

673 SILVERWOOD DRIVE FLAGSTONE
LANDSCAPE MASTER PLAN



CONTENTS

INTRODUCTION	2
CONCEPT PLANS	
MASTER PLAN	3
LINEAR PARK	4
NEIGHBOURHOOD RECREATION PARK	5
LOCAL RERECREATION PARK	7
SECTIONS	8
EDQ DESIGN CRITERIA	11
PLANTING PALETTE	
STREET TREE MASTER PLAN	14

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A	31/03/2026	KH, CA	KH
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The location of the proposed Master Planned Estate is 673 Silverwood Drive, Flagstone which is located within the Flagstone Priority Development Area. The total site area is 32.924ha.

The suburb of Flagstone is located within the Logan City Council, and is approximately 40km south-west of Brisbane CBD. It is well connected by road to neighbouring suburbs Jimboomba (east), Park Ridge and Browns Plains (north).

The site proposed for development is bounded by previously completed residential estates, the Brisbane-Sydney rail corridor and Flagstone Creek, which runs through the north-eastern corner of the site.

The proposed residential subdivision development is set to include the following:

- 500+ residential lots of various sizes and categories.
- Streetscape landscaping to road reserve areas.
- 500m² Local Recreation Park.
- 5000m² Neighbourhood Recreation Park, which forms part of the Linear Park.
- 15,900m² Stormwater Bio Basin area, which forms part of the Linear Park.
- Landscaped Open Space which forms part of the Linear Park.
- Landscaping to connective footpaths and laneways.
- Required landscaped buffers, fencing, bollards and entry signage.

This development aims to enhance the existing community, while creating an estate which is framed by green landscapes, liveable, prosperous, inclusive and connected.



CONCEPT DESIGN | Linear Park



CONCEPT DESIGN | Neighbourhood Recreation Park



CONCEPT DESIGN | Neighbourhood Recreation Park



MAINTAINING THE MATERIALS AND FINISHES PALETTE FROM THE NEIGHBOURING ESTATE PROVIDES CONTINUITY THROUGHOUT THE FLAGSTONE CREEK LINEAR PARK

