

Monarch Glen ROL4

Context Plan Compliance Assessment



1.0 Introduction

Condition 5 of the Overarching whole of site approval (DEV2012/248) required a Context Plan be submitted with the first application in the Monarch Glen Master Plan (MGMP) area.

This DA includes an updated Context Plan for endorsement. The original Context Plan was devised by the previous developer and was created in the early stages of the MGMP project. Since its endorsement, additional information and studies have been undertaken which provided greater clarity on how best to deliver the MGMP.

Figure 1 below provides a side by side comparison of the endorsed Context Plan (left) and the Updated Context Plan (right). **Table 2** demonstrates how the updated Context Plan complies with the requirements for Context Plans set out within the Overarching whole of site approval (DEV2012/248).

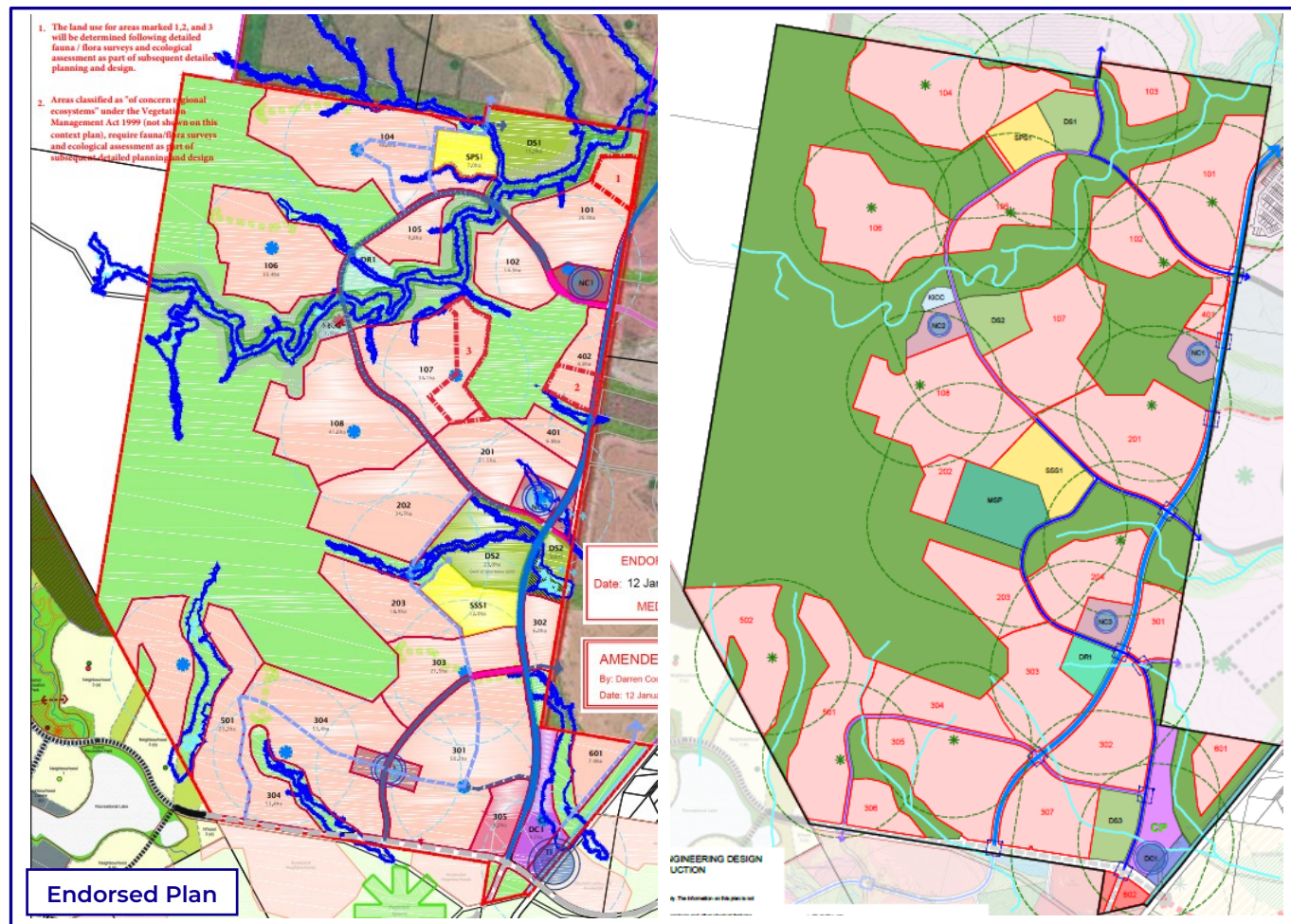


Figure 1 Endorsed Vs Updated Context Plan – Rev J

Table 1 Compliance with Condition 5

Condition component	Assessment
Condition 5 – Context plan area strategies	
(a) Submit a context plan area strategy for endorsement with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery).	<p>Complies</p> <p>This is an updated context plan to supersede the originally endorsed context plan (drawing 30729-GP07, Issue Z).</p>
(b) Each context plan area strategy must:	
(i) be generally in accordance with approved Undullah Whole of Site Plan REF: BA2716-WOSO1_A dated 09.03.12.	<p>Complies</p> <p>The proposed context plan is generally in accordance (GIA) with the approved plan. Importantly, the environmental zone is positioned along the western portion of the site and urban development is located elsewhere.