

FLAGSTONE

CONTEXT AREA 3 SOUTH - STAGES 9&13

LANDSCAPE MASTERPLAN UPDATE

Prepared for



Flagstone 

29 July 2026
[REV E]



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.

REVISION				
	[A]	27/08/2024	JB	AG
	[B]	02/09/2024	JB	JB
	[C]	04/10/2024	JB	JB
	[D]	22/06/2026	BM	ST/JB
	DATE		PREPARED BY	APPROVED BY
	[E]	30/07/2026	JB	ST/JB



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PEET Limited

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Flagstone CA3 Sth

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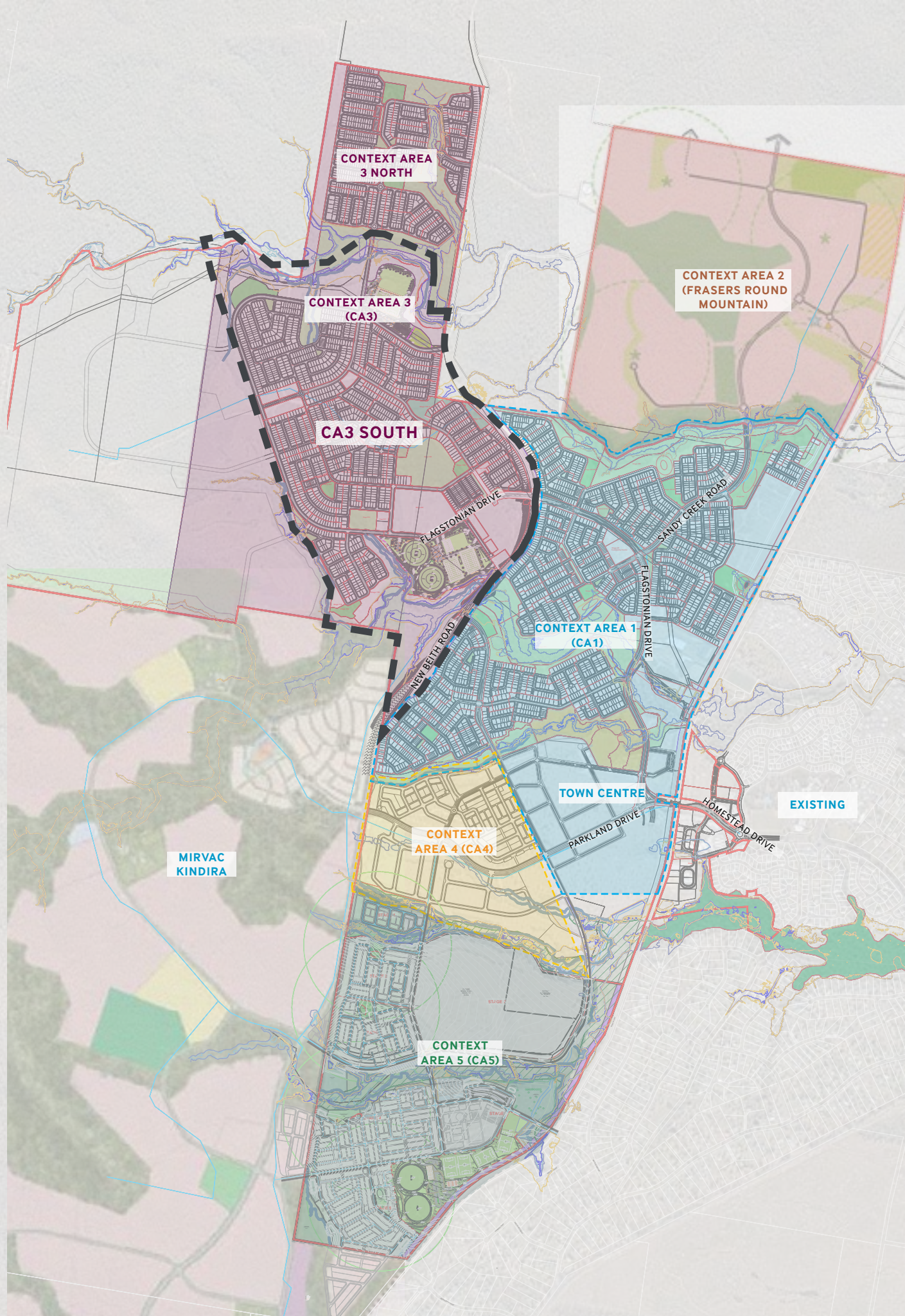
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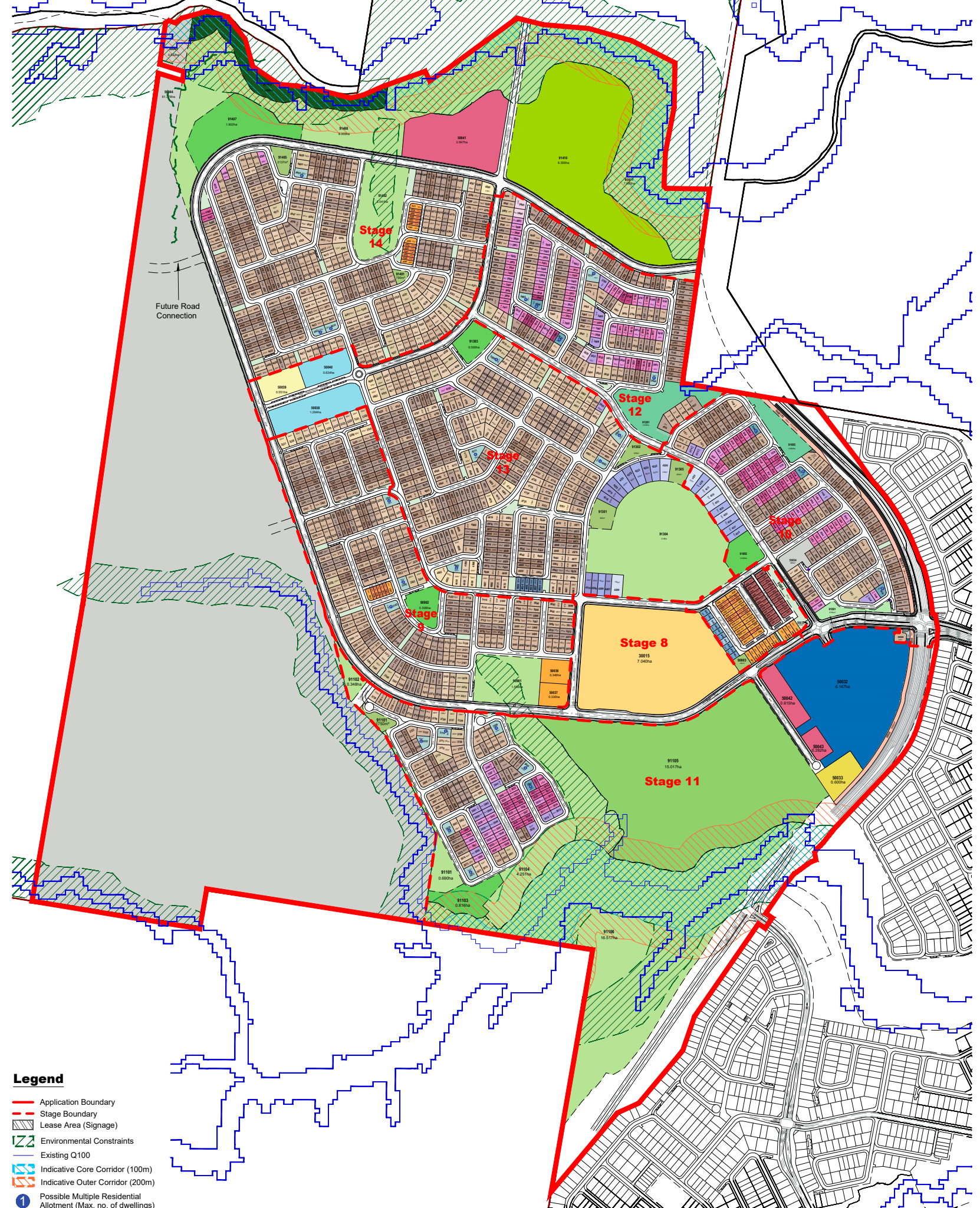
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CONTEXT PLAN



