

EDQ Planning Report

Material Change of Use (Residential and
Other Uses in accordance with Plan of
Development), Reconfiguration of a Lot and
Operational Works (Advertising Devices)

325 Wyatt Road, Kagaru Queensland 4285

Prepared for Litoba Developments Pty Ltd

Our Reference: 11560

19 December 2024



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Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	12/12/2024	RC	AM
Draft (for lodgement)	19/12/2025	RC	AM

Executive Summary

This report is written on behalf of Litoba Developments Pty Ltd who seek to develop land situated at 325 Wyatt Road, Kagaru Queensland 4285 for the purposes of a Residential Subdivision. In particular, the proposal for an urban residential subdivision of 4 lots into 1,747 urban residential lots, new road, detention basin/drainage reserve and local/regional parks.

The site is within the Greater Flagstone Priority Development Area (PDA) and is within the Urban Living Zone under the Greater Flagstone Development Scheme (GFDS). The development contains provision for urban low density residential neighbourhoods, local and regional parks, trunk roads and State infrastructure, generally consistent with the GFDS and Flagstone Development Charges and Offset Plan (DCOP).

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- **PDA Development Permit: Reconfiguring a Lot** (4 lots into 1,747 residential lots, two (2) local park lots, eight (8) local linear park lots, one (1) regional sports park, one (1) regional recreation park lot, two (2) major linear park lots, three (3) balance lots, one (1) sewer pump station lot and new road);
- **PDA Development Permit: Material Change of Use** for residential and other uses (house, multiple dwelling, display home, home based business, park and sales office) in accordance with a Plan of Development (POD); and
- **PDA Development Permit: Operational Works** for Advertising Devices in accordance with the Plan of Development.

An application for the proposed subdivision of the site into residential lots is PDA Assessable development requiring public notification.

This application is supported by several technical reports/plans, including:

- Masterplan prepared by Saunders Havill Group;
- ROL and Staging Plans prepared by Saunders Havill Group;
- Plan of Development prepared by Saunders Havill Group;
- Engineering Services Report prepared by Colliers;
- Traffic Impact Assessment prepared by Bitzios Consulting;
- Car Parking Analysis Plan prepared by Bitzios Consulting;
- Movement Infrastructure Master Plan prepared by Bitzios Consulting;
- Flood and Stormwater Management letter prepared by Water Technology;
- Significant Biodiversity Assessment Report (SBAR) prepared by Saunders Havill Group;
- Natural Environment Site Strategy (NESS) prepared by Saunders Havill Group;
- Ecological Sustainability and Innovation Strategy prepared by Saunders Havill Group;
- Landscape Master Plan prepared by Saunders Havill Group;
- Housing Diversity and Affordability Overarching Site Strategy prepared by Saunders Havill Group;
- Community Facilities Infrastructure Master Plan prepared by Saunders Havill Group.

Having regard to the subject site and surrounds, the proposed development and the relevant planning framework, the following key considerations relating to the submitted Context Plan have been identified:

- Context Plan
- Infrastructure Master Plans & Overarching Site Strategies
- Flooding and Stormwater Management
- Engineering Services
- Significant Biodiversity Assessment Report
- Traffic Impact Assessment
- Bushfire Assessment
- Road Noise Acoustic Assessment
- Parks
- Integration with Surrounding Development

This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. We believe the development is consistent with the Development Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

Project Summary

Property Summary

Site Address	208, 280 & 325 Wyatt Road, Kagaru Queensland 4285
Real Property Description	▪ Lot 11 on SP341889 ▪ Lot 22 on SP341889 ▪ Lot 12 on S31468 ▪ Lot 27 on S311174
Site Area	309.35ha
Easements / Encumbrances	Easement B and C on SP281238 Easements P and Q on SP209564
CLR / EMR	Searches of the Contaminated Land Register (CLR) and Environmental Management Register (EMR) were undertaken for all lots within the subject site as part of this investigation. Lot 11 on SP341889 & Lot 22 on SP341889 were identified under the EMR as being subject to Notifiable Activity or Hazardous Contaminant.
Land Owners	▪ Lot 22 and Lot 11 owned by Maxwell Alwyn Wyatt ▪ Lot 12 and Lot 27 owned by Anthony Daniel Brennan & Margaret Denise Brennan
Local Government	Logan City Council

Planning Framework Summary

PDA	Greater Flagstone PDA
Development Scheme	Greater Flagstone Development Scheme (GFDS)
Zone	Urban Living

Overlays (Greater Flagstone Development Scheme and DCOP)	<u>Flagstone Development Scheme:</u> ▪ Map 3 – Centres and Transport Network ▪ Map 4 – Community Greenspace Network ▪ Map 5 – Community Facilities ▪ Map 6 – Scenic Values ▪ Map 7 – Development Constraints <u>DCOP Maps:</u> ▪ Map 3: Transport (roads) ▪ Map 4: Transport (intersections) ▪ Map 5: Transport (structures)
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- Map 7: Parks and Open Space
- Map 9: State Community Facilities
- Map 10: Water Supply
- Map 11: Sewerage

State Mapping (SPP Mapping)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

DEVELOPMENT AND CONSTRUCTION

- Priority development area

BIODIVERSITY

- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (category C)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (wetland)
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - High ecological significance wetlands

WATER QUALITY

- Water supply buffer area
- Water resource catchments

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area

Application Summary

Description	Reconfiguration of a Lot
Type of Approval Sought	▪ Reconfiguration of a Lot (Development Permit) ▪ Material Change of Use (Development Permit) ▪ Operational Works (Development Permit)
Assessment Manager	Economic Development Queensland
Category of Assessment	PDA Assessable Development
Notification Required	Yes
Referral Details	N/A

Applicant Details

Applicant	Litoba Developments Pty Ltd
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c/- Saunders Havill Group
9 Thompson Street
Bowen Hills QLD 4006

Contact

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Project Team

Applicant / Developer	Litoba Developments Pty Ltd
Planning	Saunders Havill Group
Urban Design	Saunders Havill Group
Landscape Architecture	Saunders Havill Group
Environmental Management	Saunders Havill Group
Engineering (Hydraulic & Stormwater)	Water Technology
Engineer (Civil)	Colliers
Traffic & Transport	Bitzios Consulting
Acoustic	RB Acoustics
Bushfire	LEC Consulting

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1. Introduction

Saunders Havill Group has been engaged by Litoba Developments Pty Ltd (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- **PDA Development Permit: Reconfiguring a Lot** (4 lots into 1,747 residential lots, two (2) local park lots, eight (8) local linear park lots, one (1) regional sports park, one (1) regional recreation park lot, two (2) major linear park lots, three (3) balance lots, one (1) sewer pump station lot and new road);
- **PDA Development Permit: Material Change of Use** for residential and other uses (house, multiple dwelling, display home, home based business, park and sales office) in accordance with a Plan of Development (POD); and
- **PDA Development Permit: Operational Works** for Advertising Devices in accordance with the Plan of Development.

The application is made over land located at 208, 280 & 325 Wyatt Road, Kagaru Queensland 4285 (the 'subject site'). The parcel forming part of the application is over the following lots:

- Lot 11 on SP341889
- Lot 22 on SP341889
- Lot 12 on S31468
- Lot 27 on S311174

This planning report assesses the proposal against the relevant provisions of the GFDS, relevant PDA Guidelines, DCOP and the *Economic Development Act 2012* and other relevant legislation. This report is accompanied by the following supporting information:

- **Appendix A** – Property Searches prepared by Saunders Havill Group;
- **Appendix B** – Subdivision Masterplan prepared by Saunders Havill Group;
- **Appendix C** – Staging Plans prepared by Saunders Havill Group;
- **Appendix D** – Plan of Development prepared by Saunders Havill Group;
- **Appendix E** – Engineering Services Report prepared by Colliers;
- **Appendix F** – Traffic Impact Assessment prepared by Bitzios Consulting;
- **Appendix G** – Car Parking Analysis Plan prepared by Bitzios Consulting;
- **Appendix H** – Movement Infrastructure Master Plan prepared by Bitzios Consulting;
- **Appendix I** – Flood and Stormwater Management letter prepared by Water Technology;
- **Appendix J** – Significant Biodiversity Assessment Report (SBAR) prepared by Saunders Havill Group;
- **Appendix K** – Natural Environment Site Strategy (NESS) prepared by Saunders Havill Group;
- **Appendix L** – Ecological Sustainability and Innovation Strategy prepared by Saunders Havill Group;
- **Appendix M** – Landscape Master Plan prepared by Saunders Havill Group;
- **Appendix N** – Housing Diversity and Affordability Overarching Site Strategy prepared by Saunders Havill Group; and
- **Appendix O** – Community Facilities Infrastructure Master Plan prepared by Saunders Havill Group.

2. Site Analysis

2.1. Site Location

The subject site is located at 208, 280 & 325 Wyatt Road, Kagaru Queensland, more specifically known as Lot 11 on SP341889, Lot 22 on SP341889, Lot 12 on S31468 and Lot 27 on S311174.

The site has a total area of approximately 307.534 ha and has a frontage to the north and south of Wyatt Road. Teviot Brook (a tributary of the larger Logan River catchment) adjoins the site along its southern boundary. There is an easement that encumbers the site along the north-eastern boundary, which we understand is for the purpose of facilitating pumped water movement from Teviot Brook.

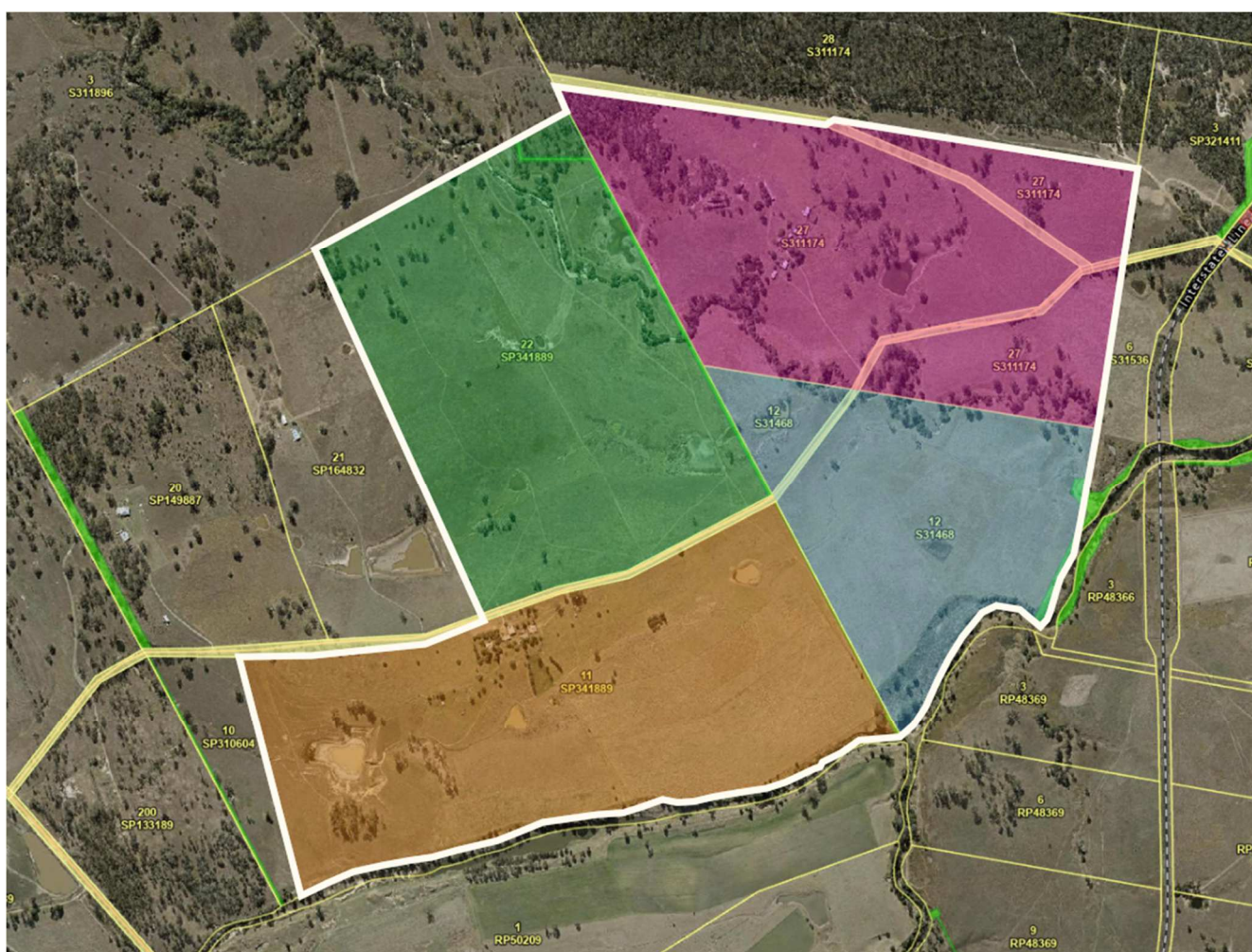


Figure 1: Site Context Plan (Source: Saunders Havill Group)

The site is located at the southern part of the PDA, adjoining the Flinders Lake Context Plan Area and Undullah Context Plan Area. Access to the subject site is currently undertaken from Undullah Road to the south-east and Kilmoylar Road to the north-west. The site is within the Urban Living Zone of the Greater Flagstone Development Scheme and is subject to a proposed Context Plan currently being assessed by Economic Development Queensland (EDQ).

Property searches, including a Smart Map and Current Titles Search are included within **Appendix A**.

2.2. Ownership and Encumbrances

- Lot 22 and Lot 11 owned by Maxwell Alwyn Wyatt
- Lot 12 and Lot 27 owned by Anthony Daniel Brennan & Margaret Denise Brennan

The subject site is benefitted and encumbered by the following easements:

- Easement B on SP281238 – burdening the land to Lot 3 on CP S311896, Lot 200 on SP133189, Lot 1 on RP97710
- Easement C on SP281238 – burdening the land to Lot 3 on CP S311896, Lot 200 on SP133189, Lot 1 on RP97710
- Easement P on SP209564 - burdening the land Queensland Water Infrastructure Pty Ltd
- Easement Q on SP209564 - burdening the land Queensland Water Infrastructure Pty Ltd

A copy of the Current Titles Search, Smart Map and relevant Easement documents is provided in **Appendix A**.

2.3. Site Context

A Site Context Plan has been prepared by Saunders Havill Group and is provided in the Figure below:

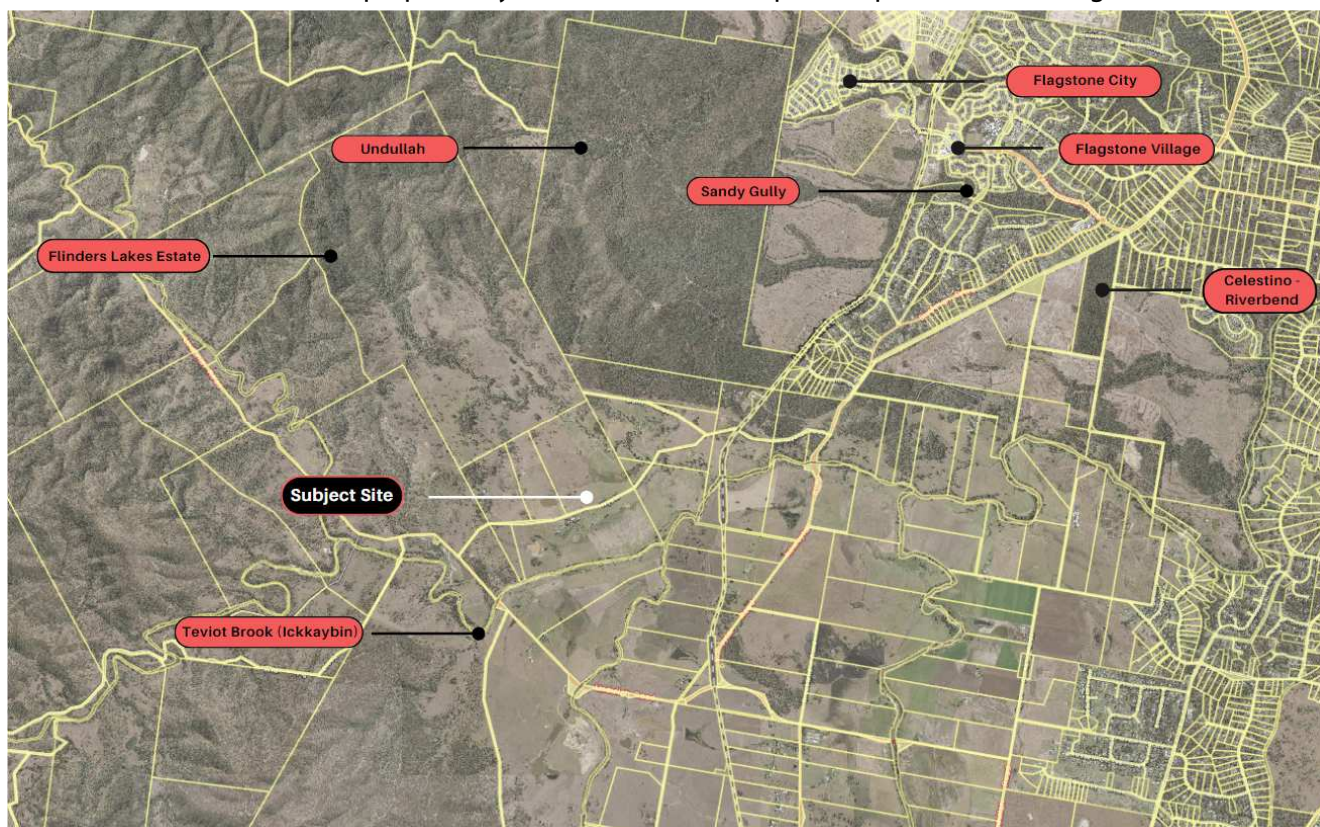


Figure 2: Site Context Plan (Source: Saunders Havill Group)

2.4. General Site Observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
Existing land uses	The site has predominantly been used for rural purposes with a residential dwelling house and farming structures located on the southern side of Wyatt Road. The site is largely cleared of vegetation.
Adjoining land uses	The surrounding area is primarily rural/rural residential land uses. Adjoining sites to the north, east and west are all within the Greater Flagstone PDA.
Vegetation	Please refer to Appendix J for further information.
Access	Access to the site is currently obtained via Wyatt Road, which is an unformed road (gravel carriageway) from the intersection with Bushman Drive/Kilmoylar Road.