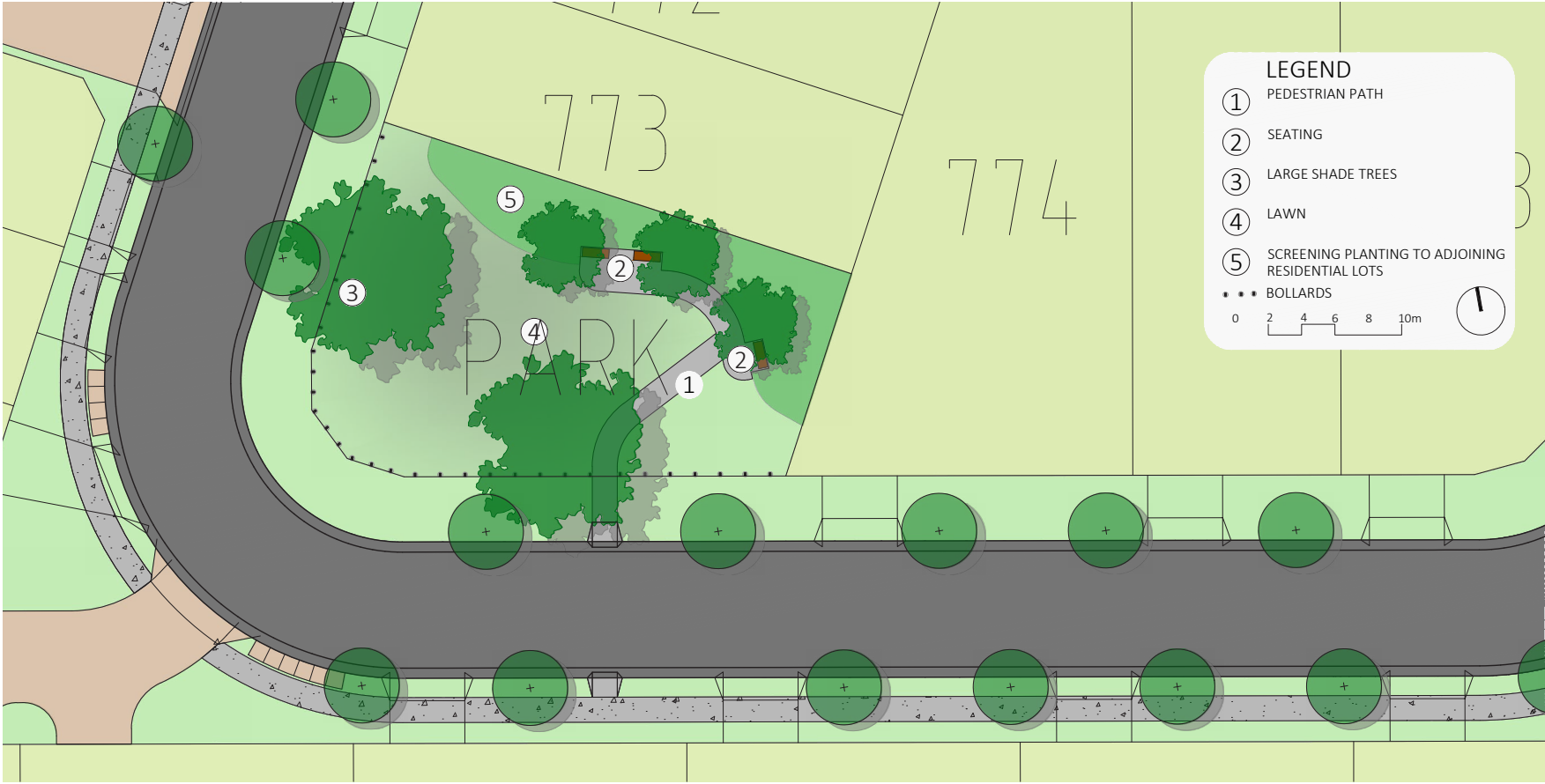


PROPRIETARY PLAY EQUIPMENT AND HALF COURT PROVIDE A MIX OF ACTIVE RECREATION OPPORTUNITIES IN ADDITION TO AND OPEN KICK-A-BOUT SPACE



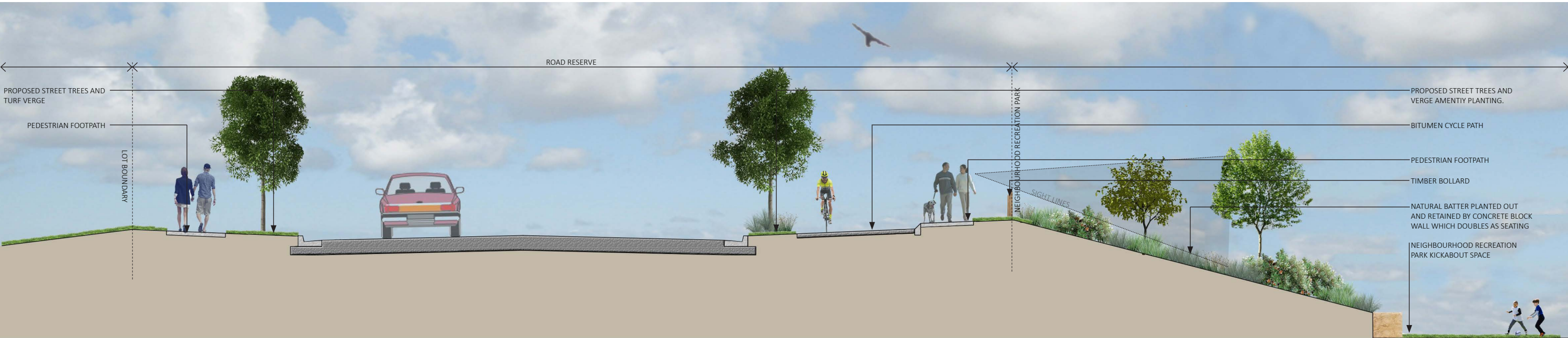
PROPRIETARY PLAY EQUIPMENT AND HALF COURT PROVIDE A MIX OF ACTIVE RECREATION OPPORTUNITIES IN ADDITION TO AND OPEN KICK-A-BOUT SPACE