CA3 SOUTH ROL PLAN



PRECINCT MASTERPLAN

LEGEND

- 1** District Sports Park
- 2** Regional Sports Park
- 3** Corridor Park / Conservation with existing vegetation to be retained where possible & cleared areas to be revegetated
- 4** Neighbourhood Recreation Park
- 5** Local Linear Recreation Park
- 6** Sandy Creek Corridor
- 7** Flagstone Creek Corridor
- 8** Bio-retention Basins
- 9** Local Recreational Park
- 10** District Centre
- 11** Local Centre
- 12** Medium Density
- 13** School
- 14** Child Care
- 15** Turf/ Low fuel Bushfire break

NOTE: FOR PARK DETAIL REFER PARK PLANS



SITE FEATURES

JULY 2026

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015770 Flagstone CA3 Sth ROL p6

LEGEND

Neighbourhood Recreation Parks (NRP)

- 1

9D-2
- 2

10G
- 3

11G
- 4

13L
- 5

14Q-1

Corridor Park / Conservation

- 1

9C-2_POS318
- 2

11F
- 3

11H
- 4

11K
- 5

13M
- 6

14G
- 7

14Q-2
- 8

14S-4
- 9

St 11 Lot 91102

Local Recreation Parks (LRP)

- 1

9N
- 2

11E
- 3

13C-2
- 4

13C-4
- 5

13C-3
- 6

14C
- 7

14J

Bio-retention Basins

- 1

10L
- 2

12A-2
- 3

11F - within corridor park
- 4

11H - within corridor park

Linear Park (LP)

- 1

9M
- 2

10C

Conservation Buffer (CD)

- 1

14Q-3

Sports Parks

- 1

District Sports Park (DSP) - POS030
- 2

Regional Sports park (RSP) - POS035



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	TOTAL (to date)
Potential Residential Dwellings (Av. 15-17 dwellings/ha)	13,000	812	N/A	1,404	1,833	786	4,637 dwellings
Estimated Population	31,200ppl (2.4pp/dwell)	1,786 ppl (2.2 pp/ dwell)	N/A	3,370 ppl (2.4 pp/ dwell)	4,582.50 ppl (2.5 pp/ dwell)	1,887ppl (2.4 pp/ dwell)	10,967 ppl
Corridor Park	342.53 ha	13.498 ha	4.672 ha	36.259 ha	47.774ha	25.384 ha	120.327 ha
Local Open Space (Includes Local Linear Recreation Park, Local Recreation Park and Neighbourhood Recreation Park)	39 ha (based on context area)	1.974ha (1.105ha/ 1000ppl)	N/A	5.757 ha (1.70ha/ 1000 ppl)	6.107ha (1.3326ha/ 1000ppl)	6.490 ha (3.4ha/ 1000 ppl)	20.399ha
Conservation Buffer Area	84.20 ha		N/A	19.717 ha	1.988 ha	7.589 ha	29.294 ha
Sports Parks (District & Regional)	32.15ha	N/A	N/A	N/A	23.573 ha	N/A	N/A
District Recreation Park	15.8ha	N/A	N/A	5.648 ha (1)	N/A	N/A	5.648 ha
Regional Recreation Park	10ha (1)	12.080 ha	N/A	N/A	N/A	N/A	12.080ha

LOCAL RECREATION PARK PROVISION COMPLIANCE SUMMARY				
Land Use	Community Green Space IMP/ Guideline 12	CA3 South – Masterplan Green Space		
Green Space		No. of Parks	Total Area of Parks	Land (ha/ppl)
Neighbourhood Recreation Park	0.5 – 1.1ha	5	4.264 ha	0.930 ha / 1000
Corridor Park/ Conservation	1.5 - 20ha	4	47.774 ha	10.4264 ha/1000
Local Recreation Park	0.0 - 0.2 ha	7	1.312 ha	0.2863 ha / 1000
Local Linear Recreation park	0-0.8ha	2	0.531ha	0.1158/ 1000
TOTAL		15	53.881ha	11.758 ha / 1000

CONTEXT AREA 3 SOUTH - GREEN SPACE PROVISION			
GREEN SPACE		MIN AREA (IMP)	
	Neighbourhood Recreation Parks	5,000sqm	9D-2 = 0.506 ha 10G = 0.539 ha 11G = 0.816 ha 13L = 0.500 ha 14Q-1 = 1.902 ha
	Corridor Park/ Conservation	NA	9C-2 = 1.586 ha 11F = 0.690ha 11H = 4.251ha 11K= 16.517 ha 13M = 6.350 ha 14G = 2.041ha 14Q-2 = 8.353ha 14S-4 = 7.660ha
	Local Recreation Park	500sqm	9N = 0.102 ha 11E-1=0.1750ha 11E-2 = 0.348 ha 13C-2 = 0.2255ha 13C-3 = 0.2095ha 13C-4= 0.3062ha 14C = 0.790ha 14J = 0.2137 ha
	Stormwater Treatment Area	NA	10L = 0.699 ha 12A-2 = 1.423 ha
	Local Linear Recreation Park	NA	9M-2 = 0.2595 ha 10C = 0.2720 ha
	Conservation buffer	NA	14Q = 1.988 ha
	Sports Parks	NA	14S-2 DSP = 8.556 ha 11I RSP = 15.017 ha
		TOTAL OPEN SPACE	82.3314 ha



01

EMBRACE THE ELEVATED POSITION

Capitalise upon the elevated position of the site, capturing views & breezes

Built form is distinctive and diverse in response setting and incorporates a variety of outdoor spaces

Civic and community facilities occupy visually significant sites creating strong identity and sense of place.



02

NEIGHBOURHOODS / URBAN GRAIN

Create distinctive character areas appealing to a varied cross section of community



03

LANDSCAPE LANEWAYS / ADVENTURE CORRIDORS

A series of finer grain of pedestrian linkages to break down the large block sizes and create walkable links through the residential areas

Laneways are characterised by lush sub-tropical planting and accommodate bikes/scooters/ skateboards to extend the adventure theming.



