NOTES:

- CARPAKRS OVER LOTS 3419 & 3422 PROVIDES VEHICLE QUEUING AREAS THAT COMPLY WITH AS2890.
- NO SMALL CAR SPACES PROVIDED AS APART OF THIS DESIGN.
- NO PWD SPACES PROVIDED DUE TO NON-COMPLIANT ACCESS TO SALES OFFICE.
- OVERFLOW CARPARK DOES NOT CATER FOR A SRV

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-4577

Date: 18 November 2026

Queensland Government

600 x 600 SWD PIT TO KERB ADAPTOR

REFER 25-0258-0830 FOR CAR PARK PAVEMENT DETAILS.

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

PROPOSED VEHICLE EXCLUSION FENCING AS PER LANDSCAPE ARCHITECTS DESIGN

0.33m CLEARANCE FROM RETAINING WALL FACE

EXISTING STAGE 10D

600 x 600 SWD PIT

REFER 25-0258-0830 FOR CAR PARK PAVEMENT DETAILS.

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

EXISTING STAGE 10C

PROPOSED VEHICLE EXCLUSION FENCING AS PER LANDSCAPE ARCHITECTS DESIGN

3400 3401 3402 3403 3404 3405 3412 3413 3414 3415 3416 3417 3418 3419 3422 3423 3424 3425 3426 3427 3452 3453 3454

KEY PLAN

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

LEGEND

- PROPOSED STAGE BOUNDARY
- 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 AREA
- INDICATIVE DRIVEWAY LOCATION
- ZERO LOT BOUNDARY
- 24.0 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 VEHICLE EXCLUSION FENCE BY LANDSCAPE ARCHITECTS
- EXISTING SEWERAGE MAIN
- EXISTING WATER MAIN
- EXISTING WATER CONDUIT
- EXISTING ELECTRICAL CABLE U/G

NON CONFORMANCE:

LENGHT IN LOT 3400 IS NON COMPLIANT FOR QUEUING AREAS IN AS2890.

ROOFWATER CONNECTION NOTE:

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.

WARNING! - EXISTING SERVICES

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.

REV	DATE	DESIGN	DRAWN	REVISION DETAILS
A	27.01.26	BC	JB	ORIGINAL ISSUE
B	06.02.26	BC	JR	DRIVEWAY RELOCATION, 3 CARPARKS REMOVED AND GENERAL DRAFTING AMENDMENTS
C	14.09.26	CG	JB	TURFED CARPARK REMOVED & GENERAL DRAFTING AMENDMENTS
D	30.10.26	ET	JB	LANDSCAPE BASE REMOVED

DRAWN: JB

STATUS: **ISSUED FOR APPROVAL**

DESIGN: ET

APPROVED: DANIEL COLLINS RPEQ 18631

FOR AND ON BEHALF OF COLLIERS INTERNATIONAL ENGINEERING & DESIGN PTY LTD

Colliers

SCALE
1:250 5 0 5 10 A1
1:500 A3
1:5000 100 50 0 100 200 A1
1:10000 A3

CLIENT: **PEET FLAGSTONE CITY Pty. Ltd.**

ASSOCIATED CONSULTANT: RPS
PHONE: (07) 3437 2000

PROJECT NAME: **FLAGSTONE - STAGE 10E-OVERFLOW**

FLAGSTONIAN DRIVE
FLAGSTONE

DRAWING TITLE: **ROADWORKS AND DRAINAGE LAYOUT PLAN**

PROJECT No.	DRAWING No.	REVISION
25-0258	0820	D

PLOT - 30-Oct-2026 09:27 AM - LOCATION - C:\12#S WorkSpace\data\AUMELS\QU\125-0258 Flagstone - Stage 10A_4677\Design\Acad\10E\25-0258-80025-0258-0820 [RWAD OVERFLOW] 10E.dwg

ASSUMED PAVEMENT DETAILS (SUBJECT TO CBR TESTING)