CONCEPT DESIGN | Local Recreation Park

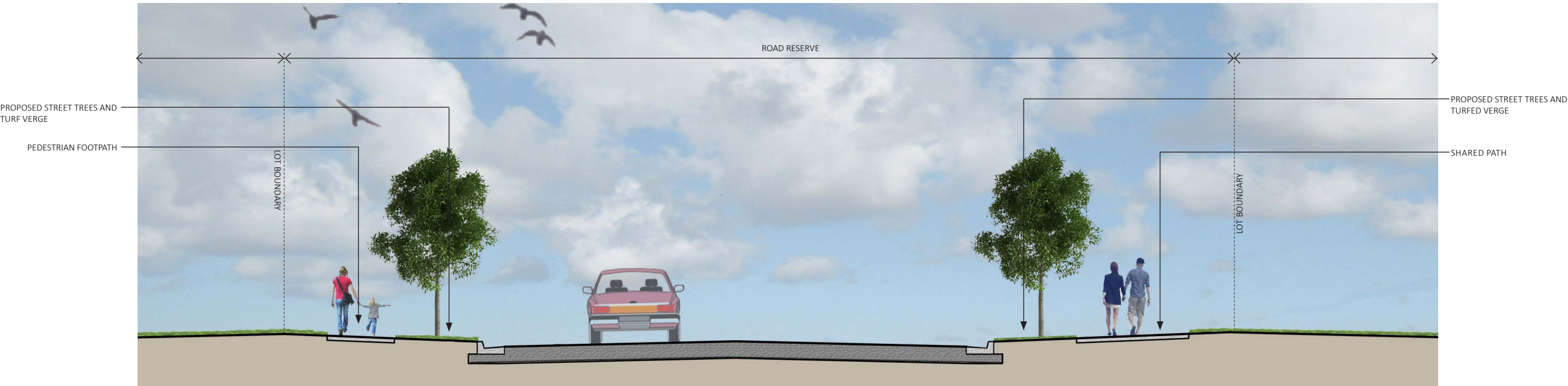


SEATING OVERLOOKING OPEN LAWN PROVIDES POINT OF RESPIRE

CONCEPT DESIGN | Typical Sections



SECTION A 21m ROAD RESERVE WITH CYCLE PATH
SCALE 1:100 @A3

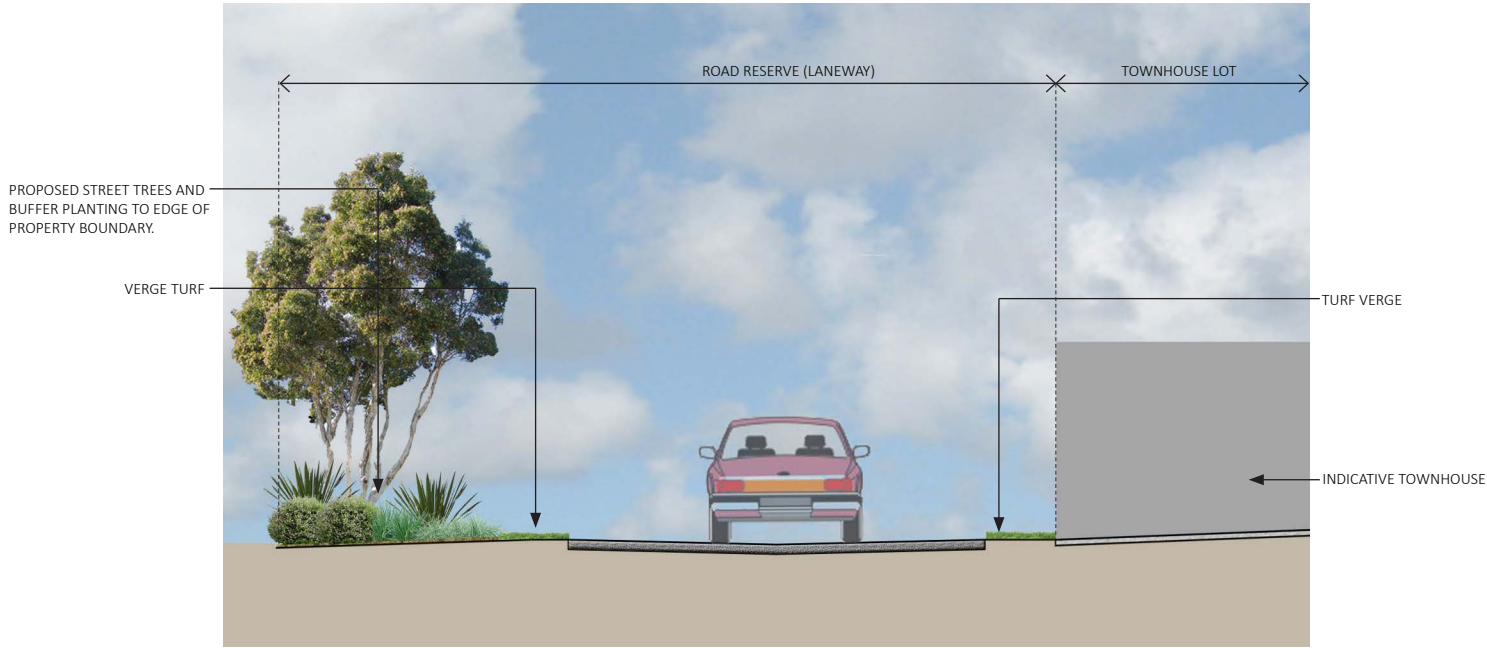


SECTION B 21m ROAD RESERVE
SCALE 1:100 @A3

CONCEPT DESIGN | Typical Sections

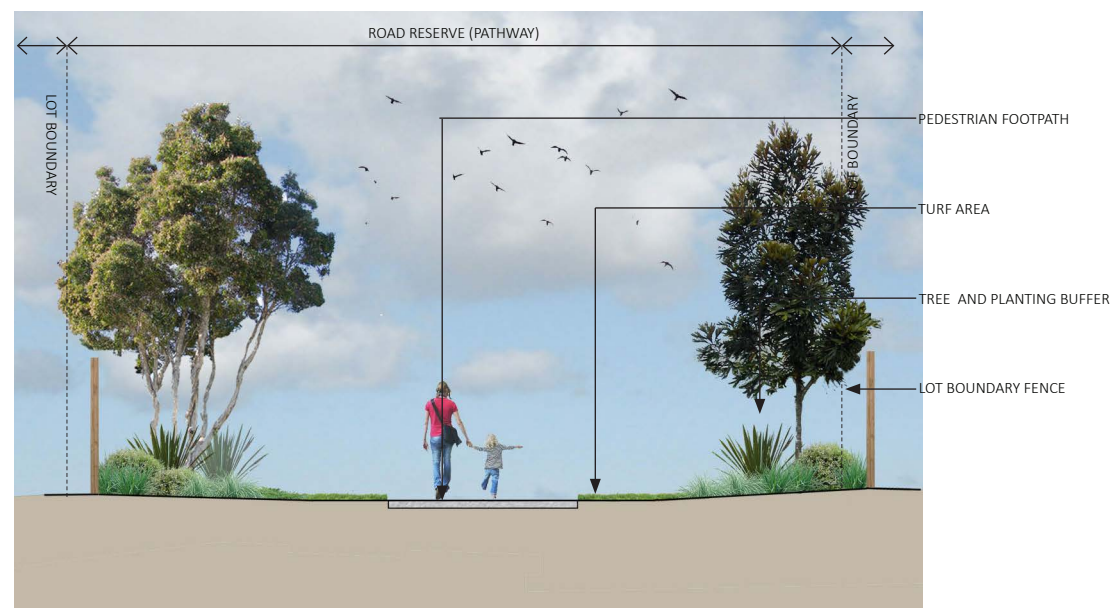


SECTION C 16m ROAD RESERVE PATHWAY
SCALE 1:100 @A3



SECTION D 7m ROAD RESERVE LANEWAY AND BUFFER
SCALE 1:100 @A3

CONCEPT DESIGN | typical sections



SECTION E 10M ROAD RESERVE PATHWAY
SCALE 1:100 @A3

EXISTING TREES RETAINED
WHERE POSSIBLE WITH INFILL
UNDERSTOREY PLANTING AND
WEED MANAGEMENT



SECTION F LANDSCAPE BUFFER TO ADJOINING RESIDENTIAL
SCALE 1:100 @A3

EDQ CRITERIA| Linear Recreation Park

EDQ PDA GUIDELINE 12: PARK PLANNING AND DESIGN, PARK PLANNING AND DESIGN STANDARDS		
LINEAR RECREATION PARK		
PARK TYPE	ROLE	DESIGN OUTCOME
Linear Park	A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods such as a school or centre.	Park that forms part of the overall bio-basin environmental area, as well as allowing for informal walking or cycling recreation through path network. Paths continue links to the adjacent neighbourhood recreation park, wider residential neighbourhood and linear parks in the existing external developments.
