

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1612

Date: 31 October 2025



Monarch Glen

ROL 4 Landscape Plan-

Precinct 101 & 102

Monarch Glen No 1 PTY LTD
2nd of April 2025 / Issue J

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Note: Identification of Major Linear open space with the landscape plans does not imply acceptance of infrastructure as eligible for offsets under the Greater Flagstone Development Charges and Offset Plan (DCOP). A separate offset application will be required to determine offsetable works scope within linear corridors, in accordance with the DCOP and Greater Flagstone PDA Infrastructure Planning and Background Report (IPBR).

AMENDED IN RED

By: Brandon Bouda

Date: 29/10/2025



Framework Plans

Document Register

Issue	Date	Prepared by	Approved by
A	13.09.2024	AR/AD	DH
B	17.09.2024	AD	AR
C	15.11.2024	AR	DH
D	22.11.2024	AR	DH
E	22.11.2024	AR	DH
F	14.03.2025	AR/AD	DH
G	19.03.2025	AR	DH
H	23.03.2025	AR/AC	DH
I	31.03.2025	AR	DH
J	02.04.2025	AR/AD	DH

Framework Plan- Overview

Lot No.	Precinct No.	Type	Typ. Width (m)	Area (Ha)	Timing for dedication/ transfer as park
11199	101.01a	Major Linear Park /stormwater infrastructure	60m	2.40 ha	With or prior to endorsement of the survey plan creating the last residential lot in the ROL.
11599	101.05a	Neighbourhood Recreation Park	-	0.50 ha	
11598	101.05b	Major Linear Park	30m	0.52 ha	
11699	101.06a	Major Linear Park /stormwater infrastructure	40m	0.51 ha	
12199	102.01b	Neighbourhood Recreation Park	-	0.50 ha	
12198	102.01c	Minor Linear Park	37m	1.29 ha	
12196	102.01e	Minor Linear Park	18m	0.32 ha	
12399	102.03a	Major Linear Park /stormwater infrastructure	50m	1.20ha	
12398	102.03b	Minor Linear Park	18m	0.19 ha	

LEGEND

Precinct Boundary

Major Linear Park

Minor Linear Park

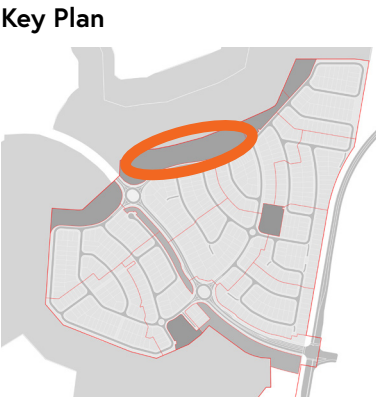
Neighbourhood Recreation Park

Conservation Land



Framework Plan-

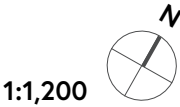
Lot 11199 - Major Linear Park /stormwater infrastructure
(DCOP- POS304)



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- 4.0m wide off - road shared path (ORP004)	X	Yes
	Shade Structures		
	Table & seating - uncovered	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play Areas/ facilities		

Key	Embellishment	PDA Guideline 12	Compliant
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports Fields		
	Specatator seating area		
	Community events space		
	Overland flow path		
	Precinct Boundary		
	Stage Boundary		

- Notes
- Locations, alignments and areas are indicative only and will be refined in subsequent applications.
 - This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.

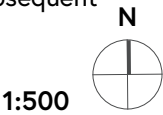


Framework Plan-

Lot 11599 - Neighbourhood Recreation Park

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)	X	Yes
⊕	Lighting	X	Yes
	Toilets		
— — — — —	Paths- 2.5m wide primary path (pedestrian/ cycle) 1.5m wide secondary path (pedestrian)	X	Yes
+	Shade structures	X	Yes
○	Table & seating - uncovered	X	Yes
×	Tables & seating - covered	X	Yes
	Barbecues		
✱	Play areas/ facilities	X	Yes
■	Informal active recreational spaces	X	Yes
●	Half- court, rebound wall or similar	X	Yes
	Sports fields		
	Spectator seating area		
	Community events space		
	Overland flow path		
⦿	Tap/ bubbler	X	Yes
	Precinct boundary		