</p> <p>The proposed context plan is also GIA with the endorsed context plan (drawing 30729-GP07, Issue Z). The following GIA amendments have been made:</p> <ul style="list-style-type: none"> • Relocation of NC1 • Relocation of NC2 and NC3 • General redistribution of sports and recreational areas • Introduction of Medium Density Residential zoning • Changes to Urban residential neighbourhood precinct boundaries.
(ii) have regard to all current endorsed infrastructure master plans and all current endorsed overarching site strategies for the site.	<p>Complies</p> <p>Addressed in section 3.3 below.</p>
(iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site.	<p>Not applicable</p> <p>The proposed context plan applies to the entire site and is not required to integrate with other context plans within the site.</p> <p>The proposed context plan aligns with current approved context plans on adjoining sites, which is demonstrated through alignment with urban areas, roads and open space.</p>
(iv) Describe (and map)	
a) broad land use structure and development constraints within the context plan area.	<p>Complies</p> <p>The proposed context plan illustrates:</p> <ul style="list-style-type: none"> • Residential areas land use categories. • Centre and employment land use categories. • Education. • Open space land use categories. • Waterways. • Environmental protection areas.
b) land suitability to ensure that the housing density can be achieved without excessive earthworks and retaining walls such as in areas with steep slopes.	<p>Can Comply</p> <p>The updated Context Plan does not propose changes related to land suitability. Site surveys and earthworks design will be undertaken at the ROL application stage to further inform land suitability. Generally, land with the steepest slopes and highest ecological value are not going to be developed.</p>
c) neighbourhoods with indicative development densities for residential areas, demonstrating	<p>Can Comply</p>

