

# EDQ Development Application

PDA Development Permit for Reconfiguring a Lot (575 Residential Lots, Parks and Road) in accordance with a Plan of Development and Operational Work (Advertising Devices) in accordance with a Plan of Development

Greater Flagstone Priority Development Area

Submitted to Economic Development Queensland

On behalf of Monarch Glen No 1 Pty Limited as Trustee of the Monarch Glen Trust No 1



Prepared by Ethos Urban

4 April 2025 | 7240141



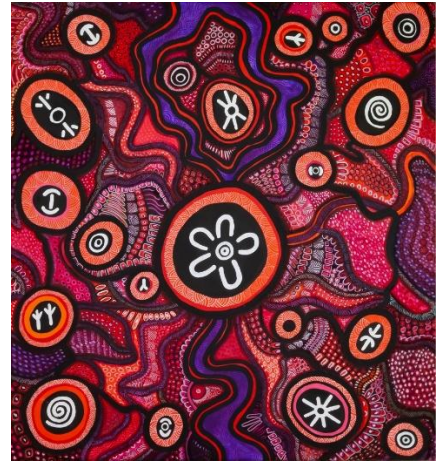
**'Gura Bulga'**

Liz Belanjee Cameron



**'Dagura Buumarri'**

Liz Belanjee Cameron



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

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## Attachments

Attachment	Author
A. Application Form, Owner's Consent	<i>Ethos Urban</i>
B. Title Searches, CLR & EMR Searches	<i>Ethos Urban</i>
C. Pre-lodgement Meeting Minutes	<i>EDQ / Logan City Council</i>
D. Landscape Master Plan (Issue J)	<i>Vee Design</i>
E. Context Plan (Revision J)	<i>Saunders Havill</i>
F. Advertising Device Plan of Development (Revision B)	<i>Saunders Havill</i>
G. Reconfiguration and Plan of Development (Revision I)	<i>Saunders Havill</i>
H. Traffic Impact Assessment (Version 006)	<i>Bitzios Engineering</i>
I. Civil Engineering Services Report (Version 4)	<i>Colliers</i>
J. Stormwater Management Plan (Issue 3)	<i>Engeny</i>
K. Geotechnical Engineering Report	<i>Qualtest</i>
L. Road Traffic Noise Assessment (Revision 0)	<i>ATP Consulting</i>
M. Bushfire Management Plan (Revision E)	<i>Covey</i>
N. EDQ Guidelines Assessment	<i>Ethos Urban</i>
O. Context Plan Assessment	<i>Ethos Urban</i>
P. Car Parking Analysis Plan	<i>Saunders Havill</i>

# List of Abbreviations

Abbreviation	Meaning
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
Council	Logan City Council
DA	Development Application
DAMS	Development Assessment Mapping Systems
DC	District Centre
DCOP	Development Charges and Offset Plan
ED Act	<i>Economic Development Act 2012</i>
ED Strategy	Economic Development Strategy 2022-2027
EDQ	Economic Development Queensland
EPBC Act	<i>Environmental Protection and Biodiversity Act 1999</i>
FMP	Fauna Management Plan
IMP	Infrastructure Master Plan
MEDQ	Minister for Economic Development Queensland
MGMP	Monarch Glen Master Plan
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
NC	Neighbourhood Centre
OSS	Overarching Site Strategy
PDA	Priority Development Area
PoD	Plan of Development
RHF	Radiant Heat Flux is the rate at which thermal energy is transferred through electromagnetic wave.
ROL	Reconfiguring a Lot
SDAP	State Development Assessment Provisions
SEQRP 2023	South East Queensland Regional Plan 2023
SPP	State Planning Scheme Policy
SWMP	Stormwater Management Plan
TIA	Traffic Impact Assessment
VMP	Vegetation Management Plan
VPD	Vehicles per day
WBNW	water bound network model
WOS	Whole of Site

# Executive Summary

This PDA development application (DA), prepared by Ethos Urban, is submitted to the Minister of Economic Development Queensland (MEDQ) on behalf of Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1, a wholly owned company of Mirvac. The application pertains to land at Homestead Drive, Monarch Glen, primarily identified as Lot 1 on SP351245, with access provided by Lot 50050 on SP332140 and Lot 907 on SP332140, and the Context Plan relating to Lot 800 on SP321411 and Lot 1 to Lot 3 on SP351245. The site is within the Greater Flagstone Priority Development Area (PDA), which spans 7,188 hectares (ha) between future employment precincts at North MacLean and Bromelton. Development in this area is governed by the Economic Development Act 2012 and the Greater Flagstone PDA Development Scheme (the Development Scheme), which began on 8 October 2011. The site is mainly within the Urban living zone, with a small portion (not the subject of this application) in the Environmental protection zone.

The site has a comprehensive development approval history, starting with an overarching approval (DEV2012/248) that allowed various uses per the Undullah Whole of Site Plan. Over the past decade, several Context Plans, Infrastructure master plans, Overarching site strategies, PDA Development Permits, and an Environmental Protection and Biodiversity Conservation Act approval (2015/7530) have been issued to prepare the site for development. This DA seeks a PDA Development Permit for Reconfiguring a Lot (575 Residential Lots, Parks, and Road) in accordance with a Plan of Development (ROL4) and Operational Work (Advertising Devices) in accordance with a Plan of Development and an updated Context Plan. ROL4 represents the first stage of residential development for the Monarch Glen Master Plan (MGMP) area, previously known as Undullah, and is the fourth reconfiguring a lot application by Mirvac for this land. It includes precincts 101 and 102, the intersection of Homestead Drive, new access roads, trunk sewer, and public open space.

The PDA aims to provide approximately 51,500 dwellings for a projected population of 138,000 people, becoming a major centre for residential, employment, and regional activities. The Monarch Glen Master Plan area will contribute over 7,000 new dwellings to the PDA, with ROL4 providing an initial 575 residential lots and supporting infrastructure like roads, sewer and parkland. ROL4 will support the PDA's growth by offering much-needed housing. According to the Development Scheme's assessment table, ROL4 is Permissible Development, requiring MEDQ assessment under section 85 of the ED Act and considering section 87 matters. ROL4 complies with all relevant DA assessment matters, including the ED Act provisions, State interests, EDQ Guidelines, the Development Scheme, and existing approvals.

This application demonstrates ROL4:

- Forms the first stage of Mirvac's newest master-planned community, housing ~7,300 families and 18,000+ residents.
- Boosts housing supply, diversity, and affordability, delivering 575 critical residential lots in a strategic location.
- Offers varied lot sizes (210m<sup>2</sup>–966m<sup>2</sup>) to support diverse dwelling types and affordability levels.
- Is located near key services and infrastructure, including Flagstone Village, schools, and sports facilities.
- Ensures efficient delivery of essential infrastructure (water, sewer, roads, transport, utilities, and parks).
- Is designed to mitigate bushfire, flood, slope, and noise hazards.
- Protects ecologically significant areas and provides 7.897 ha of open space.
- Complies with existing approvals for land use, vegetation clearing, and infrastructure planning (IMP, OSS, EPBC Act).

Table 1 below provides a summary of ROL4.

Table 1      Application Summary

Application Summary		
Applicant	Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 C/- Ethos Urban Contact: Belinda Mackay & Morgan Randle	
Site Address	Homestead Drive, Monarch Glen	
Real Description	Property	Primary Lot: Lot 1 on SP351245 Access Lot: Lot 50050 on SP332140 and Lot 907 on SP332140 Context Plan Area: Lots 1-3 on SP351245 and Lot 800 on SP321411
Site Area	47.27 ha (ROL4 area), 1,024 ha (entire site)	



Application Summary	
<b>Priority Development Area</b>	Greater Flagstone Priority Development Area
<b>Zoning</b>	<ul style="list-style-type: none"> <li>Urban Living Zone</li> <li>Environmental Protection zone (small portion of the western boundary)</li> </ul>
<b>Relevant Overlays</b>	<u>State overlays:</u> <ul style="list-style-type: none"> <li>Native vegetation (category B &amp; category x)</li> <li>Koala habitat area (core koala habitat area)</li> <li>State transport (Railway corridor, area within 25m of a railway corridor)</li> </ul>
<b>Proposal</b>	PDA Development Permit for Reconfiguring a Lot (575 Residential Lots, Parks and Road) in accordance with a Plan of Development and Operational Work (Advertising Devices) in accordance with a Plan of Development
<b>Level of Assessment</b>	Permissible development
<b>Public Notification</b>	Not required (Context Plan previously endorsed under DEV2017/857)

# 1.0 Preliminary

## 1.1 Introduction

This DA, prepared by Ethos Urban for Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 (Mirvac), seeks approval from MEDQ for a PDA Development Permit for Reconfiguring a Lot (575 residential lots, parks, and roads) and Operational Work (Advertising Devices) in accordance with a Plan of Development as part of the first stage ('ROL4') of the Monarch Glen Master Plan (MGMP). It includes an update to the approved Context Plan (DEV2017/857). The site, located at Homestead Drive, Monarch Glen, spans multiple lots within the Greater Flagstone PDA, primarily in the Urban Living Zone, with a small portion in the Environmental Protection Zone. Positioned in South East Queensland's southwest growth corridor, the area is a key priority for residential and employment expansion, supporting one of Australia's largest job and industry growth regions.

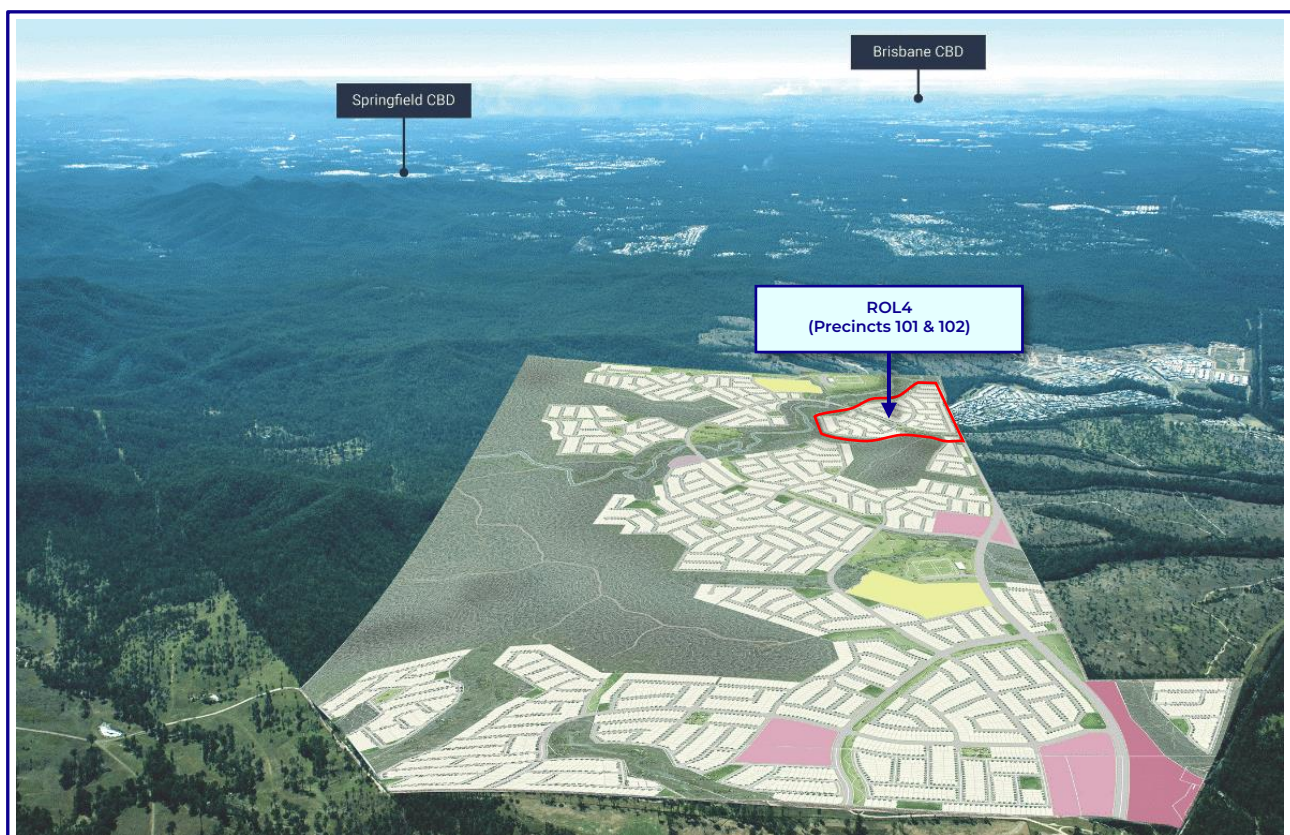
## 1.2 Broad Vision for Monarch Glen

Monarch Glen was gazetted as a suburb within the City of Logan on 20 May 2016, previously part of Undullah Station. Named after the local Monarch Butterfly, the 1,024ha master-planned community by Mirvac will house ~7,300 families and 18,000+ residents, 38km from Brisbane's CBD. The MGMP includes essential infrastructure such as schools, shops, parks, and sports fields while preserving 400ha of green corridors for recreation, featuring scenic walking, hiking, and cycling paths.

The MGMP provides:

- 7,000+ residential lots
- 1 state high school & 1 primary school (potential for more)
- 3 district sports parks, 11 neighbourhood parks, & 1 district recreation park
- A district centre at the future train station
- Karawatha Interpretive Community Centre & 3 neighbourhood centres
- Significant conservation bushland

Aligned with Mirvac's reconciliation commitment, an Information & Educational Centre will share the area's rich First Nations history. ROL4 marks the first residential stage, comprising Precincts 101 and 102.



**Figure 1** Monarch Glen Master Plan

Source: Mirvac, 2024 [edited by Ethos Urban]

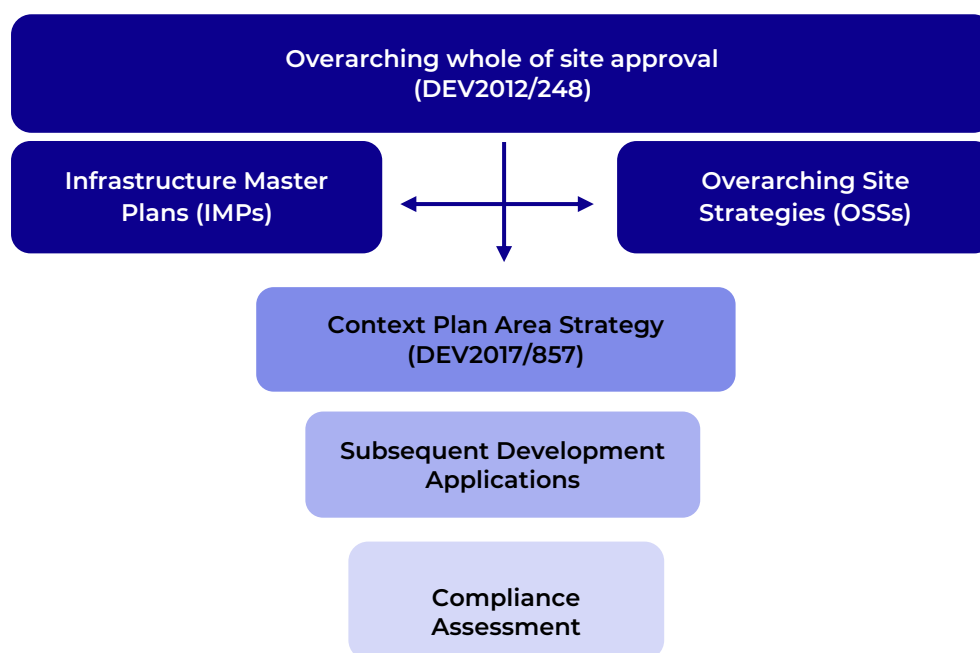
### 1.3 Application Approach

There is an existing Overarching whole of site approval (DEV2012/248) which acts as the originating approval and facilitated the conversion of vacant, vegetated land to multiple uses. This approval sets the framework in terms of category of assessment for future development of the Suburban neighbourhood, District centre and Neighbourhood centre land uses under the Urban living zone.

Following this approval and the associated IMPs and Overarching Site Strategies OSSs, a Context Plan Area Strategy (Context Plan) was endorsed (DEV2017/857). This Context Plan sets out the intended layout of development within the MGMP area.

In 2024, Mirvac secured the right to develop the site and has reimagined the delivery and design of the existing approvals. This DA seeks to facilitate the first stage of the MGMP, being ROL4 through a PDA Development Permit for Reconfiguring of a Lot (575 Residential Lots, Parks and Road) in accordance with a Plan of Development and Operational Work (Advertising Devices) in accordance with a Plan of Development. This DA includes an update to the Context Plan to reflect additional information and studies which have been undertaken and provide greater clarity on how best to deliver the MGMP.

The application approach is illustrated in **Figure 2**.



**Figure 2 Application Approach**

Source: Ethos Urban, 2025

### 1.4 Strategic Context

Over recent years, the Queensland Government and Logan City Council (Council) have published several strategic documents to help guide the development of South East Queensland (SEQ) and the Logan City Council LGA. With a population nearing 342,000 and a land area of 957 square kilometres, the City of Logan is one of the largest and fastest-growing cities in Australia. As discussed above, the PDA is located within SEQ's and City of Logan's southwest growth corridor.

ROL4 contributes to the growth aspirations of the southwest growth corridor and aligns with several strategic documents, including:

- Homes for Queenslanders Report
- Council's Economic Development Strategy 2022 to 2027
- Logan Housing Strategy 2020

The relevance of these documents is discussed in more detail in the sections below.

#### 1.4.1 Homes for Queenslanders Report

The Homes for Queenslanders Report was developed following the Queensland Housing Summit in October 2022 and focuses on five (5) key pillars aimed at improving housing accessibility. The report sets a target of delivering **1 million new homes by 2046**, emphasising that increasing housing supply is the best approach to improving affordability. Key actions outlined in the report include a \$350 million incentive for housing near existing infrastructure, mandatory regional housing targets, streamlined development approvals, modern construction methods, and a short-term rental registration scheme. The ROL4 project aligns with these goals by delivering additional housing in a well-connected area, contributing to affordable housing and supporting future high-density development.

#### **1.4.2 Council's Economic Development Strategy 2022 to 2027**

The Council's Economic Development Strategy 2022-2027 aims to foster economic growth in Logan through investment and strategic planning. The City of Logan has seen steady economic expansion over the past decade, with key industries such as healthcare, construction, manufacturing, and education playing a major role. The strategy outlines five key directions, including business support, investment attraction, and youth employment pathways. A major milestone in this strategy is a \$1.2 billion infrastructure agreement for Greater Flagstone and Yarrabilba. Logan's youthful and culturally diverse population provides a unique economic advantage, offering a strong workforce pipeline. The ROL4 development contributes to this strategy by creating housing in a high-growth area, supporting industries such as construction, retail, and healthcare.

#### **1.4.3 Logan Housing Strategy 2020**

The Logan Housing Strategy 2020 was developed to guide residential growth and ensure future housing remains accessible, well-located, and diverse. Over the past decade, Logan has experienced rapid population and housing growth, with this trend expected to continue due to ongoing residential development and the establishment of Priority Development Areas (PDAs). The city has the capacity to add 56,000 new dwellings by 2036, and the strategy seeks to ensure future housing meets the needs of Logan's diverse community. ROL4 plays a key role in achieving these housing targets by delivering 575 new dwellings within a PDA, ensuring access to essential infrastructure, services, and community facilities.

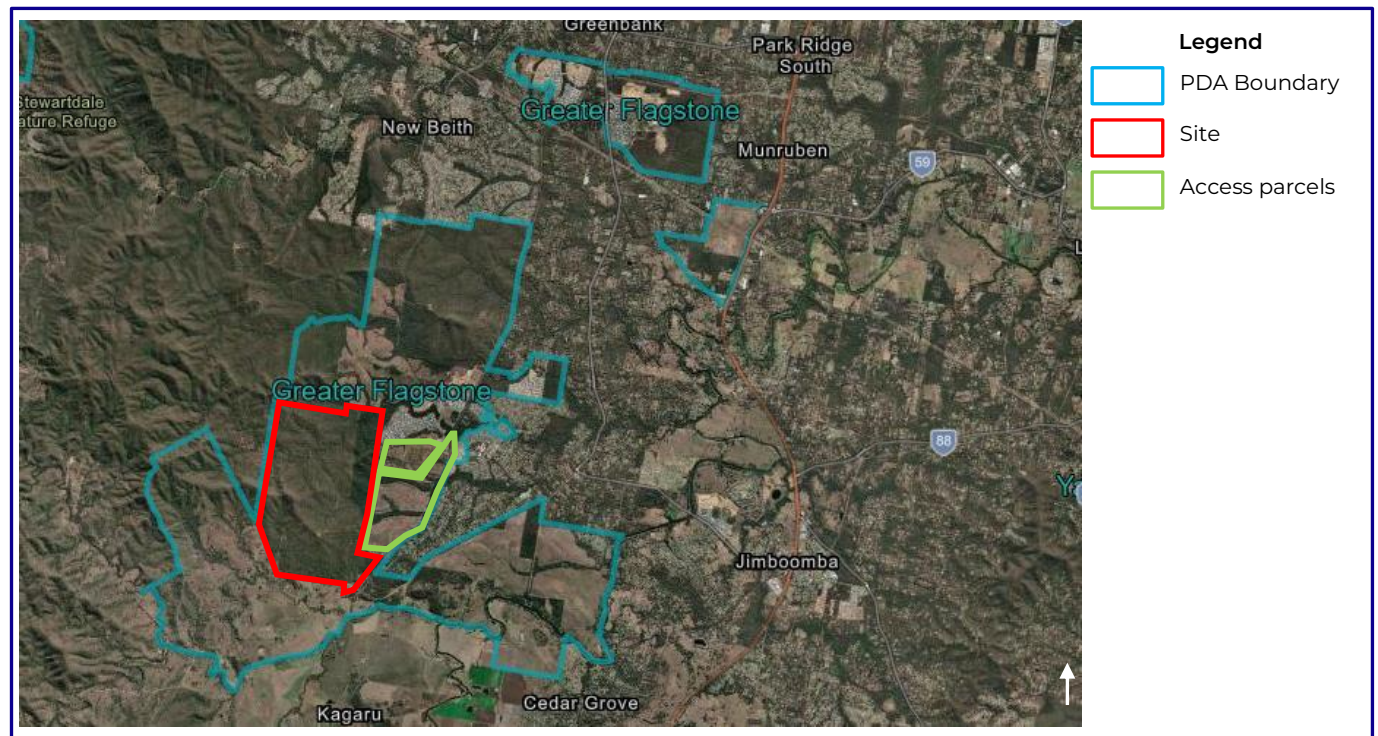


## 2.0 Site Characteristics

### 2.1 Site Details and Location

The site is located within the Greater Flagstone PDA, positioned between two (2) future employment precincts at North Maclean and Bromelton. The PDA is an area undergoing rapid urbanisation and is identified as a strategic priority area for future growth. The PDA is expected to provide approximately 51,500 dwellings to house a projected population of 138,000 people and is situated within SEQ's southwest growth corridor.

The PDA boundary map is provided in **Figure 3**.



