



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-4618

Date: 28 August 2026



Queensland
Government

NEW PRIMARY SCHOOL IN GREATER FLAGSTONE

CONCEPT MASTERPLAN | FINAL REFERENCE DESIGN | 20 MARCH 2026

CONTEXT ANALYSIS

The Greater Flagstone region

Greater Flagstone is strategically located within South East Queensland, approximately 10 minutes from Jimboomba and less than an hour's drive from both the Brisbane CBD and the Gold Coast. The proposed school site forms part of a broader master-planned community being developed by PEET.

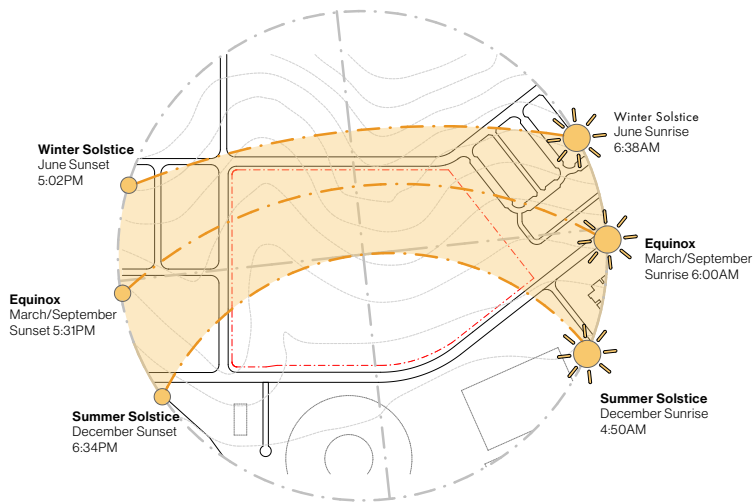
The development predominantly comprises residential allotments supported by key community infrastructure intended to create a self-sustaining urban environment. This includes educational facilities, sports complexes, retail centres, and associated civic amenities. The planning framework for Greater Flagstone aims to accommodate long-term population growth while ensuring accessibility, connectivity, and integration with surrounding transport and service networks.

LEGEND

- | | | | |
|---|-------------------|---|--------------------|
|  | Site Boundary |  | Recent Residential |
|  | Greater Flagstone |  | Education |
|  | Native Vegetation |  | New Road |
|  | Lots |  | Waterway |
|  | Retail Land Use | | |

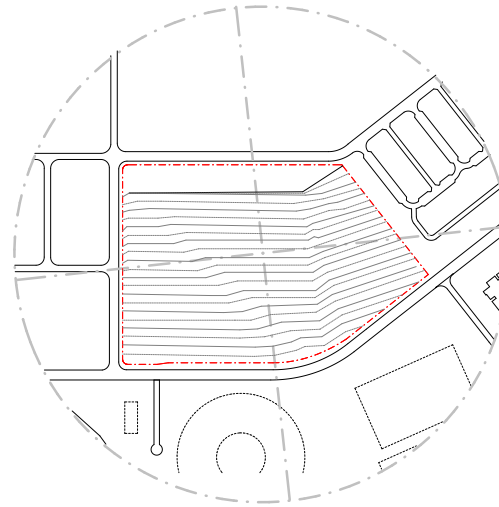


SITE ANALYSIS



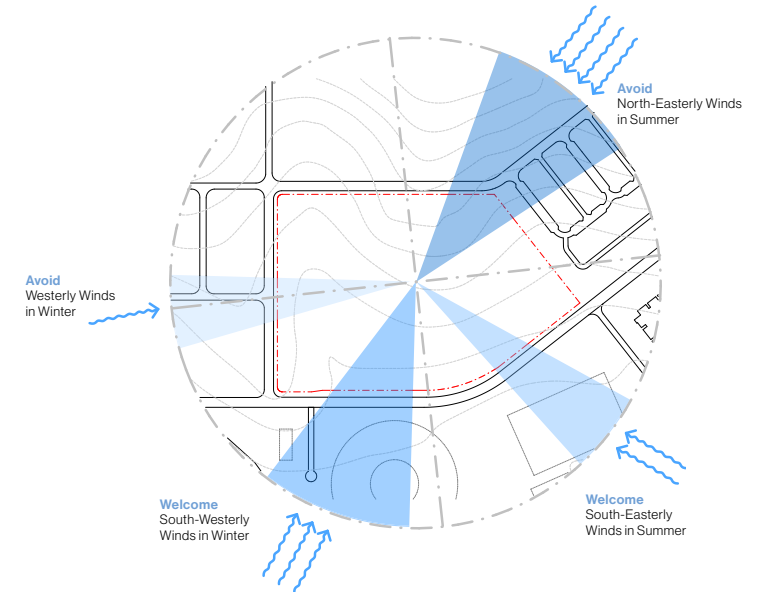
Sun and Solar Conditions

South facing slope means more difficulty for spaces on south side of site to receive light. The ideal orientation for the buildings would be East-West to capture as much Winter sun and as little Summer sun. Shaded areas would need to be provided for summer days with protection on the south and west sides.



Contours

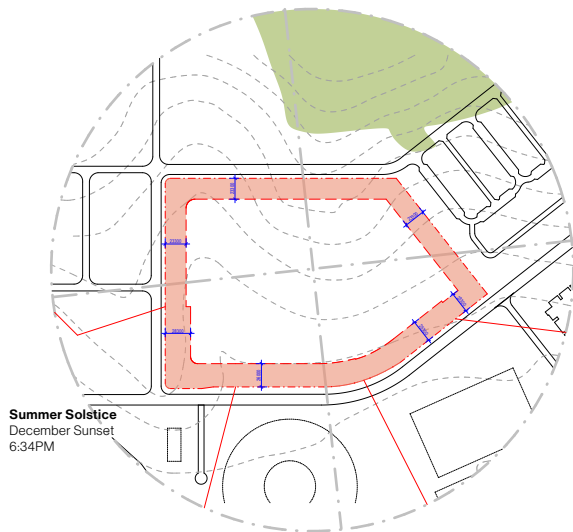
Available survey data indicates the existing site contours. As part of the developer's handover agreement, significant bulk earthworks are to be undertaken. An initial earthworks design has been provided and is currently being used to inform the ongoing design process. The developer will issue an updated design in CAD format to assist while bulk earthworks are still in progress.



Wind Conditions

The buildings' orientation should take into account the seasonal wind conditions in order to maximise comfort and sustainability. Protection on the Western side would shield from light Winter winds, while protection on the North-Eastern side is necessary to combat the intense winds in summer afternoons. Openings on the south side are welcomed to take advantage of the South-Easterly and South-Westerly breezes in Summer and Winter respectively.