compliance with any relevant minimum net residential density requirements set out in the development scheme.	The Context Plan identifies a minimum residential density of 15dw/ha for the Urban Density Residential areas.
d) location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site.	<p>Can Comply</p> <p>The Context Plan identifies the major transport network to be delivered, including roads and public transport. Other major infrastructure is detailed within the relevant IMPs. An assessment of the Context Plan against the IMPs is provided in section 3.3 below.</p> <p>Connections and integration with neighbouring approved Context Plan areas are illustrated on the plan.</p>
e) indicative sites for centres, schools and other community facilities.	<p>Complies</p> <p>The proposed context plan illustrates:</p> <ul style="list-style-type: none"> • Neighbourhood centres (NC1, NC2 and NC3). • District centre 1 • State primary school (SPS1) and State secondary school (SSS1). • Karawatha Interpretive Community Centre.
f) open space network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance and	<p>Complies</p> <p>The proposed context plan illustrates:</p> <ul style="list-style-type: none"> • Linear parks. • Environmental / buffers / waterways. • Indicative locations of neighbourhood recreation parks. • District recreation (DR1). • District sports park (DS1, DS2 and DS3). • Major sports park (MSP1).
g) movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes.	<p>Complies</p> <p>The Context Plan identifies road typologies, the traffic numbers anticipated on these roads is aligned with the Development Scheme definition of these roads.</p> <p>Other transport infrastructure is detailed further in the Transport and Movement IMP, compliance of the Context Plan with this IMP is demonstrated in section 3.3 below.</p>
(v) describe how the context plan area strategy has regard to the development scheme in force at the date of this Approval (i.e. the Vision, UDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner.	<p>Complies</p> <p>The proposed context plan complies with the development scheme based on the following:</p> <ul style="list-style-type: none"> • It achieves the vision of delivering an integrated urban community within Flagstone which will provide an attractive neighbourhood supported by a broad range of facilities. • It achieves the PDA-Wide Criteria by delivering neighbourhoods, centres, housing diversity, employment opportunities, infrastructure, community facilities and maintaining environmental / cultural values. This is further addressed in section 3.1 below. • It delivers the intent of the Urban living zone by accommodating a range of residential and non-residential uses. • It delivers the intent of the Environmental protection zone by protecting areas of environmental significance.
(vi) describe how the context plan has regard to the applicable ULDA guideline(s) in effect at the date of this Approval and.	<p>Complies</p> <p>The proposed context plan has regard to applicable guidelines. Given the nature and scale of the proposed context plan it is not possible to demonstrate specific compliances. However, the proposed context plan has been devised to facilitate compliance with applicable guideline which will be demonstrated through subsequent PDA</p>

	development permits. For example, the proposed context plan has created urban residential neighbourhoods which will allow for future compliance with Guideline 1: Residential 30. Further demonstration of compliance is shown in section 3.2 below.
(vii) be publicly notified in accordance with s.54 of the ULDA Act and s.4 of the Urban Land Development Authority Regulation 2008.	Not applicable The current context plan (drawing 30729-GP07, Issue Z) was publicly notified. Economic Development Queensland (EDQ) has confirmed public notification is not required for the proposed context plan.
(c) The context plan area strategy will be assessed against:	
(i) All current endorsed infrastructure master plans and all current overarching site strategies at the time the strategy is submitted for endorsement.	See assessment in section 3.3
(ii) The provisions of the development scheme in force at the date of this Approval.	See assessment in section 3.1
(iii) ULDA guidelines in effect at the time of this Approval.	See assessment in section 3.2
(iv) Any further requirements set out in a condition of this Approval.	Conditions have been considered when preparing the context plan.

2.0 Changes to Context Plan

The updated Context Plan reflects and continues to comply with the requirements set out in Condition 5 of the Overarching whole of site approval (DEV2012/248). The changes proposed to the Context Plan and the justifications are presented in **Table 2** below.

