

FOR ' PEET FLAGSTONE CITY Pty. Ltd.'

19-0158-100 COVER PLAN

ROAD FUNCTIONAL

19-0158-101	ROAD FUNCTIONAL OVERALL LAYOUT PLAN
19-0158-102	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 1 OF 6
19-0158-103	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 2 OF 6
19-0158-104	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 3 OF 6
19-0158-105	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 4 OF 6
19-0158-106	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 5 OF 6
19-0158-107	ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 6 OF 6

19-0158-110	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 1 OF 6
19-0158-111	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 2 OF 6
19-0158-112	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 3 OF 6
19-0158-113	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 4 OF 6
19-0158-114	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 5 OF 6
19-0158-115	INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 6 OF 6



LOCALITY PLAN
SCALE 1:20,000 (A1)
SCALE 1:40,000 (A3)

No. OF LOTS = 0

AREA OF SITE = 18.16ha

RP DESCRIPTION

LOT 911 ON SP 321079
LOT 2 ON RP 25922
LOT 1 ON RP 35155
LOT 10 SL6002
LOT 2 SP 250186
LOT 1 SP 250186
LOT 8 SP 312737
LOT 1 SP 318791
LOT 50 SP 293963
LOT 58 S 312118
LOT 3 SP 270926

DATUM LEVEL AND LOCATION

P.S.M. 107142
RL 39.078 AHD



LOCAL AUTHORITY: LOGAN CITY COUNCIL

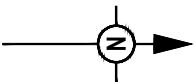
EDQ REFERENCE NUMBER: DEV2012/403

NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:

- VEGETATION MANAGEMENT PLAN
- APPROVAL NALL PERMIT
- LANDSCAPE ARCHITECT'S PLANS
- ELECTRICAL, COMMUNICATIONS AND GAS CONSULTANT'S PLANS
- SEDIMENT AND EROSION HAZARD ASSESSMENT
- SAFETY IN DESIGN REPORT

REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS	<div><div></div><div>PEAKURBAN</div><div>Achieve more.</div></div>	SCALE	CUSTOMER	PROJECT NAME	DRAWING TITLE		
1	03.12.21	TR	SC	ORIGINAL ISSUE			NOT FOR CONSTRUCTION		1:20000 200 0 200 400 600 800 1000 A1	PEET FLAGSTONE CITY Pty. Ltd.	NEW BEITH ROAD - FLAGSTONE	COVER PLAN		
2	15.08.22	TR	SC	UPDATED REVISION					1:40000  A3					
3	06.10.22	TR	TR	UPDATED LAYOUT										
					DESIGN	APPROVED						PROJECT No.	DRAWING No.	REVISION
							FOR AND ON BEHALF OF PEAKURBAN PTY LTD	ENQUIRIES@PEAKURBAN.COM.AU		ASSOCIATED CONSULTANT	HOMESTEAD DRIVE, FLAGSTONE	19-0158	100	3
									VERIS (07) 3666 4700					

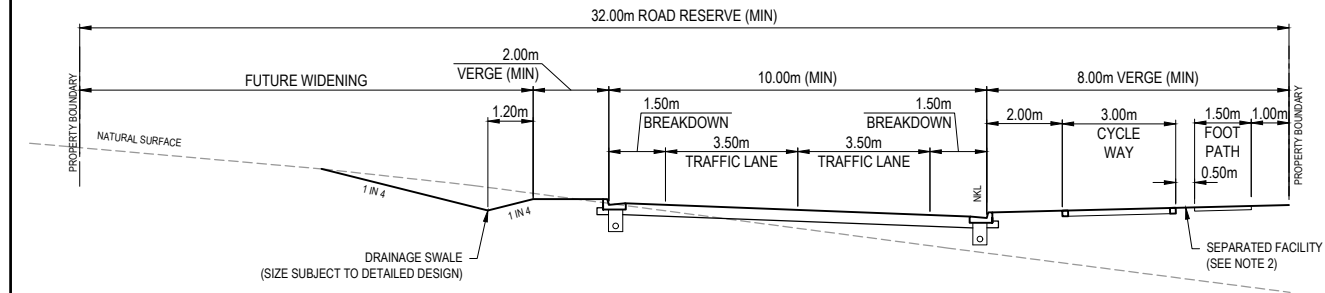
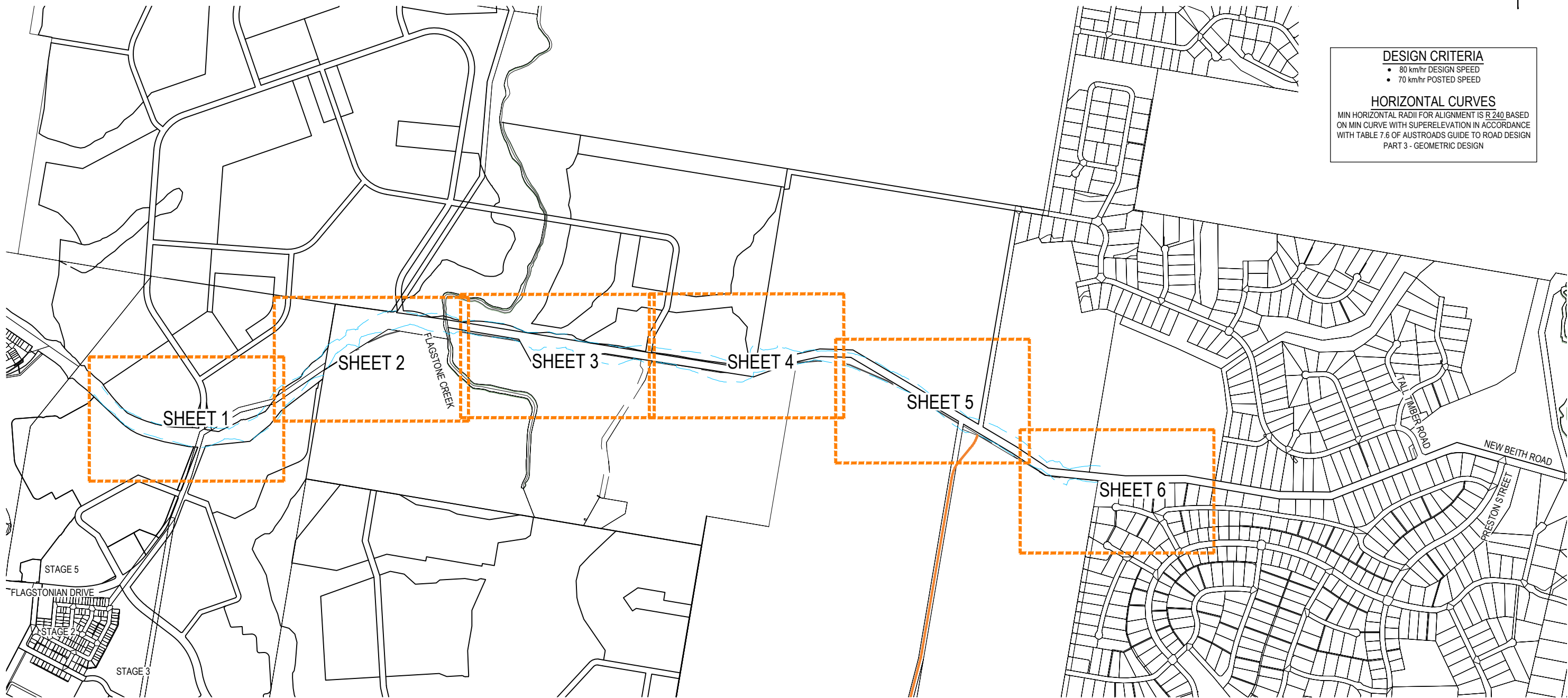


