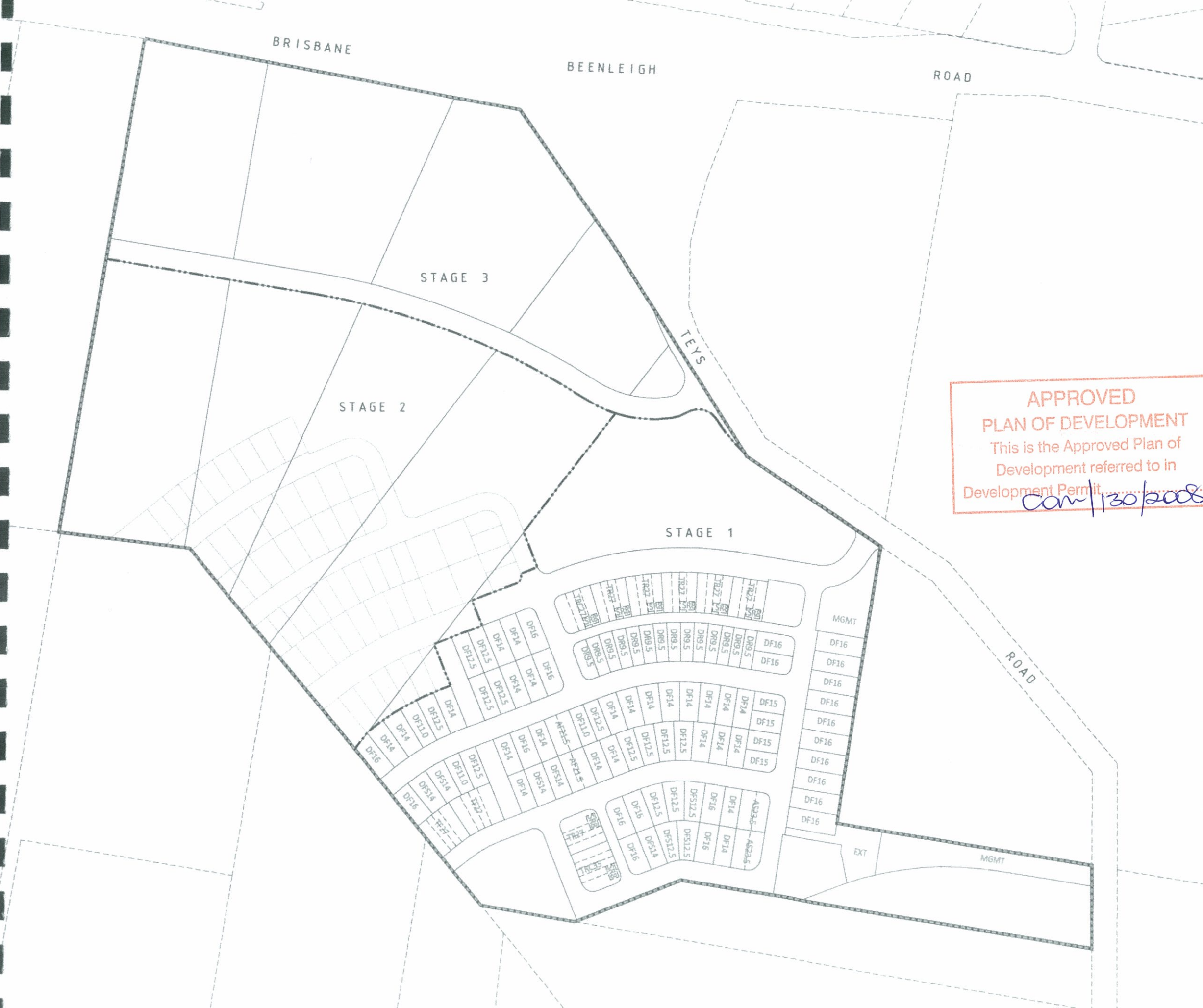
DEVELOPMENT:

SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
07 55 622 844

WDC



LEGEND

STUDY AREA

DEVELOPMENT SUMMARY - RESIDENTIAL PRECINCT (STAGE 1)

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DEVELOPMENT AREA - 159,576m ²		

DETACHED DWELLINGS

PRODUCT CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
MGMT	-	FRONT	-	2	1.3
EXT	-	FRONT	-	1	0.7
DR9.5	-	REAR	9.5m	14	9.4
DF11.0	-	FRONT	11.0m	3	2.0
DF12.5	-	FRONT	12.5m	13	8.7
DFS12.5	-	FRONT	12.5m	3	2.0
DF14	-	FRONT	14.0m	25	16.8
DFS14	-	FRONT	15.0m	5	3.4
DF15	-	FRONT	15.0m	4	2.7
DF16	-	FRONT	16.0m	22	14.8

