

- DEVELOPMENT PROVIDES VEHICLE QUEUING AREAS THAT COMPLY WITH AS2890.
- NO SMALL CAR SPACES PROVIDED AS A PART OF THIS DESIGN.
- NO PWD SPACES PROVIDED DUE TO NON-COMPLIANT ACCESS TO SALES OFFICE.
- OVERFLOW CARPARK DOES NOT CATER FOR A SRV

By: Andrew Edwards
Date: 27 March 2026



PROPOSED CARPARK IS TO DISPLAY
CAPACITY ONLY. DESIGNED BY OTHERS

PROPOSED 6.0m CROSSOVER IN
ACCORDANCE WITH IPWEA RSD-102.

	PROPOSED ROAD CONTROL LINE
	EXISTING ROAD CROWN
	PROPOSED KERB INVERT LINE
	PROPOSED CONCRETE PATH AND PRAM RAMP
	PROPOSED NEW ROAD PAVEMENT
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED TURFED OVERFLOW CARPARK
	INDICATIVE DRIVEWAY LOCATION
	ZERO LOT BOUNDARY
	FINISHED SURFACE CONTOUR
	PROPOSED STORMWATER DRAINAGE PIPE
	EXISTING STORMWATER DRAINAGE PIPE
	FUTURE STORMWATER DRAINAGE PIPE
	EXISTING ROOFWATER DRAINAGE PIPE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED CONCRETE SWALE
	PROPOSED SWALE
	PROPOSED BOLLARD
	PROPOSED FENCE
	PROPOSED LOCKABLE RAIL TO COUNCIL STANDARDS
	EXISTING SEWERAGE MAIN
	EXISTING WATER MAIN
	EXISTING WATER CONDUIT
	EXISTING ELECTRICAL CABLE U/G

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026/FLA/4522

Date: 02 April 2026



THE CONTRACTOR SHALL INSTALL A ROOFWATER CONNECTION TO EACH PROPERTY BY ONE OF THE FOLLOWING METHODS, AS SHOWN ON THE LAYOUT PLAN:

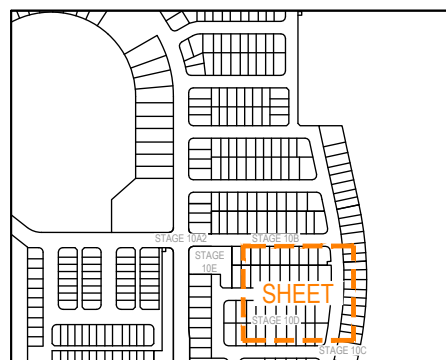
- TWO ROOFWATER KERB ADAPTOR 500mm FROM THE DOWNSTREAM BOUNDARY (UNLESS SHOWN ON A DIFFERENT ALIGNMENT). WHERE THERE IS A CONCRETE FOOTPATH, A ROOFWATER PIPE SHALL BE INSTALLED FROM THE PROPERTY BOUNDARY CONNECTED TO THE KERB ADAPTOR AT 1.25% MINIMUM GRADE, IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARDS.
- ONE 150Ø ROOFWATER PIPE CONNECTED TO PROPOSED STORMWATER GULLY PIT OR MANHOLE AT MINIMUM 1.0% GRADEWITH 1.0m COVER.

EXTREME CARE SHOULD BE TAKEN WHEN EXCAVATING IN THIS AREA. THE FOLLOWING EXISTING SERVICES ARE LIKELY TO BE PRESENT IN THE VICINITY OF THE SITE:

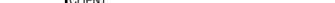
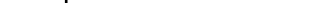
- ELECTRICAL CABLES
- TELECOMMUNICATIONS CABLES
- GAS MAINS
- WATER MAINS
- SEWER MAINS

THE CONTRACTOR SHOULD CONTACT THE SERVICE PROVIDER FOR FURTHER INFORMATION AND SATISFY THEMSELVES OF ANY SPECIFIC TREATMENT OR REQUIREMENTS.

Ensure the temporary car park is drained to the existing gully pits to prevent any uncontrolled storm water run off onto adjoining lots