DESIGN CRITERIA

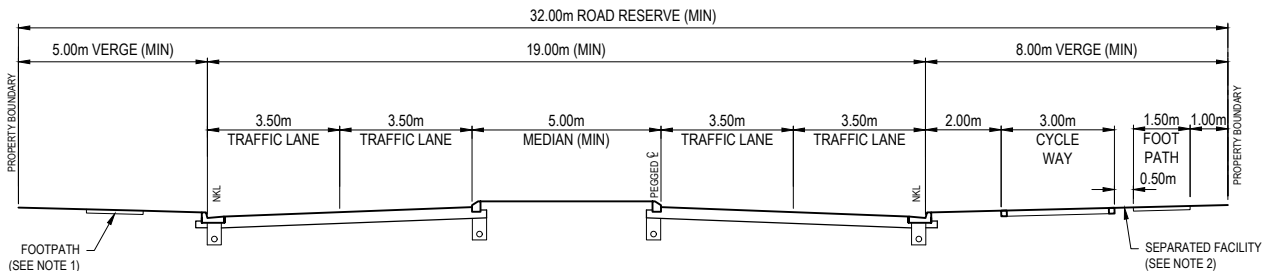
- 80 km/hr DESIGN SPEED
- 70 km/hr POSTED SPEED

HORIZONTAL CURVES

MIN HORIZONTAL RADII FOR ALIGNMENT IS R 240 BASED ON MIN CURVE WITH SUPERELEVATION IN ACCORDANCE WITH TABLE 7.6 OF AUSTRROADS GUIDE TO ROAD DESIGN PART 3 - GEOMETRIC DESIGN



TYPE USA-4L-1
TRUNK CONNECTOR (2 LANES) INTERIM
32.0m ROAD RESERVE (<18000 vpd)
NO ON STREET PARKING



TYPE USA-4L-2
TRUNK CONNECTOR (4 LANES) ULTIMATE
32.0m ROAD RESERVE (18000-30000 vpd)
NO ON STREET PARKING

NOTES:

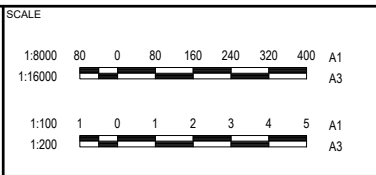
- THE ADDITION OF FURTHER CYCLE PATHS IS SUBJECT TO FURTHER ENGINEER ASSESSMENT. SHOULD CYCLE PATHS BE WARRANTED, THESE FACILITIES MAY TAKE THE FORM OF EITHER SHARED OFF-ROAD FACILITIES (FOR LOW VOLUME CYCLE ROUTES) OR SEPARATED OFF-ROAD FACILITIES. BASED ON LANDSCAPE DESIGN REQUIREMENTS AND SERVICES CONSTRAINTS, THE SEPARATION STRIP MAY BE REPLACED WITH LANDSCAPED STRIPS BETWEEN 0.35m TO 0.50m WIDE PLANTED WITH SUITABLE COMPACT SPECIES. FOOTPATH OFFSET FROM THE PROPERTY BOUNDARY MAY BE REDUCED SUBJECT TO SERVICES CONSTRAINTS.
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REV	DATE	DESIGN	DRAWN	REVISION DETAILS
1	11.10.21	TR	MS	ORIGINAL ISSUE
2	03.12.21	TR	SC	UPDATED REVISION
3	15.08.22	TR	SC	UPDATED REVISION
4	06.10.22	TR	TR	UPDATED LAYOUT

DRAWN	STATUS
	NOT FOR CONSTRUCTION
DESIGN	APPROVED

PEAKURBAN
Achieve more.