2.5. Ecological Assessment of Site

A Significant Biodiversity Assessment Report (SBAR) prepared by Saunders Havill Group provides a review of the site's ecological values in accordance with Commonwealth and State Government legislation and is intended to support the submission of a development application for this Project to EDQ. Please refer to **Appendix J** for further information.

2.6. Existing Infrastructure

Refer to the Engineering Serviceability Report (**Appendix E**) for further details.

2.7. Site Photos

The following photographs are of the site and surrounds:



Photograph 1: Northeast corner of subject site (Source: SHG)



Photograph 2: Northeast corner of subject site (Source: SHG)



Photograph 3: Northeast corner of subject site (Source: SHG)



Photograph 4: Northern boundary looking south (Source: SHG)



Photograph 5: Northern boundary looking south (Source: SHG)



Photograph 6: Northern boundary looking southwest (Source: SHG)



Photograph 7: Northern boundary looking west (Source: SHG)



Photograph 8: Northern boundary looking southwest (Source: SHG)



Photograph 9: Northern boundary looking east (Source: SHG)



Photograph 10: Northern boundary looking west (Source: SHG)



Photograph 11: Existing Wyatt Road reserve (Source: SHG)



Photograph 12: From existing Wyatt Road reserve looking south (Source: SHG)



Photograph 13: From existing Wyatt Road reserve looking east (Source: SHG)



Photograph 14: From existing Wyatt Road reserve looking south (Source: SHG)

3. Background

3.1. Development Approval History

3.1.1 Subject Site

The following recent development approval history is relevant to the subject site:

EDQ Reference	Address	Description	Approval Date
DEV2023/1384	325 Wyatt Road, Kagaru	Reconfiguring a Lot (1 into 2 management lots)	23 May 2023
DEV2018/971	325 Wyatt Road, Kagaru	Reconfiguring a Lot (1 into 2 lots)	21 Nov 2018
DEV2014/585	325 Wyatt Road, Kagaru	Reconfiguring a Lot (2 lot subdivision – management lot subdivision)	5 Aug 2014
DEV2023/1431	325 Wyatt Road, Kagaru	Reconfiguring a Lot (1 lot into 3 lots management lot subdivision) with the request for a Context Plan endorsement	Decision Period

There have been a number of approvals over the subject site. The first noteworthy approval is DEV2018/971 to facilitate the subdivision of Lot 10 on SP310604, from the subject site. Lot 10 immediately adjoins the site to the west and appears to have a telecommunications tower installed. A management subdivision by the applicant was recently approved (DEV2023/1384) to better facilitate future development and assist with the staged settlement.

The most significant application over the site is a current submission (DEV2023/1431) aimed at facilitating the ultimate development outcome (ROL/MCU application). The current reconfiguration application includes the request for a Context Plan endorsement to facilitate the future residential development over the site. The Context Plan was developed in accordance with the PDA development scheme, PDA guidelines, amended IMPs, and OSSs to provide a more detailed level of spatial planning compared to the whole of site MCU. An extract of the current Context Plan is shown in **Figure 3** below.

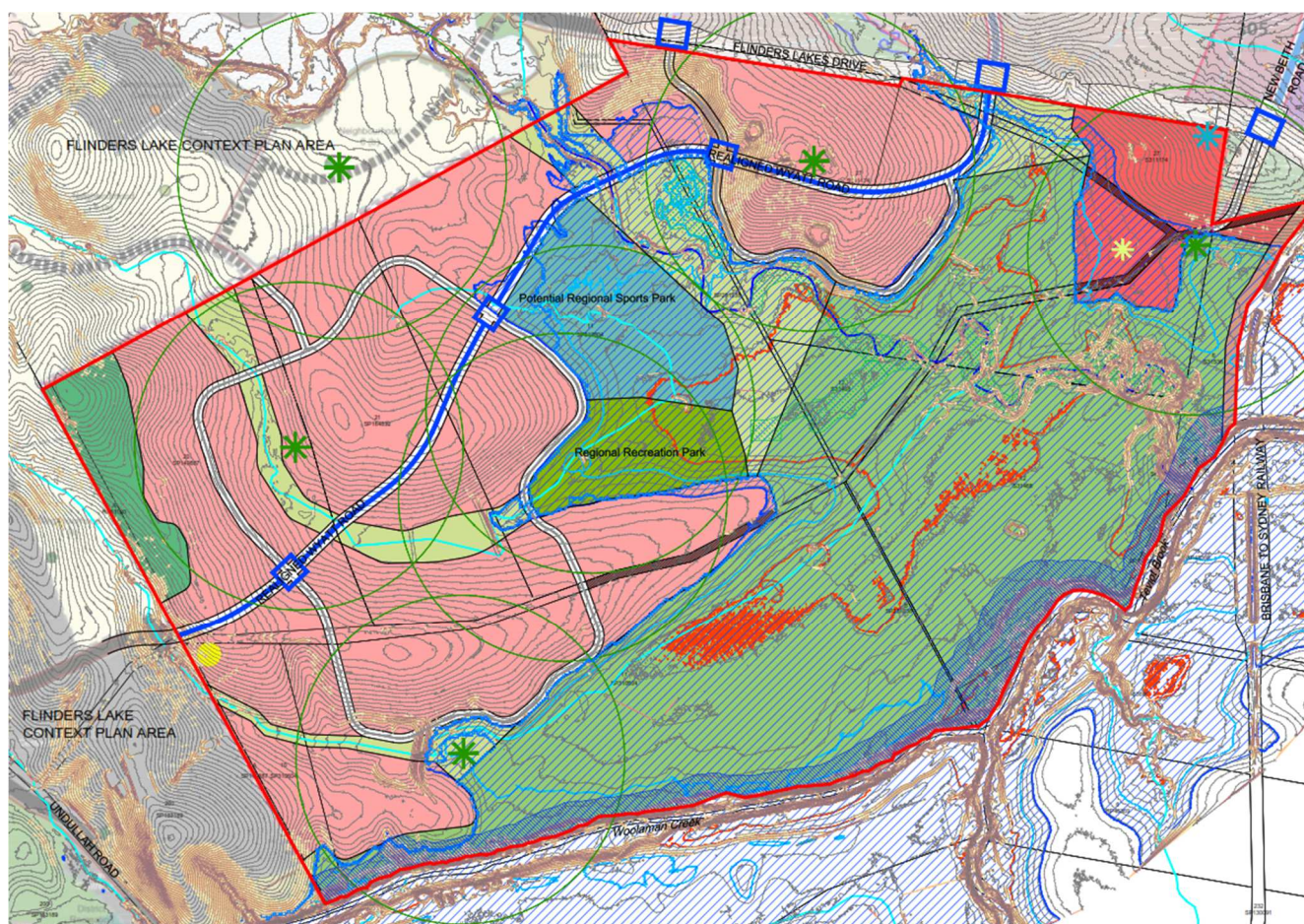


Figure 3: Proposed Context Plan

3.1.2 Surrounding Sites

The following recent development application/approval history is relevant to the surrounds:

EDQ Reference	Address	Description	Approval Date
FLAGSTONE CITY (PEET)			
DEV2010/085	34 Creekside Crescent, New Beith	Material Change of Use	9 Mar 2011
DEV2012/402	New Beith Road & Homestead Drive, Undullah (Stage 1)	Reconfiguring a Lot (714 Residential Lots, 3 Future Allotments, Open Space, New Road - with a Plan of Development and 5 into 7 Management Lots) and Endorsement of Context Plan	Approved - 5 Mar 2015 Change Approved – 3 Apr 2023
DEV2012/403	New Beith Road and Flagstonian Drive, Flagstone	Reconfiguring a Lot (1,628 residential lots, 1 commercial lot, 1 medium density lot, 1 community facility lot, 12 management lots, open space, new roads) with a plan of development	28 Apr 2023

DEV2014/637	Homestead Drive and New Beith Road, Undullah	Reconfiguring a Lot (2 into 36 lots) – 10 centre frame and 22 terrace housing lots, 2 service lots, 2 balance lots, new road and access easement (4 stages) Change approved 4 Nov 2020	8 July 2015
DEV2017/866	Homestead Drive and Wild Mint Drive, Undullah	Material Change of Use (business, fast food premises, food premises, health care services, service station, shop and shopping centre) with a plan of development, and Operational Works for advertising devices (service station component). Change approved - 27 July 2018	19 Dec 2017
DEV2017/907	Wyatt Road, New Beith Road and Homestead Drive, Undullah	Reconfiguring a Lot (Road Opening)	15 Mar 2018
DEV2018/915	Homestead Drive, Undullah	Material Change of Use (educational Establishment) and Reconfiguring a Lot (4 into 7) Change approved - 15 Apr 2021	4 May 2018
DEV2018/917	Homestead Drive, Undullah	Reconfiguring a Lot (1 into 12) Change approved - 13 May 2019	9 July 2018
DEV2020/1155	Homestead Road, Flagstone	Reconfiguring a Lot (1 lot into 2) and Endorsement of Context Plan (Context Area 4)	Further Information Requested
DEV2020/1154	New Beith Road, New Beith and Everdell Road, New Beith	Reconfiguring a Lot (1 into 2) and Endorsement of Context Plan (Context Area 3)	31 May 2023
DEV2023/1381	71 Flagstonian Drive Flagstone	Reconfiguring a lot (1 lot into 2 lots and access easement) with Endorsement of context plan (Context Area 5)	Properly Made
DEV2023/1414	New Beith Road and Everdell Road, New Beith	Reconfiguring a Lot (3 lots into 4 lots with access easements and new road)	Properly Made
DEV2012/209/25	New Beith Road, Mountain Ridge Road	Change to Approval	Lodged

and Homestead Road,
Undullah QLD

FLINDERS LAKES

DEV2012/247	Dairy Road, Undullah Road and Wyatt Road, Undullah QLD 4285	Material Change of Use Application (use rights over Precinct 1 of the Flinders Development, including the following use categories: Commercial Uses, Industrial Uses, Residential Uses, Retail Uses, Rural Uses, Services, Community and Other Uses; and Sport, Recreation and Entertainment Uses) in accordance with The Flinders Land Use Plan and associated documents.	25 January, 2013
DEV2017/844	Dairy, Undullah and Wyatt Road, Undullah	Material Change of Use (Whole of Site (commercial; industrial; residential; retail; rural; service, community and other; sport, recreation and entertainment))	25 Oct 2017
DEV2019/1085	Lot 3 Mount Elliot Road, Flinders Lakes	Reconfiguring a Lot (1 into 426, associated park and road reserve)	Properly Made

UNDULLAH

DEV2012/248	Wyatt Road, Undullah	Material Change of use - whole of site	1 Nov 2016
DEV2021/857	Wyatt Road, Undullah	Reconfiguring a Lot (1 into 11 management lots)	18 Jan 2018

CELESTINO - RIVERBEND (TEVIOT BROOK)

DEV2012/312	368 Bushman Drive, Jimboomba	Material Change of Use (residential, commercial, retail, industrial, service, sport and community uses) and Reconfiguring a Lot (Boundary realignment – 6 into 6)	1 June 2016
DEV2016/811	72 Riverbend Blvd, 1434- 1586 Teviot Rd, 155-243 Bushland Rd, 245-247 Bushland Rd, 1394-1432 Teviot Rd and 1294-1352 Teviot Rd, Jimboomba	Material Change of Use (Master Plan)	21 Sept 2017
DEV2017/901	72 Riverbend Boulevard; 155-243 Bushland Road; 1394-1432 and 1294-	Reconfiguring a Lot (4 lots into 582 lots with associated roads, parks and balance lots)	21 Aug 2019

	1352 Teviot Road, Jimboomba	Change approved - 12 Nov 2020	
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PEBBLE CREEK

DEV2019/1013	176-228 Mountain Ridge Road, South Mclean	Material Change of Use (Residential and other uses (display home, home based business, house, park and sales office) in accordance with a plan of development and Endorsement of Context Plan and Reconfiguring a Lot (1 lot into 515 lots, new roads, drainage reserve and park) Operational Works (advertising devices) Current change with EDQ	30 Apr 2020
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TARNBRAE

DEV2013/455	New Beth Road, New Beith	Material Change of Use Change approved 16 Dec 2021	20 Dec 2013
DEV2023/1382	New Beith Road, New Beith	Reconfiguring a Lot (5 into 5 lots) and road widening	10 May 2023
DEV2023/1413	New Beith Road, New Beith	Reconfiguring a Lot (management lot subdivision) and Context Plan for endorsement	Properly Made

OTHER

DEV2016/776	Homestead Drive and New Beith Road, Undullah	Material change of use (food premises, shop and shopping centre), and Operational works (advertising devices); and Preliminary approval for a material change of use (business, food premises, health care services, indoor entertainment (hotel/tavern), indoor sport and recreation (gym), shop and shopping centre) in accordance with a plan of development.	17 Aug 2018
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As shown below (**Figure 4**), the subject site is surrounded by endorsed Context Plans (Undullah, Celestino and Flinders).

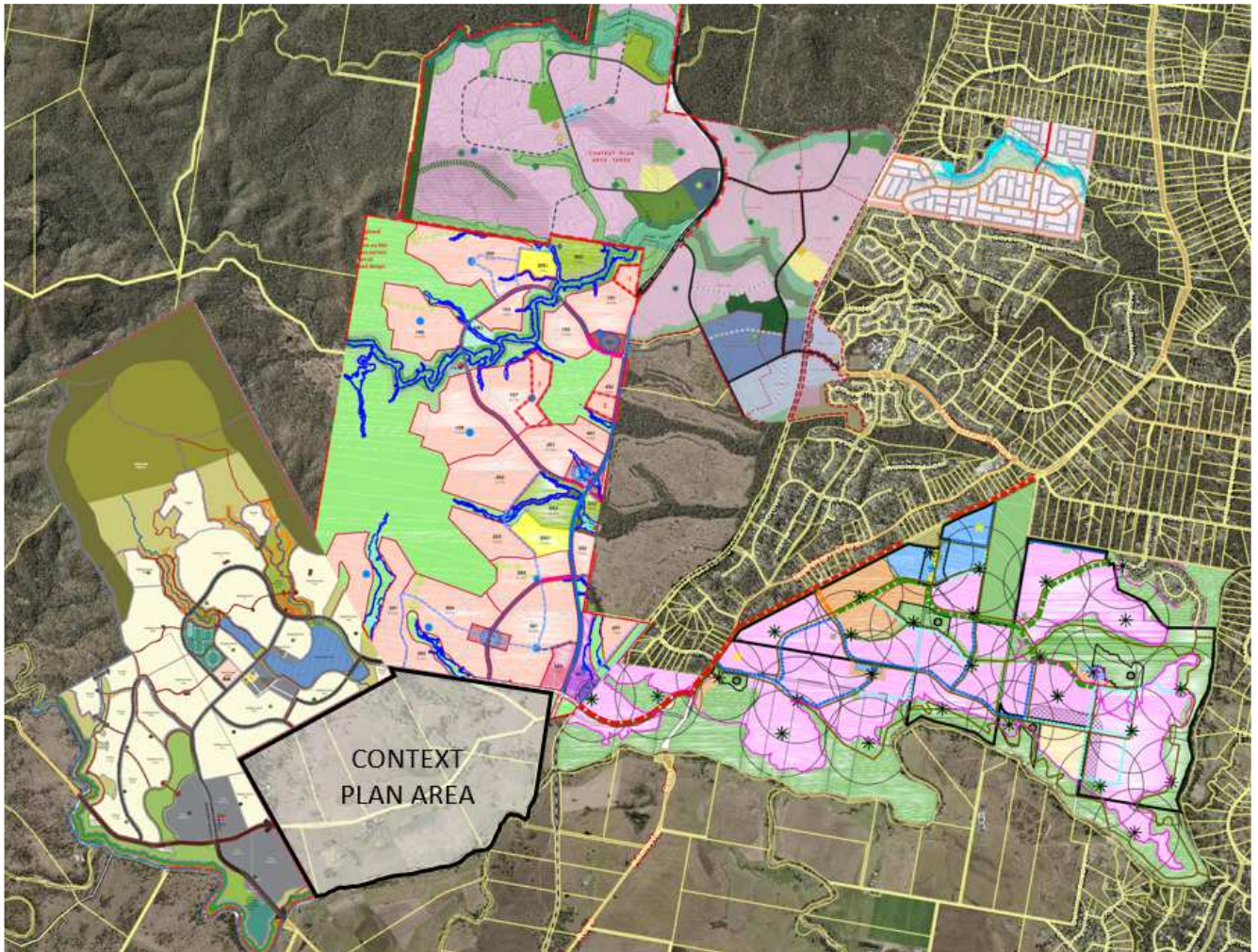


Figure 4: Surrounding approved Context Plans (Source: SHG)

4. Context Plan Compliance

Currently there is a Context Plan (EDQ Ref: DEV2023/1431) under assessment with EDQ for the subject site. The Context Plan application was properly made on the 28 September 2023 and has undertaken public notification which concluded on the 4 June 2024.

