



LiveWell
FLAGSTONE

LEASING · A LIVEWELL PRECINCT · FLAGSTONE

Live *well*, locally.

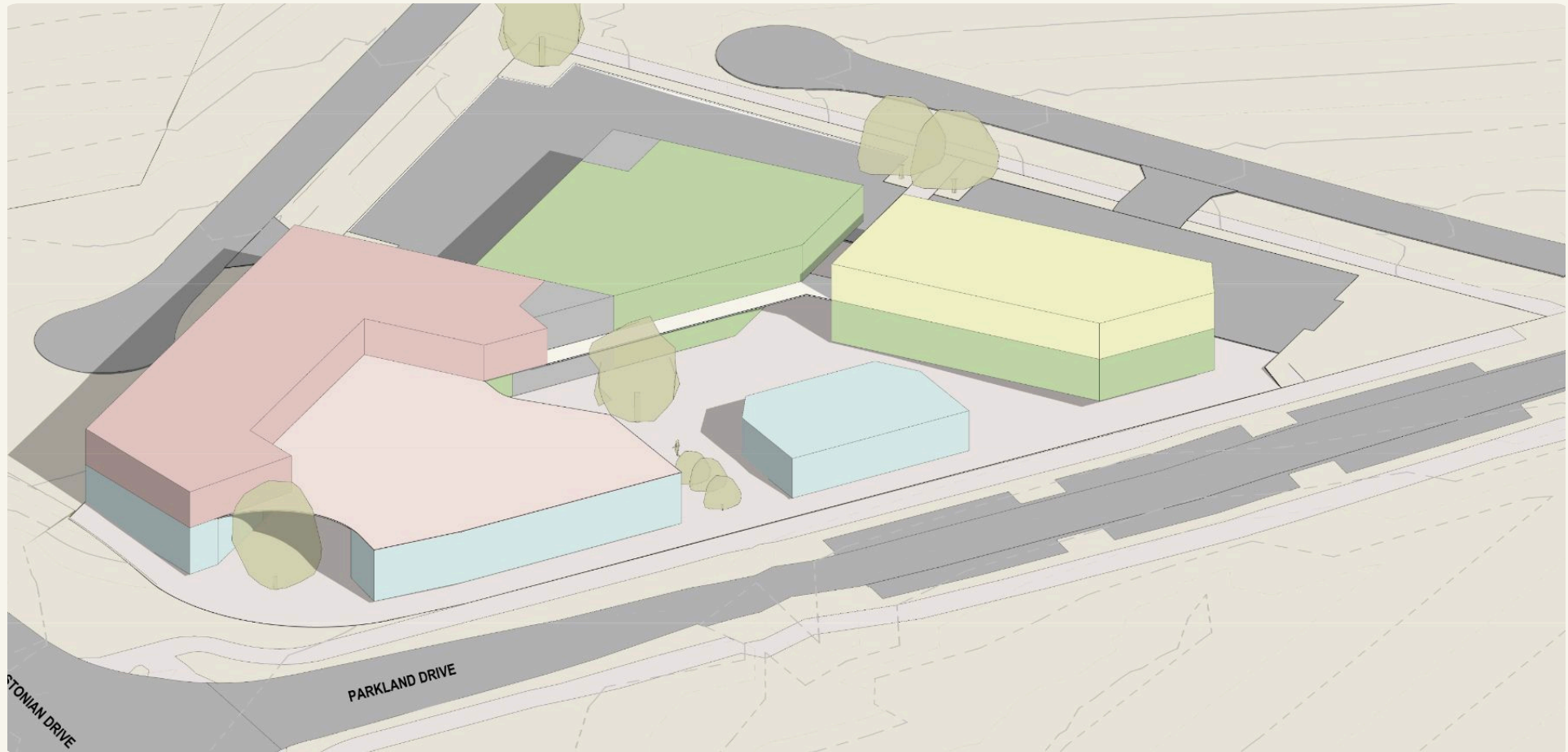
A walkable everyday precinct on the corner of Flagstonian and Parkland Drive. The doctor, the chemist, early learning, coffee and the gym, all in one trip.