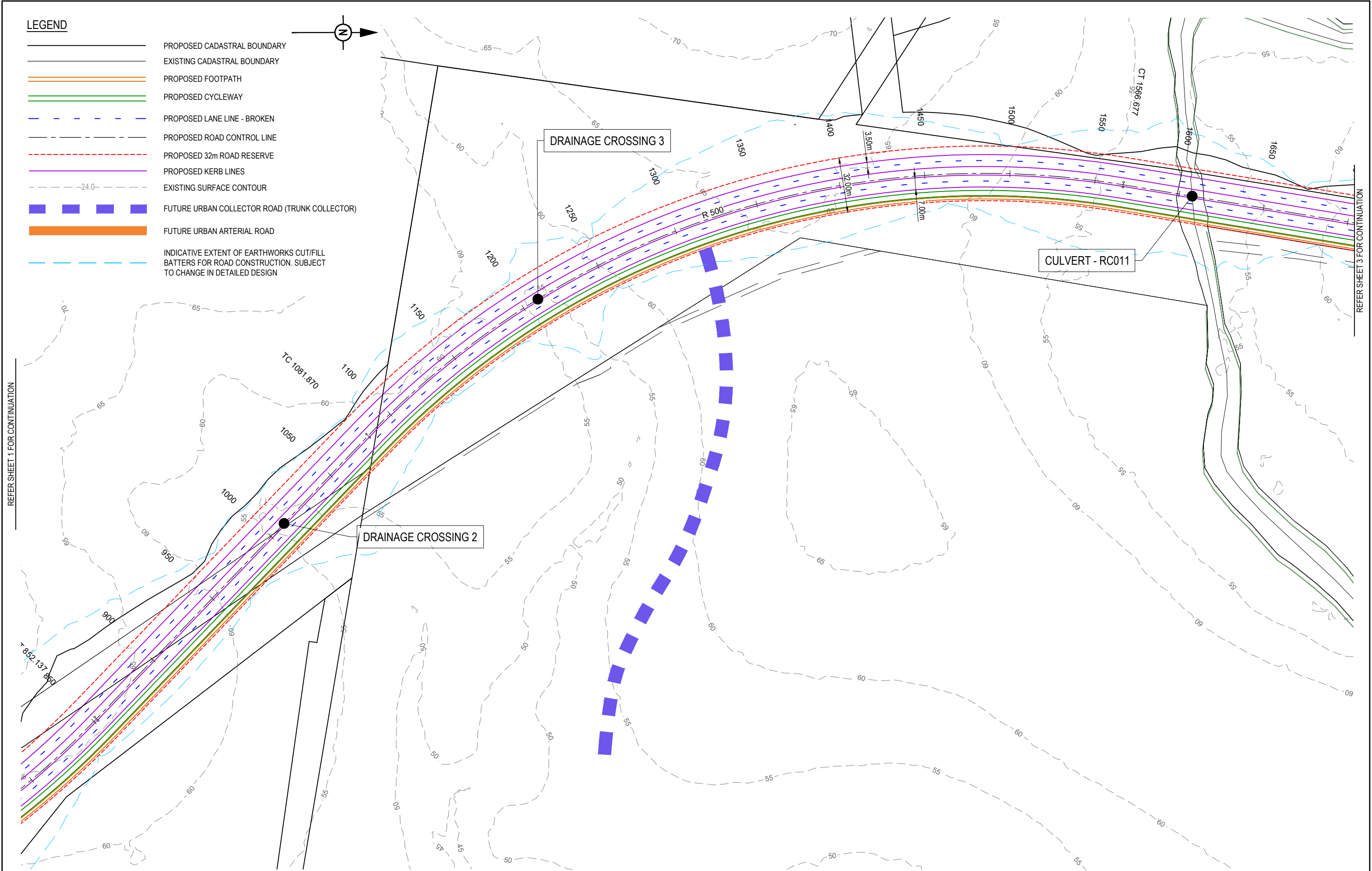
ENQUIRIES@PEAKURBAN.COM.AU



CLIENT
PEET FLAGSTONE CITY Pty. Ltd.
ASSOCIATED CONSULTANT
VERIS (07) 3666 4700

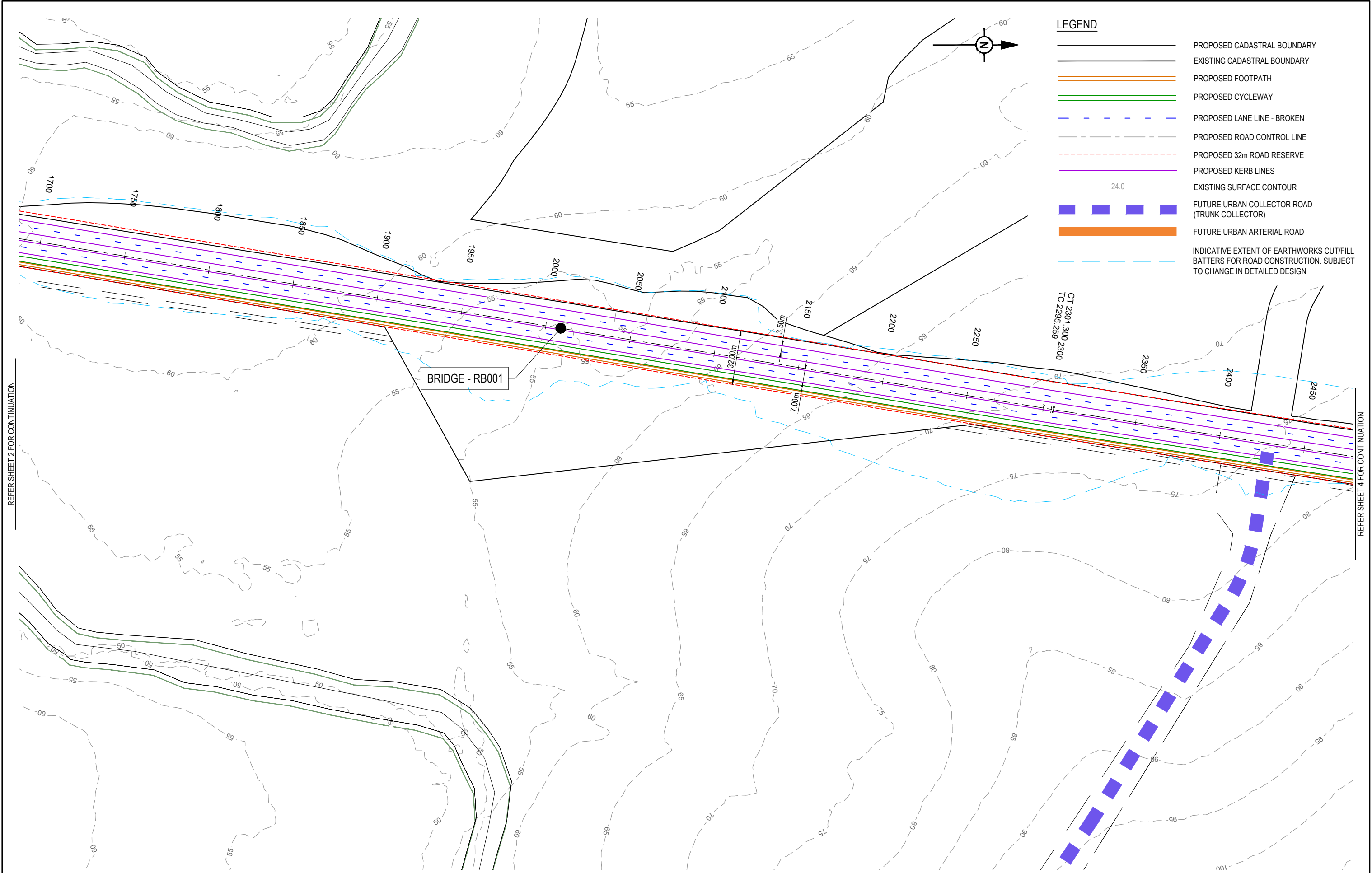
PROJECT NAME
NEW BEITH ROAD - FLAGSTONE
HOMESTEAD DRIVE, FLAGSTONE

DRAWING TITLE		
ROAD FUNCTIONAL OVERALL LAYOUT PLAN		
PROJECT No.	DRAWING No.	REVISION
19-0158	101	4



REV	DATE	DESIGN	DRAWN	REVISION DETAILS	DRAWN	STATUS
1	11.10.21	TR	MS	ORIGINAL ISSUE		
2	03.12.21	TR	SC	UPDATED REVISION		
3	15.08.22	TR	SC	UPDATED REVISION		
4	06.10.22	TR	TR	UPDATED LAYOUT		
					DESIGN	APPROVED
						FOR AND ON BEHALF OF PEAKURBAN PTY LTD

