






## PROJECT PROFILE

# PIONEER LAKES

Mirani - Central Queensland  
Residential Estate and Aged Care

## FAST FACTS

CLIENT	Pioneer Lakes
SCALE	350+ Lots, Aged Care Village and Parkland including 3 constructed lakes & wetlands
DISCIPLINES	    
HIGHLIGHTS	<ul style="list-style-type: none"> <li>• High level open space amenity focused on three constructed lakes at the centre of the development</li> <li>• Integration of Aged Care Precinct within large residential estate</li> <li>• High level connections between estate and existing community infrastructure</li> </ul>



This Central Queensland estate is a prime example of effective Water Sensitive Urban Design (WSUD). The major design features for the estate are a set of lakes and wetlands located centrally. The lakes provide a number of functions including stormwater management, stormwater quality improvement and visual amenity. By devising an integrated design for the lakes in-house, JFP ensured that construction of the lake system would proceed smoothly and that the lakes would both function effectively while having a high quality aesthetic appearance.

JFP's creative and integrated approach to the design of the estate resulted in both economic and marketing benefits for the Client. For example, the Client had originally proposed a bridge to cross the creek at the access point to the site. Working in tandem, JFP's Landscape Architects and Engineers creatively suggested a multi-cell culvert crossing; this option was significantly more cost effective yet it also delivered higher level aesthetic qualities. JFP's focus on precision was also important for this project, particularly in relation to devising a recirculation system to keep the complex lake system alive and thriving.

The Pioneer Lakes Estate further refined JFP's capability to design and produce a complex lake system as the focus for a major urban development. The project also included a significant Aged Care Facility for which JFP provided urban consulting services.