Table 2 Context Plan Changes Analysis

Proposed Change	Justification
Relocation of NC1	NC1 has been relocated in response to the nearby neighbourhood centre within the adjoining PEET Flagstone development area. Due to the proximity of the adjoining development, NC1 will provide more utility within an alternative MGMP location. The final location for NC1 will be determined through a subsequent Economic Assessment to be submitted with later PDA Development Permits.
Relocation of NC2 and NC3	The relocation of NC2 and NC3 creates a more equitable spread between the three neighbourhood centres (partly influenced by the relocation of NC1). NC2 has been relocated to the north of Precinct 108, co-located with the Karawatha Interpretive Community Centre and opposite a District Sports Parks (DS2). The co-location of these community assets contributes to the creation of a civic hub and enhances accessibility. NC3 has been relocated north east to improve accessibility and be co-located with a District Recreation Park.
General redistribution of sports and recreational areas including: <ul style="list-style-type: none"> Division of DS1 (15ha) to two District Sport Parks (7.5ha). Relocation of DR1 (District Recreation). Removal of DS2 (District Recreation 2) to allow for the inclusion of a MSP (Major Sports Park). 	The relocation of open space and recreational areas has been informed by detailed investigations into the geotechnical and drainage constraints across the MGMP area. The revised locations balance constraints whilst ensuring equitable distribution of open space and recreational facilities. The original location of DS1 was at the norther border of the MGMP area. The earthworks required to provide a flat site with appropriate drainage, suitable for accommodating field sports, was unfeasible at this location. Additionally, there was no clear route for access, reducing the suitability of site. The proposed split of the parks allows the provision of District Sports Park facilities within more accessible locations, with both DS1 and DS2 accessible off Homestead Drive.

Proposed Change	Justification
	The current Context Plan provided 43 ha of recreational open space, whereas the updated Context Plan provides 42.5ha, however this remains consistent with the required provisions of the DCOP.
Realignment of Precinct 104 and SPS1, and changes to the location of SPS1.	<p>The SPS1 (State Primary School) has been amended to align with the proposed road alignment for Homestead Drive.</p> <p>Precinct 104 has been amended, to accommodate the relocation of SPS1 and DS1, and precinct 103 has been created. Precinct 103 is located at the northern boundary of the MGMP area, with access available through the northern PEET development site. This will provide better accessibility to SPS1, and improved accessibility for the residents within Precinct 103.</p>
Introduction of Medium Density Residential zoning	<p>Precinct 602 has been introduced, which creates an area of medium density residential within close and appropriate proximity to;</p> <ul style="list-style-type: none"> • A District Centre • A Civic Park • Proposed Train Station <p>This zoning further contributes to the provision of housing diversity across the scheme area and ensures there is greater housing choice for future residents.</p>
<p>Changes to Urban residential neighbourhood precinct boundaries including;</p> <ul style="list-style-type: none"> • Amalgamation of precincts 201 and 401 to create a larger 201 and renaming of the original 402 to 401. • Changes the boundary between precinct 102 and precinct 401. <p>Changes in the size of some precincts based on other changes eg. relocation of neighbourhood centres.</p>	<p>Some precinct boundaries have changed to accommodate the relocation of other facilities such as neighbourhood centres, schools and sports facilities. Other precincts have been amended to allow for a more logical delivery pattern of the MGMP.</p> <p>The overall provision of urban residential neighbourhoods has not been compromised.</p>

3.0 Assessment

3.1 PDA-Wide Criteria

The PDA-wide criteria apply to all development within the PDA. Assessment against the criteria is required to ensure new communities are designed effectively and provide adequate services to future residents. **Table 3** below demonstrates how the ROL4 responds to the PDA-wide Criteria.

Table 3 PDA-Wide Criteria

PDA-Wide Criteria	Assessment
3.3.1 Neighbourhoods	<p>Complies</p> <p>The changes to the Context Plan include realignment of some residential precincts and relocation of neighbourhood centres. These changes continue to comply with the intent of the Neighbourhoods criteria for the following key reasons:</p> <ul style="list-style-type: none"> • The changes do not alter the development's ability to deliver compact and walkable neighbourhoods that contain a variety of dwelling types. • The Context Plan continues to locate higher density residential zoning close to centres and future transport opportunities. • The relocation of NCI has been introduced to ensure the MGMP continues to appropriately interface with the existing residential developments and distribute non-residential uses proportionately over the broader area. <p>Furthermore, a detailed design of neighbourhoods is assessed against this criteria through subsequent PDA development permits.</p>
3.3.2 Centres	Complies