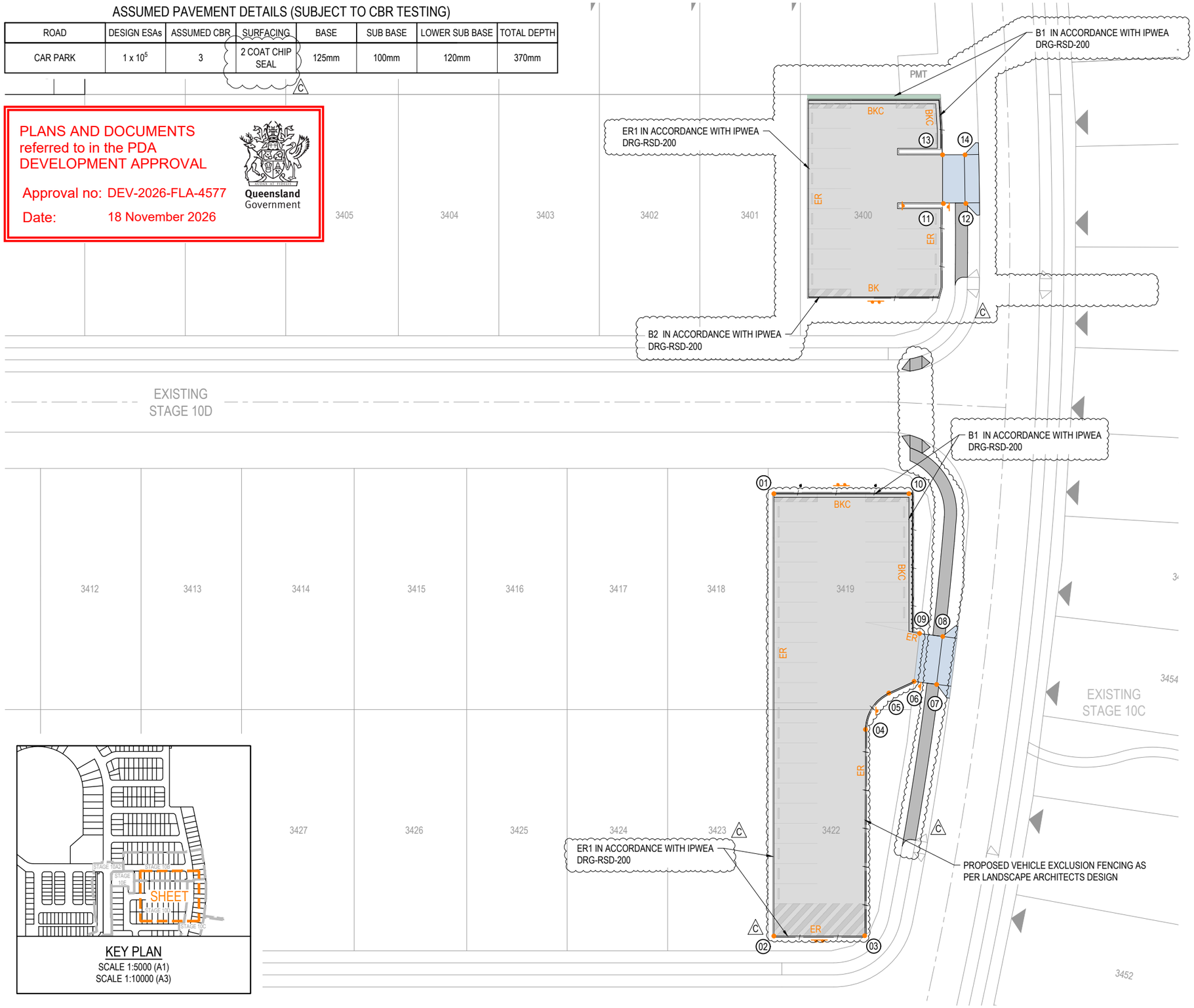
ROAD	DESIGN ESAs	ASSUMED CBR	SURFACING	BASE	SUB BASE	LOWER SUB BASE	TOTAL DEPTH
CAR PARK	1 x 10^5	3	2 COAT CHIP SEAL	125mm	100mm	120mm	370mm

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-4577

Date: 18 November 2026

Queensland Government



KEY PLAN

SCALE 1:5000 (A1)

SCALE 1:10000 (A3)

LEGEND

- PROPOSED STAGE BOUNDARY
- PROPOSED NEW ROAD PAVEMENT
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TURFED AREA
- 01 PROPOSED KERB SETOUT NODE
- PROPOSED CONCRETE PATH AND PRAM RAMP
- PROPOSED BOLLARD
- PROPOSED VEHICLE EXCLUSION FENCE BY LANDSCAPE ARCHITECTS
- BKC PROPOSED BARRIER KERB 'TYPE 1'
- BK PROPOSED BARRIER KERB 'TYPE 2'
- ER PROPOSED EDGE RESTRAIN 'TYPE 1'

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

REV	DATE	DESIGN	DRAWN	REVISION DETAILS
A	27.01.26	BC	JB	ORIGINAL ISSUE
B	06.02.26	BC	JR	DRIVEWAY RELOCATION, 3 CARPARKS REMOVED AND GENERAL DRAFTING AMENDMENTS
C	14.09.26	CG	JB	TURFED CARPARK REMOVED & GENERAL DRAFTING AMENDMENTS
D	30.10.26	ET	JB	LANDSCAPE BASE REMOVED