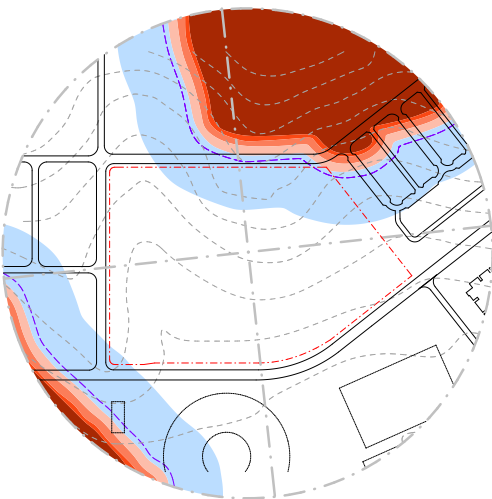
SITE ANALYSIS



APZ Recommended Setbacks

BRC excludes VHC.4 from hazard calculations, however it is best practice to adhere to APZ's from grassland hazards as it can still significant fire spread risk and warrant management.

-  SETBACK
-  FOREST
-  VHC DIVISIONS

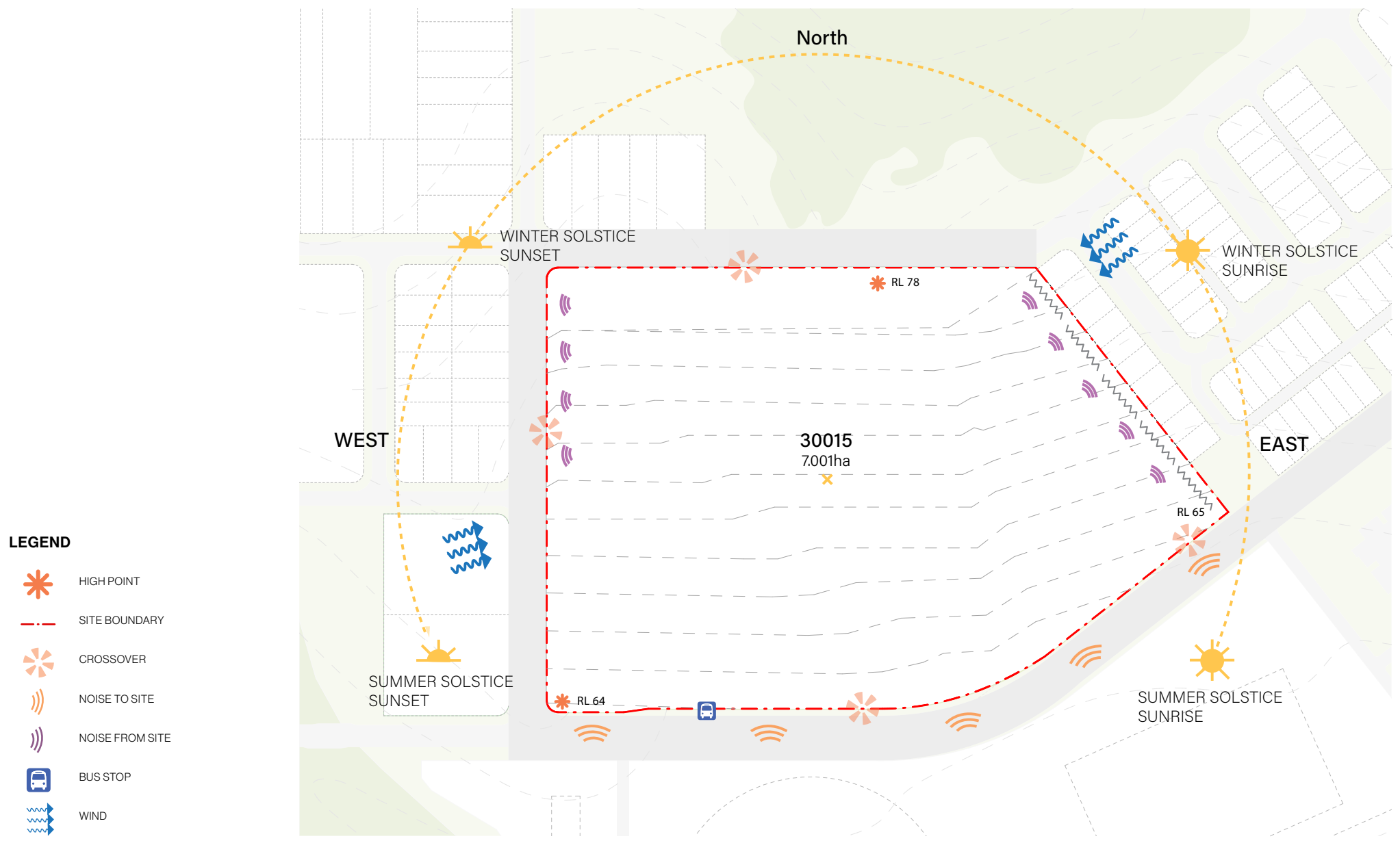


Bushfire Hazard Zones

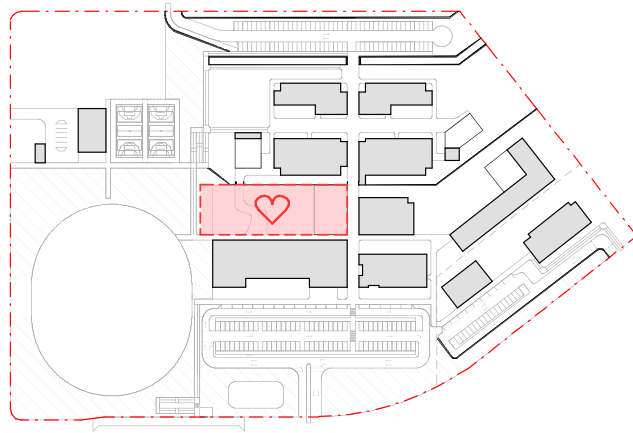
The radiant heat assessment confirms that all proposed school structures can be located within areas where exposure remains below 10 kW/m². Compliance with Specification 43 of the NCC will be a requirement for the building. As such, BAL-19 has been recommended for the development, in accordance with Clause 10 of Specification 43. Other mitigation measures outlined in the Bushfire Report.