ITEM	REQUIREMENT CRITERIA	OUTCOME RESPONSE
Shape, frontage and location	Preferred minimum width of 15 meters, maybe reduced to 10m for short distances to respond to physical constraints.	Complies
	No specific road frontage requirements, but paths should be located and designed to maximise passive surveillance opportunities.	Paths visible from esplanade road above. Clear lines of sight maintained throughout.
Designing parks as places for people	No specific requirements except must be provided with cycling and walking path.	Complies. Shared pedestrian cycle paths provided throughout
Slopes, batters and retaining walls	All areas intended for active recreation and sports, outdoor eating and BBQ areas should have a slope of 1:33 (3%) or less.	Complies
	Areas of park with gradient of 1:10 or more to not exceed 20%.	Complies
	Maximum grade of turf batters 1:4 for mowing.	Complies
	Maximum grade planted batters 1:3.	Complies
	Retaining walls maximum 900mm high, low maintenance, designed by structural engineer, make a positive contribution to overall park design and ensure public safety.	Complies. Walls are 900mm max. height with terraced planting areas in between to soften structure.
Flood and stormwater management	Maximum 30% of park is below the 5 year ARI (average recurrence interval) flood level.	
Managing access	1no. controlled access point for maintenance, emergency and services vehicles at strategic locations along road frontages.	Controlled access points provided at regular intervals along park, with access restricted by removable bollards and lock rail gates.
	For Linear Parks, controlled access points will need to be provided at regular intervals through the use of removable bollards or locking rail gate.	
	Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate.	Removable bollards and/or lockrail gates proposed to control access.
	Parks designed to prevent illegal access by vehicle from external streets, including the provision of low maintenance transparent fencing or bollards as necessary.	Bollards around perimeter of park to restrict vehicular access.
Shade cover	50% shading of walking and cycling paths.	50% of walking and cycling paths shaded.
	50% shading of formal seating.	50% of formal seating shaded.
Embellishments	Parks to incorporate appropriate facilities and embellishments that include sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials. All parks to include the following basic facilities:	
	• Fencing/bollards	Complies
	• Seating	Complies
	• Taps and bubblers	Complies
	• Landscaping (including earthworks, turfing and revegetation as required).	Complies
	Linear Park embellishments include:	
	• Paths (pedestrian/cycle)	Complies
	• Table and seating (covered and uncovered)	Complies