The Context Plan area consists of a future master-planned development comprising residential uses (including urban residential, medium residential); a network of greenspace (including major linear park, regional recreation park, local linear park, environmental park and neighbourhood recreation park); non-residential uses (including commercial/retail and potential school); and necessary infrastructure to support the creation of the development. The current proposed Context Plan over the subject site, establishes a variety of residential development, ranging from low density residential development (detached/attached dwellings) through to medium density residential (townhouses). A potential primary school site is shown, subject to separate Department of Education and State Agency acquisition. A commercial area designated for retail showroom uses is bounded by Wyatt Road realignment and Flinders Lake Drive.

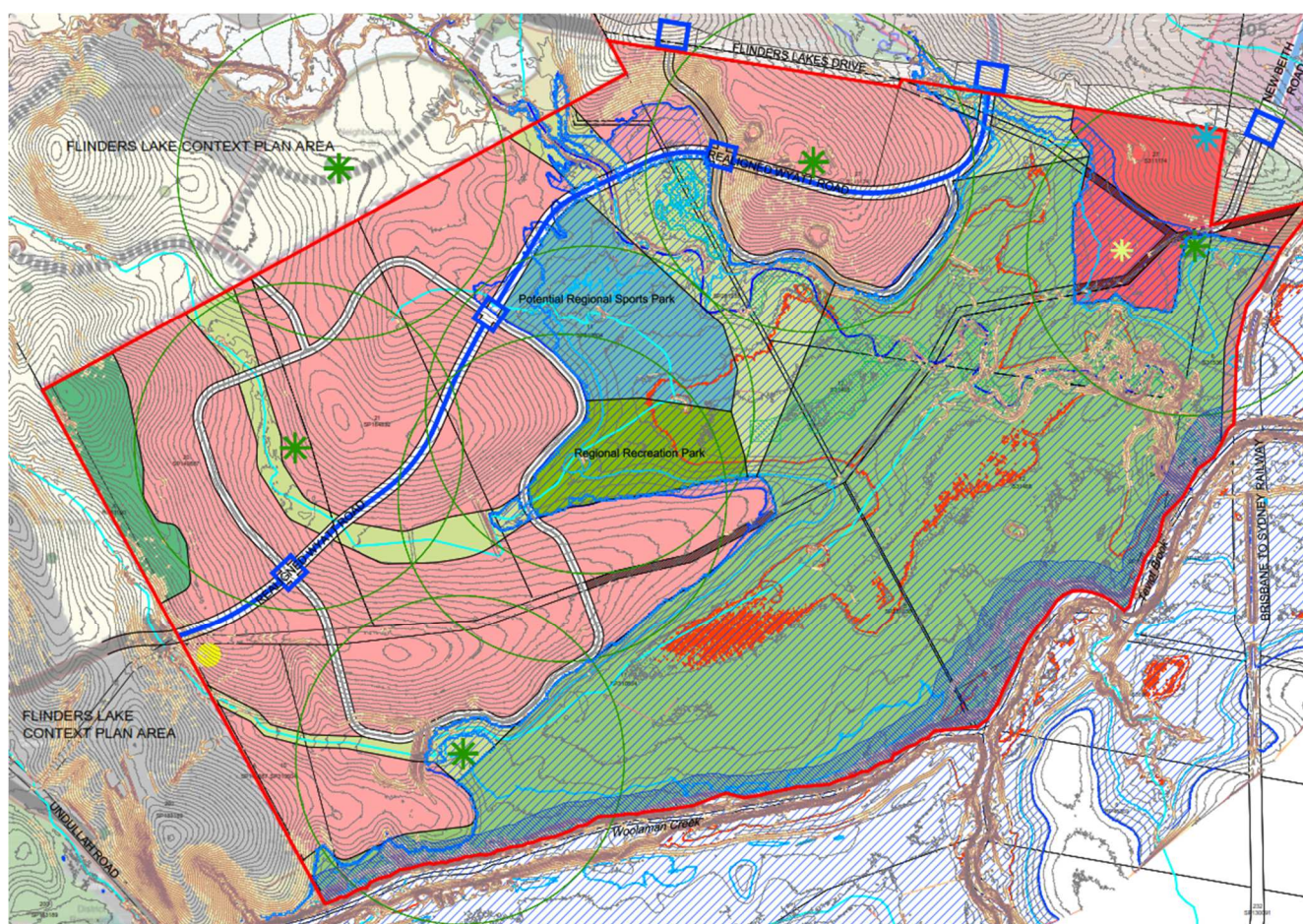


Figure 5: Extract of proposed Context Plan (Source: SHG)

The proposed residential subdivision has been designed and developed in alignment with the Context Plan, relevant legislative and planning frameworks, and informed by comprehensive technical advice. The design incorporates findings from technical reports prepared for both the Context Plan and the RaL application. Residential stages are located within the 'Urban Residential' zone identified in the Context Plan, carefully avoiding all identified constraints and accommodating the required trunk infrastructure. Additionally, this application includes provisions for a Regional Sports Park and a Regional Recreation Park, as outlined in the Context Plan, with further details provided in the Landscape Master Plan (**Appendix M**).

As outlined in the Context Plan, Wyatt Road has been realigned. This application reflects the proposed realignment, with the Traffic Impact Assessment (**Appendix F**) prepared by Bitzios supporting both the realignment and the detailed design of the road network within the development.

Although the below Context Plan has not been endorsed, we do not anticipate this to change significantly. Therefore, we consider the proposed development consistent with the context plan.

5. Development Proposal

5.1. Proposal Intent

The proposal seeks approval for Reconfiguring a Lot to subdivide the existing four (4) parcels of land into 1,747 lots over 56 stages to accommodate new dwelling houses and other future land uses in accordance with the Plan of Development.

In general, the intent of the proposal is:

- Facilitate residential development consistent with the site's designation within the:
 - The Urban Living Area of the Greater Flagstone Development Scheme;
 - Urban footprint of the SEQ Regional Plan;
 - The proposed Context Plan.
- Set up a comprehensive POD framework for developing the master planned community for low density residential uses and other uses in accordance with the Context Plan and POD;
- To expand the existing and approved low-density residential uses in a logical and efficient fashion generally in accordance with the endorsed Context Plan and POD;
- Provide high quality recreation spaces and places for passive and active uses that caters for the demand of the new community;
- To provide lot and housing product diversity for a variety of households and price points;
- Provide trunk land and works in accordance with the DCOP and other relevant requirements;
- Mitigate environmental impacts where possible and offset impacts where it cannot be avoided;
- To provide an efficient and integrated road network; and
- Facilitate an efficient and integrated stormwater arrangement.

The proposed development demonstrates through technical assessments that all new lots will be able to connect to all necessary urban infrastructure and serviced by water, sewer, transport, electricity, stormwater and community infrastructure. Importantly, the proposal provides for current and future connectivity and integration into the wider locality.

5.2. Proposal Summary

The proposed development is the detailed subdivision application for 325 Wyatt Road, Kagaru. The proposed development is a residential subdivision for low-density residential allotments with accompanying parklands and open space.

A summary of the proposed development, is as following:

- 1,747 residential lots to be delivered across 56 stages;
- 14 open space lots (9001-9014), a sewer pump station (7000) and 3 balance lots (8000-8002);
- Two (2) local parks with a total area of 1.052ha;
- A 16.994ha Regional Sports Park and a 10.285ha Regional Recreation Park;
- A Major Linear Park that is approximately 137.505ha;
- Plan of Development (POD) provisions for all residential lots;

- An appropriate detailed road network, including the realignment of Wyatt Road through the northern regions of the site, above the floodplain; and
- Wetlands identified and retained where possible, with proposed rehabilitation areas as required.

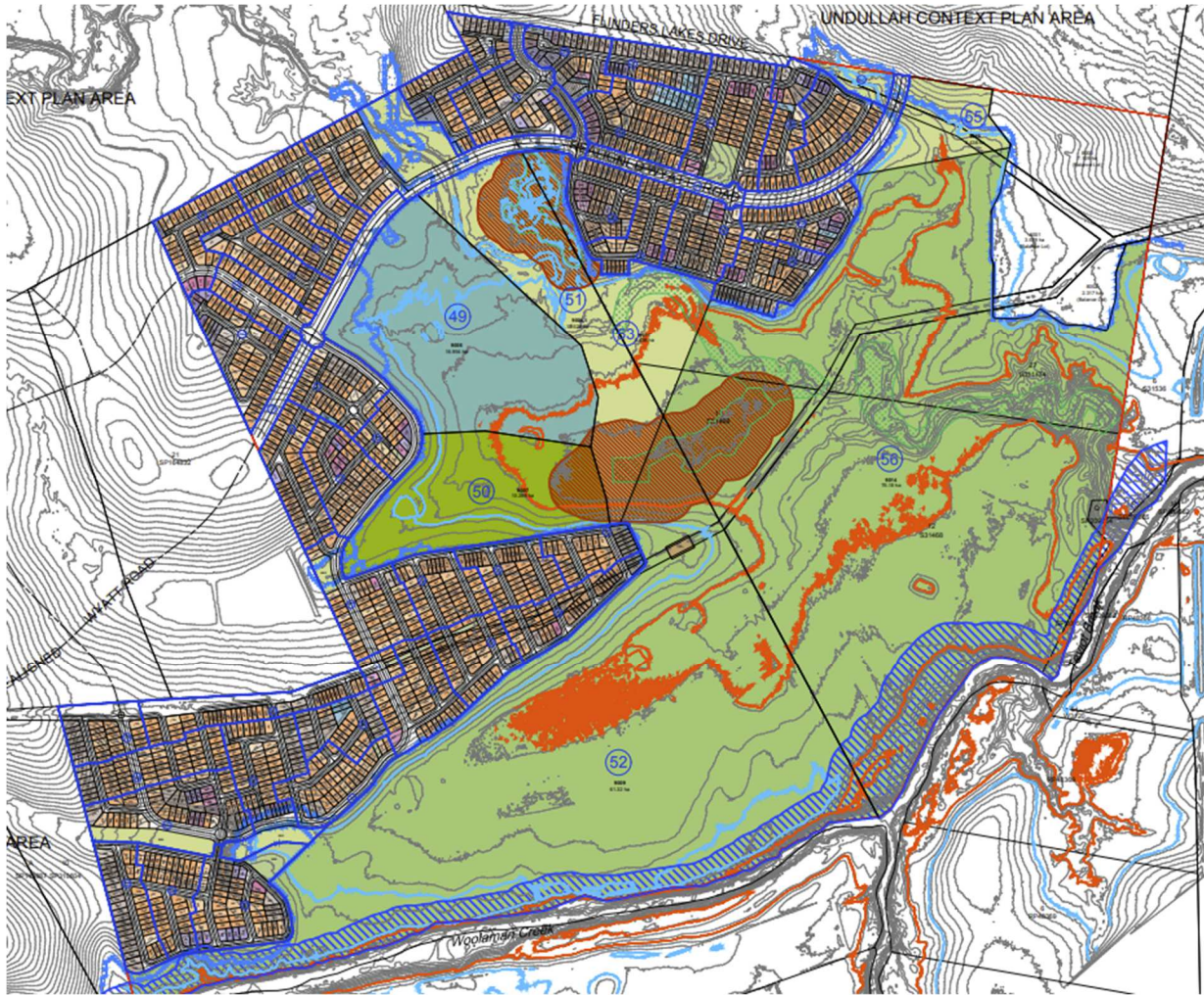


Figure 6: Proposed masterplan subdivision (Source: SHG)

Further details of the proposed development are provided in the following sections.

5.3. Proposal Details

The specific details of the proposal are included below:

Aspect	Description
Reconfiguration of a Lot	4 lots into 1,747 residential lots, 14 open space lots, 1 sewer pump station, 3 balance lots, new roads and drainage reserve.
Material Change of Use (residential & other uses) in accordance with a Plan of Development	7 dwelling types (in accordance with the Plan of development), Outdoor Sport and Recreation and Park.

Operational Works

Advertising Devices in accordance with the Plan of Development.

5.4. Staging

The specific details of the proposal are included in the sections below.

5.4.1 Residential Staging breakdown (including Wyatt Road)

Stage	Area	No. of Lots	Area of allotment	Area of Road	Area of Greenspace
1	3.250ha	47	1.929ha	1.321ha	-
2	1.671ha	29	1.166ha	0.475ha	0.030ha
3	1.058ha	17	0.711ha	0.347ha	-
4	6.109ha	40	1.578ha	2.435ha	2.096ha
5	1.231ha	23	0.871ha	0.360ha	-
6	1.772ha	27	1.232ha	0.480ha	0.060ha
7	1.296ha	35	0.943ha	0.323ha	0.030ha
8	2.127ha	41	1.635ha	0.492ha	-
9	1.270ha	-	-	1.270ha	-
10	1.686ha	28	1.136ha	0.550ha	-
11	2.428ha	39	1.527ha	0.901ha	-
12	1.611ha	24	0.952ha	0.628ha	-
13	2.584ha	47	1.824ha	0.760ha	-
14	3.224ha	50	1.932ha	1.032ha	0.260ha
15	2.255ha	46	1.604ha	0.651ha	-
16	2.218ha	44	1.543ha	0.675ha	-
17	1.650ha	29	1.138ha	0.512ha	-
18	0.515ha	7	0.286ha	0.199ha	0.030ha
19	2.442ha	44	1.567ha	0.875ha	-
20	2.307ha	44	1.577ha	0.640ha	0.090ha
21	2.755ha	49	1.850ha	0.845ha	0.060ha
22	2.420ha	35	1.454ha	0.932ha	0.034ha
23	1.783ha	34	1.401ha	0.382ha	-

Stage	Area	No. of Lots	Area of allotment	Area of Road	Area of Greenspace
24	3.554ha	56	2.003ha	0.753ha	0.798ha
25	4.166ha	50	2.110ha	1.211ha	0.845ha
26	2.559ha	54	1.992ha	0.567ha	-
27	3.683ha	48	1.920ha	1.185ha	0.578ha
28	2.210ha	40	1.529ha	0.681ha	-
29	2.239ha	37	1.578ha	0.661ha	-
30	2.328ha	46	1.719ha	0.609ha	-
31	2.213ha	43	1.642ha	0.571ha	-
32	3.065ha	54	2.155ha	0.910ha	-
33	1.895ha	26	1.010ha	Existing RR – 0.585ha 0.300ha	-
34	2.833ha	39	1.313ha	Existing RR – 1.235ha 0.285ha	-
35	0.763ha	-	-	0.763ha	-
36	2.060ha	35	1.353ha	0.707ha	-
37	1.861ha	35	1.290ha	0.571ha	-
38	2.375ha	44	1.647ha	0.728ha	-
39	2.456ha	46	1.719ha	0.737ha	-
40	2.222ha	37	1.518ha	0.641ha	-
41	2.535ha	47	1.811ha	0.694ha	0.030ha
42	2.000ha	34	1.418ha	0.582ha	-
43	3.905ha	66	2.367ha	1.033ha	0.505ha
44	1.685ha	34	1.301ha	0.384ha	-
45	1.897ha	32	1.436ha	0.461ha	-
46	3.334ha	65	2.611ha	0.723ha	-
47	1.168ha	-	-	1.168ha	-
48	1.532ha	-	-	1.532ha	-

5.4.2 Open Space and Park staging breakdown

Stage	Proposed Use	Area
49	Regional Sports Park	16.99 ha
50	Regional Recreation Park	10.29 ha
51	Local Linear Park	10.53 ha
52	Major Linear Park	61.32 ha
53	Local Linear Park	5.44 ha
54	Local Linear Park	0.797 ha
55	Local Linear Park	5.44 ha
56	Major Linear Park	76.18 ha

5.5. Residential Lots

Residential lots range in size from approximately 300m² to 800m², including a variety of lot widths. The proposal includes seven (7) different residential lot typologies based on lot frontage, including Terrace, Villa, Premium Villa, Courtyard, Premium Courtyard, Traditional and Multiple Residential with differencing design criteria applicable to each type.

