

Flagstone



City Centre Masterplan Report

Section A

AMENDED IN RED

By: Gabrielle Shepherd

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Peet Limited

Site Location:

Flagstone City Centre - Homestead Drive, Flagstone

Prepared by:

RPS AAP Consulting Pty Ltd

Level 8
31 Duncan Street
Fortitude Valley
QLD 4006 Australia

Telephone: +61 7 3539 9500
ABN: 44 140 292 762
rpsgroup.com

Project Consultant Team:

Urban Design: RPS AAP Consulting Pty Ltd
Town Planning: RPS AAP Consulting Pty Ltd
Landscape Architecture: RPS AAP Consulting Pty Ltd
Architecture: COX
Engineering: Colliers
Traffic: Bitzios
Environmental: Saunders Havill Group
Acoustic: SLR Consulting
Bushfire: QLD Bushfire Planning

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CONTENTS SECTION A

VISION

04

Vision

05

Design Principles.....

07

MASTERPLAN

09

Masterplan

10

Precincts.....

11

Public Realm

25

FRAMEWORK.....

32

Overall Framework Plan.....

33

Street Network

34

Pedestrian Connectivity & Movement.....

35

Public Transport.....

36

Open Space Network

37

Boundary Conditions.....

38

Arrival Journeys & Key Buildings

39

Vehicle & Loading Access.....

40

Stormwater Management

41

Development Scheme Zoning

42



VISION



VISION

The Flagstone City Centre Vision

PEET's vision for the Flagstone City Centre is a unique destination with a strong outdoor lifestyle focus, derived from its unique setting. The new city centre shall be a community minded and family oriented meeting place.

Placemaking at Flagstone shall be aspirational and distinctive, characterised by the hallmarks of high quality city centre; liveability and walkability, social activity and inclusion, diversity and sustainability.

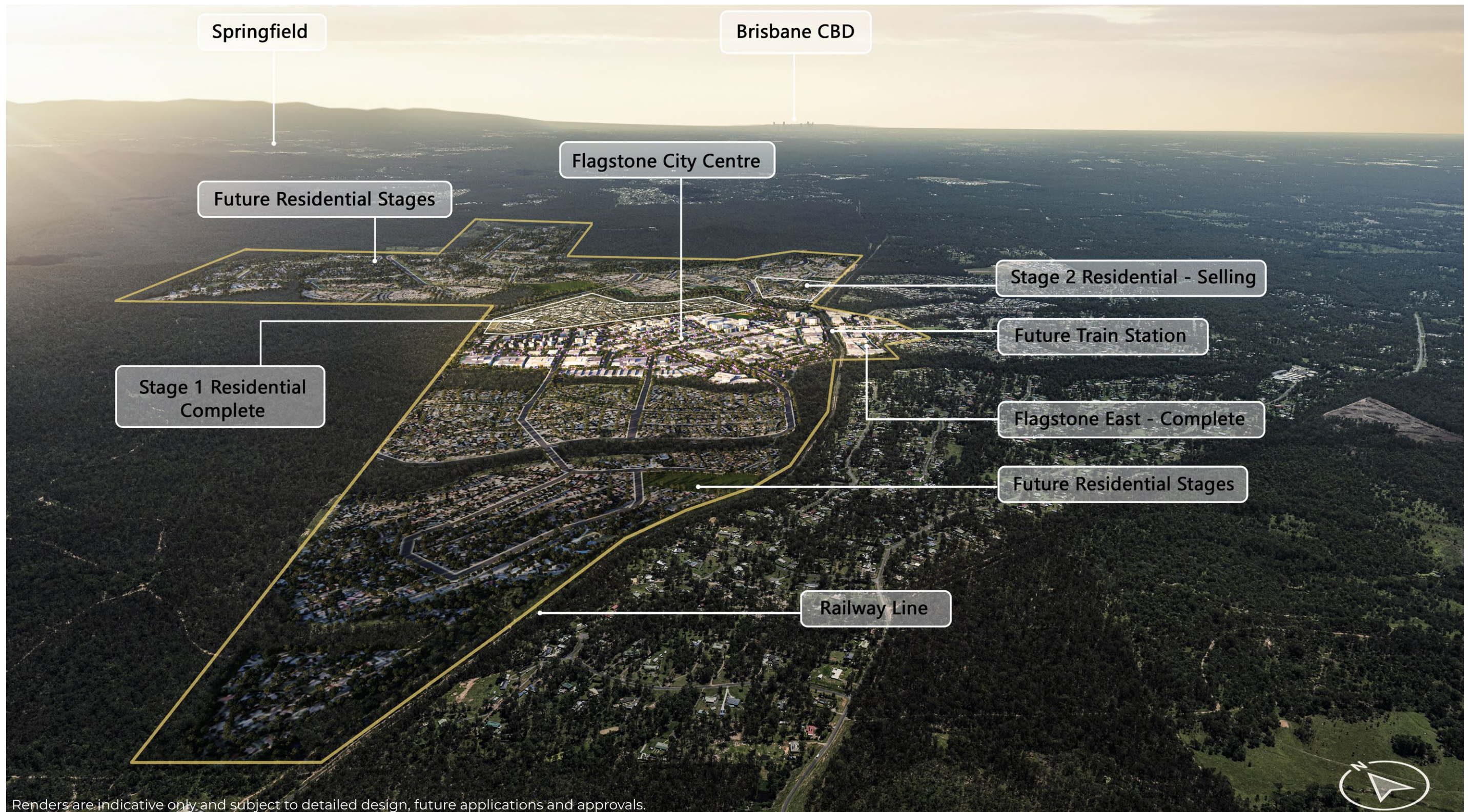


Renders are indicative only and subject to detailed design, future applications and approvals.



VISION

The Flagstone City Centre Vision



VISION

City Centre Design Principles



EMBRACE THE ELEVATED POSITION

- Capitalise upon the elevated position of the site, capturing views and breezes.
- Built form is distinctive and diverse in response to the setting and incorporates a variety of outdoor spaces.
- Civic and community facilities occupy visually significant sites creating strong identity and sense of place.



HEADLANDS & COVES

- Draw the parkland into the City Centre by feathering urban edges with parkland, creating a series of “Headlands and Coves”.
- Locate public facilities at the junction between the City Centre proper and adjoining parkland.
- Maximise access and views to green space, enhancing building desirability and land value.
- Terminate roads with a view to the surrounding natural setting where possible.



SANDSTONE OUTCROP & URBAN WETLAND

- Create a public space (civic square, plaza or otherwise) bounded by retail activity that reveals the sandstone bedrock upon which the town is founded.
- Create a central plaza space in which the community can come together, recreate and enjoy the unique Flagstone lifestyle and amenity.
- Introduce shade canopies and formalised urban wetland as a means to passively cool key public spaces and treat stormwater.



NEIGHBOURHOODS & URBAN GRAIN

- Create distinctive character areas that appeal to a varied cross section of the community.
- Offer a diversity of housing typologies, including affordable housing.
- Express and accommodate an increasing level of density based on proximity and relationship to the City Centre Retail Core area.
- Demonstrate a market responsiveness for product and housing choices.



LANDSCAPE LANEWAYS & ADVENTURE CORRIDORS

- Introduce a series of finer grain pedestrian linkages and laneways to break down large block sizes and make the City Centre more accessible by foot.
- Utilise pedestrian linkages and laneway spaces to extend the “Headlands and Coves” from the city centre edges to the city centre core.
- Pedestrian linkages and laneways are characterised by lush sub-tropical planting and accommodate bikes/ scooters / skateboards to extend the adventure theming of Flagstone.



VISION

City Centre Design Principles



LEGIBILITY IN SCALE

- Create an urban space hierarchy that is varied in scale, navigable and user friendly.
- Create open space and public realm linkages that are distinctive, memorable and diverse.
- Utilise landscape, daylight and views as key spatial characteristics of place.



RETAIL CORE - A SEAMLESS PUBLIC REALM EXTENSION

- Engender a village like look and feel and encourage daily incidental pedestrian traffic.
- Create a mixed use character which responds to daily needs.
- Integrate a range of commercial, civic and community uses to energise and animate 'streets' and laneways.
- Create cool, breezy laneways as destinations, attracting casual gathering and activity.
- Create shareway environments where vehicles and pedestrians can co-exist safely.



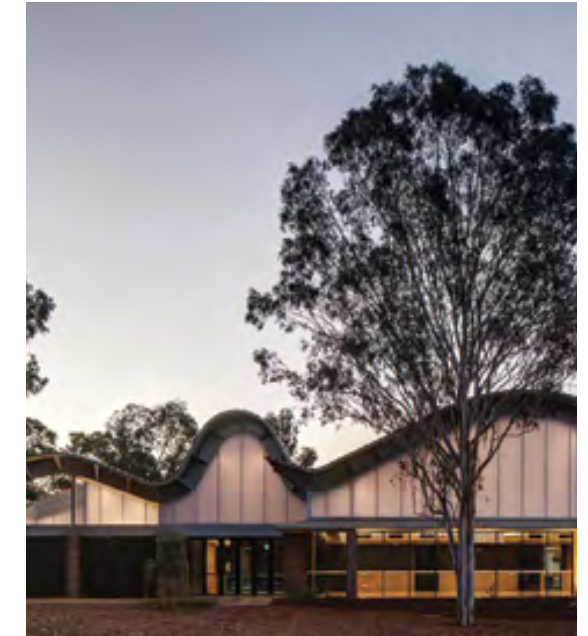
PRIORITISING PEDESTRIAN MOVEMENT

- Create a community that is compact and walkable, with proximity to transit and active pedestrian thoroughfares.
- Enhance the pedestrian oriented development with primary and secondary pedestrian linkages, particularly throughout the City Centre Core and to the surrounding residential neighbourhoods.
- Distribute land uses to allow for live, work and play in a well connected environment that promotes walking, public transport usage and decreased reliance on private vehicles.



GATEWAY BUILDINGS & LANDMARKS

- Create a landmark entry statement at the intersection of Homestead Drive and Flagstonian Drive.
- Set the tone for future development at highly visible locations.
- Form a gateway to the City Centre from multiple entry points.



COMMUNITY HUB

- Co-locate civic and community facilities to drive activity to both uses.
- Consider the Leisure Hub ~~as a priority community project~~ as a means to activating the site, building upon the existing amenity offered by the Adventure Park.
- Consider Thuringowa Riverway as an exemplar of the way civic uses, gallery, cafe, lagoon and parklands can be successfully brought together, resulting in an efficient management and operational model for Council.



MASTERPLAN



City Centre Indicative Masterplan



MASTERPLAN

City Centre Precincts

The Flagstone City Centre Masterplan creates a range of distinguishable precincts that are typically characterised by particular land uses.

The precincts utilise the existing topography, open space nodes and proposed road networks to create natural thresholds throughout the City Centre.

Key pedestrian and vehicular networks reinforce connectivity through the City Centre, capturing key view lines to the surrounding open space corridor network.

