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Mountain Property
250400
27 May 2026

400 Wyatt Road, Kagaru

Landscape Masterplan



Australia
South East Asia
Middle East
China
Pacific Islands



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Report title	400 Wyatt Road, Kagaru
Document number	250400
Prepared for	Mountain Property
Authors	Mike Jones, Ruby Wilkes
Revision number	01
Revision issue date	2026
Approved	Mike Jones
Reason for revision	For Approval

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ACKNOWLEDGMENT OF COUNTRY

Place Design Group acknowledges the Traditional Owners of the land, water, and sky where we work, live and play. We pay our respects to Turrbal and Yugara Elders past, present and emerging.

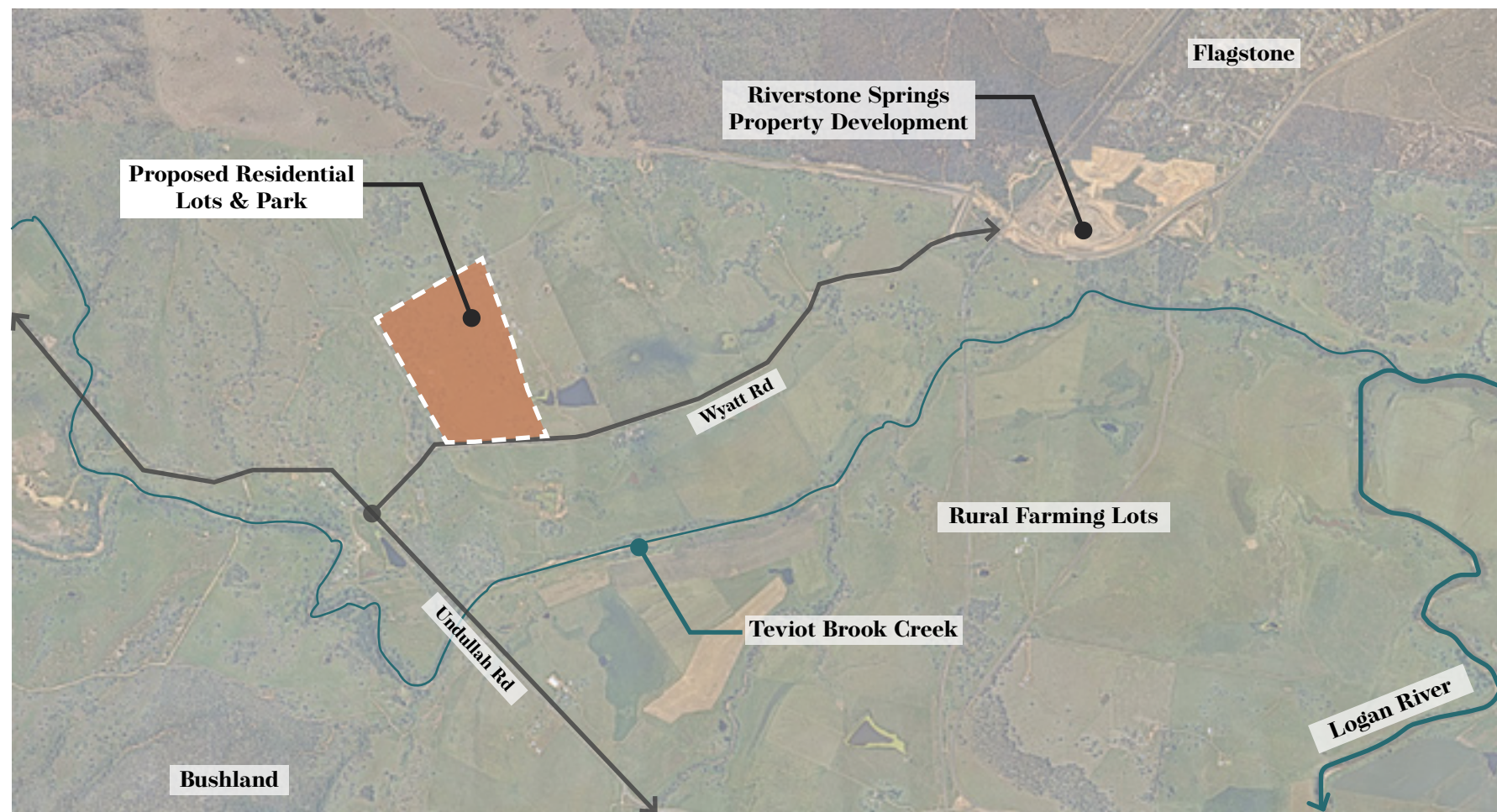
We recognise that our perspectives, experiences, and biases shape our understanding. As such, we do not aim to speak on behalf of traditional custodians, but rather express our gratitude for the opportunity to learn from them and the continuation of knowledge left to us by those who have passes on to the Ancestral Dreaming.