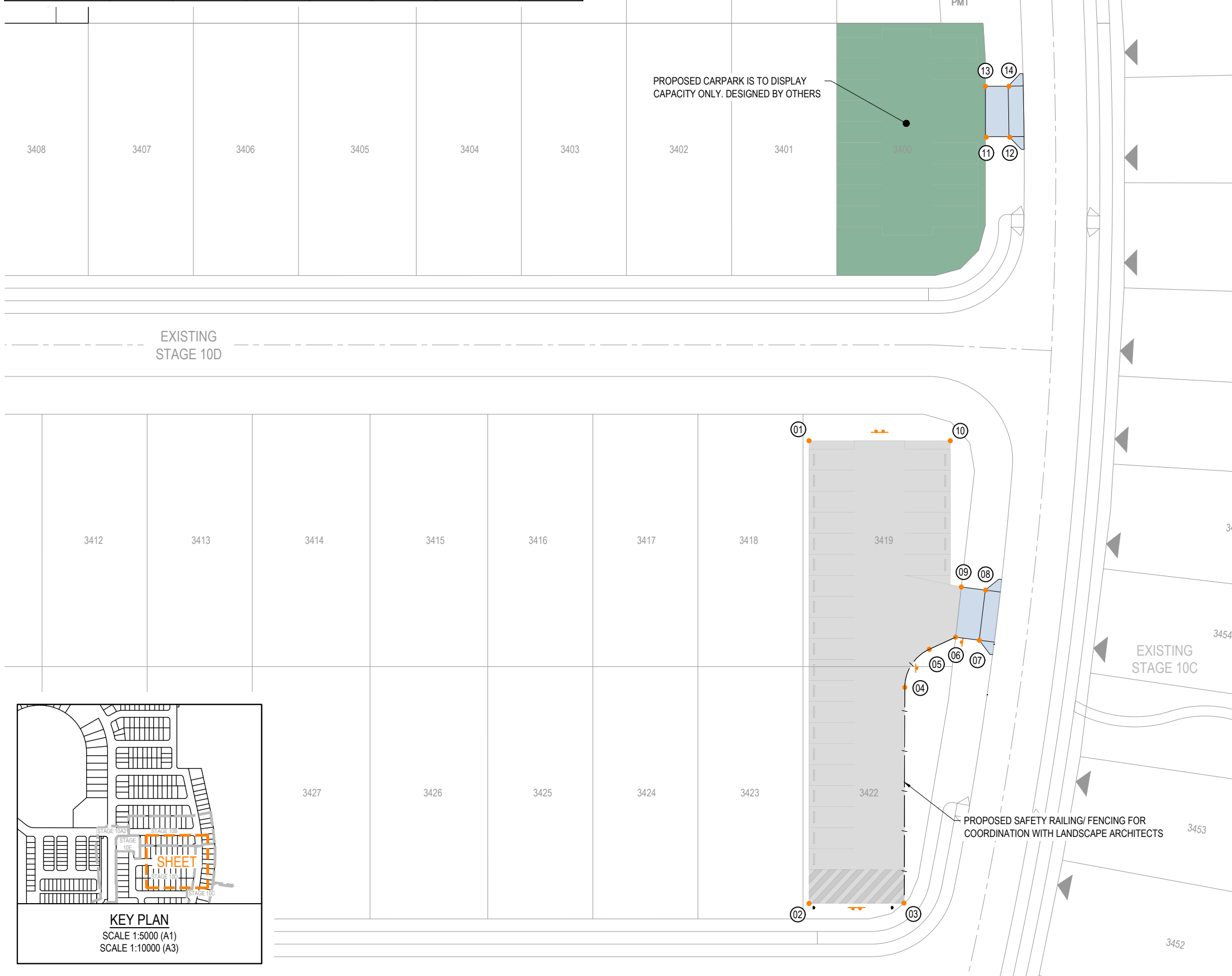


KEY PLAN
SCALE 1:5000 (A1)
SCALE 1:10000 (A3)

REV	DATE	DESIGN	DRAWN	REVISION DETAILS		DRAWN	STATUS		SCALE	CLIENT	PROJECT NAME	DRAWING TITLE		
A	27.01.26	BC	JB	ORIGINAL ISSUE			ISSUED FOR APPROVAL		1:250	5 0 5 10	A1	PEET FLAGSTONE CITY Pty. Ltd.	FLAGSTONE - STAGE 10E-OVERFLOW	ROADWORKS AND DRAINAGE LAYOUT PLAN
B	06.02.26	BC	JR	DRIVEWAY RELOCATION, 3 CARPARKS REMOVED AND GENERAL DRAFTING AMENDMENTS					1:500		A3			
									1:5000	100 50 0 100 200	A1			
									1:10000		A3			
					DESIGN	APPROVED DANIEL COLLINS RPEQ 18631		ASSOCIATED CONSULTANT RPS PHONE: (07) 3437 2000	FLAGSTONIAN DRIVE FLAGSTONE	PROJECT No. 25-0258	DRAWING No. 0820	REVISION B		
					FOR AND ON BEHALF OF COLLIERS INTERNATIONAL ENGINEERING & DESIGN PTY LTD									

REPORT - 06 Feb 2026 03:03 PM LOCATION - C:\24S_WorkSpace\data\JMEI SQI 01125-0255 Flagstone - Stage 10A 4967 Design\Acad\10E125-0258-800125-0258-0820 IRW&D OVEREVIEW.dwg

ASSUMED PAVEMENT DETAILS (SUBJECT TO CBR TESTING)							
ROAD	DESIGN ESAs	ASSUMED CBR	SURFACING	BASE	SUB BASE	LOWER SUB BASE	TOTAL DEPTH
CAR PARK	1 x 10 ⁵	3	25mm	125mm	100mm	120mm	370mm



LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED NEW ROAD PAVEMENT
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TURFED OVERFLOW CARPARK
- PROPOSED KERB SETOUT NODE
- PROPOSED CONCRETE PATH AND PRAM RAMP
- PROPOSED BOLLARD
- PROPOSED FENCE

NOTE:
ARCHITECTURAL/LANDSCAPE LAYOUT IS OVERLAID FOR CLARITY, PLEASE REFER TO FINAL ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR DETAILS.

OVERFLOW CARPARK SETOUT

NUMBER	EASTING	NORTHING
01	33966.353	74685.602
02	33997.116	74639.994
03	34006.454	74646.338
04	33992.197	74667.663
05	33992.076	74673.045
06	33993.867	74675.993
07	33996.400	74677.254
08	33993.698	74682.624
09	33991.096	74681.315
10	33980.281	74694.997
11	33963.654	74727.311
12	33965.971	74728.875
13	33960.178	74732.279
14	33962.496	74733.842

AMENDED IN RED

By: Andrew Edwards

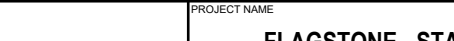
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									1:10000					
						DESIGN	APPROVED DANIEL COLLINS RPEQ 18631		ASSOCIATED CONSULTANT RPS PHONE: (07) 3437 2000	FLAGSTONIAN DRIVE FLAGSTONE	PROJECT No. 25-0258	DRAWING No. 0830	REVISION B	
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