LEGEND

City Centre Application Boundary

Eat Street Precinct

Retail Core Precinct

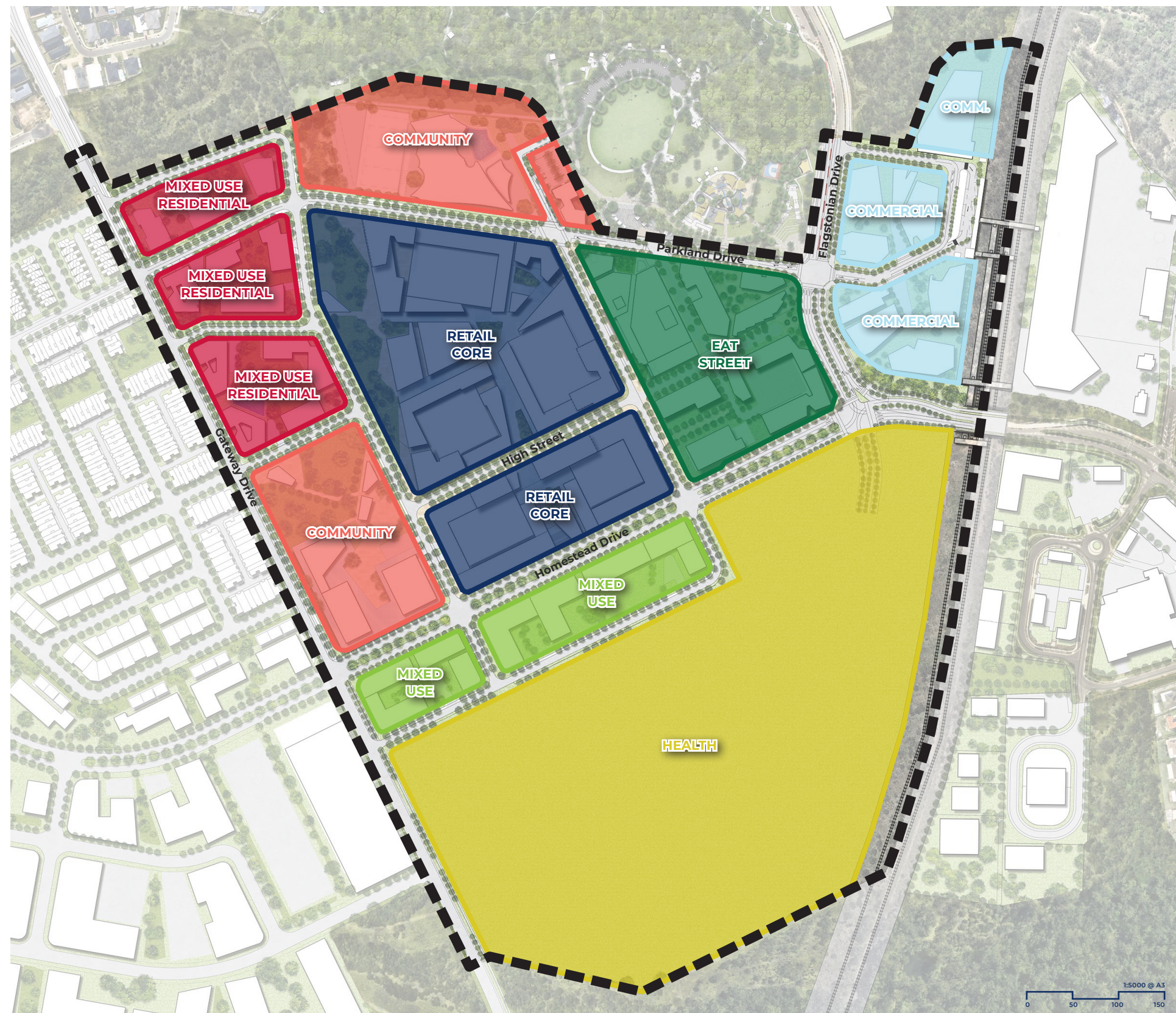
Community Precinct

Mixed Use Residential Precinct

Business Precinct

Health Precinct

Mixed Use Precinct



MASTERPLAN

City Centre Precincts Eat Street

The Eat Street Precinct is the cornerstone precinct of the Flagstone City Centre, marking the arrival to the City Centre from the northern residential villages via Flagstonian Drive, and from Homestead Drive and the future train station to the east. The precinct will boast exemplar architecture, setting the tone for the quality and style of the Flagstone City Centre architectural vernacular moving forward.

The precinct is comprised of a range of food and beverage, retail and entertainment offerings. Located adjacent the Adventure Park, the precinct embraces the parkland interface through dining overlooking the park. To the south of the precinct, statement buildings will frame the main vehicular intersection of Homestead Drive and Flagstonian Drive. The precinct will incorporate a strong streetscape presence and activation to Homestead Drive.

It will feature a network of private roads / shared driveways allowing vehicular and pedestrian permeability throughout the precinct.



Renders are indicative only and subject to detailed design, future applications and approvals.



MASTERPLAN

City Centre Precincts Retail Core

The Retail Core Precinct encompasses the mixed used heart of the Flagstone City Centre and combines a retail High Street with shopping laneways in a compact and walkable urban living environment. The Retail Core is within a 5 to 10 minute walk from the future train station.

The retail concourse (the primary pedestrian connection through the Retail Core, off which shops are accessed) is on a single level that connects both the High Street and the Green Loop to the west via an external, landscaped breezeway.

Capitalising on the existing slope of topography towards the north, carparking areas and loading is concealed in a basement beneath the concourse and sleeved to street edges by retail and residential uses.

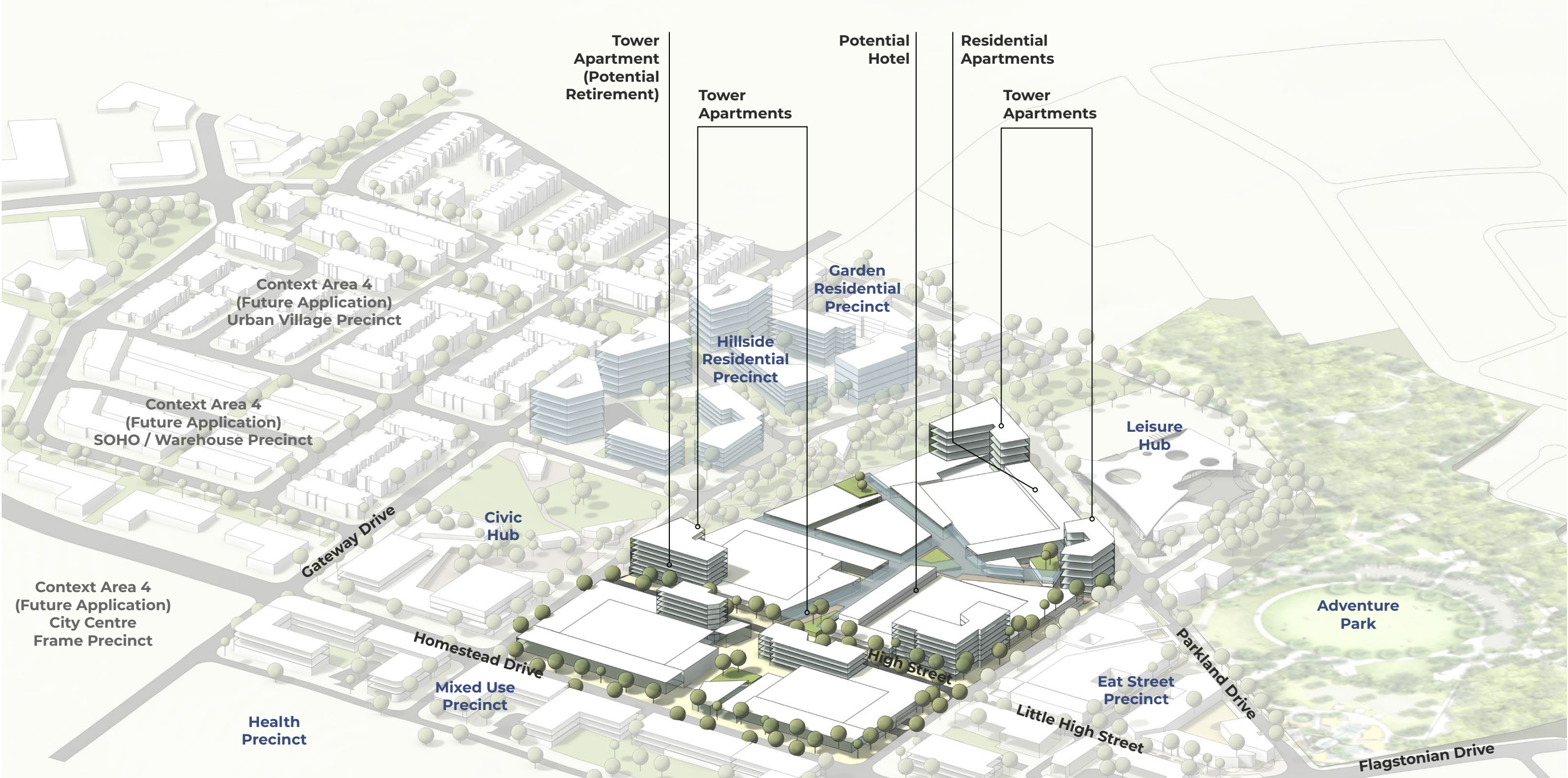


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MASTERPLAN

City Centre Precincts Retail Core



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MASTERPLAN

City Centre Precincts

Health

Located to the south of Homestead Drive, the Health Precinct will provide a wide range of health-related services, employment, education and research offerings.

The north-east corner of the Precinct will feature landmark buildings providing activation to Homestead Drive, and framing the primary eastern gateway into the Flagstone City Centre and the wider Flagstone community.

The Precinct will utilise built form to buffer the interface to the Railway Corridor. Dependant on the ultimate design of the future Train Station platform, the location of the Precinct also allows for potential pedestrian access to the platform.

The location of the Precinct facilitates easy expansion (or reduction), should Government land area requirements change over time. Passive surveillance of the southern environmental corridor will be provided through future road networks / built form.



MASTERPLAN

City Centre Precincts

Mixed Use

The Mixed Use Precinct is located to the south of Homestead Drive. It will feature uses such as retail, commercial, allied health and short term accommodation, all of which support the adjoining Health Precinct and Retail Core.

Built form will frame and activate the Homestead Drive and Gateway Drive road frontages, reinforcing these major gateways and transit routes through the Flagstone City Centre.

The Precinct will provide a built form scale and form that will complement the Health Precinct, the Retail Core, and the future frame uses (bulky goods, showrooms and the like) proposed in Context Area 4, immediately to the west of Gateway Drive.

Development in this precinct is to address the interface to the Health Precinct - eg noise/visual impacts are addressed on-site.



MASTERPLAN

City Centre Precincts

Community

The Flagstone City Centre masterplan provides community uses across two distinct Hubs - the Civic Hub and the Leisure Hub.

Both sites are located in prominent locations; the Leisure Hub provides a natural extension to the Adventure Park and Corridor Park network, whilst the Civic Hub is located at the western termination of the High Street. The Civic Hub is to address Homestead Drive, whilst the Leisure Hub is to address Parkland Drive.

The masterplan provides visual connection from the Civic Hub to the Leisure Hub, through the Arboretum.

The location of both Hubs will facilitate pedestrian movement and activity throughout the City Centre, enhancing the activation of the High Street, public realm and open space nodes.



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MASTERPLAN

City Centre Precincts

Community

Leisure Hub

The Leisure Hub features the District Community Centre as well as the Leisure Centre, which includes a co-located Metro Indoor Sports Centre and Metro Swimming Pool. It provides a natural, community focussed extension to the existing Adventure Park and Corridor Park network, ~~to provide an appropriate interface between the open space and town centre uses.~~ The Leisure Hub built form design is ~~to be highly preferred to be~~ integrated in to the parkland setting, prioritising visual connection between built form, water bodies and the Adventure Park. ~~The naturally sloped terrain encourages a terracing of the pools into the parklands.~~ A shared path along the northern interface to the Adventure Park / Corridor Park is to be incorporated.

