

AMENDED IN RED

By: DEV-2026-FLA-4804

Date: 15 July 2026



FLAGSTONE CONTEXT AREA 5 NORTH

LANDSCAPE MASTERPLAN

Prepared for

PEET

Flagstone 

MAY 2026
[REV B]

rps
A TETRA TECH COMPANY
MAKING
COMPLEX
EASY



BORROL LOOKOUT, YARRABILBA

We acknowledge the First Nations people as the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and culture where we live and work.

We pay our respects to Elders past, present and emerging.

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REVISION

[A]

DATE

30/04/2026

PREPARED BY

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APPROVED BY

ST



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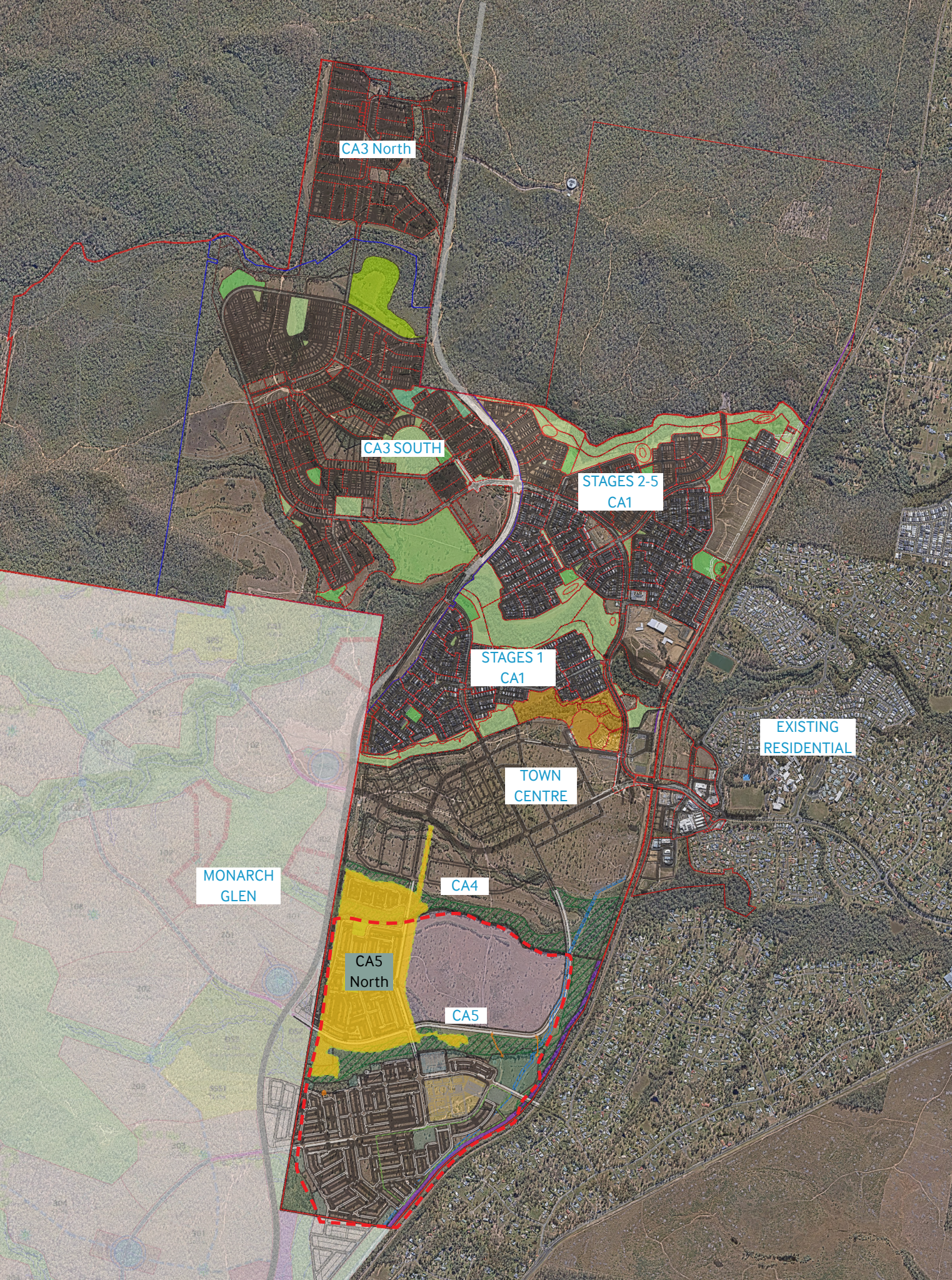
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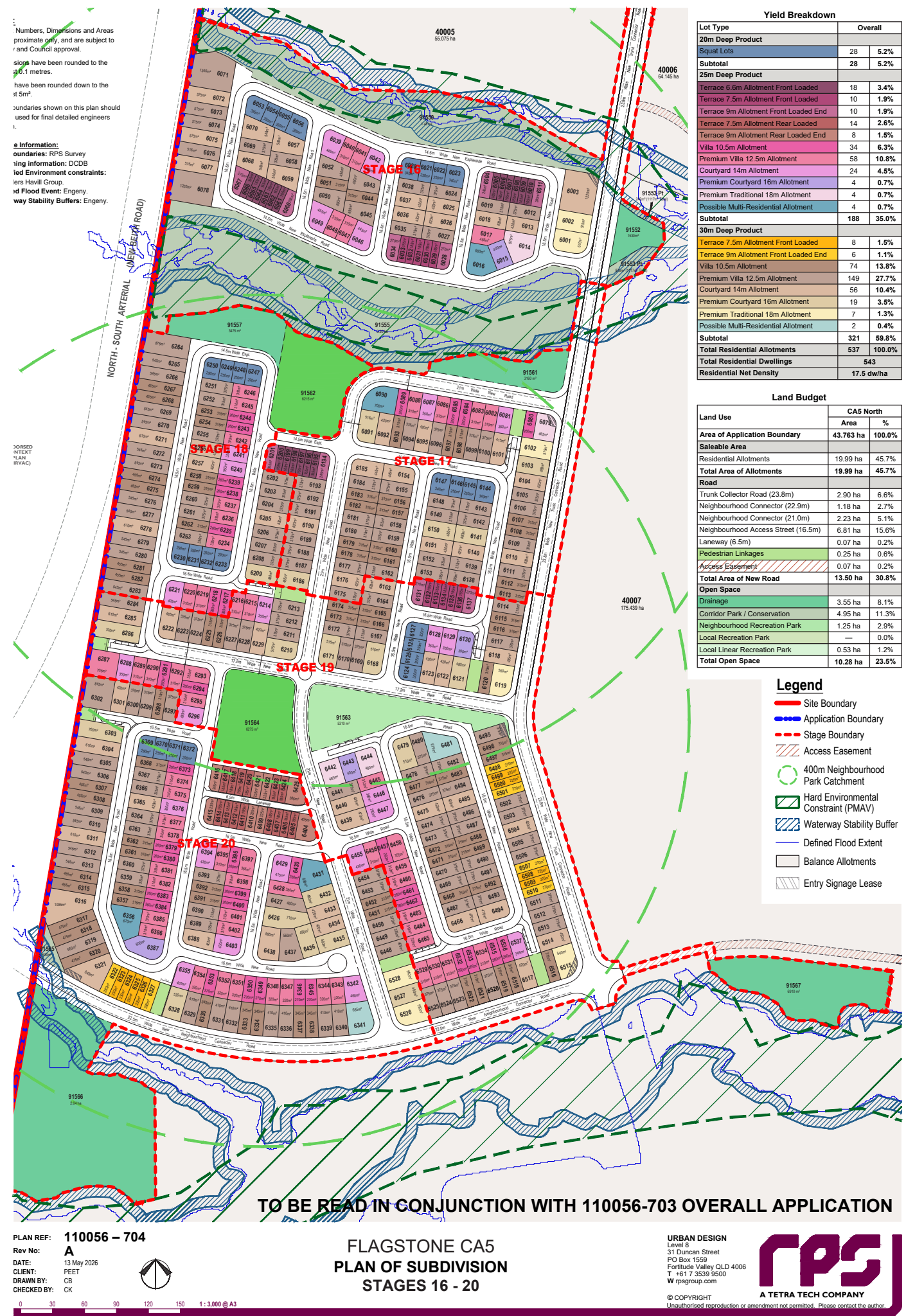
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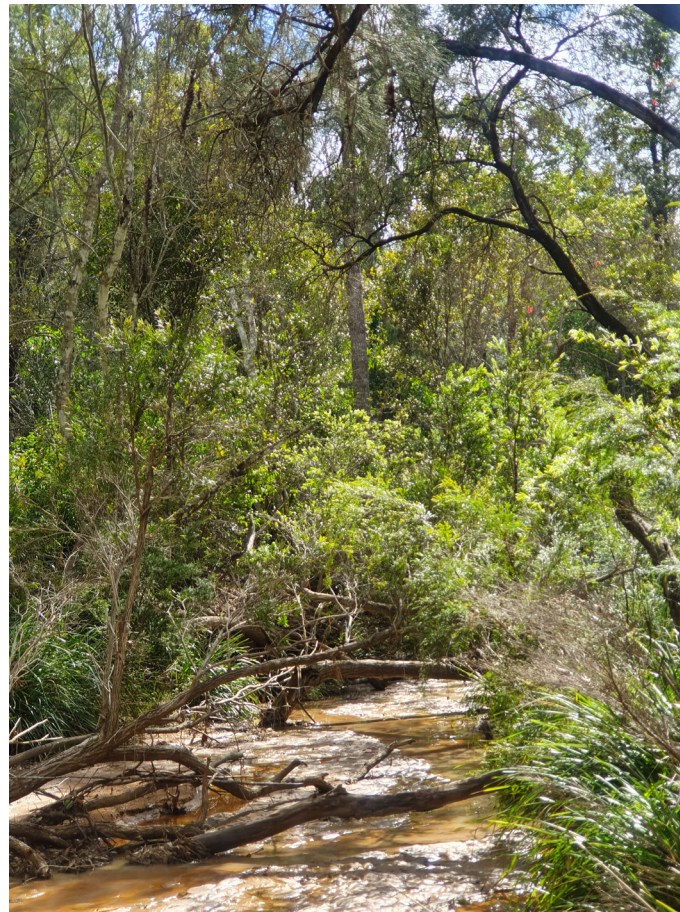
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CONTEXT PLAN