- | | |
|--|--|
|  BAL-12.5 |  BAL-40 |
|  BAL-19 |  BAL-FZ |
|  BAL-29 | |

UNDERSTANDING THE SITE

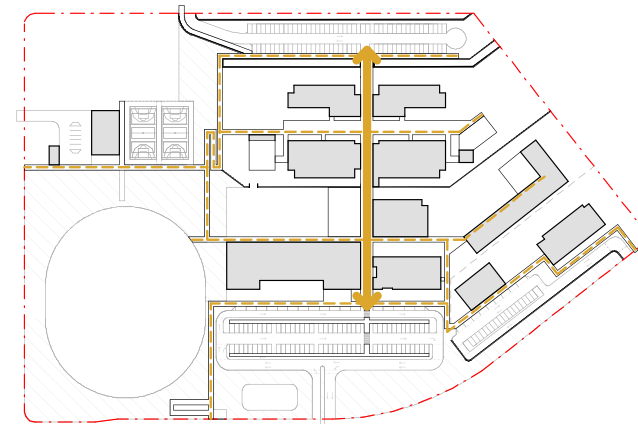


DESIGN PRINCIPLES



Central Heart

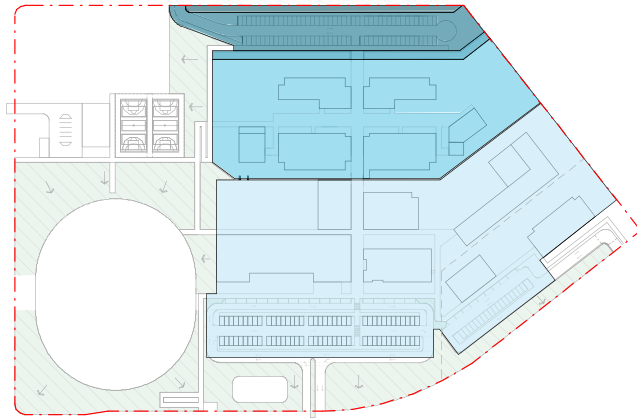
- The Heart is the central focal point of the campus, to be visible and accessible from all points of the site
- It will provide a balanced mix of landscaped, hardscape and grassed areas that will support multiple modes of use
- Providing clear ease of movement to this central location is important
- The scale of the Heart is relative and appropriately sized for the school community



Central Thoroughfare

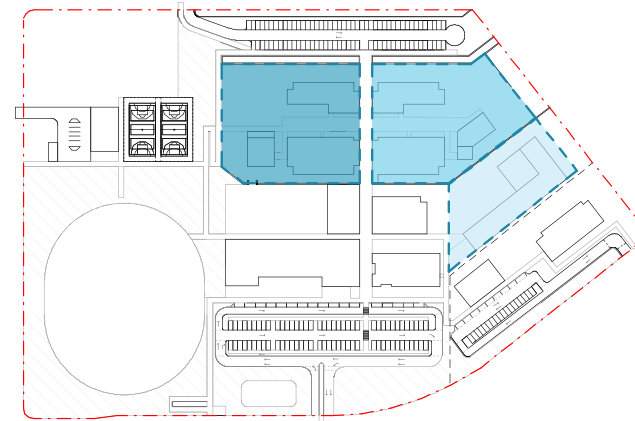
- A central thoroughfare is a logical way in which movement across levels can be efficiently managed, with stairs and lifts clearly visible and accessible
- Enables an orderly and coordinated building alignment
- North-south direction of thoroughfare enables a favourable north-facing orientation for most of the buildings on the site
- Secondary routes branch off at 90 degrees

DESIGN PRINCIPLES



Terracing

- The creation of three distinct terraces will simplify management of levels, improve useability and assist with defining clear learning and play precincts
- Minimises cut and fill



Precinct-Based Organisation

- Age specific precincts assist with student management and support tailored learning environments
- This strategy works well with the structure of the masterplan and site terracing

CONCEPT MASTERPLAN

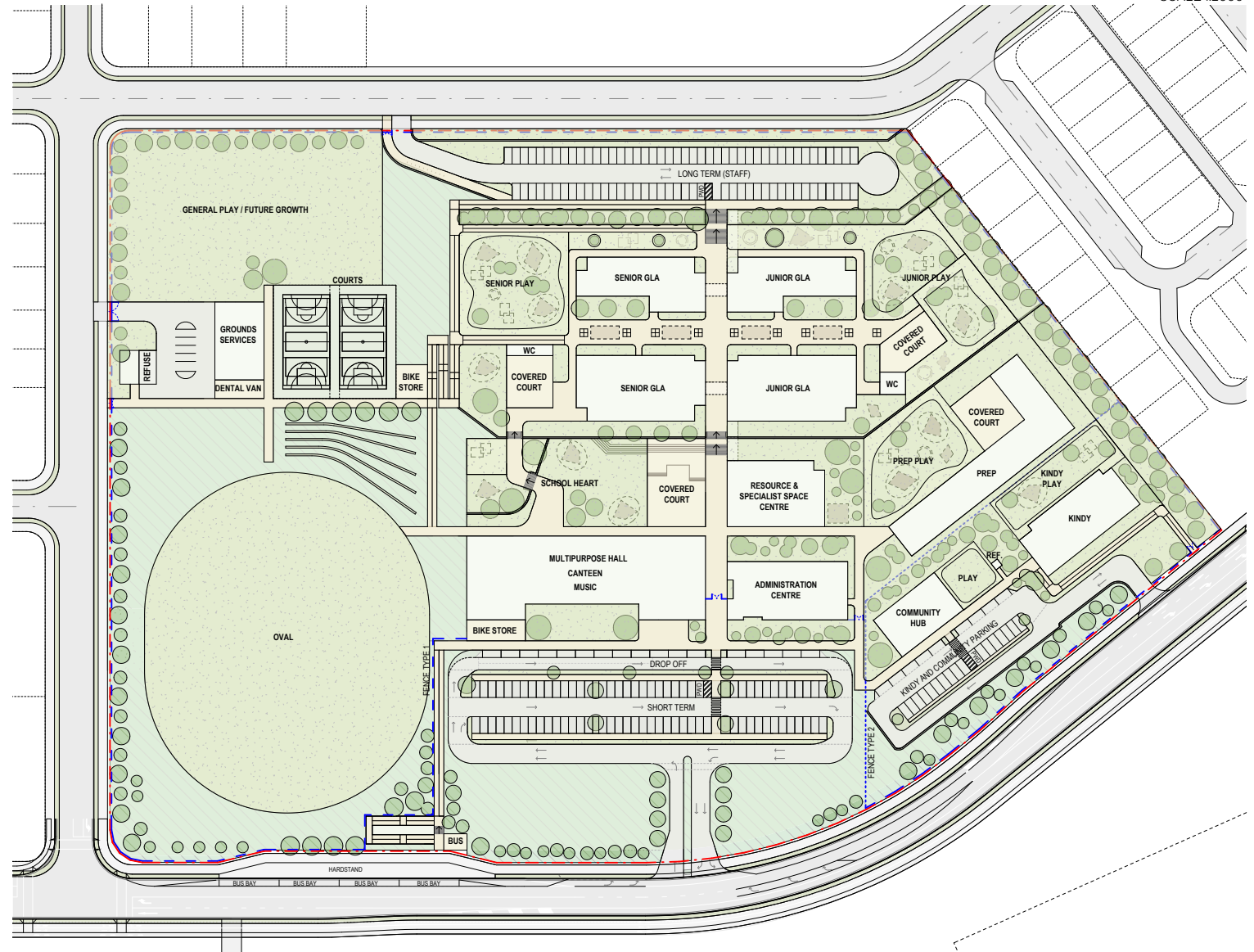
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SCALE 1:2000