Context

Located at 400 Wyatt Road, Kagaru, the site sits within a transitioning rural landscape characterised by expansive farming properties, remnant bushland and a network of surrounding creeks feeding into the nearby Logan River. This setting presents a unique opportunity to balance emerging growth with the preservation of the area's natural systems and rural character. Positioned within the broader influence of the rapidly expanding Flagstone Priority Development Area, the site forms part of a wider growth corridor in South East Queensland, where new residential communities and infrastructure are steadily reshaping the region.

Despite this growth, the immediate context remains defined by its environmental assets, with waterways, riparian corridors and vegetated land playing a critical role in shaping the landscape identity. The proximity to established and planned developments provides an opportunity to connect into future transport, open space and community networks, while still maintaining a strong relationship to the surrounding natural environment. This duality of rural character and urban expansion informs a landscape-led approach that prioritises ecological protection, water-sensitive design and the integration of green infrastructure.

As the area continues to evolve, the site is well positioned to contribute to a new generation of development that responds to both its environmental context and its role within a growing regional framework. By reinforcing connections to the Logan River and surrounding creek systems, and embedding landscape as a defining element of the master plan, the development can support long-term ecological resilience while delivering a high-quality living environment aligned with the future growth of the region.



Landscape Vision

Living Bushland Framework — A connected landscape of canopy, community and play

The landscape vision for 400 Wyatt Road, Kagaru is shaped by an immersive bushland framework, where expansive tree planting and retained vegetation define both the edges of the development and the character of its internal spaces. Rather than isolating nature to the periphery, the design draws the surrounding bushland into the heart of the community, creating a continuous landscape experience that supports biodiversity while enriching everyday life. This approach establishes a strong sense of place grounded in the site's rural setting and ecological context.

At its core, the vision brings together community and landscape through a network of parks and open spaces embedded within this vegetated structure. These spaces provide opportunities for recreation, gathering and play, with family focused amenities including playgrounds, scooter loops, picnic shelters, barbecues and open turf areas for informal activities. Meandering pathways connect these destinations, encouraging movement through shaded corridors and reinforcing a legible, walkable neighbourhood where residents are consistently engaged with the landscape.

Materiality plays a key role in expressing this identity, with the use of natural elements such as sandstone seating, timber poles and robust, tactile finishes that reflect the surrounding environment. These elements, combined with generous canopy cover and layered planting, create spaces that feel grounded, durable and connected to the local context.

Together, the integration of bushland, recreation and community infrastructure delivers a landscape that is both active and restorative, a place where daily life unfolds within a living natural framework, fostering social connection, ecological resilience and a strong relationship between people and the land.



Framework Plan – Overview

Legend

- Stage Boundary
- Community Title Scheme
- Waterway Centreline
- Fire Trail Buffer (6m)
- Linear Open Space
- Centre Median Planting
- Fire Break Zones (6m)
- Neighbourhood Recreation Park
- Basins
- Ground-truthed Koala Habitat Area



Street Tree Plan

Notes:

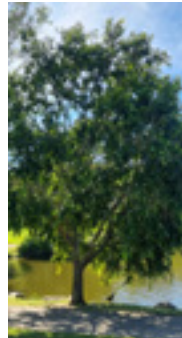
Locations of trees are indicative only and subject to engineering documentation from civil, electrical and any other relevant consultants.



