

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1431

Date: 4 December 2025



Queensland
Government

Greenspace Infrastructure Master Plan

Kagaru Context Plan Area

325 Wyatt Road, Kagaru Queensland
4285

Prepared for Litoba Developments Pty Ltd
Our Reference: 11560
13 November 2025

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PATHWAYS TO SUCCESS



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1. Introduction

Saunders Havill Group has been engaged by Welco Group Pty Ltd (the Applicant) to prepare this Infrastructure Master Plan to support a development application for management lot subdivision and context plan for endorsement. The development application seeks approval for the following aspects of development:

- Reconfiguration of a Lot – Development Permit (Management Subdivision); and
- Context Plan (for endorsement)

The application is made over land located at 325 Wyatt Road, Kagaru Queensland 4285 (the 'subject site'). The parcels forming part of the application include:

- Lot 11 on SP310604.

As part of this application, a new context plan known as the Wyatt Road Context Plan has been prepared for assessment and endorsement by EDQ. The context plan area covers all land within the Priority Development Area to the south of the Flinders Lakes and Undullah Context Plan areas. The land parcels subject to the proposed Wyatt Road Context Plan include:

- [Former] Lot 11 on SP310604 – now Lots 11 & 22 on SP341889;
- Lot 27 on S311174;
- Lot 12 on S31468
- Lot 20 on SP149887
- Lot 21 on SP164832
- Lot 10 on SP310604
- Lot 6 on S31536
- Part of Lot 3 on SP321411

This IMP is prepared to support the proposed context plan and the future development of the Welco holding, which comprises the following sites within the Context Plan area:

- [Former] Lot 11 on SP310604 – now Lots 11 & 22 on SP341889;
- Lot 27 on S311174;
- Lot 12 on S31468

This IMP assesses the proposal against the relevant provisions of the Development Scheme and PDA Guideline 12 in relation to provision of greenspace within the context plan area. Along with a summary of greenspace infrastructure required to be delivered within the context plan area, this IMP also provides guidance on greenspace infrastructure required to be delivered as part of the Welco master-planned development.



2. Definitions

DCOP	Development Charges and Offset Plan
Developer	means the owner and developer of a parcel of land within the subject site at the relevant time
Development Scheme	Greater Flagstone Development Scheme
Context Plan Area	means the Wyatt Road Context Plan area, covering: ▪ [Former] Lot 11 on SP310604 – now Lots 11 & 22 on SP341889; ▪ Lot 27 on S311174; ▪ Lot 12 on S31468 ▪ Lot 20 on SP149887 ▪ Lot 21 on SP164832 ▪ Lot 10 on SP310604 ▪ Lot 6 on S31536 ▪ Part of Lot 3 on SP321411
EDQ	means the Minster for Economic Development Queensland established under the Economic Development Act 2012, which supersedes the Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007 (Qld)
EP	Equivalent Persons
Guideline No. 12	means PDA Guideline no. 12 for park planning and design (November 2011)
Guideline No. 14	means PDA Guideline no. 14 for environmental values and sustainable resource use (June 2012)
IMP	means this Infrastructure Master Plan
LCC	means Logan City Council.
PDA Development Scheme	means the Greater Flagstone Urban Development Area Development Scheme (October 2011)
PDA Guidelines	means the current applicable PDA guidelines in effect at the time of application
ROL	means reconfiguring of a lot
Subject Site	means the land comprising the Welco master-planned development land, being Lot 11 on SP310604, Lot 12 S31468 and Lot 27 on S311174



WSUD

means water sensitive urban design



3. Background

This IMP has been prepared to support the development of a master planned residential community at Kagaru, proposed by Welco Group Pty Ltd. This IMP is provided in support of the **Wyatt Road Context Plan**, lodged as part of the Welco management lot ROL application; and supporting future development of the Welco master-planned community, over [former] Lot 11 on SP310604 (now Lots 11 & 22 on SP341889), Lot 27 on S311174 and Lot 12 on S31468.

3.1. Wyatt Road Context Plan Area

The context plan area is approximately 403ha and covers all land within the PDA south of the Flinders Lakes and Undullah context plan areas. The area has undulating landforms and natural gullies and has been historically used for cattle grazing and agricultural purposes for many decades. The land is still utilised for cattle grazing.