CONCEPT MASTERPLAN STAGE 1

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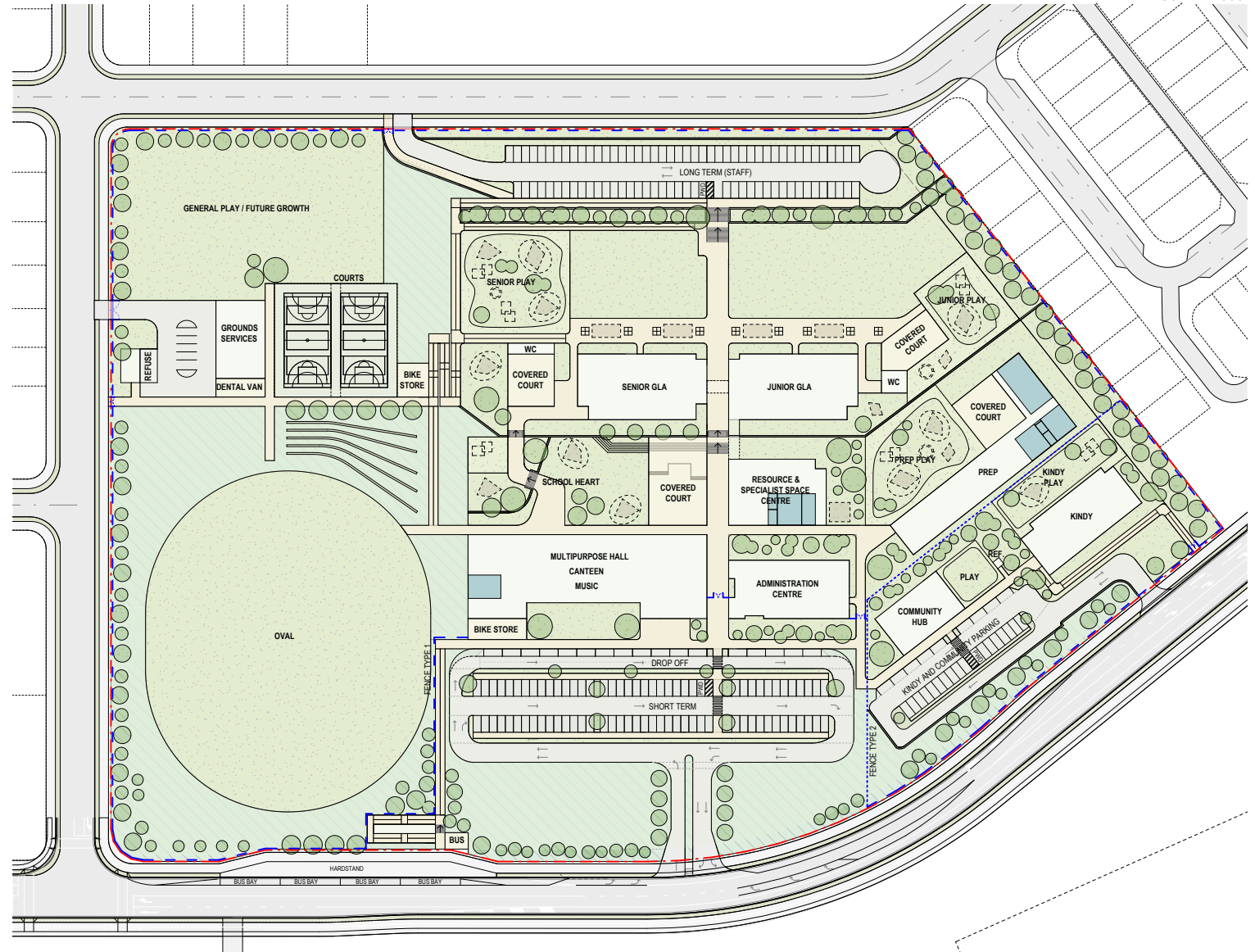
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SCALE 1:2000

- New Building
- Existing Building
- Constructed as part of stage
(Cold Shell or Undercroft)
- Fitout as part of stage



CONCEPT MASTERPLAN STAGE 2

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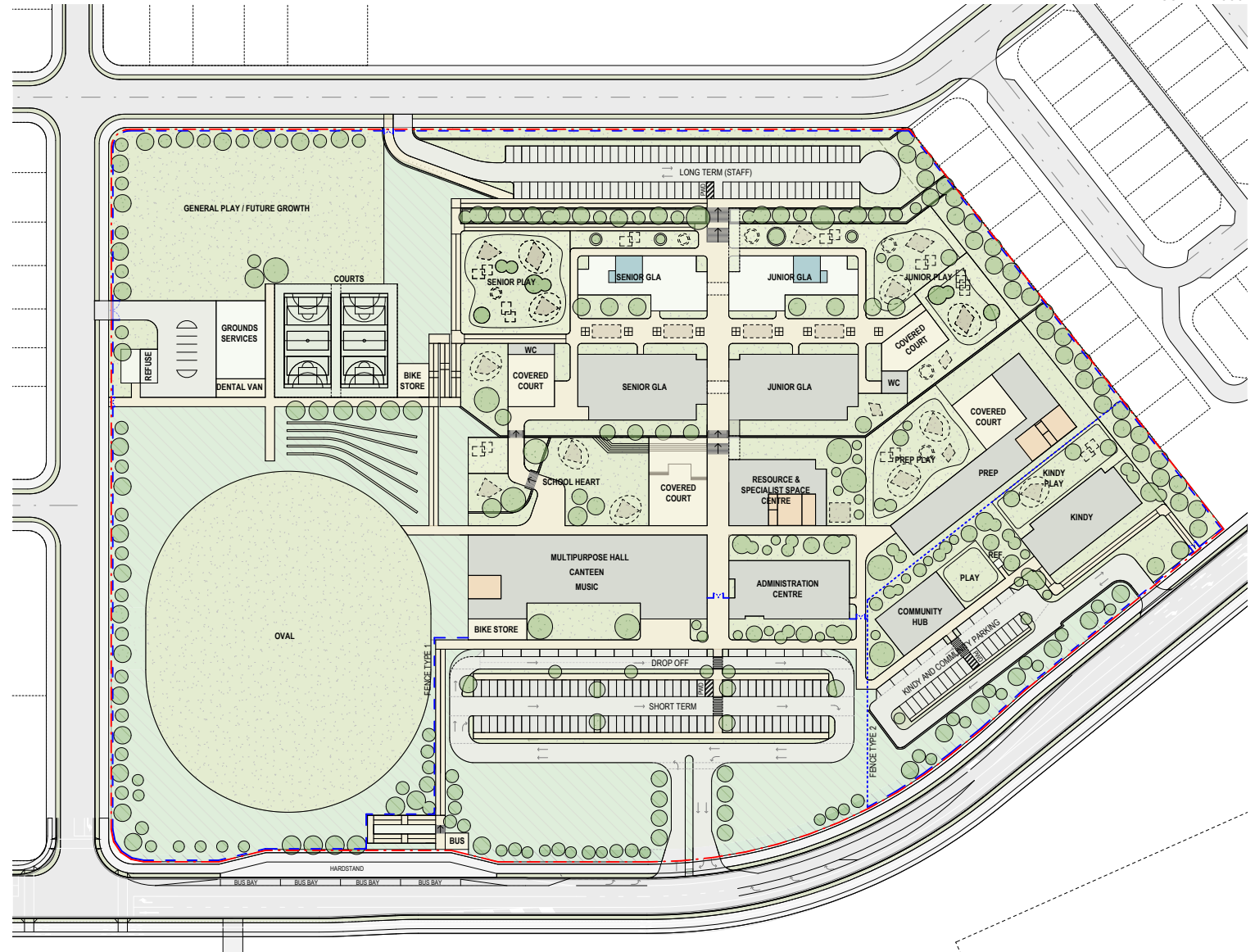
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SCALE 1:2000