EDQ PDA GUIDELINE 12: PARK PLANNING AND DESIGN, PARK PLANNING AND DESIGN STANDARDS		
NEIGHBOURHOOD RECREATION PARK		
PARK TYPE	ROLE	DESIGN OUTCOME
Neighbourhood Recreation Park	A moderately sized park that provides a focal point for a neighbourhood. Neighbourhood recreation parks should provide places and facilities for passive and active recreation activities and a range of local community activities and events.	Feature park within the development that contains active recreation facilities that can host a range of local community activities and events. Park has links and connections to the adjacent linear park and existing linear parks in the external developments.
ITEM	REQUIREMENT CRITERIA	OUTCOME RESPONSE
Shape, frontage and location	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future.	Complies
	Minumum dimension no less than 10m for maintenance purposes.	Complies
	Minimum 50% of park perimeter to have road frontage.	Complies
Designing parks as places for people	At least 3 active recreation spaces including at least one of suitable size for kickabout and other group activities (minimum dimensions 50m x 30m)	Complies
Slopes, batters and retaining walls	All areas intended for active recreation and sports, outdoor eating and BBQ areas should have a slope of 1:33 (3%) or less.	Complies
	Areas of park with gradient of 1:10 or more to not exceed 20% of total park area.	Complies
	Maximum grade of turf batters 1:4 for mowing.	Complies
	Maximum grade planted batters 1:3.	Complies
	Retaining walls maximum 900mm high, low maintenance, designed by structural engineer, make a positive contrubition to overall park design and ensure public safety.	Retaining walls proposed to be stone blockwork as a low maintenance solution as well. These create a series of terraced planting areas to add further garden space to the park.
Flood and stormwater management	Maximum 30% of park is below the 5 year ARI (average recurrence interval) flood level.	
Managing access	1 no. controlled access point for maintenance, emergency and services vehicles at strategic locations along road frontages.	Complies. Co-located with shared pathway or maintenance access.
	Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate.	Complies. Lockrails and removable bollards will be used to control vehicular access.
	Parks designed to prevent illegal access by vehicle from external streets, including the provision of low maintenace transparent fencing or bollards as necessary.	Complies. Bollards, lockrails, barriers and upright kerbs all aid in preventing illegal access.
Shade cover	50% shading of walking and cycling paths.	Complies upon establishment of trees.
	50% shading of formal seating.	Complies upon establishment of trees.
Embellishments	Parks to incorporate appropriate facilities and embellishments that include sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials. All parks to include the following basic facilites:	
	• Fencing/bollards	Complies
	• Seating	Complies
	• Taps and bubblers	Complies
	• Landscaping (including earthworks, turfing and revegetation as required.	Complies
	Neighbourhood Recreation Park emblishments include:	
	• Parking (bicycles)	Complies
	• Lighting	Complies
	• Paths (pedestrian/cycle)	Complies
	• Shade Structures	Complies
	• Table and seating - uncovered	Complies
	• Table and seating - covered	Complies
	• Play areas/facilities	Complies
	• Informal active recreation spaces	Complies
	• Halfcourt, rebound wall or similar	Complies