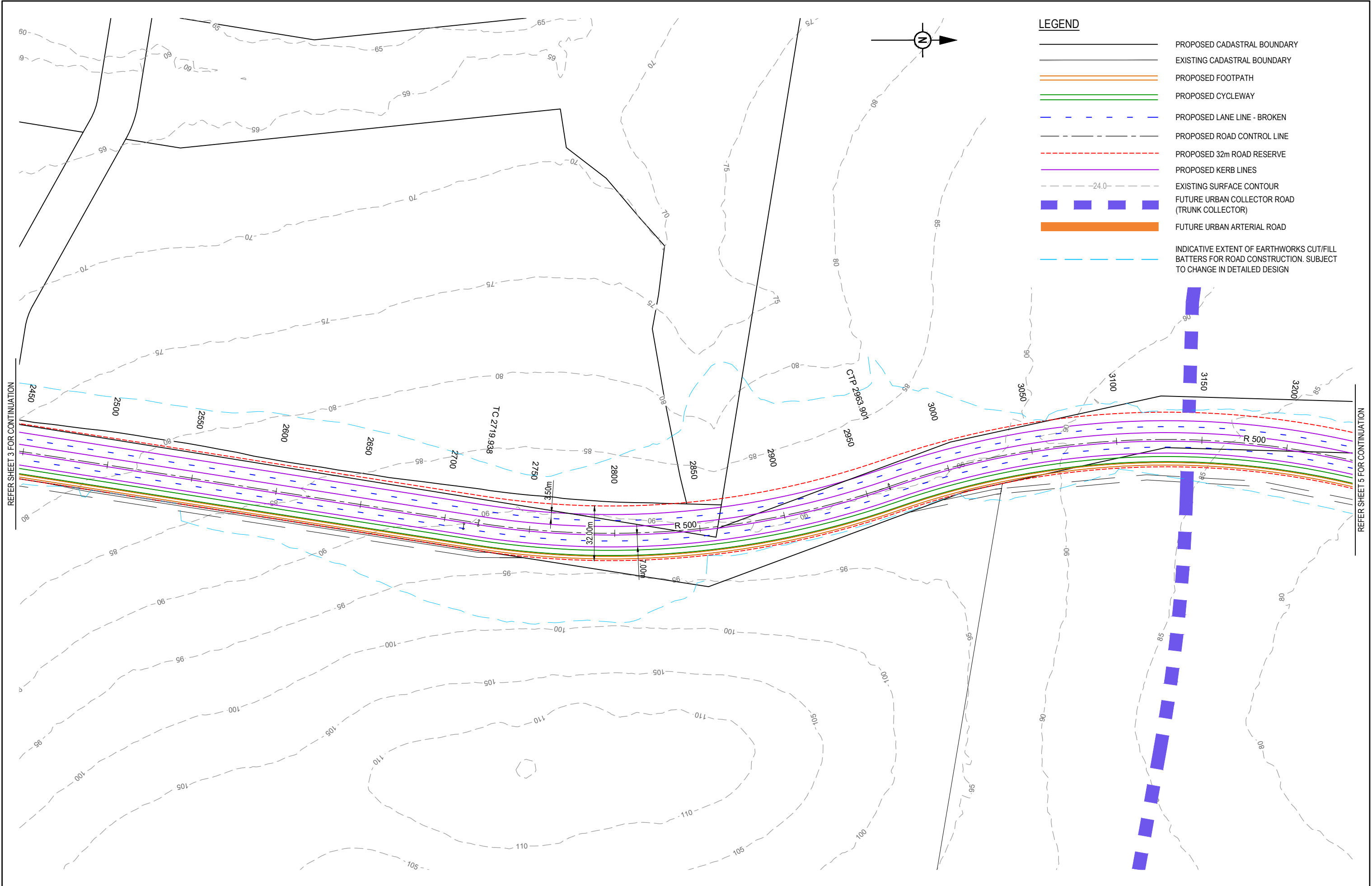
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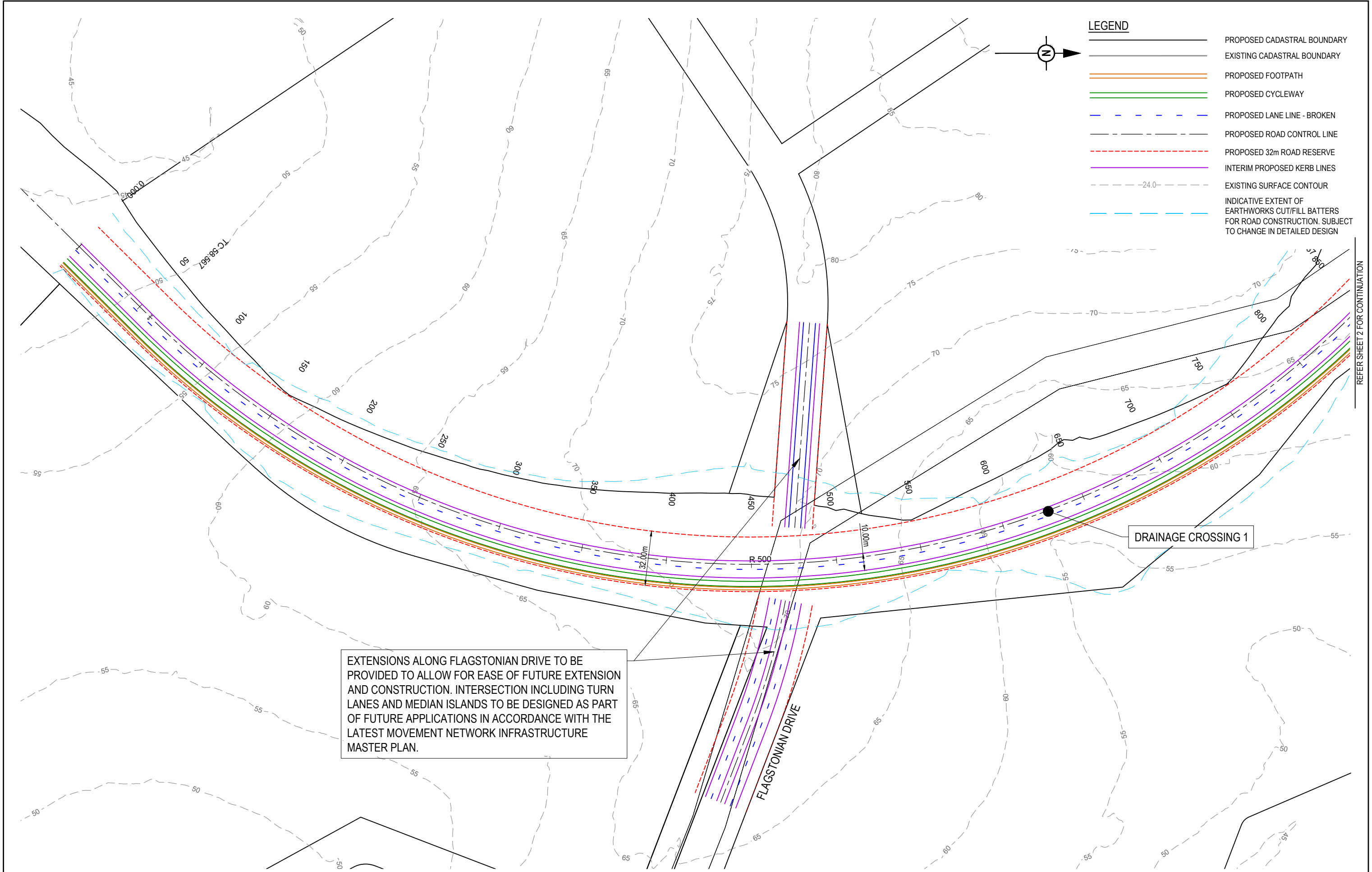
REFER SHEET 2 FOR CONTINUATION

