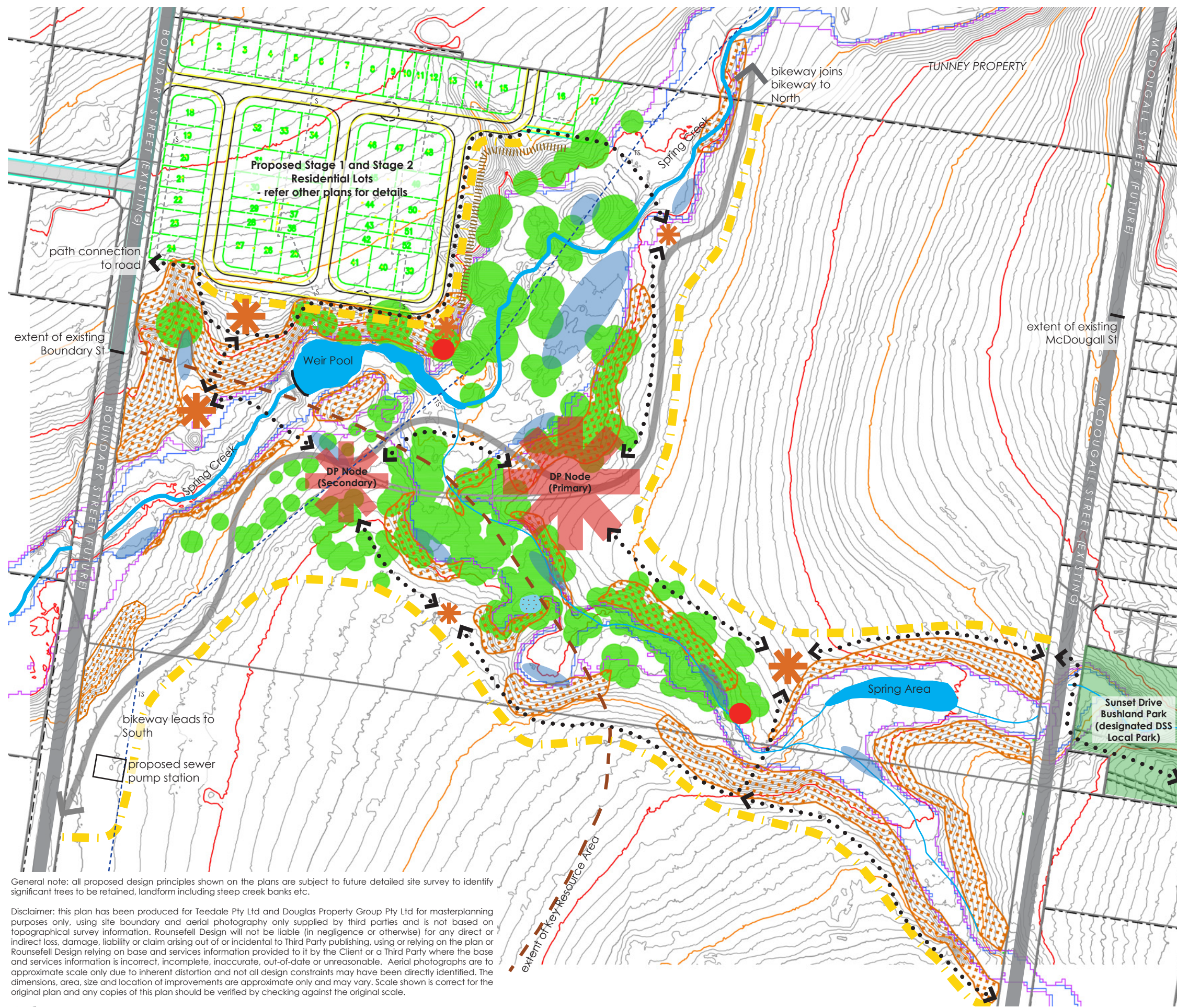


APPENDIX B – OPEN SPACE MASTER PLAN

ROUNSEFELL DESIGN

RECEIVED
16.03.2020
**TOOWOOMBA
REGIONAL COUNCIL**



General note: all proposed design principles shown on the plans are subject to future detailed site survey to identify significant trees to be retained, landform including steep creek banks etc.

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EUSTONDALE ESTATE

87 - 145 Euston Road, Glenvale QLD 4350

Client: Teedale Pty Ltd and Douglas Property Group Pty Ltd

EUSTONDALE ESTATE - OPEN SPACE MASTERPLAN - PRINCIPLES TO GUIDE FUTURE DEVELOPMENT

DWG NO. 201817 - MP04

REVISION A
B
C

12 SEPTEMBER 2019
17 OCTOBER 2019
2 JANUARY 2020



1:2500 @ A3

Legend

Landform and Cover

- steep creek bank slopes range from approx. 1:1 to 1:3
- proposed extent of road frontage to open space
- engineered retaining wall required to cut and fill banks greater than 500mm high as recommended in RMA Geotechnical Report
- Key Resource Area boundary
- indicative location of existing trees (from air photos)
- possible Aboriginal scarred trees to be confirmed

Contours

- 0.5m intervals
- 5m intervals
- 10m intervals

Proposed Circulation

- indicative future pathway connections within open space subject to future design detail
- proposed 3m bikeway generally to meet TMR Principle Cycle Network design requirements - final alignment subject to detailed site survey to identify significant trees and landform to ensure compliance to TMR requirements; future external inks to south and with adjacent development site to north
- roads external to site

Proposed Type and Character of Open Space Nodes

- Proposed District Node in two linked parts- in accordance with DSS requirements
- Embellishments in Primary node only:
 - Internal road and off-road car parking
 - Amenity block
 - Playground
- Overall embellishments - both areas:
 - Pedestrian pathway connecting activity areas
 - Park trees and irrigated garden beds where appropriate
 - Park signage
 - Park lighting
 - Bike racks
 - Water bubbler
 - Bench seats
 - Picnic tables
 - Barbeques
 - Shade Structure
 - Rubbish bins
 - Kickabout area
- Other Linear Park nodes in accordance with DSS requirements - 30% above Q100 includes picnic facility, seating and path
- Minor node - informal quiet space with seat

Water, Stormwater and Sewer

- Spring Creek - primary watercourse
- Spring Creek tributary watercourse
- ephemeral wetland
- TRC supplied indicative Q100 flood levels
- TRC supplied indicative Q5 flood levels
- indicative concept sewer alignment (RMA Engineers) (TS = trunk sewer)- subject to confirming location of significant trees to be retained in open space
- indicative bioretention basin locations subject to future design detail (as per engineers' requirements) existing conc. farm weir requires structural eng. review