04

LEGIBILITY IN SCALE

Create an urban space hierarchy that is varied in scale, navigable and user friendly

Place focus upon the High Street & Ring Road as key public corridors

Create open space and public realm linkages that are distinctive, memorable and diverse

Utilise landscape, daylight & views as key



05

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 Town Centre Core and to the surrounding residential neighbourhoods



06

Gateway statements / Landmark

Create a Landmark entry statement at the intersection of Homestead and Flagstonian Drives.

Set the tone for future development at highly visible locations

Form a gateway to the precinct



Through a Landscape Lens

...distinctly Flagstone



Eucalypt hilltops and densely vegetated creeklines define the landscape character of Flagstone.
Allow green to infiltrate everything.



Make places within streetscapes and corners where residents can gather and play



Creating memorable places for public art and activation.



Verdant spaces and parks with edges and nooks where people feel comfortable to linger ...



Greenways define main pedestrian routes and overlap with private space



DISTINCT AND MEMORABLE

Unique statements and embellishments throughout the precinct integrated into a comprehensive wayfinding strategy

LANDSCAPE VISION

JULY 2026

REV. E

015770 Flagstone CA3 Sth ROL p9



LEGEND

-  ARTERIAL VEHICLE LINK
-  CONNECTOR VEHICLE LINK
-  LOCAL VEHICLE LINK
-  MAJOR PEDESTRIAN LINK
-  PRIMARY ENTRY INTO CA3 SOUTH
-  KEY PARKS
-  OPPORTUNITY FOR FEATURE WAYFINDING CHARACTER

KEY DESTINATIONS

-  1 DISTRICT SPORTS PARK
-  2 LOCAL COMMUNITY CENTRE
-  3 DISTRICT CENTRE
-  4 REGIONAL SPORTS PARK
-  5 CHILDCARE CENTRE
-  6 STATE PRIMARY SCHOOL
-  7 FUTURE MAJOR RECREATIONAL PARK

Opportunity to integrate wayfinding character into Local Community Centre using signage and any feature structures including shelters or seating

Opportunity to integrate wayfinding character along key pedestrian links

Opportunity to integrate wayfinding character into District Centre using signage and any feature structures including shelters or seating

WAYFINDING MASTERPLAN



PARK PLANS



STAGE 9 REC PARKS

JULY 2026

REV. E

015770 Flagstone CA3 Sth ROL p12

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 9C-2 - Corridor park	STAGE 9D-2 - Neighbourhood Rec. Park	STAGE 11E - Local Rec. Park
Bicycles Parking Car Parking	Yes - NRP No	Kerbside carparking	Kerbside carparking	Complies	Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Not required	Reviewd on as needed basis.	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Pedestrian paths and walking tracks designed for passive surveillance	Complies	Pedestrian paths and walking tracks designed for passive surveillance
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Not required - however, tree canopy provides adequate shade to pathways	Complies	Tree canopy provides adequate shade to park
Table and seating - uncovered	Yes	Seating: 3x units	Not required	Complies	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Not required	Complies	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Not required	Complies	Not required
Informal active recreation spaces	Yes - At least 3, 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	Not required	Complies - single kick about space provided due to levels.	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Not required	Alternate solution	Not required
Interpretive signage		Where relivant	Not required	Not required	Not required
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Not required	Complies	Not required
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins		1x unit Yes, to road 2 x co-located with tables	Not required	Complies	Not required
50% Road frontage			Complies	Complies	Complies
Fitness equipment		3 items	Not required	Complies or alternate solution	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Not required	Complies	Not required

LEGEND

1

Kick-a-bout space

2

Picnic table settings

3

Revegetation planting

4

Playground area (toddlers)