1 FLAGSTONIAN DRIVE · FLAGSTONE QLD 4280

Leasing now

LIVEWELLFLAGSTONE.COM.AU 01

Four community destinations, *one* corner.



● Healthcare ● Childcare centre ● Gym ● Retail, food & beverage

ARCHITECTURE

Nettleton Tribe

LANDSCAPE

Aspect Studios

Looking north-west across the corner of Flagstonian & Parkland Drive. The public courtyard held in the middle, parking to the edges.

*Massing study. Full renders in production.
Indicative only.*

SITE PLAN

Shopfronts and the childcare reception face the public courtyard at ground level. Medical, childcare and the gym sit above. Parking, loading and pick-up are held to the western edge, so the middle and parkland sides of the site provide a place to walk.



GROUND LEVEL



LEVEL ONE

LEVEL KEY ● Healthcare ● Childcare ● Retail, food & beverage ● Gym Car parking ~85 bays

Preliminary layout, indicative only. Tenancy sizes and configurations are set with each operator.

ABOUT

A *local* spot that actually feels local.

LiveWell Flagstone will be a walkable everyday precinct at the entrance to the Flagstone Town Centre, built around the care local families need every week, and set directly across the road from the Flagstone Parklands.

LiveWell Flagstone will bring healthcare, early learning, food & beverage and fitness together in one place, built for the people who live next to it. Not a shopping centre. Not a lifestyle hub. A walkable precinct, with shade overhead and somewhere to sit.

We are selecting the operators the neighbourhood would choose. The team at early learning. The GP your kids call by their first name. The face behind the coffee.

AT A GLANCE

4,100 m²

LETTABLE
AREA

~85

CAR
SPACES

59,463

TRADE
CATCHMENT

End 2028

COMPLETION

A GP and pathology practice is committed as the anchor.



Built for *real* life.

Three things we *never* compromise on.

01

The essentials, *walkable*

Healthcare, early learning, food & beverage and fitness within a short walk of each other, and of most of our neighbours' front doors. One trip, not four.

02

Local operators, *curated* one by one

Each operator chosen to serve Flagstone first, and to complement the others around the courtyard.

03

Built around *people*, not car parks

A public courtyard at the centre, covered seating, and shopfronts you can walk between. The 85 spaces sit at the edge, at grade.



Across the road from the *heart* of the community.

Four of Logan's best-used community places sit across the road or a short walk away, so the coffee, the appointment and the gym happen on the same trip as the swim, the game and the Saturday morning.

- Flagstone Water Play Park

One of Australia's most modern water playgrounds, with a 10-metre climbable treehouse, tree-shaped waterfalls and a zero-depth watercourse of jets, blasters and bubblers. Free, and packed all summer.

- Flagstone Adventure Playground & Skate Park

An 11-metre tower linked to four slides by climbing webs and a 19-metre sky bridge, a dedicated toddler zone, and a competition-standard urban skate plaza.

- Flagstone Sports Precinct

Home of the Flagstone Tigers RLFC. Fields, courts and clubhouse. Training two or three nights a week, and home games most weekends through the season.

- Flagstone Parklands Community Hub

The community's indoor room, where the markets, school-holiday programmes and local groups land, with picnic shelters and barbecues under the shade sails outside.

Flagstone Town Centre	<i>at the entrance</i>
-----------------------	------------------------

Flagstone Water Play Park	<i>across the road</i>
---------------------------	------------------------

Adventure Playground & Skate Park	<i>across the road</i>
-----------------------------------	------------------------

Flagstone Sports Precinct	<i>across the road</i>
---------------------------	------------------------

Tigers RLFC Clubhouse	<i>across the road</i>
-----------------------	------------------------

Parklands Community Hub	<i>200m</i>
-------------------------	-------------

Flagstone train station (future)	<i>225m</i>
----------------------------------	-------------

Flagstone Splash and Play Dog Park	<i>350m</i>
------------------------------------	-------------

Flagstone Sports & Aquatic Centre (future)	<i>400m</i>
--	-------------

Flagstone State Community College	<i>3 min drive</i>
-----------------------------------	--------------------

Flagstone State Primary School	<i>3 min drive</i>
--------------------------------	--------------------

Brisbane CBD	<i>50 min drive</i>
--------------	---------------------

A moment away from the water play park, the skate park and the Tigers' home ground.