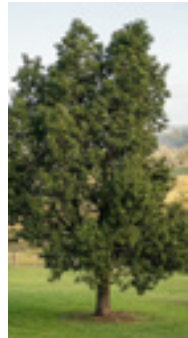
BACKHOUSIA citriodora
Lemon Myrtle



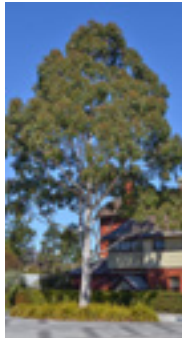
ELAEOCARPUS eumundi
Quandong



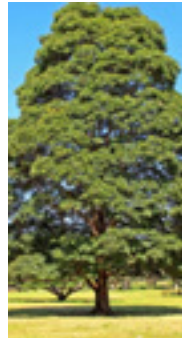
WATERHOUSIA floribunda
Weeping Lilly Pilly



BRACHYCHITON populneus
Kurrajong



CORYMBIA citriodora
Lemon Scented Gum



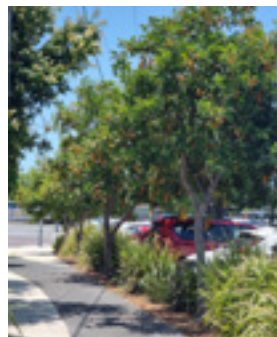
LOPHOSTEMON confertus
Brush Box



EUCALYPTUS sideroxylon
Red Ironbark



FLINDERSIA schottiana
Bumpy Ash



CUPANIOPSIS anacardioides
Tuckeroo



HYMENOSPORUM flavum
Native frangipani



Streetscape Planting

Shrubs, Groundcovers & Grasses



CALLISTEMON Silver Cloud
(Lemon bottlebrush)
1.5 - 1.8m H x 1.2 - 1.5m W



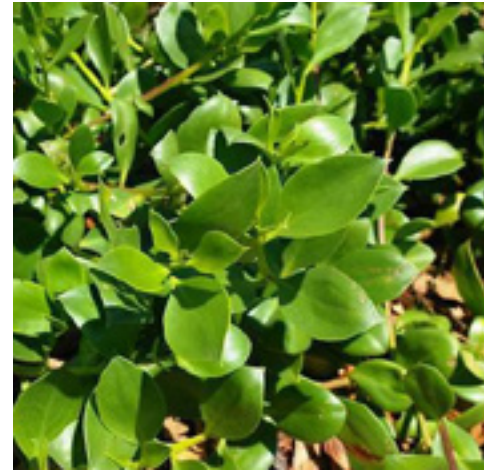
Raphiolepis indica 'Cosmic White'
(Hawthorne)
1.5 - 2m H x 1.5m W



CARISSA grandiflora
(Desert Star)
1.5m H x 1.5m W



Myoporum parvifolium
0.2m H x 1 - 2m W



Myoporum ellipticum
0.3m H x 1 - 5m W



Carpobrotus rossii 'White Hot'
(Pig's face)
0.2m H x 2m W



LIRIOPE muscari
0.5m H x 0.5m W



Grevillea rivularis x 'Poorinda Peter'
(Grevillea)
0.3m H x 3m W



Dianella congesta (Beach Flax Lily)
1m H x 0.2m W



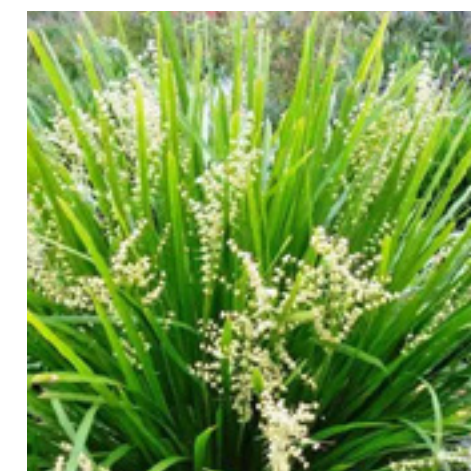
CAREX brunnea (Greater Brown Sedge)
0.5m H x 0.5m W



CAREX maculata (Brown Sedge)
0.5m H x 0.5m W



FINCINIA nodosa (Knobby Club Rush)
1m H x 0.8m W



LOMANDRA longifolia
(Spiky Headed Mat Rush)
1m H x 1.0m W

Framework Plan

Neighbourhood Recreation Park

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishment required to comply with EDQ guideline 12. Further embellishments may be proposed in subsequent applications.