~~Built form is intended to be characterised by its masonry quality, anchoring the building within the landscape setting.~~



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MASTERPLAN

City Centre Precincts

Community

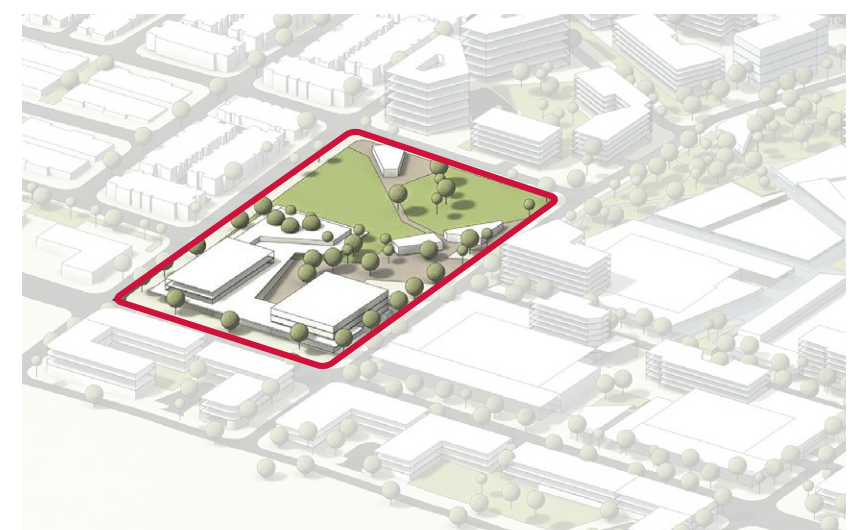
Civic Hub

The Civic Hub is the cultural heart of the Flagstone City Centre, providing Council the opportunity to co-locate multiple community uses, such as the Metro Performing Arts Centre, Metro Art Gallery, Metro Library and Civic Centre.

Terminating the western end of the High Street and framing a key gateway into the City Centre, the Civic Hub will be a cultural beacon which generates pedestrian activation throughout the City Centre.

The Civic Hub is easily accessible, being bounded by Homestead Drive and Gateway Drive, and will be a 10 minute walk from the future train station.

The Civic Hub also features the Civic Park of 2000m² and provides an east-west pedestrian link between the High Street, Arboretum, future residential and green space areas.



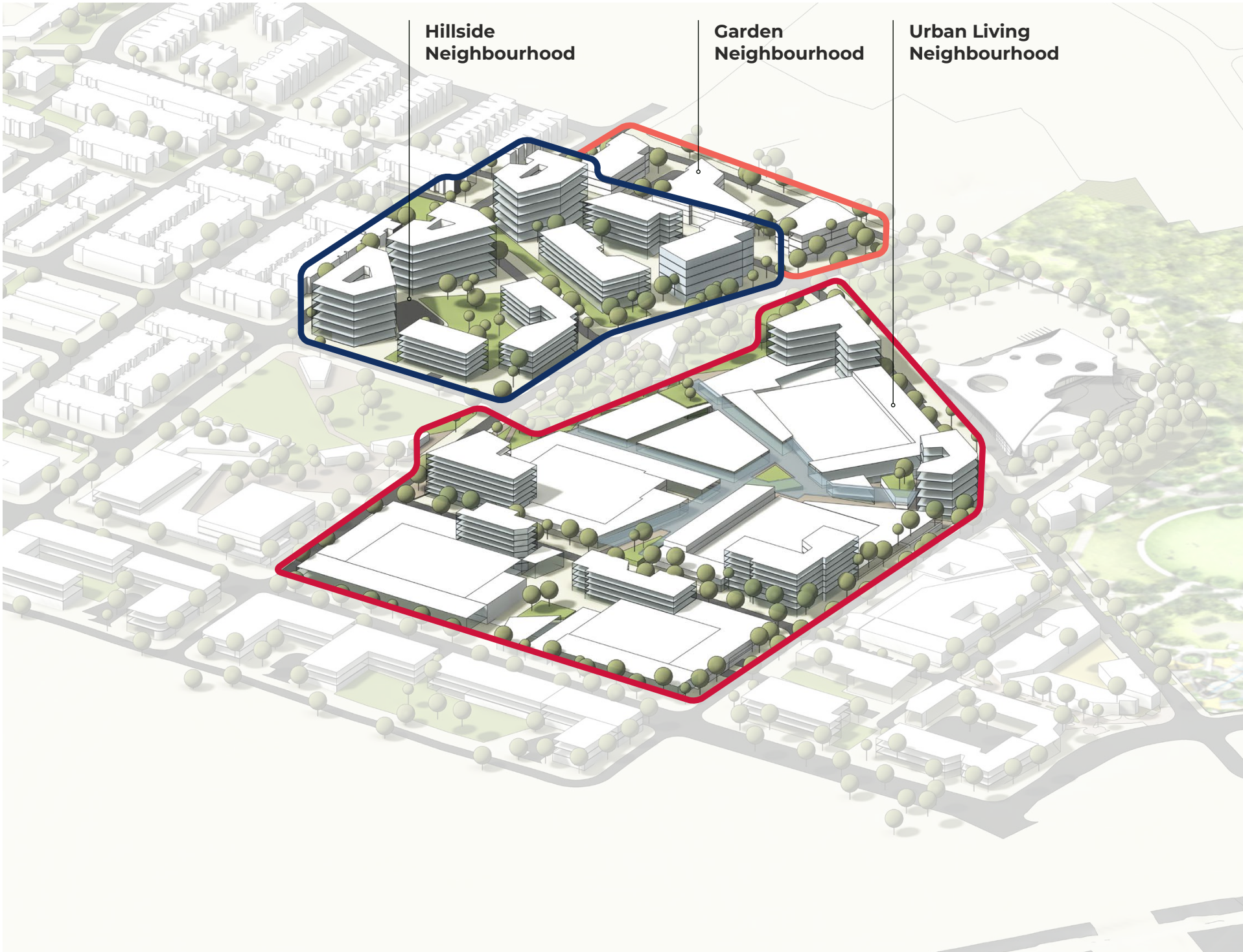
MASTERPLAN

City Centre Precincts Mixed Use Residential Neighbourhoods

The Flagstone City Centre provides three distinct neighbourhoods which are connected by the Green Loop and are set around the generous and centrally located Arboretum.

Neighbourhoods are distinguished by their built form response, relationship to topography and the surrounding natural setting, as well as their proximity to the future train station.

Each neighbourhood will offer a range and diversity of residential product.



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MASTERPLAN

City Centre Precincts

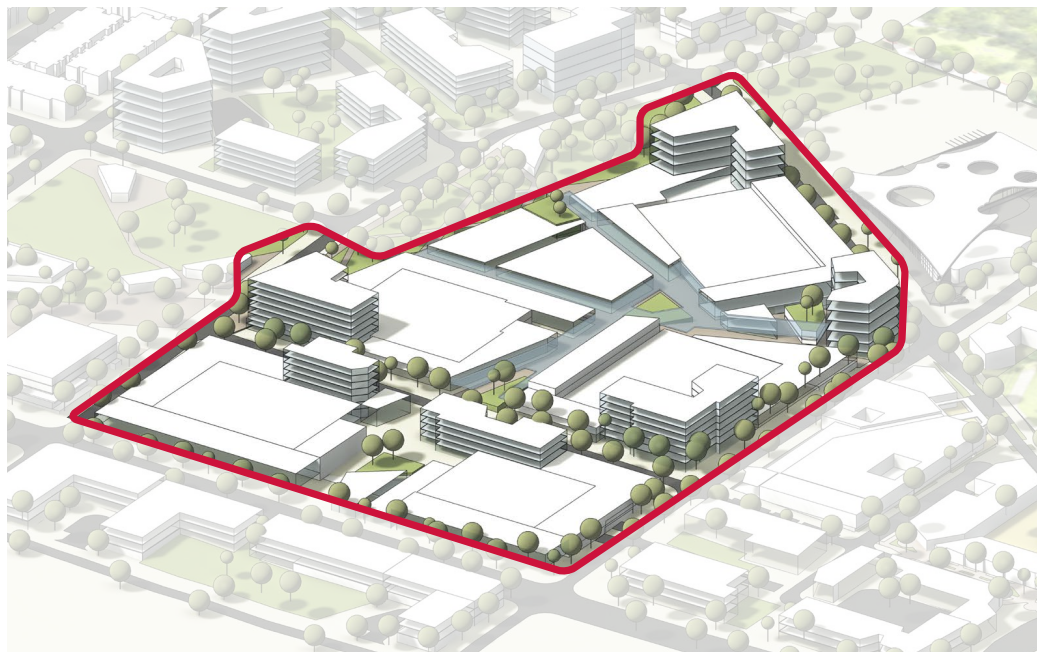
Mixed Use Residential Neighbourhoods

Urban Living Neighbourhood

The Urban Living Neighbourhood is paired with the Retail Core Precinct and will include tower apartments, medium rise apartments, potential vertical retirement and short stay accommodation.

The Retail Core setting is a compact and walkable neighbourhood with close proximity to the future Flagstone train station and ample retail, commercial and open space amenity.

The neighbourhood will feature a combination of commercial, retail and residential ground floor activation. Resident amenity, particularly in regards to visual and noise impacts, as well as the interfaces between residential and non-residential uses, will be carefully considered. Staging of the Retail Core Precinct will allow these areas of residential density to be added over time as demand permits.



MASTERPLAN

City Centre Precincts

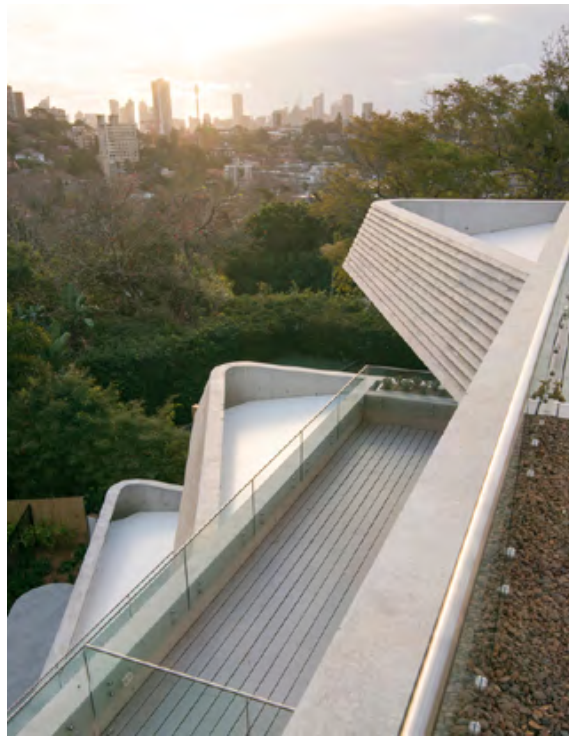
Mixed Use Residential Neighbourhoods

Hillside Neighbourhood

Occupying higher, more heavily sloping topography, building forms are tiered and step with the hill, forming opportunities for apartments of varying size, use and character.

The eastern edge of the Hillside Neighbourhood features slightly lower height built form, creating a mid-rise residential edge to the Arboretum and allowing for expansive local and regional views.

Apartment complexes may feature external courtyard circulation, commensurate with the subtropical climate.



MASTERPLAN

City Centre Precincts

Mixed Use Residential Neighbourhoods

Garden Neighbourhood

The Garden Neighbourhood is characterised by a lower rise building form and parkland setting. It aims to create an enclave of urban living with a high level of garden and landscape amenity, focused on a sense of safe pedestrian walkability and scale.

A shared path along the esplanade road adjoining the parkland will embrace the interface and provide pedestrian connectivity to the residential villages to the north and west.

Built form will be a slightly lower scale and will allow view lines from the areas south of the Garden Neighbourhood through to the adjoining Corridor Park network.