Dashed rings mark a two and five minute walk from the site. Map data © OpenStreetMap contributors.

Located in South-East Queensland's *fastest* growing region.

Greater Flagstone is a State-declared Priority Development Area of 7,188 hectares between Brisbane and the Gold Coast, planned for around 51,500 homes and a population of up to 138,000 over 30 to 40 years. Economic Development Queensland is funding the roads, water and public transport ahead of the houses.

Forty new families move into Peet's Flagstone City every month. They are served today by one supermarket and nine specialty shops. Jimboomba is a ten minute drive, Logan Central twenty-five. This is a young, high-earning, family-heavy catchment that is chronically underserved.

WHO LIVES HERE

▲ ABOVE · ▼ BELOW THE QUEENSLAND AVERAGE

\$2,524	33	60%	27%	34%
MEDIAN HOUSEHOLD INCOME	MEDIAN AGE	FAMILIES WITH CHILDREN	RESIDENTS UNDER 15	BOTH PARENTS FULL-TIME
▲ +51%	▼ 5 yrs younger	▲ +19 pts	▲ +8 pts	▲ +11 pts
<i>Queensland</i> \$1,675 a week	<i>Queensland</i> 38	<i>Queensland</i> 41%	<i>Queensland</i> 19%	<i>Queensland</i> 23%

ABS Census 2021, Flagstone (West) – New Beith SA2, the statistical area containing the site. Greater Flagstone growth figures: Economic Development Queensland.



Twenty thousand new neighbours are on their way. They'll need your business.

The first stop out, the *last* stop home.

LiveWell Flagstone will be positioned at the gateway to four major residential estates currently underway. The roads to and from Peet's Flagstone City, Mirvac's Monarch Glen, Frasers' Round Mountain and the Tarnbrae Estate all lead past the site.

It will be the first place they can stop on the way out, and the last on the way home.