Key	Embellishment	PDA Guideline 12	Compliant
	Lighting	X	YES
	Paths	X	YES
	2.5 wide primary path (pedestrian / cycle)		
	1m wide deco path (pedestrian)		
	Play areas / facilities	X	YES
	Informal active recreation spaces	X	YES
1	Parking (Bicycles)	X	YES
2	Shade Structure	X	YES
3	Table and seating - uncovered	X	YES
4	Table and seating - covered	X	YES
5	Barbeque		YES
6	Half-Court, rebound wall or similar	X	YES
7	Tap / Bubbler	X	YES
8	Bins		



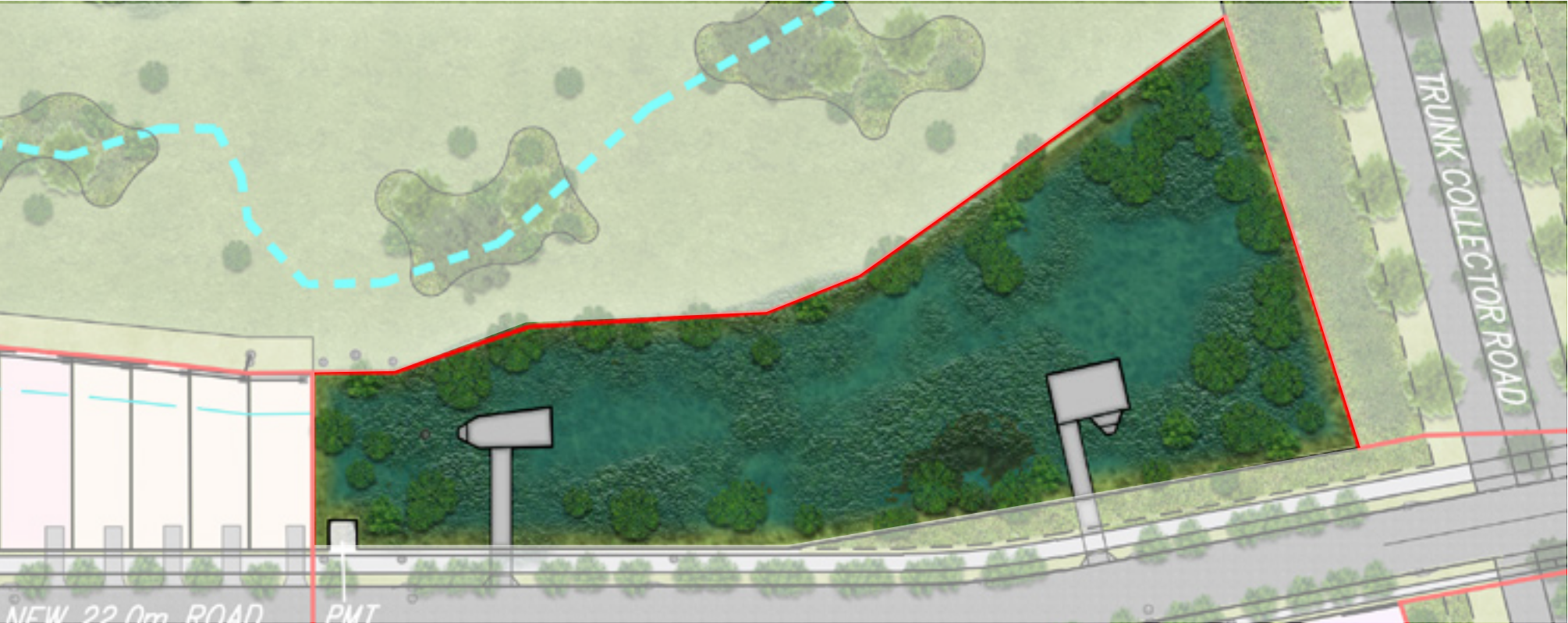
Framework Plan

Basins

Basin 1



Basin 2



Key	Embellishment	PDA Guideline 12	Compliant
	Maintenance Access Path	X	YES

Basin 3



Basin 4



Basin 5



Notes:
Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishment required to comply with EDQ guideline 12. Further embellishments may be proposed in subsequent applications.

Framework Plan

Linear Open Space

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

This plan generally shows the minimum embellishment required to comply with EDQ guideline 12. Further embellishments may be proposed in subsequent applications.