MASTERPLAN

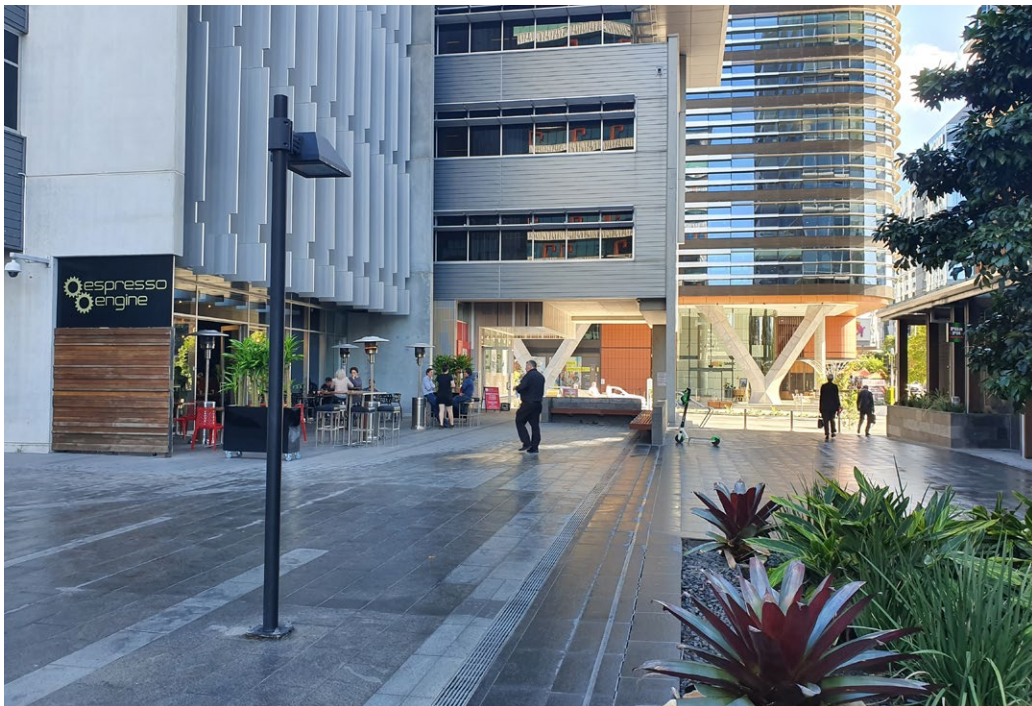
City Centre Precincts

Business

The Business Precinct is the commercial heart of the Flagstone City Centre and will feature medium to high density office buildings, providing professional services to the City Centre.

The Business Precinct is located directly adjacent the future train station and transit interchange, bounded by Homestead Drive to the south and Flagstonian Drive to the east. Given its proximity to these major public transport nodes, the Precinct will prioritise pedestrian movement and connectivity to the City Centre Core through high quality public realm treatments and shared zones.

The south-western corner of the Precinct will feature statement buildings to reinforce the entry gateway into the Flagstone City Centre and wider Flagstone community.



MASTERPLAN

Public Realm

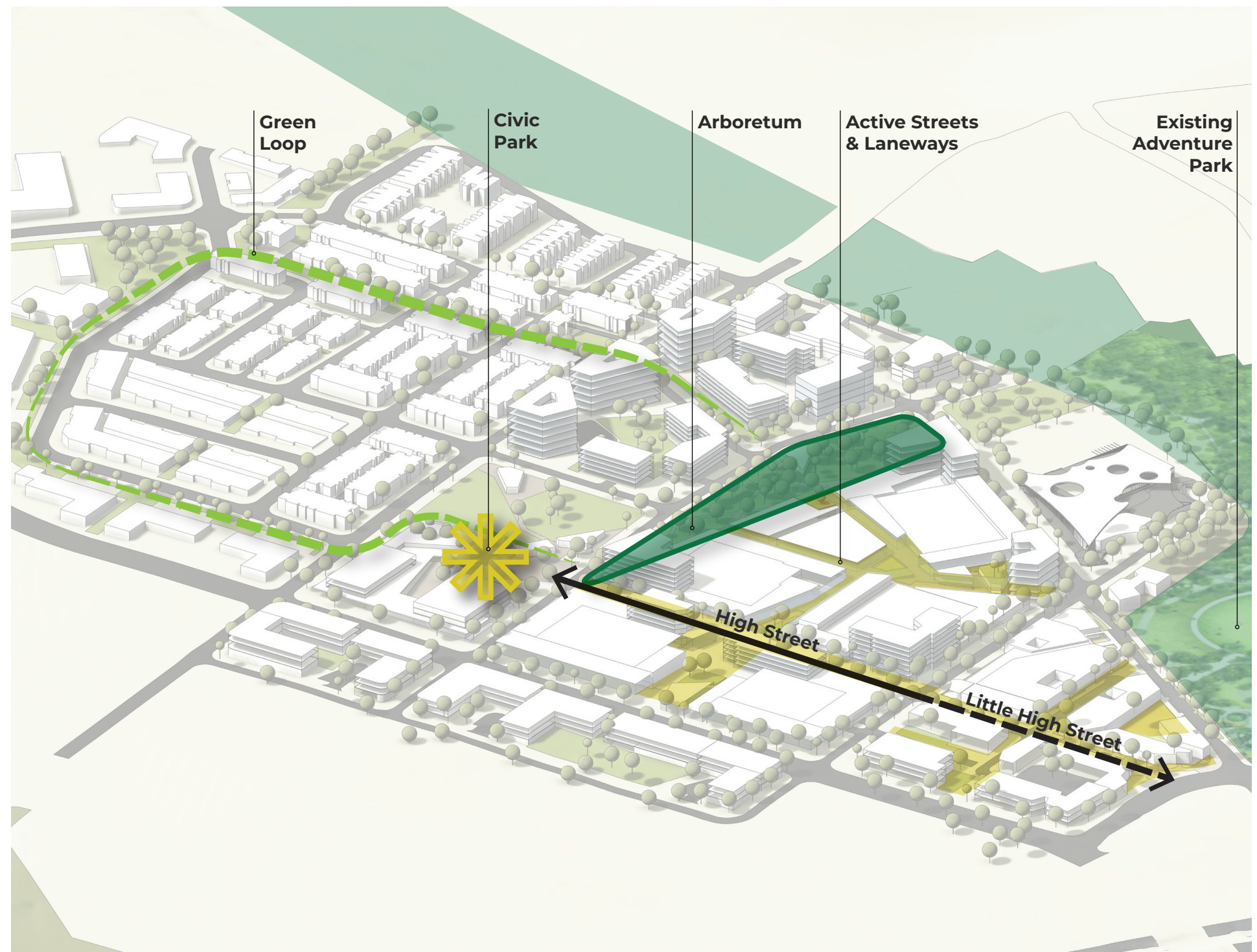
The Flagstone City Centre provides a diverse range of public spaces that are located throughout the masterplan to encourage a range of recreational needs within close proximity to homes and workplaces. The diversity of open space uses and activities will create a destination that is activated during the day and into the evenings.

The High Street (public road) and Little High Street (private road) is the key axis connecting the future train station with the City Centre, and is sleeved with retail and food and beverage uses. The gradient is modified to achieve a pedestrian friendly route through the City Centre.

Secondary pedestrian connections are provided throughout the City Centre in the form of activated laneways and pedestrian connections, providing connectivity to civic, community, entertainment, retail and open spaces - assisting in creating active and vibrant public realm opportunities.

The Flagstone City Centre Masterplan features three prominent open space nodes - the Arboretum, the Green Loop and the Civic Park. The Arboretum and Civic Park are connected via the Green Loop, which provides pedestrian connectivity to the future residential villages to the west in Context Area 4.

The Flagstone City Centre also draws upon the existing amenity and destination of the Adventure Park - the regional recreation park servicing the Flagstone community.



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MASTERPLAN

Public Realm

The Arboretum

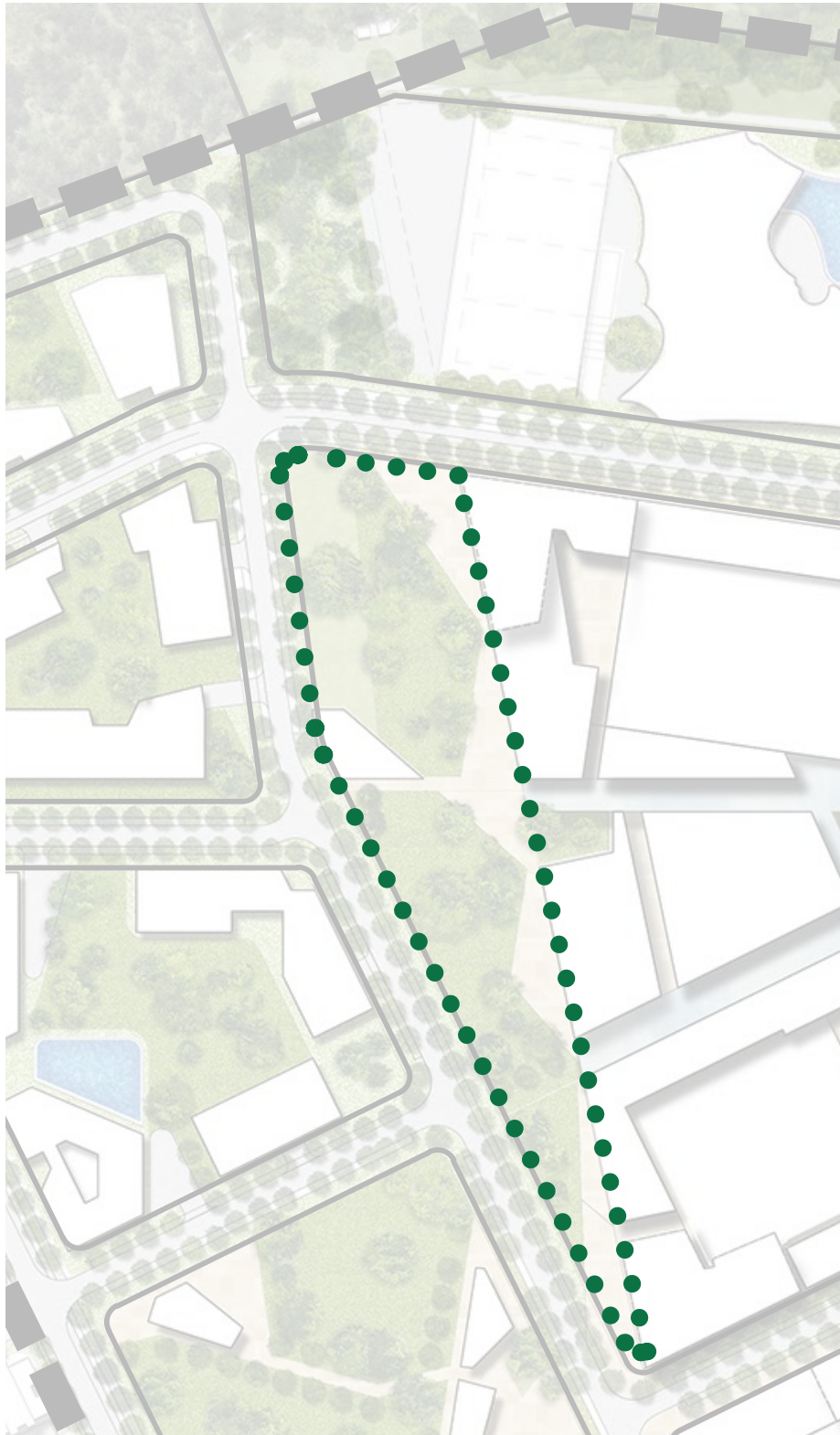
Cities across the world are experiencing urban heat island effects due to the increased amount of pavements and buildings as a result of urbanisation and a disproportionate amount of green spaces.