REFER SHEET 4 FOR CONTINUATION

REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS		<div> PEAKURBAN <i>Achieve more.</i></div> <div>ENQUIRIES@PEAKURBAN.COM.AU</div>	SCALE		CLIENT		PROJECT NAME		DRAWING TITLE				
1	11.10.21	TR	MS	ORIGINAL ISSUE		<div>NOT FOR CONSTRUCTION</div>	<div>APPROVED</div>				<div>1:1000 10 0 10 20 30 40 50 A1</div> <div>1:2000  A3</div>		<div>PEET FLAGSTONE CITY Pty. Ltd.</div> <div>ASSOCIATED CONSULTANT VERIS (07) 3666 4700</div>		<div>NEW BEITH ROAD - FLAGSTONE</div> <div>HOMESTEAD DRIVE, FLAGSTONE</div>		<div>ULTIMATE ROAD FUNCTIONAL LAYOUT PLAN SHEET 3 OF 6</div> <div>PROJECT No. 19-0158</div> <div>DRAWING No. 104</div> <div>REVISION 4</div>			
2	03.12.21	TR	SC	UPDATED REVISION																
3	15.08.22	TR	SC	UPDATED REVISION																
4	06.10.22	TR	TR	UPDATED LAYOUT																



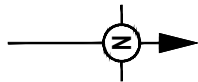
REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS		<div> PEAKURBAN <i>Achieve more.</i></div> <div>ENQUIRIES@PEAKURBAN.COM.AU</div>	SCALE		CLIENT	PROJECT NAME	DRAWING TITLE						
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2	03.12.21	TR	SC	UPDATED REVISION						1:2000										
3	15.08.22	TR	SC	UPDATED REVISION								ASSOCIATED CONSULTANT	VERIS (07) 3666 4700		HOMESTEAD DRIVE, FLAGSTONE					
4	06.10.22	TR	TR	UPDATED LAYOUT																
						DESIGN	APPROVED		FOR AND ON BEHALF OF PEAKURBAN PTY LTD								PROJECT No. 19-0158			
														DRAWING No. 105						
														REVISION 4						



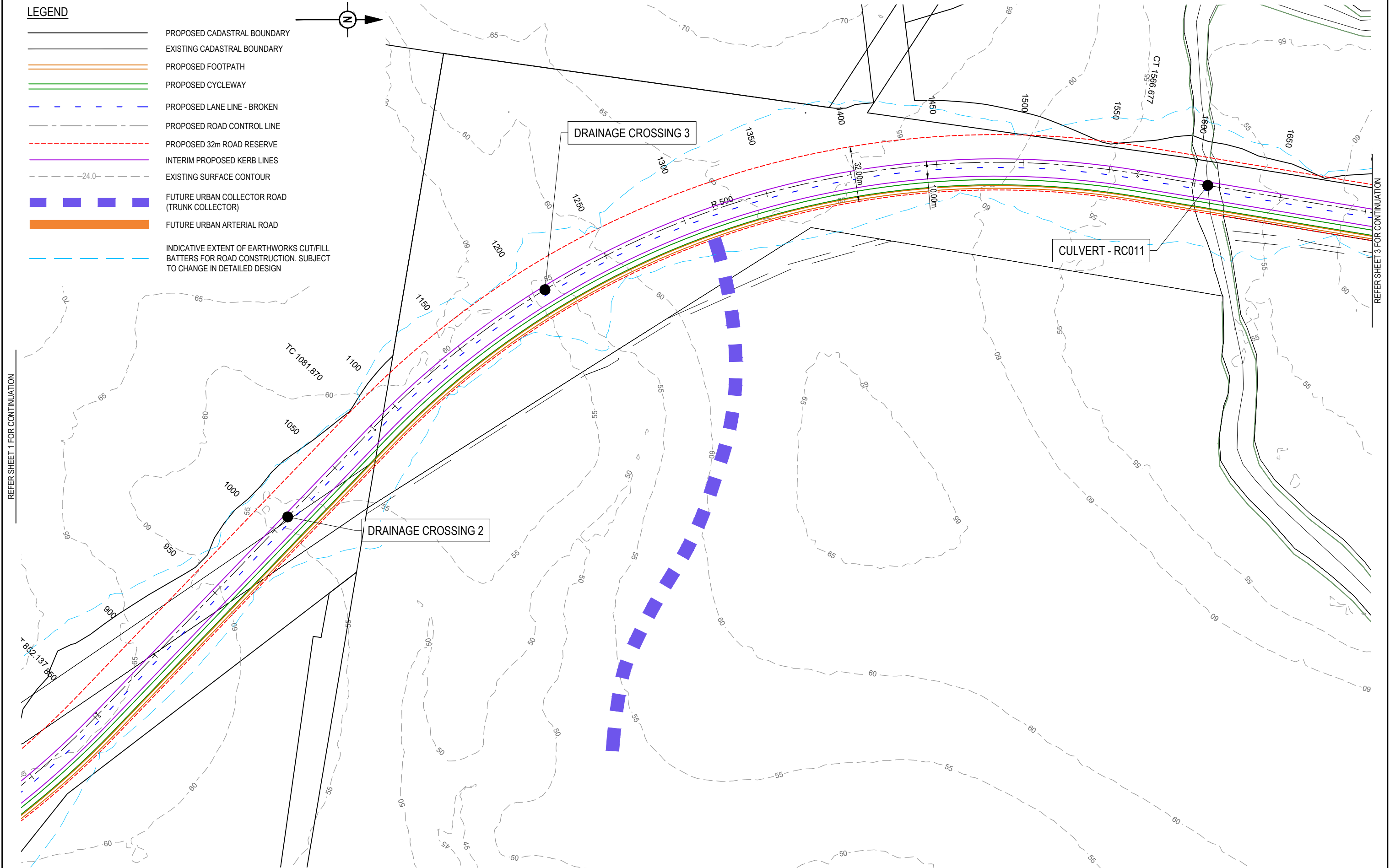
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1	03.12.21	TR	SC	ORIGINAL ISSUE								PEET FLAGSTONE CITY Pty. Ltd.		NEW BEITH ROAD - FLAGSTONE		INTERIM ROAD FUNCTIONAL LAYOUT PLAN SHEET 1 OF 6		
2	15.08.22	TR	SC	UPDATED REVISION				DESIGN		APPROVED	1:1000 1:2000	ASSOCIATED CONSULTANT		HOMESTEAD DRIVE, FLAGSTONE		PROJECT No.		
3	06.10.22	TR	TR	UPDATED LAYOUT												DRAWING No.		
								FOR AND ON BEHALF OF PEAKURBAN PTY LTD				VERIS (07) 3666 4700				REVISION		
																19-0158		
																110		
																3		

