

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 8 JUL 2015

MEDQ

FLAGSTONE
PLAN OF DEVELOPMENT - PRECINCT I - STAGE 7

Landscape Master Plan Report [A] 2014-12-05

PEET

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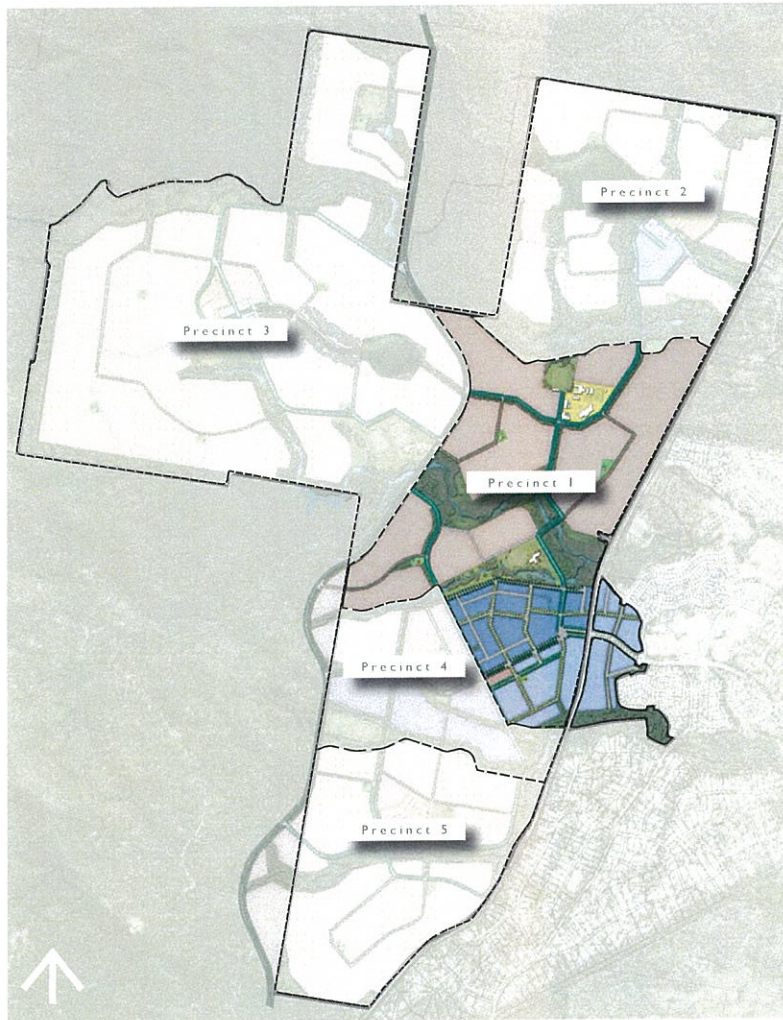
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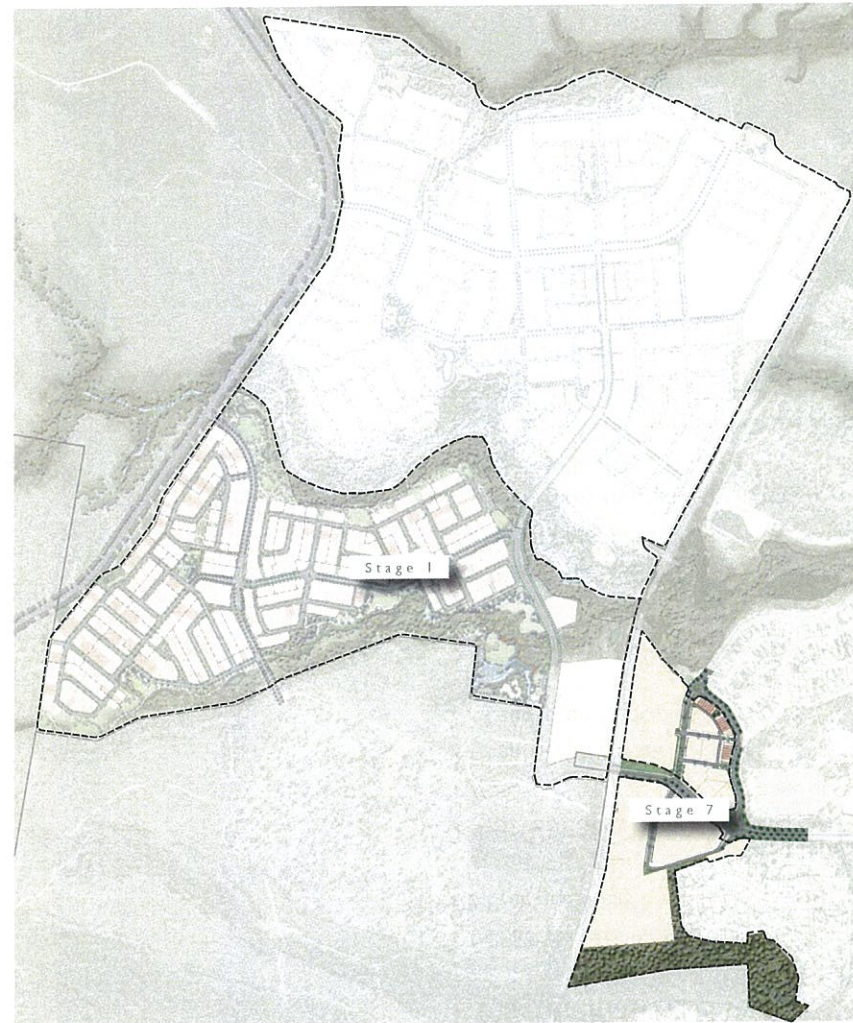
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I.0 MASTER PLAN