Lot Typology	Frontage	Size
Terrace	< 10.0m	Typically, 250m ² to 300m ²
Villa	10.0m – 12.49m	Typically, 300m ² to 400m ²
Premium Villa	12.5m – 13.9m	Typically, 350m ² to 464m ²
Courtyard	14.0m – 15.9m	Typically, 400m ² to 580m ²
Premium Courtyard	16.0m - < 18.0m	Typically, 500m ² - 700m ²
Traditional	18.0m +	Typically, 600m ² +
Multiple Residential	N/A	N/A

5.6. Plan of Development

A POD has been prepared and accompanies this development application. The intent of the POD is to set up a framework for the future use of land within the POD Area (the subject site).

The POD provides design criteria which will be applicable to all future dwellings constructed within the POD area. The design criteria have been based on the following Guidelines and Practice Notes:

- Guideline 1 – Residential 30 (May 2015);
- Guideline 5 – Neighbourhood Planning and Design (May 2015);
- Guideline 6 – Street and Movement Network (February 2019);

- Guideline 7 – Low Rise Buildings (May 2015);
- Guideline 13 – Engineering Standards (September 2017);
- Guideline 18 – Development Interfaces (May 2015);
- Practice Note 07 – Designing for Small Lots (March 2014); and
- Practice Note 10 – Plans of Development (March 2014).

5.6.1 Plan of Development – Design Criteria

As indicated above, the POD sets up design criteria that will be applicable to future development within the POD Area. The design criteria provide specific requirements on future design and location of dwellings, such as:

- Setbacks;
- Building heights;
- Building design;
- Site cover;
- Private open space;
- Fencing;
- Car parking and driveways; and
- Energy efficiency.

Figure 8 below is an extract from the POD, including design criteria (setbacks/site cover):

	Terrace Lots	10.0m - < 12.5m Frontage	12.5m - < 14.0m Frontage	14.0m - < 16.0m Frontage	16.0m - < 18.0m Frontage	18.0m + - Frontage	Multiple Residential Allotments
Front Setback							
To Wall (Ground Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0 m	3.0 m
To Wall (First Floor)	2.4m	3.0 m	3.0 m	3.0 m	4.0 m	5.0m	3.0 m
Garage	5.5 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0m	5.0 m
Secondary Frontage							
To Wall (Ground Floor)	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
To Wall (First Floor)	1.8 m	2.0 m	2.0 m	2.0 m	2.0 m	3.0 m	1.5 m
Garage	n/a	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m	5.0 m
Rear Setback							
Ground Floor	6.0 m	0.9m*	0.9m*	0.9m*	0.9m*	1.5 m	1.5 m
First Floor	6.0 m	1.0 m	1.0 m	1.0 m	1.0 m	2.0 m	1.5 m
Side Setback (BTB)							
Ground Floor	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	0 - 0.2 m	n/a
First Floor	0 - 0.2m	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	n/a
Side Setback (non-BTB)							
Ground Floor	n/a	0.9 m	1.0 m	1.0 m	1.0 m	1.5 m	1.0 m
First Floor	n/a	0.9 m	1.0 m	1.0 m	1.5 m	2.0 m	1.5 m
Site Coverage (Maximum)	75%	65%	60%	60%	60%	60%	75%
Rear boundary setback for a lot including a stepped retaining wall (or retaining wall exceeding 2.5m) is to be increased to 2.5m							
Within the above table BTB means Built-to-Boundary wall. If a Built-to-Boundary wall is constructed then the indicated BTB side shown on the Envelope Plans is mandatory not optional.							

Figure 7: Extract of Plan of Development (Source: SHG)

5.7. Proposed Servicing Arrangements

Please refer to the Engineering Serviceability Report (**Appendix E**) for further information on the proposed servicing arrangements.

5.8. Supporting Information

The proposal plans and this Planning Report are supported by the following technical reports / plans.

Report / Plan	Location
Subdivision Masterplan Prepared by Saunders Havill Group	Appendix B
Staging Plans Prepared by Saunders Havill Group	Appendix C

Report / Plan	Location
Plan of Development Prepared by Saunders Havill Group	Appendix D
Engineering Services Report Prepared by Colliers	Appendix E
Traffic Impact Assessment Prepared by Bitzios Consulting	Appendix F
Car Parking Analysis Plan Prepared by Bitzios Consulting	Appendix G
Movement Infrastructure Master Plan Prepared by Bitzios Consulting	Appendix H
Flood and Stormwater Management letter Prepared by Water Technology	Appendix I
Significant Biodiversity Assessment Report (SBAR) Prepared by Saunders Havill Group	Appendix J
Natural Environment Site Strategy (NESS) Prepared by Saunders Havill Group;	Appendix K
Ecological Sustainability and Innovation Strategy Prepared by Saunders Havill Group	Appendix L
Landscape Master Plan Prepared by Saunders Havill Group	Appendix M
Housing Diversity and Affordability Overarching Site Strategy Prepared by Saunders Havill Group; and	Appendix N
Community Facilities Infrastructure Master Plan Prepared by Saunders Havill Group.	Appendix O

6. State Framework and Assessment

6.1. Economic Development Act 2012

The proposed development is assessable and subject to assessment under the *Economic Development Act 2012* (ED Act). The ED Act provides for parts of the State to be declared as areas called Priority Development Areas. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

6.2. Greater Flagstone Priority Development Area

The Greater Flagstone PDA was declared by regulation on 8 October 2010.

6.3. Greater Flagstone Development Scheme

The GFDS is applicable to all development on land within the boundaries of the Greater Flagstone PDA. It is the regulatory document which assists with planning, carrying out, promoting, coordinating, and controlling land development within the PDA.

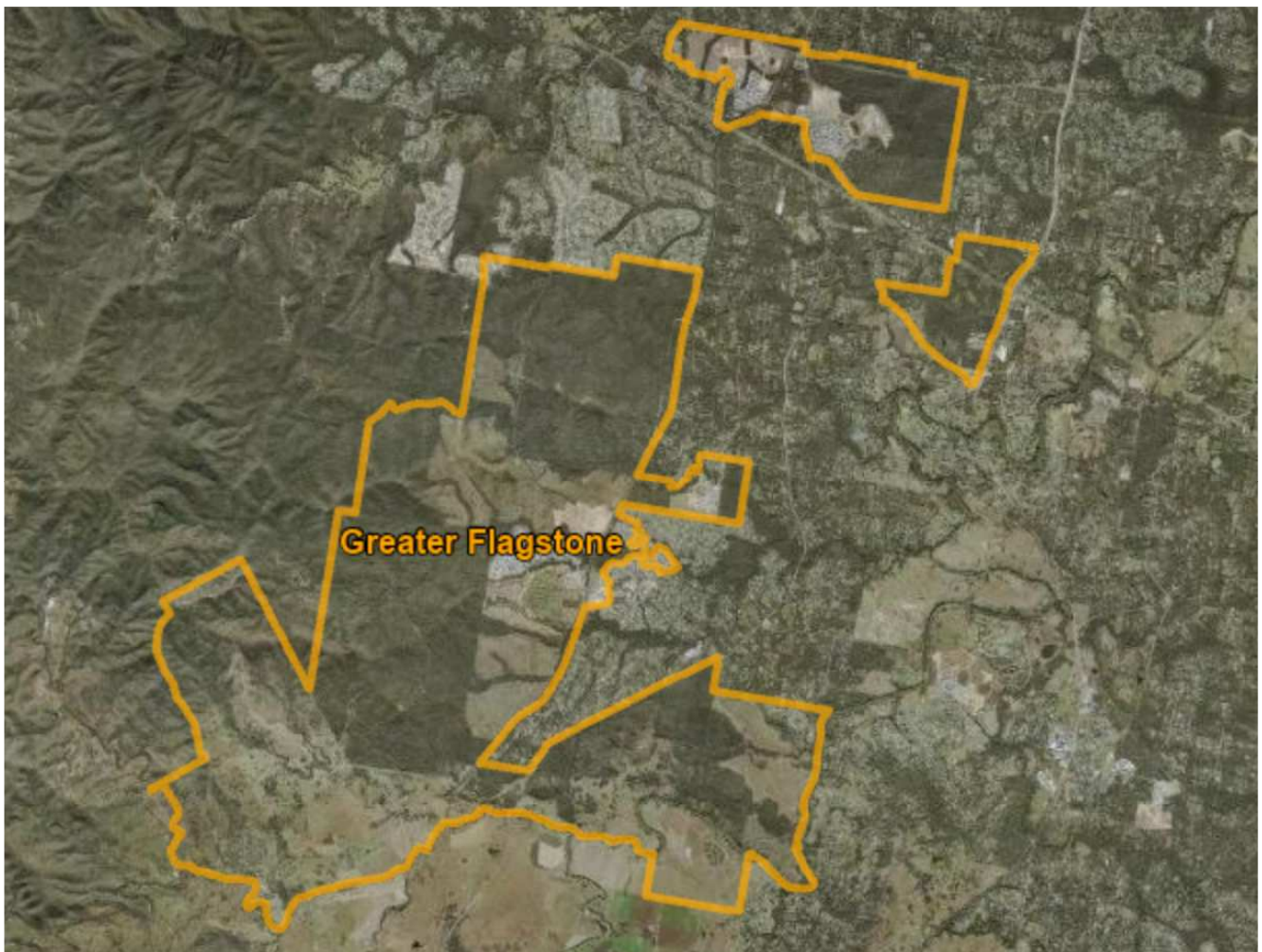


Figure 8: Greater Flagstone PDA (Queensland Government)

6.4. Level of Assessment

For the purposes of the Development Scheme, the proposal involves the following activities:

- **PDA Development Permit: Reconfiguring a Lot** (4 lots into 1,747 residential lots, two (2) local park lots, eight (8) local linear park lots, one (1) regional sports park, one (1) regional recreation park lot, two (2) major linear park lots, three (3) balance lots, one (1) sewer pump station lot and new road);
- **PDA Development Permit: Material Change of Use** for residential and other uses (house, multiple dwelling, display home, home based business, park and sales office) in accordance with a Plan of Development (POD); and
- **PDA Development Permit: Operational Works** for Advertising Devices in accordance with the Plan of Development.

6.5. Zone

The site is within the Urban Living Zone of the Greater Flagstone Development Scheme and is subject to a proposed Context Plan currently being assessed by EDQ.

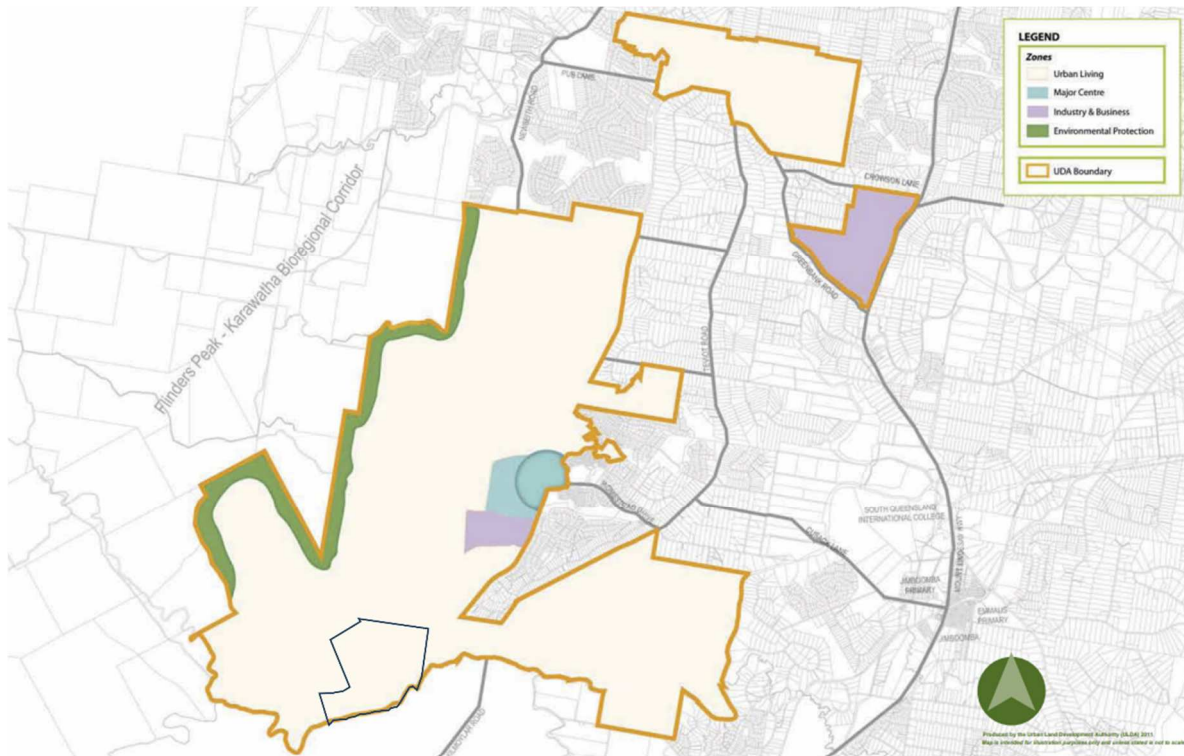


Figure 9: Development Scheme zoning

6.6. Overlays

The subject site is affected by the following Development Scheme overlays:

Overlay	Comment
Map 4 – Community Greenspace Network	The GFDS mapping shows a biodiversity protection area to the south of the site (providing a buffer to the area outside the PDA and following Woollaman Creek). The areas

Overlay

Comment



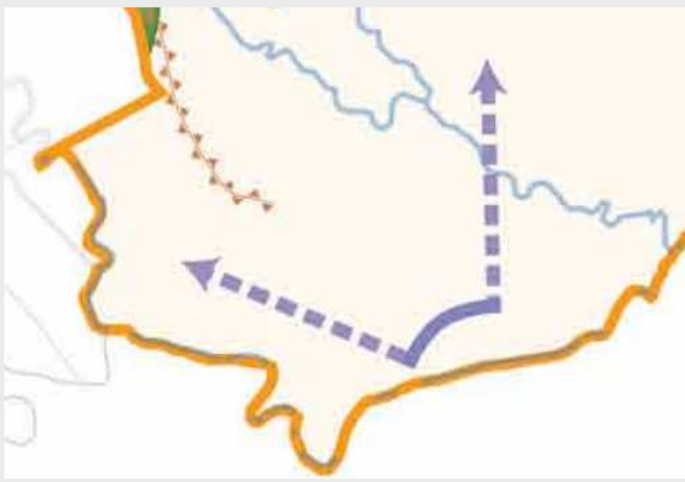
surrounding Woollaman Creek/Teviot Brook are retained as major linear park in the proposed Context Plan and subdivision. The mapping shows other greenspace corridors, which are generally to be retained as part of the proposed development, as either major linear, local linear or environmental open space.

Map 5 – Community Facilities



There are no community facilities shown within the Context Plan area within the GFDS.

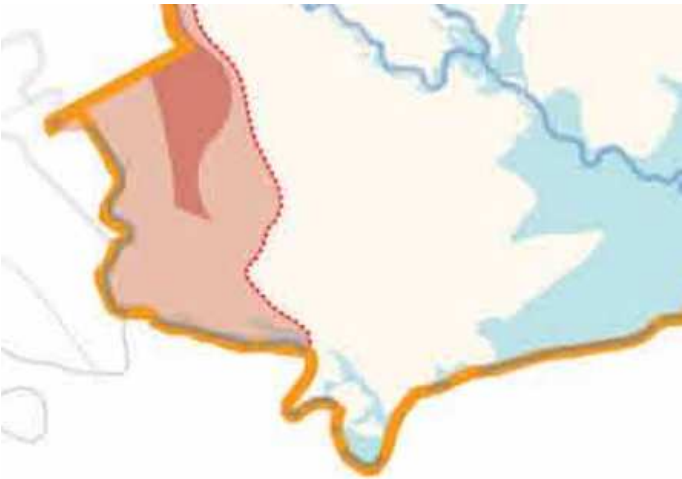
Map 6 – Natural Values



The proposed development aims to take advantage of those views/vistas, however, there does not appear to be any relevant requirements.

Map 7 – Development Constraints

The subject site is mapped as containing 'Q100 Flood' constraint. Please refer to the attached Flood Impact Assessment Report (**Appendix I**), which has undertaken a detailed investigation of the flooding within the site;

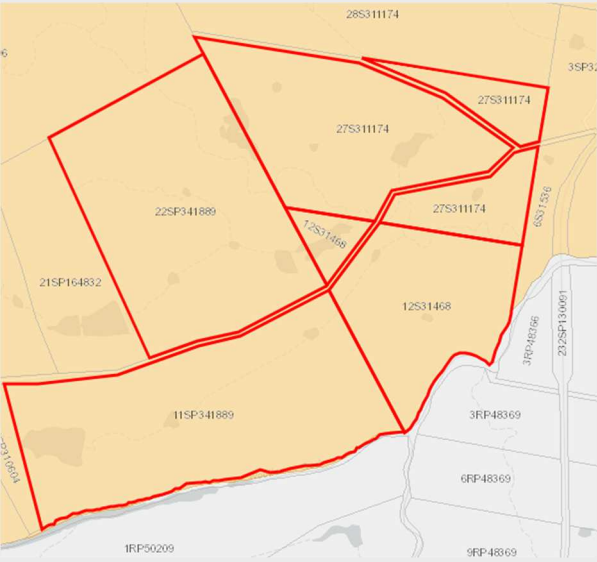
Overlay	Comment
	noting the current and updated regional flood level for the site.