The Flagstone City Centre has the opportunity to minimise the effects of climate change through urban greening, more specifically through its urban parklands. The concept for a heavily treed parkland to the centre of the city framework was explored and developed with the aim to establish large, native trees found throughout the region.

The Arboretum; a botanical garden of predominantly, large, woody trees is proposed to establish a rich, green heart that compliments the expansive built-form of the retail core. The Arboretum is an urban parkland that will provide a series of plazas, courtyards and places that connect the retail tenancy edge of the retail core and the leisure precinct to the residential development to the west.

The parks' terrain falls away significantly to the north; the landscape will embrace this through the creation of a series of terraces, lawns and stormwater devices linked together by a legible pathway network that ensures the park remains permeable and functional. Opportunities will exist for informal and formal playscapes amongst the trees and lawns spaces.

With a northern aspect looking towards Round Mountain, the Arboretum also provides an opportunity to reflect on the narratives of first nations people and to celebrate the country where Flagstone sits.

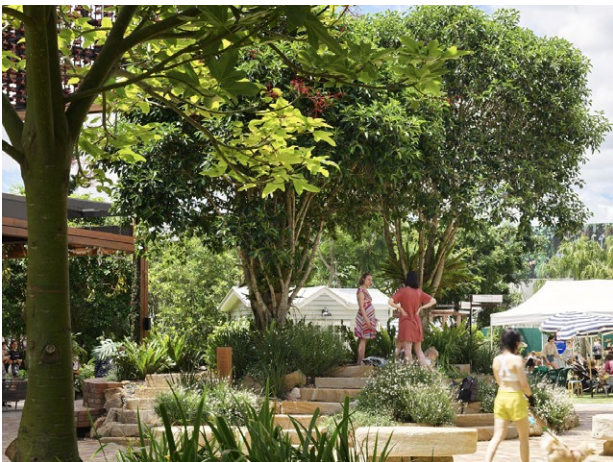


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MASTERPLAN

Public Realm The Arboretum



ALL ABOUT THE TREES

An Arboretum is a place to celebrate large tree specimens and a place of education and science. In the context of a modern township and specifically the retail core, this also translates to being an Urban Forest that cools the city centre and provides an exciting and distinct landmark to the Flagstone City Centre.



ACCESS & PERMEABILITY

Greenways throughout the Arboretum will connect retail to the relaxed setting adjacent. Wide pedestrian greenways define the main pedestrian routes and overlap with private space in places to share the landscape to encourage larger tree growth.



NARRATIVES - A WATER STORY

The Arboretum will have three distinct areas of vegetation that reflect the Flagstone landscape. Signature gums and pines at the top of the hill, moving towards more riparian vegetation through the centre of the space, followed by a large celebration lawn at the lowest part of the space. Creek focussed narratives will be adopted to incorporate natural stormwater treatment throughout the space, and will be utilised to optimise growing conditions for the vegetation through passive irrigation.

Given the visual relationship to Round Mountain to the north, a cultural heritage narrative will be woven into the landscape story, through bush tucker species and interpretive elements.



RETAIL ACTIVATION

The retail edge will be enhanced by establishing a positive relationship between the adjacent landscape and the tenancies. By simply connecting the retail edge with the park through lawns, courtyards, terraces and playscapes people will feel at ease, linger and spend more time in the precinct.

The Arboretum also provides opportunities for pavillions housing bespoke tenancies which can further activate the space and surrounding parklands.



MASTERPLAN

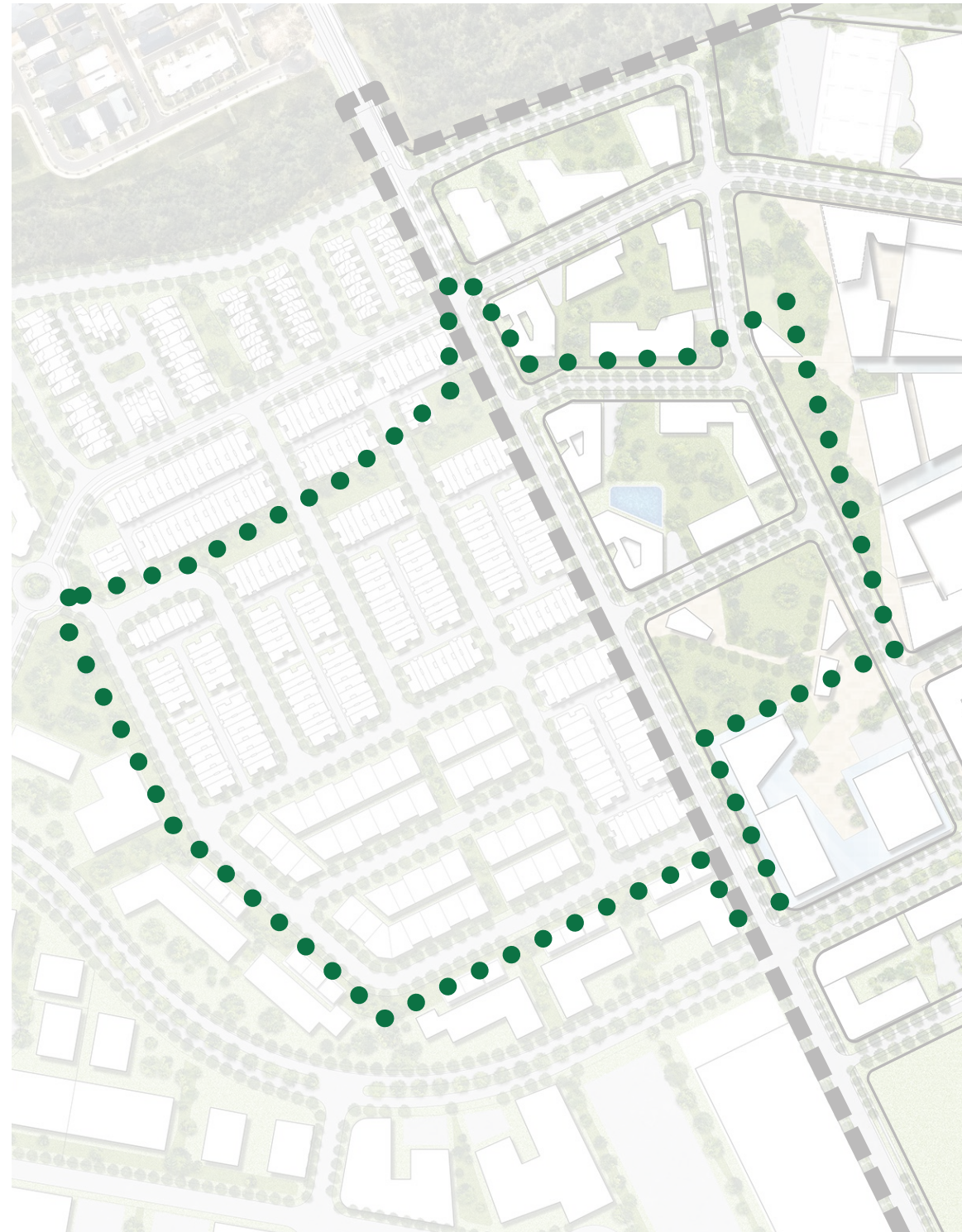
Public Realm The Green Loop

The Green Loop is a series of green linkages which connects the City Centre Core with the western residential village through a connected loop that is predominantly at grade, allowing ease of access around the Flagstone City Centre despite the surrounding steep topography.

It will include a spectrum of functions and spaces, with uses directly responding to the surrounding context. Uses may include small entertainment spaces, adventure elements, gathering areas, urban play, exercise equipment and/or break out zones.

Depending on the locational context, the Green Loop will either be contained as part of wider road reserves, dedicated as Linear Open Space, or located on private land whilst being publicly accessible. The portion of the Green Loop within the Flagstone City Centre will be privately owned and maintained by the adjoining residential land owners, with the delivery being controlled through Plan of Developments, easements and/or covenants. All parts of the Green Loop will be publicly accessible 24/7. The Green Loop connection through the Civic Hub will be in the form of a pedestrian connection connecting the High Street / Arboretum to Gateway Drive.

Further to the concept of the Arboretum, the Green Loop provides an opportunity to create a shaded linear park to the residential village. Having more space for trees to grow than a normal road reserve, it can be viewed as an extension of the Arboretum where large trees can compliment and blur the boundaries to the built form adjacent.



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MASTERPLAN

Public Realm The Green Loop



THE LIVING STREET

The Green Loop will be an extension of the adjoining streetscape and residential uses, creating a cohesive, greenway around the Flagstone City Centre and surrounding residential precincts. The intent of the Green Loop is to soften the perimeter roads and bring greenery to people’s doorsteps.

Places will be created along the Green Loop and adjacent streetscape where residents can gather and play, building a strong sense of community.



HIDDEN GEMS

Creating memorable places for public art and activation along the Green Loop will further activate the public realm and engage with the public.

The Green Loop will also provide opportunities to educate the public around local flora and First Nations narratives through a sequence of interpretive elements.



ACTIVE AND PASSIVE

Being a lineal space, the Green Loop will be designed to include a series of fitness equipment and route markers to facilitate exercise and create a more healthy community. As a circuit, the Green Loop will host a series of measured trails for walking, running and cycling. Exercise equipment would be co-located with gathering points with space allocated for fitness trainers and informal classes.

Similarly, the spaces and places along the lineal connection will also offer opportunities for the community to retreat and relax amidst the treed avenues and rolling lawns.



SPACE = BETTER ENVIRONMENT

With more width than a typical streetscape, the Green Loop will, in addition to large tree plantings, provide an opportunity to demonstrate best practice in passive irrigation technologies, water sensitive urban design and tree root technologies.