I.1 PEET FLAGSTONE UDA MASTER PLAN



I.2 PRECINCT AREA I - STAGE I



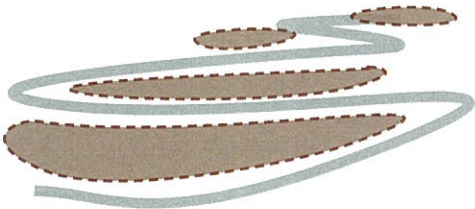
2.0 LANDSCAPE STATEMENT OF INTENT

2.1 LANDSCAPE VISION

The borrowed landscape - framing outlooks and exploiting topography to orientate and capture the essence of the regional setting, rather than adding new elements that overtake the existing.

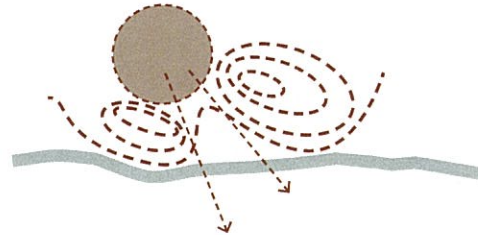
2.2 LANDSCAPE PRINCIPLES

Four overarching Landscape Principles have been developed to guide the open space outcomes in a unified and consistent manner across the Flagstone open space network. The Landscape Principles are distinctive and specific to the lifestyle and context of the greater scenic rim and the Flagstone locale itself. These principles apply to the Flagstone open space network at both a macro and micro scale across all types of open space. The Flagstone Landscape Principles will support a diverse mix of uses and facilities by creating a defined underlying character that gives a sense of a strong and connected community through its biggest asset, the high quality open space network.



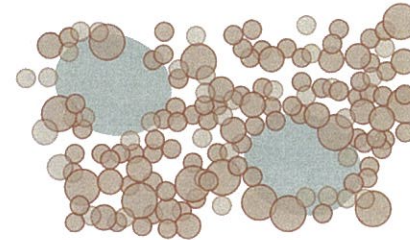
ADVENTURE AND DISCOVERY

Creating a sense of adventure in both feeling and through visuals. Creating sporting and recreation facilities for active people seeking outdoor offerings that are grand in scale whilst still providing unique opportunities. A place for residents and visitors to enjoy the outdoors by providing activities that are both child and adult oriented based largely upon on tactile responses, i.e. climb, roll, crawl.



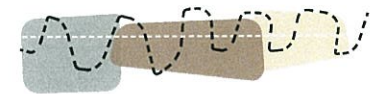
OUTLOOK

The Flagstone site is blessed with equal measures of tree lined ridge lines and tree and creek filled gullies creating hilltop views, long and inspiring vistas, and panoramic views. Beacons will be created in specific open space locations to help connect various precincts of the development together along the linear trail.



NATURE BASED RECREATION

Recreation and the natural environment will have a strong relationship through integration of activities within retained and protected vegetation.



LINEAR RECREATION

A network of connected linear recreation parks will provide locals and visitors with an extensive area to undertake a wide range of outdoor activities. The linear recreation network will cater to mountain biking, bush walking and horse riding, all activities that will come to define the lifestyle available in the Flagstone community.



3.0 COMMUNITY GREEN SPACE

3.1 LANDSCAPE MASTER PLAN



3.0 COMMUNITY GREEN SPACE

3.2 WSUD NETWORK

NOTES

The overall WSUD strategy for Stage 7 will be an end of line treatment train with waterway stability and bio-retention basins located along the edges of the stage.