- New Building
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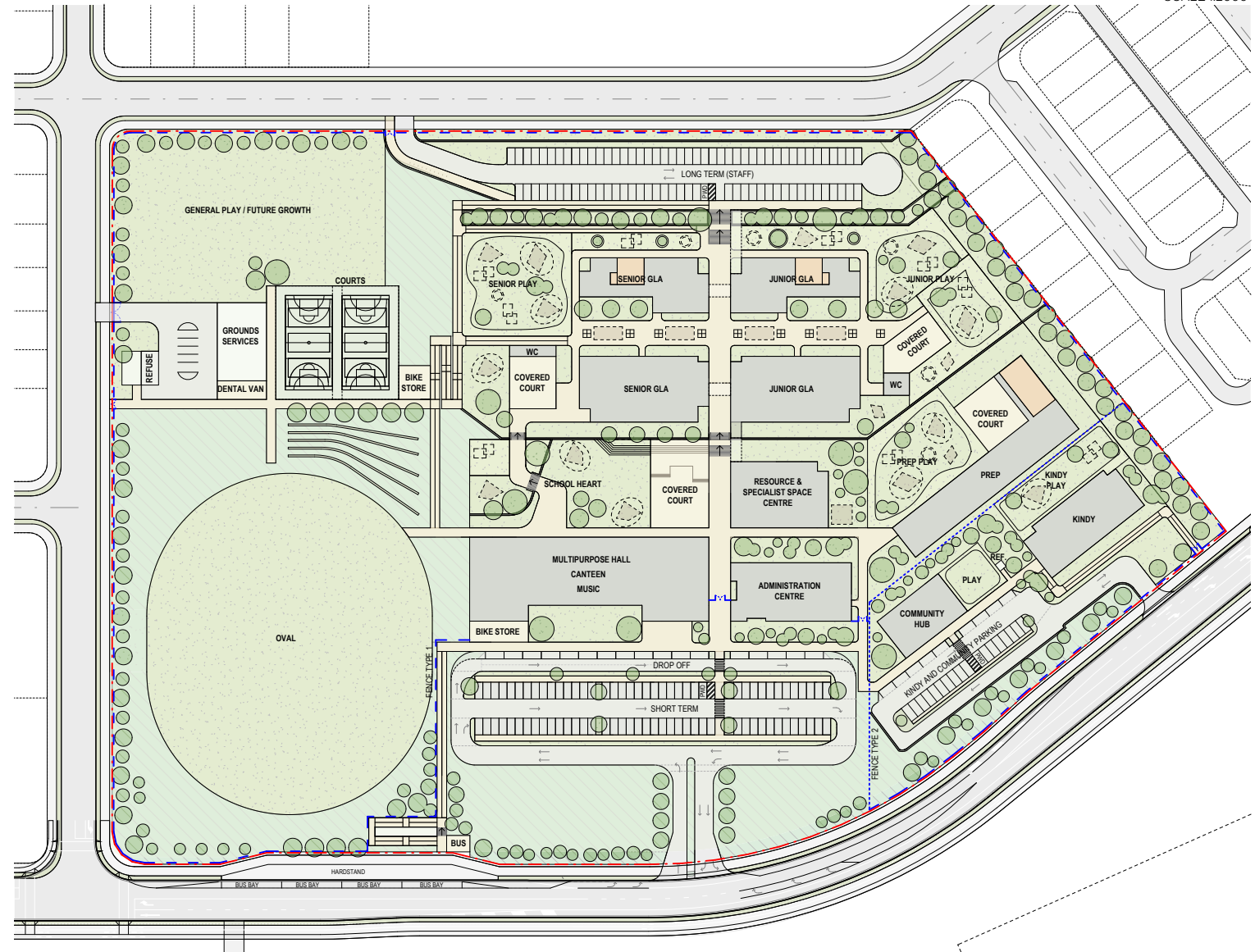
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CONCEPT MASTERPLAN FUTURE STAGE

-  New Building
-  Existing Building
-  Constructed as part of stage
(Cold Shell or Undercroft)
-  Fitout as part of stage



PEDESTRIAN MOVEMENT

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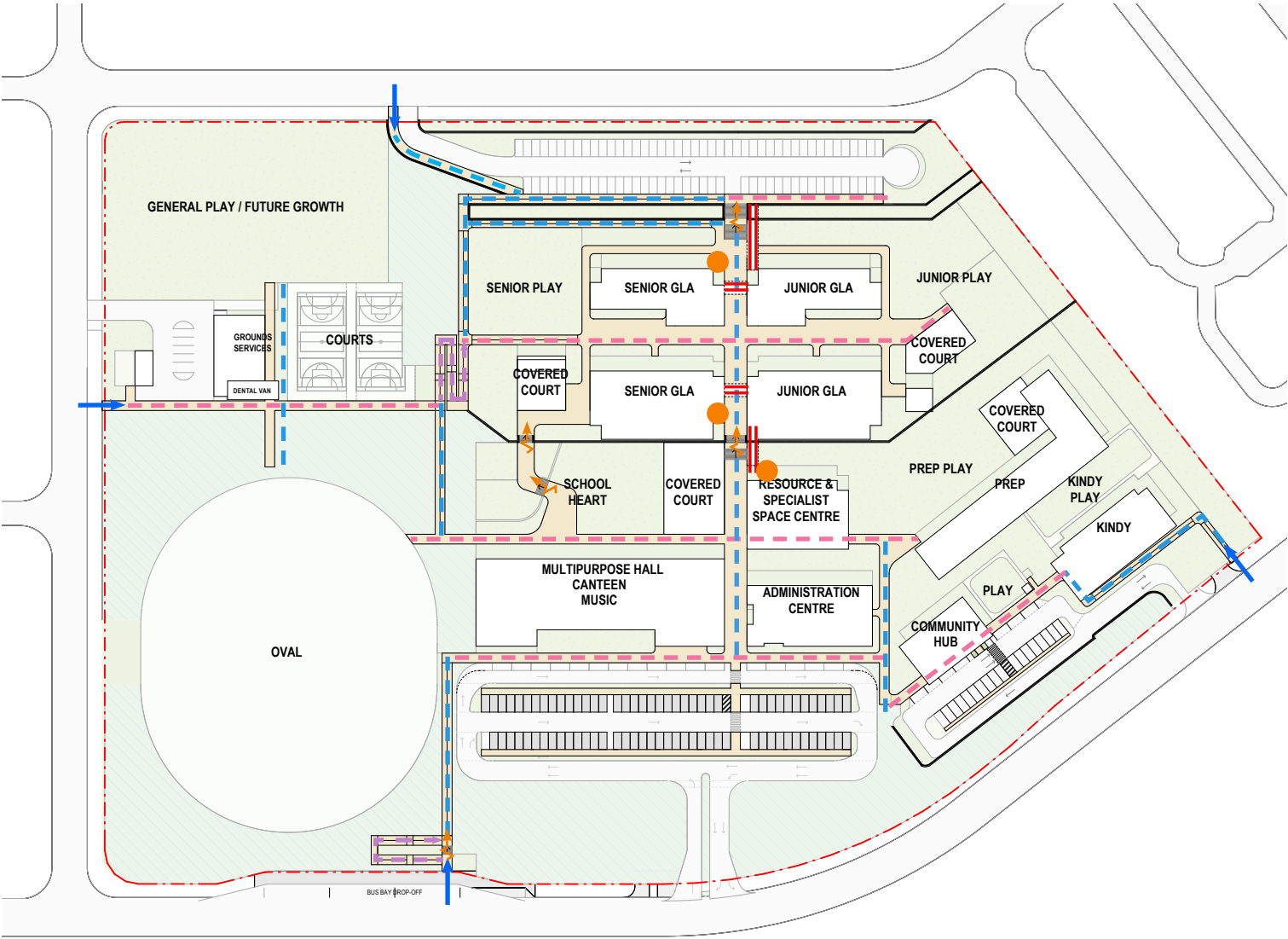
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SCALE 1:2000