CA5 NORTH ROL PLAN



PREEXISTING LANDSCAPE CHARACTER



PRECINT MASTERPLAN

- LEGEND

Neighbourhood Recreation Parks (NRP)

1

18A

2

20A
- Corridor Park / Conservation

1

16A & 16B: Lots 991550 & 91551

2

16A & 18A: Lots 91555, 91556, 91559, 91558, 91560

3

16A: Lot 91553

4

20B: Lot 91565

Local Recreation Parks (LRP)

1

19A: Lot 91563 (Local Linear Recreation Park)

Bio-retention Basins

1

16A: Lot 91552

2

17A: Lot 91561

3

18A: Lot 81557

4

20A: Lot 91566

5

19A: Lot 91567



COMMUNITY GREEN SPACE CONTRIBUTION SUMMARY TABLE								
	INFRASTRUCTURE MASTER PLAN (2018)	STAGE 1	STAGE 2 SCHOOL ROL	STAGE 2-5	CONTEXT AREA 3 Sth	CONTEXT AREA 3 Nth	CONTEXT AREA 5 Nth	TOTAL (to date)
Potential Residential Dwellings (Av. 15-16 dwellings/ha)	13,000	812	N/A	1,404	1,674	786	543	5,219 dwellings
Estimated Population	31,200ppl (2.4pp/dwell)	1,786 ppl (2.2 pp/ dwell)	N/A	3,370 ppl (2.4 pp/ dwell)	4,017 ppl (2.4 pp/ dwell)	1,887ppl (2.4 pp/ dwell)	1303	10,967 ppl
Corridor Park	342.53 ha	13.498 ha	4.672 ha	36.259 ha	47.782ha	25.384 ha	4.965 ha	120.327 ha
Local Recreation Park	39 ha (based on context area)	1.974ha (1.105ha/ 1000ppl)	N/A	5.757 ha (1.70ha/ 1000 ppl)	6.178ha (1.53ha/ 1000ppl)	6.490 ha (3.4ha/ 1000 ppl)	-	20.399ha
Conservation Area	84.20 ha		N/A	19.717 ha	1.988 ha	7.589 ha	-	29.294 ha
Sports Parks	32.15ha	N/A	N/A	N/A	24.96 ha	N/A	-	N/A
District Recreation Park	15.8ha	-	N/A	5.648 ha (1)	-	-	-	5.648 ha
Regional Recreation Park	10ha (1)	12.080 ha	N/A	-	-	-	-	12.080ha