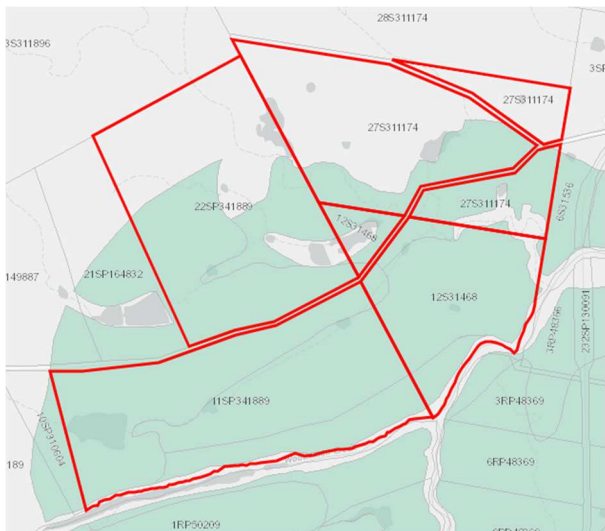
6.7. State Interests

State interests are reflected in the State Planning Policy (SPP) and State Development Assessment (DA) Mapping. To assist EDQ and the relevant agencies with their assessment, we have provided a compliance statement for each state interest in the following sections.

6.7.1 State Planning Policy

The following table includes a compliance statement for each State interest reflected in the SPP mapping.

State Interest (SPP Mapping)	Response
Development and Construction – Priority Development Area 	The site is within the Greater Flagstone PDA as noted within this report.
Agriculture – Agricultural land classification (Class A & B)	The site is mapped as containing agricultural land and is currently being used (in part) for agricultural purposes. The PDA overrides any importance of the land from an agricultural use perspective and



therefore this State interest does not require any further consideration.

Agriculture – Important Agricultural areas

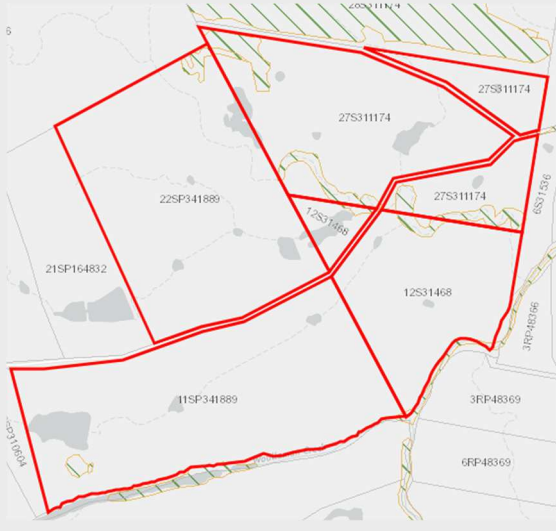


The site is mapped as an important agricultural area and is currently being used (in part) for agricultural purposes. The PDA overrides any importance of the land from an agricultural use perspective therefore this State interest does not require any further consideration.

Biodiversity - MSES Wildlife habitat (special least concern animal)

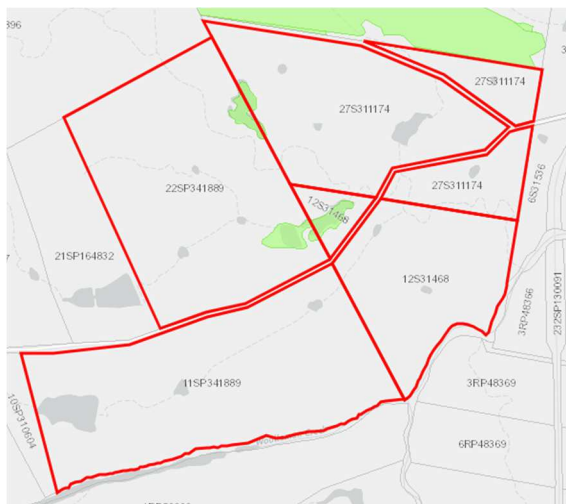


Biodiversity - MSES Wildlife habitat (koala habitat areas - core)



A Significant Biodiversity Assessment Report (SBAR) has been prepared (**Appendix J**), which has undertaken a detailed assessment of the relevant biodiversity over the subject site. The SBAR has considered the relevant matters of State interest relating to biodiversity.

Biodiversity - MSES Regulated vegetation (category B)



A SBAR has been prepared (**Appendix J**), which has undertaken a detailed assessment of the relevant biodiversity over the subject site. The SBAR has considered the relevant matters of State interest relating to biodiversity.

Biodiversity - MSES Regulated vegetation (category C)



The SBAR provides details on how the existing identified ecological features will be retained (where applicable); and how the proposed development will seek to improve ecological outcomes. We note that the two biggest ecological benefits are the realignment of Wyatt Road further north, creating a contiguous area of major linear open space along Woollaman Creek; and future rehabilitation of areas of open space that are currently devoid of vegetation (including riparian areas).

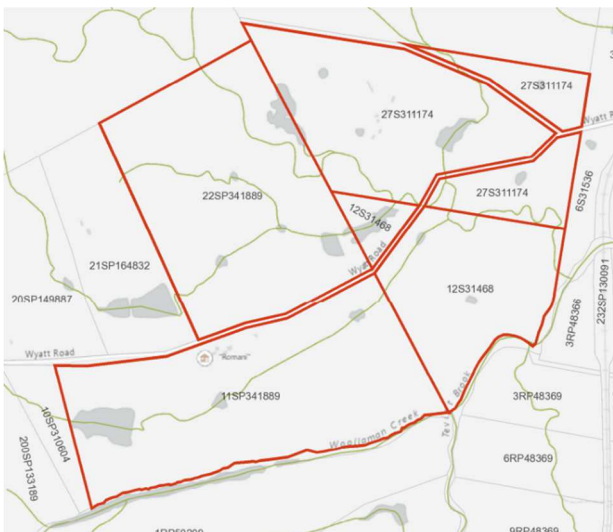
Biodiversity - MSES Regulated vegetation (essential habitat)



Biodiversity - MSES Regulated vegetation (wetland)



Biodiversity - MSES Regulated vegetation (intersecting a watercourse)



A SBAR has been prepared (**Appendix J**), which has undertaken a detailed assessment of the relevant biodiversity over the subject site. The SBAR has considered the relevant matters of State interest relating to the wetland and watercourse.

Biodiversity - MSES High ecological significance wetlands



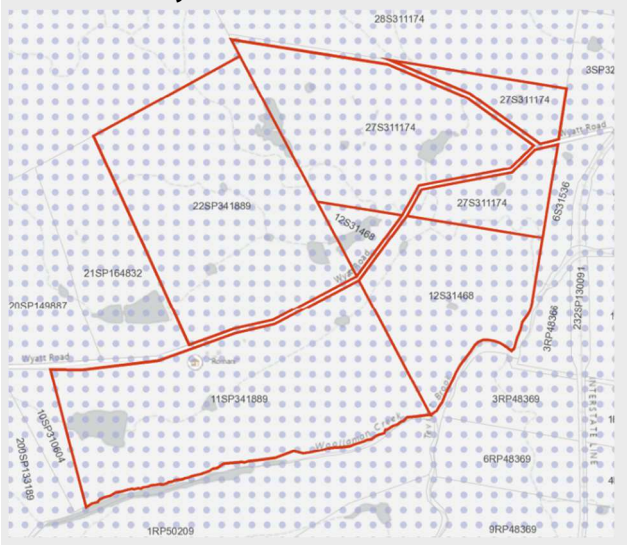
The northern wetland area is proposed to be retained; however the new Wyatt Road alignment will directly adjoin this area, therefore rehabilitation will be completed where impacts occur. Both wetlands will be retained and rehabilitated as part of the onsite parks. Refer to the SBAR (**Appendix J**), that has been prepared by Saunders Havill Group, for further detail.

Water Quality – Water Supply Buffer Area



There does not appear to be any relevant guidance on this State interest. Water quality from future development will be managed in accordance with a Stormwater IMP, relevant PDA Guidelines and relevant State water quality requirements.

Water Quality – Water Resource Catchment



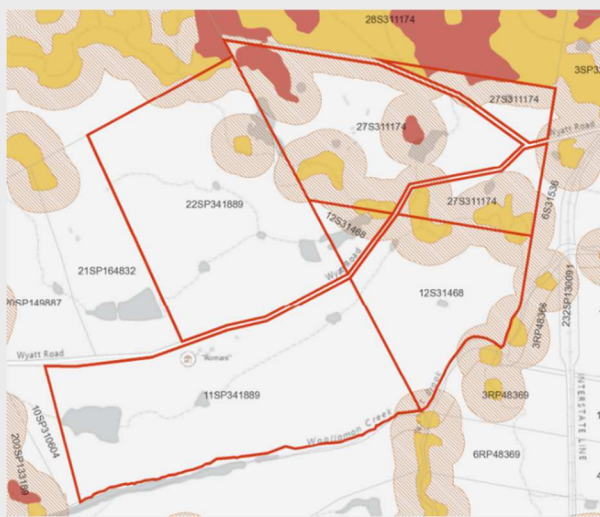
There appear to be no relevant requirements for this state interest. Water quality from future development will be managed in accordance with a Stormwater IMP, relevant PDA Guidelines and relevant State water quality requirements.

Natural Hazards Risk and Resilience – Flood Hazard Area



The site is mapped as a flood hazard area and is subject to significant flooding. Water Technology have prepared a flood assessment & stormwater management plan (**Appendix I**).

Natural Hazards Risk and Resilience – Bushfire Prone Area



The site is within mapped potential impact buffer, medium and high potential bushfire intensity hazard. This reflects the vegetated nature of the site and the surroundings.

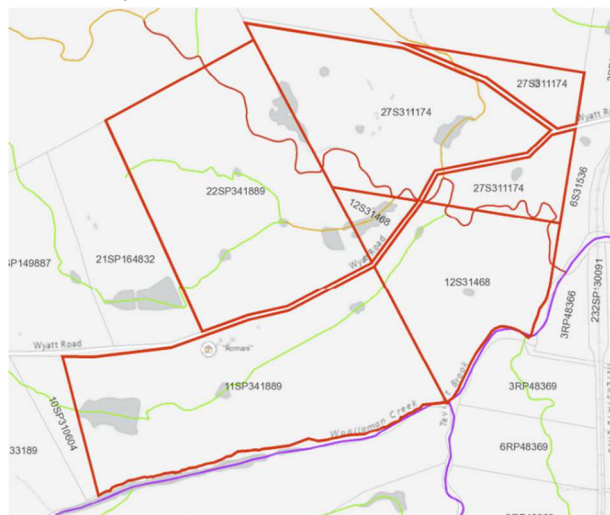
6.7.2 Development Assessment Mapping

Typically, the State Assessment and Referral Agency (SARA) acts as the referral agency for all matters that require referral to the Chief Executive of the Planning Regulation. For development under the ED Act, EDQ facilitate assessment of State interests. The following table includes a compliance statement for each State interest reflected in the DA Mapping.

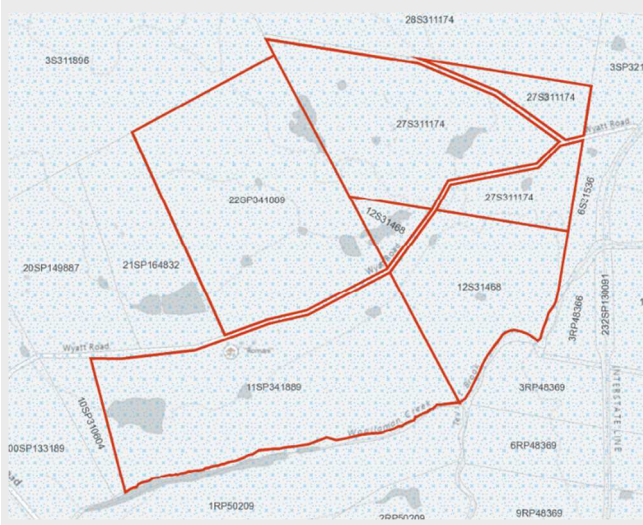
State Interest (DA Mapping)	Response
SEQ Regional Plan	The site is within the urban footprint (Lot 11 on SP310604). The proposed development, including Context Plan is consistent with the intent of <i>ShapingSEQ</i> and the urban footprint to



Fish Habitat Areas (Queensland Waterways for waterway barrier work)



Water Resources



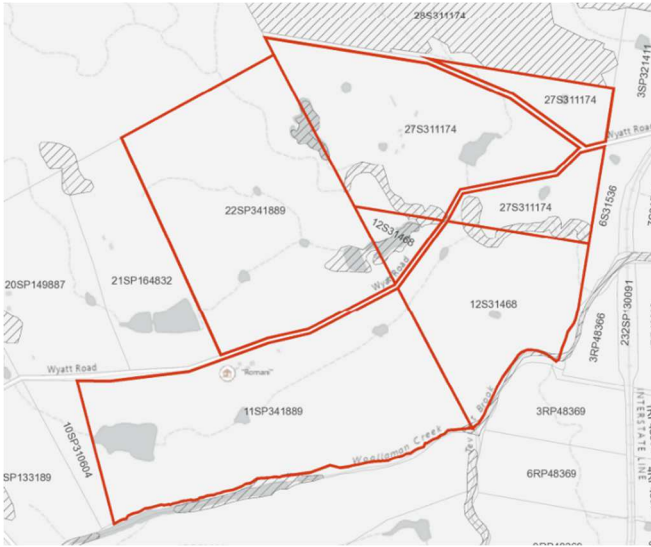
Native Vegetation (Regulated vegetation management map - Category A and B extract)

accommodate a master planned development within the Greater Flagstone PDA.

The proposed development preserves existing mapped fisheries waterways. Road crossings are shown; however, it is the intention that future road crossings will comply with the Accepted Development Requirements and would not trigger assessment by the State.

There are no relevant requirements of this State interest. Water quality from future development will be managed in accordance with a Stormwater IMP, relevant PDA Guidelines and relevant State water quality requirements.

Mapped vegetation including remnant vegetation composing various regional ecosystems covers a



small portion of the site. It is mainly confined to the areas of the site to be dedicated as open space and rehabilitated, aside from the wetland area described above. Refer to the SBAR (**Appendix I**), that has been prepared by Saunders Havill Group, for further detail.

Koala Habitat Area (Core Koala Habitat Area)



The mapping shows koala habitat area (core) covers a very small portion of the site. Any identified loss in ecological values will be offset through the creation of significantly enhanced and improved riparian areas within the major and local linear open space (along the identified waterway corridors). Refer to the SBAR (**Appendix J**), that has been prepared by Saunders Havill Group, for further detail.

A copy of the Development Assessment Mapping System searches is provided within **Appendix A**.

6.8. Designated Premises

The subject site nor any of the surrounding sites are subject to a designation.

6.9. PDA Guidelines and Practice Notes

Consideration has been given to the relevant PDA Guidelines and Practice Notes, to the extent they are relevant to the proposal. The Guidelines and Practice Notes are relevant requirements for the proposed Masterplan subdivision to the extent of informing the overall design.

6.9.1 Guideline 5 – Neighbourhood Planning and Design

The Neighbourhood Planning guideline has requirements for new developments (Neighbourhood Design Standards), block design requirements; and lot design requirements. Guideline 5 has been considered in the design development phase, as follows:

Criteria	Design standards and Response
Access	Design Standards: - Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA Guideline no. 12 Park planning and design). - Clear, direct walk or cycle access to neighbourhood centre. - Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop

Response:

90% of the proposed development is within 400m of a park. Multiple pedestrian pathways have been allocated through the proposed plans which will provided access to the internal road and path network. The footpaths will provide pedestrian (and cycling) connections from the frontage of each lot and to/from the surrounding road network as well as the proposed open spaces within the development.

The proposed development does not currently have public transport stop/facilities within 400m, due to several unfinished developments and unconnected roads in the vicinity. However, once this area is completely developed, it is anticipated the proposed dwellings will have access to public transport. Refer to the Movement IMP (**Appendix H**) and the Traffic Impact Assessment (**Appendix F**) for further detail.

Dwelling Density	Design Standards: - Suburban neighbourhood - average net residential density of at least 15 dwellings per hectare (unless prevented by topography or other constraints). - Urban neighbourhood - average net residential density of at least 30 dwellings per hectare. - Higher density residential development is located in and around neighbourhood centres, along connector streets and within 400 metres of transit nodes. <i>Note: net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.</i>
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Response:

The proposed development provides an overall net residential density of 17.5 dwellings per hectare, which is consistent with the proposed Context Plan over the subject site and the surrounding suburban neighbourhood.