**Figure 3** Greater Flagstone PDA Boundary Map

Source: Economic Development Queensland, 2024

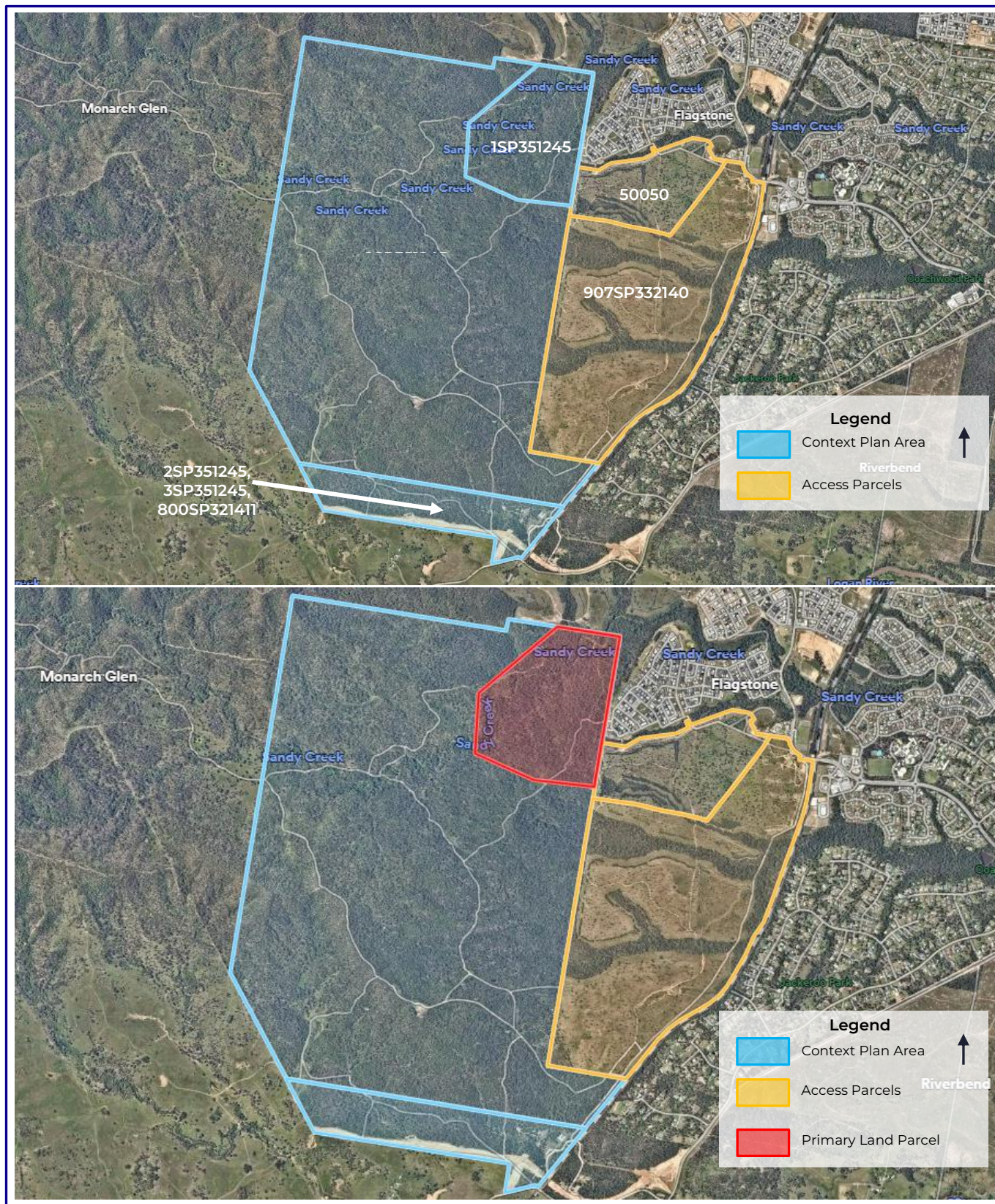
### 2.2 Surrounding Uses

The areas surrounding the site contain a mix of rural and rural residential land uses as follows:

- **North:** The majority of adjoining land to the north and east is undeveloped, vegetated land. There is a pocket of land within the PDA adjoining the northeastern section of the site that is developed for residential use.
- **South/East:** Land to the south and east of the site comprises rural landholdings, predominantly cleared of vegetation and used for grazing purposes. Further to the southeast, running along Bushman Drive and Teviot Road are areas developed for commercial and residential use, both within and external to the Greater Flagstone PDA.
- **East:** The Sydney-Brisbane railway corridor is located east of the site.
- **West:** Land to the southwest of the site comprises predominantly cleared, rural landholdings used for grazing.

An aerial image of the site is provided in **Figure 4** and identifies the lots relevant to each component of ROL4.





**Figure 4 Aerial View of Site and Surrounds**

Source: Nearmap, 2025


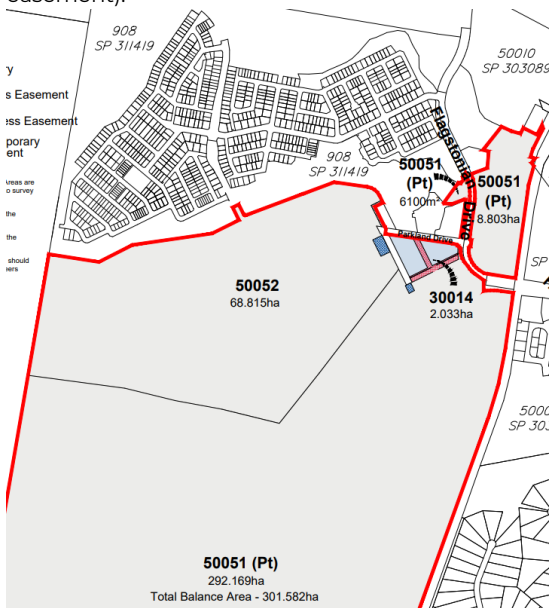
## 2.3 Surrounding Development

Development surrounding the site is detailed in **Table 2** below. In summary, the land immediately surrounding the site has been subject to several approvals in recent years which has facilitated the provision of key infrastructure to support development within the PDA. More specifically, land to the east of the site (within the PDA) comprises the PEET Flagstone development. Once complete, Flagstone Centre will cover approximately

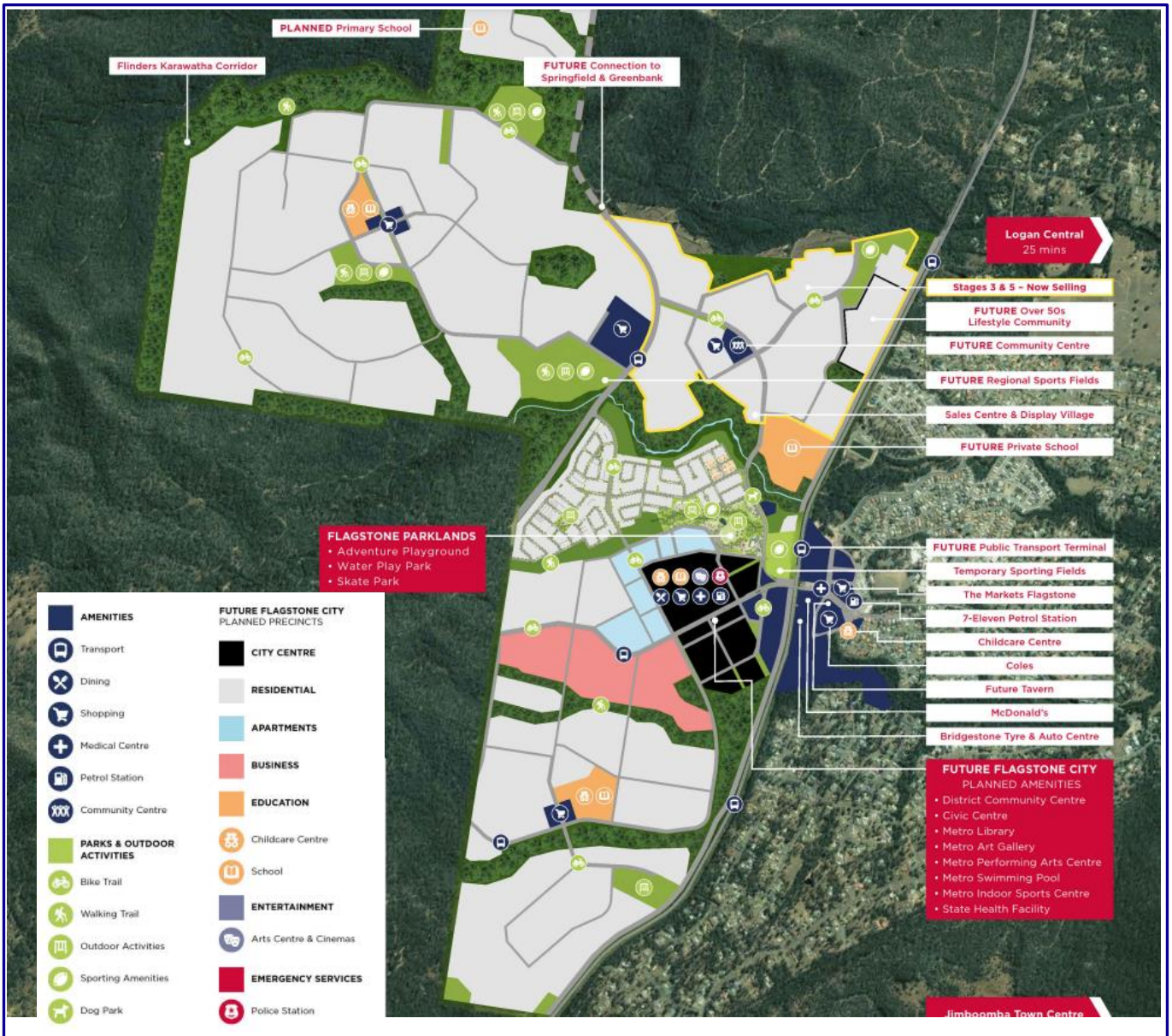
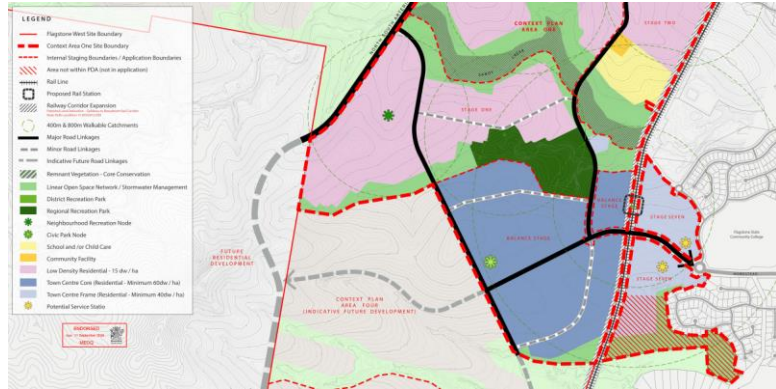


126ha, with 44,000m<sup>2</sup> of retail space and 58,000m<sup>2</sup> of office space. An excerpt of PEET's Flagstone Master Plan is provided in **Figure 5**.

**Table 2**      **Surrounding Development**

Application No.	Location	Description
DEV2024/1518	New Beith Road and Everdell Road, New Beith described as Lot 1 on RP35155 and Lot 10 on SL6002	<ul style="list-style-type: none"> <li>PDA development application DEV2024/1518 for a Development Permit for Reconfiguring a Lot (786 residential lots, parks and new roads) with associated Plan of Development.</li> <li>Application was considered Properly Made by EDQ on 26 June 2024 and is currently under assessment.</li> </ul>
DEV2024/1508	New Beith Road and Flagstonian Drive, New Beith described as Lot 908 on SP335853, Lot 911 on SP340293, and Lot 989 on RP854074.	<ul style="list-style-type: none"> <li>PDA Development Permit for Reconfiguring a Lot – boundary realignment (3 lots into 3 lots).</li> <li>Approved 24 May 2024.</li> </ul> 
DEV2024/1491	Land adjoining the site	<ul style="list-style-type: none"> <li>Reconfiguring a Lot – 4 lots into 1,635 residential lots, 1 medium density lot, 3 potential childcare centre lots, 1 district centre lot, 2 local centre lots, 1 state primary school lot, 2 community infrastructure lots (community centre and emergency service), balance lots, stormwater management lots, parks and new roads, and;</li> <li>Associated Plan of Development at New Beith and Everdell Roads, New Beith described as Lot 1 on RP35155, Lot 989 on RP854074, and Lots 908 on SP335853 and 911 on SP340300.</li> </ul>
DEV2022/1313	Flagstonian Drive, Flagstone (part Lot 907 on SP332140 and part Lot 50050 on SP332140)	<ul style="list-style-type: none"> <li>PDA Development Permit for Reconfiguring a Lot (2 lots into 3 lots and access easement).</li> </ul> 

Application No.	Location	Description
DEV2022/1312/2	Flagstone described as Lots 907 and 50050 on SP332140	<ul style="list-style-type: none"> <li>Flagstone City Centre Master Plan.</li> <li>Approved 11 September 2024</li> <li>Change to PDA Preliminary Approval for Material Change of Use for development in accordance with a Master Plan at Lot 907 Flagstonian Drive, and endorsed Context Plan</li> </ul>



**Figure 5** Flagstone Master Plan

Source: PEET

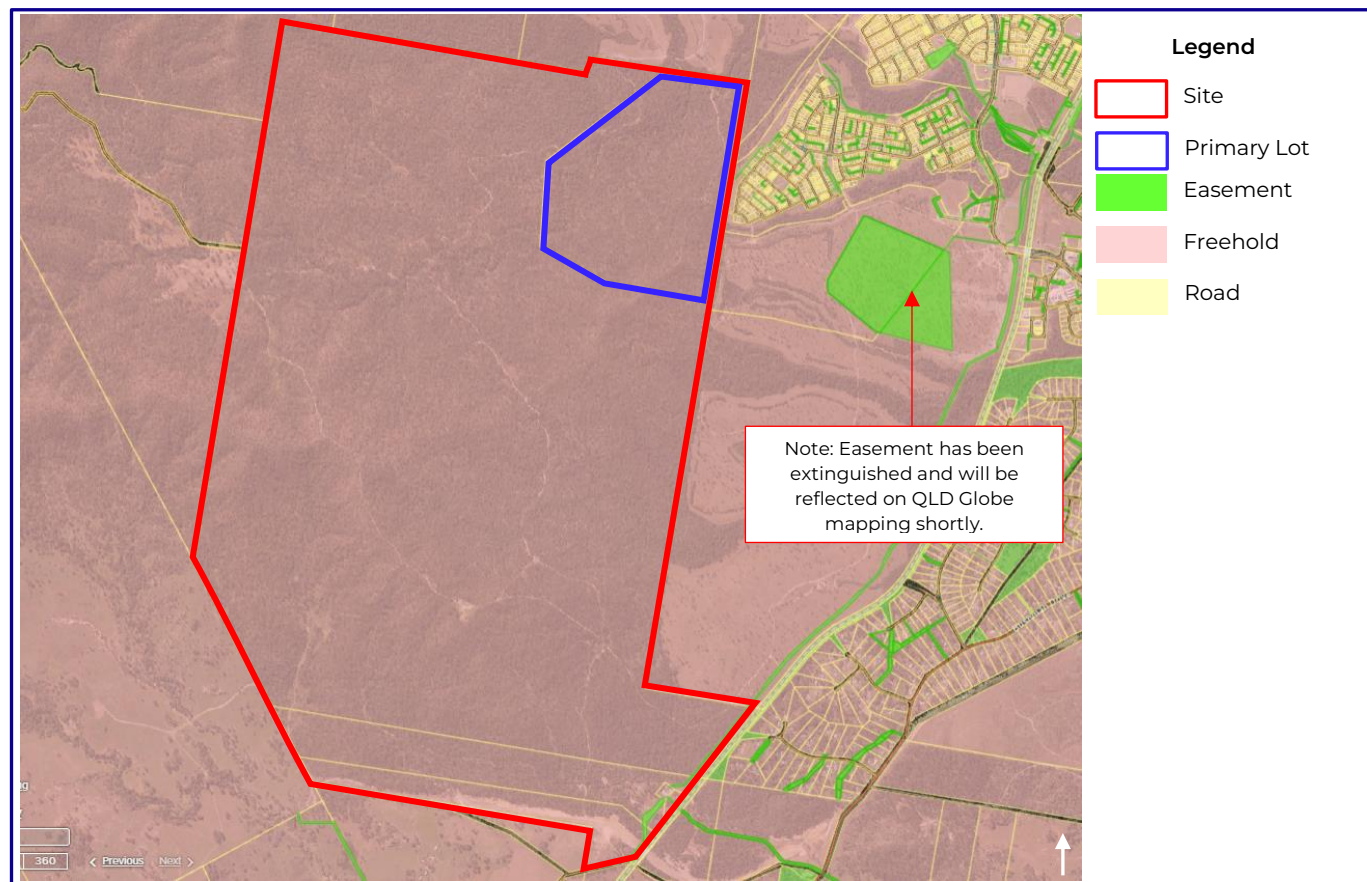


## 2.4 Site Tenure

An overview of the land parcels subject of this DA is provided in **Table 3** below. A copy of the Owner Consents are provided under **Attachment A**. A copy of the relevant searches including title searches, environmental management register and contaminated land register searches are provided under **Attachment B**.

**Table 3 Overview of Land Parcels**

Lot	Purpose	Registered Owner	Tenure	Encumbrances
1SP351245	Primary Lot / Context Plan Area	Pioneer Fortune Pty Ltd	Freehold	N/A
50050SP332140	Access-subject of the a Catalyst Infrastructure Agreement	Peet Flagstone City Pty Ltd		<ul style="list-style-type: none"> <li>Easement A on SP332140 (1,362m<sup>2</sup>)</li> <li>Easement D on SP183944 (216,500m<sup>2</sup>) – we note this easement has been extinguished and QLD globe will be updated shortly to reflect this.</li> </ul>
907SP332140				<ul style="list-style-type: none"> <li>Easement EQ on SP311393 (31,690m<sup>2</sup>)</li> <li>Easement ES on SP311394 (7,722m<sup>2</sup>)</li> <li>Easement B on SP183944 (unknown area)</li> <li>Easement C on SP183944 (113,600m<sup>2</sup>) – we note this easement has been extinguished and QLD globe will be updated shortly to reflect this.</li> </ul>
800SP321411	Context Plan Area	Logan City Council		N/A
2SP351245		Pioneer Fortune Pty Ltd		<ul style="list-style-type: none"> <li>Easement A on SP321410 (4,959m<sup>2</sup>) (trunk sewage)</li> <li>Easement B on SP321411 (1,452m<sup>2</sup>) (trunk sewage)</li> <li>Easement C on SP321411 (674m<sup>2</sup>) (trunk sewage)</li> <li>Part of Easement D on SP321411 (9,491m<sup>2</sup>) (trunk sewage)</li> </ul>
3SP351245		Pioneer Fortune Pty Ltd		<ul style="list-style-type: none"> <li>Part of Easement D on SP321411 (9,491m<sup>2</sup>) (trunk sewage)</li> </ul>



**Figure 6 Easements & Tenure**

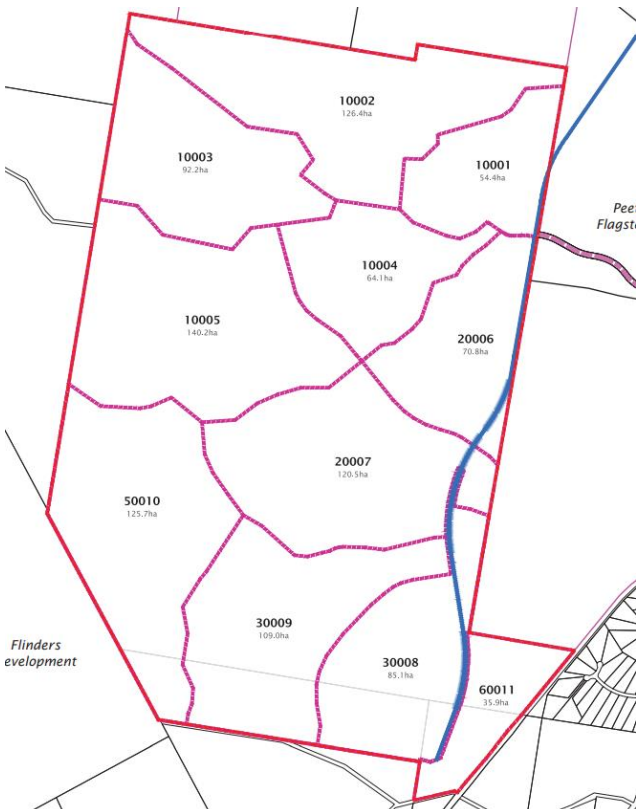
Source: Queensland Globe, 2025

## 2.5 Development Approval History

A review of all available development approvals relevant to the site has been undertaken using the online search portals provided by Australian Government's Department of Climate Change, Energy, the Environment and Water (EPBC Act Public Portal) and the Queensland Government's Department of State Development, Infrastructure, Local Government and Planning (EDQ's Current applications and approvals). These approvals are detailed in **Table 4** below.

**Table 4 Relevant Site Approvals**

Reference	Approval Date	Description
DEV2012/248	29 October 2012	<p><b>Section 59(1)(a) UDA Development Approval for a UDA Development Application For A UDA Development Permit for a Material Change of Use (Multiple Uses) at Wyatt Road Undullah (Lot 1 on SP351245, Lot 28 on RP49296).</b></p> <p>This is the originating approval at the site which approved a variety of land uses in accordance with the Undullah Whole of Site Plan. The approval is a development permit for a material change of use without a plan of development.</p> <p>The approval has a currency period of 30 years from original decision date.</p> <p>On 1 November 2016, a Change to the development approval was granted. The changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Amendment Condition 9</li> <li>• Consequential amendments to update: <ul style="list-style-type: none"> <li>- UDA to PDA</li> <li>- <i>Urban Development Land Act 2007</i> to <i>Economic Development Act 2012</i></li> <li>- Urban Land Development Authority (ULDA) to Economic Development Queensland (EDQ)</li> </ul> </li> </ul> <p>On 13 June 2024, a Change to the development approval was granted to extend the commencement of works condition to 10 years (Condition 9).</p>
DEV2014/607	1 April 2015	<p><b>Reconfiguring a lot – PDA Development Approval for PDA Development Permit for a Staged Reconfiguring a Lot – Creation of New Road and Widening of Existing Road on Lot 28 on S311174, Lots 1 and 3 on RP49296, Lots 23 and 24 on SP142997.</b></p> <p>This approval was originally granted by MEDQ on 1 April 2015 for a new road running east-west along the southern boundary of the Undullah Master Plan development area. The new road provides site access via Wyatt Road to the south and Bushman Drive to the east.</p> <p>Two requests were granted by the MEDQ to change this approval on 5 August 2016 and 31 October 2017, respectively. The changes include amendment to conditions, inclusion of revised subdivision plans and civil/roadworks plans.</p> <p>On 9 May 2023, the MEDQ approved an extension to the currency period of the development approval by 10 years. The development approval benefits from the COVID-19 Applicable Event declaration made by the MEDQ, therefore an additional 2-year extension applies. The currency period ends on 1 April 2027.</p>
DEV2017/857	12 January 2018	<p><b>PDA development approval for Development Permit for Reconfiguring a Lot and Context Plan.</b></p> <p>This development permit approved a 1 into 11 management lot subdivision. The approval included endorsement of a context plan which was subsequently endorsed on 12 January 2018.</p> <p>The approval has a currency period of 20 years, expiring on or about 12 January 2038.</p> <p>On 18 January 2018, MEDQ decided to grant an application to change the approval which amended the timing of condition 2, items 2 (iv)-(vi), to include prior to the commencement of use for the first dwelling on each lot.</p>

Reference	Approval Date	Description
		
DEV2017/907	15 March 2018	<p><b>PDA development approval for a Development Permit for Reconfiguring a Lot for a Road</b></p> <p>This approval permits road opening at Flagstonian Drive and an extension to Homestead Drive.</p> <p>On 8 December 2023 MEDQ approved an extension to the currency period by 7 years and confirmed in the decision notice the approval benefits from the 2 year COVID-19 Applicable Event declaration. Therefore, the total applicable currency period is 9 years from the original approval date, being 15 March 2027.</p> <p>On 2 October 2024, the MEDQ approved a change to conditions allowing future works associated with the road construction to be considered through compliance assessment.</p>
EPBC 2015/7530	5 February 2020	<p><b>Approval under the EPBC Act to undertake a controlled action.</b></p> <p>This is an approval to undertake a controlled action and construct/operate the Undullah Master Plan residential development issued under the EPBC Act.</p> <p>The currency period of this approval ends 1 February 2050.</p>
DEV2021/1192	17 September 2021	<p><b>Operational Work – Clearing Vegetation (Tranche 1B and 1C) on Lot 1 on SP351245</b></p> <p>On 17 September 2021, MEDQ granted approval for vegetation clearing in the northern section of the MGMP area known as Tranche 1B and 1C. The approval has a currency period of 4 years, being 17 September 2025.</p> <p>A Section 99 Change to this approval was approved on 3 March 2025 (DEV2021/1192/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site.</p> <p>An application to extend the currency period by a further four (4) years to 17 September 2029 is currently under assessment.</p>
DEV2021/1241	16 December 2021	<p><b>Operational Work – Vegetation Clearing (Tranche 2) on Lot 1 on SP351245.</b></p> <p>On 16 December 2021, MEDQ granted approval for vegetation clearing in the eastern section of the MGMP area known as Tranche 2. The approval has a currency period of 8 years, being 16 December 2029.</p> <p>A Section 99 Change to this approval was approved on 28 February 2025 (DEV2021/1241/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site.</p>
DEV2021/1250	25 March 2022	<p><b>Operational Work – Vegetation Clearing (Tranche 3) on Lot 1 on SP351245, Lot 28 on S311174 and Lot 3 on SP321411</b></p> <p>On 25 March 2022, MEDQ granted approval for vegetation clearing in the south-eastern section of the MGMP area known as Tranche 3. The approval has a currency period of 8 years, being 25 March 2030.</p> <p>A Section 99 Change to this approval was approved on 20 March 2025 (DEV2021/1250/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site.</p>

Reference	Approval Date	Description
DEV2021/1168	17 May 2022	<b>Operational work – Vegetation Clearing (Tranche 1a) on Lot 1 on SP351245</b> On 17 May 2022, MEDQ granted approval for vegetation clearing in the north-eastern section of the MGMP area known as Tranche 1A. The currency period for the approval is 8 years, being 17 May 2030.
DEV2024/1542	6 November 2024	<b>Reconfiguring a lot – 3 lots into 3 lots and access easement (management subdivision)</b> On 6 November 2024, MEDQ granted approval for a 3 into 3 lot management subdivision.