The context plan includes a range of different land uses, including:

- Residential precincts of varying density;
- Neighbourhood Centre;
- Parks (comprising linear, recreation and sports parks);
- Open space (comprising areas for conservation purposes); and
- Community facilities.

The development footprint was calculated to determine the ultimate population of the context plan area, utilising a set of assumptions for anticipated future yield. The assumptions used to establish the ultimate population are outlined in the below table:

Context plan area	403ha
Total development footprint	173.65ha
Total 'Urban Residential' (assumed density 17 dwellings per hectare)	154ha
Total 'Urban Residential' dwellings	Approximately 2,618
Total 'Medium Density Residential' (assumed maximum density of 50 dwellings per hectare)	17.76ha
Total 'Medium Density Residential' dwellings	Approximately 888
Total Dwellings	Approximately 3506
Total Population in EP (total number of dwellings x 2.7)	Approximately 9466

The indicative yield results in an approximate maximum population of **9466EP** at ultimate development.

The Development Scheme and DCOP set the overarching requirements for the greenspace network. The current proposal reflects:

- Greenspace network and components provided on the context plan generally reflect requirements provided within the Parks and Open Space Map in the DCOP (locations have been adjusted following a site-specific review); and



- Greenspace network is distributed and designed to reflect requirements as set out in PDA Guidelines 12 and 14.

The community greenspace network will be typically aligned with the requirements set out in both this IMP and PDA Guideline 12.

The community greenspace network will be delivered across the subject site through further detailed design and communication between all relevant parties, including but not limited to: State Government, Local Government, client representatives, community groups and contractors.

3.2. Welco Land Holding and Masterplanned Development

The Welco landholding within the Wyatt Road context plan area has a total area of approximately 302ha and the total development footprint is approximately 108.3ha. It has undulating landforms and natural gullies and has been historically used for cattle grazing and agricultural purposes for many decades. The land is still utilised for cattle grazing.

The future master planned development by Welco Group is forecast to result in an approximate yield of 2252 dwellings (including forecast yield for higher density development) utilizing an average gross density at 17 dwellings per hectare within the nominated urban residential areas and up to 50 dwellings per hectare within the nominated medium density precinct.

The proposal seeks to develop the site area for a range of different uses, comprising:

- Residential precincts of varying density;
- Neighbourhood Centre; and
- Parks (comprising linear, recreation and sports).

The development footprint was calculated to determine the ultimate population of the Welco master-planned development, utilising a set of assumptions for anticipated future yield. The assumptions used to establish the ultimate population are outlined in the below table:

Total site area	302ha
Total development footprint	108.3ha
Total 'Urban Residential' footprint	94.94ha
Total 'Urban Residential' dwellings (assumed density 17 dwellings per hectare)	Approximately 1,614
Total 'Medium Density Residential' footprint	12.76ha
Total 'Medium Density Residential' dwellings (assumed maximum density of 50 dwellings per hectare)	Approximately 638
Total Dwellings	Approximately 2252
Total Population in EP (total number of dwellings x 2.7)	Approximately 6080

The indicative yield results in an approximate maximum population of **6080EP** at ultimate development.



4. Community Green Space Network

The context plan area has multiple layers of green space opportunities and requirements. To simplify and obtain quantifiable measures, the following green space typologies have been derived, reflecting the objectives of the Development Scheme and DCOP:

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

The proposed greenspace network allows for large areas of open space to be provided within the context plan area. In accordance with PDA Guideline 12 and the DCOP, the following park provisions have been identified within the context plan area:

- Regional recreation park (POS023);
- Major linear park (POS305);
- Local linear parks (various); and
- Neighbourhood recreation parks (various).

In addition, we note that EDQ has requested this context plan area provide a regional sports park (POS036), however this infrastructure is not currently mapped within the context plan area. As agreed with EDQ in a meeting in February 2024, the applicant will provide for POS036 within this context plan area and note this as a 'potential' park.

Pursuant to PDA Guideline 12, EDQ requires total park provision of 4.6 ha/1000 population in the ratio indicated in the below table:

Park type	Rates of provision		Minimum area	Accessibility requirements
	Land (ha/1,000 popn)	No. of parks (popn)		
District sports park	0.75 - 1.2	1/10-20,000	7.5 ha	90 per cent of dwellings within 4 km, must comply with location criteria in Table 3.
Major sports park	0.5 - 1.0	1/25,000+	15 ha	Must comply with location criteria in Table 3.
Total sports parks	1.8	NA	NA	NA
Total parks	4.6	NA	NA	NA
Community land (7)	0.2	NA	NA	NA
Total parks and community land (8)	4.8	NA	NA	NA



To help compile baseline data, current optimum development site figures will be utilized to derive applicable quantities.