Based on the hydraulic engineers water quality modelling included in the Stormwater Management Plan for Stage 7, all WSUD basins are 1m deep with 1:4 batter slopes, therefore top of basin areas will be bigger than those noted on the plan as approximate basin sizes.

While internally within the basins the batters are generally 1 on 4, for some basins the areas surrounding the basins may be steeper in order to get the basins to fit within the space provided.

Refer Cardno Stage 7 Stormwater Management Plan / Report for further information.

LEGEND

- 7A Catchment ID
- Indicative Catchment Falls
- Indicative Basin Location
- Indicative Future Basin Location
- Existing Basin Location
- Post Development Catchment Boundary

NOTE:
Large drain required to divert water from the culverts under the railway

BASIN =
1,450m²

BASIN =
1,240m²

7A

7B

BASIN =
792m²

BASIN =
1,003m²

BASIN =
1,003m²

3.0 COMMUNITY GREEN SPACE

3.3 PEDESTRIAN AND CYCLE NETWORK



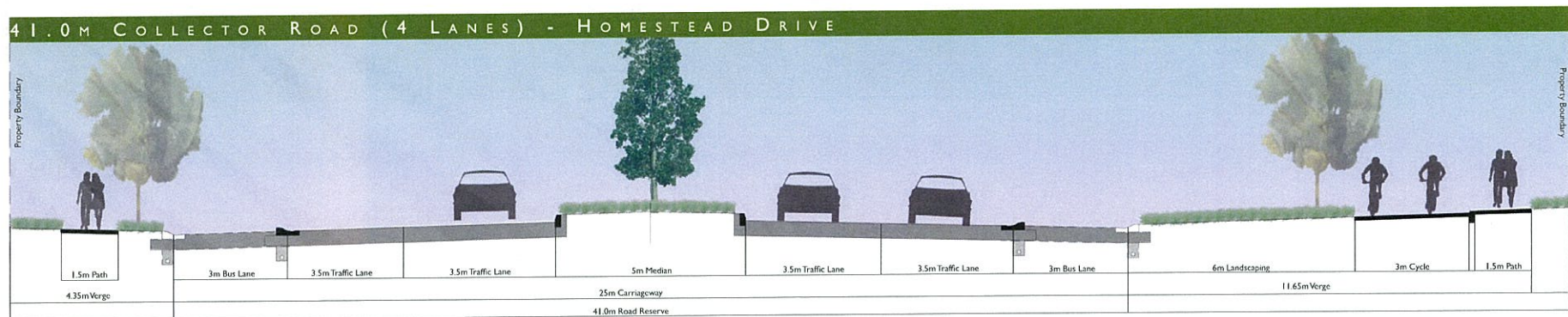
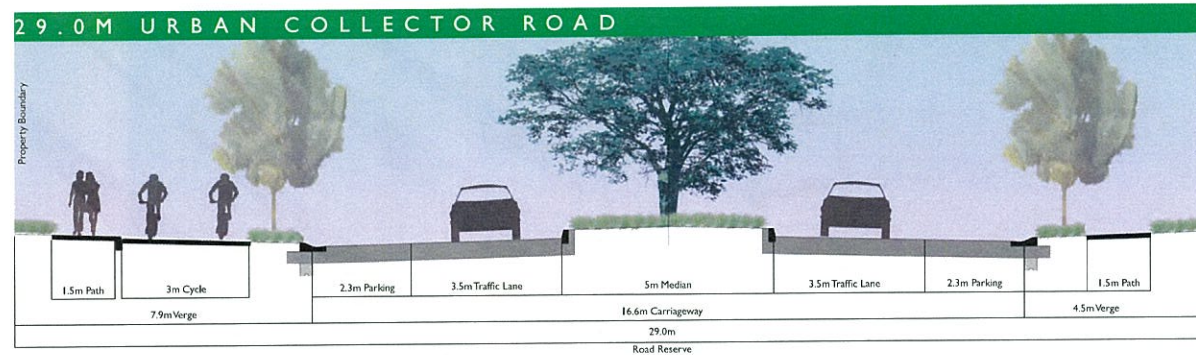
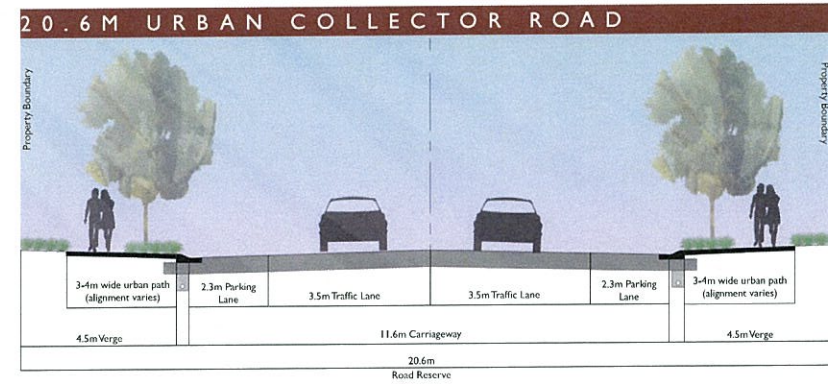
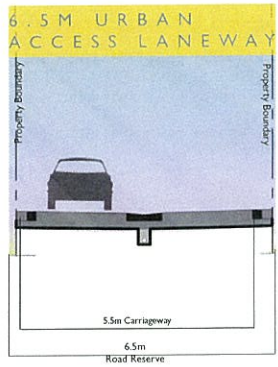
3.0 COMMUNITY GREEN SPACE