ATTACHED DWELLINGS (DUPLEX)

PRODUCT CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
AF21.5	-	FRONT	21.5m	2 (4)	2.7
AS23.5	-	FRONT	23.5m	2 (4)	2.7

ATTACHED DWELLINGS (STUDIO)

PRODUCT CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
SR8	-	REAR	8.0m	0 (8)	5.4

ATTACHED DWELLINGS (TERRACE)

PRODUCT CONSTRUCTION	STOREY	LOADED	FRONTAGE	NO.	%
TF27	-	REAR	25.0m	2 (8)	5.4
TR27	-	REAR	27.0m	6 (24)	16.1
TRC27	-	REAR	27.0m	1 (4)	2.7
TRC35	-	REAR	35.0m	1 (5)	3.4

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DEVELOPMENT:

SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
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PROJECT

TEYS ROAD HOLMVIEW

PROJECT

04/35

DATE

10/08/09

ISSUE

C

DRAWN

DM/716

STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOGAN CITY COUNCIL

TITLE

7.6 DWELLING ANALYSIS

DRAWING NUMBER

0435 DA 7.6

REVISION

C 100809

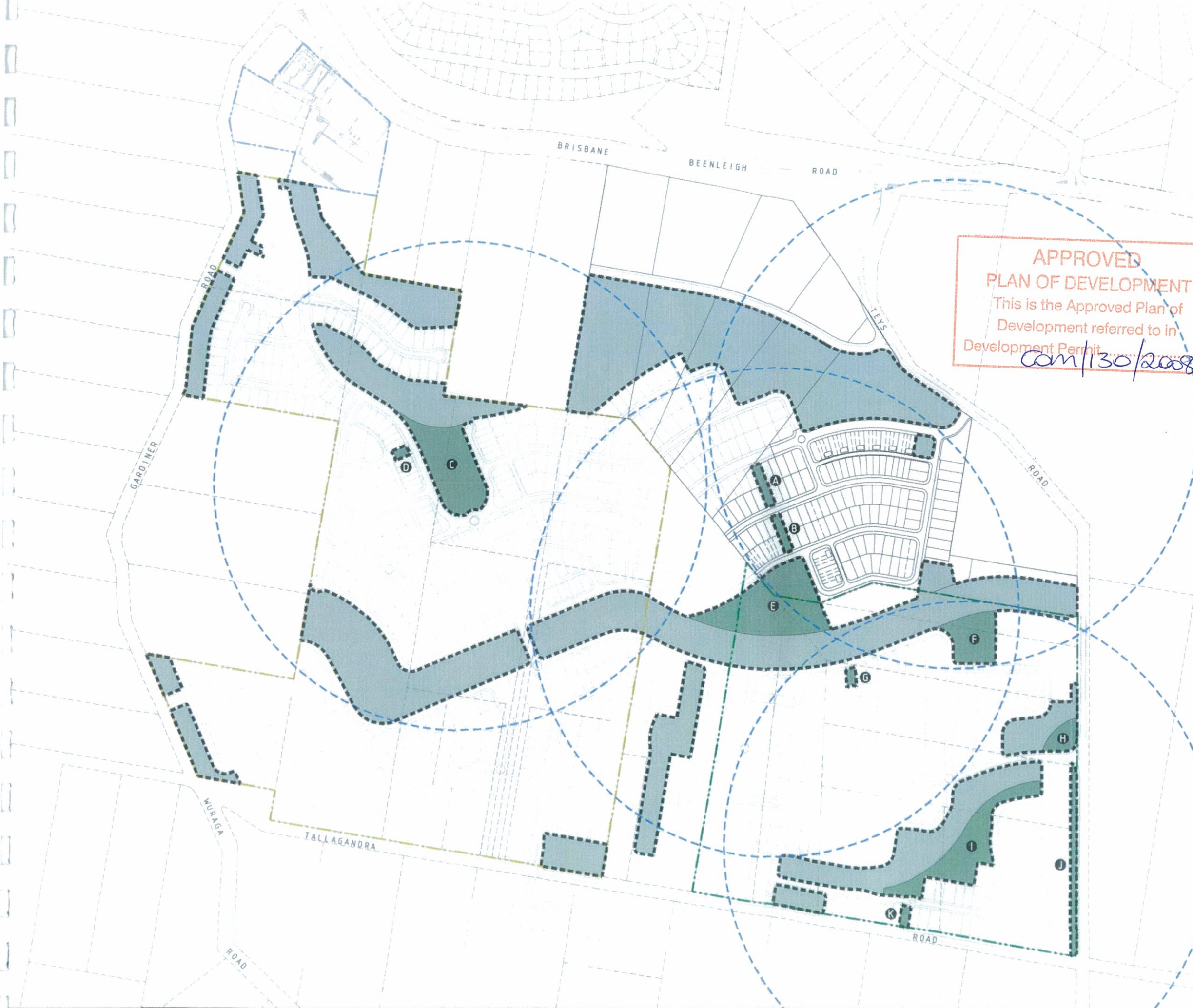
SCALE

1 : 3000 @ A3

REVISION

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can/130/2008

LEGEND

- SITE BOUNDARY
- PARK BOUNDARY
- WALKABLE CATCHMENT - 400m
- CADASTRE
- ALBERI PARK - DEVINE LIMITED
- THE RIDGE - INTRAPAC PTY LTD
- HOLMVIEW CENTRAL - LANDEL PTY LTD
- OPEN SPACE ACTIVE
- OPEN SPACE PASSIVE

OPEN SPACE ACTIVE AREA TABLE

ACTIVE OPEN SPACE	AREA
A	1,083m ²
B	953m ²
C	11,376m ²
D	411m ²
E	15,951m ²
F	5,960m ²
G	421m ²
H	2,011m ²
I	10,456m ²
J	3,022m ²
K	495m ²

NOTE

OPEN SPACE NETWORK

OPEN SPACE AND RECREATION AREAS ARE INCORPORATED INTO THE GREEN VALLEY DEVELOPMENT

THE TOTAL PUBLIC OPEN SPACE DEDICATION FOR GREEN VALLEY WILL ENCOMPASS AN AREA OF 77,635m².