EDQ CRITERIA| Local Recreation Park

EDQ - PDA GUIDELINE 12: PARK PLANNING AND DESIGN, PARK PLANNING AND DESIGN STANDARDS		
LOCAL RECREATION PARK		
PARK TYPE	ROLE	DESIGN OUTCOME
Local Recreation Park	A small park that provides visual amenity and passive resreation opportunities in an area with medium to high netresidential density (more than 15 dwellings per hectare). A local recreational park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreational parks provide a meeting point for nearby residents.	Small park, easily accessible to multiple residential lots by being on the corner of a block. Park consists of trees, pedestrian paths, seating areas and open space to encourage informal gatherings. The corner block allows passive surveillence through views from multiple angles as well as enhancing the visual amenity of the development.
ITEM	REQUIREMENT CRITERIA	OUTCOME RESPONSE
Shape, frontage and location	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future.	Complies
	Minumum dimension no less than 10m for maintenance purposes.	Complies
	Minumum 50% of the park perimeter to have road frontage.	Complies
Designing parks as places for people	N/A	N/A
Slopes, batters and retaining walls	All areas intended for active recreation and sports, outdoor eating and BBQ areas should have a slope of 1:33 (3%) or less.	Complies
	Areas of park with gradient of 1:10 or more to not exceed 20%.	Complies
	Maximum grade of turf batters 1:4 for mowing.	Complies
	Maximum grade planted batters 1:3.	Complies
	Retaining walls maximum 900mm high, low maintenance, designed by structural engineer, make a positive contrubition to overall park design and ensure public safety.	N/A
Flood and stormwater management	Maximum 30% of park is below the 5 year ARI (average recurrence interval) flood level.	Complies
Lakes and other permanent water bodies	N/A	N/A
Managing access	1 no. controlled access point for maintenance, emergency and services vehicles at strategic locations along road frontages.	Complies. Co-located with pathway or maintenance access.
	Vehicle access at these points should be controlled through the use of removable bollards or a locking rail type gate.	Complies. Lockrails and removable bollards will be used to control vehicular access.
	Parks designed to prevent illegal access by vehicle from external streets, including the provision of low maintenace transparent fencing or bollards as necessary.	Complies. Bollards, lockrails, barriers and upright kerbs all aid in preventing illegal access.
Shade cover	50% shading of walking and cycling paths.	Complies upon establishment of trees.
	50% shading of formal seating.	Complies upon establishment of trees.
Embellishments	Parks to incorporate appropriate facilities and embellishments that include sustainable design elements such as drought tolerant landscaping, water reuse, renewable energy sources and recycled materials. All parks to include the following basic facilites:	
	• Fencing/bollards	Complies
	• Seating	Complies
	• Taps and bubblers	Complies
	• Landscaping (including earthworks, turfing and revegetation as required.	Complies

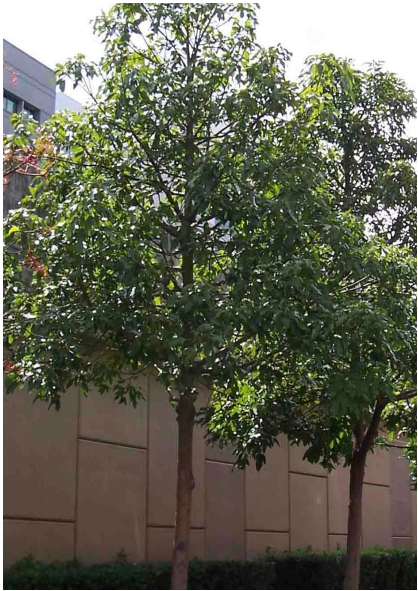
CONCEPT DESIGN | Street Tree Master Plan



PLANTING PALETTE | Street Trees



Backhousia citriodora



Brachychiton acerfolius



Cupaniopsis anacardioides



Elaeocarpus eumundii



Elaeocarpus reticulatus



Flindersia australis



Grevillea baileyana



Harpullia pendula



Lophostemon confertus



Melaleuca quinquenervia



Syzygium luehmannii



Tabebuia spp.



Tristaniaopsis laurina 'Luscious'



Waterhousia floribunda