3.4 ROAD HIERARCHY



3.0 COMMUNITY GREEN SPACE

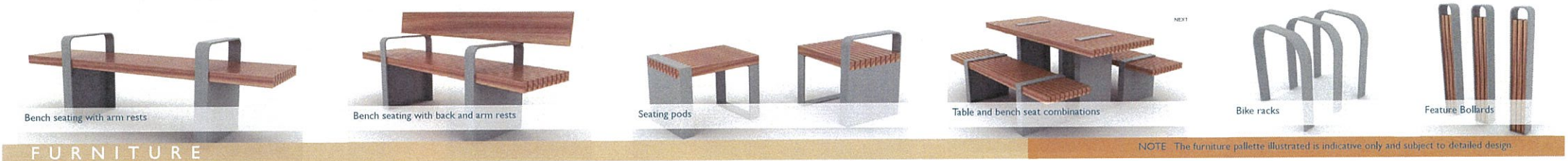
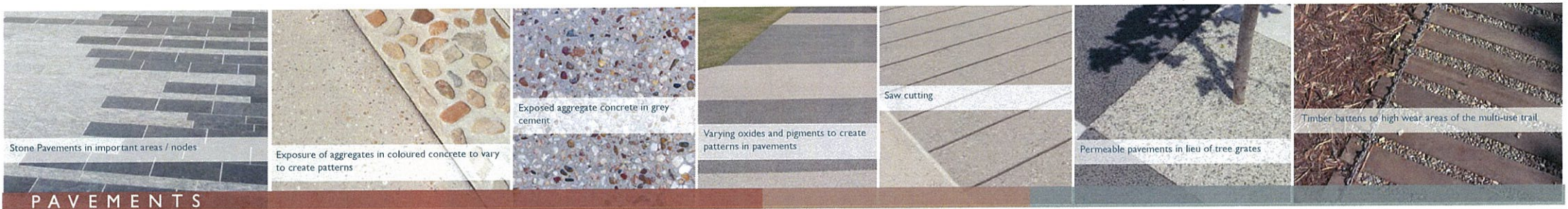
3.5 ROAD HIERARCHY - TYPICAL CROSS SECTIONS



3.0 COMMUNITY GREEN SPACE

3.6 INDICATIVE LANDSCAPE MATERIALS PALETTE

The material palette will form the base of developing the overall character of Flagstone. A cohesive and refined selection of materials will ensure that each stage has its own independent character while still fitting in with the overall Flagstone development. Material selection will highlight and celebrate the character of the local surrounding landscape, while also ensuring the creation of an engaging public realm. The use of contrasting materials, finishes, colours and textures will provide a scheme that will gain character with age and use, allowing each stage to develop a unique and identifiable character.



3.0 COMMUNITY GREEN SPACE

3.7 STREET TREE MASTER PLAN



3.0 COMMUNITY GREEN SPACE

3.8 STREET TREE DESIGN INTENT

The overarching Street Tree Masterplan will guide the planting of both the major and minor street typologies with the overarching principle of accentuating the boulevards (arterial and collector roads) and naturalising the local streets (residential streets). This unique and core design principle will ensure strong wayfinding and character is instilled along the heavily trafficked streets and major conduits. This design principle will also promote a celebration of the sites' existing native vegetation by reinstating what is naturally occurring into the slower local streets in a random and natural mix. The majority of this native species mix is compliant with the Logan City council Development Manual however the character driven boulevard species are bespoke in choice to re-enforce the grandeur of the boulevards and avenues.



3.0 COMMUNITY GREEN SPACE

3.9 INDICATIVE LANDSCAPE CHARACTER IMAGES