THE GOLD COAST CITY COUNCIL PRIORITY INFRASTRUCTURE PLAN IDENTIFIES THE LOCATION OF FUTURE RECREATIONAL FACILITIES WITHIN THE CITY AND PRESENTS THEM ON A NUMBER OF INFRASTRUCTURE MAPS. WITHIN THE VICINITY OF THE SUBJECT SITE THERE ARE A NUMBER OF OPEN SPACE AREAS IDENTIFIED TO BE DEDICATED AND DEVELOPED AS RECREATIONAL INFRASTRUCTURE.

AN OPEN SPACE MANAGEMENT PLAN AND A STATEMENT OF LANDSCAPE INTENT HAS BEEN PREPARED FOR THE PROPOSAL BY BELLENG VDM PTY LTD AND IS INCLUDED IN SECTION 7 OF THIS REPORT. THE AIMS OF THE MANAGEMENT PLAN ARE TO ENSURE THAT THE PROPOSED OPEN SPACES FUNCTION AS A RECREATIONAL RESOURCE FOR RESIDENTS, AND PROVIDE A VEGETATED BUFFER TO PROTECT WATER QUALITY FROM DELETERIOUS EFFECTS OF DEVELOPMENT WITH REHABILITATION OF THE OPEN SPACE VEGETATION TO ENABLE IT TO CONTINUE TO FUNCTION ECOLOGICALLY AS A RESOURCE FOR LOCALLY ENDEMIC FLORA AND FAUNA.

THE INTERNAL ROAD STREETSCAPE COMPRISES NATIVE TREE SPECIES TO PROVIDE VISUAL ENHANCEMENT AND SHADE FOR RESIDENTS.

THE MAIN FUNCTION OF THE OPEN SPACE AREAS WILL BE TO:

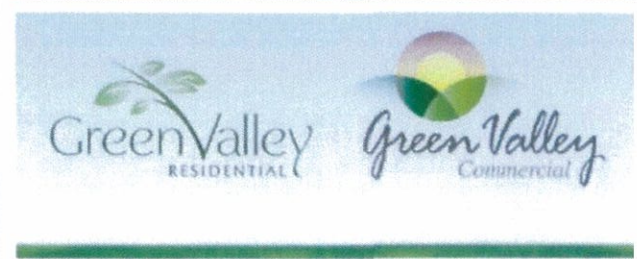
- PROVIDE AN AREA FOR PEDESTRIAN ACCESS THROUGH THE SITE;
- PROVIDE INFORMAL OPPORTUNITIES FOR PASSIVE RECREATION AND NATURE APPRECIATION;
- PROVIDE FOR THE ACTIVE RECREATIONAL NEEDS OF THE LOCAL COMMUNITY;
- PROVIDE CONNECTIVITY WITHIN THE SITE AND TO ADJACENT DEVELOPMENT;
- PROVIDE FOR BUFFERS TO ENVIRONMENTAL AREAS AND PROTECTION OF ECOLOGICAL FUNCTION;
- ENHANCE THE FAUNA LINKAGE THROUGH THE SITE;
- PROVIDE A VISUAL BACKDROP TO THE RESIDENTIAL DEVELOPMENT; AND
- PROVIDE FOR STORMWATER TREATMENT AND CONVEYANCE TO ENSURE DOWNSTREAM ENVIRONMENTS ARE NOT COMPROMISED.