	<p>The changes proposed to the Context Plan include the relocation of the three previously endorsed Neighbourhood Centres to better align with the exiting developments that have progressed in the surrounding area, and in response to the realignment of some residential neighbourhoods.</p> <p>The overall provision of centres remains consistent with the endorsed Context Plan, and with the provision requirements of the <i>Table 1: Height, gross floor area and density provisions</i> of the Greater Flagstone Development Scheme.</p>
3.3.3 Housing diversity and affordability	<p>Complies</p> <p>The updated Context Plan includes a new area of medium density housing, which improves the overall housing diversity delivered across the MGMP area and has the potential to improve housing affordability.</p>
3.3.4 Employment opportunities	<p>Complies</p> <p>The changes proposed to the Context Plan include the relocation of the three previously endorsed Neighbourhood Centres, which would serve as key employment opportunities delivered in the MGMP. The revised locations of the Neighbourhood Centres respond to the existing economic context and can provide opportunity that the residential precincts within the MGMP will benefit from employment opportunities as the area develops.</p>
3.3.5 Movement network	<p>Complies</p> <p>The updated Context Plan results in minor changes to the alignment of some of the road network. This occurs primarily in the southern region of the Context Plan, and accommodates the revised locations of the District Sports parks and NC2. The changes to the road layout continue to adhere to the requirements of the movement networks criteria as:</p> <ul style="list-style-type: none"> • The road network continues to provide a functional layout and hierarchy that responds to the land uses and topography of the site. • Access to public transport remains unchanged. • A comprehensive active transport network is still retained. <p>An updated Transport and Movement IMP will be provided for compliance assessment concurrent to this application which provides a more detailed overview of the proposed transport network.</p>
3.3.6 Community greenspace network	<p>Complies</p> <p>The updated Context Plan proposes some changes to the location of community greenspace areas. These changes remain compliant with the intentions of the Community greenspace network policy, as they:</p> <ul style="list-style-type: none"> • Are made more accessible to the residents of Monarch Glen, by better aligning green space locations with other uses such as neighbourhood centres. Additionally, the revised locations in some instances are within closer proximity to more residential areas. • Continue to provide a suitable overall provision of greenspace that is in accordance with the DCOP. • Are designed and located with a better understanding of site topography, ensuring that the design and embellishments of these open spaces are useable • The provision of community greenspace remains largely in accordance with Map 4 Community greenspace Network.
3.3.7 Community facilities	<p>Complies</p> <p>The updated Context Plan continues to provide the same community facilities as the endorsed plan, however some of these facilities have been relocated to improve land use compatibility. For example, the Karawatha Interpretive Community Centre (KICC) is now co-located with a Neighbourhood Centre and a District Sports Park. This creates a highly accessible and activated civic hub.</p> <p>The neighbourhood centre locations remain generally in accordance with the centre mapped in Map 5 of the Development Scheme.</p>
3.3.8 Natural and cultural values	<p>Complies</p> <p>Changes proposed to the Context Plan have no impact on the natural values of the plan area. All residential development remains within the Urban Living Zone, and the Environmental Protection zone remains undeveloped.</p>
3.3.9 Community safety and development constraints	<p>Complies</p> <p>The revised Context Plan continues to ensure that development is designed to protect people and property from potential hazards. The changes proposed will not introduce any new or unmitigated impacts. The development constraints illustrated in Map 7 of the Development Scheme have been noted, including the steep slope and bushfire hazard, and no changes to these areas are proposed.</p>

3.3.10 Service infrastructure	Complies Changes to the Context Plan will not impact service infrastructure delivery.
3.3.11 General requirements	Complies Changes to the Context Plan do not impact the schemes' ability to address the general requirements, which will be assessed on a precinct scale.

Source: PDA-Wide Criteria

3.2 EDQ Guidelines

Revised Context Plans are to be assessed against the relevant EDQ Guidelines. Assessment against the EDQ Guidelines is also undertaken as part of the Development Application (DA) for each new stage of development, as they provide requirements appropriate for the finer level of detail provided with DAs. For this reason, the guideline assessment provided below focusses on the guidelines relevant to the level of detail provided by the Context Plan.