## 2.6 Infrastructure Delivery

The site is not currently serviced by reticulated water, gas, telecommunications services, sewer or stormwater management infrastructure.

Several IMPs are endorsed via compliance assessment under the Overarching whole of site approval (DEV2012/248) which provide a framework for both interim and ultimate development scenarios. The below provides a summary of the approved IMPs.

### 2.6.1 Infrastructure Master Plans (IMPs)

The Overarching whole of site approval (DEV2012/248) included several conditions requiring the submission of IMPs for different infrastructure items. The IMPs guide infrastructure delivery and were required to be endorsed prior to development commencing. The IMPs are outlined in **Table 5** below.

To support the updated Context Plan proposed as part of this DA, updated IMPs are being prepared and will be submitted concurrently with this application.

**Table 5** Summary of IMPs

Infrastructure	Corresponding Condition	Endorsement Date
Community facilities	Condition 16	6 October 2016
Energy, communications and gas	Condition 17	29 August 2016
Access and movement	Condition 18	1 March 2017
Sewer	Condition 19	16 December 2016
Water	Condition 20	16 December 2016
Stormwater	Condition 21	15 December 2016 (amended in red and not updated)
Earthworks	Condition 22	16 December 2016
Community greenspace	Condition 23	13 October 2016

Source: Development Approval DEV2012/248

### 2.6.2 Overarching Site Strategies (OSSs)

The Overarching whole of site approval (DEV2012/248) included several conditions (see conditions 2, 4, 24-29) requiring the submission of OSSs. The OSSs deal with various components and were required to be endorsed prior to development commencing.

The OSSs are outlined in **Table 6** below.

To support the updated Context Plan proposed as part of this DA, updated OSSs are being prepared and will be submitted concurrently with this application.

**Table 6** Summary of OSSs

Site Strategy	Corresponding Condition	Endorsement Date
Total water cycle management	Condition 24	16 December 2016
Natural environment	Condition 25	20 June 2017

Site Strategy	Corresponding Condition	Endorsement Date
Ecological sustainability and innovation	Condition 26	15 June 2016
Community development	Condition 27	6 October 2016
Housing diversity and affordability	Condition 28	6 October 2016
Employment and economic development	Condition 29	6 October 2016

Source: Development Approval DEV2012/248

### 2.6.3 Access

The site is accessed via an unformed road being Wyatt Road to the south. In this region, the primary state-controlled traffic-carrying routes are:

- Mount Lindesay Highway: provides a high-speed north-south link with the Logan Motorway and southern Brisbane suburbs; and
- Logan Motorway: facilitates east-west transportation between the Ipswich Motorway, Gateway Motorway and the Pacific Motorway.

# 3.0 Pre-lodgement Meeting Minutes

Prior to the lodgement of this DA several pre-lodgement meetings have been held with EDQ and Council to discuss the broader MGMP. The aim of these meetings was to:

- Confirm the scope, extent and status of existing development approvals.
- Clarify any implications on the IMPs and OSSs.
- Discuss the approval framework, development staging and approach to more detailed development applications.

The outcomes of these meetings are outlined in the below subsections of this report.

## 3.1 Economic Development Queensland

Pre-lodgement engagement in the form of four (4) meetings have been undertaken with EDQ. The first three (3) meetings broadly discussed the MGMP while the fourth meeting was specific to ROL4.

The first three (3) pre-lodgement meetings were held on 15 August 2023, 23 August 2023 and 24 August 2023. Key outcomes of these meetings, relevant to the ROL4, are summarised below:

EDQ confirmed all approvals have been appropriately captured (see **section 2.5**).

- All IMPs and OSSs required under the overarching approval (DEV2012/248) have been endorsed.
- Dwelling densities still apply in accordance with the endorsed Concept Plan and Development Scheme.
- During the meeting held on 24 August 2023, EDQ advised of an increase in household size from 2.4 in 2066 to 2.7. Based on this, it is anticipated that there will be a need to update certain IMPs such as Water Supply and Traffic.
- ROL applications are to be lodged with Precinct network plans for each precinct.
- The delivery of New Beith Road and Homestead Drive extensions are to be delivered by Pioneer Fortune and PEET.

The fourth pre-lodgement meeting was held on 11 October 2024 and responses to each of the items discussed are provided below in **Table 7**.

**Table 7** Summary of EDQ Pre-lodgement Meeting Minutes

Key Feedback Item	Response
General Approval Approach	
<ul style="list-style-type: none"><li>• EDQ confirms all lots the subject of the application including for access purposes are to be referenced in the application.</li><li>• EDQ has no issues with providing for flexibility in staging provided it does not impact delivery of infrastructure.</li></ul>	<p>All relevant land parcels have been included as part of this application.</p> <p>Staging flexibility noted.</p>
Relocation of Neighbourhood Centre 1 (NC1)	
<ul style="list-style-type: none"><li>• EDQ may consider relocating NC1 and it does not need to be included in ROL4. EDQ advised that a report is needed to justify the locations of all retail centres by examining the retail needs of the development and its impact on the retail hierarchy.</li><li>• It was agreed that the Context Plan will be updated to note that the location of centres are still flexible. Final locations of centres will be confirmed by an economic assessment as part of future applications.</li></ul>	<p>The location of NC1 has been revised to the eastern boundary as illustrated in the Context Plan provided under <b>Attachment E</b>. It is acknowledged an Economic assessment will be provided with future applications.</p>
Regional Sports Park Locations	
<ul style="list-style-type: none"><li>• The proposed relocations and amended sizes of the Sports Parks are noted.</li><li>• The revised approach may be supported subject to the application demonstrating compliance with PDA guideline no. 12 – Park Planning and Design, the response should</li></ul>	<p>Amendments to parks will be assessed by EDQ through compliance assessment of the Community Greenspace IMP. The redistribution of sports parks has been informed by a greater understanding of the geotechnical and stormwater constraints of the site. The revised compilation of open</p>

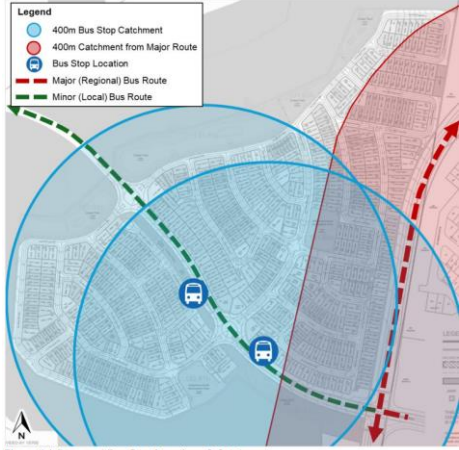


Key Feedback Item	Response
include calculations demonstrating the appropriate rate of provision has been applied considering the overall development.	recreational space presents a solution that is in keeping with the requirements of PDA guideline no. 12 – Park Planning and Design (refer <b>Attachment N</b> ).
<b>Retention Basin Design</b>	
<ul style="list-style-type: none"> <li>Mirvac advised EDQ of recent discussions with Logan City Council about future assets, which will be handed over to them, including stormwater assets and retaining walls in open space.</li> <li>EDQ confirmed the need for Logan City Council to be accepting of any retaining walls within the retention basins as these areas will become their assets in the long term.</li> <li>The size of the retention basins and the location adjacent to roads will result in them being a prominent feature, the DA should detail landscape treatments proposed to ensure they do not detract from the high standard of landscape amenity proposed in the development and ensure usability and safety of public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>For ROL4, a total of three (3) detention basins are proposed to border the north-western area of the development. Concept plans for the detention basins are provided in <b>Appendix B</b> of the Stormwater Management Plan (refer <b>Attachment J</b>). The detention basins link to linear greenspace and also serve as a buffer between the conservation area and residential development.</li> <li>A Landscape Master Plan prepared by Vee Design and provided under <b>Attachment D</b>. The proposed landscape treatments will not detract from the high standard of landscape amenity proposed in the development and ensure usability and safety of public spaces.</li> </ul>
<b>Tranche 1A Clearing</b>	
<ul style="list-style-type: none"> <li>It was agreed the misalignment of the vegetation between the EPBC approval and approved clearing can be addressed via a minor amendment application to DEV2021/1168. This can be submitted concurrently with, or after the proposed ROL application.</li> <li>It is noted this needs to be correlated with the amendments to the Context Plan and demonstrated via an Ecological Assessment Report prepared by an appropriately qualified professional to justify the changes.</li> </ul>	<p>Approval for bulk vegetation clearing was granted by the MEDQ on the 17 January 2021 (Ref: DEV2021/1168). The extent of the site to be cleared is referred to as 'Tranche 1a' under this approval.</p> <p>Federal approval for clearing was also granted for clearing of the site under the EPBC Act (Ref: EPBC2015/7530) and includes conditions to offset impacts to Koalas.</p> <p>Clearing for ROL4 will be undertaken in accordance with the EPBC approval (Ref: EPBC2015/7530). Subsequently, a change was submitted for the Tranche 1a approval on 15 November 2024 (DEV2021/1168/2) to be consistent with the EPBC approval. This application is still under assessment by EDQ.</p>
<b>Neighbouring Trunk Infrastructure Delivery</b>	
EDQ confirms they are aware of the required tie-ins of infrastructure delivery with adjoining land. EDQ confirms this is being taken into consideration in the assessment of the nearby development applications and compliance assessments.	Noted.
<b>Stormwater IMP Approval Strategy</b>	
<ul style="list-style-type: none"> <li>Comprehensive flood modelling and a stormwater management plan (IMP) for the entire site must be submitted to support the Context Plan application.</li> <li>Stormwater management plans will be required for all subsequent ROLs and must align with the approved Stormwater IMP.</li> </ul>	A comprehensive flood modelling and stormwater management plan has been prepared in support of the amendment to the Context Plan and is provided under <b>Attachment J</b> .
<b>Whole of Site OSS and IMP's</b>	
<ul style="list-style-type: none"> <li>It was agreed at the meeting all updated OSSs and IMPs could be submitted at the same time as lodgement of the as the ROL. Noting the risk sits with the applicant should these documents change and require amendments to the ROL.</li> <li>Noted these documents need to be lodged for compliance assessment against the Whole of Site approval.</li> <li>Once the OSS and IMP approvals are obtained, the following documents will be required to support</li> </ul>	<p>Seven (7) IMPs and five (5) OSSs will be amended and submitted for compliance assessment concurrently with this DA.</p> <p>This DA has been assessed against the revised OSSs and IMPs.</p>

Key Feedback Item	Response
subsequent applications and ROLs for engineering, ensuring alignment with the approved IMPs <ul style="list-style-type: none"> <li>- Stormwater Management Plan</li> <li>- Water Network Analysis</li> <li>- Sewer Network Plan</li> <li>- Traffic Report</li> <li>- Earthworks details supported by Geotechnical Reports</li> </ul>	
<b>Public Notification for Context Plan Amendment</b>	
Given the nature of the amendments outlined in the pre-lodgement information it would appear the amendments are minor and therefore no requirement for re-notification.	Noted.
<b>Entry Statement Tenure</b>	
EDQ will be guided by the advice of Logan City Council if they are prepared to accept the entry statement in the road reserve.	Noted.
<b>Road Reserve</b>	
<ul style="list-style-type: none"> <li>• EDQ notes all road should be outside of private landholdings. All elements of the road should be included in road reserve not linear park.</li> <li>• Ultimately batters and retaining will need to be acceptable to the infrastructure owner (Logan City Council). Design should minimize long term maintenance and replacement costs of the infrastructure item.</li> </ul>	All roads proposed are located outside of private landholdings.
<b>Gas Supply</b>	
EDQ is prepared to consider Gas Supply in this ROL4 however the applicant will need to demonstrate how the gas line through the development meets the sustainability outcomes sought in PDA guideline no. 14 Environmental values and sustainable resource use.	An assessment of PDA guideline no. 14 is provided in <b>section 6.2</b> and demonstrates the proposed gas line through the development achieves the required sustainability outcomes of the guideline.
<b>Temporary Irrigation Line</b>	
<ul style="list-style-type: none"> <li>• Mirvac's proposal for a temporary irrigation line connected to the potable water after construction was noted. The purpose of this irrigation is to irrigate the verges and relevant planting areas at Mirvac's cost. Concerns were raised with the potential issues with removing the temporary irrigation line when this area is transferred to Council and resident expectations based on this level of maintenance. Mirvac acknowledged this as something they would deal with.</li> <li>• Use of potable water for irrigation would need to be demonstrated as meeting the sustainability outcomes sought in PDA guideline no. 14 Environmental values and sustainable resource use. EDQ's preference would be for rainwater and stormwater harvesting.</li> <li>• Mirvac's view is that the irrigation line is a more effective and efficient way of watering highly visible areas then using water trucks which create traffic nuisance and wastewater.</li> </ul>	Noted. Irrigation of landscaping of future open space areas is still being investigated and further detail will be provided as part of future applications.
<b>EDQ Comments Amended Context Plan</b>	
<ul style="list-style-type: none"> <li>• Road hierarchies, intersections, road connections, accesses, public and active transports for the RAL will be subject to Movement IMP approval as part of the context plan submission.</li> </ul>	<ul style="list-style-type: none"> <li>• Amendments to items covered under the IMPs and OSSs (e.g. trunk connector roads, parks and schools etc.) will be considered via separate compliance assessment applications.</li> </ul>



Key Feedback Item	Response
<ul style="list-style-type: none"> <li>• The connection of the Trunk Connector to the southern boundary of the Wyatt Road realignment is still under discussion. EDQ will provide further updates as more information becomes available.</li> <li>• See previous comments on the Retail Hierarchy and in terms of the locations of centres and required justification.</li> <li>• DR1 park is not located as per the DCOP provide justification for the proposed variation. See previous comments on the Regional Sports Park Location.</li> <li>• SPS1 and SSS1 will need to seek advice from Department of Education on the relocation of the school sites, justification should be provided to demonstrate the outcome sought.</li> <li>• The applicant should address the Queensland School Site Selection Guide to demonstrate the locations are suitable. It is also recommended the applicant consider the Planning for Safe Transport Infrastructure at Schools technical guidance document particularly with respect to the requirements for bus parking, active transport and public roads to school sites.</li> <li>• It is also noted the school sites are adjacent or in proximity to significant conservation areas consideration of the potential impact of the vegetation on the site as per the State Planning Policy for Bushfire as a vulnerable use (please note this will also impact the locational requirements for child care centres and may constrain the range of uses suitable in NC1 and NC2)</li> <li>• Confirm the location of the local community centre.</li> <li>• The approved Context Plan indicated areas for higher density outcomes around the neighbourhood centres and district centre this has been removed from the proposed amended Context Plan. Demonstrate the context plan will achieve the housing outcomes envisaged under the Greater Flagstone Urban Development Area – Development Scheme without these housing options. Housing diversity is critical in new cities.</li> </ul>	<ul style="list-style-type: none"> <li>• ROL4 is responding to the local market and needs for housing through the provision of additional housing and diversity of choice. ROL4 lots have been designed to: <ul style="list-style-type: none"> <li>- Provide a logical and rectilinear street pattern.</li> <li>- Respond to the natural topography of the site where possible.</li> <li>- Facilitate the development of dwellings as outlined in the PoD.</li> <li>- Provide lots designed in keeping with the consistent lot depth(s) and widths.</li> </ul> </li> <li>• School locations and bushfire risks will be further developed with the Department of Education and bushfire safety experts as the project progresses. The Context plan will be amended at the time, if required.</li> <li>• A new community centre is not proposed within ROL4. As shown in the revised Context Plan the community centre will be located to the north of NC2 and is referred to as the Karawatha Interpretive Community Centre.</li> <li>• The revised Context Plan (refer <b>Attachment E</b>) achieves the housing outcomes envisaged under the Development Scheme by providing urban residential neighbourhoods in addition to medium density residential areas. A revised Housing diversity and affordability OSS is currently being prepared and will be submitted concurrently with this application.</li> </ul>
EDQ Comments – Proposed ROL layout	
<ul style="list-style-type: none"> <li>• The local park shown in 102.01 appears to have slope constraints whilst the local park in 101.05 is irregular in shape, applicant to demonstrate the park meets the requirements of PDA guideline no 12 – Park planning and design in this regard.</li> <li>• Location of bus stops to be considered, is there potential to relocate to increase the service catchment, currently less than 90% of lots are not within 400m of a bus stop.</li> <li>• Investigate the potential to provide additional mid-block connections to the northeast through 101.01 and 101.5 and provide a connection to 102.01 to the south.</li> <li>• There are a number of areas shown as Pedestrian linkage/landscaping these proposed parcels have irregular shapes and sizes if these areas are proposed as a dedicated public asset agreement from LCC should be sought as the ultimate owner of the infrastructure. If this land does not meet LCC requirements they appear to have limited utility as development parcels. Otherwise amend the layout to minimise/eliminate these areas.</li> <li>• Direct lot access to trunk connectors is in accordance with EDQ Guideline 6 Street Movement Network for road characteristics.</li> <li>• Concerns are raised with the single access for such a large development, applicant acknowledges secondary access in the future is required at a suitable location. However, it is not required in precinct 101 and 102</li> </ul>	<ul style="list-style-type: none"> <li>• Two (2) Neighbourhood recreation parks are proposed within ROL4. The design of the parks has been revised to achieve the required dimensions and is rectangular in shape.</li> <li>• The location of the bus stops and their associated walkable catchment (400m) is identified in Figure 5.1 of the Traffic Impact Assessment (refer <b>Attachment H</b>). Most of the residential lots are located within reasonable walking distance of 400m of a future public transport route / stop. Only circa 25 lots are located outside of the 400m walking radius. This is consistent with public transport requirements of the Development Scheme, 96.4% of residential dwellings are located either within the catchment of the proposed bus stop or within 400m of future services on New Beith Road.</li> </ul>

Key Feedback Item	Response
<ul style="list-style-type: none"> <li>Housing Diversity – the ROL proposes mainly standard residential lots. The application is to demonstrate a range of housing types, tenures and form. The development is to provide for the inclusion of multiple dwelling products, terrace lots, micro lots etc to meet the required outcomes of the development scheme. EDQ acknowledges the early stage of development and the slope constraints, may impact the viability of the inclusion of these products however the lack of diversity is a matter of concern and should be addressed in the application the applicant is referred to EDQ Practice Note no 01 Housing Diversity.</li> <li>The opportunity of any potential display village to showcase new products available in the development and improve uptake of alternative products is strongly encouraged by EDQ.</li> </ul>	 <p>Figure 5.1: Proposed Bus Stop Locations &amp; Catchment</p> <ul style="list-style-type: none"> <li>Pedestrian links are proposed to be dedicated to Council. Dedication arrangements and compliance with Council standards will be resolved with Council.</li> <li>Direct lot access to trunk connectors will be provided in accordance with EDQ Guideline 6 Street Movement Network for road characteristics.</li> <li>Temporary emergency access will be provided along the eastern boundary of the site which will be accessible from sub-precinct 101.07. The temporary emergency access will be provided until alternative secondary access is provided in later stages. Given the nature of the MGMP, a meaningful regional solution, supported by planning authorities and adjoining landowners in the PDA will need to be utilised to address the secondary access requirement. Please refer to section 2.1.3 of the Bushfire Management Plan provided under <b>Attachment M</b>.</li> <li>ROL4 provides a variety of allotment sizes, which will enable the delivery of a range of dwelling types, as demonstrated in <b>section 4.3.1</b>. ROL4 has been updated in response to EDQ feedback to include small lots adjacent to the detention drainage (within sub-precinct 101.05). The lot typologies proposed will provide appropriate levels of amenity and outdoor space.</li> <li>Noted.</li> </ul>

### 3.2 Logan City Council

A pre-lodgement meeting was held with Council on 26 September 2024. A response to each of the relevant items raised is provided in **Table 8** below.