CONTEXT AREA 5 NORTH - GREEN SPACE PROVISION			
GREEN SPACE		MIN AREA (IMP)	
	Neighbourhood Recreation Parks	5,000sqm	18A = 6215 sqm 20A = 6275 sqm
	Corridor Park/ Conservation	NA	16A& 16B: Lots 991550 & 91551 = 1.4775ha 16A & 18A: Lots 91555, 91556, 91559, 91558, 91560 = 3.448 ha 16A: Lot 91553 = 1290sqm 20B: Lot 91565 = 530sqm
	Local Recreation Park	500sqm	19A: Lot 91563 (Local Linear Recreation Park) = 5310sqm
	Stormwater Treatment Area	NA	16A: Lot 91552 = 1355sqm 17A: Lot 91561 = 3160sqm 18A: Lot 81557= 3475sqm 20A: Lot 91566= 2040sqm 19A: Lot 91567= 6910sqm
		TOTAL OPEN SPACE	85.815 ha

LOCAL RECREATION PARK PROVISION COMPLIANCE SUMMARY				
Land Use	Community Green Space - IMP	CA5 Nth – Masterplan Green Space		
Green Space		No. of Parks	Total Area of Parks	Land (ha/ppl)
Neighbourhood Recreation Park	0.5 – 1.9ha	2	1.249 ha	1.08 ha / 1000
Corridor Park/ Conservation	1.5 - 20ha	4	43.719 ha	10.88 ha/1000
Local Recreation Park/linear	0.0 - 0.8 ha	6	1.838 ha	0.45 ha / 1000
TOTAL		15	49.898 ha	12.421 ha / 1000

Refer to Landscape Compliance amendments in D26/385594

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GREENSPACE MASTERPLAN

OVERALL COMPLIANCE

LEGEND

WATERHOUSEA floribunda
SYZYGIUM luehmannii

LOPHOSTEMON confertis (Corridor interface)
MELALEUCA quinquenervia

FLINDERSIA australis
SCHOTIA brachypetalia

TRISTANIOPSIS laurina
XANTHOSTEMON chrysanthus

HARPULLIA pendula
CUPANIOPSIS anacardiodes

GREVILLEA robusta
GREVILLEA baileyana

ELEOCARPUS obovatus
MELICOPHE elleryana

ARAUCARIA cunninghamia



LEGEND

3.0m shared bikepath.

1.5m pedestrian path

Pedestrian connection/ walkthrus

3m shared path



STREET TREE STRATEGY

ACTIVE MOVEMENT STRATEGY



PARK PLANS

EDQ GUIDELINE COMPLIANCE - CA5 NTH LINEAR PARK

LEGEND

- ➔ Sight lines
- 1 Turf
- 2 Native planting and boulders as vehicle barriers
- 3 Corner feature planting
- 4 Shared path
- 5 Low planting to retain sightlines to park
- 6 Drinking Fountain
- 7 Bollards to road reserve
- 8 Mounding for visual and physical separation