5

Revegetated batter planting - low fire fuel

6

Turf fire break

7

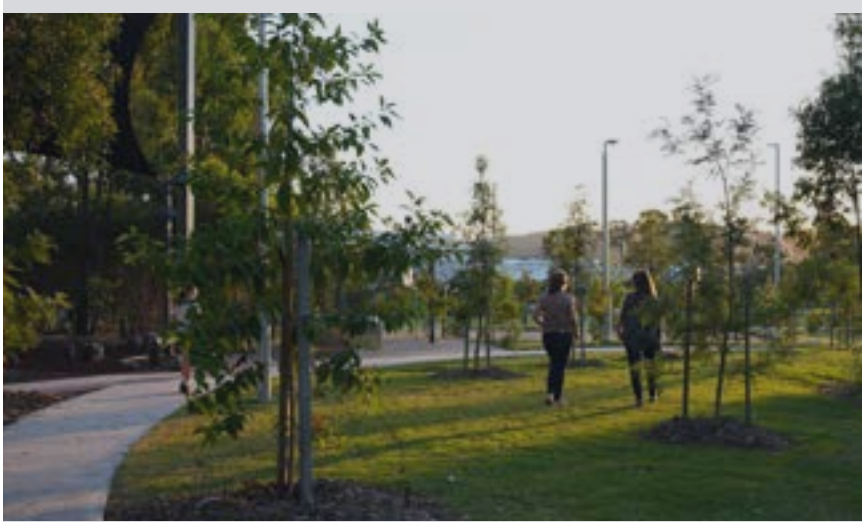
Shade trees

8

Retained Existing Vegetation

9

Shared path connection





STAGE 13 REC PARKS

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 10E - Neighbourhood Rec. Park	STAGE 13C-A (North) - Local Rec. Park	STAGE 13C-B (West) - Local Rec. Park	STAHE 13C-C (North east) - Local Rec. Park	STAGE 13M - Corridor Park
Bicycles Parking	Yes		Complies	Kerbside parking only.	Kerbside parking only	Kerbside parking only	Kerbside parking only
Car Parking	No	Kerbside (car parking)					
Lighting	Yes - Neighbourhood Rec Park	Site specific. not req. for kickabout		Not required	Not required	Not required	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies	Not required	Not required	Not required	Not required - levels do not permit.
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies - where feasibility (rock dependant) retention of existing vegetation	Not required	Not required	Not required	Not required
Table and seating - uncovered	Yes	Seating: 3x units	Complies - informal seating to play for supervision	Not required	Not required	Not required	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Complies - covered table and seating	Not required	Not required	Not required	Not required
BBQs- IMP Standard embellishment			Not required	Not required	Not required	Not required	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Complies	Not required	Not required	Not required	Not required
Informal active recreation spaces	Yes - At least 3, 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	Alternate solution - 1:4 -1:7 Sloped site not suitable for a kick-a-about space. Double kickabout in Stg 14 Neighbourbood Rec Park proposed.	Levels dependent	Levels dependent	Levels dependent	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Alternate solution - Sloped site not suitable for half court. Bouldering wall proposed.	Not required	Not required	Not required	Not required
Interpretive signage		Yes	Standard Park Signage & Bouldering Signage	Not required	Not required	Not required	Not required
Maintenance, service & emergency access	Yes	Yes	Complies	Complies	Complies	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Subsurface drainage to play areas	Not required	Not required	Not required	Not required
[1] Drink fountain & hosecock [2] Fencing/bollards/lockrails [3] Bins		1x unit Yes, to road 2 x co-located with tables	[1] 1x unit [2] Bollards to road frontage [3] 2x co-located with table and play seating	Not required	Not required	Not required	Not required
50% Road frontage			Complies	Not required	Not required	Not required	Not required
Fitness equipment		3 items	Alternate solution - bouldering wall as fitness alternate.	Not required	Not required	Not required	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies - majority of activities close to road and with views from road and adjacent lots				



- LEGEND

1

Passive recreation turf lawn (subject to levels)

2

Small picnic shelter.

3

Fitness node

4

Retained existing vegetation

5

Revegetated 1:4 batters to meet with natural ground

6

Bouldering wall and embankment play

7

5-16 year play & relaxation

8

PMT location

9

Boulder (informal) retaining

10

Low shrubs and shade trees to allow passive surveillance while providing natural barrier to play area from the road



LEGEND

-  Key views into park
-  Shared path connection through park
-  2-tier planting to maintain open views to park
-  Passive open spaces
-  Playground - ages 3-10
-  Fitness node or alternate solution
-  Shelter with 2x table settings
-  Kick-about space - 1:40 slope
-  Turf, planting and trees to local recreation park

STAGE 13 REC PARKS

Embellishment	EDQ PDA Guideline n.12 required	LCC Planning Scheme	STAGE 13L - Neighbourhood Recreation Park	STAGE 14C - Local Rec. Park
Bicycles Parking	Yes - NRP		Complies	
Car Parking	No	Kerbside carparking		Kerbside carparking available
Lighting	Yes	Site specific. not req. for kickabout	Reviewd on as needed basis	Not required
Paths	Yes - walking & cycling	Combination of pedestrian and shared use	Complies	Not required
Shade Structures	Yes - 50% for paths 50% for formal seating	Tree canopy 30% shade at maturity	Complies	Tree canopy provides shade to park
Table and seating - uncovered	Yes	Seating: 3x units	Complies	Not required
Table and Seating - covered	Yes	2x setting for small gathering	Complies	Not required
Play areas/facilities	Yes	Min. 300 sqm softfall footprint & play equipment	Complies	Not required
Informal active recreation spaces	Yes - At least 3, 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	Not required
Half court, rebound wall or similar	Yes	1 x Half basketball court	Alternate solution (tbc), multisport court	Not required
Interpretive signage		Yes	Complies	Not required
Maintenance, serivce & emergency access	Yes	Yes	Complies	Complies
Subsurface drainage		Kick about (if below 10yr ARI)	Complies	Not required
[1] Drink fountain & hosecock		1x unit	Complies	Not required
[2] Fencing/bollards/lockrails		Yes, to road		
[3] Bins		2 x co-located with tables		
50% Road frontage	Yes	Yes	Complies	Complies
Fitness equipment		3 items	Complies or alternate solution	Not required
CPTED		Clear & visible lines of sight for passive surveillance from formalised entries and crossings	Complies - majority of activities close to road and with views from road and adjacent lots	Complies
Flood immunity	Max 30% below the 5yr ARI Buildings above 100yr ARI	Activity area >100yr ARI Remainder >20yr ARI	Complies	Not required