**Table 8 Summary of Council Pre-lodgement Meeting Minutes**

Key Feedback Item	Response
<b>General</b>	
<p><b>Entry Road Verge</b></p> <p><i>Ideally maximum batters should be 1:4 in accordance with Planning Scheme Policy 5, however it is acknowledged that there are topographical constraints on site that may limit this being achieved.</i></p> <p><i>From an engineering perspective, the stability of any cut/fill/retaining in this area would be of the most importance.</i></p> <p><i>It is also recommended that treatments (i.e. landscaping, planting) be applied to any large batters, retaining walls or cut rock faces to ensure visual amenity is maintained.</i></p>	<p>ROL4 further ensures that landscape treatments are associated with large batters, retaining walls or cut rock faces to ensure a high level of visual amenity is achieved.</p> <p>Please refer to the Landscape Master Plan prepared by Vee Design provided under <b>Attachment D</b>.</p>

Key Feedback Item	Response												
<p><b>Entry Road Statement Tenure</b></p> <p>Depending on the scale / design of the entry statement, Council has accepted these in road reserve. Alternatively, the entry statement can be located inside of one of the entry lots and maintenance responsibilities are formalised through a lease agreement which is lodged with the Titles Office. The lease agreements generally have a lifespan of 10 -15 years.</p>	<p>The proposed location of the entry statement is provided under <b>Attachment F</b>. The detail regarding the entry statement will be subject to a future development application.</p>												
<b>Engineering</b>													
<p><b>Detention Basis</b></p> <p>Council's preference is that retaining walls are not located in or around detention basins and that retaining walls are not subject to inundation.</p> <p>It is acknowledged however that there are topographical constraints onsite that may limit this being achieved and retaining walls may be required in basins. If retaining walls are unavoidable, they should not be subject to inundation and overall heights should be limited.</p> <p>Ideally, basins should be designed generally in accordance with section 3.6 of Planning Scheme Policy 5 and are to provide the following:</p> <ul style="list-style-type: none"> <li>• Max. batter slope 1:4</li> <li>• Access ramp max. slope 1:6 and straight alignment from road</li> <li>• Max. Q20 Depth 1.2m</li> <li>• Avoid the need for safety fencing</li> <li>• 3.0m wide embankment to access weir and outlet/s</li> </ul>	<p>Boulder walls are proposed within some detention basins as demonstrated in the earthworks drawings provided under <b>Attachment I</b>. Any retaining structures within detention basins will not be subject to prolonged inundation. Logan City Council have provided initial feedback noting no major concerns with the cross-section provided to Council on 3 October 2024 via email.</p> <p>Detention basins are proposed to mitigate the developed scenario peak flows back to the existing scenario from the 63.2% AEP to the 1% AEP flood events prior to entering Sandy Creek.</p> <p>The detention volume is proposed to be located above the extended detention depth of the bioretention basins and all outlet pipes are proposed at the extended detention surface level.</p> <p>Concept plans for the detention basins are provided in <b>Appendix B</b> of the Stormwater Management Plan provided under <b>Attachment J</b> and summarised below.</p> <p><b>TABLE 3.3: MODELLED BIORETENTION PARAMETERS</b></p> <table> <tr> <th>Parameter</th><th>Value</th></tr> <tr> <td>Extended Detention Depth</td><td>300 mm</td></tr> <tr> <td>Filter Depth</td><td>700 mm to accommodate tree planting</td></tr> <tr> <td>Batter Slope to Natural Surface</td><td>1 in 4 (V:H)</td></tr> <tr> <td>TN Content of Filter Media (mg/kg)</td><td>400 mg/kg</td></tr> <tr> <td>Orthophosphate Content of Filter Media</td><td>30 mg/kg</td></tr> </table> <p>Please refer to the Civil Engineering Report and Stormwater Management Plan provided under <b>Attachment I</b> and <b>Attachment J</b>, respectively.</p>	Parameter	Value	Extended Detention Depth	300 mm	Filter Depth	700 mm to accommodate tree planting	Batter Slope to Natural Surface	1 in 4 (V:H)	TN Content of Filter Media (mg/kg)	400 mg/kg	Orthophosphate Content of Filter Media	30 mg/kg
Parameter	Value												
Extended Detention Depth	300 mm												
Filter Depth	700 mm to accommodate tree planting												
Batter Slope to Natural Surface	1 in 4 (V:H)												
TN Content of Filter Media (mg/kg)	400 mg/kg												
Orthophosphate Content of Filter Media	30 mg/kg												
<p><b>Stormwater Quality</b></p> <p>A Conceptual site based stormwater management plan or deemed to comply solution in accordance with Planning Scheme Policy 5 – Infrastructure will be required to demonstrate how the proposed development will achieve the stormwater quality design objective and the waterway stability design objective.</p> <p>Note the frequent flow management design objective is not required to be complied with. Also note that a monetary contribution for stormwater quality in lieu of onsite treatment is not applicable for this site as the waterway stability design objective applies (see 2.5.1 (4) of PSP 5).</p>	<p>A Conceptual Site Based Stormwater Management Plan has been prepared by Engeny and is provided under <b>Attachment J</b>.</p> <p>An Erosion and Sediment Control program and plan has been prepared for the construction phase of the development to support the ROL submission. The detail of this strategy is detailed in the Engineering Services Report provided under <b>Attachment I</b>.</p> <p>MUSIC modelling has been undertaken and indicates that the load-based reduction targets have been achieved with the proposed treatment methods. Please refer to section 3 of the Stormwater Management Plan for further information.</p>												
<b>Parks – Precincts 101 and 102</b>													
<p><b>Neighbourhood Recreation Park 01 – Stage 102.01:</b></p> <ul style="list-style-type: none"> <li>• The below matters should be addressed as part of detailed design:</li> </ul>	<p>A total of two (2) neighbourhood recreation parks are proposed as part of ROL4 totalling 1.03 ha:</p> <ul style="list-style-type: none"> <li>• Neighbourhood recreation park 01: 0.53 ha</li> </ul>												

Key Feedback Item	Response
<ul style="list-style-type: none"> <li>- Consider location/proximity of seating to the halfcourt of similar;</li> <li>- The half-court backboard is correctly oriented away from the road. Depending on the actual distance between the half-court to the collector road it may worth considering relocating the court further into park to minimise risk to users (e.g. balls/users running towards the road).</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhood recreation park 02: 0.50 ha</li> </ul> <p>The proposed Neighbourhood parks achieve the minimum dimensions prescribed under Table 3 and Table 4 of the Guideline 12 and are rectangular in shape.</p> <p>Council's concerns regarding the proximity of the Dog Off Leash Area (DOLA) are noted and in response, the DOLA has been removed. Further, the neighbourhood park has been relocated.</p>
<p><b>Neighbourhood Recreation Park 02 – Stage 101.05:</b></p> <ul style="list-style-type: none"> <li>• Ensure compliance with minimum dimensions (50m x 30m) under Table 4 of the guideline for kickabout.</li> <li>• Consider relocation of the kickabout/ Informal active recreational areas to the western part of the lot allowing for a more regular shape and maintaining an appropriate buffer from the road.</li> <li>• Under Guideline no 12 (Table 3) “minimum dimension of any part should not be less than 10 metres for maintenance purposes” however under Council’s Desired Standards of Service (DSS) 3.12.2.1 requires that all local parks have a regular shape and no boundary section less than 20m in dimension to facilitate maintenance.</li> <li>• There are concerns about the proximity of the DOLA to the biodiversity area – typically a DOLA would be located to minimise impacts to native wildlife and vegetation.</li> <li>• Consider relocation of DOLA in future precinct within district/metropolitan recreation park. It is Council's preference that DOLAs are located within higher order parks consistent with Council DSS - Table 3.12.3.1 – Typical embellishments for recreation park.</li> <li>• Reorient half-court where backboard is located furthest away from the road to minimise risk to users (e.g. balls/users running towards the road).</li> </ul>	<p>The proposed parks are illustrated in the Landscape Master Plan prepared by Vee Design and provided under <b>Attachment D</b>.</p>
<p><b>Linear Parks</b></p> <ul style="list-style-type: none"> <li>• Decomposed granite is not a supported hardstand treatment in high-trafficable linear parks. This hardstand treatment does wear well and constitutes a maintenance burden on Council.</li> <li>• A number of tap/bubblers are proposed but not standard within linear parks – Council as asset owner and operator would suggest these embellishments be located closer to recreational activity nodes where relevant.</li> <li>• Although bins are not a standard embellishment within linear parks the provision of these embellishments are often requested by park users.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> <li>• Bubblers/taps are now proposed for the neighbourhood recreation parks and therefore located in closer proximity to recreational notes.</li> <li>• Noted.</li> </ul>
<b>Environment</b>	
<p>The proposed development layout for Precincts 101 and 102 is generally supported as it has been designed to locate perimeter roads, parks and stormwater basins along the perimeter of the conservation area.</p>	<p>Noted.</p>
<p>To minimise potential impacts to native fauna, it is recommended that the dog off-leash area within Neighbourhood Recreational Park 02 is either relocated completely, or alternatively provided with a maximised setback to the edge of the conservation area.</p>	<p>A dog off-leash area is no longer proposed within Neighbourhood Recreational Park 02.</p>
<p>Detailed ecological assessment reporting should be prepared for all future development, in addition to environmental management plans (e.g. vegetation management plan, site-based rehabilitation plan, waterway management plan etc) to guide management actions within environmentally</p>	<p>It is acknowledged that this is not a requirement of the PDA. ROL4 complies with the corresponding assessment criteria outlined in the PDA and under the assessment authority of EDQ.</p>

Key Feedback Item	Response
sensitive areas. This ecological reporting should be consistent with Part 2 of Planning Scheme Policy 3 – Environmental management.	
Development that impacts upon matters of environmental significance should seek to achieve a net gain that is consistent with relevant environmental offset frameworks. Planning Scheme Policy 3 – Environmental management outlines the Logan Planning Scheme 2015 framework for matters of local environmental significance.	
Bushfire	
A Bushfire Hazard Assessment should be prepared for all future development.	<p>A Bushfire Management Plan has been prepared by Covey and is provided under <b>Attachment M</b>. The key findings of the report are summarised below:</p> <ul style="list-style-type: none"><li>• The BMP demonstrates that most of the created lots from the development will have sufficient setback to the bushfire hazardous vegetation present on site and adjacent to the site.</li><li>• Where the proposed lots will not have sufficient setback, it is proposed that these lots should be designed to allow for building envelopes to be exposed to less than 29 kW/m<sup>2</sup> RHF. This ensures all future dwellings within the proposed lots can be designed to achieve BAL-29, per the requirements of the SPP BOC.</li></ul> <p>In summary, ROL4 has been designed to mitigate potential bushfire impacts in accordance with all applicable policy and planning requirements.</p>
To provide adequate setbacks to bushfire hazard associated with conservation areas, consider co-locating open space areas (e.g. parks, stormwater basins) at the edge of conservation areas, and/or providing perimeter roads to conservation areas to assist in achieving any required bushfire setbacks to development.	<p>Where possible, areas of open space such as parkland are provided around the perimeter, adjacent to the edge of conversation areas to assist in providing a more extensive bushfire setback.</p> <p>Please refer to the Reconfiguration and Plan of Development provided under <b>Attachment G</b>.</p>
Any Asset Protection Zones (APZ) required for bushfire hazard mitigation should be designed to avoid the need to clear any vegetation within conservation areas.	<p>The Bushfire Management Plan provided (refer <b>Attachment M</b>) confirms majority of lots achieve sufficient area to provide a setback distance from bushfire prone vegetation to allow building envelopes to be located to be subject to less than 29 kW/m<sup>2</sup> radiant heat flux. The layout of ROL4 (e.g. roads and parkland adjacent to bushfire hazard areas) does not require APZs being located within conservation areas.</p>
Road networks should be designed to ensure multiple access/egress points to/from bushfire hazard areas and provide safe access for fire-fighting, and development should have access to adequate water supply for fire fighting purposes at all times.	<p>The Reconfiguration and Plan of Development (refer <b>Attachment G</b>) ultimately demonstrates that ROL4 provides a road network that has multiple entry/exit points within the ROL4 boundary to ensure the safe evacuation within the development area.</p> <p>Temporary emergency access will be provided along the eastern boundary of the site which will be accessible from sub-precinct 101.07. The temporary emergency access will be provided until alternative secondary access is provided in later stages. Please refer to section 2.1.3 of the Bushfire Management Plan provided under <b>Attachment M</b>. This ensures that ROL4 can be accessed by one (1) permanent and one (1) temporary point in an emergency.</p>
Site design should minimise the risk of bushfire hazard, with development to be located such that the bushfire attack level is less than or equal to BAL-29. Furthermore, community infrastructure should be avoided within bushfire hazard areas.	<p>ROL4 has been designed to minimise the risk of bushfire hazard and a Bushfire Management Plan has been prepared (refer <b>Attachment M</b>).</p>

Key Feedback Item	Response
In considering landscape treatments for Precincts 101 and 102, and the broader context area, where open space is located adjacent to bushfire hazard areas and/or within APZs, planting palettes may need to incorporate low flammability species.	A planting list will be provided as required in any compliance assessment.
<p><i>Should the bushfire hazard assessment identify a hazard rating above 'Low', a Bushfire Management Plan is required to be submitted. These assessments can be submitted as combined documents to demonstrate compliance with the overlay code.</i></p> <p><i>If a Bushfire Management Plan is required, it must provide details in accordance with S2.2.1 of PSP6.</i></p>	A Bushfire Management Plan has been prepared and is provided under <b>Attachment M</b> . The BMP was prepared in accordance with the requirements of the Planning Scheme Policy 6 – Management of Bushfire Hazard.
<b>Landscaping</b>	
<ul style="list-style-type: none"> <li>The streetscape treatments and species selection outlined in the Landscape Package for Precincts 101 and 102 are generally supported.</li> <li>However, it is recommended that Melaleuca quinquenervia and Lophostemon confertus are planted in road verge containing wider footpaths owing to the growth habit of these species.</li> </ul>	A planting list will be provided at plan sealing stage.
Concept and detailed landscape plans should be prepared for all future development within the context area. These plans should be prepared by a Registered Landscape Architect recognised by the Australian Institute of Landscape Architects and should be consistent with Planning Scheme Policy 5 – Infrastructure. Concept plans will indicate the location, size and function of the proposed landscape works.	Please refer to the Landscape Master Plan provided by Vee Design under <b>Attachment D</b> .
<p>A Site Analysis should also be prepared consistent with Planning Scheme Policy 5 - Infrastructure. The Site Analysis should specifically address:</p> <ul style="list-style-type: none"> <li>Open space potential and constraints;</li> <li>General open space layout incorporating: <ul style="list-style-type: none"> <li>Engineering and stormwater requirements;</li> <li>Public safety and PSP1 –CPTED given the interface with existing properties.</li> </ul> </li> </ul>	
<b>Flooding</b>	
<p><i>Council's Temporary Local Planning Instrument (TLPI) TLPI No. 1/23 commenced on 30 October 2023. The TLPI introduces a new flood map which considers the whole floodplain for the City of Logan, the likelihood of certain sized floods occurring and the resulting level of danger from each flood event.</i></p> <p><i>The site is mapped by the Flood Investigation Mapping with the mapping encroaching into the development footprint. It is recommended that a Localised Flood Risk Assessment Report is undertaken to determine the flooding characteristics, risk levels and assess impacts in the area and on the development. This should be undertaken in accordance with Planning Scheme Policy 10 – Flood.</i></p>	<p>ROL4 is primarily located outside the TLPI area, as shown in Figure 5.1 of the Stormwater Management Plan (SWMP) by Engeny (<b>Attachment J</b>), except for minor interactions with proposed drainage reserves.</p> <p>The SWMP assesses ROL4 against TLPI performance outcomes, concluding:</p> <ul style="list-style-type: none"> <li>The applicable defined flood event is the 1% AEP RCP4.5 2100 horizon flood event.</li> <li>Figure 5.2 of the SWMP shows the 1% AEP flood mapping, while Figure 5.3 shows PMF flood mapping.</li> <li>The development envelope, at elevations of 53.2m–58.7m AHD, is well above the PMF flood level (50m–54.2m AHD), ensuring compliance with PO5.</li> <li>The envelope size and dimensions support the intended use.</li> </ul>
<b>Traffic</b>	
<i>It is recommended a Traffic Impact Assessment is undertaken for the development.</i>	A Traffic Impact Assessment has been prepared by Bitzios Engineering and is provided under <b>Attachment H</b> .



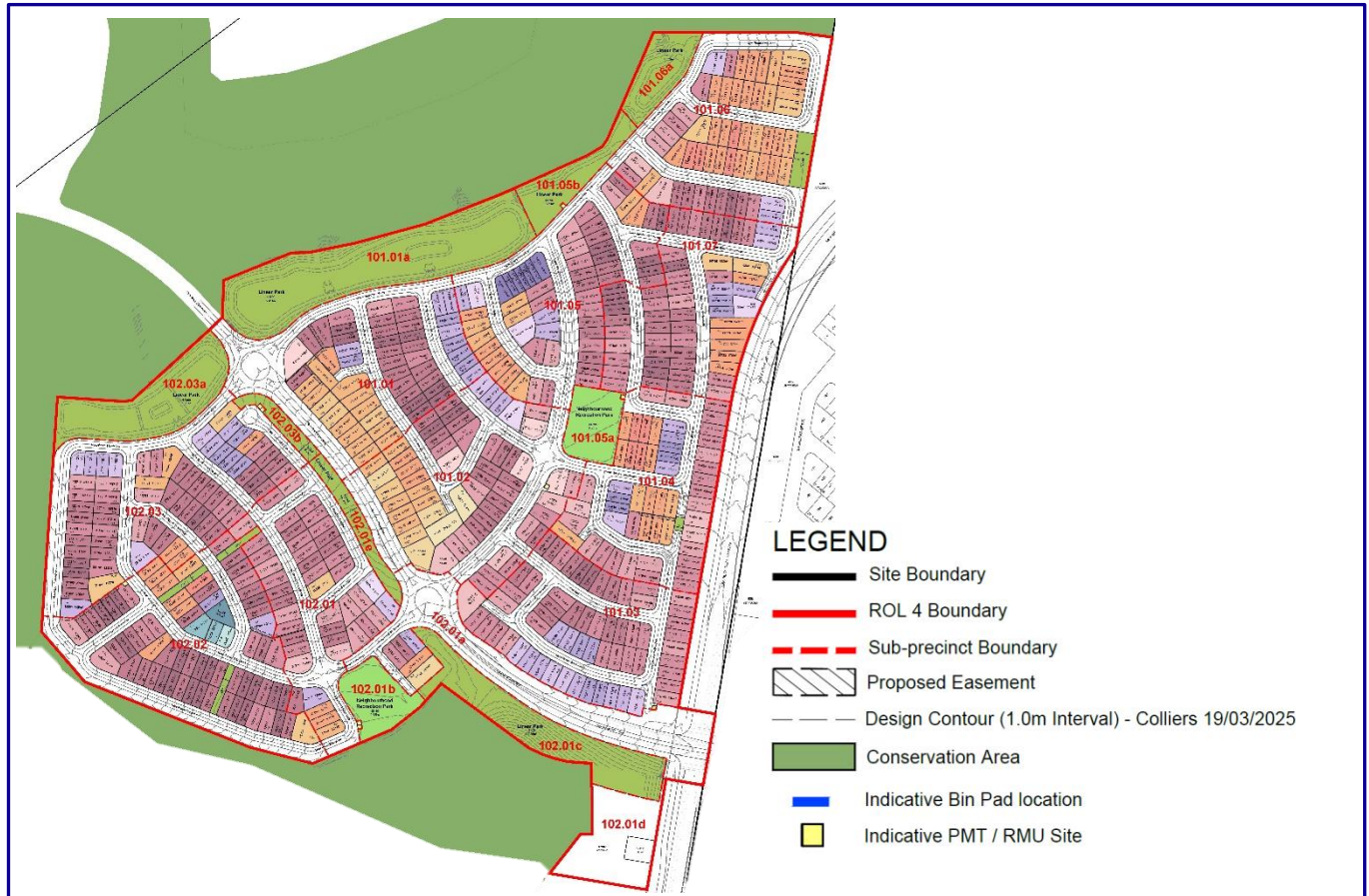
Key Feedback Item	Response
<p><i>Ideally, the design of the higher order roads should be consistent with Councils Planning Scheme requirements. Additionally, Council's Planning Scheme do not allow access driveways to Collector or Arterial Roads. It is recommended that this is investigated as lots are currently shown accessing off higher order roads. Lots 50, 187 &amp; 227 directly front roundabouts and it appears that their future driveways will be located inside the intersection legs.</i></p> <p><i>It is recommended that the lot layout be revised to provide an adequate separation distance between private driveways and the roundabout, as the current driveway locations may cause vehicle queuing into the roundabout and require residents to make illegal turning manoeuvres.</i></p>	<p>Roads have been proposed in accordance with the Access and movement IMP, which will be assessed by EDQ through compliance assessment.</p>

## 4.0 Proposed Development

### 4.1 Overview

This DA seeks approval for a PDA Development Permit for Reconfiguring of a Lot (575 Residential Lots, Park and Road) in accordance with a Plan of Development and Operational Work (Advertising Devices) in accordance with a Plan of Development. A revised Context Plan is also included within this DA and is provided under **Attachment E**. This Context Plan is the subject of a different approval/amendment application (DEV2012/248).

The proposed Reconfiguration and Plan of Development is illustrated in **Figure 7** below and is provided under **Attachment G**.



**Figure 7** Proposed Concept Plan (Rev F)

Source: Saunders Havill, 2025

### 4.2 Context Plan

#### 4.2.1 Whole of Site

Condition 5 of the overarching whole of site approval (DEV2012/248) required a Context Plan to be submitted with the first application in the MGMP area. On 12 January 2018, a PDA Development Approval was granted for a Development Permit for Reconfiguring a Lot and Context Plan (DEV2017/857).

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.

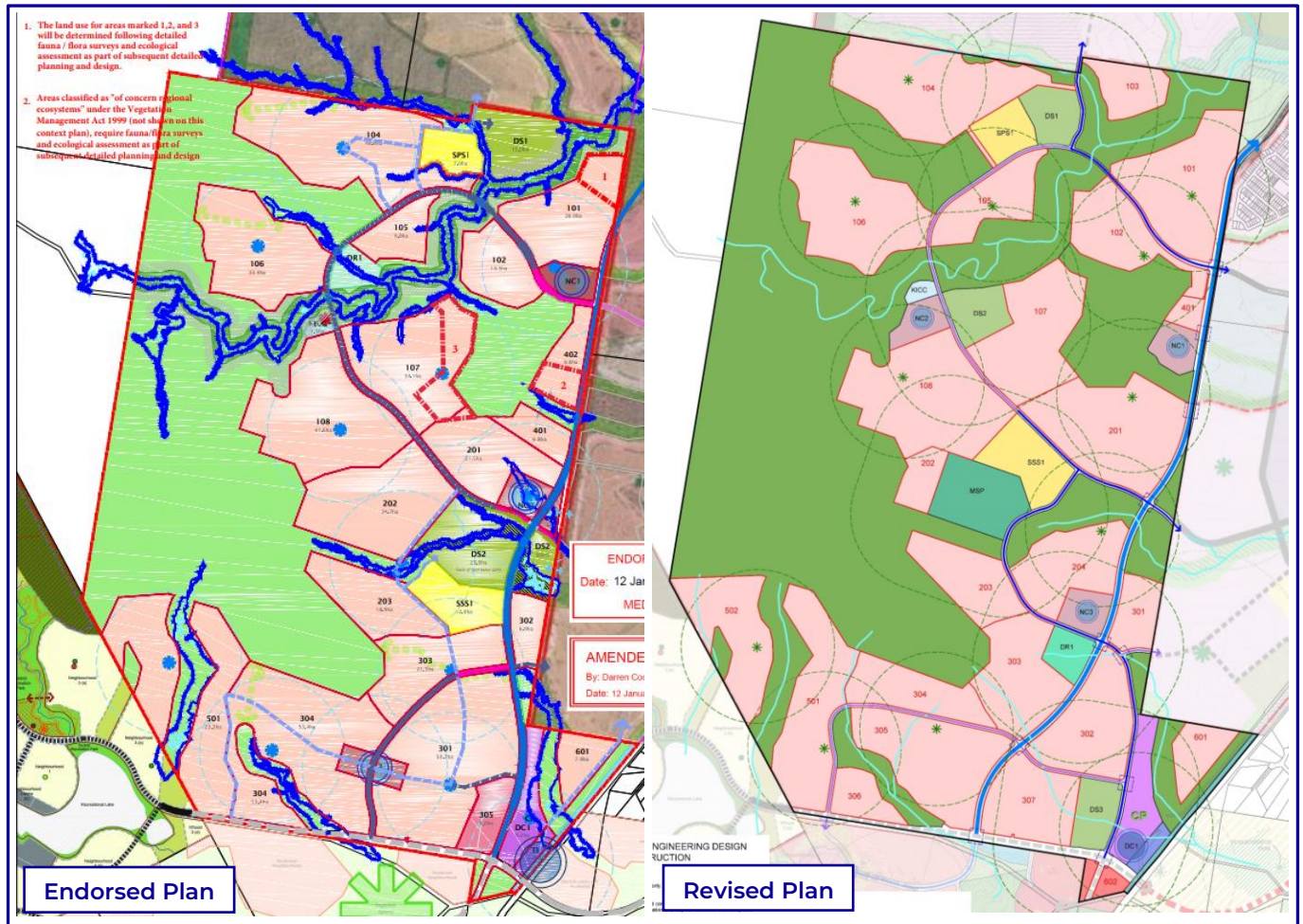
The updated Context Plan is aligned with the endorsed Context Plan in many areas, however there are some variations proposed as a result of design certainty, these include:

- Relocation of NC1, and subsequent increase in size of Precincts 101 to capture these reductions.
- Increase in the area of Precinct 102 to the south to reduce the size of Precinct 401 and include a linear park.
- Relocation of NC2 to north of Precinct 108.



- Relocation of the community centre (KICC) to between precincts 106 and 108.
- Revised number and location of neighbourhood parks.
- Revised district sports park locations.
- Relocation of the state primary school to the west, south of Precinct 104.
- Relocation of the state high school to adjacent with the major sports park and west of Precinct 201.
- Inclusion of a major sports park.
- Inclusion of medium density residential area in the southern portion of the site.

A compliance assessment of the proposed changes to the Context Plan are provided as **Attachment O**.