- Estimated total population of Context Plan area (refer to **Section 3.1**) – 9466EP;
- $9.466 \times 4.6\text{ha} = \mathbf{43.54\ ha}$ total parkland required;
 - Derived of:
 - $9.466 \times 2.8\ \text{ha} = \mathbf{26.50\ ha}$ recreation parks;
 - $9.466 \times 1.8\ \text{ha} = \mathbf{17.03\ ha}$ sports parks.

A breakdown of proposed greenspace within the context plan area is as follows:

Greenspace / Park Type	Total Quantity	Approximate Total Area (hectares)
Sports Parks		
Regional Sports Park POS036	1	17.17ha
Sports Park Total		17.17ha
EDQ Sports Park [Population] Requirement Total		17.03ha
Surplus		+ 0.14ha
Recreation Parks		
Local		
Neighbourhood Recreation Parks	3	1.5ha
Local Linear Park POS324 (part)	1	3.22ha
Local Linear Park POS325 (part)	1	26.78ha
Local Linear Park POS326 (part)	1	4.32ha
Local Recreational Park Sub-Total		35.82ha
Local Recreation Park [Population] Requirement Total		12.3ha
Surplus		+ 11.59ha
District / Major		
Regional Recreation Park POS023	1	10.15ha
Major Linear Park POS305 (part)	1	144.71ha
District/ Major Recreation Park Sub-Total		154.86ha
District/Major Recreation Park [Population] Requirement Total		14.199ha
Surplus		+ 140.661ha
Recreation Park Total		190.68ha
EDQ Recreation Park [Population] Requirement Total		26.5ha



Surplus	+ 164.18ha
Parks Total	207.85ha
EDQ Park Requirement Total	43.53ha
Deficit/ Surplus	+ 164.32ha

The whole of the context plan area delivers a significant surplus of total parkland.

All parks, aside from the environmental parks, will be provided and embellished generally in accordance with PDA Guideline 12. See **Section 5** of this IMP for additional information. Where suitable, alternative solutions may be adopted into parklands supported within Guideline 12. These include utilizing linear parks for site connectivity and combination of park uses such as stormwater and recreation and environmental and linear recreation combined uses. This may also include utilisation of some areas of recreation parks for a sporting use.

Refer to **Appendix A** for the preliminary greenspace network plans (landscape masterplan).

4.1. Welco Land Holding and Masterplanned Development

The Welco master-planned development area has multiple layers of green space opportunities and requirements, and the same greenspace typologies have been adopted as per **Section 4.1**.

The proposed greenspace network allows for large areas of open space to be provided as part of the master-planned community. **Section 4.1** outlines park requirements within the context plan area and the Welco master-planned development will deliver the following:

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

Rate of park provision is required as outlined in **Section 4.1** above. To help compile baseline data, current optimum development site figures will be utilized to derive applicable quantities.

- Estimated optimum population (refer to **Section 3.2**) – 6080EP;
- $6.08 \times 4.6\text{ha} = \mathbf{27.96\text{ ha}}$ total parkland required.
 - Derived of:
 - $6.08 \times 2.8\text{ ha} = \mathbf{17.02\text{ ha}}$ recreation parks
 - $6.08 \times 1.8\text{ha} = \mathbf{10.94\text{ ha}}$ sports parks

A breakdown of proposed greenspace within the Welco master-planned development is as follows:

Greenspace / Park Type	Total Quantity	Approximate Total Area (hectares)
Sports Parks		
Regional Sports Park POS036	1	17.17ha



Sports Park Total		17.17ha
EDQ Sports Park [Population] Requirement Total		10.94ha
Surplus		+6.21ha
Recreation Parks		
Local		
Neighbourhood Recreation Parks	2	1ha
Local Linear Parks - POS324 (part) POS325 (part) POS326 (part)	3	22.76ha
Local Recreation Park Sub-Total		23.76ha
Local Recreation Park [Population] Requirement Total		7.904ha
Surplus		+ 15.86ha
District / Major		
Regional Recreation Park POS023	1	10.15ha
Major Linear Park POS305 (part)	1	140.856ha
District/ Major Recreation Park Sub-Total		151.01ha
Recreation Park Total		174.77ha
EDQ Recreation Park [Population] Requirement Total		17.02ha
Surplus		+157.75ha
Parks Total		191.94ha
EDQ Park Requirement Total		27.96ha
Surplus		+ 163.98 ha

The above table confirms the Welco master-planned development delivers a significant surplus of parkland across both the 'sports' and 'recreation' park typologies.