Table 4 Assessment of ROL4 Against EDQ Guidelines

Guideline / Practice Note	Requirement	Compliance
PDA Guideline 1 – Residential 30	This guideline outlines principles and provisions for the planning, design and delivery of mixed residential development. The guideline is intended to: <ul style="list-style-type: none"> • Create diverse and affordable communities • Promote planning and design excellence • Protect ecological values 	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 1. A full assessment against Guideline 1 is undertaken as part of the DA for each stage of development.
PDA Guideline 5 – Neighbourhood Planning and Design	This guideline outlines the standards for the planning and design of neighbourhoods within PDA's.	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 5. A full assessment against Guideline 5 is undertaken at the DA stage for each stage of development.
PDA Guideline 6 – Street and Movement Network	This guideline outlines the standards for the planning and design of streets and movement networks within PDA's. Guideline 6 provides indicative design standards for a variety of road and street network types.	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 6. The Context Plan adopts the street hierarchy as outlined in the Guideline, including the Urban Arterial and Trunk Connector Road types. A full assessment against Guideline 6 is undertaken at the DA stage for each stage of development.
PDA Guideline 12 – Park Planning and Design	Guideline 12 seeks to inform the design of parks and open space, particularly in residential subdivisions.	Complies The updated Context Plan continues to provide parks and open space at the rates that exceed the minimum requirements provided within Guideline 12. A more detailed assessment against Guideline 12 is undertaken as part of the DA for each stage of development.
PDA Guideline 13 – Engineering Standards	Guideline 13 outlines the desired engineering standards for development within PDAs.	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 4. A full assessment against Guideline 4 is undertaken as part of the DA for each stage of development.

Guideline / Practice Note	Requirement	Compliance
PDA Guideline 14 - Environmental values and sustainable resource use	Guideline 14 outlines the values and strategies for protecting the environment and optimising resource use within PDAs.	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 14. A full assessment against Guideline 14 is undertaken as part of the DA for each stage of development.
PDA Guideline 15 - Protection from Flood and Storm Tide Inundation	Guideline 15 provides the standards for protection of development from flooding and storm tide inundation in Priority Development Areas (PDAs) in Queensland.	Complies Changes proposed to the Context Plan do not impact the MGMP's ability to address Guideline 15. A full assessment against Guideline 15 is undertaken as part of the DA for each stage of development.
PDA Guideline 16 – Affordable Housing	Guideline 16 sets out the methods for establishing housing diversity, affordability and accessibility in PDA's in Queensland.	Complies Guideline 16 sets targets for affordable housing within PDAs and has informed the development of the Housing Affordability Overarching Site Strategy, which is being updated in line with this application. The updated Context Plan includes a new area of medium density housing, which improves the overall housing diversity delivered across the Context Plan area and contributes to housing affordability. A full assessment against Guideline 16 is undertaken as part of the DA for each stage of development.
Guideline 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs	This guideline outlines the obligations that apply in Greater Flagstone and Yarrabilba Priority Development Areas (PDAs) when development results in the clearing of. <ul style="list-style-type: none"> remnant vegetation containing endangered regional ecosystems and areas defined in Schedule 1 of this guideline as koala habitat areas. 	Complies The context plan continues to comply with the EPBC clearing approval (EPBC 2015 7530) and various clearing approvals issued by MEDQ.
PDA Guideline 18 – Development Interfaces	Guideline 18 outlines principles and standards for planning and designing the interfaces between different land uses to ensure that potential impacts are reduced to acceptable levels.	Complies Development of the surrounding PDA areas has progressed since the endorsement of the original Context Plan. In response to this, the amended Context Plan provided with this application better integrates with the surrounding area. For example, Precinct 103 will integrate with the adjoining Peet residential development to the north.
PDA Practice Note 9 – Context Plans	Practice Note 9 provides guidance on how a Context Plan should be drafted in order to demonstrate how the development will be delivered.	Complies An updated Context Plan is provided as part of this DA. Consideration of the Context Plan against the relevant assessment benchmarks is provided as this Attachment, which demonstrates that the revised design is compliant with the requirements of Practice Note 9.