MASTERPLAN

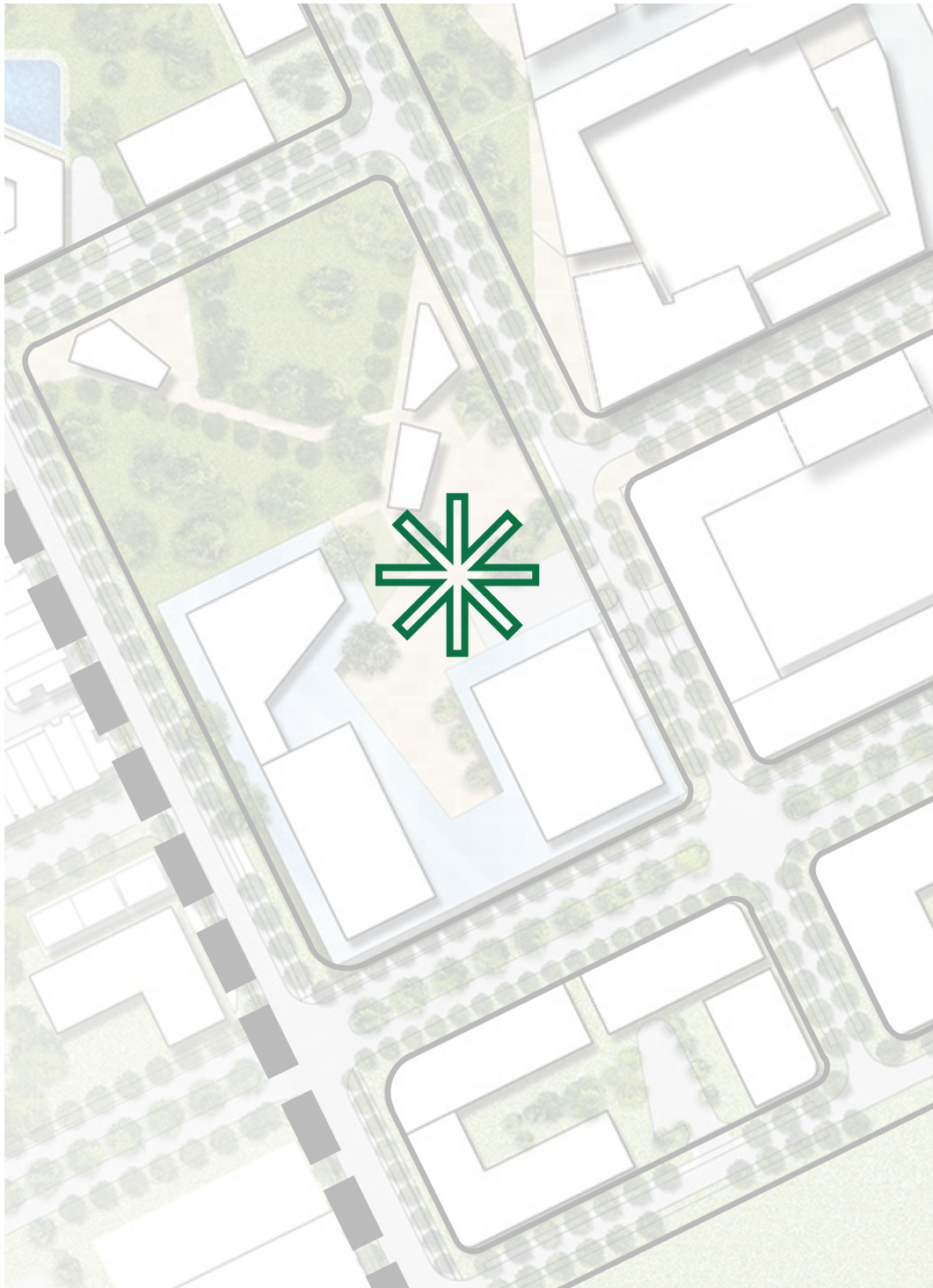
Public Realm The Civic Park

The Civic Park is located in the Civic Hub at the western end of the High Street and will form part of the vibrant cultural forecourt for the Civic Centre.

Providing natural connectivity from the Arboretum in the east to the Green Loop to the west, the Civic Park will facilitate diverse opportunities for residents, workers and visitors to the Flagstone City Centre.

The space will be urban in nature, similar to a square or plaza, with hard surfaces and treatments reflecting its setting within the City Centre environment. It will facilitate social interactions, community events and gatherings and be well shaded by large trees continuing through the space from the Arboretum and Green Loop.

The Civic Park will be dedicated to Council and contribute towards the required open space provisions. The Civic Park is to be 2,000m² in area, with the ultimate shape and location to be determined in future development applications.



Renders are indicative only and subject to detailed design, future applications and approvals.
Location and shape of Civic Park is subject to Civic Hub detailed design.



MASTERPLAN

Public Realm The Civic Park



GREENS RUNS THROUGH

The greenery of the Green Loop and Arboretum will connect across the Civic Park ensuring shade, comfort and amenity is retained.

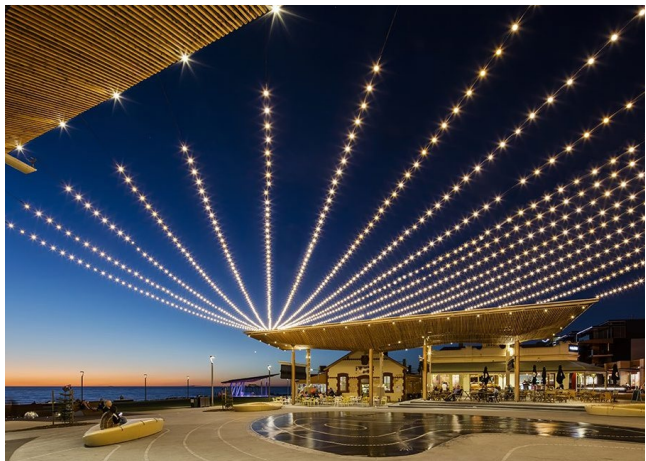
The ground plane will have a greater proportion of hardstand to facilitate events associated with the adjacent civic and community building uses.



DISTINCT AND MEMORABLE

A defined language of hardscape materials used throughout the Town Centre will be amplified with the Civic Park.

Shaded terraces using stone will create a series of occupiable edges to ensure people can utilise this plaza. The distinct and memorable materiality of the Flagstone City Centre will be reinforced through the Civic Park's memorable landscape.



REGIONAL CONNECTIONS

The Civic Park will be a central part to the nightlife of the Flagstone City Centre. Located at the western end of the High Street and integrated into the Performing Arts precinct, the Civic Park will be a beacon for the Arts in Flagstone and will activate the adjacent retail and residential precincts with its energy.

As a forecourt to the Performing Arts Precinct, the space will provide a place for the wider region to gather and celebrate. The park, with extensive hardstand, will also provide opportunity for local community events to take place.



PLACES TO OCCUPY

The Civic Park will have edges and nooks where people feel comfortable to linger. Edges will integrate with surrounding built form uses fringing the space. Materials used along these edges will be chosen from a select palette to ensure the precinct retains control of the materiality and character of the Flagstone City Centre.



FRAMEWORK

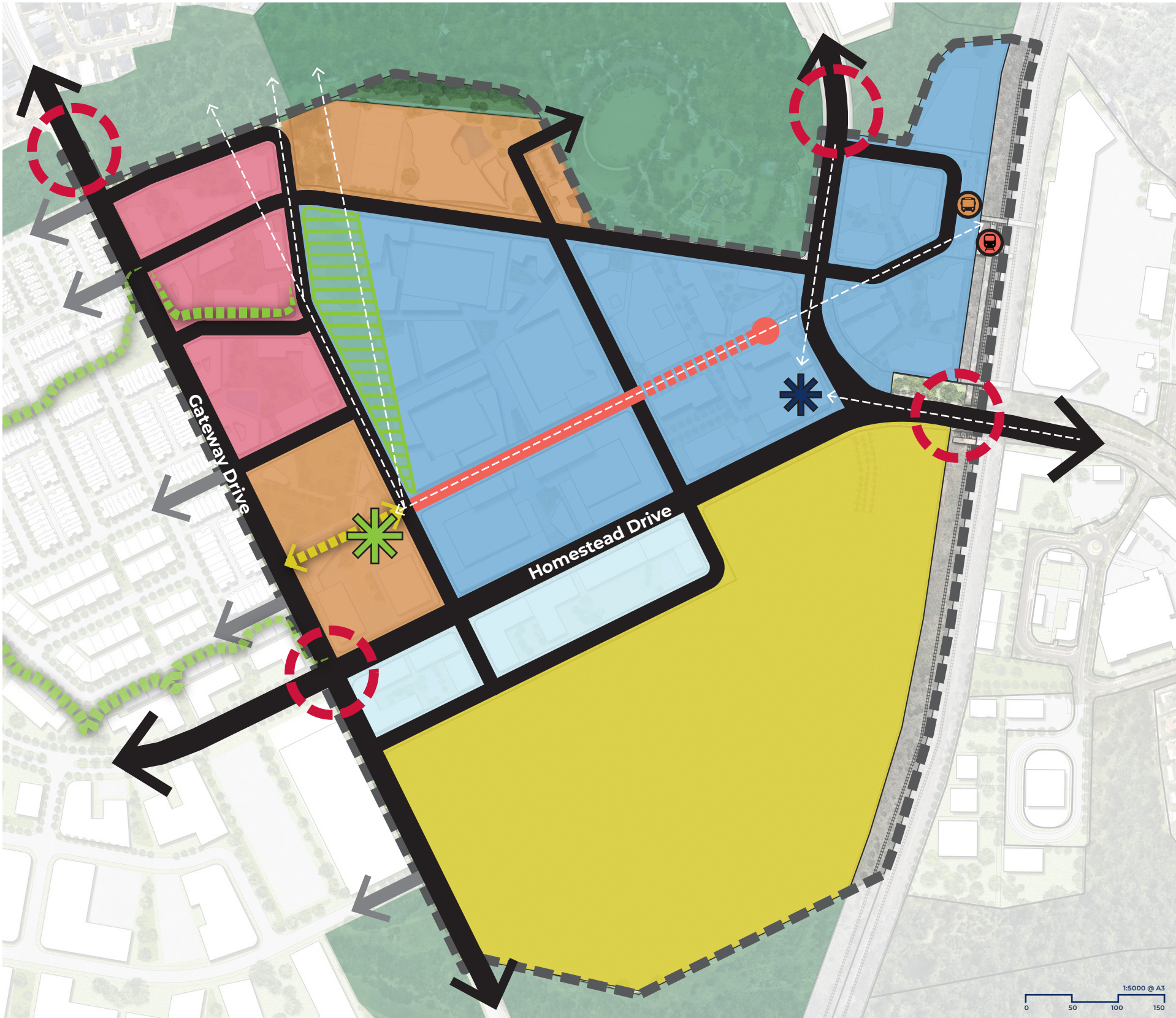


FRAMEWORK

City Centre Framework Plan

LEGEND

- City Centre Application Boundary
- Major Connectors
- City Centre Street Network
- High Street (Public)
- Little High Street (Private)
- Corridor Park
- Adventure Playground / Recreation Park
- Arboretum
- Green Loop
- Green Loop (Pedestrian Linkage Through Civic Hub)
- Civic Park
- City Centre Gateways
- City Centre Arrival Feature
- City Centre Core - Primary Activity Area
- City Centre Core - Supporting Mixed Use
- City Centre Mixed Use Residential
- City Centre Community
- City Centre Health
- Key View Lines
- Train Station
- Transit Interchange