Land use	Design Standards: Neighbourhood centres serve a catchment of several neighbourhoods and should be located on major connector or arterial roads for exposure and access.
-----------------	--

- *Land intensive uses such as district and major parks should be located at the periphery of neighbourhoods.*

Response:

A neighbourhood centre is not proposed as part of the development are proposed. Land uses proposed are residential and are consistent with the intent of the Urban Living Zone and current proposed Context Plan. The application includes plans for a Regional Sports Park and a Regional Recreation Park, designed to be accessible to the entire neighbourhood via an extensive network of roads and pedestrian pathways.

Design Standards:

Street network

- *Grid pattern or modified grid responsive to site characteristics.*
- *Where slope allows, orientation within 15 degrees of north-south or east-west.*
- *Connector and main streets of centres orientated to landmarks.*
- *To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope.*

Response:

The proposed development adopts a grid or modified grid layout, designed to align with the site's topography and key features. Details of the proposed cut-and-fill work can be found in the Engineering Serviceability Report (**Appendix E**).

Design Standards:

Streets

- *neighbourhood streets within neighbourhoods*
- *neighbourhood connector streets (approx. 800 metre grid) linking neighbourhoods*
- *major connector streets linking groups of neighbourhoods*
- *neighbourhood main streets in centres*
- *rear lanes*

Response:

The street network includes:

- Modified grid (as noted above) to respond to site constraints and characteristics;
- Neighbourhood access streets linking to the neighbourhood connector road;
- Minimal use of laneways.

The proposed road hierarchy and sections are in accordance with PDA Guideline 6. Please refer to the Traffic Impact Assessment (**Appendix F**) for further details.

Design Standards:

Block sizes

- Length 100-200 metres
- Mid-block break providing a pedestrian link when blocks are over 130 metres.

- Depth 40-80 metres

Response:

- All blocks have a length of approximately 100m to 200m;
- Block depths are generally 40-60m, consistent with the Guideline;
- The lot layout and design provide a consistency in block shape and dimension is provided wherever possible having regard to the natural topography and constraints of the site; and
- The planned road and pedestrian infrastructure will offer effective connectivity and clarity, ensuring appropriate access throughout the area.

Design Standard:

**Suburban
neighbourhood lot
layout**

- *No more than eight narrow (less than 10.0 metres) frontage lots in a row.*
- *No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.*
- *No more than twelve lots with a width of less than 5.0 metres in a row.*
- *Multiple residential lots located on highly accessible block ends, corner lots and lots with dual road frontage.*
- *Lot corners match or are within 1.0 metre of corners of adjoining lots.*

Response:

All proposed lots are consistent with the design standard for the Suburban neighbourhood lot layout.

Design Standard:

**Urban
neighbourhood lot
layout**

- *Lots intended for mixed use or multiple residential and lots with a width of 7.5 metres or less take up entire street block or are located on highly accessible block ends, corner lots and lots with dual road frontage.*
- *One lot type is not to dominate a street block.*
- *Concentrations of lots with a width of 7.5 metres or less in an urban neighbourhood should be served by a rear lane.*

Response:

Not Applicable- the site does not include an urban neighbourhood.

Design Standard:

Natural hazards

- *State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide.*

Response:

The proposal has been designed to avoid and mitigate against adverse impacts of natural hazards. Please refer to the attached Stormwater Management Plan (**Appendix E**), which address the issues of stormwater management and flooding.

Criteria	Design Standards
Suburban neighbourhood planning and design model	<i>Suburban neighbourhoods generally have a net residential density of 15-30 dwellings per hectare (dw/ha) with a community facility such as a local recreation park providing a focal point. Three or more neighbourhoods are generally required to support a neighbourhood centre</i>

Response:

It is also noted that the proposed residential density is consistent with the Suburban Neighbourhood requirements with a net residential density of between 15-30 dwellings per hectare. The proposed residential density is 17.5 dwellings per hectare.

Urban neighbourhood planning and design model	<i>Urban neighbourhoods are higher density neighbourhoods typically located around a major centre or secondary centre or large transit node such as a railway station.</i>
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Response:

Not Applicable – the site does not comprise of an urban neighbourhood.

Block Design	<i>The size and dimension of blocks should facilitate efficient neighbourhood pattern, scale and area, pedestrian connectivity, access to destinations such as centres, transport hubs and parks, housing choice and rear lanes. Where not constrained by adjoining road pattern, a rectilinear or modified grid pattern is necessary to achieve densities of 20-30 dw/ha</i>
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Response:

The lot layout and design prioritise the following:

- Blocks are shaped and dimensioned consistently, providing clear street networks and accommodating diverse housing options.
- Proximity to the nearest park is designed for convenience, supporting both walking and driving.
- A range of residential lot types is incorporated, including traditional lots suitable for standard detached homes.

Lot Design:

Criteria	Design Standard
Size	<i>No minimum lot size</i>

Response:

No minimum lot size applicable. The proposed development provides a range of lot sizes. Please refer to the Subdivision and Staging Plans (**Appendix C**) for further details.

Shape	<i>Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions.</i>
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Response

The proposed lot depth is generally between 28m-40m throughout the entire master planned subdivision.

Slope	<i>Unless constructed in an integrated or attached development, the slope on a lot less than 450m² in area does not exceed:</i> ▪ <i>10 per cent side slope</i> ▪ <i>5 per cent lengthwise slope</i> ▪ <i>Less, if both these figures approach the maximum together</i> <i>Platform construction required when finished slope on lot is 16 per cent or greater.</i>
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Response:

Refer to the Engineering Serviceability Report and Engineering Plans in **Appendix E**.

6.9.2 PDA Guideline 6 – Street and Movement Network

A Traffic Impact Assessment (**Appendix F**), prepared by Bitzios, has undertaken an assessment of the traffic and transport components of the proposed masterplanned subdivision. Bitzios support the proposed development, noting that the configuration of roads and intersections is generally in accordance with the DCOP and PDA Guideline 6.

6.9.3 PDA Guideline 11 – Community Facilities

The DCOP shows an ‘additional’ State primary school is required within the Context Plan area (approximately located at 208 Wyatt Road). The proposed potential school location is in a highly visible location within a walkable catchment of the centre, with good access to shops and meeting places and spaces to encourage social gathering and community building.

6.9.4 PDA Guideline 12 – Park Planning and Design

The Context Plan application includes a Greenspace IMP for endorsement by EDQ (EDQ Ref: DEV2023/1431), including an assessment against PDA Guideline 12. In addition, the Landscape Master Plan (**Appendix M**) has undertaken a detailed assessment of PDA Guideline 12.

6.9.5 PDA Guideline 14 – Environmental Values and Sustainable Resource Use

Please refer to Section 5.9 of the SBAR (**Appendix J**) which addresses PDA Guideline 14.

6.9.6 PDA Guideline 15 – Protection from Flood and Storm Tide Inundation

The Concept Flood Assessment and Stormwater Management Plan (**Appendix I**) has been prepared by Water Technology, with the intent of addressing the relevant requirements of the PDA Guideline 15 at a high level to support the context plan.

6.9.7 Practice Note 1– House Density

Designing House on Small Lots & Lot and House Types

How the house is sited on the lot is a key consideration: the smaller the lot, the better the house design needs to be to ensure there is no wasted space. In some cases an entire lot may be covered with a blend of indoor and outdoor 'rooms', thus making the living space (or the 'house') as big as the lot on which it is sited.

In order to achieve diverse liveable housing outcomes on small lots, flexible traditional approaches to setbacks, site cover and on-site visitor car parking are required. For example, narrow lots such as the 5 metre wide terrace house may require building up to both side boundaries, more than 50 per cent coverage and reduced street setbacks.

The use of built to boundary walls, garages located on the west or south and verandahs and private open space to the north and east are typical site planning and design solutions for achieving liveability and flexibility on small lots.

The PDA guidelines provide recommended setbacks and site cover facilitate successful small lot development.

Response:

The proposal encourages housing diversity by incorporating a variety of lot sizes and frontages. Seven (7) different lot types have been proposed and are summarised below:

Lot Typologies	Average Frontage	Average Size (m²)	On-site parking	% of Total Lots
Terrace	< 10.0m	Typically, 250m ² to 300m ²	1	7.4%
Villa	10.0m – 12.49m	Typically, 300m ² to 400m ²	2	31.5%
Premium Villa	12.5m – 13.9m	Typically, 350m ² to 464m ²	2	41.4%
Courtyard	14.0m – 15.9m	Typically, 400m ² to 580m ²	2	16.5%
Premium Courtyard	16.0m - < 18.0m	Typically, 500m ² - 700m ²	2	2.4%
Traditional	18.0m +	Typically, 600m ² +	2	0.8%
Multiple Residential	N/A	N/A	N/A	N/A

The Plan of Development sets up design criteria that will be applicable to future development within the subject site. The design criteria provide specific requirements on the future dwelling design and location, such as:

- Front, rear and side setbacks;
- Building design;
- Site cover;
- Private open space;
- Fencing;
- Car parking and driveways; and
- Energy efficiency.

These design criteria are established to ensure that dwellings offer suitable levels of amenity and privacy, along with sufficient outdoor spaces and parking facilities to meet the diverse needs of households residing on smaller lots.

A variety of lot sizes are proposed to cater for a range of different housing types and price-points. A range of different lot types are also provided within each proposed stage.

6.9.8 Practice Note 2 – Footpath Provision in Residential Subdivisions

The proposed development will provide street verges that incorporate street trees, footpaths, and turf. The footpaths will be provided to enable walkability within the neighbourhood and will be provided as per standard road cross sections outlined in PDA Guideline 6. Refer to the Landscape Concept Plan (**Appendix L**) prepared by Saunders Havill Group, which provides a comprehensive connectivity and detailed landscape concept plans.

6.9.9 Practice Note 3 – Integrated Residential Development

As identified above, the proposed development will provide a variety of lot types and designs that will encourage diverse housing product and cater for a range of lifestyles in the context of a suburban neighbourhood. The proposed POD will ensure that housing product is provided at several price points and styles to cater for a range of family and personal circumstances.

6.9.10 Practice Note 4 – Integrating Sustainable Principles into Residential Subdivisions

The proposal will integrate several sustainable development principles to ensure the attainment of environmental objectives. Additionally, design strategies will be employed to decrease water and energy usage and to promote the use of environmentally friendly building materials.

6.9.11 Practice Note 5 – Lot Mix and Yield in Integrated Residential Developments

The proposal will incorporate a lot mix that will result in a net density of 17.5 dwellings per hectare and a variety of lot sizes and configurations (ranging from approximately 300m² to 800m²).

6.9.12 Practice Note 10 – Plans of Development

A Plan of Development has been prepared and is provided in **Appendix D**. The Plan of Development has been prepared to align with the guidance provided by Practice Note 10.

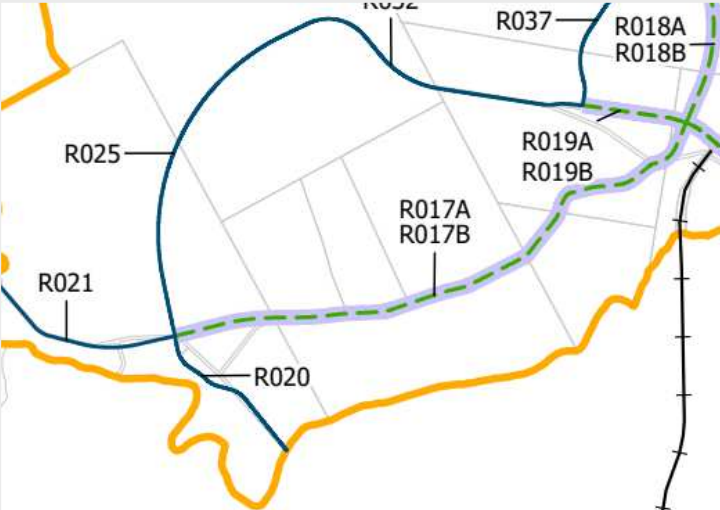
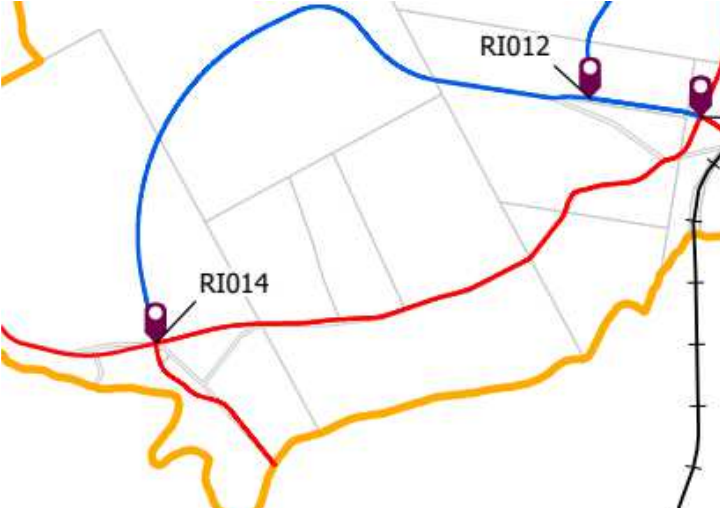
7. Infrastructure Charges

7.1. Development Charges and Offsets Plan

The proposed Context Plan generally reflects all the infrastructure required to be accommodated on the subject site as identified in the DCOP (and endorsed IMP's). The following sections summarise development compliance with the DCOP across the municipal and state infrastructure networks.

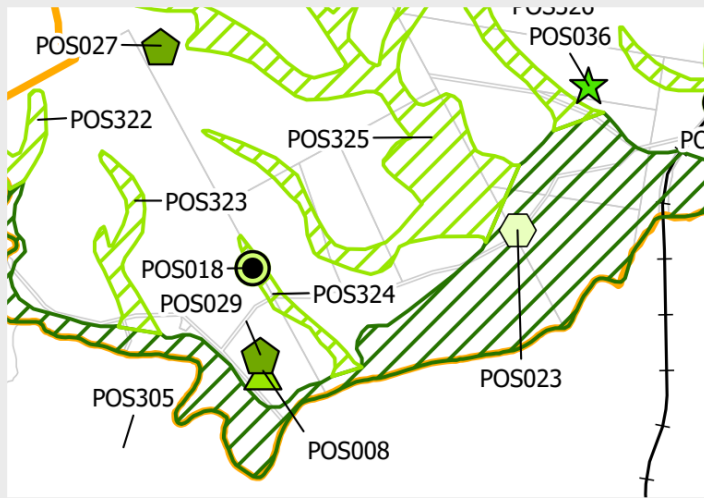
7.1.1 Municipal Infrastructure

The municipal network encompasses the trunk infrastructure typically located within the PDA, providing services exclusively to it. This includes key elements such as trunk roads and intersections, sewer systems, water supply, serviced land for municipal community facilities, public transport, and parks and open spaces. The table below outlines the trunk infrastructure identified in the DCOP and the corresponding development response.

Trunk Network	Response
Transport – Roads 	The DCOP notes the trunk infrastructure network includes Wyatt Road (R017A/B) extending from south of the site to the PDA boundary. Wyatt Road is shown as a trunk road on the proposed Context Plan, however as discussed further in Appendix F & H, Wyatt Road is proposed to be relocated further north on the subject site.
Transport – Intersections 	The DCOP identifies a future intersection (RI012). Within the proposed Context Plan, 3 alternative signalised intersections are shown, along Flinders, including: ▪ New Beith Road (as per current endorsed Context Plan and DCOP); ▪ Undullah trunk connector (generally as per current endorsed Context Plan and DCOP, although suggested minor realignment to allow a southern leg to 208 Wyatt Road); and

- Undullah neighbourhood connector (4-way).