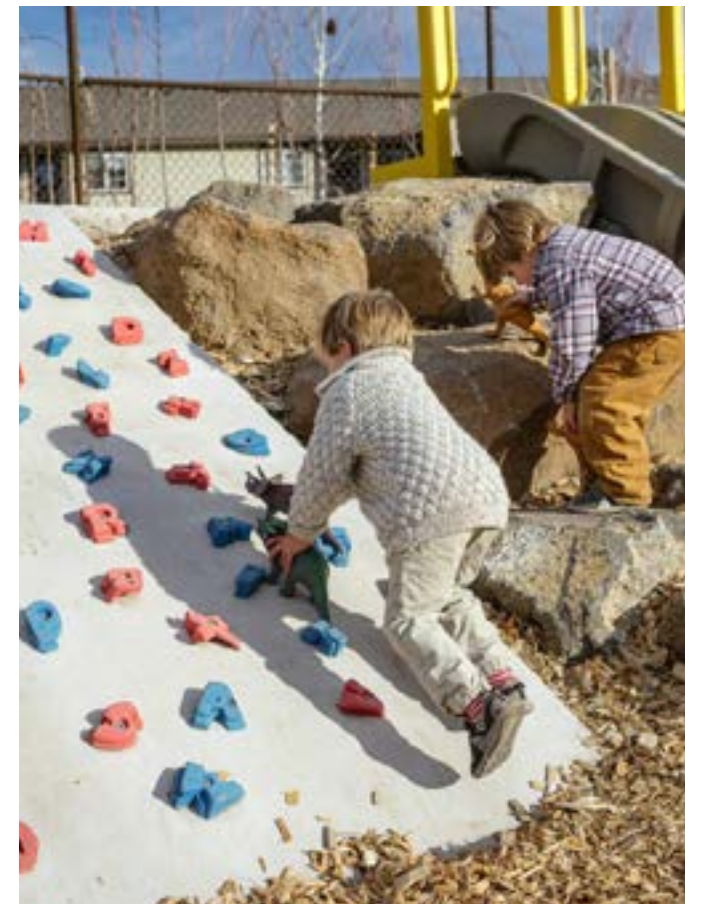




PARK CHARACTER



PARK CHARACTER NATURE PLAY (0-4 AGES)



PARK CHARACTER BOULDERING / CLIMBING (7-16 AGES)



PARK CHARACTER TRADITIONAL ADVENTURE PLAY (5-11 AGES)



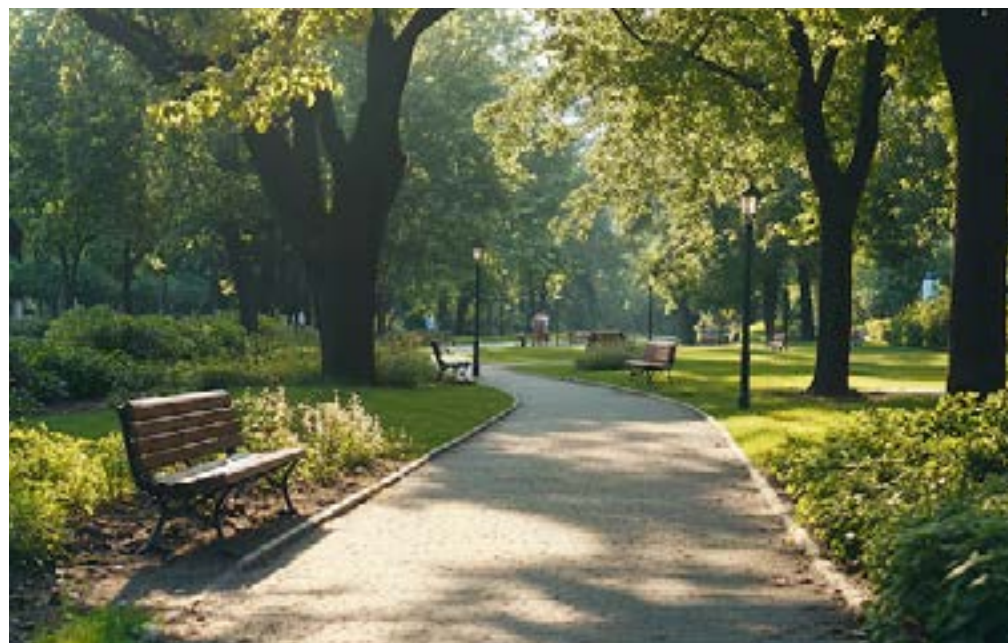
PARK CHARACTER DYNAMIC ACTIVE PLAY (3-10 AGES)