**Figure 8 Endorsed Vs Revised Context Plan – Rev J**

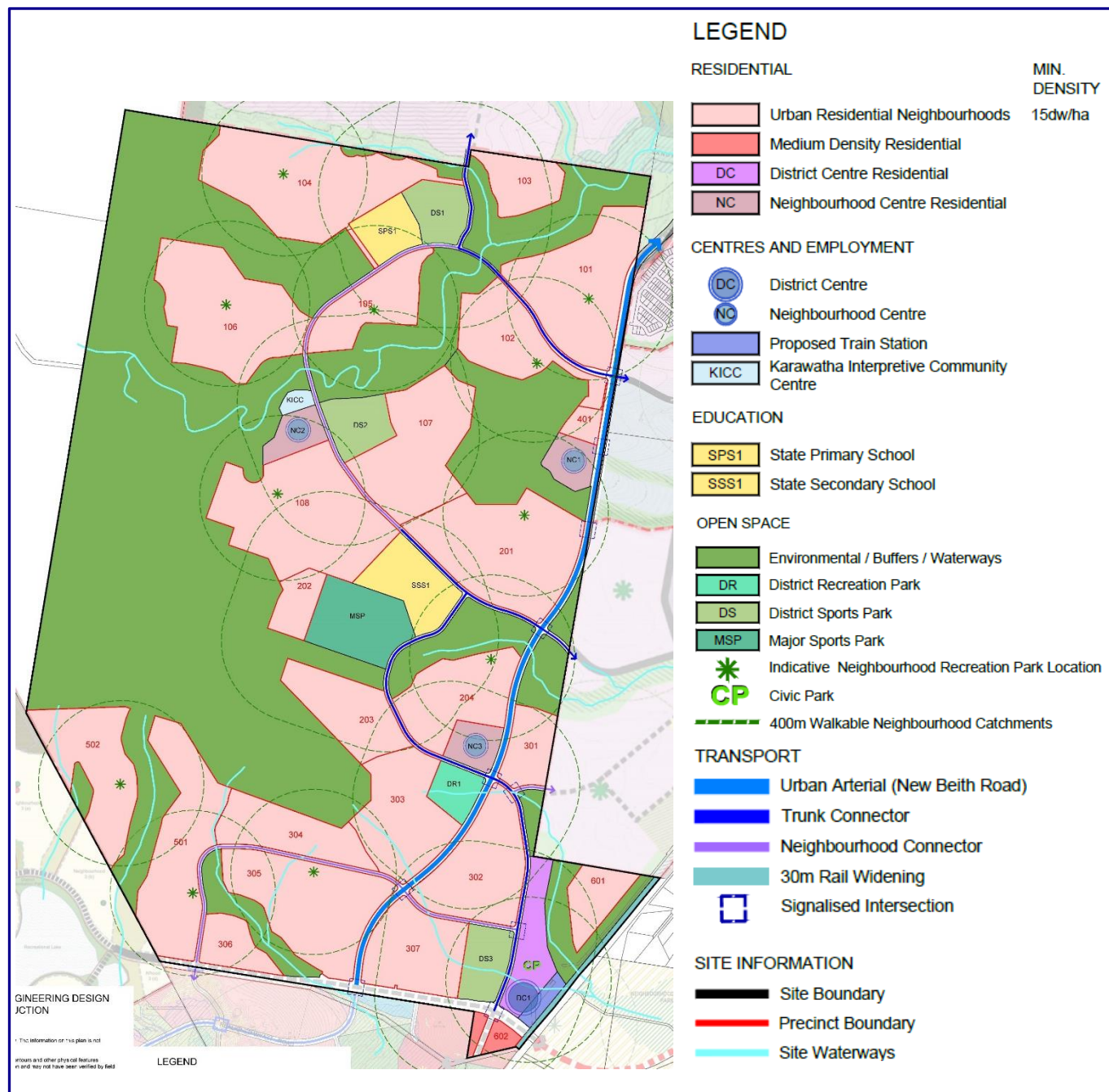
#### 4.2.2 Precincts 101 and 102

The changes to the Context Plan that relate only to ROL4 are limited to:

- The expansion of Precinct 102 to the south of Homestead Drive resulting in a reduced Precinct 402 as referenced in the Endorsed Context Plan.
- The relocation of NC1, and subsequent increase in size of Precinct 101 to capture these reductions.

The ultimate location of NC1 is to be determined by an Economic Assessment, to be considered separately to this application. An assessment of ROL4 against the revised Context Plan in accordance with Condition 5 of the Overarching whole of site approval (DEV2012/248) is provided under **Attachment O**.

A copy of the revised Context Plan is provided under **Attachment E** and illustrated in **Figure 9**.



**Figure 9 Proposed Context Plan – Rev H**

Source: Saunders Havill, 2025

### 4.3 Reconfiguring of a Lot

**Table 9** provides an overview of the components of the ROL and PoD in addition to a breakdown of the proposed land uses. Construction of ROL4 will be staged, with each of the precincts outlined below comprising a sub-stage of the development. Sub-staging is discussed further in **section 4.3.2** below.

There are two non-management lots (12196 and 12197) identified within the ROL plans. These are located on the south eastern boundary, adjacent to the linear park and New Beith Road, within sub-precinct 102.01d. These balance lots account for a future permanent water pump station.

**Table 9 ROL Overview**

Component	Details
Total site area	48.21 ha (ROL4 area) 50.52 ha (Balance lot of 1SP351245 - 5000) 2.07 ha (Balance lot of 1SP351245 – 5001, New Beith Road)

Component	Details		
Total number of residential lots	575		
Minimum lot size	210m²		
Maximum lot size	968m²		
Average lot size	444m²		
Net density	15.3 dwellings / ha		
Precincts			
	Precinct	Sub-Precinct	No. of Lots
	Precinct 101	Sub-precinct 101.01	54 lots
		Sub-precinct 101.02	58 lots
		Sub-precinct 101.03	59 lots
		Sub-precinct 101.04	52 lots
		Sub-precinct 101.05	58 lots
		Sub-precinct 101.06	56 lots
		Sub-precinct 101.07	56 Lots
		Total	393 lots
	Precinct 102	Sub-precinct 102.01	49 lots
		Sub-precinct 102.02	68 lots
		Sub-precinct 102.03	65 lots
		Total	182 lots

#### 4.3.1 Plan of Development (PoD)

A PoD, in accordance with EDQ Practice Note no. 10, for residential land uses has been prepared by Saunders Havill and is provided under **Attachment G**. The PoD outlines design parameters relating to the following:

- Setbacks
- Building height
- Site cover
- Private open space and amenity
- Eaves and roof pitch
- Parking and driveways
- Retaining walls
- Fencing
- Structures and services
- Secondary dwelling
- Filling and excavation
- Letterboxes

#### 4.3.2 Staging

ROL4 seeks flexibility through project sub-precinct's to allow the sequencing of construction (i.e. development of sub-precincts) to occur in a manner which provides for the most efficient delivery. This may mean the creation of sub-precincts does not follow the numerical order identified on the Reconfiguration and Plan of Development (refer **Attachment G**).

Infrastructure will be delivered based on need and demand (i.e. number of lots) rather than precinct sequence. This will enable the delivery of crucial infrastructure (roads, open space, drainage and services) to be provided when required.

#### 4.3.3 Residential Lot Typologies

A range of residential lot typologies are proposed, ensuring a diversity of product is achieved. **Table 10** provides an overview of the typology mix which demonstrates the proposed residential lots a varied in size and will provide a range of housing options. Minimum lot widths and depths have considered the National Construction Code (NCC).

**Table 10 Residential Lot Type Summary**

Lot Type	Typical Dimensions	Number of Lots
<b>Terrace – Front Loaded</b>		
T28	7.5m x 28m	7
<b>Total</b>		<b>7</b>
<b>Percentage mix</b>		<b>1.2%</b>
<b>Villa</b>		
V25	11.2m x 25m	1
V28	11.2m x 28m	4
V30	11.2m x 30m	48
V32	11.2m x 32m	9
<b>Total</b>		<b>62</b>
<b>Percentage mix</b>		<b>10.17%</b>
<b>Premium Villa</b>		
PV28	12.5m x 28m	17
PV30	12.5m x 30m	136
PV32	12.5m x 32m	57
<b>Total</b>		<b>210</b>
<b>Percentage mix</b>		<b>34.8%</b>
<b>Courtyard</b>		
C25	14m x 25m	2
C28	14m x 28m	32
C30	14m x 30m	115
C32	14m x 32m	41
<b>Total</b>		<b>190</b>
<b>Percentage mix</b>		<b>33%</b>
<b>Premium Courtyard</b>		
PC25	16m x 25m	1
PC28	16m x 28m	14
PC30	16m x 30m	50
PC32	16m x 32m	14
<b>Total</b>		<b>79</b>
<b>Percentage mix</b>		<b>13.7%</b>
<b>Traditional</b>		
TD28	18m x 28m	4
TD30	18m x 30m	11
TD32	18m x 32m	4
<b>Total</b>		<b>19</b>
<b>Percentage mix</b>		<b>3.3%</b>
<b>Premium Traditional</b>		
PT28	20m x 28m	1
PT30	20m x 30m	5
PT32	20m x 32m	2





## 4.6 Infrastructure

A Civil Engineering Services Report has been prepared by Colliers and is provided under **Attachment I**. The report demonstrates that the proposed infrastructure arrangements are generally in accordance with the endorsed IMPs, noting that updated IMPs are currently being prepared and will be provided concurrently with this application. Consequently, the Engineering Services Report also demonstrates compliance with the 'yet to be' endorsed IMPs. The report covers the following civil infrastructure:

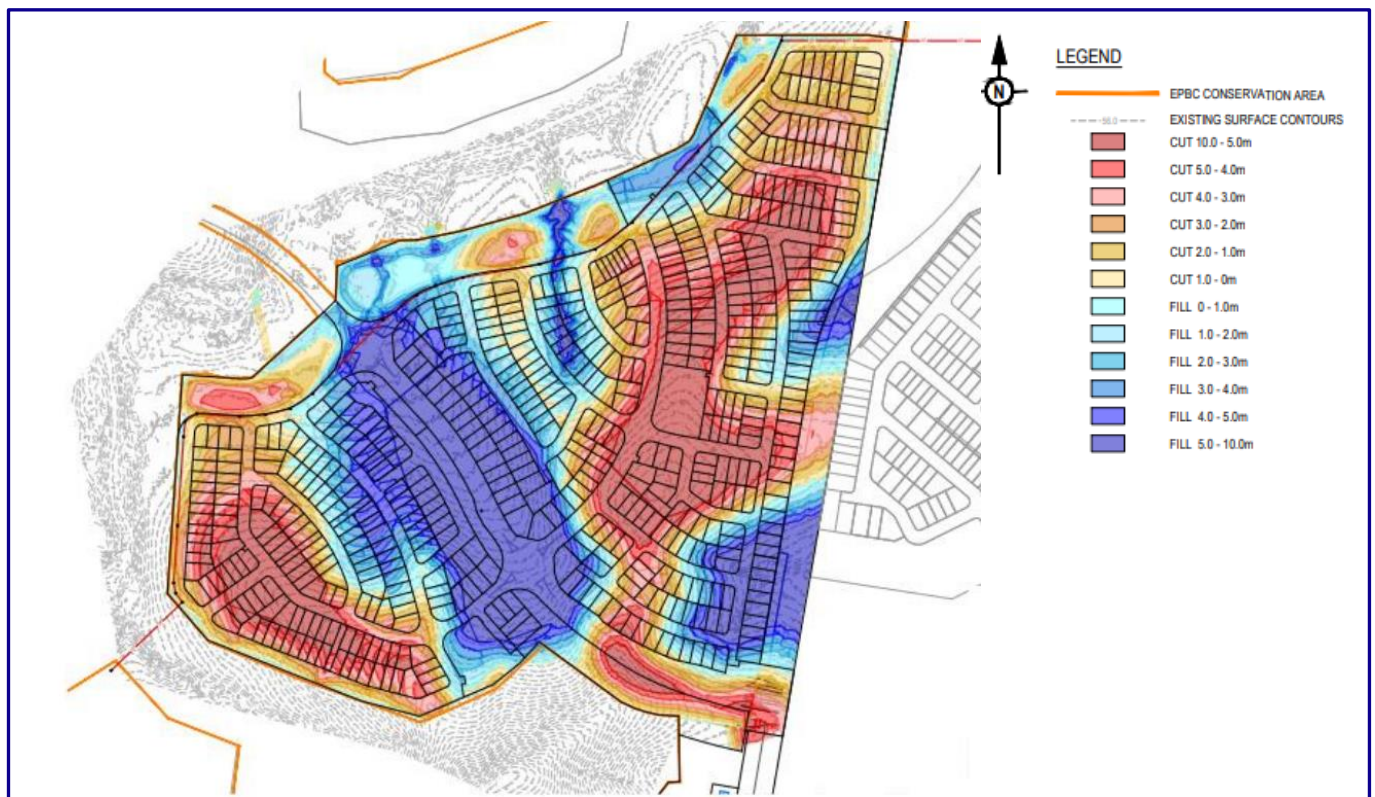
- Earthworks
- Sediment and erosion control
- Roadworks
- Sewerage reticulation
- Water Supply
- Stormwater Quality and Quantity
- Utilities

The Civil Engineering Services Report confirms ROL4 can be adequately serviced.

### 4.6.1 Earthworks

The proposed earthworks strategy has been developed to respond to the natural topography of the site which will achieve grades from south to north at approximately 10-12% towards Sandy Creek. The western boundary of the site achieves more gradual grades of approximately 4.5%. There is an existing knoll located on the eastern side of the site which is required to be cut while a gully located to the southeast and northwest requires filling to enable practicable grades for development. While the grades across the site will be largely reduced through earthworks, the natural topography of the site will be generally maintained. These level changes are the resultant interplay between planning requirements, retaining wall restrictions and constraints resulting from EBPC determination.

A total of 982,043m<sup>3</sup> of cut and fill is proposed across the site. The maximum depth of cut proposed is 10m and similarly, the maximum depth of fill proposed is also 10m. The extent of cut and fill proposed across the site is illustrated in **Figure 11** and is generally in accordance with the endorsed Earthworks IMP which is being updated and will be submitted concurrently and will be submitted with this application. Lastly, retaining wall heights have been minimised where possible with isolated locations requiring higher walls to address areas of steeper topography.



**Figure 11 Bulk Earthworks Plan**

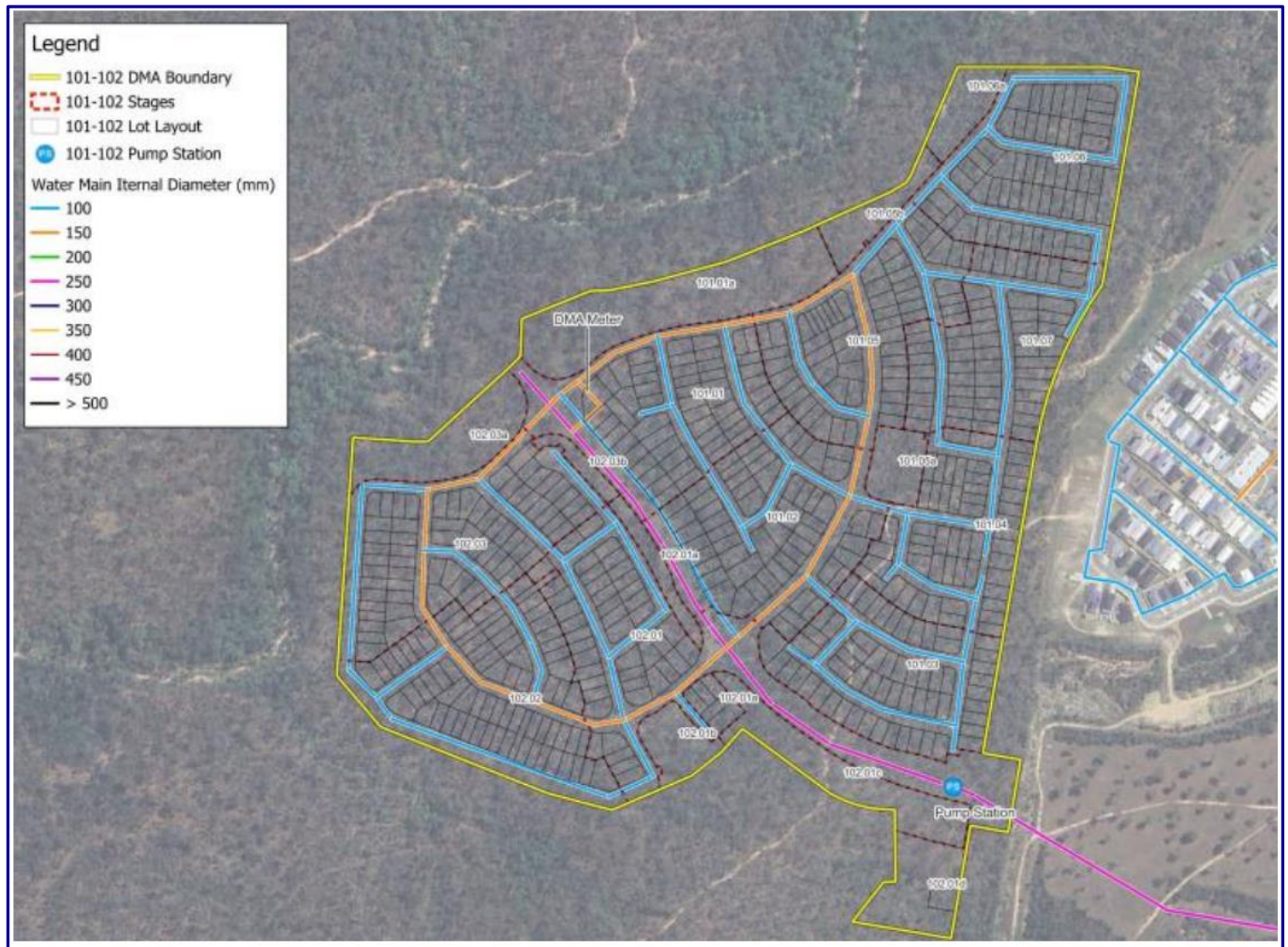
Source: Colliers, 2025



#### 4.6.2 Water

The residential lots within ROL4 are proposed to be serviced by the extension of the 250mm trunk watermain proposed down the future Homestead Drive extension east of the site as identified in the Development Charges Offset Plan (DCOP Reference WM047). For residential lots above 70m AHD and 60m elevation in 2031, a water booster pump station is required to service these lots. A precinct network plan has been prepared and is illustrated in **Figure 12**. This will be a permanent booster pump station and required to be included in future DCOP mapping reviews/amendments.

An updated Water IMP will be submitted concurrently with this application.



**Figure 12** Water Precinct Network Plan

Source: Colliers, 2025

#### 4.6.3 Stormwater

A Stormwater Management Plan (SWMP) has been prepared by Engeny and is provided under **Attachment J**. The SWMP covers off on stormwater quality, stormwater quantity, flood compliance and waterway stability.

A Context Plan and Stormwater IMP for the site was endorsed on 12 January 2018 under the Overarching whole of site approval DEV2017/857. This is documented in Undullah – Rice, Dairy and Wyatt Roads, Undullah Stormwater Infrastructure Master Plan (ADG, 2016). An updated Stormwater IMP and Whole of Site (WOS) Flood Assessment has been prepared and will be submitted concurrently with this DA.

Currently, the site comprises steep, heavily vegetated, undeveloped catchments that are approved to be cleared under separate Operational Works applications and the EPBC determination. Under the developed scenario, 575 residential lots will be created along with associated stormwater management infrastructure and neighbourhood recreation parks. Stormwater runoff from each of the catchments is proposed to discharge into a bioretention basin at the catchment outlet, upstream of the receiving waterway. Catchments with bioretention systems and catchment areas above 5 ha have been modelled to include a sediment basin as per the Bioretention Technical Design Guidelines (Water by Design, 2014).

The bioretention system has been modelled utilising the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) to estimate pollutant loads generated by the proposal. The results of the MUSIC modelling indicate the load-based reduction targets have been achieved with the proposed treatment train. As such, the proposed treatment measures will be adopted for the development.

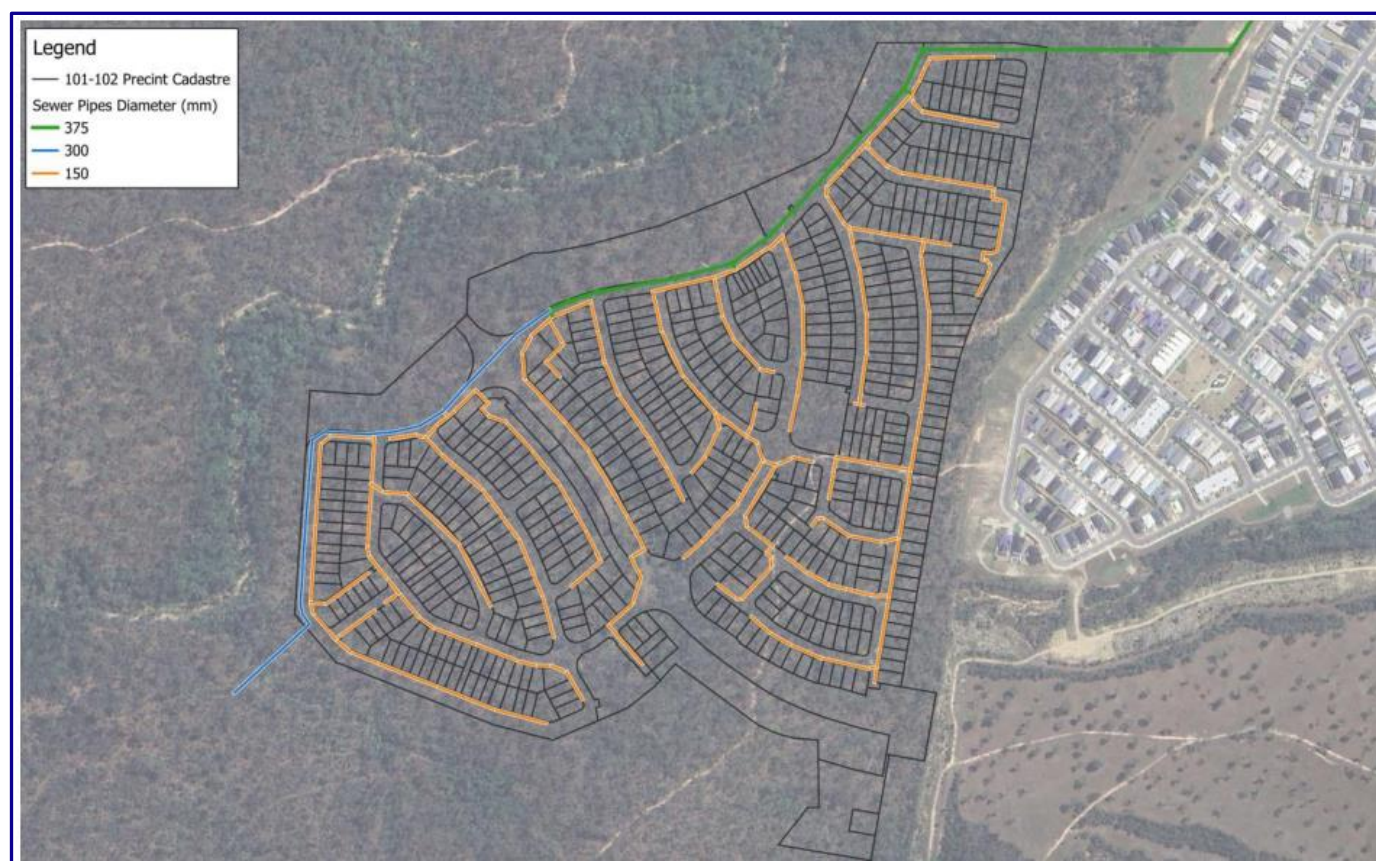
A local WBNW model was used to determine the size the stormwater quantity management measures for ROL4. The model assessed the change in peak flows at each of the catchment outlets in the existing and developed scenarios for the full range of design events. Detention basins are proposed to mitigate the developed scenario peak flows back to the existing from the 63.2% AEP to the 1% AEP flood events prior to discharging to Sandy Creek. By ensuring the detention basins mitigate against these flood events, the waterway stability requirements are also met.

An Erosion and Sediment Control Program/Plan has been prepared for the construction of the ROL4. This is provided in the Civil Engineering Services Report provided under **Attachment I**.

#### 4.6.4 Sewer

A RIGGS gravity system is proposed to provide wastewater reticulation to service ROL4. The reticulation will primarily be located within the public road reserve; however the rear of some lots will also include reticulated sewer to enable servicing. This alignment is proposed when the lot falls away from the road due the natural topography restraints. The proposed sewer reticulation is shown in **Figure 13** below.