Embellishment	LLC Planning Scheme Minimum	IMP	STAGE 16A - Lot 91551 1.36ha Complies
Bicycles Parking		Yes	
Lighting	Site specific		- Lighting not proposed
Paths (pedestrian / cycle)	Combination of pedestrian and shared use	Yes	Complies
Shade Structures	Tree canopy 30% shade at maturity	Yes	Complies
Table and seating - uncovered	Site specific	Yes	Complies
Table and seating - covered	Site specific	Yes	Complies
Interpretive signage	Yes		Complies
Maintenance, service & emergence access	Yes		Complies
Subsurface drainage	Site specific		- SSD not required
Fitness equipment	Yes		Complies
Flood immunity	>20 years ARI		Complies
Slope	1:10 max 1:6 max for turf 1:4 max for vegetated garden beds and batter		Complies
Drinking fountain & Bins	1 unit every 3km, located at entry/exit		Complies
Fencing / Bollards / Locking rails	Yes, to road reserve		Complies
Community Facility	No		Complies
Artwork	Site specific		- Artwork not proposed
BBQ	No		Complies
Irrigation	No		Complies



MASTERPLAN CONCEPT

LINEAR PARK

LEGEND

— Park boundary

- 1 Turf
- 2 Native Regen
- 3 Waterway
- 4 Shared path
- 5 Fitness equipment
- 6 Drinking Fountain
- 7 Bollards



MASTERPLAN CONCEPT

CORRIDOR PARKS

EDQ GUIDELINE COMPLIANCE - CA5 NTH CORRIDOR PARKS

			STAGE 16A - Lot 91551 1.36ha	STAGE 18B, 18A, 17A, 16B, 16A Lots 91556, 91559, 91556, 91558, 91560 - 3.254ha	STAGE 16A Lot 91556 1290sqm
Embellishment	LLC Planning Scheme Minimum	IMP			
Bicycles Parking		Yes	Complies	Complies	Complies
Lighting	Site specific		- Lighting not proposed	- Lighting not proposed	- Lighting not proposed
Paths (pedestrian / cycle)	Combination of pedestrian and shared use	Yes	Complies	Complies	Complies
Shade Structures	Tree canopy 30% shade at maturity	Yes	Complies	Complies	Complies
Table and seating - uncovered	Site specific	Yes	Complies	Complies	Complies
Table and seating - covered	Site specific	Yes	Complies	Complies	Complies
Interpretive signage	Yes		Complies	Complies	Complies
Maintenance, service & emergence access	Yes		Complies	Complies	Complies
Subsurface drainage	Site specific		- SSD not required	- SSD not required	- SSD not required
Fitness equipment	Yes		Complies	Complies	Complies
Flood immunity	>20 years ARI		Complies	Complies	Complies
Slope	1:10 max 1:6 max for turf 1:4 max for vegetated garden beds and batter		Complies	Complies	Complies
Drinking fountain & Bins	1 unit every 3km, located at entry/exit		Complies	Complies	Complies
Fencing / Bollards / Locking rails	Yes, to road reserve		Complies	Complies	Complies
Community Facility	No		Complies	Complies	Complies
Artwork	Site specific		- Artwork not proposed	- Artwork not proposed	- Artwork not proposed
BBQ	No		Complies	Complies	Complies
Irrigation	No		Complies	Complies	Complies

EDQ GUIDELINE COMPLIANCE - NEIGHBOURHOOD RECREATION PARK

LEGEND

- ➔ Sight lines
- 1 Turf
- 2 Native revegetation
- 3 Corner feature planting
- 4 Shared path 1:20 max
- 5 2-Tiered planting to retain sightlines to park
- 6 Seating
- 7 Bollards
- 8 Multisports court
- 9 Playground
- 9 Kickabout
- 10 Bollards
- 11 Drinking fountain & bins
- 12 Shelter
- 13 Fitness Equipment
- 14 Maintenance access



Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme Minimum	STAGE 18 A NRP
Bicycles Parking	Yes - NRP		
Car Parking	No	Kerbside carparking	Complies
Lighting	Yes	Site specific, not req. for kickabout	No lighting proposed
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies
Table and seating - uncovered	Yes	Seating: 3x units	Complies
Table and Seating - covered	Yes	2x setting for small gathering	Complies
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Complies
Informal active recreation spaces	Yes - At least 3 active spaces, including at least 1 suitable for kick a bout & other activities, min 30x50m	Kick a bout: 1-2 40% of park, min. 0.4ha 30x50m min. excl batters at 1:40 max - 1:6 max for turf 1:3 max. for planting	Complies
Half court, rebound wall or similar	Yes	1 x Half basketball court/ hardcourt	Complies
Interpretive signage		Where relivant	Complies
Maintenance, serivce & emergency access	Yes	Yes	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Complies
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins [4] BBQ		[1] 1x unit [2] Yes, to road frontage @ 1500mm centres [3] 2 x co-located with tables	Complies
50% Road frontage	Yes	Yes	Complies
Fitness equipment		3 x items minimum	Complies
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Complies
Slope	Active recreation areas have a slope 1:33 or less. maximum 20% total park greater than 1:10	1:40 activity areas & kickabout space Retain natural topography where possible 1:6 max for turf 1:4 max. for planting No walls - low safe integrated walls may be considered	Complies



CONCEPT PLAN

NEIGHBOURHOOD REC PARK

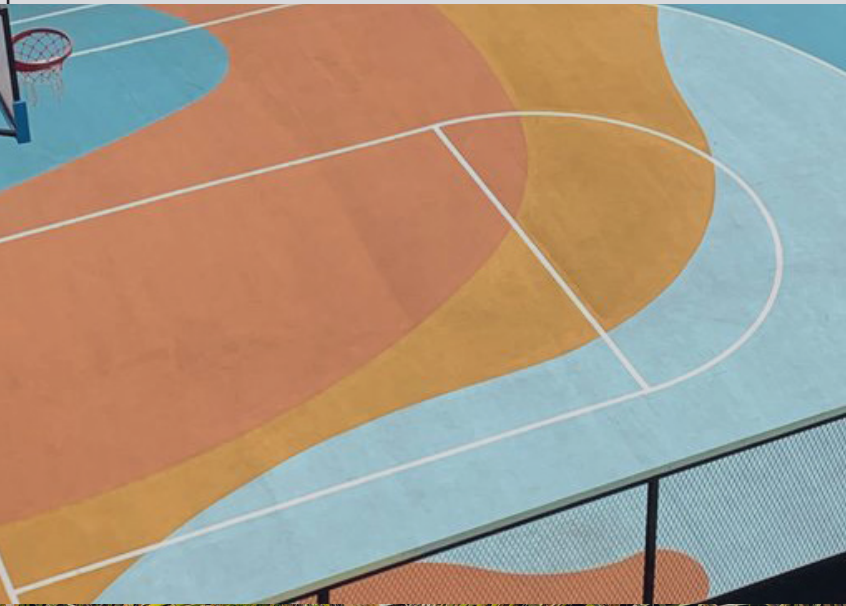
EDQ GUIDELINE COMPLIANCE - NEIGHBOURHOOD RECREATION PARK

LEGEND

- ➔ Sight lines
- 1 Turf
- 2 Native revegetation
- 3 Corner feature planting
- 4 Shared path
- 5 2-tiered planting to retain sightlines to park
- 6 Drinking Fountain
- 7 Bollards
- 8 Multisports court
- 9 Playground
- 9 Kickabout - max 1:33
- 10 Bollards
- 11 Drinking fountain & bins
- 12 Shelter and picnic set
- 13 Fitness Equipment
- 14 Maintenance access
- 15 Informal path



Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme Minimum	STAGE 20 A NRP
Bicycles Parking	Yes - NRP		Complies
Car Parking	No	Kerbside carparking	
Lighting	Yes	Site specific, not req. for kickabout	No lighting proposed
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies
Table and seating - uncovered	Yes	Seating: 3x units	Complies
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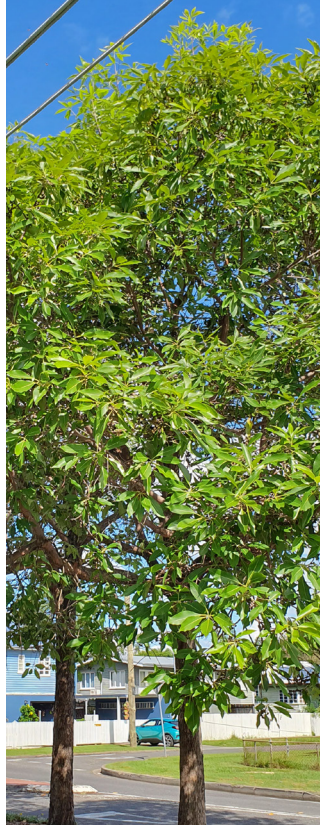
CONCEPT PLAN

