



Your investment is set to rise

They say a good investment is all about, position, position and position - the new land release at Flagstone Estate is no exception.

This exciting new precinct will be called Flagstone Rise, because of its undulating nature, green belts, walking tracks and recreational areas. Flagstone Rise will certainly add even more value to a growing area that is becoming increasingly sought after to live in.

Flagstone Rise is the latest release of quality land to be offered as part of the Flagstone precinct over the next 18 months. The new release adds

to a very successful community development with an established infrastructure. Existing infrastructure in Flagstone Estate is inclusive of schools, parks, daycare facility and shops. As part of the final Flagstone Rise development, this infrastructure will expand to include a proposed new music amphitheatre, walking tracks, BBQ area and community centre.

This offering of 98, 600 - 1200m² blocks, is the

first in four stages of approximately 450 urban lots, adjacent to the proposed extension to the future city rail link and commuter corridor to Brisbane Central. Flagstone Rise is indeed the chance to purchase quality land on the doorstep and future gateway to the Master Planned Community and proposed new town centre on the western side of the new rail corridor.

PROPOSED MASTER PLAN (below)

The future of your community

As you're probably aware, the existing Flagstone Estate and the new Flagstone Rise precinct are located less than 40 kilometres south west of Brisbane's ever growing CBD.

In October 2006 the State Government announced some 860 hectares of Flagstone West as a designated 'Urban Footprint'. What this means for the community is that over the next twenty (20) years, Flagstone will become a city in its own right. Beaudesert Shire Council is now integrating this 'Urban Footprint' into their 'Whole of Shire Plan' and the developers have commenced the master planning for this new city.



Stages 12 – 15 of the new Flagstone Rise are a transition to urban living. Great care has been taken to buffer existing rural/residential lots with green space allowing a rural/residential lifestyle to continue. Also, the existing residents will experience the added benefits of living close

to a city centre with improved shopping, transport, medical/educational facilities, sporting and recreational opportunities.

The Construction of Flagstone West on the western side of the rail corridor will commence in 2009.



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However residents will notice some preliminary work commencing shortly, such as the reconstruction of the existing bridge over the Brisbane/Sydney rail line. Community consultation will also commence shortly on Stages 12-15 of Flagstone Rise, including the associated sporting and new lifestyle facilities. This consultation will continue as we move into the master planning for Flagstone West.

Flagstone West will become part of the Queensland Government's master draft plan for your area and as such, a special task force has been set up by all the land holders in the district

to devise a holistic strategic plan for the future needs of this area and the wider community.

Council has also released the first draft of its vision for the greater Flagstone area, which includes provision of a Teaching Hospital, TAFE and University. The South East Queensland Regional Plan also contemplates that as a principal centre, Flagstone will also include Government offices, emergency services, regional activity and other employment opportunities.

It is expected by 2025 this regional State Government Masterplan could be home to

more than 100,000 people and a total work force of up to 55,000.

This Masterplan will achieve the State Government's vision of creating a fully self-sustained community that will provide support for major investment into road and rail infrastructure, water and waste management, education, Health and the environment. Needless to say, over the coming years, this careful future planning and investment into the area will prove to be very beneficial for existing residents and future homeowners at Flagstone Estate.

There is a reason we have green in our logo



The environment is very important to all of us. That's not just being aware of protecting the environment for the needs of today but that of our children tomorrow. We are committed as an organisation to the preservation of the greater Flagstone environment and to delivering a healthy and diverse regional landscape for the future benefit of the community.

As part of the overall regional area plan you should be aware that dedicated environmental corridors and inter urban breaks will provide a meaningful contribution to a substantial regional open space network. Allowing for eco corridors and an environmental plan ensures that the very best level of bio diversity in Southern Queensland is maintained.

These environmental corridors will also play a vital function in the overall water management for Flagstone and Flagstone Rise. Water quality and management services are already in place to comply with future State Government water consumption and usage targets.

Also, it's nice to know that development areas such as Flagstone and Flagstone Rise have been contained within discrete parcels of sustainable development land, ensuring minimal impact on the regions overall eco system. At Flagstone Estate, we care about what we do and how we go about doing it.

Getting around

Transport is something we do take for granted. But given the new release of quality land at Flagstone Rise, and the proposed new Master Planned Community on the western side of the existing Brisbane rail corridor, transport has been a major consideration.

So what does the future hold for the rail and road infrastructure?

We can tell you that there will be a great emphasis placed on road and rail networks and infrastructure by the Queensland State Government as your area grows.

As part of South East Queensland transport planning, the State Government is undertaking studies to examine the possibility of a future rail service to Flagstone. In the meantime, the developers are also examining sustainable interim arrangements to ensure high quality transport for Flagstone. This may include private rail.

The Brisbane to Sydney railway, which passes through greater Flagstone and close by Flagstone Rise, is expected to receive \$450 million in upgrades by 2009 as part of the Federal Government's national rail network plan.

Other transport initiatives include the Mt Lindsay Highway and proposed Summerland Way highway upgrades along with the Bromelton Arterial link with South east Queensland's Southern Infrastructure Corridor. This new corridor will provide uncongested motorways for commuters to travel to and from work, taking the burden off the existing road network.

Like to know more about Flagstone Estate and Flagstone Rise?

If you'd like to know more about your area, why not call into our new refurbished sales offices in the Flagstone Village shops for a coffee and a chat, regarding the future of this exciting master planned community and the exciting new Flagstone Rise land release.

To express your interest in this exciting release, contact:



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