The alignment of the proposed trunk main is generally in accordance with the endorsed Sewer IMP (which is being updated and will be submitted concurrently to this DA) and the DCOP. The trunk main (TRK-01 as referred to in the endorsed Sewer IMP, GM033 and GM034 in the DCOP), ultimately connects to another main, FL-GM-153, to discharge north (then east).



**Figure 13** Sewer Servicing Strategy for Precinct 101 and 102

Source: Colliers, 2025

#### 4.6.5 Electrical and Telecommunications

Agreements will be entered into by the relevant service providers to provide electrical and telecommunications infrastructure. Adequate service corridors will be provided to enable service connection with designs being undertaken in accordance with a suitably qualified electrical consultant at the Operational Works/Building Application phase as necessary. In addition to this, consultation has occurred, and tenders received from three (3)



telecom providers to establish additional 5G network towers within the MGMP as the development front and demand for these services expand.

## 4.7 Traffic and Transport

A Traffic Impact Assessment (TIA) has been prepared by Bitzios and is provided under **Attachment H**. The TIA describes the proposed transport network and its integration with the surrounding transport network and future planning in the region. The report also provides an assessment of key intersections and identifies the necessary active transport and public transport provisions to service ROL4.

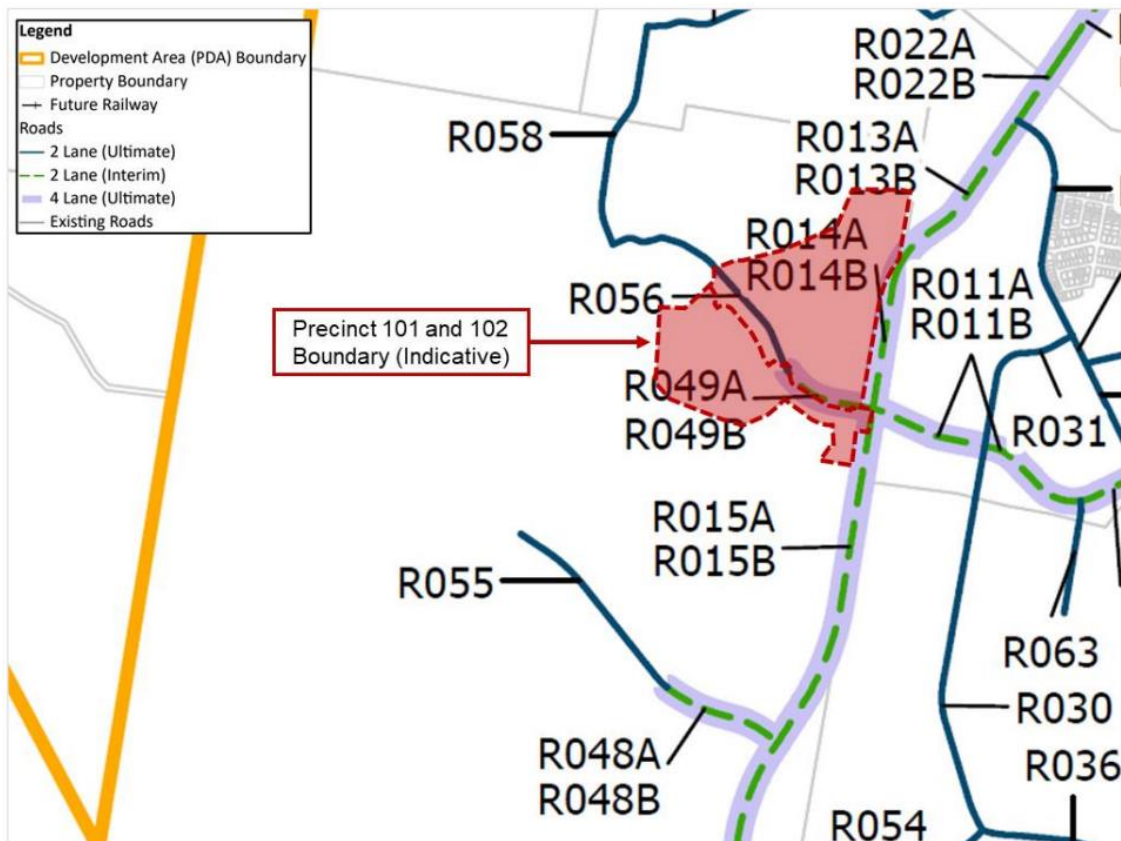
The endorsed Undullah Movement IMP was considered when developing the transport infrastructure requirements of ROL4. The endorsed Movement IMP covers the following:

- Road hierarchy and alignment
- Public transport network
- Active transport network.

Since endorsement of this IMP, the PDA has developed significantly. In response to this growth and the amendments to the proposed Context Plan, a revised Movement IMP has been developed to reflect latest standards and planning and will be submitted alongside this DA.

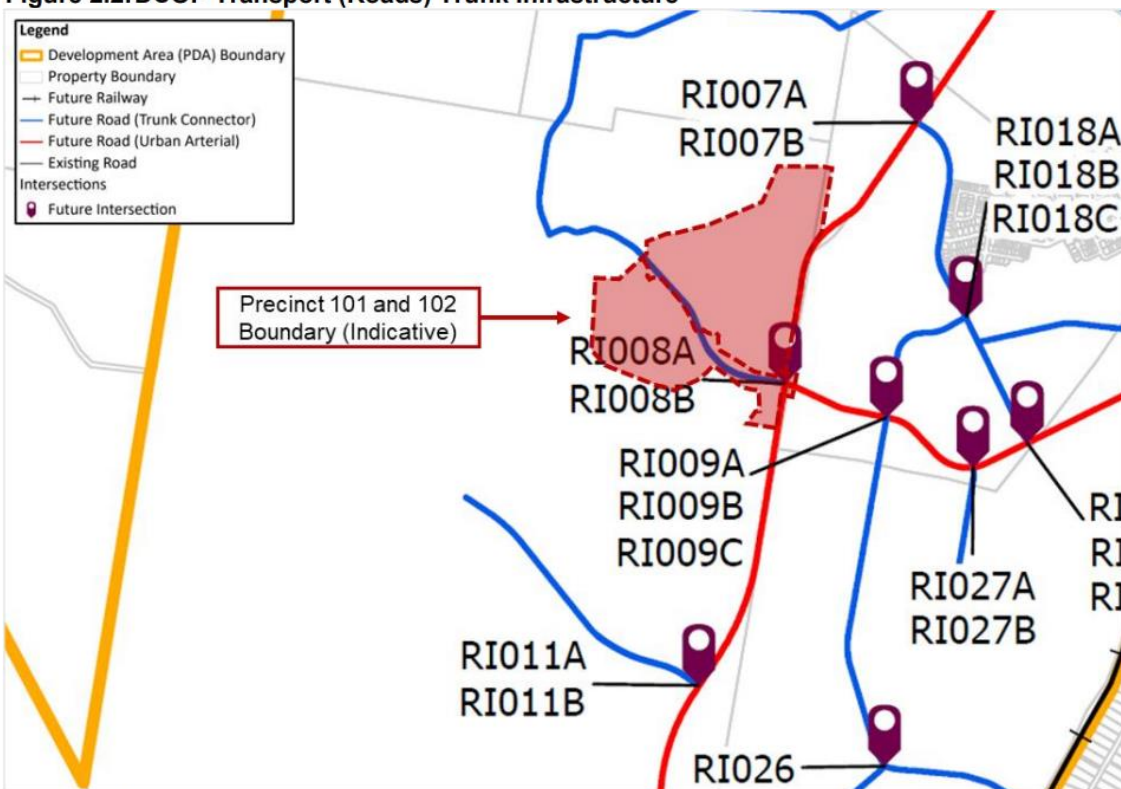
### 4.7.1 Trunk Transport Infrastructure

To ensure infrastructure delivery and funding is suitably allocated, EDQ developed the Greater Flagstone PDA DCOP effective July 2022. This document provides guidance to trunk infrastructure planning through the PDA. Planned trunk transport infrastructure surrounding the site is illustrated in **Figure 14**.



Source: EDQ DCOP Maps (edited by Bitzios)

**Figure 2.2: DCOP Transport (Roads) Trunk Infrastructure**



Source: EDQ DCOP Maps (edited by Bitzios)

**Figure 2.3: DCOP Transport (Intersections) Trunk Infrastructure**

**Figure 14 DCOP Transport (Roads) Trunk Infrastructure**

Source: Bitzios, 2025

#### 4.7.2 Road Hierarchy

The road hierarchy proposed for ROL4 is illustrated in **Figure 15** below. The following roads are proposed and cross-sections detailed in Table 3.1 of the TIA provided (refer **Attachment H**):

- Urban arterial (4 lane) (DCOP reference: R014B)
- Trunk connector (4 lane) (DCOP reference: R049B)
- Trunk connection (2 lane) (DCOP reference: R056)
- Neighbourhood connector type 2
- Neighbourhood access
- Neighbourhood access (conservation)

The proposed urban arterial road cross section is consistent with the New Beith Road cross-section outlined in the recently endorsed Flagstone City Movement Network IMP (P2300.005R Flagstone City Movement Network IMP).

The four-lane trunk connector cross-section proposed is in accordance with the Flagstone PDA IPBR road requirements for this short length of road (DCOP ID: R049B). Cross-sections of other road types are proposed generally in accordance with the EDQ Street and Movement Network guideline, with some variations where necessary. These variations include;

- Site specific designs for the 24m wide trunk connector that accommodate parking on one side of the road
- A wider Neighbourhood Connector Road to accommodate the 'central spine' of Precinct 101, and,
- A marginally narrower neighbourhood access road than what is prescribed in the EDQ Guidelines as discussed in section 3.2.4 of the TIA.

Further details and justification for the deviations from guidelines are provided within the TIA provided (refer **Attachment H**) and detailed further in **section 6.2** and in the assessment against PDA Guideline 6 provided in **Attachment N**.



**Figure 15** Proposed Road Hierarchy

Source: Bitzios Consulting, 2025



### 4.7.3 Trip Generation

Traffic generation has been calculated based upon the Veitch Lister Consulting Pty Ltd (VLC) South Logan Strategic Transport Model (SLSTM), with some minor alterations to the original forecasts, due to the changes in land use for the subject area. Figure 16 Peak Hour Development Traffic Generation (ROL4) provides the peak hour traffic estimation that has been used to inform the relevant traffic assessments.

Table 4.1: Precinct 101 & 102 Peak Hour Development Traffic Generation						
Zone / Precinct	Land Use	Yield	AM Peak Trips		PM Peak Trips	
			IN	OUT	IN	OUT
SLSTM Wyatt Road Investigation Scenario 3						
1,143	Low Density Residential	333 Dwellings	55	132	119	54
3,850	Low Density Residential	200 Dwellings	35	80	72	34
3,853	Medium Density Residential	48 Dwellings	9	16	14	8
3,862	Neighbourhood Centre	240 Jobs	146	57	75	147
Total Trip Generation			245	285	280	243
Proposed Precinct 101 & 102 Development						
101	Low Density Residential	393 Dwellings	65	156	140	64
102	Low Density Residential	182 Dwellings	32	73	66	31
Total Trip Generation			97	229	206	95
Net Change			- 148	- 56	- 74	- 148

Figure 16 Peak Hour Development Traffic Generation (ROL4)

Source: Bitzios, 2025

### 4.7.4 Public Transport

Bus routes are proposed as part of ROL4 as illustrated in Figure 17. Specific bus routes through the site will be subject to future consultation with TMR / TransLink. Bus stops are proposed within the site to maximise public accessibility and coverage (refer Attachment G).

In accordance with endorsed Flagstone City Movement IMP, bus stops are ultimately expected to be delivered by others along New Beith Road. A pedestrian link is proposed between the northern portion of Precinct 101 and New Beith Road. Residents living in northern Precinct 101 Lots, out of the catchment of proposed bus stops within the site, may be able to access future bus services on New Beith Road.

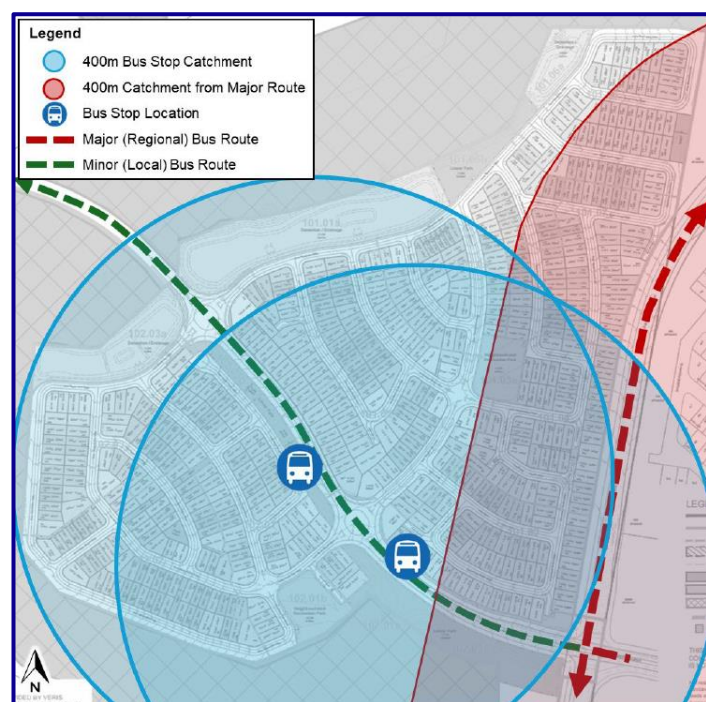


Figure 17 Proposed Bus Stop Locations & Catchment

Source: Bitzios Consulting, 2025

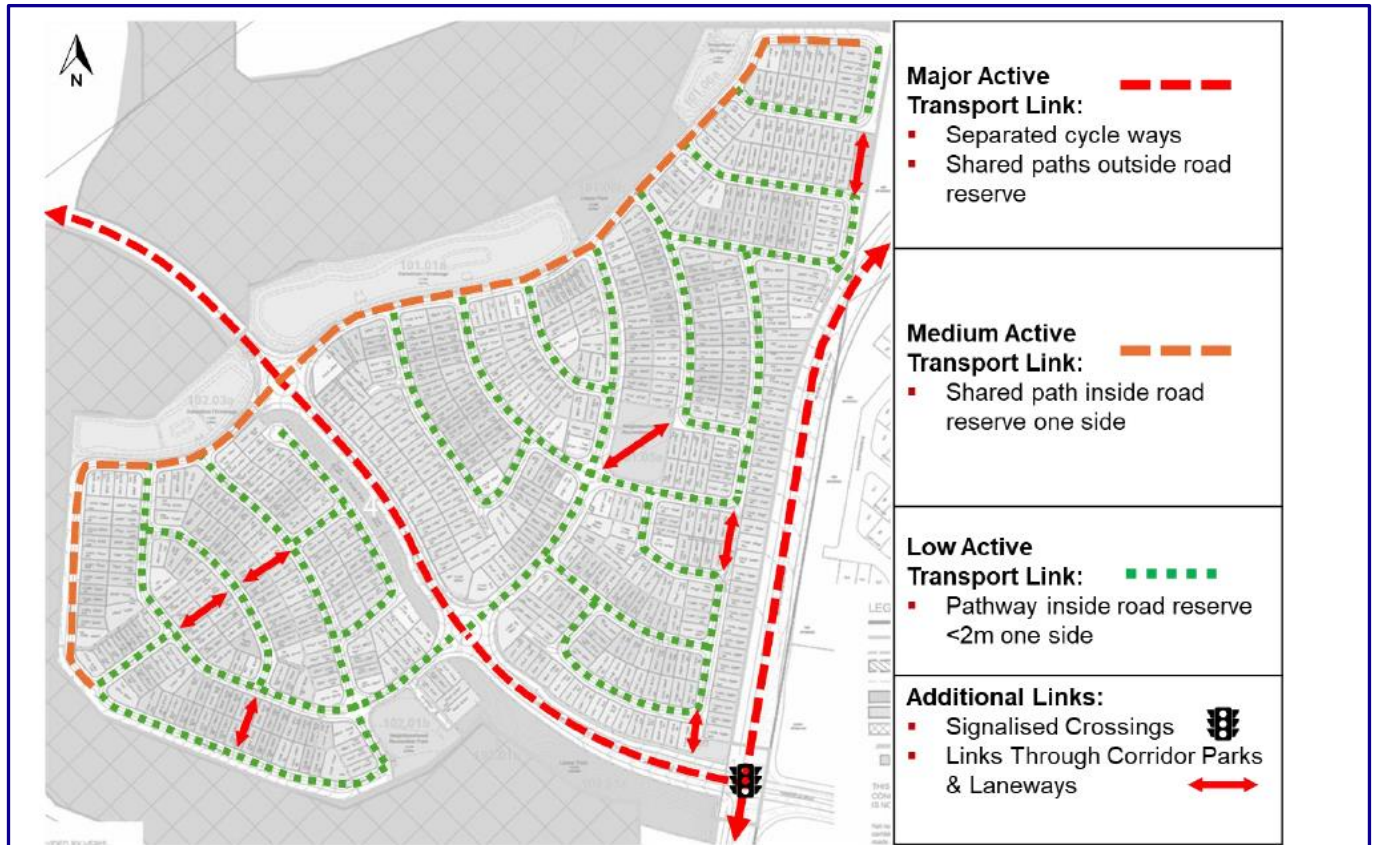


#### 4.7.5 Active Transport

Pedestrian infrastructure will be provided throughout ROL4 within the road reserve and outside the road reserve, through park linkages and open space. An active transport strategy was developed for the site to deliver a hierarchy of active transport provisions. The strategy is based on:

- Key active transport attractors (DCOP ref: ORP004)
- Relevant user types
- Key active transport desire line routes

The key active transport linkages shown in **Figure 18**, were developed adopting the strategy of key attractors, key desire line routes and the criteria outlined in the route hierarchy classification.



**Figure 18** Proposed Active Transport Infrastructure

Source: Bitzios Consulting, 2025

#### 4.7.6 Car Parking

The PoD stipulates that a minimum of two (2) on-site car parking spaces must be provided for each dwelling, one (1) of which must be within a garage. While no minimum dimensions are prescribed, the following maximums are provided.

The maximum width of a driveway at the lot boundary shall be:

- 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
- 3.5m for a dwelling with a double garage with a lot frontage equal to or greater than 10m and less than 12.5m; or
- 3.0m for a dwelling with single or tandem garage on any lot frontage.

Further to this, a Car Parking Analysis Plan has been prepared and is provided under **Attachment P**.

#### 4.8 Geotechnical

A copy of the Geotechnical Engineering Report prepared by Qualtest is provided under **Attachment K**. The geotechnical assessment will be used to inform earthworks responses as the proposal progresses. The report calls out recommended erosion controls, some practical and others impractical for the site, for during construction and these include:

- Maintain vegetation where practical
- Compost blankets

- Erosion control blankets
- Gravel platforms over exposed soils
- Mulching
- Revegetation
- Soil binders and surface stabilisers
- Surface roughening

## 4.9 Acoustics

A Road Traffic Noise Assessment has been prepared by ATP Consulting and is provided under **Attachment L**. Traffic noise propagation modelling was carried out considering the future traffic flows of the new arterial roads for the ultimate planning horizon of year 2041. The assessment determined that noise control measures are required to ensure ROL4 is not impacted by traffic noise from the internal trunk road and New Beith Road.

A total of three (3) noise barrier fences (acoustic fences) are proposed to mitigate the road traffic noise from the internal trunk road:

1. 1.8m high noise barrier fence (NBF 1) along the southern boundaries of Lots 11312 to 11320, on top of the proposed retaining wall;
2. 1.8m high noise barrier fence (NBF 2) along the eastern boundary of the estate, from Lots 11340 to 11348, Lots 11423 to 11437, Lots 11711 to 11714 and Lots 11720 to 11726, with returns along the southern boundary of Lot 11340 and the northern boundary of Lot 11427; and
3. 1.8m high noise barrier fence (NBF 3) along the southern boundary of Lots 11305 to 11307, on top of the proposed retaining wall.

The assessment further identified some lots will still require compliance with QDC MP4.4 despite the inclusion of acoustic fences (refer Table 3.6 of **Attachment L**). These lots that correspond with Noise Categories 1 to 2 of QDCMP4.4, require architectural treatment to the future building façades. Where Noise Category 0 is applicable, no acoustic treatment is required.

There are two (2) options available for architectural treatment to the building façades, as follows:

### Option 1:

Implementation of the 'acceptable forms of construction' specified in Queensland Development Code (QDC) Mandatory Part 4.4 (Buildings in a Transport Noise Corridor) as per the noise categories presented in Table 3.6 of this report.

### Option 2:

Floor plan specific acoustic design, in accordance with AS3671-1989, to ensure compliance with the internal noise criteria

Front loaded lots facing the new internal trunk road will have traffic noise impacts on the most exposed façade. The noise affected lots with frontage to the internal trunk road are Lots 11101 to 11110, Lots 11240 to 11248, and Lot 12106. For these lots, it is recommended to locate the private open spaces at the rear of the houses. Provided that the private open spaces are located along the protected rear façades (facing away from the road), or in a protected courtyard recessed into the side of the buildings, compliance with the traffic noise criterion will be achieved.

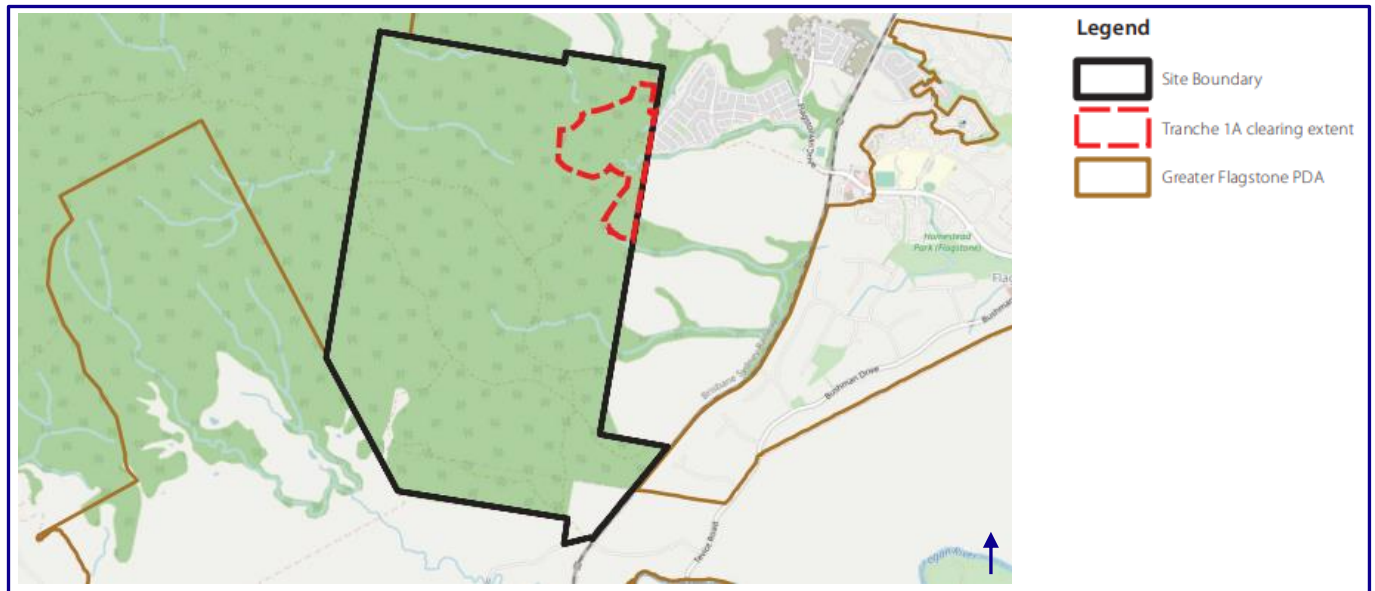
The assessment report concludes that by implementing the recommended noise control measures, road traffic noise from the internal trunk road and New Beith Road will not impose further noise constraints.

## 4.10 Fauna and Vegetation Management

Approval for vegetation clearing was granted by the MEDQ on the 17 January 2021 (Ref: DEV2021/1168). A Fauna Management Plan (FMP) and Vegetation Management Plan (VMP) were prepared by Saunders Havill and approved as part of this application. The extent of the approved clearing is referred to as 'Tranche 1a' and identified in **Figure 19** below.