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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971

114 VARSITY PARADE, VARSITY LAKES
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LEGEND

- STUDY AREA
- OPEN SPACE ACTIVE
- OPEN SPACE PASSIVE
- INDICATIVE LANDSCAPING
- TREE TO BE RETAINED Ø > 400

PARK AREA TABLE

PARK	DESIGNATION	ACTIVE AREA	PASSIVE AREA
900	PASSIVE	0m2	77,847m2
901	ACTIVE	1,083m2	0m2
902	ACTIVE	953m2	0m2
903	ACTIVE	4,308m2	0m2
904	PASSIVE	0m2	1,060m2
905	PASSIVE	0m2	2,315m2
906	PASSIVE	0m2	9,057m2
TOTAL ACTIVE OPEN SPACE		6,344m2	
TOTAL PASSIVE OPEN SPACE			90,279m2
TOTAL OPEN SPACE		96,623m2	
ACTIVE OPEN SPACE REQUIRED		8,723m2	
ACTIVE OPEN SPACE PROVIDED		6,344m2	

NOTE

PARK DEDICATION JUSTIFICATION

THE PROPOSED 'OPEN SPACE' HAS A NUMBER OF SIGNIFICANT DESIGN FEATURES AND IS PLANNED TO SATISFY DEVELOPMENT CRITERIA AS BOTH A 'LOCAL RECREATION PARK' AND 'PARK LINKAGE'. THE PROVISION OF THE PROPOSED OPEN SPACE AREAS IS CONSIDERED A BENEFICIAL OUTCOME FOR THE DEVELOPMENT FROM A RECREATIONAL AND ENVIRONMENTAL PERSPECTIVE.

THE MOST SIGNIFICANT FEATURE OF THE DEVELOPMENT'S OPEN SPACE DEDICATION IS THE PROVISION OF AN ENVIRONMENTAL CORRIDOR EAST WEST THROUGH THE SITE. THIS CORRIDOR HAS BEEN ESTABLISHED IN RESPONSE TO ECOLOGICAL CONCERNS AND STORMWATER CONVEYANCE AND WILL RESULT IN THE RETENTION OF CANOPY TREES AND THE REHABILITATION OF UNDERSTOREY COMMUNITIES. THE CORRIDORS WILL ALSO FUNCTION AS A MOVEMENT CORRIDOR FOR FAUNA.

THIS CORRIDOR PROVIDES AN OPPORTUNITY TO DESIGN A RECREATIONAL NETWORK OF PARKS, THROUGHOUT THE DEVELOPMENT, THAT CAN BE CONNECTED VIA LINEAR GREEN SPACES. RESPONDING TO THESE OPPORTUNITIES, A RANGE OF RECREATIONAL AREAS HAVE BEEN DEVELOPED TO CATER TO THE RECREATIONAL NEEDS OF THE COMMUNITY.

A FORMAL PLAYGROUND WILL BE PROVIDED WITHIN PARK D. DESIGNED TO CATER FOR SMALL CHILDREN THE PARK IS LOCATED APPROXIMATELY 400M WITHIN THE PROPOSED DWELLINGS TO PROVIDE RESIDENTS WITH RECREATIONAL ASSETS WITHIN A CLOSE WALKING DISTANCE.

THE REMAINDER OF THE PARK AREAS HAVE BEEN DESIGNED TO EXTEND OFF THE ENVIRONMENTAL CORRIDOR AND CONNECT TO THE PLAYGROUND AREA VIA LINEAR LINKAGES. OPPORTUNITIES HAVE ALSO BEEN SOUGHT TO CONSTRUCT OPEN GRASS PLAY AREAS SUITABLE FOR INFORMAL BALL GAMES.