Source: Ethos Urban, 2024

3.3 Assessment Against IMPs and OSSs

Compliance with Infrastructure Master Plans

The preparation of several IMPs was conditioned within the Overarching whole of site approval (DEV2012/248) and endorsed via compliance assessment over subsequent years. IMPs are intended to align with the Context Plan to ensure the MGMP is serviced by infrastructure.

Mirvac is proposing to amend several IMPs to align with their intensions for the site. An assessment of the IMPs will be undertaken separately by MEDQ via the compliance assessment pathway (outlined in Condition 3 (e) of the Overarching whole of site approval (DEV2012/248)) and does not form part of this DA.

Table 5 below summarises the Context Plans consistency with each IMP which is proposed (but not yet compliance endorsed).

Table 5 *Assessment against IMPs*

IMP	Context Plan Changes Compliance Assessment
Energy, communications and gas IMP	<p>The current Energy, communications and gas IMP was compliance endorsed on 29 August 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>The purpose of this IMP is to demonstrate how energy, communication and gas will be provided to within the MGMP area.</p> <p>The IMP identifies MGMP will be serviced via a 11kV electrical feeders down Homestead Drive. The Context Plan continues to comply with these plans.</p> <p>The IMP identifies MGMP is already serviced by multiple mobile coverage network providers.</p>
Community facilities IMP	<p>The current Community facilities IMP was compliance endorsed on 6 October 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>This IMP identifies the land required for the provision of community facilities including land transfer rates, location, timing and initiatives for planned community facilities throughout the MGMP area and in accordance with the DCOP.</p> <p>The updated Context Plan demonstrates MGMP will be serviced by 2 x schools and the Karawatha Interpretive Community Centre, consistent with the Community facilities IMP.</p>
Community greenspace IMP	<p>The current Community Greenspace IMP was compliance endorsed on 13 October 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>The updated Context Plan continues to provide the quantity of community greenspace required in the DCOP, in a layout that is generally in accordance with the previously endorsed Context Plan.</p>
Water IMP	<p>The current Water IMP was compliance endorsed on 16 December 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>There have been no changes proposed as part of this Context Plan update that alter the Plans alignment with the Water IMP.</p>
Sewer IMP	<p>The current Sewer IMP was compliance endorsed on 16 December 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>Sewer infrastructure catchments and servicing will be slightly different to the original Context Plan due to the proposed changes to precinct boundaries.</p> <p>The updated Sewer IMP will reflect these changes, and provides more detailed plans for the whole of site. The updated Sewer IMP continues to deliver the sewer infrastructure as identified in the DCOP.</p>
Stormwater IMP	<p>The current Stormwater IMP was compliance endorsed on 15 December 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>Stormwater infrastructure catchments and servicing will be slightly different to the original Context Plan due to the proposed changes to precinct boundaries.</p> <p>The updated Stormwater IMP will reflect these changes, and provides more detailed plans for the whole of site. The updated Sewer IMP continues to deliver the sewer infrastructure as identified in the DCOP.</p>

IMP	Context Plan Changes Compliance Assessment
Earthworks IMP	The current Earthworks IMP was compliance endorsed on 16 December 2016 and will be updated via compliance assessment concurrently to this application. There are no changes proposed in the updated Context Plan that would alter the plans alignment with the Earthworks IMP.
Access and Movement IMP	The current Access and Movement IMP was compliance endorsed on 1 March 2017 and will be updated via compliance assessment concurrently to this application. The changes proposed to the Context Plan are generally in accordance with the existing road layout, public transport network and active transport network on the endorsed Context Plan.

