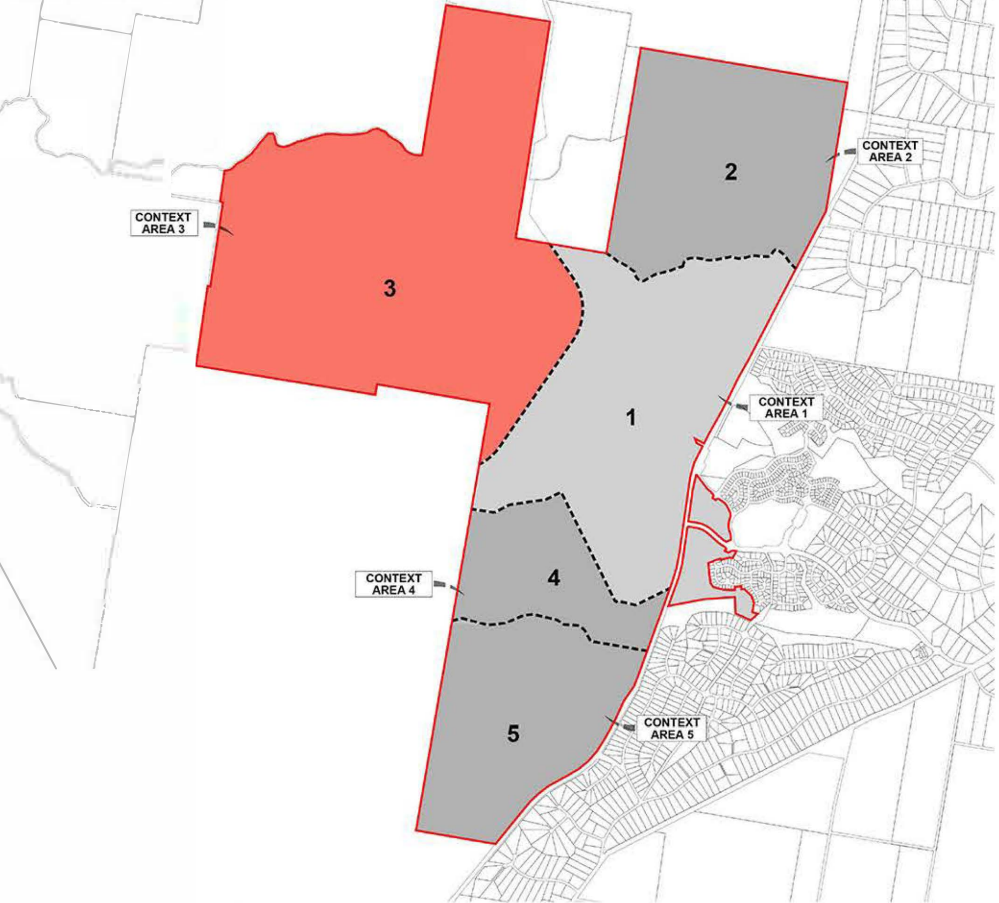


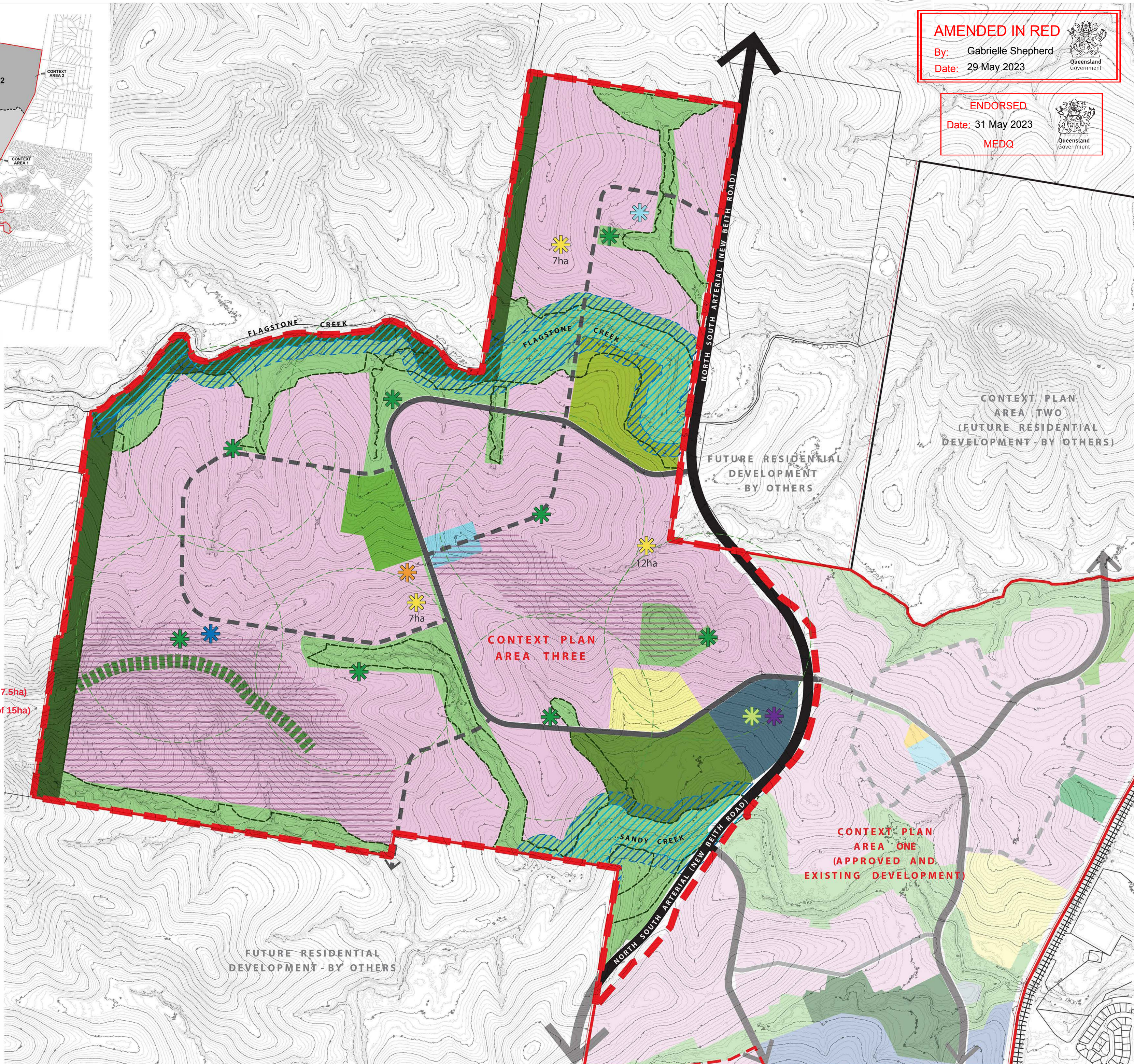
KEY MAP



LEGEND

- PEET Flagstone Site Boundary
- Context Area Three Site Boundary
- Other Context Area Boundaries
- Rail Line
- Slope Affected Land ($\geq 15\%$)
- 400m Walkable Catchments
- Arterial Road
- Trunk Connector Road
- Minor Road Linkages
- Environmental Protection Zone Core Area
- Environmental Rectified Constraints (Refer Saunders Havill Group SBAR)
- Indicative Core Corridor (100m) (Refer Saunders Havill Group SBAR)
- Indicative Outer Corridor (200m) (Refer Saunders Havill Group SBAR)
- Linear Open Space Network / Stormwater Management
- District Recreation Park
- District Sports Park (minimum useable area of 7.5ha)
- Regional Sports Park (minimum useable area of 15ha)
- Scenic Amenity of Ridgeline to be Considered in Detailed Design
- Neighbourhood Recreation Node
- Civic Park Node
- State Primary School
- Low Density Residential - 15 dw / ha *
- District Centre (Residential Components - Minimum 25 dw / ha)
- Neighbourhood Centre
- Indicative Local Community Centre Location
- Potential Neighbourhood Centre Location (Subject to Feasibility Studies)
- Potential Indicative School Site Location and Indicative Size (Subject to State Agency Acquisition)
- Indicative Ambulance Station Location (x 2) (1 x Subject to State Agency Acquisition)
- Indicative HLZ Reservoir

* Slope Affected Land ($\geq 15\%$) may adopt <15 dw/ha, subject to EDQ approval during detailed design.



AMENDED IN RED

By: Gabrielle Shepherd
Date: 29 May 2023



ENDORSED

Date: 31 May 2023

MEDQ



FLAGSTONE
CONTEXT AREA 3
CONTEXT PLAN

PLAN REF: 110056-499F
DATE: 03 FEBRUARY 2023
CLIENT: PEET
DRAWN BY: MD
CHECKED BY: DG

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

The information used in this plan is drawn from the following sources:
Site Boundaries: Vents
Cadastral: 2020
Environmental Constraints: Saunders Havill Group Engineering, Colliers

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