

FLAGSTONE ESTATE UPDATE

June 2008



What is happening at Flagstone Estate?

Work is about to commence on the next stage of development of the Flagstone Community, Flagstone West.

Flagstone West is located in the area west of the Sydney – Brisbane rail line and is generally bounded by Wyatt Road to the south, Everdell Road to the north and the Undullah landholding to the west.

Over the coming months, works in Flagstone West will involve selective clearing of vegetation on the site.

What is the history of the site?

The site and surrounding properties have historically been cleared for forestry, grazing and residential development.

In 1944 the site's owners largely cleared the site for farming. Various owners since then have used the area for logging purposes.

What will the works on site involve?

The Flagstone West property will be selectively cleared in accordance with a detailed project plan that has been approved by the Council. This plan has been developed with best practice urban design principles.

The work will be done under the supervision of a team of ecologists, the traditional custodians and fauna experts, with a full time fauna spotter onsite whenever works are underway.

The onsite works have been approved by both relevant State and Local governments.

The project will utilise buffer zones of 50 metres from remnant vegetation and waterways to ensure the development is ecologically sustainable.

Weeds such as Groundsel, Cobblers Pegs, Lantana, Radiata Pine and Prickly Pear within the clearing areas will be removed. Weeds located within the retained buffer and waterway corridors will also be removed to ensure they don't spread.

Areas where weeds are removed will be replanted with species native to the region to provide competition against weed regrowth. Native species such as Acacias, Wattle, Lilly Pilly, She Oaks and Gum Trees will be replanted.





FLAGSTONE RISE

Don't you think it's time?

What will the site look like after the work has been done?

Some areas within the Flagstone West site were selectively cleared a few years ago and the results show a consistent cover of good sized trees, creating a park-like atmosphere.

The image below is a photo of the area selectively cleared, which is similar to what the Flagstone West site will look like once selective clearing is completed.



What are the plans for Flagstone Estate in the future?

Flagstone Estate will ultimately be developed as a fully integrated community with a full range of services, employment and transport options, as part of the Queensland Government's South East Queensland Regional Plan (SEQRP).

According to the SEQRP, it is expected that Greater Flagstone has the potential to accommodate a population of up to 52,000 people and along with residential and community facilities, the area will be able to support a Major Activity Centre, associated social and institutional services and an enterprise precinct.



How will local residents be affected?

A 50 metre vegetation buffer zone will be retained between the rail line and where works are taking place to ensure potential noise and dust disturbance to residents is kept to a minimum.

Water trucks and the scattering of mulch will also be used extensively for dust suppression on site.

All work will take place during the Council approved working hours of Monday to Saturday 7.00am – 6.00pm.

The works are expected to be completed over the next nine months.

More information

If you would like further information about the works onsite or if you have any enquiries, you can:

- Call the project information line on (07) 3210 7760
- Write to the project team:
Flagstone West Project
GPO Box 2902
Brisbane Qld 4001
- Email the project team at flagstone@bbspr.com.au
- Visit the website at www.flagstoneestate.com.au