Compliance with Overarching Site Strategies

The preparation of several OSSs was conditioned within the Overarching whole of site approval (DEV2012/248) and endorsed via compliance assessment over subsequent years. OSSs are intended to align with the Context Plan co-ordinate critical components of the MGMP relating to water cycle management, the environment, community development, housing and economic development.

Mirvac is proposing to amend several OSSs to align with their intensions for the site. An assessment of the OSSs will be undertaken separately by MEDQ via the compliance assessment pathway (outlined in Condition 4 (e) of the Overarching whole of site approval (DEV2012/248)) and does not form part of this DA.

Table 6 below summarises the Context Plans consistency with each OSS which is proposed (but not yet compliance endorsed). Where changes to the OSS are not proposed, an assessment has been undertaken against the endorsed OSS.

Table 6 *Assessment against OSSs*

OSS	Context Plan Changes Compliance Assessment
Community Development OSS	The current Community Development OSS was compliance endorsed on 6 October 2016 and will be updated via compliance assessment concurrently to this application. The purpose of this strategy is to outline an approach for the early provision of community facilities and longer-term sequencing for the provision of community facilities as the MGMP progresses. While the location of some of the community facilities, such as the schools, has changed, the overall provision remains in accordance with the requirements of both the endorsed and revised Community Development OSS.
Housing diversity and affordability overarching site strategy	The current Housing Diversity and Affordability OSS was compliance endorsed on 6 October 2016 and will be updated via compliance assessment concurrently to this application. The revised OSS will evaluate the proposed residential zoning and precinct layout in relation to housing diversity and affordability targets. Since the revised Context Plan aims to incorporate medium density housing, these changes are expected to create more opportunities for a variety of housing types and price points.
Employment and economic development overarching site strategy	The current Employment and Economic Development OSS was compliance endorsed on 6 October 2016. The OSS sets out the approximate staging of activity centres in line with population growth and outlines the various approaches to implementing employment opportunities. The updated Context Plan proposes changes to the locations of the neighbourhood centres. These changes have been proposed in response to the development of the surrounding area, which has progressed since the original Context Plan was provided. The revised locations ensure there is not an oversupply of centre uses within close proximity to approved developments outside the MGMP area boundary.
Natural environment overarching site strategy	The current Natural Environment OSS was compliance endorsed on 20 June 2017. This strategy outlines how the natural environment will be managed and protected throughout the construction period of the development and identifies strategies for ongoing monitoring and rehabilitation of natural assets. The updated Context Plan does not propose any changes to the protection and rehabilitation of natural assets, and there continues to comply with this OSS.

OSS	Context Plan Changes Compliance Assessment
Total water cycle management overarching site strategy	The current Total Water Cycle Management OSS was compliance endorsed on 16 December 2016 and will be updated via compliance assessment concurrently to this application. The updated Context Plan does not propose any changes that will impact this OSS.
Ecological sustainability and innovation overarching site strategy	The current Ecological Sustainability and Innovation OSS was compliance endorsed on 6 October 2016 and will be updated via compliance assessment concurrently to this application. The updated Context plan continues to enable the all the seven sustainability elements of the OSS relating to ecosystems, waste, energy, materials, water, community and economy.

4.0 Conclusion

The updated Context Plan responds to the requirements set out in Condition 5 of the overarching approval (DEV2012/248) and therefore provides a complaint plan.

The Context Plan has been assessed against the relevant benchmarks, including:

- PDA wide criteria set out within the Greater Flagstone Development Scheme
- PDA Guidelines
- Context Plan practice note
- Infrastructure Master Plans
- Overarching Site Strategies

The updated Context Plan has been designed in response to the surrounding area and represents a greater understanding of site detail. This update to the whole of site design is supported by the provision of updated IMPs and OSSs, to be submitted for compliance assessment concurrently to this application.