Federal approval for clearing was also granted for the site under the EPBC Act (Ref: EPBC2015/7530) and includes conditions to offset impacts to Koalas. In order to obtain these approvals, site has been subject to several flora and fauna assessments including targeted surveys.

Clearing for ROL4 will be undertaken in accordance with the EPBC approval (Ref: EPBC2015/7530). Subsequently, a change was submitted for the Tranche 1a approval on 15 November 2024 (DEV2021/1168/2) to be consistent with the EPBC approval. This is currently under assessment by EDQ.



**Figure 19** *Tranche 1A Approved Clearing Extent (DEV2021/1168)*

Source: Saunders Havill, 2022

## 4.11 Bushfire

A Bushfire Management Plan (BMP) has been prepared by Covey in support of ROL4 and is provided under **Attachment M**. This plan includes assessment of the proposal against the Bushfire Overlay Code of the State Planning Policy.

ROL4 is mapped as having both high and medium potential bushfire intensity and includes land located within the associated impact buffer. The mapped and confirmed vegetation onsite proposed to be retained is classified as vegetation hazard class (VHC) 10.1 Spotted gum dominated open forests.

The BMP demonstrates that most of the created lots from the development will have sufficient setback to the bushfire hazardous vegetation present on site and adjacent to the site. Where lots are unable to achieve a sufficient setback, they will be designed to allow for building envelopes to be exposed to less than 29 kW/m<sup>2</sup> radiant heat flux (RHF). This ensures all future dwellings on these lots can be designed to achieve BAL-29.

The BMP confirms that provided that the bushfire mitigation measures and the provisions in the assessment against the Bushfire Overlay Code Assessment Table are adopted, the bushfire risk to the proposed development is considered acceptable per applicable policy and planning requirements.

## 5.0 State Planning Instruments

### 5.1 Economic Development Act 2012

Section 87 of the ED Act identifies matters the MEDQ and their delegates must consider in deciding a PDA development application. This includes:

- 1) In deciding the application, MEDQ must consider—
  - (a) *Main purpose of this Act; and*
  - (b) *Any relevant state interests; and*
  - (c) *Any submissions made to it about the application, during the submission period; and*
  - (d) *the following instruments—*
    - (i) *for an application for development in, or PDA-associated development for, a provisional priority development area—*
      - (A) *if a provisional land use plan is in effect for the area when the application is decided—the provisional land use plan; or*
      - (B) *otherwise—the draft provisional land use plan for the area;*
    - (ii) *for an application for development in, or PDA-associated development for, another priority development area—*
      - (A) *if a development scheme is in effect for the area when the application is decided—the development scheme; or*
      - (B) *if a development scheme is not in effect for the area when the application is decided, but there is a proposed development scheme for the area—the interim land use plan for the area and the proposed development scheme; or*
      - (C) *if a development scheme is not in effect for the area when the application is decided and there is no proposed development scheme for the area—the interim land use plan for the area; and*
  - (e) *any PDA preliminary approval in force for the relevant land; and*
  - (f) *any preliminary approval under the Planning Act in force for the relevant land.*
  - (g) *if the application is for development in a place renewal area—*
    - (i) *a place renewal framework in effect for the area under part 4A when the application is decided; and*
    - (ii) *any advice sought by MEDQ in relation to the place renewal framework or the application.*
- 2) *Also, in deciding an application for development in, or PDA-associated development for, a priority development area other than a provisional priority development area, if-*
  - (a) *there is—*
    - (i) *a development scheme or interim land use plan for the area; and*
    - (ii) *a proposed development scheme for the area; and*
  - (b) *the proposed development scheme was prepared after the development scheme or interim land use plan took effect;*

An assessment of each matter is provided below.

### 5.2 Main Purpose of the Act

Pursuant to section 87(1)(a) of the ED Act, assessment must consider the main purpose of the ED Act:

*'The main purpose of the Act is to facilitate economic development, and development for community purposes, including the provision of diverse housing in the State.'*

The ROL4 complies with main purpose of the Act, because it will enable the delivery of the first residential lots within the MGMP. The MGMP will deliver ~7,300 residential lots with supporting schools, centres, parks, conservation bushland and reticulated infrastructure. The MGMP contributes to the economic development and delivery of the Greater Flagstone PDA, which is expected to provide approximately 51,500 dwellings within SEQs southwest growth corridor.

ROL4 (excluding the whole MGMP) will provide a direct contribution to the economy through its \$100 million delivery cost. Extrapolated out for the remaining delivery works MGMP will provide hundreds of construction and associated jobs over the next 30 years.



### 5.3 State Interests

Pursuant to Section 87(1)(b) of the ED Act, the assessment must consider any relevant state interests. The Development Scheme does not specify whether state interests have been incorporated into it, therefore state interests are considered below.

Pursuant to the ED Act, a state interest is defined as:

- (a) an interest relating to the main purpose of this Act; and*
- (b) an interest that, in MEDQ's opinion, affects an economic, community or environmental interest of the State or a region.*

For the purposes of completeness, ROL4 has been considered against the following state interests:

- South East Queensland Regional Plan 2023 (SEQRP 2023)
- State Planning Scheme Policy (SPP)
- State Development Assessment Provisions (SDAP)

An assessment of these state interests is provided below.

#### 5.3.1 South East Queensland Regional Plan 2023

The SEQRP 2023 is a statutory planning instrument that represents the pre-eminent strategy for managing growth within the SEQ region. The SEQRP 2023 prevails to the extent of any inconsistency with individual planning schemes or development schemes.

The site is located within the Urban Footprint of the SEQRP 2023. The Urban Footprint identifies land capable of meeting current and future urban development needs. The site is also located within the Greater Flagstone PDA, which is an important planning instrument that supports the delivery of the SEQRP 2023. The SEQRP 2023 envisages Greater Flagstone will develop as a high-quality new community and will accommodate the largest proportion of the SEQ regions expected growth, along with Yarrabilba, Park Ridge and Caboolture West PDA's. Overall, ROL4 is consistent with the intent for the Urban Footprint and will support the delivery of the vision and goals for the SEQRP 2023.

#### 5.3.2 State Planning Policy

The SPP, dated July 2017 identifies the state interests for a variety of matters. The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP. The site is identified as containing the following state planning interests:

- Agriculture
  - Important agricultural areas
- Development and construction
  - Priority development area
- Biodiversity
  - MSES – Wildlife habitat (special least concern animal)
  - 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 (intersecting a watercourse)
  - MSES – High ecological values waters (wetland)
  - MSES – High ecological values waters (watercourse)
- Water quality
  - Water supply buffer area
  - Water resource catchments
  - High ecological value water areas
- Natural hazards risk and resilience
  - Flood hazard area – Local Government flood mapping area
  - Bushfire prone area
- Transport infrastructure
  - Railway corridor

The current version of the SPP was not in force at the time the Greater Flagstone PDA area was declared.

The Development Scheme was released in October 2011 and therefore, does not account for the SPP which was prepared in July 2017. An assessment of ROL4 against the above state interests is provided in **Table 11**.

When considering the SPP it is important for context that development is approved and committed to through the Overarching whole of site approval (DEV2012/248) and Context Plan approval (DEV2017/857).

**Table 11 SPP Assessment**

State Interest	Comment
<b>Agriculture</b>	A small southern portion of the site is identified as an Important agricultural area. This area makes a limited contribution to the MGMP's agricultural values. Importantly the proposal, including the Context Plan area, will not impact on Class A or B agricultural land. Furthermore, the Context Plan area identified for development has not been expanded.
<b>Development and construction</b>	ROL4 is for the delivery of 575 new residential lots in additional to parkland and new roads with an associated PoD. The proposal aligns with the state interest of development and construction by facilitating residential development to support the employment needs and economic growth of the region.
<b>Biodiversity</b>	Federal approval for clearing was granted for the site under the EPBC Act (Ref: EPBC2015/7530). A detailed VMP and FMP have also been approved as part of DEV2021/1168 and ensured areas with the highest biodiversity values are protected and enhanced. Furthermore, the proposal and Context Plan do not reduce the extent of approved protected areas.
<b>Water quality</b>	A Civil Engineering Services Report has been prepared by Colliers and is provided under <b>Attachment I</b> while a Stormwater Management Plan has been prepared by Engeny and is provided under <b>Attachment J</b> . These reports ensure water quality is not adversely impacted.
<b>Natural hazards risk and resilience</b>	<p><u>Flooding</u></p> <p>Council's TLPI identified the site within the flood investigation mapping area. Providing future development of the flood-affected lots is designed and sited in accordance with the MGMP and generally aligned with Context Plan, flood immunity can be achieved.</p> <p><u>Bushfire</u></p> <p>A Bushfire Management Plan has been prepared by Covey and is provided under <b>Attachment M</b>.</p>
<b>Transport infrastructure</b>	<p><u>Railway Corridor</u></p> <p>ROL4 does not impact on existing or planned railway infrastructure.</p>

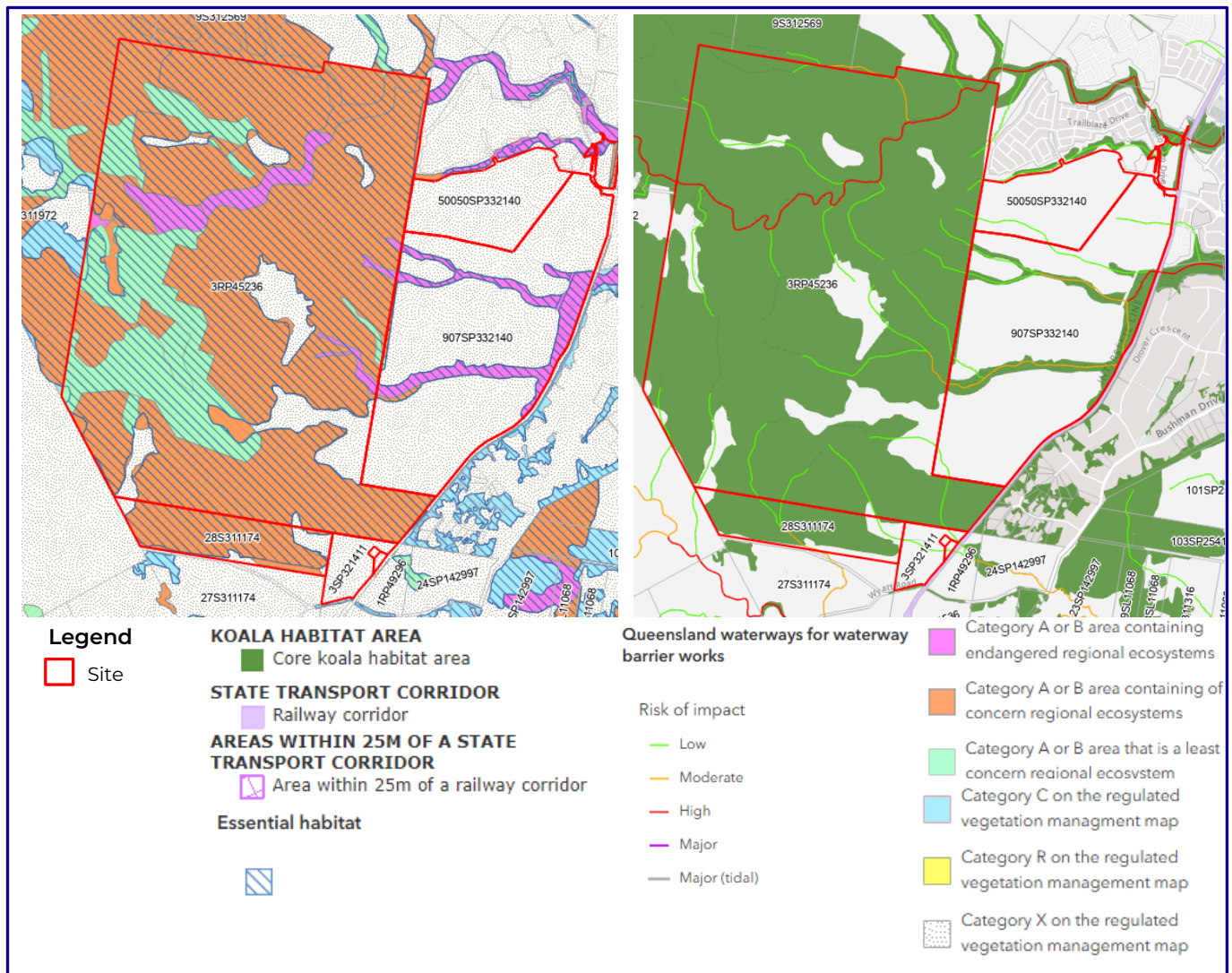
Source: SPP, 2017

### 5.3.3 State Development Assessment Provisions

A review of Schedule 10 of the Regulation and the state's interactive Development Assessment Mapping System (DAMS) identifies that the site is affected by the following state interests as illustrated in **Figure 20**<sup>1</sup>:

- Native vegetation (category B and X)
- Koala habitat area (core koala habitat)
- State transport corridor (railway corridor and area within 25m of a railway corridor)

<sup>1</sup> Lots 1 to 3 on SP351245 have not been updated on the DAMS, therefore it shows former lot numbers and configurations. Furthermore, former waterways for waterway barrier works are shown over ROL4, which have been confirmed by the Department of Primary Industries to no longer exist. It is expected the DAMS mapping will be updated to reflect the new lot layout and waterways shortly.



**Figure 20 DAMS Mapping**

Source: Queensland Government, 2024

## Ecological values

Ecological values of the site have been extensively investigated over the past two (2) decades and the MGMP area benefits from an EPBC approval (EPBC2015/7530) to undertake a controlled action. Several clearing approvals have also been issued by MEDQ. The approvals ensure ecological values have been considered and offset planting is undertaken.

## State transport

ROL4 will not adversely impact on the railway corridor as it is located approximately 1.7km away.

The Context Plan continues to designate a district centre within the potential future rail station location.

## 6.0 Planning Assessment

Pursuant to section 87 of the ED Act, when deciding an application the MEDQ must consider:

- The Development Scheme (item 1, d, ii, A).
- Any PDA preliminary approval in force for the relevant land (item 1, e).
- Any PDA preliminary approval in force under *Planning Act 2016* the relevant land (item 1, f).

In practice this results in EDQ undertaking an assessment of ROL4 against the Development Scheme (**Section 6.1** below), EDQ Guidelines (**Section 6.2** below) and PDA development approvals (**Section 6.4** below).

This application also includes submission of a revised Context Plan for compliance assessment. Assessment of the changes to the Context Plan against the relevant criteria set out in condition 5 of DEV2012/248 is provided under **Attachment O**.

### 6.1 Greater Flagstone PDA Development Scheme

Section 86 of the ED Act states that the MEDQ:

*'cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the land use plan for the relevant priority development area.'*

Section 3.2.3 of the Development Scheme clarifies when development is consistent with the Land Use Plan as follows:

*'UDA assessable development is consistent with the land use plan if:*

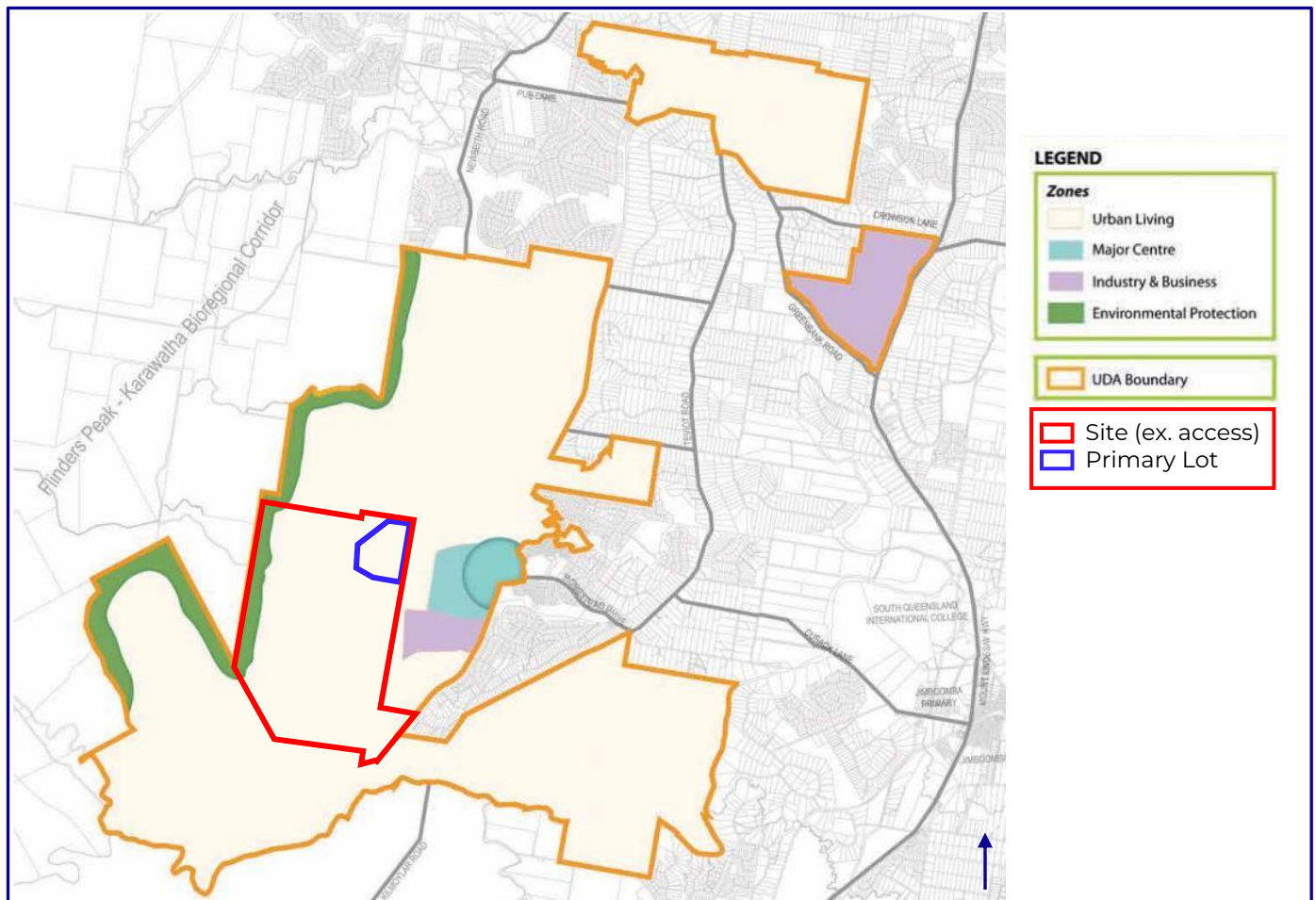
- i. the development complies with all relevant UDA-wide criteria and the relevant zone intents, or*
- ii. the development does not comply with one or more of the UDA-wide criteria or zone intents but:*
  - a. the development does not conflict with the UDA vision, and*
  - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the UDA-wide criteria or zone intents.'*

The following sections demonstrate ROL4's compliance with the relevant assessment benchmarks set out within the Development Scheme. Where there is any inconsistency between ROL4 and the Development Scheme, compliance with the PDA vision can be demonstrated.

#### 6.1.1 Zoning

The site is predominantly located within the Urban Living Zone as illustrated in **Figure 21** below. A small portion of the site, along the western boundary is zoned Environmental Protection. Surrounding the site are other areas also within the Urban Living Zone, with the exception of the eastern boundary of the site which are zoned Major Centre and Industry & Business.





**Figure 21 Zoning**

Source: Greater Flagstone Urban Development Area Development Scheme, 2011

## 6.1.2 Land Use Plan

The Land Use Plan establishes levels of assessment and the requirements which regulate development to achieve the vision for the Development Scheme. These development requirements are expressed as:

- PDA-wide criteria
- Zone provisions
- Self-assessable provisions

### Levels of assessment

Table 2: Levels of assessment of the Development Scheme states the following in Column 3A (Permissible development):

*'Reconfiguring a lot that is not mentioned in Schedule 1'*

The subdivision proposed in ROL4 is not listed in Schedule 1 of the Development Scheme and **is permissible development**.

Table 2: Levels of assessment of the Development Scheme also states the following is exempt development:

*'material change of use if in accordance with an approved Plan of Development (PoD)'*

Although a material change of use is not proposed as part of this DA, the PoD will allow subsequent material change of uses to be Exempt development (i.e. a PDA development permit is not required).

### 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 12** below demonstrates how ROL4 responds to the PDA-wide Criteria.

**Table 12 PDA-Wide Criteria**

PDA-Wide Criteria	Assessment
<b>3.3.1 Neighbourhoods</b>	<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>• ROL4 enables the delivery of a neighbourhood that: <ul style="list-style-type: none"> <li>- Is designed to be walkable and legible, with multiple community focal points (i.e. Parks and open space) provided throughout the development and active transport opportunities linking them together.</li> <li>- Provides a variety of allotment sizes, which will enable the delivery of a range of dwelling types, as demonstrated in <b>section 4.2.1</b> above.</li> <li>- Includes neighbourhood streets and a layout which has been informed by the existing site characteristics and PDA Guidelines. Particular attention has been given to working with the natural features such as topography and ridges.</li> <li>- Includes several public open space areas providing amenity for residents through neighbourhood parks, linear parks and detention / drainage areas.</li> <li>- Will be interconnected with both the established adjacent PEET development, and with future precinct delivery within the MGMP.</li> <li>- Ensures safety for residents through the application of Crime Prevention Through Environmental Design (CPTED) principles, such as ensuring local parks are overlooked by nearby residential lots.</li> <li>- Has been designed in response to the surrounding environment and climatic conditions.</li> </ul> </li> </ul>
<b>3.3.2 Centres</b>	<p><b>Not Applicable</b></p> <p>No centres are proposed as part ROL4.</p> <p>ROL4 is located within proximity to existing and planned centre uses, primarily within the Flagstone centre. Early residents will be able to make use of these facilities, while further centre uses are planned for the later stages of the MGMP development. Monarch Glen plans to deliver three (3) neighbourhood centres throughout the MGMP area, This approach to centre delivery ensures that there is an equitable and logical distribution of centres uses throughout the PDA development area.</p>
<b>3.3.3 Housing diversity and affordability</b>	<p><b>Complies</b></p> <p>ROL4 provides a variety of allotment sizes, which will enable the delivery of a range of dwelling types and price points, as demonstrated in <b>section 4.3.1</b> above. The lot typologies proposed will provide appropriate levels of amenity and outdoor space.</p>
<b>3.3.4 Employment opportunities</b>	<p><b>Not Applicable</b></p> <p>No centres or dedicated employment areas are proposed.</p> <p>ROL4 will enable the delivery of 575 new homes within MGMP, which will benefit from employment generating uses within the adjoining PEET development.</p> <p>The Context Plan ensures future precincts within the MGMP will be benefit from employment opportunities as the area develops.</p>
<b>3.3.5 Movement network</b>	<p><b>Complies</b></p> <p>ROL4 delivers an integrated movement network comprising the follow:</p> <ul style="list-style-type: none"> <li>• Public transport through the delivery of two (2) new bus stops, integrated with public open space and easily accessible from proposed residential lots.</li> <li>• A road hierarchy that is informed by land use planning and the road typologies outlined within the Access and Movement IMP and PDA Guideline 6 Street and Movement.</li> <li>• Active transport infrastructure and linkages to points of interest throughout each precinct.</li> </ul> <p>Further details are provided in the Transport Engineering Report provided as <b>Attachment H</b>.</p>
<b>3.3.6 Community greenspace network</b>	<p><b>Complies</b></p> <p>ROL4 contributes to the provision of community greenspace through:</p> <ul style="list-style-type: none"> <li>• 3.8 ha of linear park / pedestrian linkages.</li> <li>• 2.9 ha of detention / drainage which provides stormwater and amenity functions.</li> <li>• 1 ha of neighbourhood recreation park.</li> <li>• Designing to protect existing and important landscapes and scenic amenity.</li> <li>• Providing a network of green linkages throughout the development area.</li> </ul>

PDA-Wide Criteria	Assessment
	The proposed community greenspace network supports the community's recreational needs, are suitably distributed throughout the development to ensure accessibility and retain vegetation where possible.
<b>3.3.7 Community facilities</b>	<p><b>Not Applicable</b></p> <p>No community facilities are proposed within ROL4.</p> <p>Notwithstanding, ROL4 will benefit from existing developments within the PDA area, including the nearby Flagstone State School and Flagstone State Community College. Furthermore, the MGMP will deliver 2 x schools and the Karawatha Interpretive Community Centre the precincts develop.</p>
<b>3.3.8 Natural and cultural values</b>	<p><b>Complies</b></p> <p>ROL4 protects natural and cultural values through:</p> <ul style="list-style-type: none"> <li>• Designing neighbourhood plans and recreation spaces in response to the significant natural and environmental values, with an intent to preserve and connect with important environmental values. Areas of high ecological value have been protected from residential development and infrastructure provision.</li> <li>• Green linkages throughout the neighbourhood to ensure natural and cultural values are accessible and enjoyed by future residents.</li> <li>• Proposing works only within areas approved for clearing under EPBC approval (EPBC2015/7530) and ensuring environmental offsets are delivered where necessary.</li> <li>• Undertaking works in accordance with an approved Cultural Heritage Management Plan.</li> </ul>
<b>3.3.9 Community safety and development constraints</b>	<p><b>Complies</b></p> <p>ROL4 ensures community safety and mitigates the impacts of development constraints through:</p> <ul style="list-style-type: none"> <li>• Managing stormwater through a landscaping design that incorporates detention basins and not developing lots for residential uses that are within areas affected by flood hazard.</li> <li>• Reducing bushfire hazard by setting back development from bushfire hazard areas and ensuring safe evacuation.</li> <li>• Incorporating an earthwork design which manages steep slopes and unstable soil.</li> <li>• Utilising lot layouts and acoustic barriers / screening to reduce noise impacts.</li> </ul>
<b>3.3.10 Service infrastructure</b>	<p><b>Complies</b></p> <p>ROL4 delivers efficient and effective use of infrastructure and services by:</p> <ul style="list-style-type: none"> <li>• Delivering infrastructure in accordance the Water IMP, Sewer IMP, Access and Movement IMP and Stormwater IMP and DCOP provisions.</li> <li>• Ensuring infrastructure is delivered in a logical sequence.</li> <li>• Ensuring all future lots will be connected to the necessary infrastructure.</li> <li>• See further details within the Civil Engineering Services Report in <b>Attachment I</b>.</li> </ul>
<b>3.3.11 General requirements</b>	<p><b>Complies</b></p> <p>ROL4 complies with the general requirements relating to site area and landscaping by:</p> <ul style="list-style-type: none"> <li>• Proposing a PoD which includes an extensive design criteria to ensure dwellings are comfortable, practical and with a high level of amenity.</li> <li>• Encouraging private and public landscaping.</li> <li>• Proposing a comprehensive precinct wide Landscape Master Plan (see <b>Attachment D</b>).</li> </ul>

Source: PDA-Wide Criteria

## 6.2 Development Charges Offset Plan

The DCOP accompanies the Development Scheme and identifies relevant development charges, how these charges are calculated, levied and administered, and the trunk infrastructure required to service the PDA. The DCOP is used to inform the IMP and OSSs.