PARK CHARACTER FITNESS (ALL AGES)



PARK CHARACTER FIELDS & COURTS



PARK CHARACTER RECREATIONAL TRAILS



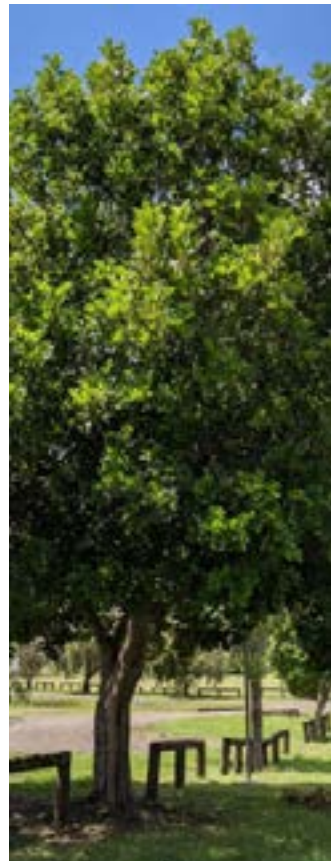
PLANTING PALETTES



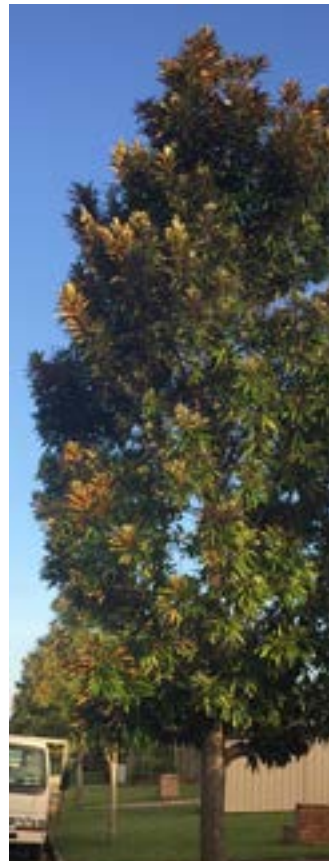
Key Plan

NTS

TREES



CUPANIOPSIS anacardioides



GREVILLEA baileyana



LOPHOSTEMON suaveolens



PODOCARPUS elatus



ELAEOCARPUS obovatus



TRISTANIOPSIS laurina
'Luscious'

SHRUBS



CALLISTEMON
'Little John'



FICUS microcarpa
'Green Island'



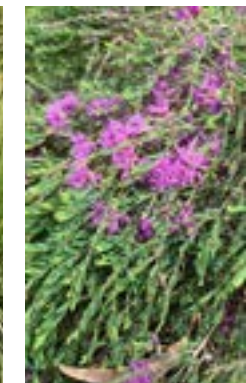
LOMANDRA hystrix



LOMANDRA
'Lime Tuff'



LOMANDRA verday



MELALEUCA
thymifolia

GROUND COVER



BRACHYSCOME multifida



CASUARINA glauca 'Cousin It'



CHRYSOCEPHALUM apiculatum



GOODENIA ovata 'Prostrate'



GREVILLEA 'Royal Mantle'



HIBERTIA scandens



MYOPORUM ellipticum

© Custom grown by nursery on request.

TRUNK CONNECTOR



Key Plan

NTS

TREES



ELAEOCARPUS obovatus



FICUS hillii



GREVILLEA baileyana



HARPULLIA pendula



MELALEUCA quinquenervia



WATERHOUSIA floribunda

SHRUBS



BAECKEA virgata
'Compacta'



LEPTOSPERMUM 'Pacific
Beauty'



CALLISTEMON 'Little John'



WESTRINGIA naringa



FICUS microcarpa
'Green Island'



GAURA lingheimeri
'Siskiyou Pink'



SCAEVOLA 'Purple Fanfare'



LOMANDRA 'Lime Tuff'



LOMANDRA hystrix



MELASTOMA affine



SYZYGIUM 'Cascade'



SYZYGIUM australe
'Resilience'



SYZYGIUM australe
'Aussie Boomer'

GROUND COVER



MELALEUCA
'Little Beauty'



BRACHYSCOME multifida



CHRYSOCEPHALUM
apiculatum



GREVILLEA
'Bronze Rambler'



HIBERTIA scandens



HOVEA acutifolia



LIRIOPE 'Evergreen Giant'

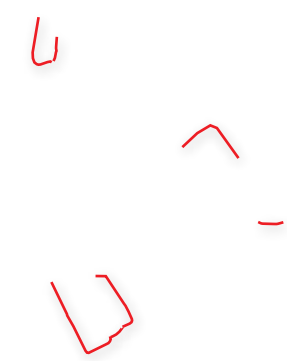


MYOPORUM ellipticum



TRACHELOSPERMUM
jasminoides 'Tricolour'

© Custom grown by nursery on request.