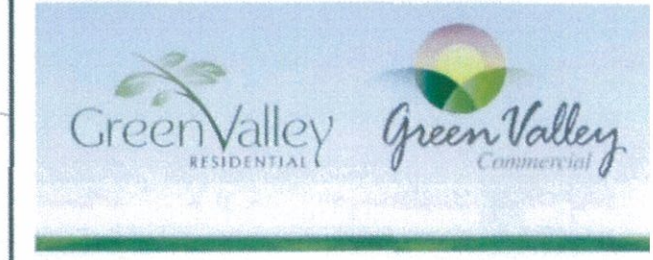
THE PARK AND ITS PROPOSED EMBELLISHMENTS HAVE BEEN DESIGNED TO MEET THE DEVELOPMENT CRITERIA SET OUT WITHIN POLICY 16 - POLICY FOR INFRASTRUCTURE (RECREATION FACILITIES NETWORK DEVELOPMENT CONTRIBUTIONS) FOR A 'PARK LINKAGE' AND 'LOCAL RECREATION PARK'.

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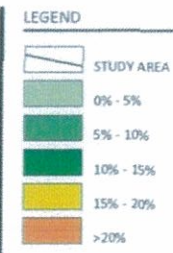
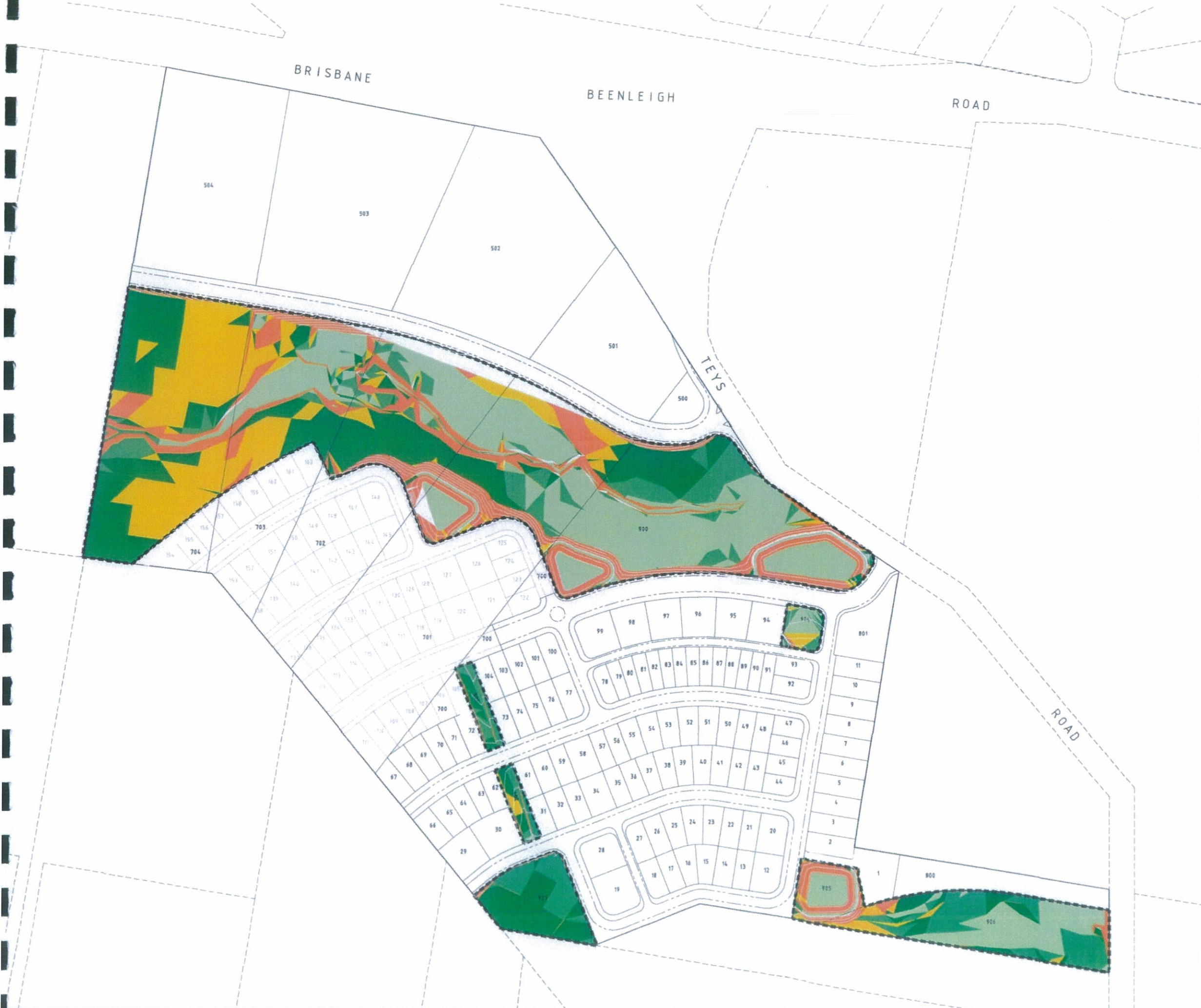
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DEVELOPMENT:



SUBJECT LAND:

LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 LOT 1 ON RP161971



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PROJECT

TEYS ROAD HOLMVIEW

PROJECT 0435

DATE 10/08/09

ISSUE R

DRAWN 10/11/09

STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY
LOGAN CITY COUNCIL

TITLE

7.9 OPEN SPACE FINISHED SLOPE

DRAWING NUMBER

0435 DA 79

REVISION

B - 100809

REVISION R

SCALE

1:3000 @ A3



114 VARSITY PARADE, VARSITY LAKES
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LEGEND

- PARK BOUNDARY
- LIMIT OF WORKS
- DESIGN CONTOURS
- EXISTING CONTOURS
- BATTERS

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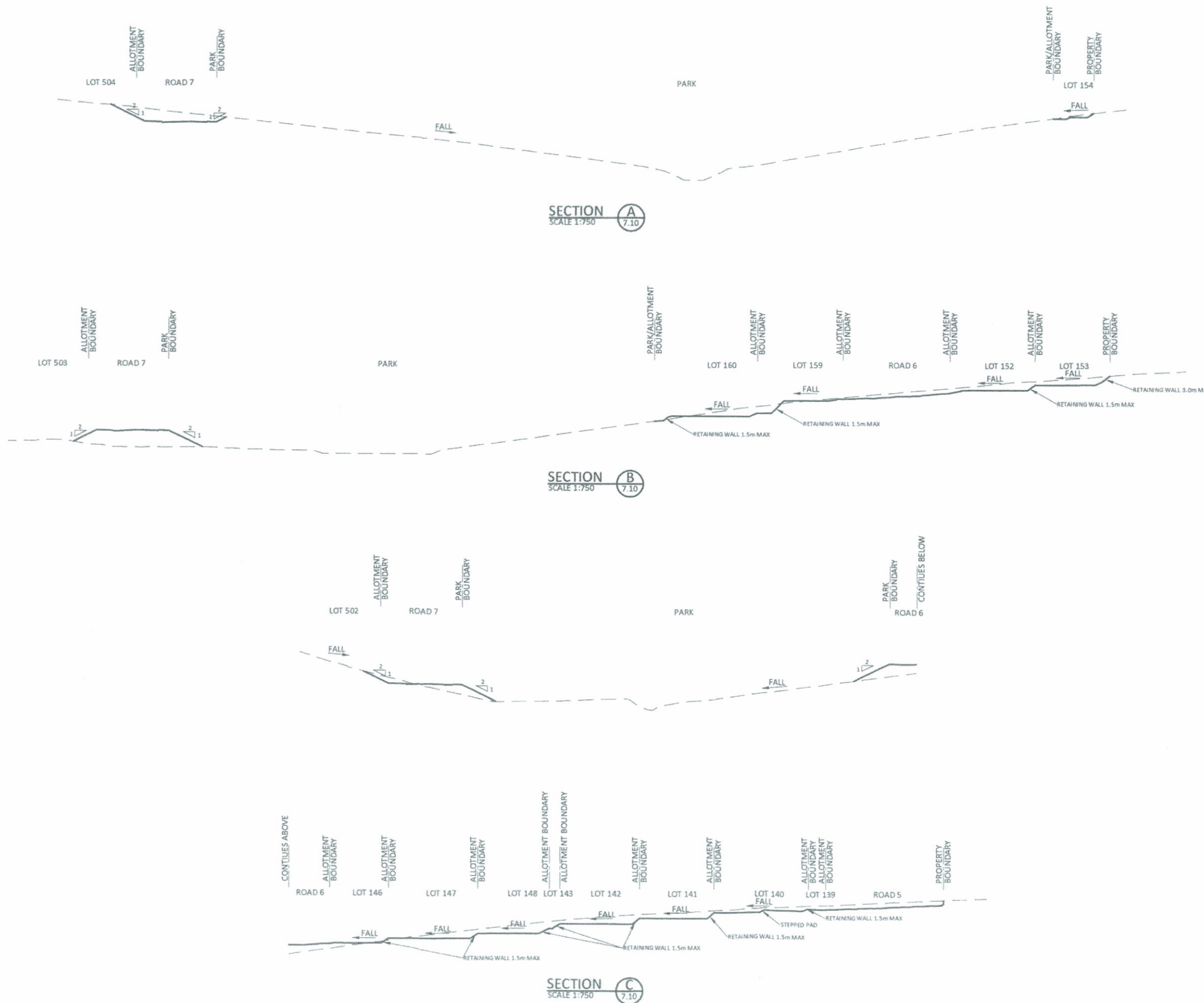
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		PROJECT DATE	DATE ISSUE	DRAWN LOGAN CITY COUNCIL	DRAWING NUMBER 0435 DA 7.10	REVISION R	