All parks will be provided and embellished generally in accordance with PDA Guideline 12. See **Section 5** of this IMP for additional information. Where suitable, alternative solutions may be adopted into parklands supported within Guideline 12. These include utilizing linear parks for site connectivity and combination of park uses such as stormwater and recreation and environmental and linear recreation combined uses. This may also include utilisation of some areas of recreation parks for a sporting use.

4.2. Sports Park Network – Context Plan Area

As outlined in **Section 4.2** above, the context plan area and Welco master-planned development will potentially contribute a regional sports park (POS036), centrally located within the context plan area.



The total sports park to be delivered within the context plan area and the delivery trigger is outlined in the below table:

Greenspace Type	Approximate Size (hectares)	Delivery Trigger
Regional Sports Park (potential)	17.17ha	To be agreed between the applicant, EDQ and Logan City Council*

** Further review and consideration may be required in respect to the contribution of works for this parkland in the context of the scale of the Welco development in relation to the context plan area and the PDA generally. As agreed in a meeting with EDQ in April 2024, the delivery of the regional sports park may be scaled back to land dedication and embellishment/s to part of the sports park only, to service an immediate need; but allow for expansion over time, potentially by others.*

4.3. Recreation Park Network – Context Plan Area

The recreation park provided within this IMP generally reflect requirements set out within the DCOP and PDA Guideline 12.

As per **Appendices A & B**, recreation park comprises a centrally located regional recreation park along with neighbourhood recreation parks within a walkable catchment of urban residential neighbourhoods, as per below:

- 1 x Regional Recreation Park (10.15ha) located centrally on the subject site and adjacent to urban neighbourhoods which it services;
- 3 x Neighbourhood Recreation Parks (1.5ha) indicatively located throughout in each Precinct/ Sub-precinct (namely areas of the development not within a walkable catchment of the regional facility or surrounding approved neighbourhood park location/s).

Recreation parks will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Supporting Comments/ Information	Delivery Trigger
Regional Recreation Park	10.15ha	Complies with PDA Guideline 12 (including minimum area of 10.0 ha)	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the various residential neighbourhoods, which this park services.
Neighbourhood Recreation Parks	1.5ha (0.5ha min. each)	Complies with PDA Guideline 12 (minimum area of 0.5ha each)	Final delivery timing to be confirmed with individual ROL applications. Delivery should coincide with completion of the residential neighbourhoods, which these parks service.



4.4. Linear Park Network – Context Plan Area

The linear park provided within this IMP reflects requirements set out within PDA Guideline 12 and DCOP. These linear greenspaces serve to provide extensive site and greenspace connectivity in the subject site, notably around the two major biodiversity corridors through and adjacent to the site – Teviot Brook and Woolaman Creek.

Linear greenspace will link urban areas, schools, conservation areas and proposed greenspaces in a coherent and effective manner. It also provides opportunities for integration of open spaces with stormwater management and pedestrian and cycle networks linking abovementioned site uses and other largescale sports and recreation parks. The linear park themselves will also provide active and passive recreation value along their extents.

As per **Appendices A & B**, Linear Parks are located internally on the subject site in accordance with the following:

- Along Teviot Brook and Woolaman Creek corridors;
- Along the greenspace interface between urban precincts and conservation areas within the subject site; and
- Along retained natural land formations on the subject site including ridges, gullies and natural occurring features linking site precincts and parks.

Linear Park will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Supporting Comments/ Information	Delivery Trigger
Local Linear (Recreation) Parks POS324 (part) POS325 (part) POS326 (part)	34.32ha	Complies with PDA Guideline 12	Final delivery timing to be confirm with ROL applications. Delivery should coincide with completion of the residential neighbourhoods which adjoin the linear park corridors.
Major Linear (Recreation) Park POS305	144.71ha	Complies with PDA Guideline 12	Final delivery timing to be confirm with ROL applications. Delivery should coincide with completion of the residential neighbourhoods which adjoin the linear park corridors.