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Framework Plan-

Lot 11598 - Major Linear Park

(DCOP- POS304)

Key Plan



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths-		
	4.0m wide off - road shared path (ORP004)	X	Yes
	1.5m wide secondary path (pedestrian)		
	Shade structures		
	Table & seating - uncovered	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play areas/ facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports Fields		
	Specatator seating area		
	Community events space		
	Overland flow path		
	Precinct boundary		
	Stage boundary		

Notes





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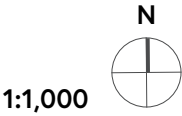
Framework Plan-

Lot 11699 - Major Linear Park /stormwater infrastructure
(DCOP- POS304)



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- 4.0m wide off - road shared path (ORP004)	X	Yes
	Shade Structures		
	Table & seating - uncovered	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play Areas/ facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports Fields		
	Specatator seating area		
	Community events space		
	Overland flow path		
	Precinct Boundary		
	Stage Boundary		

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Framework Plan-

Lot 12199 - Neighbourhood Recreation Park

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)	X	Yes
+	Lighting	X	Yes
	Toilets		
—	Paths-	X	Yes
	• 2.5m wide primary path (pedestrian/ cycle)		
- - -	• 1.5m wide secondary path (pedestrian)		
+	Shade structures	X	Yes
o	Table & seating - uncovered	X	Yes
x	Tables & seating - covered	X	Yes
	Barbecues		
*	Play areas/ facilities	X	Yes
■	Informal active recreational spaces	X	Yes
●	Half- court, rebound wall or similar	X	Yes
	Sports fields		
	Specatator seating area		
	Community events space		
	Overland flow path		
o	Tap/ bubbler	X	Yes
---	Precinct boundary		
---	Stage boundary		

Notes

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Framework Plan-

Lot 12198 - Minor Linear Park

Key Plan



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- <ul style="list-style-type: none">2.0m wide path (cycle)1.5m wide secondary path (pedestrian)- subject to engineering review1.5m wide informal access track to connect with existing bush trail	X	Yes
	Trail head connection		
	Shade structures		
	Table & seating - uncovered	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play areas / facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Community events space		
	Overland flow path		
	Indicative entry statement		
	Precinct boundary		
	Stage boundary		