59,463

TRADE AREA
POPULATION TODAY
210,360 by 2046

11.7%

PRIMARY SECTOR
GROWTH PER YEAR
SEQ average ~1.5%

\$1.08bn

RESIDENT RETAIL
SPEND TODAY
\$6.0bn by 2046

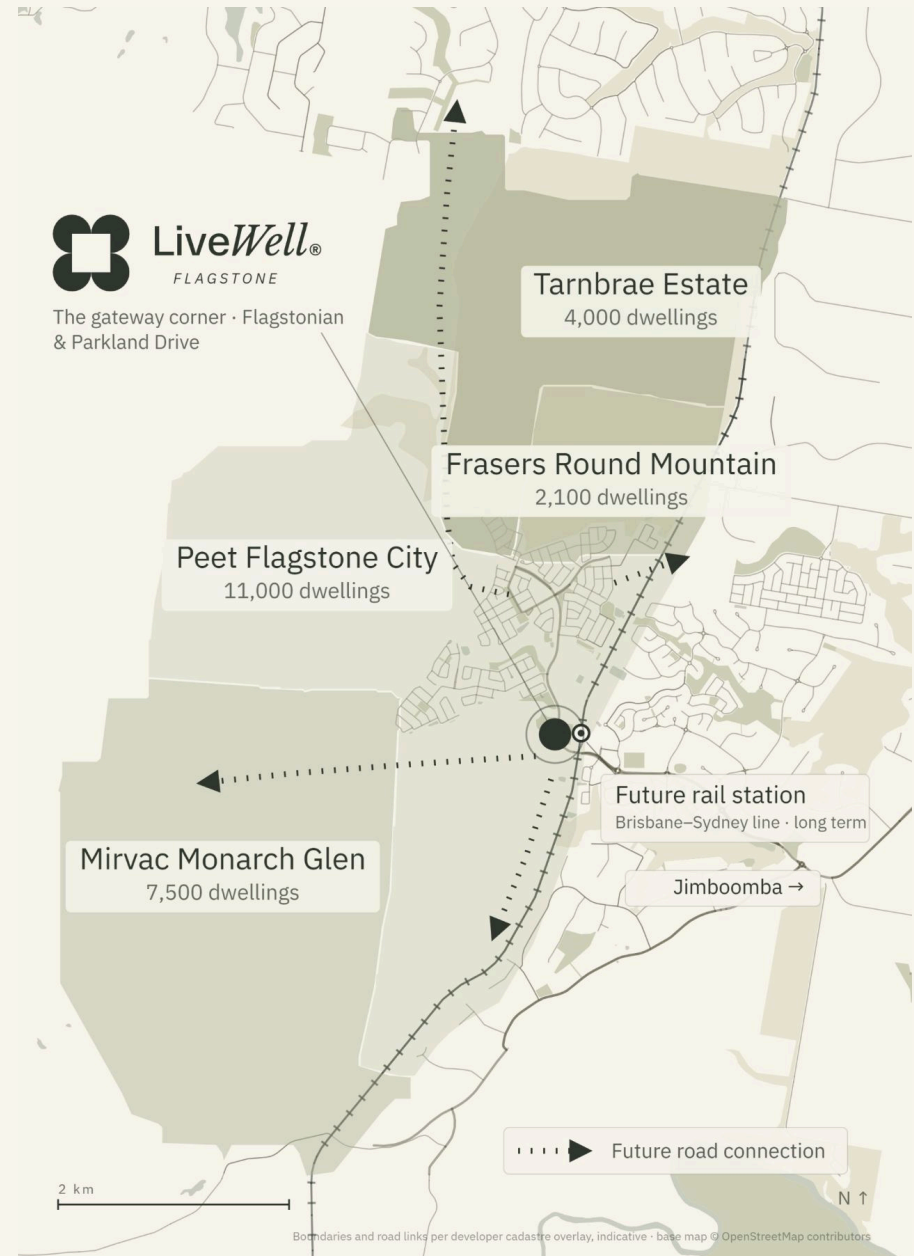
24,600

DWELLINGS ACROSS
THE FOUR ESTATES
11,000 at Peet's Flagstone
City alone

14,400

DIRECT JOBS IN THE
TOWN CENTRE
at completion, a weekday
daytime trade

Trade area and employment figures: Trade Area Analysis, Flagstone Town Centre, July 2024; jobs at town centre completion. Dwelling yields as published by each developer. Estate boundaries and road links indicative, subject to approval.



Anchored by the *essentials*.

Healthcare, childcare, food and beverage and the gym are each a destination in their own right. Brought together on one corner, each one draws customers past the others.

GENERAL PRACTICE · COMMITTED



● ANCHOR · COMMITTED

Health & wellness

An anchor GP and pathology practice is committed, alongside radiology, a dentist, pharmacy, optometry and allied health.



ANCHOR · CHILDCARE

Childcare centre

A purpose-built 120-place childcare centre with its own outdoor play precinct, plus a dedicated reception, lift and drop-off.



EVERYDAY · FOOD
& RETAIL

Food & beverage, retail

Tenancies opening onto the public courtyard, across the road from the parks and the sports precinct. Coffee in the morning, lunch between appointments, dinner after training.



ANCHOR · GYM

The *gym*

Upstairs above the courtyard, looking over the park. Open to fit in with your lifestyle: before drop-off, after an appointment, the middle of the day or after work.

Operators to be announced closer to opening.

Run a local business? We're *listening*.

The same family, back *four* times a week.

Every anchor brings its own customers: childcare twice a day, healthcare all day, the gym morning to evening, and the parklands opposite. Together they keep the precinct busy, all day, every day.

6 – 7 AM

Gym before *work*

Members park once, train, and pick up a coffee on the way out.

7.30 – 9 AM

Drop-off & *coffee*

Childcare drop-off off Parkland Drive, then a coffee and a script. Hundreds of small transactions before 9am.

9 AM – 4 PM

Appointments & *lunch*

GP, pathology, radiology, dental, optometry. Patients arrive early and eat while they are here. The most reliable weekday lunch trade a small operator can get.

3 – 6 PM

Pick-up & *training*

Childcare pick-up meets Tigers training and the after-school programmes at the Community Hub. Parents wait nearby rather than drive home and back.

EVENINGS

The gym & a *takeaway*

The second peak. Training, then dinner picked up on the way through.