LEGEND

- PEDESTRIAN ACCESS
- FLAT WALKWAY
- SLOPED WALKWAY
- RAMPED WALKWAY
- LIFT
- STAIRS
- OVERHEAD WALKWAY
- RETAINING WALL
- BATTERING



PRELIMINARY SITE BENCH

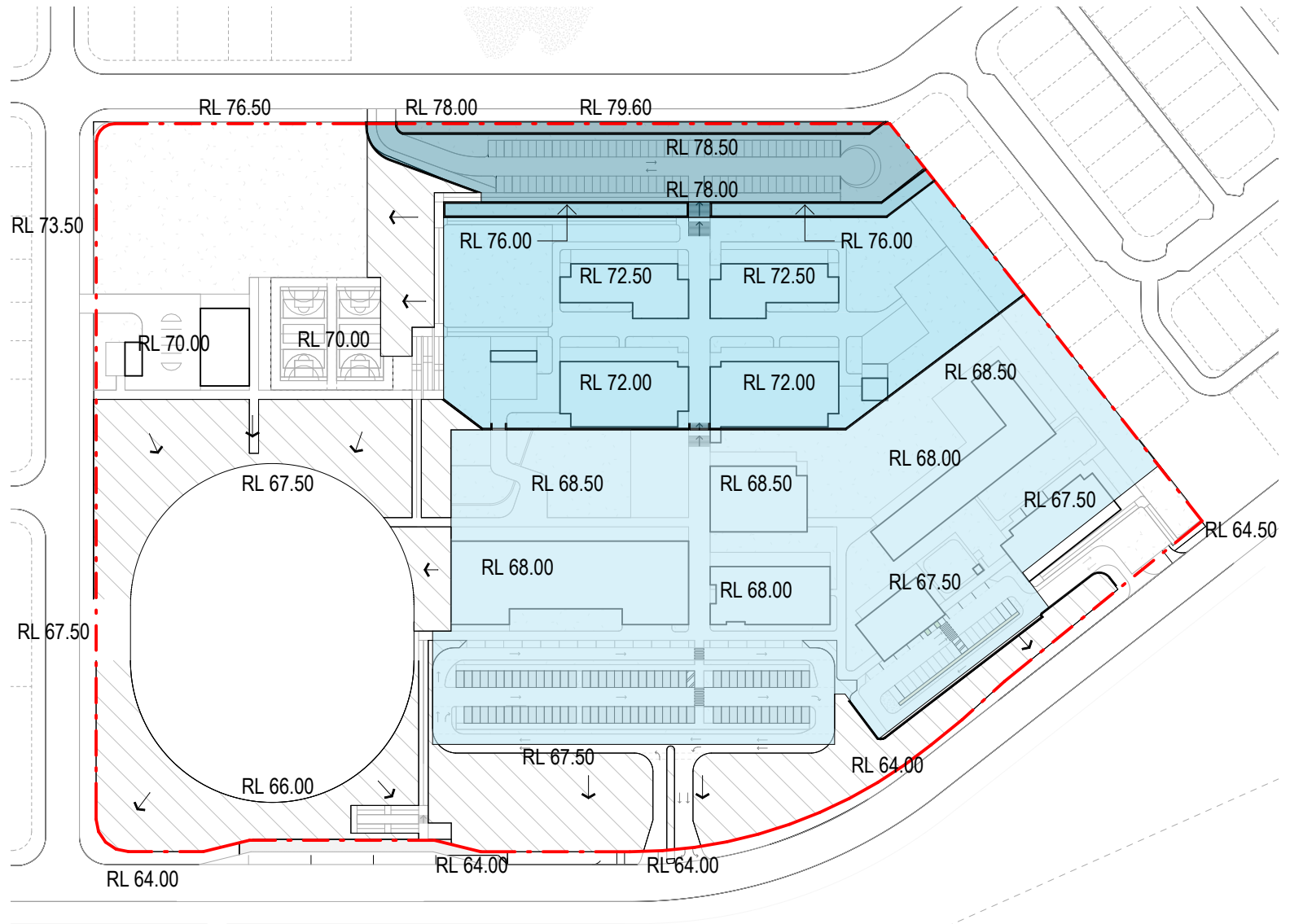
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SCALE 1:2000