Key Plan

NTS

TREES



XANTHOSTEMON
chrysanthus



CUPANIOPSIS anacardi-



FICUS hillii



TRISTANIOPSIS laurina



BRACHYCHITON acerifolius



FLINDERSIA australis

GROUND COVER



BRACHYSCOME multifida



GREVILLEA 'Royal Mantle'



LIRIOPE 'Evergreen Giant'



TRACHELOSPERMUM jasminoides
'Tricolour'

SHRUBS



BABINGTONIA virgata
'La Petite'



BANKSIA 'Birthday Candles'



CARISSA 'Desert Star'



GAURA lindheimeri
'Siskiyou Pink'



LOMANDRA 'Lime Tuff'



LOMANDRA hystrix



MELALEUCA quinquenervia
'Mini Quini'



PITTOSPORUM 'Miss Muffet'



SYZYGIIUM australe
'Aussie Boomer'



Key Plan

NTS

TREES



CUPANIOPSIS anacardioides



HARPULIA pendula



XANTHOSTEMON crysanthus



ELAEOCARPUS obovatus

SHRUBS



GREVILLEA lanigera
'Mt Tamborine'



MELALEUCA thymifolia



LOMANDRA 'Lime Tuff'



SYZYGIUM australe 'Resilience'



LOMANDRA hystrix

GROUND COVER



BRACHYSCOME multifida



GREVILLEA 'Bronze Rambler'



JUNIPERUS conferta



OZOTHAMNUS diosmifolius

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NEIGHBOURHOOD LANEWAYS

TREES



MELALEUCA irbyana



CORYMBIA citriodora



ELAEOCARPUS obovatus



EUCALYPTUS microcorys



FICUS hillii



FICUS macrophylla



GREVILLEA baileyana



MELALEUCA quinquenervia



MIMUSOPS elengi

SHRUBS



ACMENA smithii 'Allyn Magic'



BANKSIA spinulosa



CALLISTEMON 'Little John'



CALYTRIX microcoma



CARISSA 'Desert Star'



WESTRINGIA naringa



FICUS microcarpa 'Green Island'



GREVILLEA 'Moonlight'



RHAGODIA spinescens



LOMANDRA 'Lime Tuff'



LOMANDRA 'Hystrix'



MELALEUCA linariifolia 'Claret Tops'



MELALEUCA thymifolia



OENOTHERA lindheimeri 'Gaura Pink'



SYZYGIUM 'Cascade'



SYZYGIUM australe 'Aussie Boomer'



Key Plan

NTS ⓘ

GROUNDCOVER



MELALEUCA 'Little Beauty'



CASUARINA glauca 'Cousin It'



CHRYSOCEPHALUM apiculatum



EVOLVULUS glomeratus



GOODENIA ovata 'Prostrate'



GREVILLEA 'Bronze Rambler'



HARDENBERGIA violacea



HOVEA acutifolia



LIRIOPE 'Evergreen Giant'



MYOPORUM ellipticum



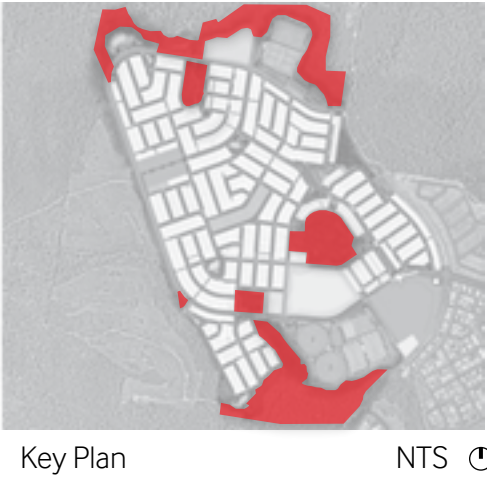
TRACHELOSPERMUM jasminoidea 'Tricolour'

© Custom grown by nursery on request.

TREES



SHRUBS



GROUND COVER



© Custom grown by nursery on request.

CONSERVATION

TREES



CASUARINA cunninghamiana



LOPHOSTEMON confertus



LOPHOSTEMON suaveolens



MELALEUCA quinquenervia



Key Plan

NTS

SHRUBS



FICINIA nodosa



GREVILLEA lanigera 'Mt Tamboritha'



LEPTOSPERMUM polygalifolium 'Little Bun'



LOMANDRA hystrix



MELALEUCA thymifolia



POA labillardieri

GROUND COVER



HARDENBERGIA violacea



MYOPORUM ellipticum



CAREX appressa



IMPERATA cylindrica



JUNCUS usitatus