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Framework Plan-

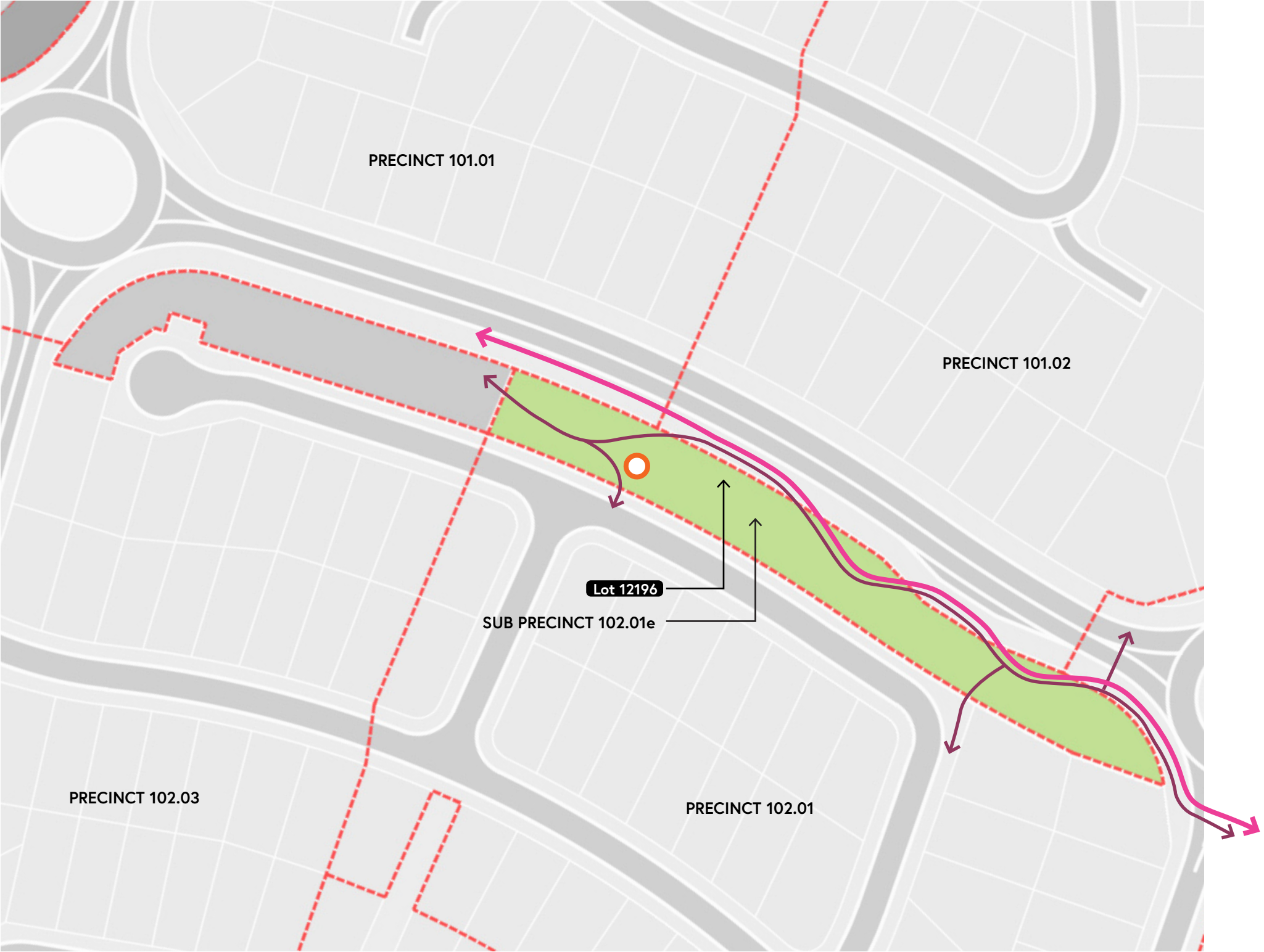
Lot 12196 - Minor Linear Park

Key Plan



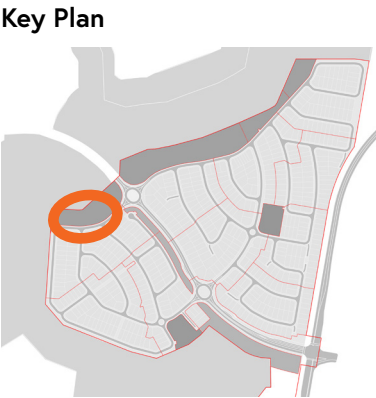
Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- 2.0m wide path (cycle)	X	Yes
	1.5m wide secondary path (pedestrian)		
	Shade structures		
	Table & seating - uncovered	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play areas/ facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Community events space		
	Overland flow path		
	Precinct boundary		





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Framework Plan-

Lot 12399 - Major Linear Park /stormwater infrastructure
DCOP- POS304)



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- 4.0m wide off - road shared path (ORP005)	X	Yes
	Shade Structures		
	Table & seating - uncovered *	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play Areas/ facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports Fields		
	Specatator seating area		
	Community events space		
	Overland flow path		
	Precinct Boundary		
	Site Boundary		

- Notes
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 - This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.
 - * Table and seating embellishments will be provided within the connecting asset, Major Linear Open Space (Lot 11199- refer page 04 of this report).



Framework Plan-

Lot 12398 - Minor Linear Park

Key Plan



Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (s)		
	Parking (cars)		
	Parking (Bicycles)		
	Toilets		
	Paths- 2.0m wide path (cycle)	X	Yes
	1.5m wide secondary path (pedestrian)		
	Shade structures		
	Table & seating - uncovered *	X	Yes
	Tables & seating - covered		
	Barbecues		
	Play areas/ facilities		
	Informal active recreational spaces		
	Half- court, rebound wall or similar		
	Sports fields		
	Spectator seating area		
	Community events space		
	Overland flow path		
	Precinct boundary		

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 - This plan generally shows the minimum embellishments required to comply with Guideline 12. Further embellishments may be proposed in subsequent applications.
 - * Table and seating embellishments will be provided within the connecting asset, Minor Linear Open Space (Lot 12196, refer page 10 of this report).