CROSS SECTIONAL STUDIES

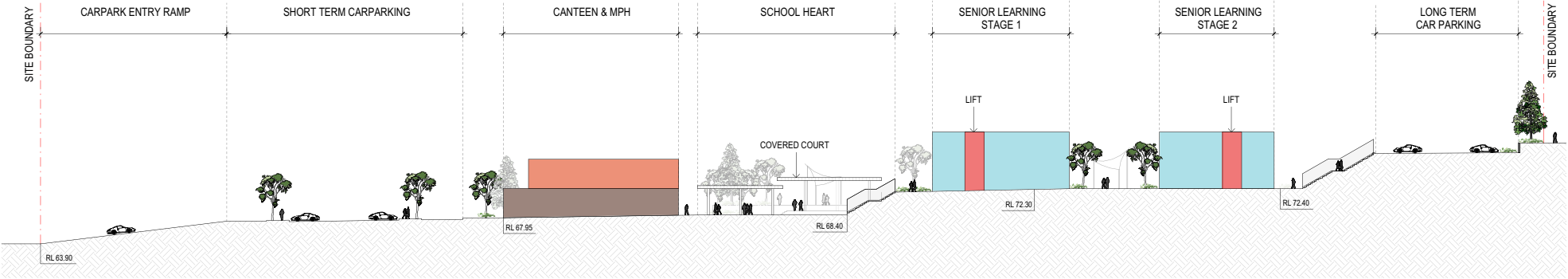
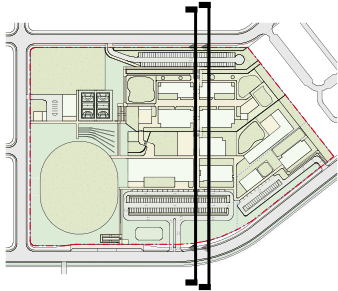
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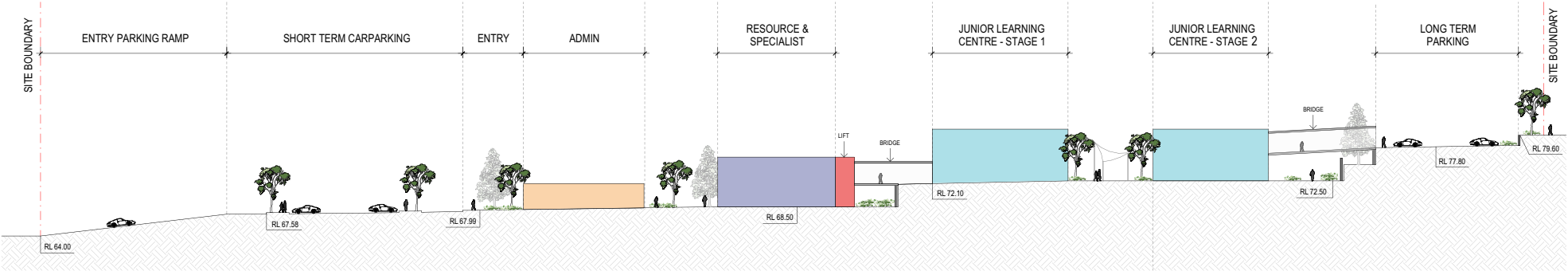
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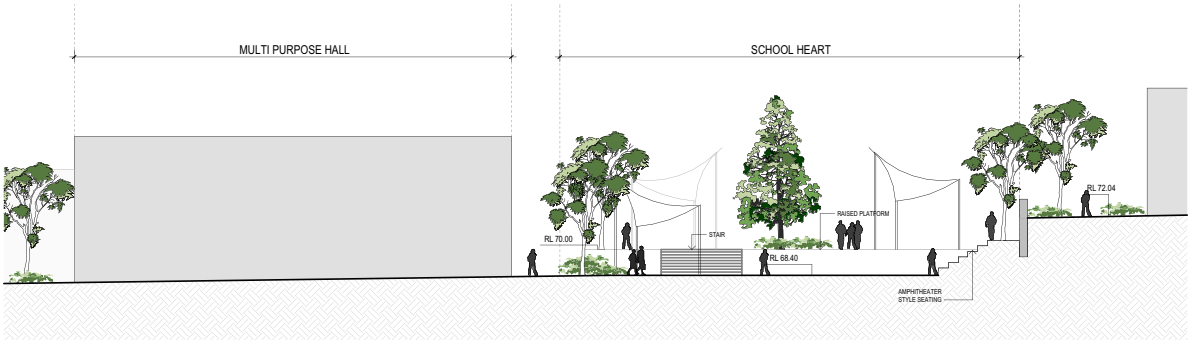
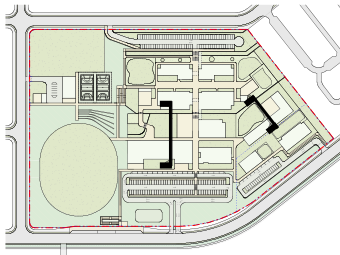