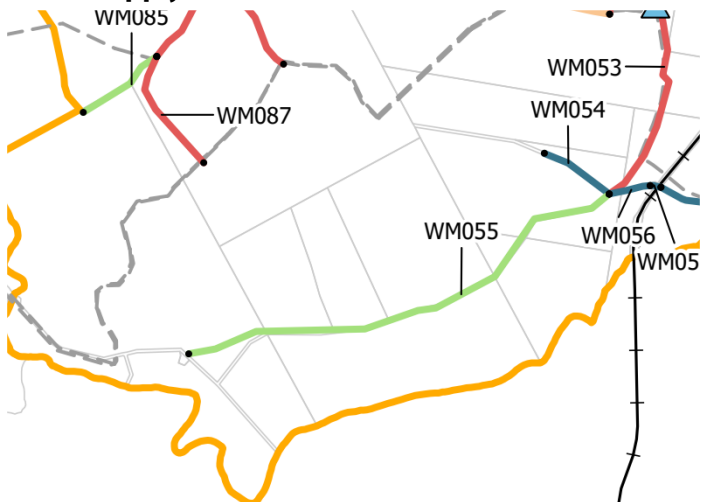
Parks and Open Space



The DCOP contains provision for the following trunk park infrastructure on the site:

- **POS023** – Regional Recreation Park
- **POS036** – Regional Sports Park
- **POS324** – Linear Park
- **POS325** – Linear Park
- **POS305** – Major Linear

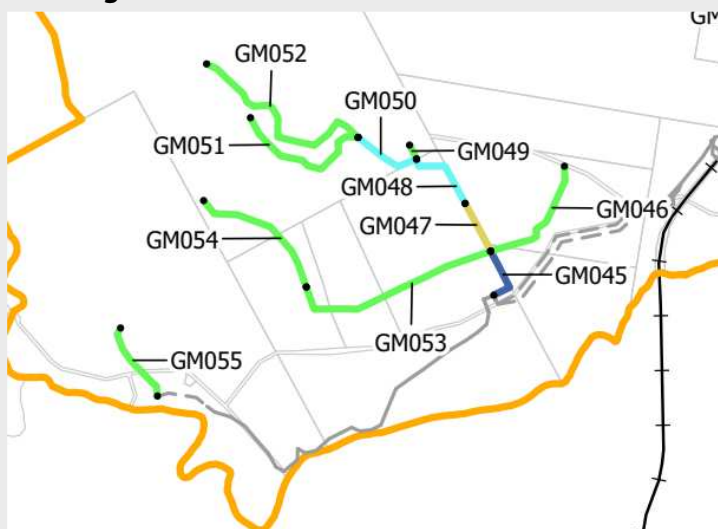
Water Supply



The DCOP identifies the following water supply trunk infrastructure, within the proposed development area:

- WM053 – Water main (PVC)
- WM054 – Water main (GRP)
- WM055 – Water main (PVC)
- WM056 – Water main (GRP)

Sewerage



The DCOP identifies the following trunk sewer infrastructure on the site:

- GM045 – Gravity Main (GRP)
- GM046 – Gravity Main (PVC-U)
- GM047 – Gravity Main (GRP)
- GM048 – Gravity Main (GRP)
- GM053 – Gravity Main (PVC-U)
- GM054 – Gravity Main (PVC-U)

Refer to the Engineering Serviceability Report (**Appendix E**) for specific sewer infrastructure shown.

8. Key Considerations

8.1. Summary of Compliance / Merits of Proposal

An assessment of the proposal has been carried out against the GFDS, PDA Guidelines and Practice Notes (where applicable), DCOP and relevant State requirements. The following provides a summary of the key matters relevant to the proposal:

- The site is within the Greater Flagstone PDA and under the GFDS is within the Urban Living Zone;
- The proposed master-planned development, incorporating residential neighbourhoods, non-residential development and infrastructure supporting the community is consistent with the intent of the GFDS;
- The proposed development is consistent with the Context Plan and relevant planning framework.

Further to the above, the following key considerations have been identified for the development that have been discussed in the following sections:

- Context Plan
- Infrastructure Master Plans & Overarching Site Strategies
- Flooding and Stormwater Management
- Engineering Services
- Significant Biodiversity Assessment Report
- Traffic Impact Assessment
- Bushfire Assessment
- Road Noise Acoustic Assessment
- Parks
- Integration with Surrounding Development

8.2. Context Plan Compliance

The Context Plan provides a framework for development of this part of the PDA, including identification of developable footprint. The Kagaru Context Plan is subject to separate assessment by EDQ (DEV2023/1431) and is significantly advanced in the assessment process; however, there are further issues relating to stormwater management and flooding that require resolution before the Context Plan can progress to endorsement.

The Context Plan outlines a future master-planned development featuring diverse residential uses (urban and medium density), a comprehensive greenspace network (regional and neighbourhood parks, linear parks, and environmental parks), non-residential uses (possible commercial/retail and a potential school site), and the necessary supporting infrastructure. Residential areas range from low-density detached and attached dwellings to medium-density townhouses, terraces and multiple dwellings. A potential primary school site is identified, pending acquisition by the Department of Education, alongside a small commercial zone for possible retail uses near New Beith Road and Flinders Lake Drive intersection.

The proposed residential subdivision aligns with the Context Plan, adhering to legislative and planning frameworks and incorporating insights from technical reports. The Context Plan includes the two residential precincts as listed below:

- Urban Residential Precinct (min 15 dw/ha); and
- Medium Density Residential Precinct (20-50 dw/ha).

The proposed residential stages are situated within the 'Urban Residential' zone, avoiding identified constraints. The proposed residential density of 17.5 dwellings per hectare reflects the site's unique challenges, including steep slopes and other significant physical constraints, while accommodating the necessary trunk infrastructure. Additionally, the development incorporates a Regional Sports Park and a Regional Recreation Park, as outlined in the Landscape Master Plan (**Appendix M**). The site's topography demands meticulous planning to ensure safe, functional, and sustainable land use, while minimizing environmental impacts and addressing infrastructure challenges.

As noted above, the Context Plan has not yet been endorsed and until such time as it is endorsed, we understand that EDQ cannot approve this application.

8.3. Infrastructure Master Plans & Overarching Site Strategies

As part of both the Kagaru Context Plan endorsement request and this development application, a number of IMP's and OSS's have been prepared in support of the proposed development. These included:

- Sewerage and Water Supply Infrastructure Master Plan
- Earthworks Strategy Infrastructure Master Plan
- Community Facilities Infrastructure Master Plan
- Greenspace Infrastructure Master Plan
- Movement Network Infrastructure Master Plan
- Ecological Sustainability & Innovation Site Strategy
- Natural Environment Site Strategy
- Housing Affordability Overarching Site Strategy

The following section provides a summary of the supporting IMP's and OSS's.

8.3.1 Sewer and Water Supply IMP

The Sewer and Water Supply IMP was submitted with the request for Context Plan endorsement in support of the proposed high level planning framework.

8.3.2 Earthworks IMP

Please refer to the high-level Earthworks IMP document for further detailed design of earthworks on the subject site. The IMP has informed the earthworks strategy and has been used to inform the proposed subdivision design.

8.3.3 Community Facilities IMP

The Flagstone DCOP mapping was updated in July 2023, which has shown that an 'additional' state primary school within the Kagaru Context Plan area. It is noted that an 'additional' state primary school has been

located but no cost has been attributed in the DCOP. In addition, an 'additional' police station site is also included in the DCOP.

These infrastructure items would be subject to separate negotiation and acquisition directly by the relevant State agency. Nonetheless, we are aware that within the proposed Context Plan, a notation indicates potential locations for these community facilities. A Community Facilities IMP has been prepared and submitted with this application (**Appendix O**).

8.3.4 Greenspace IMP

The greenspace strategy is to provide sufficient parkland for sport and recreation purposes to support the future residents of the development and the wider Context Plan area/catchment. The DCOP contains provision for the following trunk park infrastructure within the Context Plan area and subsequently this ROL application:

- Regional recreation park (POS023);
- Regional sports park (potential) (POS036);
- Part of major linear park (POS305);
- Part of local linear park (POS324);
- Part of local linear park (POS325);
- Part of local linear park (POS326); and
- Neighbourhood recreation parks (2).

The greenspace shown within the proposed Context Plan, is to be provided generally in accordance with this application and the DCOP mapping.

8.3.5 Movement Network

The Movement IMP has been prepared to address the whole of site traffic and transport networks outlining a strategy for the development and management of transportation and connectivity within the region.

As shown on the Context Plan, a realignment of Wyatt Road is proposed to avoid the significant flooding constraints on the site. The realigned Wyatt Road will be as per the DCOP, being a four (4) lane ultimate with a two (2) lane interim. EDQ engaged an external assessment of the revised Wyatt Road alignment, and since the completion of the study, EDQ has advised that the proposed alignment should be adopted for road network planning and transport assessment going forward. As such, plans for any proposed development within the Wyatt Road Context Plan area will adopt this revised alignment.

For further details, please refer to the Movement IMP (**Appendix H**) prepared by Bitzios, on the road network for entire development.

8.3.6 Ecological Sustainability & Innovation Site Strategy

An Ecological Sustainability and Innovation Site Strategy (ESISS) has been prepared for the proposed development for the purpose of implementing requirements and strategies from EDQ Guideline 14. The four (4) key areas that are focused on for this application are:

1. Climate change resilience and greenhouse gas emissions reduction;

2. Minimisation of pollution;
3. Effective use of materials; and
4. Waste Reduction from construction activities.

The ESISS identifies and addresses opportunities for ecological sustainability and innovation to be incorporated into the development over the subject site. Please refer to **Appendix L** for further details.

8.3.7 Natural Environment Site Strategy

The site strategies have been developed to manage environmental and development outcomes for proposed development. This overarching site strategy for the management of the natural environment is set out in the following structure:

1. Application of Guideline 14
2. Strategies
3. Natural Environment Features
4. Ongoing monitoring, reporting and amendment

The three primary strategies focus on greenspaces, development land, and park spaces. These strategies aim to preserve the highest ecological values within the designated Greenspace Network and Teviot Brook riparian zone. It also seeks to retain environmental values where feasible, implement restoration measures before dedication, and establish systems for ongoing assessment, reporting, and protection.

Regarding the natural environment features, at the whole of site scale, can be categorised as:

- Vegetation communities
- Areas of non-remnant native vegetation
- Vegetation Management Wetlands
- Teviot Brook tributary (Stream Order 3 Watercourse)
- Woollaman Creek (Stream Order 6 Watercourse)
- Teviot Brook and Woollaman Creek riparian zone and buffer areas
- Other confirmed waterways and drainage features (Stream Order 1 & 2)
- Other confirmed waterway buffer areas

Each of the above core values are further detailed in Section 5 of the NESS (**Appendix K**).

8.3.8 Housing Diversity and Affordability Overarching Site Strategy

The Housing Diversity and Affordability OSS provides an overall site strategy and vision for housing diversity and affordable outcomes within this development.

The proposed master planned residential estate (The development) aims to contribute to housing affordability in several ways, including:

- **Establishment of Increased Housing Supply** to increase the overall housing supply in the region. By creating new residential areas, more homes become available, potentially helping to meet demand and stabilise or lower housing prices.
- **Provide Diverse Housing Options** through a variety of housing types, including more affordable housing options such as townhouses, and smaller single-family homes. This diversity caters to a broader range of income levels.

Section 3.3 of the Housing Diversity and Affordability OSS outlines affordability bands based on the Logan local government area median household income; the maximum house price/weekly rent for each band; and a target for provision of housing within each affordability band which needs to be achieved in order to meet the requirement for 25% affordable housing in accordance with PDA Guideline 16.

As identified in **Section 3.4** of the Housing Diversity and Affordability OSS, the proposed development will provide the diversity of housing, through establishment of residential neighbourhoods (Urban Residential Neighbourhood & Medium Density Residential Neighbourhood) with differing density requirements and built form parameters. The estate's standardised grid layout enables a diverse mix of residential lots, varying in size and typology, to be evenly distributed. Housing options include small and standard lots, block-end designs, lot frontages from 7.5m to 18+m, lot depths from 20m to 32m, and multiple allotment sites for duplexes and triplexes. This diversity supports housing affordability and helps achieve densities exceeding the 15 dwellings per hectare minimum, aligning with **Section 3.3** targets.

The GFDS identifies a stretch target for development to provide 5% social housing. Section 3.5 of the Housing Diversity and Affordability OSS identifies the requirement for future reporting/evidence of efforts made to partner with either the State or Community Housing Programs (CHP's.)

Refer to **Appendix N** for further information.

8.4. Flooding and Stormwater Management

Water Technology were engaged to prepare a flooding and stormwater management plan to support the current Kagaru Context Plan, which is currently under assessment by EDQ. During the assessment process, the flooding and stormwater management plan has been updated to respond to EDQ 'further issues', however, is still currently being peer reviewed by external consultants and EDQ's technical officers. Although the reporting is still under review, we do not expect this to cause a significant change in design than what is proposed, at least for the majority of the development area. We therefore have included within this application the existing flooding and stormwater management plan, along with an addendum with any required minor updates (**Appendix I**).

In addition, it should be noted that the bulk earthworks design, within **Appendix E** for this application, has been reviewed for consistency with the modelled fill extent associated with the context plan and used in both the regional and local flood assessments. The review of the proposed subdivision bulk earthworks design has confirmed that the previously prepared Stormwater Management Plan (**Attachment 2** within **Appendix I**), remains valid for supporting the application, noting that there are still some aspects of the Context Plan approval which remain to be resolved with EDQ.

8.5. Engineering Services Report

Colliers were engaged to prepare a Civil Engineering Services Report to support the proposed Reconfiguration of a Lot application. This report covers the following civil infrastructure, for the proposed development:

- Earthworks;
- Sediment and Erosion Control;
- Roadworks;
- Sewerage Reticulation;
- Water Supply;
- Stormwater Quality and Quantity; and
- Utilities.

Refer to the Engineering Services Report (**Appendix E**) for a comprehensive overview, including Concept Engineering Drawings. However, we note that the primary engineering factor that influenced the design was the earthworks strategy. See **Section 8.5.1** below for a summary of the Earthworks strategy for the proposed development.

8.5.1 Earthworks

Due to the steep topography of the subject site, there is an extensive earthworks strategy required for the development of the site. A gully runs north-south through the centre of the site, with slopes descending toward the central gully, Woollaman Creek, and Teviot Brook to the south. The crest lines are steep and elevated, with gradients ranging from 15% to 25%. Consequently, the lot layout has been designed to account for the natural topography of these areas.

The proposed earthworks were designed to minimise the cut in rock, whilst still responding to the various constraints throughout the project. In addition, due to the required grading required for roads and lots, fill is proposed in areas that provide opportunity to do so whilst avoiding significant exportation of material from the site. See below, in **Figure 10**, an extract of the proposed cut/fill for the entire development.

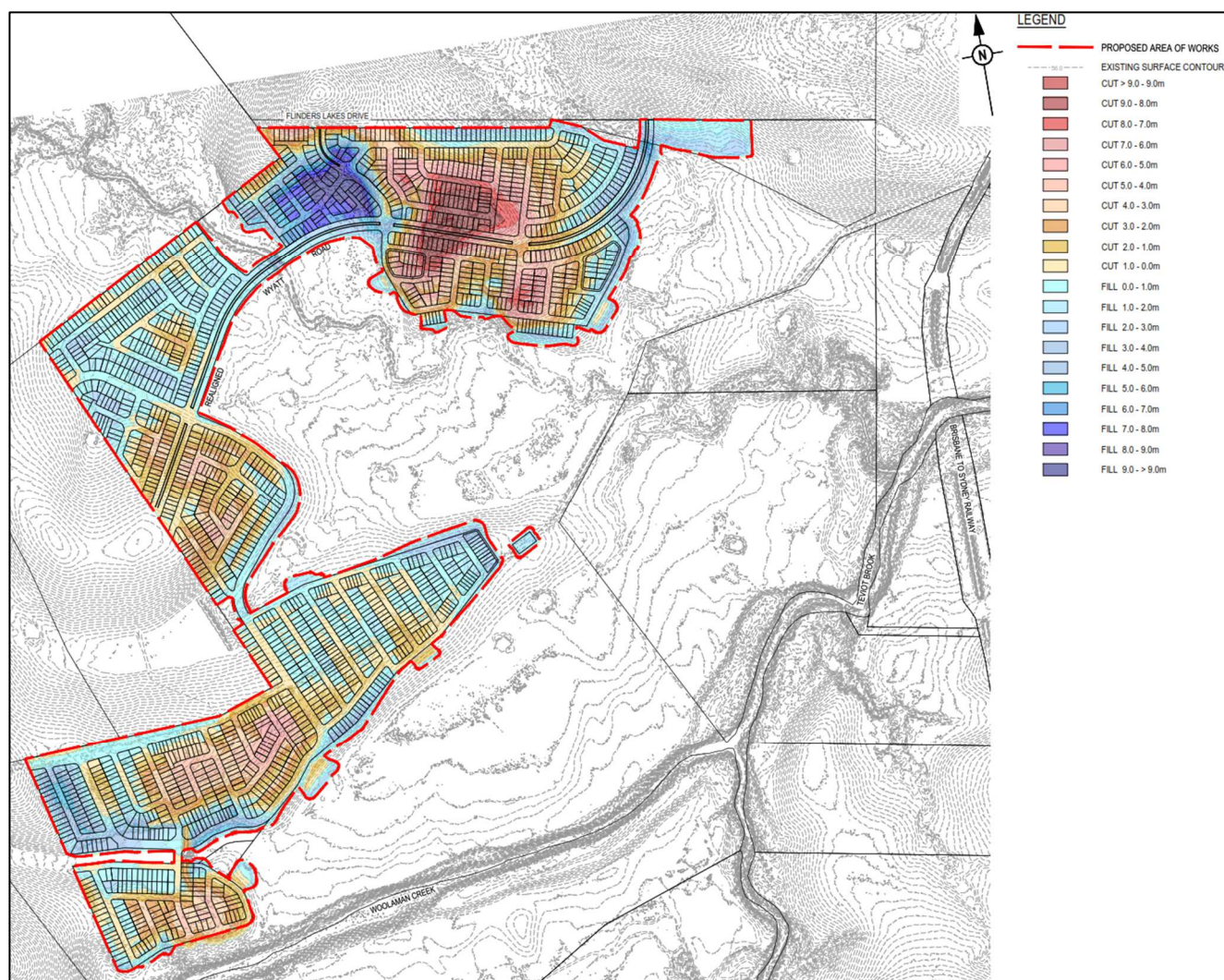


Figure 10: Extract of proposed cut/fill of development (Source: Colliers)

Throughout the project, the lots are generally designed as flat, benched pads supported by retaining walls. While efforts will be made to minimise the use of retaining walls wherever possible, they will still be required in certain areas. Proposed retaining walls will be limited to a maximum height of 2.5 metres, with rear-sloping blocks incorporated as needed to assist in managing grade transitions. Split-level blocks will be used in select areas to address level constraints and better align with the natural terrain, though their use will be minimised where possible.