Key	Embellishment	PDA Guideline 12	Compliant
	Lighting from streets	X	YES
	Paths	X	YES
	2.5 wide primary path (pedestrian / cycle)		
	Informal active recreation spaces	X	YES
1	Table and seating - uncovered		
2	Garden Islands (up to 20m x 50m)		
3	Fire Break Zones (6m)		
---	Waterway Buffer (10m)		

Plant Palette and Schedules

Recreation and Linear Parks

Trees

Botanical Name	Common Name	Height x Spread
ACACIA concurrens	Black Wattle	6 x 5
BRACHYCHITON acerifolius	Flame Kurrajong	10 x 5
CUPANIOPSIS anacardioides	Tuckeroo	8 x 3
ELAEOCARPUS reticulatus	Blueberry Ash	8 x 3
GREVILLEA robusta	Southern Silky Oak	10 x 5
HYMENOSPORUM flavum	Native frangipani	10 x 5
LOPHOSTEMON confertus	Brush Box	10 x 5
PODOCARPUS elatus	She Pine	20 x 5
TRISTANIOPSIS laurina	Water Gum	10 x 5



ACACIA concurrens
Black Wattle



BRACHYCHITON acerifolius
Flame Kurrajong



CUPANIOPSIS anacardioides
Tuckeroo



ELAEOCARPUS reticulatus
Blueberry Ash



GREVILLEA robusta
Southern Silky Oak



HYMENOSPORUM flavum
Native frangipani



LOPHOSTEMON confertus
Brush Box



PODOCARPUS elatus
She Pine



TRISTANIOPSIS laurina
Water Gum

Plant Palette and Schedules

Recreation and Linear Parks

Shrubs & Groundcovers

Botanical Name	Common Name	Height x Spread
ACACIA fimbriata	Fringed Wattle	2 x 2
CASUARINA 'Green Wave'	Greenwave She-oak	2 x 2
DIANELLA revoluta	Blueberry Lilly	1 x 0.5
GREVILLEA leiophylla	Wallum Grevillea	0.5 x 1
HARDENBERGIA violacea	Purple Coral Pea	3 x 2.5
MYOPORUM insulare	Boobialla	1 x 3
SENNA artemisioides	Silver Cassia	1 x 1
SCAEVOLA aemula	Fan Flower	0.5 x 0.5
WESTRINGIA 'Zena'	Coastal Rosemary	1 x 1



ACACIA fimbriata
Fringed Wattle



CASUARINA 'Green Wave'
Greenwave She-oak



DIANELLA revoluta
Blueberry Lilly



GREVILLEA leiophylla
Wallum Grevillea



HARDENBERGIA violacea
Purple Coral Pea



MYOPORUM insulare
Boobialla



SENNA artemisioides
Silver Cassia



SCAEVOLA aemula
Fan Flower



WESTRINGIA 'Zena'
Coastal Rosemary

Plant Palette and Schedules

Wetland

Trees

Botanical Name	Common Name	Height x Spread
Trees		
CASUARINA glauca	Swamp She-oak	8 x 5
LOPHOSTEMON suavolens	Swamp Box	12 x 10
MELALEUCA quinquenervia	Broad-leaved Paperbark	15 x 10



CASUARINA glauca
Swamp She-oak



LOPHOSTEMON suavolens
Swamp Box



MELALEUCA quinquenervia
Broad-Leaved Paperbark

Grasses

Botanical Name	Common Name	Height x Spread
CAREX appressa	Tall Sedge	0.5 x 0.5
ELEOCHARIS sphacelata	Tall Spikerush	1 x 0.5
JUNCUS usitatus	Common Rush	1 x 0.5
LOMANDRA longifolia	Spiny-head Mat-rush	1 x 0.5
PHAIUS australis*	Swamp Orchid	1 x 0.5
PHAIUS bernaysii*	Yellow-Swamp Orchid	2 x 1



CAREX appressa
Tall Sedge



ELEOCHARIS sphacelata
Tall Splkerush



JUNCUS usitatus
Common Rush

*Threatened plant species endemic to development area, selected to strengthen natural habitat contribute positively to local ecosystem and increase biodiversity



LOMANDRA longifolia
Spiny-head Mat-rush



PHAIUS australis
Swamp Orchid



PHAIUS bernaysii
Yellow Swamp Orchid

Character Imagery

Recreation Park



Street greening



Linear Parks



Wetlands





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