DRAWN: JB

DESIGN: ET

STATUS: **ISSUED FOR APPROVAL**

APPROVED: DANIEL COLLINS RPEQ 18631

FOR AND ON BEHALF OF COLLIERS INTERNATIONAL ENGINEERING & DESIGN PTY LTD

Colliers

SCALE

1:250 5 0 5 10 A1

1:500 A3

1:5000 100 50 0 100 200 A1

1:10000 A3

CLIENT: **PEET FLAGSTONE CITY Pty. Ltd.**

ASSOCIATED CONSULTANT: RPS

PHONE: (07) 3437 2000

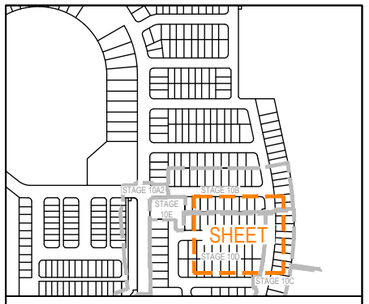
PROJECT NAME: **FLAGSTONE - STAGE 10E-OVERFLOW**

FLAGSTONIAN DRIVE FLAGSTONE

DRAWING TITLE: **SURVEY SETOUT LAYOUT PLAN**

PROJECT No.	DRAWING No.	REVISION
25-0258	0830	D

PLOT - 30 Oct 2026 09:30 AM LOCATION - C:\12#S WorkSpace\data\AUMELSOU01\25-0258 Flagstone - Stage 10A_4667\Design\Acad\10E\25-0258-$0025-0258-0830 [SURVEY SETOUT OVERFLOW].dwg



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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-FLA-4577

Date: 18 November 2026

Queensland Government

WHEELSTOPS TO BE PLACED IN ACCORDANCE WITH AS2890.1:2024 OFF STREET CAR PARKING

D4-5 SIGNAGE NOT REQUIRED ONSITE IF ADEQUATE VEHICLE EXCLUSION FENCING IS PROVIDED FROM LANDSCAPE ARCHITECT TYPICAL.

D4-5

D4-5

1000mm CLEARANCE IN ACCORDANCE WITH AS2890 TYPICAL

WHEELSTOPS TO BE PLACED IN ACCORDANCE WITH AS2890.1:2024 OFF STREET CAR PARKING

D4-5

R3-1

R2-3

R3-1

R2-3

EXISTING STAGE 10C

LEGEND

- PROPOSED STAGE BOUNDARY
- EXISTING STREET NAME SIGN
- EXISTING ROAD SIGN
- PROPOSED WHEELSTOPS
- PROPOSED GIVE WAY LINE
- PROPOSED CAR PARK LINE-CONTINOUS
- PROPOSED CHEVRON AREA
- EXISTING LINEMARKING (LINETYPES AS PER PROPOSED)
- PROPOSED BOLLARD
- PROPOSED SIGN

NOTES:

1. ALL SIGNS, RRPM's AND LINEMARKING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AUSTRALIAN STANDARDS.
2. TRAFFIC SIGN POSTS SHALL BE IN ACCORDANCE WITH IPWEA STD. DRG. RS-131.
3. STREET NAME SIGN SHALL BE IN ACCORDANCE WITH I IPWEA STD. DRG. RS-130
4. CONTRACTOR TO ENSURE SIGN LOCATIONS ARE CLEAR OF FUTURE DRIVEWAY LOCATIONS - LOCATE ON PB OR MID BLOCK.

REV	DATE	DESIGN	DRAWN	REVISION DETAILS
A	27.01.26	BC	JB	ORIGINAL ISSUE
B	06.02.26	BC	JR	DRIVEWAY RELOCATION, 3 CARPARKS REMOVED AND GENERAL DRAFTING AMENDMENTS
C	14.09.26	CG	JB	TURFED CARPARK REMOVED & GENERAL DRAFTING AMENDMENTS
D	30.10.26	ET	JB	LANDSCAPE BASE REMOVED

DRAWN: JB
DESIGN: ET
STATUS: ISSUED FOR APPROVAL
APPROVED: DANIEL COLLINS RPEQ 18631
FOR AND ON BEHALF OF COLLIERS INTERNATIONAL ENGINEERING & DESIGN PTY LTD

SCALE
1:250 5 0 5 10 A1
1:500 A3
1:5000 100 50 0 100 200 A1
1:10000 A3

CLIENT: PEET FLAGSTONE CITY Pty. Ltd.

ASSOCIATED CONSULTANT: RPS
PHONE: (07) 3437 2000

PROJECT NAME: FLAGSTONE - STAGE 10E-OVERFLOW
FLAGSTONIAN DRIVE
FLAGSTONE

DRAWING TITLE: SIGNAGE AND LINEMARKING LAYOUT PLAN

PROJECT No.	DRAWING No.	REVISION
25-0258	0840	D

PLOT - 30 Oct 2026 09:33 AM LOCATION - C:\12dS Work\Spaces\data\AUMEL\SQU\0125-0255 Flagstone - Stage 10A_4867\Design\Acad\10E\25-0258-80025-0258-0840 [SIGNS & LM]-10E.dwg