WEEKENDS

The parklands *crowd*

The water play park, the skate park and home games fill the car park from mid-morning. Families cross the road for coffee and lunch, and come back next Saturday.

10 visits

PER CHILDCARE FAMILY,
PER WEEK

Two trips a day, five days a week, forty-nine weeks a year.

All day

MEDICAL TRADE

Booked appointments from early morning across six practices, not a lunchtime spike.

7 days

PARKLANDS DRAW

Free, shaded and regionally known. The district's busiest community precinct sits opposite.

Two peaks

GYM & SPORT

Early mornings and evenings, when retail is usually quiet.

When you can *open*.

LiveWell Flagstone will be developed and constructed by Cornerstone Group, so the programme is set in one place. Committed tenants are brought into design development early. The earlier you are in, the more of the tenancy is shaped around how you actually trade.

Q1 · 2027	Development approval Lodged with Economic Development Queensland under the Greater Flagstone PDA.
Q3 · 2027	Construction commences Two levels over an at-grade car park, built by Cornerstone Group.
End 2028	Completion Handover of the medical precinct, childcare, gym and the tenancies around the courtyard.

INTEGRATED FITOUTS

Because Cornerstone Group is the builder, your fitout can be delivered with the base build rather than after it. One contract, one programme, one set of trades on site. You open on handover instead of waiting months for a separate fitout, and the services your tenancy needs are built in from the start.

Programme is indicative and subject to authority approvals.



One group develops it, builds it and holds it.

Over twenty years of delivering *local* projects.

Cornerstone Group is an established local development and construction group based at North Lakes, with deep roots in the South-East Queensland region. Since 2005 the group has delivered more than 400 projects across Queensland, New South Wales and the ACT.

Those projects span healthcare, residential, aged care, hospitality, commercial, industrial, education and community development. LiveWell Flagstone will be the group's eleventh health-anchored precinct, and the second under the LiveWell brand.



More than 1,200 local jobs created along the way.

We develop it, we build it, and we are still here afterwards.

THE SCHEME

Find the *right* place
for your business.

Retail, food and the childcare reception at ground level around a public courtyard, with the medical precinct, childcare and gym above. Parking, loading and drop-off sit along the western edge, with access from Parkland Drive.



TARGET TENANCY MIX

GP clinic with pathology	Anchor	Radiology	Anchor
Dentist	Healthcare	Pharmacy	Healthcare
Optometrist	Healthcare	Allied health	Healthcare
Childcare centre	Anchor	Food & beverage	Everyday
Everyday retail & services	Everyday	Gym	Anchor
Car parking	~85 bays		

The mix is the target, not a fixed schedule. Tenancy sizes and configurations are being set with each operator. Ask for the leasing pack and we will work through yours. Talk to us early and we will plan the space around your model.

ADDRESS

1 Flagstonian Drive, Flagstone
QLD 4280 · Corner of Flagstonian
& Parkland Drive

ARCHITECTURE

Nettleton Tribe

AUTHORITY · ZONE

City of Logan · Economic
Development Queensland
Zoned Major Centre Core

LANDSCAPE

Aspect Studios

“

We set out to build a place at the heart of where people live their lives. Where you know your doctor, the team at early learning, and the face behind the coffee. That's what LiveWell *Flagstone* is.

Simon Heazlewood

MANAGING DIRECTOR · CORNERSTONE GROUP

LEASING



Chris *Hinton*

0468 087 007

RUN A LOCAL BUSINESS?

We're listening. Get in touch about a tenancy. Tell us what you'd open here.

VISIT

1 Flagstonian Drive, Flagstone QLD 4280
Corner of Flagstonian & Parkland Drive

OPENING NEWS

Register your interest to be the first to hear when we open.



LiveWell is a Cornerstone Group trademark, application pending. Areas, tenancy mix and delivery dates are indicative, subject to design development and authority approval, and may change. Imagery is indicative only. Greater Flagstone Priority Development Area figures are published by Economic Development Queensland; the 40-families-per-month figure refers to Peet's Flagstone City estate. Rail timing is subject to State Government delivery. Not an offer or contract; seek independent advice.



LiveWell
FLAGSTONE

Live *well*, locally.