**Section 6.4.4** below, provides an overview each IMP and OSS and outlines what infrastructure is proposed to be delivered as part of ROL4 in accordance with the DCOP.

Consideration of the DCOP against the Context Plan has been undertaken in **section 6.4.3**.

## 6.3 EDQ Guidelines

The EDQ Guidelines set out the standards for development within PDA development schemes and provide guidance as to how development can achieve compliance with these standards. A full assessment against Guidelines 1, 5 and 12 is provided as **Attachment N**, and a summary of the assessments against all relevant guidelines is provided in **Table 13** below.

A compliance assessment of the proposed changes to the Context Plan are provided as **Attachment O**.

**Table 13** *Assessment of ROL4 Against EDQ Guidelines*

Guideline / Practice Note	Requirement	Compliance
<b>PDA Guideline 1 – Residential 30</b>	<p>This guideline outlines principles and provisions for the planning, design and delivery of mixed residential development. The guideline is intended to:</p> <ul style="list-style-type: none"> <li>• Create diverse and affordable communities</li> <li>• Promote planning and design excellence</li> <li>• Protect ecological values</li> </ul>	<p><b>Complies</b></p> <p>Assessment of ROL4 against PDA Guideline 1 and the associated design Checklist is provided in <b>Attachment N</b>.</p> <p>In summary ROL4 complies with PDA Guideline 1 by providing:</p> <ul style="list-style-type: none"> <li>• A layout which responds to local conditions.</li> <li>• A highly connected neighbourhood.</li> <li>• A range of lot sizes and mix of housing forms.</li> <li>• A PoD which will establish high quality housing design.</li> </ul>
<b>PDA Guideline 5 – Neighbourhood Planning and Design</b>	<p>This guideline outlines the standards for the planning and design of neighbourhoods within PDA's.</p>	<p><b>Complies</b></p> <p>Assessment of ROL4 against PDA Guideline 5 is provided in <b>Attachment N</b>.</p> <p>In summary ROL4 complies with PDA Guideline 5 by providing:</p> <ul style="list-style-type: none"> <li>• Neighbourhood parks in proximity to lots.</li> <li>• Active transport linkages to parkland.</li> <li>• Varying residential density in response to points of interest (e.g. Neighbourhood parks and bus stops).</li> <li>• A highly legible street network.</li> </ul>
<b>PDA Guideline 6 – Street and Movement Network</b>	<p>This guideline outlines the standards for the planning and design of streets and movement networks within PDA's.</p> <p>Guideline 6 provides indicative design standards for a variety of road and street network types.</p>	<p><b>Complies</b></p> <p>The proposed urban arterial road cross-section is consistent with the New Beith Road cross-section outlined in the recently endorsed Flagstone City MNIMP (P2300.005R Flagstone City Movement Network IMP).</p> <p>Cross-sections of other road types are proposed generally in accordance with Guideline. Variations from the designs outlined in the Guideline have been informed by onsite conditions and are addressed within the attached Traffic Impact Assessment (see <b>Attachment H</b>).</p> <p>Notably, the 26m wide two-lane trunk connector road is generally consistent with the Guidelines designs, with the addition of a 4m wide median to provide a high quality entry experience for users along the length of the road between New Beith Road and the proposed eastern roundabout.</p>



Guideline / Practice Note	Requirement	Compliance
		While the proposed neighbourhood access streets are marginally narrower than the width provided in the Guideline, proposed sealed road widths and active transport provisions remain consistent. This is an appropriate design response as they remain fit for purpose and are aligned with the designs approved in the nearby Everleigh estate.
<b>PDA Guideline 12 – Park Planning and Design</b>	Guideline 12 seeks to inform the design of parks and open space, particularly in residential subdivisions.	<b>Complies</b> Assessment of ROL4 against PDA Guideline 12 is provided in <b>Attachment N</b> and as part of the Landscape Plans. The proposed parks and open space areas have been designed in accordance with the requirements of the Guideline.
<b>PDA Guideline 13 – Engineering Standards</b>	Guideline 13 outlines the desired engineering standards for development within PDAs.	<b>Complies</b> ROL4 does not seek final approval for civil infrastructure which will be further assessed post the DA via Operational works applications and/or Compliance assessment. Notwithstanding, ROL4 allows the engineering standards within the Guideline to be complied with.
<b>PDA Guideline 14 - Environmental values and sustainable resource use</b>	Guideline 14 outlines the values and strategies for protecting the environment and optimising resource use within PDAs.	<b>Complies</b> ROL4 complies with PDA Guideline 14 by mitigating impacts on environmental areas and undertaking development in accordance with clearing approvals issued by MEDQ (DEV2021/1168) and under the EPBC Act (2015 7530).
<b>PDA Guideline 15 - Protection from Flood and Storm Tide Inundation</b>	Guideline 15 provides the standards for protection of development from flooding and storm tide inundation in Priority Development Areas (PDAs) in Queensland.	<b>Complies</b> Guideline 15 requirements have informed the Site Based Stormwater Management Plan that supports this application and is provided as <b>Attachment J</b> .
<b>PDA Guideline 16 – Affordable Housing</b>	Guideline 16 sets out the methods for establishing housing diversity, affordability and accessibility in PDA's in Queensland.	<b>Complies</b> 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 Housing OSS will include a chapter which assesses ROL4s performance against the targets and stretch targets.
<b>Guideline 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs</b>	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"> <li>remnant vegetation containing endangered regional ecosystems and</li> <li>areas defined in Schedule 1 of this guideline as koala habitat areas.</li> </ul>	<b>Complies</b> All clearing requirements for ROL4 have been addressed in as part of the clearing approvals issued by MEDQ (DEV2021/1168). Offset requirements are delivered under the projects EPBC approval (2015 7530).
<b>PDA Guideline 18 – Development Interfaces</b>	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.	Various interfaces within and around ROL4 are relevant to this Guideline, including: <ul style="list-style-type: none"> <li>Interface with Urban Arterial Road (New Beith Road) along the Eastern boundary of Precinct 101</li> </ul>

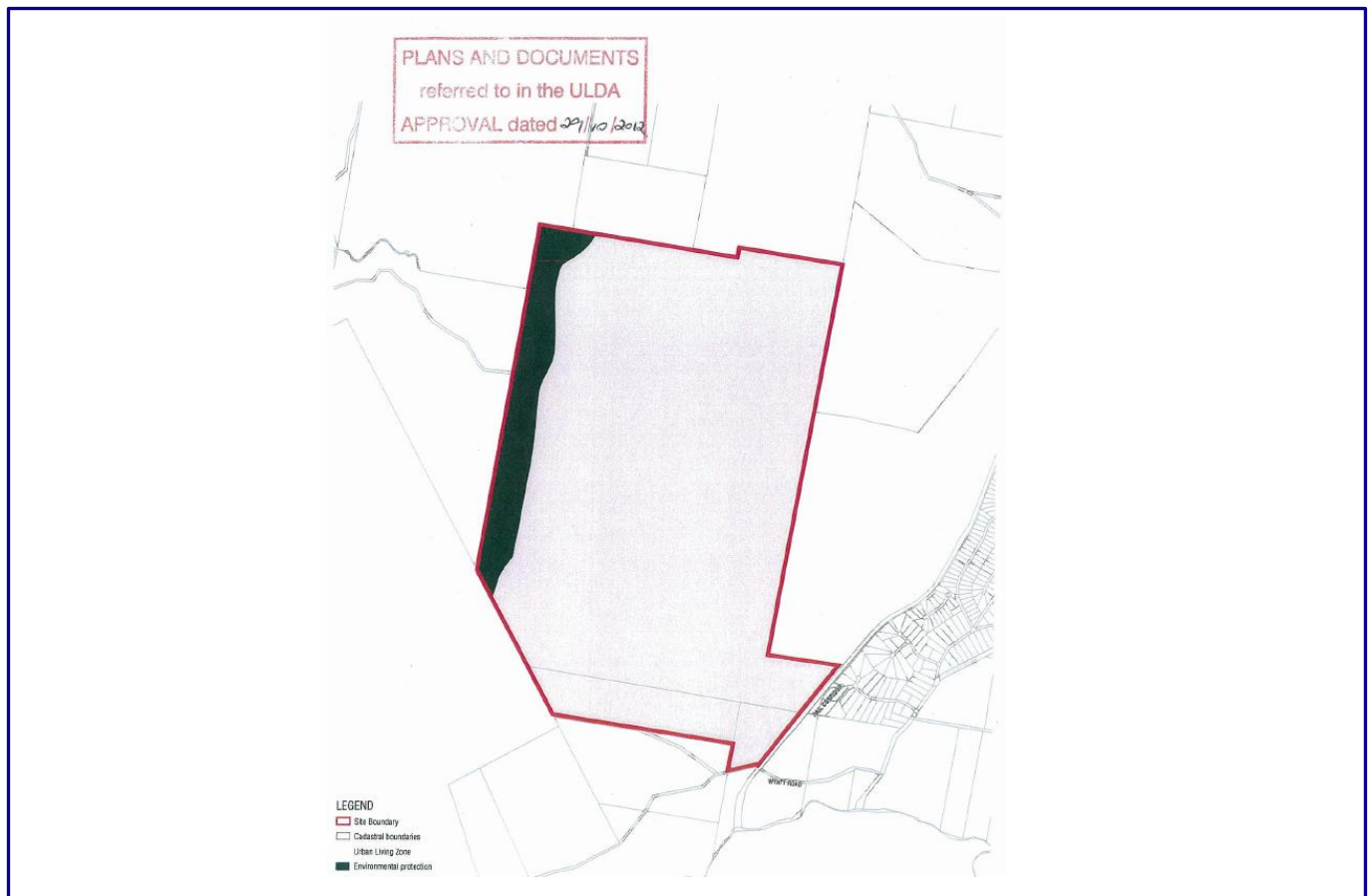
Guideline / Practice Note	Requirement	Compliance
		<ul style="list-style-type: none"> <li>Interface between the residential lots and proposed parks and open space.</li> <li>Interface between works areas and conservation areas.</li> </ul> <p>The potential impacts of these interfaces has been mitigated by incorporating lot layout which uses buffers, setbacks and landscaping</p>
<b>PDA Practice Note 1 – Housing Diversity</b>	Practice Note 1 provides guidance as to how housing diversity can be achieved through a variety of house types and lot sizes.	<b>Complies</b> The lot sizes proposed in ROL4 are generally in keeping with the typical lot typologies outlined throughout Practice Note 1.
<b>PDA Practice Note 2 – Footpath provision in residential subdivisions</b>	Practice Note 2 provides guidance and examples as to how PDA Guideline 6 can be addressed to provide footpaths within residential suburbs.	<b>Complies</b> Footpaths within ROL4 are generally consistent with the intent outlined within the Practice Note 2.
<b>PDA Practice Note 9 – Context Plans</b>	Practice Note 9 provides guidance on how a Context Plan should be drafted in order to demonstrate how the development will be delivered.	<b>Complies</b> An updated Context Plan is provided as part of this DA. Consideration of the Context Plan against the relevant assessment benchmarks is provided in <b>Attachment O</b> which demonstrates that the revised design is compliant with the requirements of Practice Note 9.
<b>PDA Practice Note 10 – Plans of Development</b>	Practice Note 10 provides guidance on how a PoD can be used to facilitate low rise residential and mixed use development in an approval for reconfiguring a lot.	<b>Complies</b> The proposed PoD is generally consistent with the advice provided in Practice Note 10.

Source: Ethos Urban, 2024

## 6.4 Overarching Whole Of Site Approval

On 29 October 2012 the Urban Land Development Authority (ULDA) issued an Urban Development Area (UDA) approval, now referred to as a PDA approval, for a Development Permit for a Material Change of Use for Multiple Uses at Wyatt Road, Undullah (Overarching whole of site approval) (DEV2012/248). This approval forms a key part of the approval framework for subsequent PDA Developments permits within the MGMP area (refer **Figure 2**).

The approved Overarching whole of site plan (DEV2012/248) illustrates the Urban Living Zone and Environmental Protection area (refer **Figure 22**). ROL4 is wholly within the Urban Living Zone and the updated Context Plan does not propose development within the Environmental protection area.



**Figure 22 Overarching whole of site plan**

Source: Overarching whole of site approval (DEV2012/248), 2012

#### 6.4.1 Approved Uses

The Overarching whole of site approval (DEV2012/248) approved a table of uses outlining permitted uses. ROL4 proposes a reconfiguring a lot with associated PoD and therefore the approved uses are not relevant. The updated Context Plan is expected to comply with the permitted uses and identifies areas of residential, centres and employment, education, open space and transport.

#### 6.4.2 Subsequent Applications Framework

The Overarching whole of site approval (DEV2012/248) preamble stated subsequent applications for PDA development permits (with or without a PoD) were required to detail the following matters to the extent they are applicable:

- *location;*
- *lot size and configuration;*
- *building height;*
- *plot ratio / gross floor area / gross leasable area;*
- *site cover;*
- *building design including elevations and materials;*
- *Site access arrangements;*
- *on-site parking and servicing arrangements; and*
- *how the development will progress or generally achieve the provisions of the development scheme.*

This DA provides detail on the above matters, to the extent they are applicable.

#### 6.4.3 ROL4 Compliance with Context Plan

The Approval Overview above (see **Section 6.4.1**) highlights subsequent development applications are to be informed by an approved Context Plan. This is supported by preamble item 2(e) of the Overarching whole of site approval (DEV2012/248) which states:

*'If the application for a PDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must:*

- (i) be generally in accordance with the endorsed context plan area strategy for the context plan area'*

As this DA includes an updated Context Plan, ROL4 is considered against the updated Context Plan. ROL4 aligns with the updated Context Plan which is demonstrated through:

- Provision of open space through the inclusion of Linear parks, Neighbourhood recreation parks and environmental areas.
- Relocation of NCI.
- Road layout designs.

#### 6.4.4 Compliance with Endorsed 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 intentions 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 14** below summarises the ROL4s consistency with each IMP which is proposed (but not yet compliance endorsed).

**Table 14** Assessment against IMPs

IMP	ROL4 Compliance
<b>Energy, communications and gas IMP</b>	<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. ROL4 will continue to comply with this intent.</p> <p>The IMP identifies MGMP is already serviced by multiple mobile coverage network providers.</p>
<b>Community facilities IMP</b>	<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>ROL4 relates to precincts 101-102. There are no community facilities identified within the IMP or DCOP for this area, and therefore none are provided as part of this DA.</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>
<b>Community greenspace IMP</b>	<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>ROL4 provides all open space as required by the Community greenspace IMP, including:</p> <ul style="list-style-type: none"> <li>• 2 x Neighbourhood recreation parks.</li> <li>• Linear parks.</li> <li>• Detention / Drainage parks.</li> </ul> <p>In accordance with the DCOP, a portion of Major Linear Park POS304 is provided within ROL4. The broader MGMP area provides additional community greenspace opportunities that will be assessed under subsequent applications.</p>
<b>Water IMP</b>	<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>ROL4 provides water infrastructure in accordance with the updated Water IMP. The residential lots within ROL4 are proposed to be serviced via a PVC network of water pipes to be located in the public road reserve. The proposal will be serviced by the extension of the trunk watermain proposed down the future Homestead Drive extension east of the site.</p>



IMP	ROL4 Compliance
	In accordance with the DCOP, water mains WM044, WM043, WM042 & WM047 will be delivered as part of ROL4.
<b>Sewer IMP</b>	<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>The alignment of the proposed trunk main is generally in accordance with the endorsed Sewer IMP, but the proposed catchment it will service has increased due to the adjustment to the Precinct 101 &amp; 102 layout. The updated Sewer IMP will reflect the same outcomes and provide more detailed plans for the whole of site.</p> <p>In accordance with the DCOP, gravity mains GM033 &amp; GM034 will be delivered as part of ROL4, which will connect to the trunk main (TRK-01 as referred to in the endorsed Sewer IMP).</p>
<b>Stormwater IMP</b>	<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>A Site Based Stormwater Management Plan has been prepared and is provided in <b>Attachment J</b>.</p>
<b>Earthworks IMP</b>	<p>The current Earthworks IMP was compliance endorsed on 16 December 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>The proposed earthworks across ROL4 are generally in accordance with the Earthworks IMP.</p>
<b>Access and Movement IMP</b>	<p>The current Access and Movement IMP was compliance endorsed on 1 March 2017 and will be updated via compliance assessment concurrently to this application.</p> <p>ROL4 delivers roads, public transport and active transport in accordance with the Access and Movement IMP.</p>

#### 6.4.5 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 intentions 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 15** below summarises the ROL4s 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 15** Assessment against OSSs

OSS	ROL4 Compliance
<b>Community Development OSS</b>	<p>The current Community Development OSS was compliance endorsed on 6 October 2016 and will be updated via compliance assessment concurrently to this application.</p> <p>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.</p> <p>ROL4 is consistent with the OSS and does not propose community facilities.</p>
<b>Housing diversity and affordability overarching site strategy</b>	<p>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.</p> <p>The OSS demonstrates ROL4 delivers housing at the required affordability bands through a range of lot sizes, as demonstrated within the Housing Diversity and Affordability OSS document.</p>
<b>Employment and economic development overarching site strategy</b>	<p>The current Employment and Economic Development OSS was compliance endorsed on 6 October 2016.</p> <p>The OSS sets out the approximate staging of activity centres in line with population growth and outlines the various approaches to implementing employment opportunities.</p> <p>An updated OSS will be submitted concurrently with this DA, demonstrating ROL4 complies with the new OSS.</p>
<b>Natural environment overarching site strategy</b>	<p>The current Natural Environment OSS was compliance endorsed on 20 June 2017.</p>

	<p>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.</p> <p>ROL4 requires clearing which has been previously approved by several PDA Development Permits issued by MEDQ and an approval issued under the EPBC Act (refer <b>section 4.10</b>)</p>
<b>Total water cycle management overarching site strategy</b>	<p>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.</p> <p>ROL4 complies with the OSS by:</p> <ul style="list-style-type: none"> <li>• Ensuring connection to water related infrastructure is in accordance with the applicable standard.</li> <li>• Incorporating stormwater infrastructure to manage peak flows and ensure high quality run off.</li> <li>• Mitigating flood impacts.</li> </ul>
<b>Ecological sustainability and innovation overarching site strategy</b>	<p>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.</p> <p>ROL4 incorporates all the seven sustainability elements of the OSS relating to ecosystems, waste, energy, materials, water, community and economy.</p>

## 7.0 Conclusion

This DA is made to the MEDQ on behalf of Mirvac and proposes a PDA Development Permit for Reconfiguring of a Lot (575 Residential Lots, Parks and Road) in accordance with a Plan of Development and Operational Work (Advertising Devices) in accordance with a Plan of Development at Homestead Drive, Monarch Glen, described as Lot 1 on SP351245 (the primary lot), Lot 50050 on SP332140 and Lot 907 on SP332140 (the lots providing access) and Lot 800 on SP321411 and Lots 1 to 3 on SP351245 (the Context Plan) lots. This DA also includes an updated Context Plan.

The site has an extensive development approval history commencing with an Overarching whole of site approval (DEV2012/248) which permitted a wide variety of uses in accordance with the Undullah Whole of Site Plan. A Context Plan, Infrastructure master plans, Overarching site strategies, several subsequent PDA Development Permits and an approval under the *Environmental Protection and Biodiversity Conservation Act 1999* (2015/7530) have been issued over the past decade to ready the site for development. This DA continues to largely comply with the existing approvals and makes changes where necessary to reflect Mirvac's intent for the site, which is known as the Monarch Glen Master Plan.

The Monarch Glen Master Plan area will contribute over 7,000 new dwellings to the Greater Flagstone PDA, and this DA represents ROL4 which is the initial 575 residential lots and supporting infrastructure including roads and parkland. ROL4 will support the growth of the PDA by providing much-needed housing.

In accordance with the relevant assessment table of the Development Scheme, ROL4 is Permissible Development, requiring assessment by the MEDQ pursuant to section 85 of the *Economic Development Act 2012* and considering the matters outlined in section 87 of the ED Act.

This report demonstrates that ROL4 complies with all matters relevant to the assessment of the DA, including the key provisions of the ED Act, State interests, EDQ Guidelines, the Development Scheme and existing approvals. This DA demonstrates ROL4:

- Forms the first stage of residential development for Mirvac's newest proposed master planned community and will be home to 7,300 families and over 18,000 residents.
- Will improve housing supply, diversity and affordability. The 575 residential lots proposed will deliver critical housing in a suitable and accessible location– a strategic priority for Council and the Queensland Government.
- Provides a mix in lot sizes varying from 210m<sup>2</sup> to 966m<sup>2</sup>, contributing to diversity in dwelling types and catering to differing levels of affordability.
- Is in proximity to existing services and infrastructure including Flagstone Village, Flagstone Community College, Flagstone State School and the Flagstone Sports Precinct.
- Ensures the timely and efficient infrastructure delivery relating to water, sewer, stormwater, roads, active transport, telecommunications, electricity and parks.
- Has been designed to mitigate hazard impacts to future residents from bushfire, flooding, steep slope and noise.
- Protects areas of high ecological value and provides park land for residents by providing over 7.897 ha of open space.
- Is in accordance with existing approvals relating to land use and vegetation clearing, including endorsed IMPs, OSSs and an approval issued under the EPBC Act.

Approval of ROL4 is therefore requested, subject to reasonable, relevant and lawful conditions.