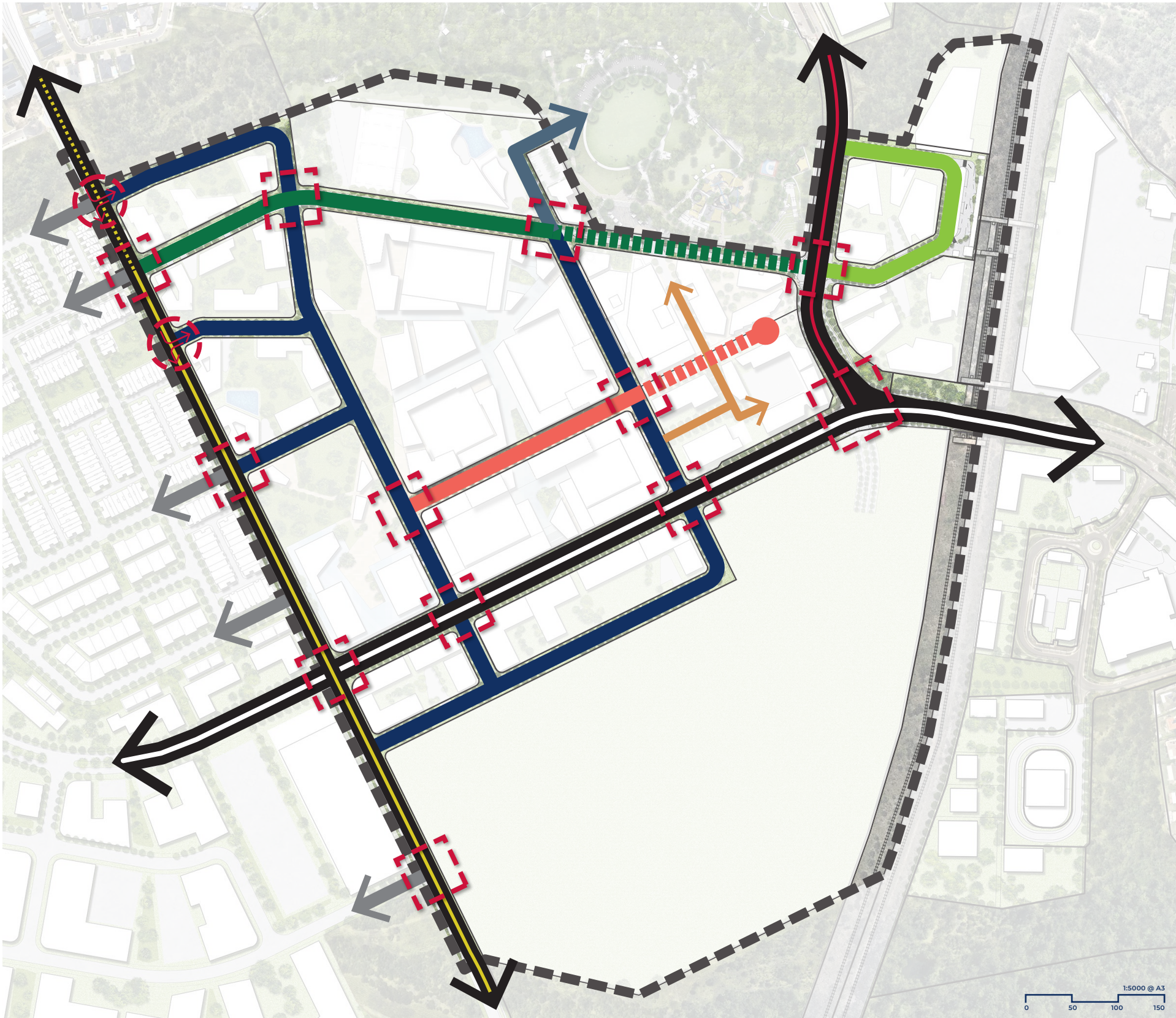
FRAMEWORK

Street Network

- Major connectors of Homestead Drive, Flagstonian Drive and Gateway Drive create natural boundaries to the City Centre Core.
- Parkland Drive is the east-west vehicular thoroughfare through the City Centre Core.
- Grid like network to facilitate a walkable city centre, prioritising pedestrian movement and way-finding.
- High Street / Little High Street provides direct pedestrian connectivity to the future train station and transit interchange, terminating at the Civic Hub.
- Signalised intersections to facilitate safe urban environments for both pedestrians and vehicles.

LEGEND

- City Centre Application Boundary
- ▬ Homestead Drive - 4 Lane Trunk Connector (32m)
- ▬ Flagstonian Drive - 4 Lane Trunk Connector (32m)
- ▬ Gateway Drive - 2 Lane Trunk Connector (28m)
- ▬ Gateway Drive - 2 Lane Trunk Connector (25m)
- ▬ Parkland Drive - Centre Access 2 Lane (25m)
- ▬ Parkland Drive HATUA - Centre Access 2 Lane (21m)
- ▬ Transit Loop - Centre Access 2 Lane (25m)
- ▬ City Centre - Centre Access 2 Lane (22m)
- ▬ High Street Centre Access 2 Lane (22m)
- ▬ Little High Street - Private Driveway / Shared Zone (Note: Staggered accesses to be avoided)
- ▬ DCC Access 2 Lane (13.5m)
- ▬ Indicative Private Roads / Shared Zones
- ▬ Indicative Future Road Connections to Context Area 4
- Signalised Intersections
- ⦿ Left In Left Out Intersections



FRAMEWORK

Pedestrian Connectivity & Active Movement

- Dedicated off road cycle ways on major connectors of Homestead Drive, Flagstonian Drive and Gateway Drive to service commuters and fast cyclists.
- Off road shared path connects Gateway Drive to the transit interchange, providing easy access to the Leisure Hub and Adventure Park.
- Streets within the urban fabric of the City Centre feature full width verge treatments to facilitate pedestrian movement and on street dining.
- The Green Loop provides a legible and safe pedestrian connection to the future western residential village.
- Pedestrian linkages and laneways through larger blocks provide additional connectivity and enhance the urban grain of the City Centre.

LEGEND

- City Centre Application Boundary
- Dedicated Off Road Cycle Way - 2 Way (3m Wide)
- Shared Path (3m Wide)
- Shared Path (Full Verge Width, >3m Wide)
- Footpath (1.5m Wide)
- Internal Shared Pedestrian / Cycle Environment
- Indicative Internal Pedestrian Linkages
- Green Loop (Privately Owned - Publicly Accessible)
- Signalised Intersection
- Signalised Scramble Crossing
- Left In Left Out Intersection
- Train Station
- Transit Interchange



FRAMEWORK

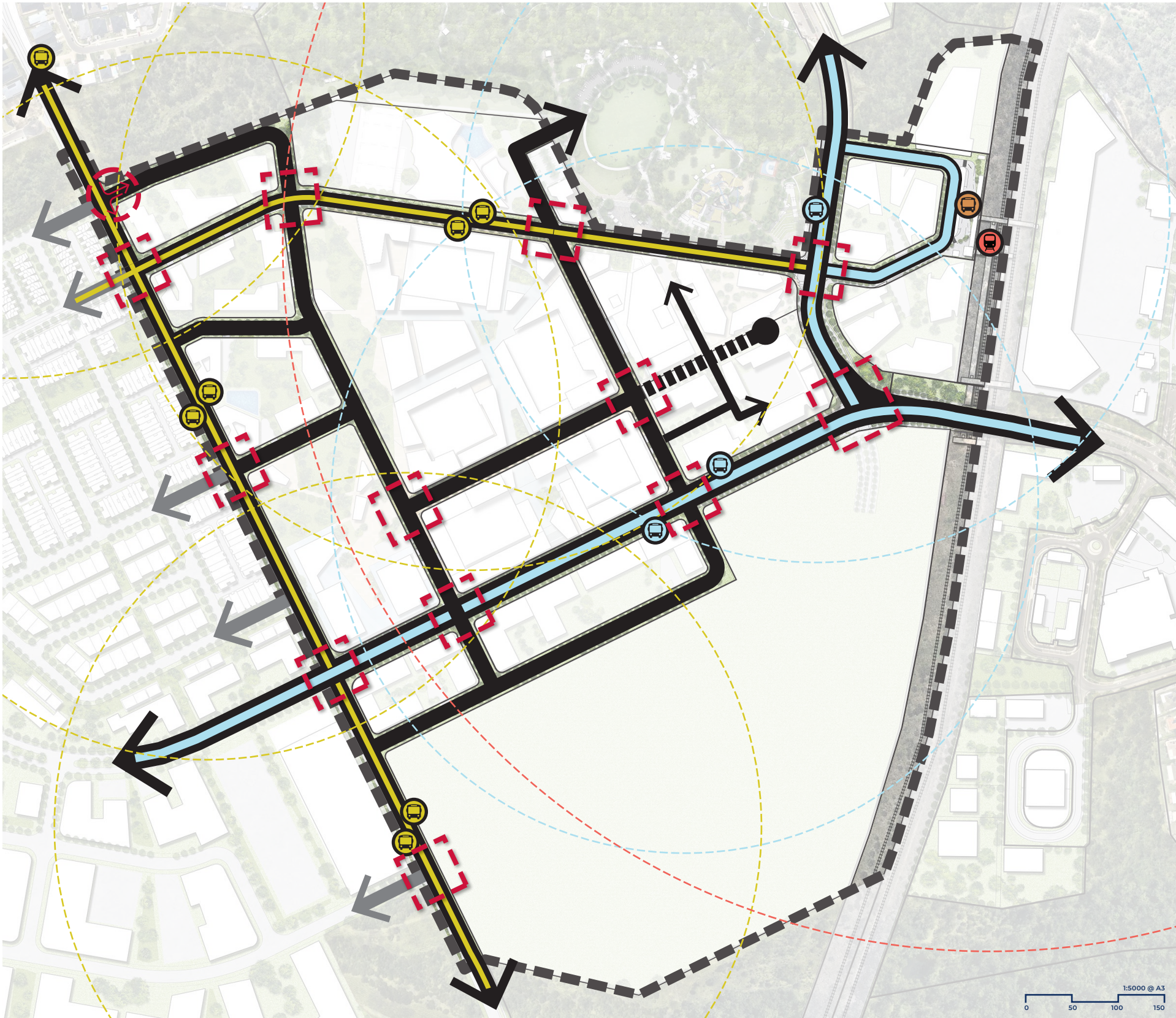
Public Transport

- Major bus route along Homestead Drive provides connectivity to the North-South Arterial Road (New Beith Road).
- Major bus route along Flagstonian Drive provides connectivity to the northern residential villages.
- Northern local bus route provides connectivity to Stage 1 residential village.
- Southern local bus route provides connectivity to future southern residential and industry / business areas.
- All routes provide connectivity to the Transit Interchange and Train Station.
- Kiss'n'Ride, bus layby and driver facilities located at the Transit Interchange - detailed design of this precinct to be designed in consultation with TMR.
- Bus stops positioned to ensure all precincts of the City Centre are within 400m of a bus stop.

LEGEND

- City Centre Application Boundary
- Train Station (800m catchment)
- Transit Interchange
- Indicative Bus Stop - Major Route (400m catchment)
- Indicative Bus Stop - Local Route (400m catchment)
- Major Bus Route
- Local Bus Route

Bus Stop Types to be in accordance with the Public Transport Infrastructure Manual.



FRAMEWORK

Open Space Network

- Flagstone City Centre is surrounded by the natural creek corridors of Sandy Creek and Sandy Gully, creating landscaped gateways into the city centre.
- The Adventure Park is the existing regional recreation park at Flagstone and will provide active and passive recreation opportunities, including community event spaces, adventure playground, water play, splash'n'play dog park and skate park.
- The Arboretum provides a significant pocket of green relief within the urban environment of the city centre.
- The Green Loop provides connectivity from the city centre to the western residential villages. The Green Loop connection through the Civic Hub will be in the form of a pedestrian connection connecting the High Street / Arboretum to Gateway Drive.
- The Civic Park is the cultural heart of the city centre, linking the Arboretum and Green Loop to the Cultural Hub.
- Privately owned, publicly accessible open space nodes will be provided throughout the city centre.

LEGEND

- City Centre Application Boundary

Train Station

Transit Interchange

Corridor Park

Adventure Park (Regional Recreation Park)

Arboretum (Privately Owned - Publicly Accessible)

Green Loop (Privately Owned - Publicly Accessible)

Green Loop - Pedestrian Connection Through Civic Hub

0.2ha Civic Park (Within Civic Hub) - Dedicated to Council

Key View Lines and Open Space Connectivity

400m Local Park Catchments



FRAMEWORK

Boundary Conditions

- Active Frontages - High Street and Connector Streets
 - Typically provide 0-3m setbacks, with fine grain retail and/or commercial tenancies to provide streetscape activation.
 - Vehicular and loading access is in accordance with the Vehicle and Loading Access Plan (VLAP).
- Active Frontages - Residential
 - Typically provide 0-3m setbacks, with individual residential unit entries to the street to provide streetscape activation.
 - Integrated balustrades / fencing that complements the built form to be provided along street interfaces to provide a consistent streetscape edge.
 - Vehicular and loading access is in accordance with the VLAP.
 - If Retail / Commercial use adopted on lower levels, Boundary Conditions to comply with Active Frontages - Connector Streets.
- Secondary Frontages - Connector Streets and Residential
 - Typically provide 0-6m setbacks.
 - Vehicular and loading access is in accordance with the VLAP.
- Permeable Frontages for Open Space
 - Frontage to address and respond to adjoining open space - through the incorporation of pathways, private roads, landscape integration and permeable fencing.
 - Bushfire setback requirements must also be considered.
- Non-Permeable Frontage - Railway
 - Does not need to address the adjoining interface, and may provide built form to buffer any amenity impacts (e.g. rail noise).