NEIGHBOURHOOD REC PARK

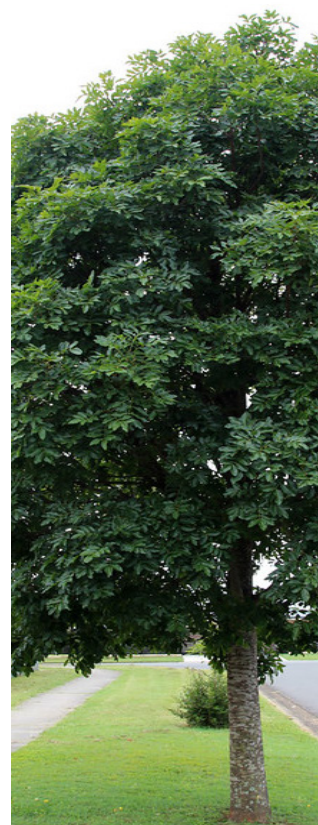


PLANTING & MATERIALITY

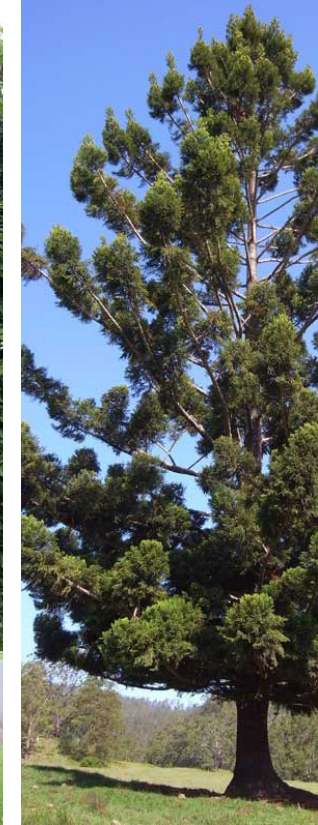
Trees



LOPHOSTEMON
confertus



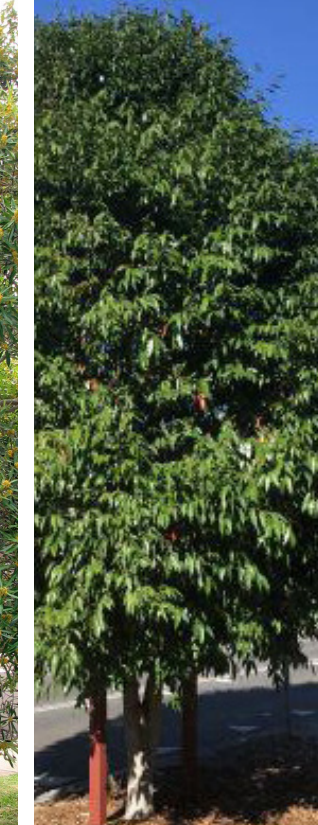
FLINDERSIA
australis



ARAUCARIA
cunninghamii



TRISTANIOPSIS
laurina



WATERHOUSEA
floribunda



ELEOCHARPUS
obovatus



GREVILLEA
baileyana

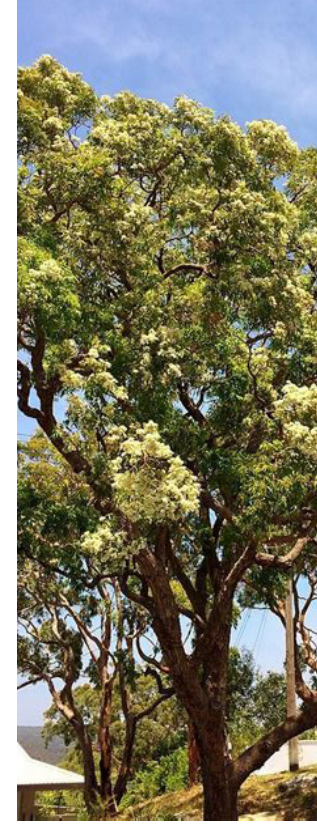


CUPANIOPSIS
anacardiodes



MELALEUCA
quinquenervia

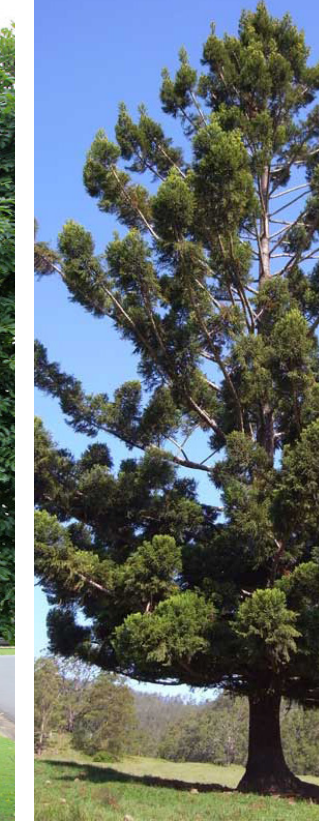
Trees



ANGOPHORA
floribunda



FLINDERSIA
australis



ARAUCARIA
cunninghamii



FICUS
macrophylla

Shrubs



GREVILLEA
moonlight



LEPTOSPERMUM
liversidgii



DORYANTHES
excelsia



ACACIA
leiocalyx



OZOMANTHUS
diosmipolius



CALLISTEMON
Wilderness White



CALLISTEMON
Great Balls of Fire



MELALEUCA
thymifolia



ACACIA disparrima