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TEYS ROAD HOLMVIEW

PROJECT 0435

DATE 100809

ISSUE B

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STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOGAN CITY COUNCIL

TITLE

7.11 OPEN SPACE CROSS SECTIONS

DRAWING NUMBER

0435 DA 7.11A

REVISION

R

REVISION

B - 100809

SCALE

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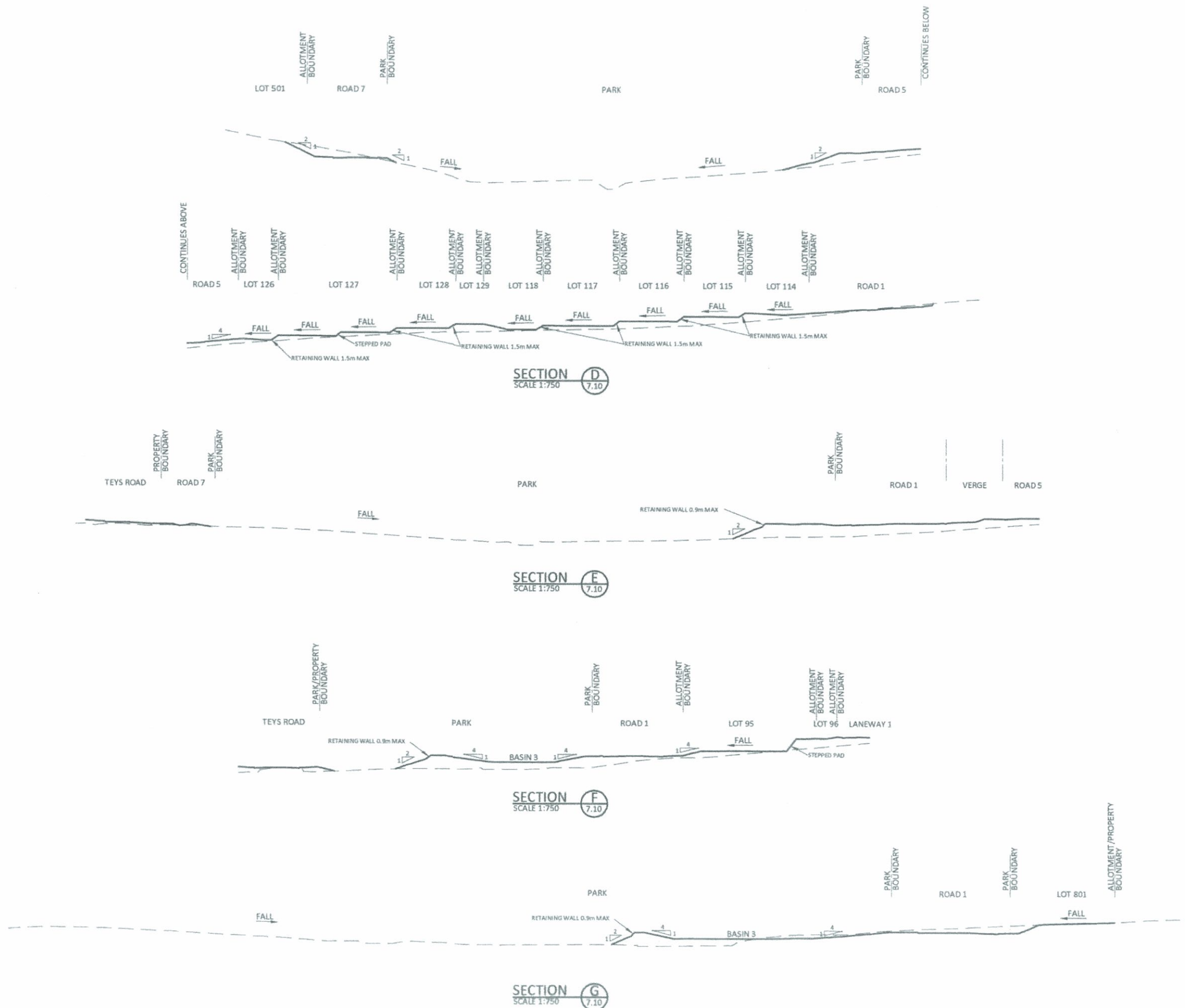
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DEVELOPMENT:



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LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106786 LOT 1 ON RP161971