CONCEPT SECTION - MAIN THOROUGHFARE STAIR

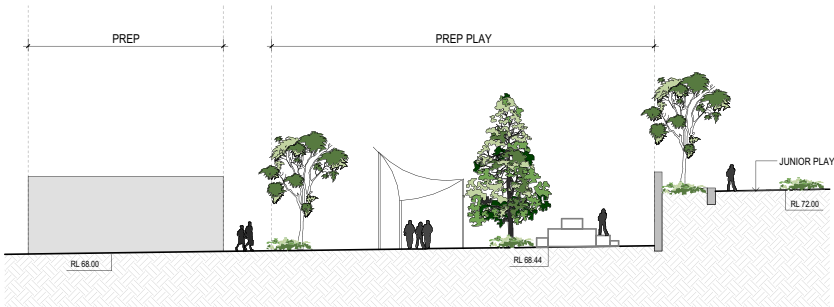


CONCEPT SECTION - EAST OF MAIN THOROUGHFARE

CROSS SECTIONAL STUDIES



CONCEPT SECTION - HEART



CONCEPT SECTION - PREP PLAY

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PARKING PROVISION

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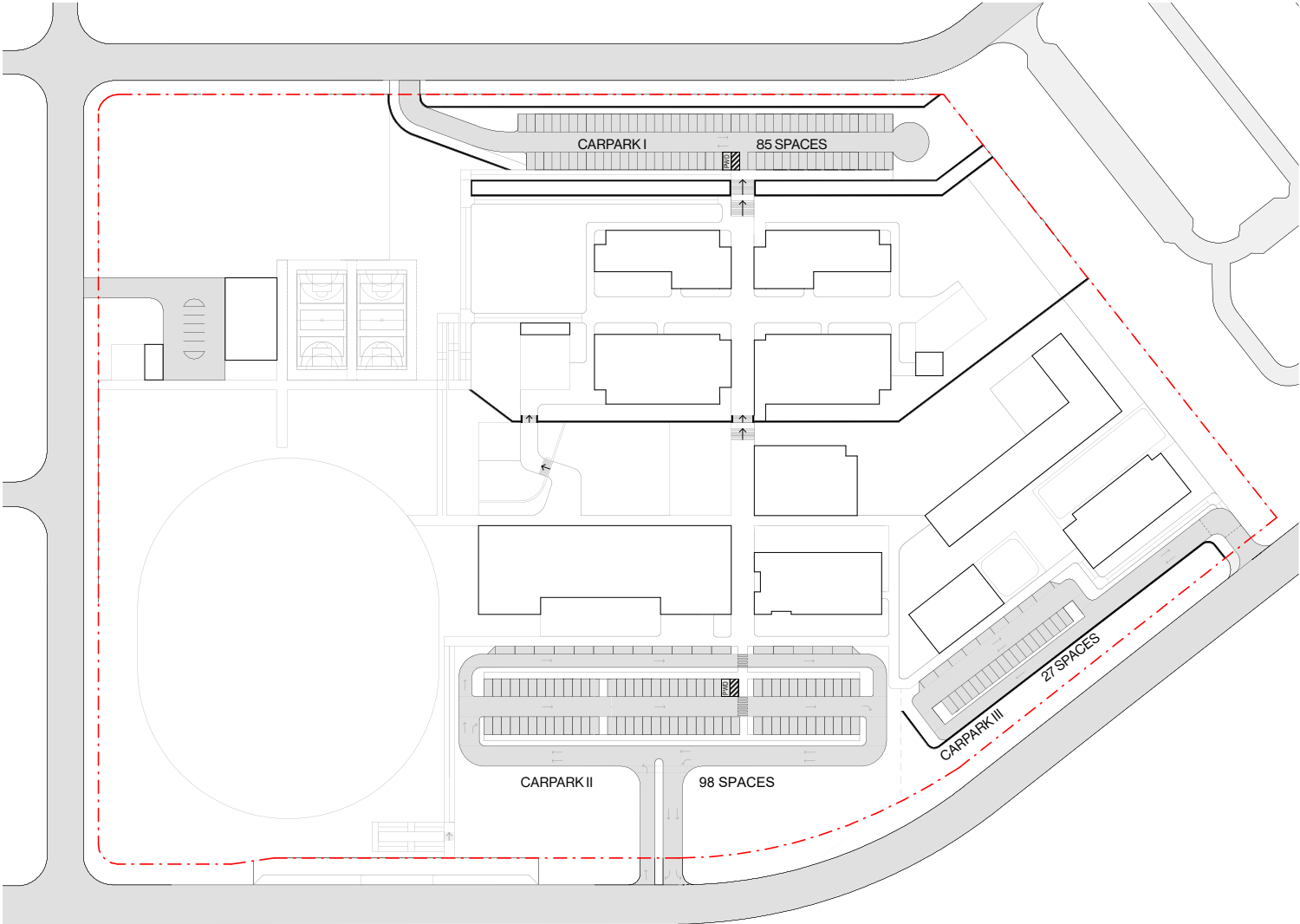
Required Carparks - Primary School	
User	Required
Long Term (Staff)	66
Short Term (Visitors)	81
Drop-Off/ Pick Up	13
Total	160

Required Carparks - Kindy & Community Hub	
User	Required
Kindy (Briefed)	9
Community Hub (Briefed)	18
Total	27

Carpark I - Northern Carpark	
User	Numbers
Long Term (Staff)	85
Short Term (Visitors)	0
Drop-Off/ Pick Up	0
Total	85

Carpark II - Southern Carpark	
User	Numbers
Long Term (Staff)	0
Short Term (Visitors)	81
Drop-Off/ Pick Up	17
Total	98

Carpark III - Kindy & Community Hub	
User	Numbers
Kindy (Briefed)	9
Community Hub (Briefed)	18
Total	27



BUILDING HEIGHTS

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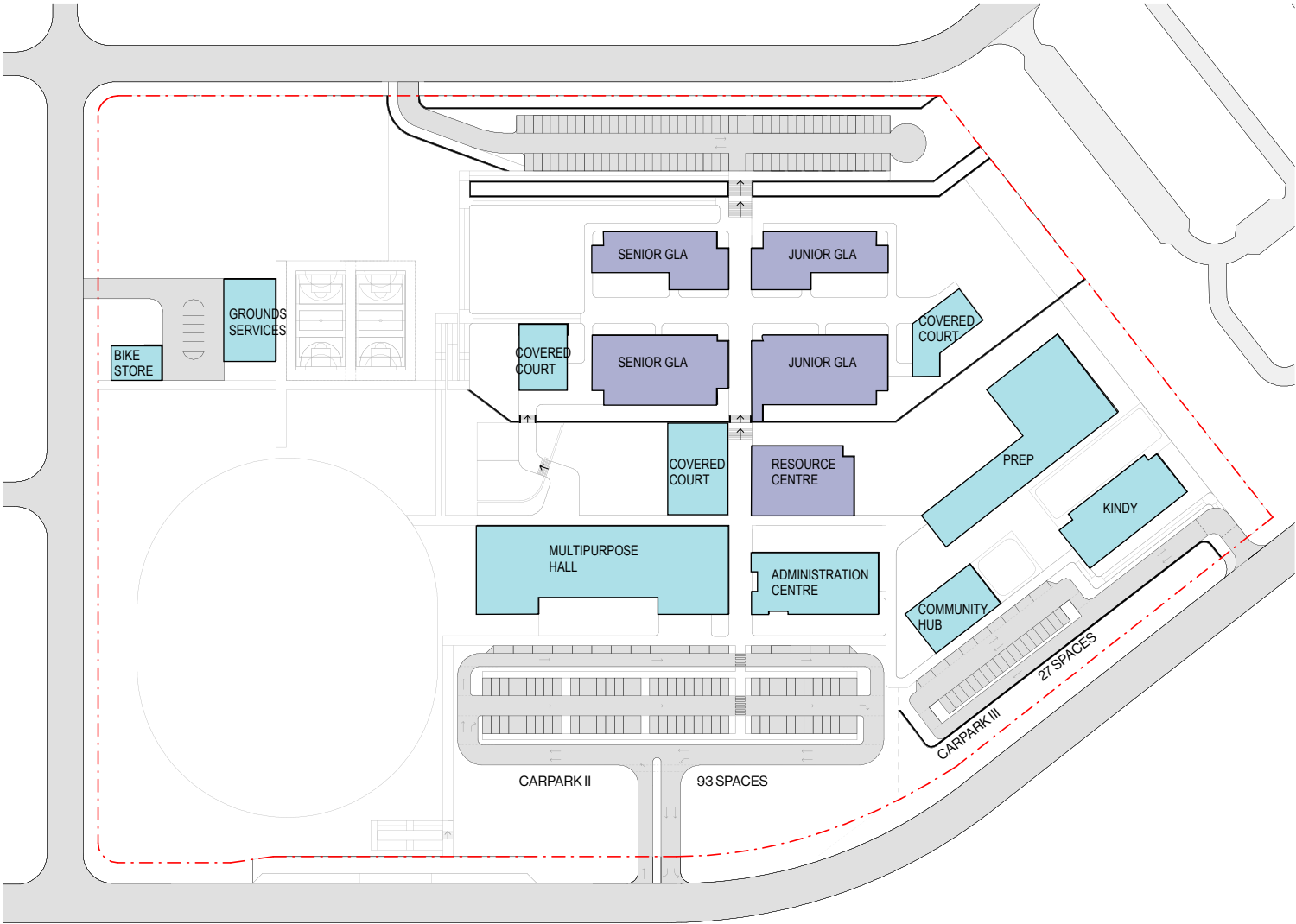
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SCALE 1:2000

- 1 STOREY BUILDING
- 2 STOREY BUILDING





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Nominated Architect

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