4.5. Environmental Park

The Environmental Park provided within the context plan area reflects the general requirements set out within PDA Guideline 14. Although no specific condition or requirement for environmental greenspace park transfer required, PDA Guideline 14 clearly promotes protection of significant environmental values: *"The conservation and management of ecological processes, natural systems and cultural heritage retains and enhances habitats form flora and fauna, optimises air and water quality, promotes understanding of indigenous cultures and creates recreation opportunities for communities."*



The Environmental Park fulfils a critical and valuable purpose on site for: *significant terrestrial biodiversity values, ecological connectivity, sustainable landscaping practices, bushfire risk management, wetlands, waterways and water quality as per PDA Guideline 14 Environmental values and strategies.*

Environmental Park will be provided and delivered as per table below:

Greenspace Type	Approximate Size (hectares)	Supporting Comments/ Information	Delivery Trigger
Environmental Park	8.01ha (subject to detailed constraint identification)	Complies with PDA Guideline 14	Final delivery timing to be confirm with ROL applications. Delivery should coincide with completion of the residential neighbourhoods which adjoin the park.



5. Design and Embellishment Standard

Within each green space type (as noted within **Section 4**), differing embellishment requirements have been outlined within PDA Guideline 12. Some of the key requirements are outlined below:

- All parks are to have minimum 50% road frontages with direct access for the higher order parks from a connector or higher order road;
- All parks to be provided with the following basic facilities:
 - Fencing/bollards;
 - Seating;
 - Taps and bubblers; and
 - Landscaping.
- Slopes for all active and sports parks are to be no more than 3% to ensure functionality (final levels to be confirmed at detailed design and compliance assessments);
- Relevant performance criteria in the *Framework for the Integration of Flood and Stormwater Management into Open Space*, Water by Design, Healthy Waterways Limited;
- Flood immunity – 30% max below 5 year ARI and amenities, etc. to be above 100 year ARI for recreation parks. For sports parks, all formal playing fields above 20 year ARI and amenities, etc. above 100 year ARI;
- For recreation parks, 50% shading of walking, formal seating and cycling paths;
- For sports parks, shaded spectator viewing areas for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions;
- Retaining walls heights to be no more than 900mm (stepped and terraced as needed);
- Maximum gradient of turfed batters to allow mowing: 1:4 (except where designed as an integral part of a play experience);
- Maximum gradient of planted batters: 1:3; and
- Park infrastructure and facilities, such as internal roads, parking areas and walking and cycling paths, are required to comply with all relevant standards in *PDA Guideline No. 13: Engineering Standards*.

5.1. Recreation Network

A regional recreation park will be provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12, included but not limited to: *parking (cars and bicycles), lighting, toilets, paths (pedestrian and cycle), shade structures, table and seating (uncovered and covered), barbecues, play areas, informal active recreation spaces, half court, courts, and community events space.*

Multiple neighbourhood recreation parks are provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12 include: *5000m² minimum sizing, parking (bicycles), lighting, paths (pedestrian and cycle), shade structures, table, and seating (uncovered and covered), play areas, informal active recreation spaces, and a half court.*

We note final embellishment standard and locations subject to detailed design and would be approved as part of subsequent development applications and compliance assessment applications.



5.2. Sports Network

One regional sports park will be provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12 included but not limited to: *internal access road/s, parking for cars and bicycles, lighting, amenities, pathways, shade structures, seating/tables (covered and uncovered), informal active recreation spaces, sports fields, spectator seating areas, courts.*

We note final embellishment standard and locations subject to detailed design and would be approved as part of subsequent development applications and compliance assessment applications.

5.3. Linear Network

Multiple linear parks, including major linear and local linear parks are provided within the context plan area. Embellishments to be provided and derived from PDA Guideline 12 include: paths (pedestrian and cycle) and seating (uncovered).