For detail earthworks design, refer to **Attachment A** within **Appendix F**.

8.6. Significant Biodiversity Assessment Report

A Significant Biodiversity Assessment Report was prepared to provide a contemporary review of the ecological values across the site in accordance with Commonwealth, State and Local Government Legislation.

Through detailed field surveys, there were some areas of ecological value identified; however, most of the site contains cleared paddocks with disturbance from historic clearing and use for cattle grazing and contains only scattered trees and patches of regrowth vegetation. Based on aerial photography, significant

portions of the site were cleared of vegetation prior to 1944, particularly in the southern portion of the site with land used for cropping through 1970 to 2002.

The site's ecological values trigger consideration against both Commonwealth and State Legislation. By way of summary, the proposal has considered the following:

- Remnant vegetation is mapped on site associated with several watercourses which consists of approximately 6.8 ha of Least Concern Regional Ecosystem (RE) 12.3.7.
- The site also includes approximately 4.84 ha of remnant vegetation containing Of Concern RE 12.3.8 which is representative of two palustrine wetlands.
 - The two wetland areas present onsite contain permanent water and wetland vegetation species and are also mapped within State Planning Policy 2017 (SPP) biodiversity mapping as 'high ecological significance wetlands'.
 - Assessment of the northern wetland area against the AquaBAAM criteria resulted in the wetland considered the wetland to have moderate value to the overall protection of wetlands in the catchment rather than provide attributes of a wetland of High Ecological significance. The wetland area is proposed to be retained; however, the new Wyatt Road alignment will directly adjoin this area, therefore rehabilitation will be completed where impacts occur.
 - Both wetland areas are proposed to be rehabilitated to restore ecosystem function (refer to Plan 7 within **Appendix J**).
- The site contains regrowth vegetation at the northern extent, which is mapped as 'Of Concern' composite RE 12.9-10.2/ 12.9-10.7 / 12.9-10.3 / 12.9-10.17a and 'Endangered RE' 12.3.3 and the southern extent 'Least Concern RE' 12.910.17. The ground truthing that was undertaken, confirmed that the status and size of the mapped endangered regrowth vegetation which does not meet the definition of viable remnant vegetation.
- Four (4) watercourses are mapped onsite, with the main one being the Teviot Brook/Woollaman Creek and associated tributaries. All the waterways across the site were assessed and only Teviot Brook / Woollaman Creek and the main watercourse were found to have significant bed and bank features present throughout with riparian vegetation consisting of scattered large native trees and shrubs. A minimum buffer of 50m for Teviot Brook / Woollaman Creek has been implemented into the development plan.
- Fauna connectivity through the site is strongest at the southern extent of the site. Teviot Brook / Woollaman Creek provides lineal connectivity through to vegetation west of the site. Wyatt Road traversing through the centre of the site in the current alignment restricts fauna movement and is likely to create a significant barrier through the proposed major linear park and biodiversity corridor. As such, the realignment of Wyatt Road is favourable in being able to avoid impacts to the greenspace area.

The proposed development plan has been shaped by ecological advice, including input from the SBAR. Key management activities will include rehabilitating the riparian zone along Teviot Brook/Woollaman Creek, restoring on-site wetlands, and implementing weed management in park areas. The plan prioritises retaining and enhancing vegetation associated with the central watercourse and the Teviot Brook/Woollaman Creek in the south through rehabilitation within the environmental open space.

8.7. Traffic Impact Assessment

A detailed Traffic Impact Assessment has been undertaken by Bitzios (**Appendix F**). This report looks at the existing conditions of the area; the road network, alternative transport networks and the key intersections.

8.7.1 Roads and Access

As noted above and shown on the Context Plan, Wyatt Road is proposed to be realigned to avoid significant flooding constraints. The realigned Wyatt Road will be as per the DCOP, being a four (4) lane ultimate with a two (2) lane interim. EDQ engaged an external assessment of the revised Wyatt Road alignment, and since the completion of the study, EDQ has advised that the proposed alignment should be adopted for road network planning and transport assessment going forward. As such, plans for any proposed development within the Wyatt Road Context Plan area will adopt this revised alignment.

The road network has been proposed to align with the existing and future road network, regional infrastructure planning and the relative visions and objectives outlined in key planning documents. The proposed Wyatt Road Context Plan Area road hierarchy is shown in **Figure 11** below.

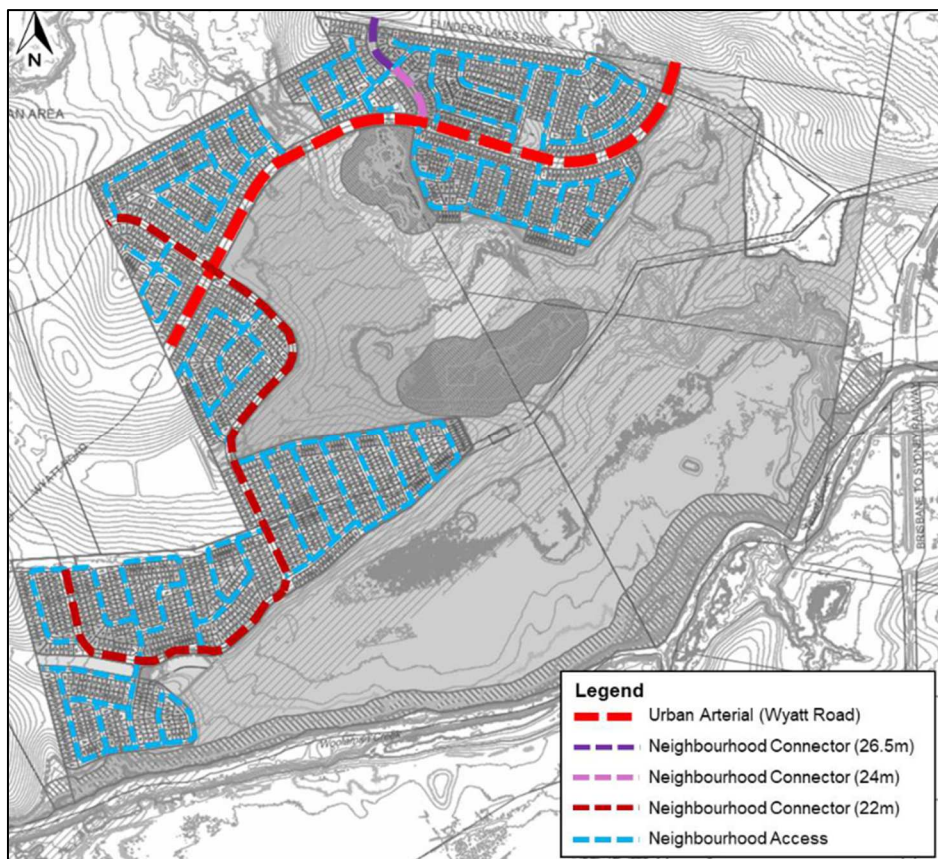


Figure 11: Proposed Road Hierarchy

Bitzios noted that the key intersection traffic volumes were determined based on the expected traffic generation of the proposed development and the turn volumes sourced from the VLC modelling for use in SIDRA Intersection testing. Intersection modelling indicated that key intersections are able to cater for forecast ultimate (2066) traffic volumes, noting that the form of these intersection are subject to change over time. In addition, approximately 97% of the proposed site is located within 400m of a future public

transport service achieving the public transport requirements of the Development Scheme. The subject site is considered to provide a highly accessible active transport network, with a range of route options both within and outside the road reserve.

Based on the Bitzios' assessment, it is concluded that the proposed road network, intersection arrangements and alternate transport provisions are expected to accommodate transport demands associated with the proposed development. Please refer to the Traffic Impact Assessment (**Appendix F**) for further details.

8.7.2 Road Closures

The proposed development realigns Wyatt Road (as proposed in the Context Plan application) away from its existing road reserve; and does not propose any constructed road along Dairy Creek Road from Flinders Lakes Drive to the old Wyatt Road alignment. The proposed development includes land with road reserves as either developable land (i.e. residential/non-residential) or parkland. Where developable land is proposed within existing road reserves, this will be subject to a future road closure application, by way of a separate process through the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

8.8. Bushfire Hazard

A Bushfire Management Plan (BMP) is under preparation for the proposed development. This will be supplied to EDQ as soon as it is available and will provide further details on the bushfire hazard for the proposed development. The report will address the requirements of the State Planning Policy and any other relevant requirements in relation to construction of dwellings within mapped bushfire prone areas.

8.9. Road Noise Acoustic Assessment

A Road Traffic Noise assessment will be undertaken as soon as practicable for the proposed development at Wyatt Road, Kagaru. There will be potential noise affected lots from the road traffic on the Wyatt Road and Flinders Lake Drive. The report will undertake an assessment to provide recommendations on any required acoustic barriers to reduce road traffic noise levels.

8.10. Parks

Greenspace is shown on the proposed Context Plan (EDQ Ref: DEV2023/1431) and generally aligns with the requirements of the GFDS, PDA Guideline 12 and the DCOP. In accordance with the proposed Context Plan and other relevant requirements, the proposed development has incorporated and designed the following types of open space/parks:

- Major linear park;
- Regional recreational park;
- Regional sports park;
- Neighbourhood recreation park;
- Local linear park; and
- Environmental Park (for conservation purposes).

8.10.1 Regional Sports Park

The proposed sports park complies with the size requirements set by EDQ guidelines.

The design ensures adequate space for the necessary field layouts and embellishments to serve as a regional sports park. These features include various activation and recreation opportunities, such as a clubhouse for AFL, rugby, cricket, and netball, three amenity facilities, as well as provisions for a playground. All the proposed playing surfaces will achieve the required grade as per EDQ guidelines.

See **Figure 12** below, with an extract of the proposed Regional Sports Park.



Figure 12: Proposed Regional District Sports Park

Refer to the Landscape Master Plan (**Appendix M**) for further detail.

8.10.2 Regional Recreation Park

The proposed recreation park meets the size requirements outlined in the EDQ guidelines, ensuring it aligns with the standards for functionality and accessibility. These parks are designed to accommodate a variety of activities, promoting inclusivity and encouraging community engagement.

See **Figure 13** below, with an extract of the proposed Regional Recreation Park.



Figure 13: Proposed Regional District Recreation Park

Refer to the Landscape Master Plan (**Appendix L**) for further detail.

8.11. Integration with Surrounding Development

The proposed development will be accessed via a connection to Flinders Lake Boulevard to the northeast, which is currently under construction. Wyatt Road is proposed to be realigned in this layout, connecting to Flinders Lake Boulevard further west and traversing the site to service future adjoining developments to the southwest. This realignment enhances road network connectivity, integrating seamlessly with approved and proposed surrounding developments, as shown in **Figure 14**.

In addition to the improved road network, the development incorporates parks and green spaces, fostering community interaction and recreational opportunities. These shared spaces, alongside the well-connected road network, contribute to creating a cohesive and accessible community that integrates with the broader area.

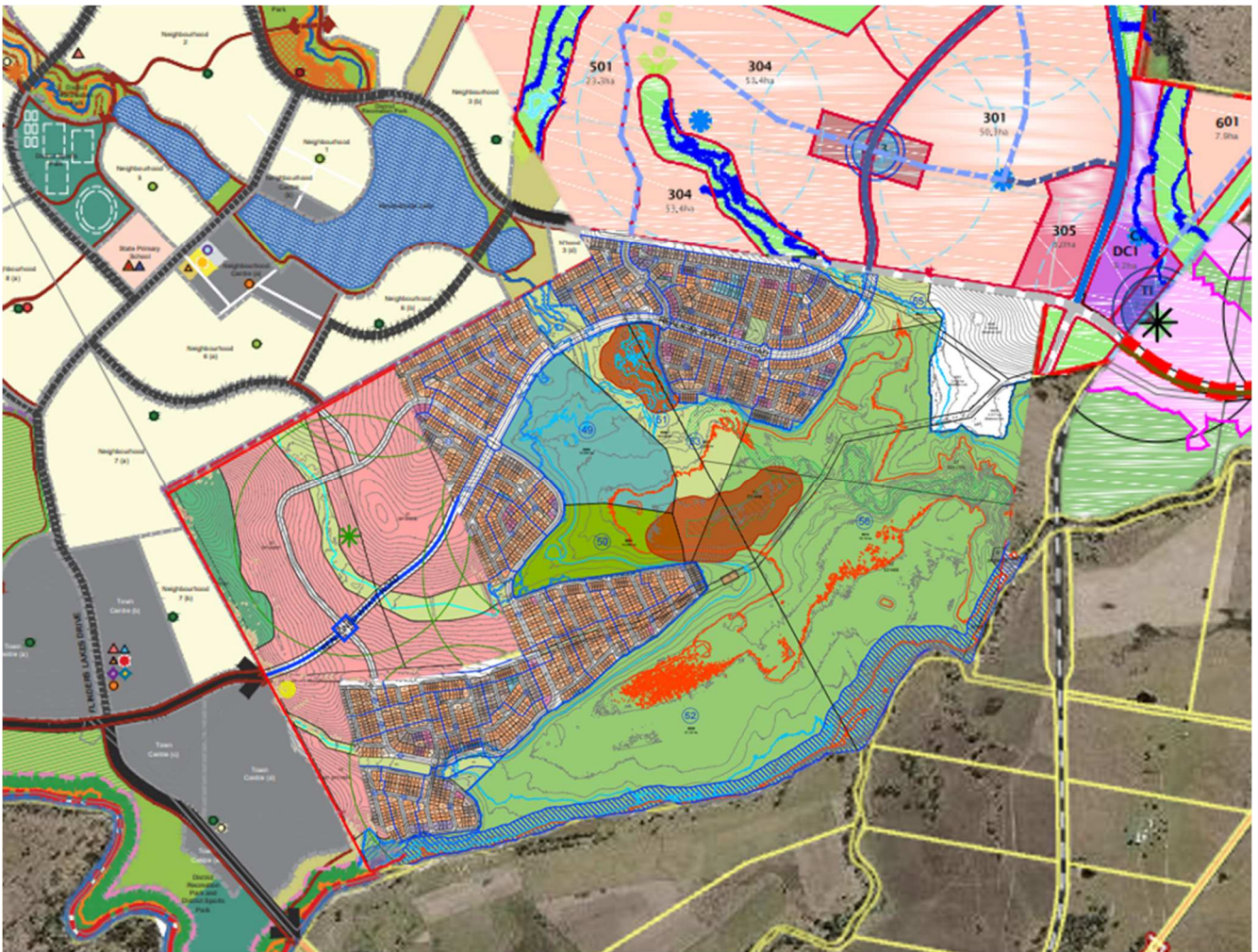


Figure 14: Proposed Development integrated with Surrounding Context Plans (Source: SHG)

9. Conclusion

This report is written on behalf of Litoba Developments Pty Ltd who seek to develop land situated at Wyatt Road, Kagaru Queensland 4124 for the purposes of an urban residential subdivision of 4 lots into 1,747 urban residential lots, new road, detention basin/drainage reserve and local/regional parks, including a Plan of Development.

This planning report, and supporting documents, have assessed the proposed development against the provisions of the GFDS and other relevant legislation. We believe the development is consistent with the GFDS and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.

10. Appendices

- **Appendix A** – Property Searches prepared by Saunders Havill Group;
- **Appendix B** – Subdivision Masterplan prepared by Saunders Havill Group;
- **Appendix C** – Staging Plans prepared by Saunders Havill Group;
- **Appendix D** – Plan of Development prepared by Saunders Havill Group;
- **Appendix E** – Engineering Services Report prepared by Colliers;
- **Appendix F** – Traffic Impact Assessment prepared by Bitzios Consulting;
- **Appendix G** – Car Parking Analysis Plan prepared by Bitzios Consulting;
- **Appendix H** – Movement Infrastructure Master Plan prepared by Bitzios Consulting;
- **Appendix I** – Flood and Stormwater Management letter prepared by Water Technology;
- **Appendix J** – Significant Biodiversity Assessment Report (SBAR) prepared by Saunders Havill Group;
- **Appendix K** – Natural Environment Site Strategy (NESS) prepared by Saunders Havill Group;
- **Appendix L** – Ecological Sustainability and Innovation Strategy prepared by Saunders Havill Group;
- **Appendix M** – Landscape Master Plan prepared by Saunders Havill Group;
- **Appendix N** – Housing Diversity and Affordability Overarching Site Strategy prepared by Saunders Havill Group; and
- **Appendix O** – Community Facilities Infrastructure Master Plan prepared by Saunders Havill Group.