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PROJECT

DATE

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DRAWN

STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOGAN CITY COUNCIL

TITLE

7.11 OPEN SPACE CROSS SECTIONS

DRAWING NUMBER

0435 DA 7.11B

REVISION

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REVISION

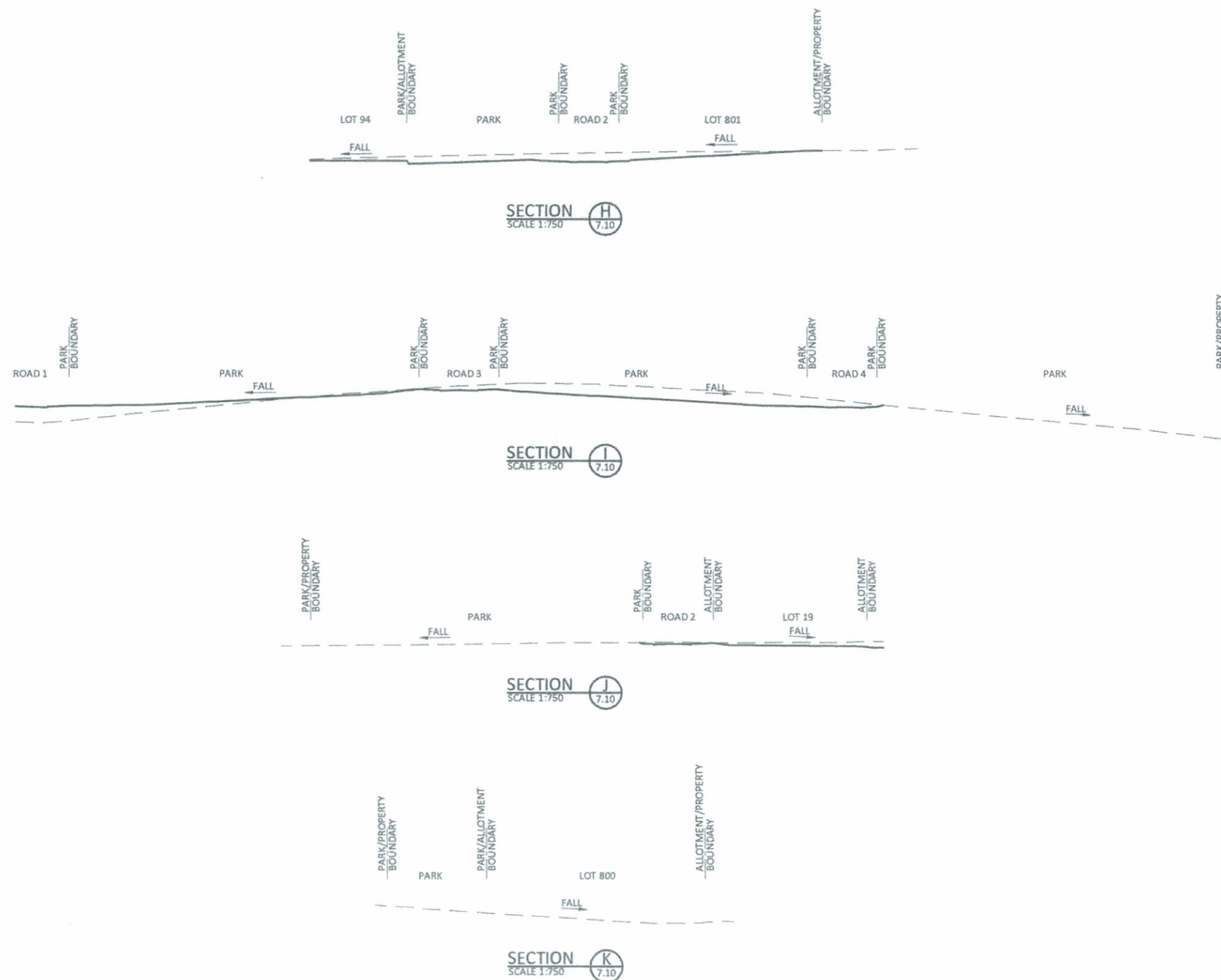
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LOT 4, 5, 6, 7, 8, 9 & 10 ON RP106788 (LOT 1 ON RP161971)

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TEYS ROAD HOLMVIEW

PROJECT

DATE

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STAGE

DEVELOPMENT APPLICATION

LOCAL AUTHORITY

LOCAL CITY COUNCIL

TITLE

7.11 OPEN SPACE CROSS SECTIONS

DRAWING NUMBER

0435 04 7.11C

REVISION

B - 100809

REVISION

SCALE

1 : 750 @ A3

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