FICUS 'Green Island'

Shrubs



GREVILLEA
moonlight



LEPTOSPERMUM
liversidgii



LOMANDRA
hystrix



MELALEUCA
thymifolia



CALLISTEMON
Great Balls of Fire

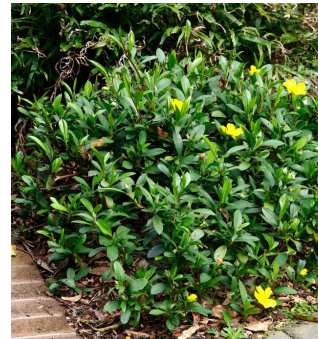


FICUS Green
Island



DIANELLA
revoluta

Ground covers



HIBERTIA
scandens



FICINIA nodosa



CHRYSOEPHALUM
apiculatum



GREVILLEA
Royal Mantle



MYOPORUM
ellipticum



THEMEDA
triandra



HARDENBERGIA
violacea

STREETSCAPE PLANT PALETTE

PARKS PLANT PALETTE



Street & Park furniture



Shelters



Benches



Picnic tables

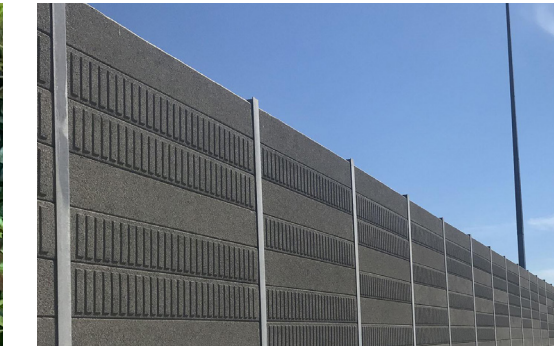
fencing & walls



Estate semi-transparent



Retaining walls



2m Noise Barrier



Bike parking

paving



CCS Desert Sand for park pathways



CCS Desert Sand for park pathways



Feature paving



Timber Bollards

PRECINCT LOOK & FEEL

MATERIALS PALETTE