LEGEND

- | | |
|-------------------------------------|--|
| City Centre Application Boundary | Secondary Frontage - Connector Streets |
| Active Frontage - High Street | Secondary Frontage - Residential |
| Active Frontage - Connector Streets | Permeable Frontage - Open Space |
| Active Frontage - Residential | Non-Permeable Frontage - Railway |



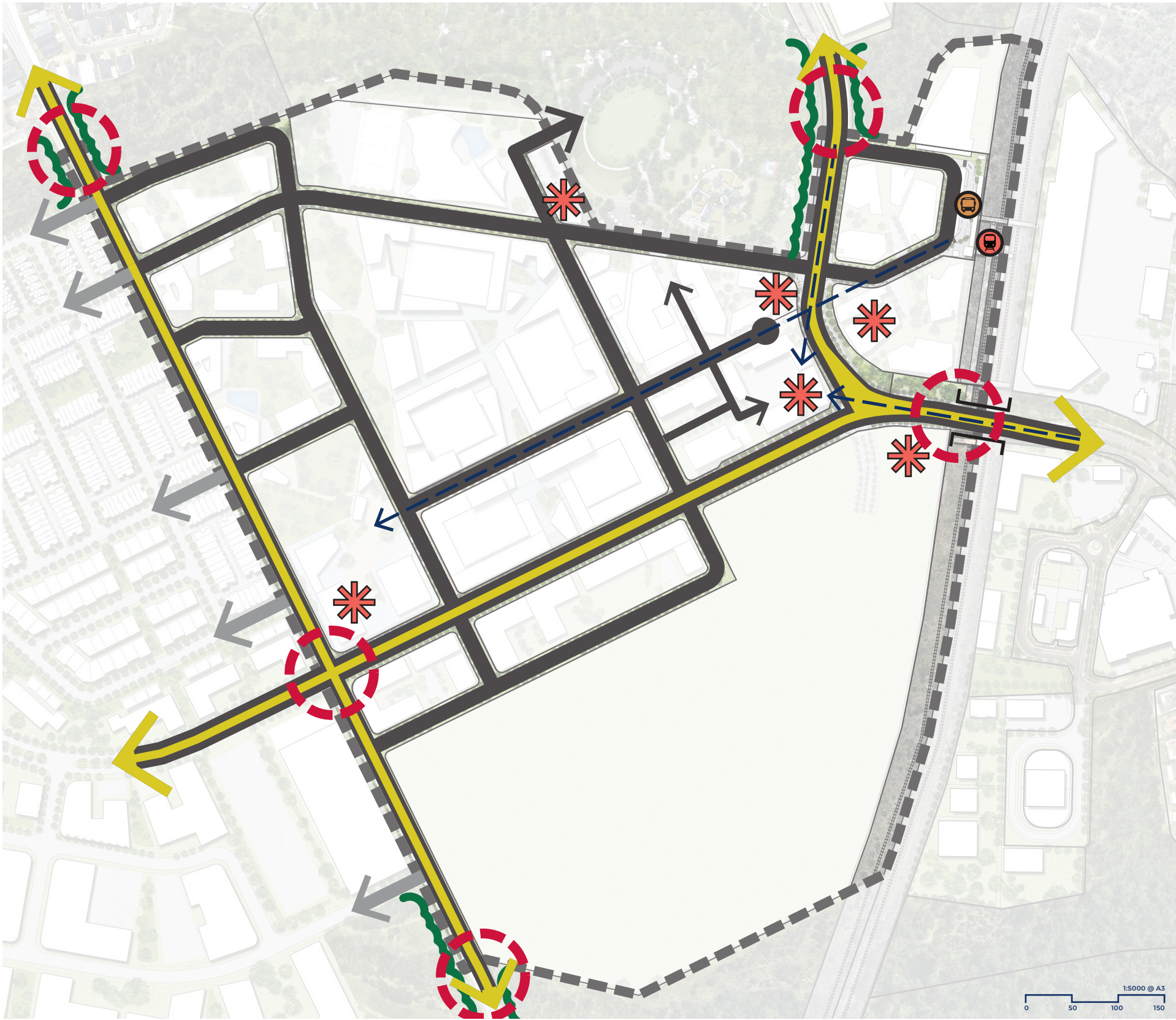
FRAMEWORK

Arrival Journeys & Key Buildings

- Arrival journeys into the Flagstone City Centre are supported by distinctive gateways.
- North, south and north-eastern gateways, which provide access to the surrounding residential villages, are characterised by crossing vegetation corridors - with city centre entries framed by trees.
- Eastern and western gateways are characterised by major transport infrastructure, and utilise statement built form to create a distinctive arrival experience.
- Adventure Park, Flagstonian Drive and Parkland Drive entrance experience features the convergence of parkland and city centre urban form. High quality public realm, coupled with statement architecture reinforces the High Street alignment.

LEGEND

- City Centre Application Boundary
- Arrival Routes
- Transit Interchange
- Train Station
- Bridge
- Gateways
- Statement Building
- Vegetation Threshold
- Key Arrival View Line



FRAMEWORK

Vehicle & Loading Access

- Carpark and loading is prohibited off Homestead Drive, Flagstonian Drive and Gateway Drive, except where specified on the adjoining plan.
- No carparking or loading access off High Street to ensure a pedestrian friendly, activated main street.
- Retail Core carpark and loading accesses located off side streets and Parkland Drive to support sleeved basement carparking. Carpark and loading entries are coupled together to limit streetscape impacts.
- Civic Hub carparking and loading provided as a combined access off eastern side street.
- Separate carpark entries provided for future apartment buildings, allowing for potential future subdivision and creation of separate basements. No carpark or loading access is permitted off Gateway Drive.
- Loading and carpark entries to consider pedestrian priority and safety. Building and landscape design to frame vehicular access locations and ensure a continuation of the street edge, compelling vehicles enter and exit at slower speeds.
- Access locations shown are indicative only and subject to detailed design. Staggered accesses are to be avoided. Future applications to assess access locations in detail, ensuring safe access outcomes for both pedestrians and vehicles.

LEGEND

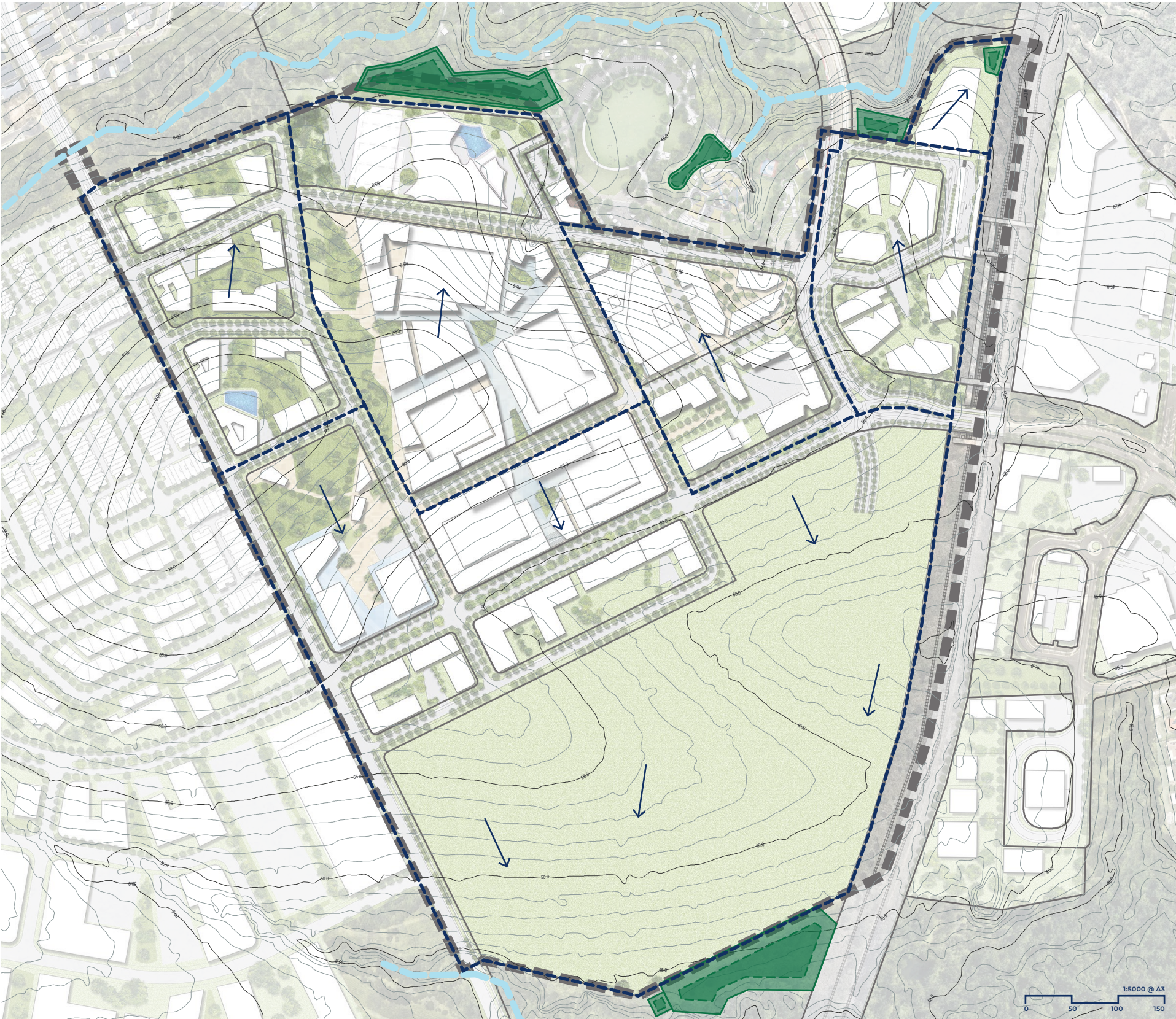
- City Centre Application Boundary
- ▲ Indicative Combined Carpark / Loading Access
- ▲ Indicative Retail Core Loading Access
- ▲ Indicative Retail Core Carpark Access
- ▲ Indicative Adventure Park Carpark Access



FRAMEWORK

Stormwater Management

- Stormwater catchment areas align with proposed earthworks strategy - smaller catchments to the north of the existing rideline, with a singular larger catchment servicing the southern areas.
- Treatment zones are predominantly located on the periphery of the City Centre boundary in open space (park and corridor open space).
- On site treatment zones in some locations.



LEGEND

- City Centre Application Boundary
- Existing Contours (1m)
- Catchment Area
- Waterway
- Treatment Zone



FRAMEWORK

Development Scheme Zoning

The Flagstone City Centre Masterplan interprets the Greater Flagstone PDA Development Scheme Zoning and Whole of Site Approved Zoning Plan (Application Reference: DEV2012_209) as shown.

This locates the Major Centre Core north and south of Homestead Drive.

As per the Flagstone PDA Development Scheme, height limits and minimum net residential densities are as follows:

Major Centre Core:

- Maximum Building Height (Storeys) - 12 storeys
- Minimum Building Height (Storeys) - 2 storeys*
- Minimum Net Residential Density - 60 dwellings per hectare

~~*Single storey buildings permitted in select locations if the building / facade visually appears as two storeys in height from the street.~~

LEGEND

- City Centre Application Boundary
- Major Centre Core

~~--- Single Storey Building Height Permitted (if visually appears as two storeys in height from the street)~~



Flagstone 

PEET