LEGEND

- PROPOSED CADASTRAL BOUNDARY
- EXISTING CADASTRAL BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED CYCLEWAY
- PROPOSED LANE LINE - BROKEN
- PROPOSED ROAD CONTROL LINE
- PROPOSED 32m ROAD RESERVE
- INTERIM PROPOSED KERB LINES
- EXISTING SURFACE CONTOUR
- FUTURE URBAN COLLECTOR ROAD (TRUNK COLLECTOR)
- FUTURE URBAN ARTERIAL ROAD
- INDICATIVE EXTENT OF EARTHWORKS CUT/FILL
BATTERS FOR ROAD CONSTRUCTION. SUBJECT
TO CHANGE IN DETAILED DESIGN

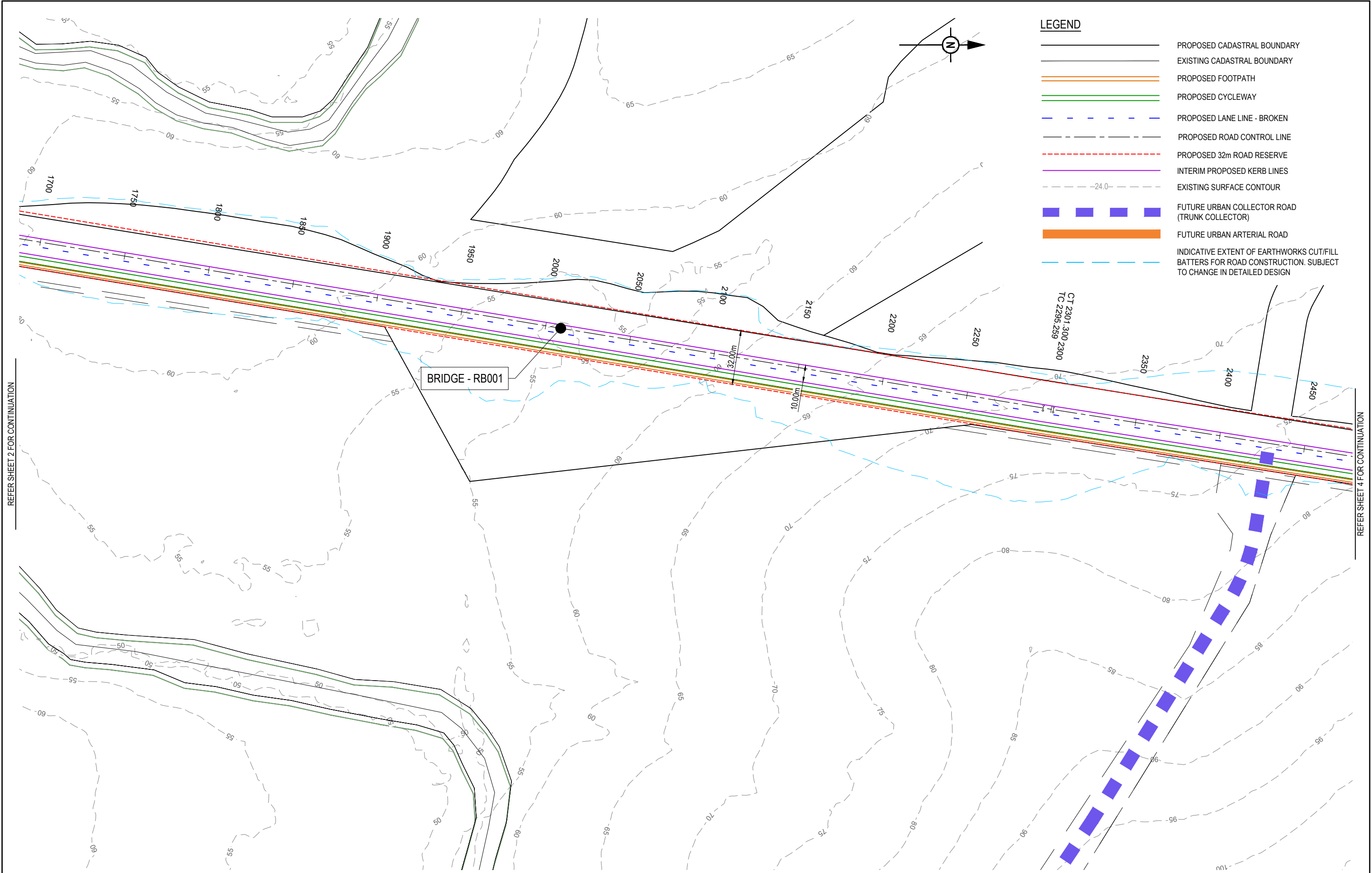



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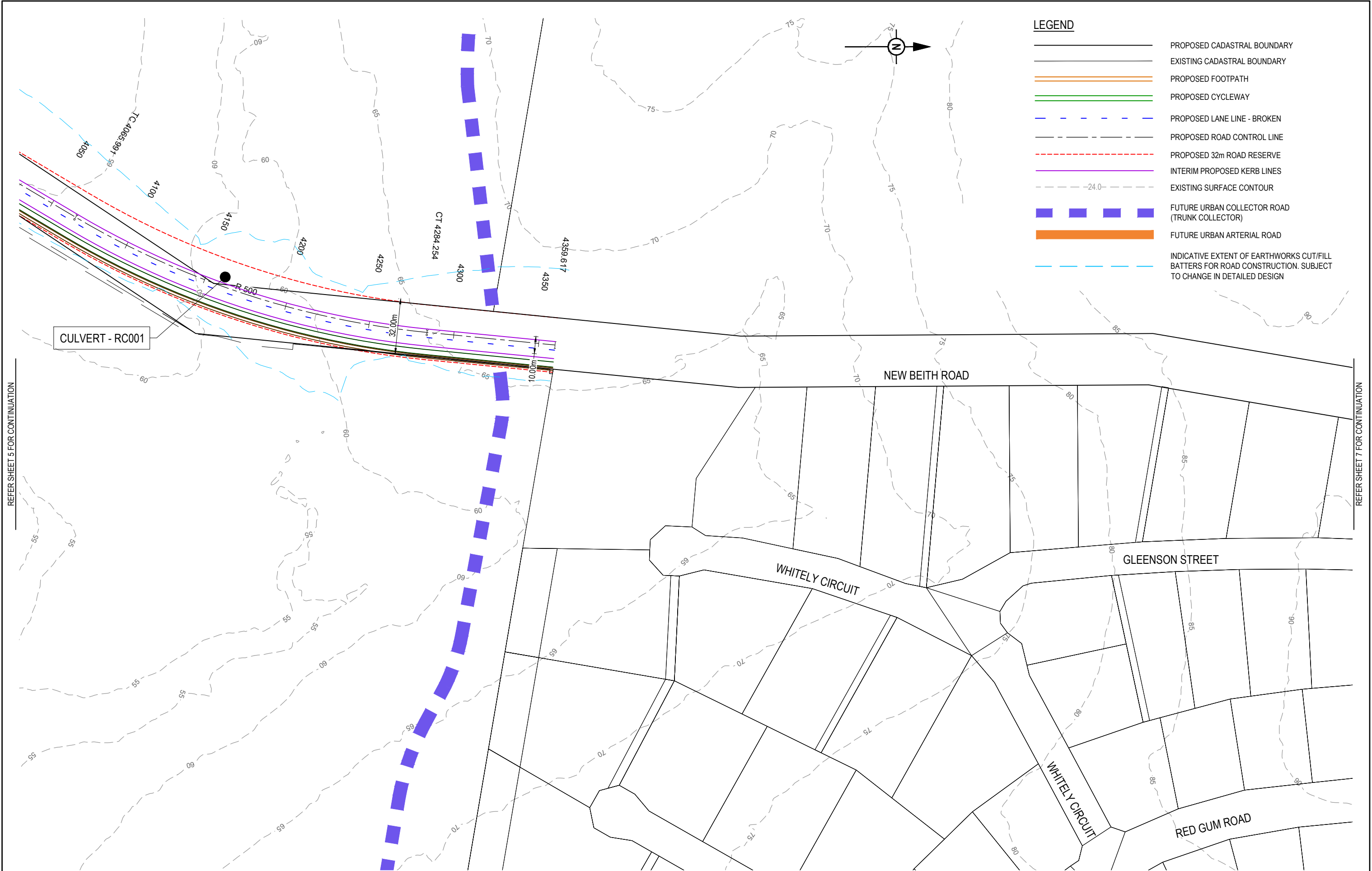


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2	15.08.22	TR	SC	UPDATED REVISION			DESIGN APPROVED				ASSOCIATED CONSULTANT VERIS (07) 3666 4700		HOMESTEAD DRIVE, FLAGSTONE		PROJECT No.		DRAWING No.		REVISION	
3	06.10.22	TR	TR	UPDATED LAYOUT					FOR AND ON BEHALF OF PEAKURBAN PTY LTD						19-0158		111		3	



REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS		<div> PEAKURBAN <i>Achieve more.</i></div> <div>ENQUIRIES@PEAKURBAN.COM.AU</div>	SCALE 1:1000 10 0 10 20 30 40 50 A1 1:2000  A3	CLIENT	PROJECT NAME	DRAWING TITLE								
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2	15.08.22	TR	SC	UPDATED REVISION																	
3	06.10.22	TR	TR	UPDATED LAYOUT																	
						DESIGN							PROJECT No.			DRAWING No.		REVISION			
								FOR AND ON BEHALF OF PEAKURBAN PTY LTD					HOMESTEAD DRIVE, FLAGSTONE				19-0158		112		3
								ASSOCIATED CONSULTANT				VERIS (07) 3666 4700									



REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS		<div><div><div></div></div><div>PEAKURBAN</div><div>Achieve <i>more.</i></div></div> <div>ENQUIRIES@PEAKURBAN.COM.AU</div>	SCALE		CLIENT	PROJECT NAME	DRAWING TITLE		
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2	15.08.22	TR	SC	UPDATED REVISION												
3	06.10.22	TR	TR	UPDATED LAYOUT												
						DESIGN	APPROVED			ASSOCIATED CONSULTANT	HOMESTEAD DRIVE, FLAGSTONE		PROJECT No.	DRAWING No.	REVISION	
								FOR AND ON BEHALF OF PEAKURBAN PTY LTD		VERIS (07) 3666 4700		19-0158		115	3	