6. Innovation

A key landscape concept vision for Welco Group is providing clear access to and connectivity through open spaces. This is reflected in three common guiding principles for development, being:

1. **Diverse Community** – *a successful community which individuals of different race, ethnicity, religious beliefs, socioeconomic status, language, geographical origin, gender and/or sexual orientation bring their different knowledge, background, experiences, and interests for the benefit of their diverse community.*
2. **Integrated and Sustainable Community** – *A key attraction of the Welco Development is the greenspace and park land area that will be provided to not only the immediate community but also the neighbouring communities. The Welco development provides approximately 192 hectares of parks, ranging from major linear parks, local parks, regional recreation and sports parks and neighbourhood parks. These spaces are linked to residential and non-residential areas by a network of roads, cycleways, pathways and linear open space.*
3. **Active and Connected Community** – *Ensuring a community is accessible and safe will contribute towards an active community. A logical network of major roads and pathways provides connections throughout the context plan area and ensures active connections are available between residential neighbourhoods, transport, sports, and recreation parks.*

Access to passive, recreation and sporting open space in conjunction with effective interfaces to urban zones are vital facets of efficient development. Part of these connections include user, heritage and natural linkages as follows:

- Providing access/ linkages to open space (and to larger open space corridors through the site) for each precinct.
- Connecting the site by developing a variety of open space settings for people to interact and play.
- Providing a regional recreation park and smaller neighbourhood and linear parks within easy walking distance of residential neighbourhoods.
- Providing a diverse range of recreation opportunities matched to the characteristics of the site including mixing recreation and sporting throughout open space to ensure maximisation of value and interaction.
- Developing landscape themes and forms that celebrate specific site history elements.
- Connecting with technological opportunities where practical including water re-use, solar, LED efficient lighting, etc.
- Encouraging environmental education and natural interpretation by facilitating appropriate public access areas into areas of natural value and providing information signage.
- In some locations detailed site analysis may suggest some areas of natural value which should be protected by more stringent measures that exclude public access (i.e. environmental parks). It is proposed that these areas will be protected by not providing a formal access point and re-directing users.
- Incorporating Water Sensitive Urban Design (WSUD) by providing sediment catchment areas and filtration media to improve storm water quality prior to discharge into existing natural drainage systems. The proposed implementation of WSUD measures will generate a different type of landscape recreation opportunity within the open space network.



7. Dedication Parameter for Open Space

Park provision within the context plan area will be undertaken on a staged approach. Final staging and handover to be confirmed as part of future ROL/MCU applications, subsequent approval conditions and as required by the IMP. Typically, parkland adjoining residential development would be completed and handed over at the time of creation of those residential lots, ensuring that the quantum of parkland supporting completed development remains in compliance with PDA Guideline 12.

Coordination between the developer, EDQ and Logan City Council (LCC) including ongoing development meetings will ensure effective, balanced, and fair handovers are achieved in accordance with future staging as highlighted above.

Future development applications to be generally in accordance with the requirements and parameters set out within this IMP. Where greenspace timing or dedication is dictated by the provision of lots/dwellings or staging, applications should provide relevant information including lot calculations or stage numbering to clearly highlight dedication timing.

Appropriate consultants will be appointed to undertake greenspace design and certification as set out in the EDQ Certification Procedures Manual. This process will involve detailed document approval, overseeing construction and site works and lodgement of relevant EDQ forms including, but not limited to; Submission Forms, Pre and Post Construction Forms and Deed Poll for certifiers.

Following completion of the maintenance period, the handover to relevant entity (LCC) is to be completed in accordance with the Certification Procedures Manual.



8. Monitoring, Reporting and Amendment of IMP

Ongoing monitoring and reporting will be undertaken against the IMP. It is expected appropriate reporting will suffice in determining compliance against the IMP. Reporting should be provided to EDQ post-compliance assessment of relevant greenspace works and post construction or dedication of relevant greenspace works.

Monitoring of the IMP will involve:

- PDA data collation confirming allocation and delivery of both high-level park infrastructure (Regional/ District Recreation Parks), as well as localized linear parks;
- Analysing data (including population calculations and infrastructure charges position) to determine compliance against both site IMPs and DCOP mapping and required amendments to reflect outcomes;
- Compile EDQ IMP Monitoring and Analysis Report for coordinating with relevant parties as required; and
- Monitoring of the IMP to occur with each subsequent Precinct or ROL/MCU application. A monitoring report will be submitted to EDQ as part of relevant ROL applications addressing the targets for parkland delivery set out in this IMP.

Should deviations from IMPs be noted during the monitoring periods, explanatory notes and resolution strategies are to be provided within the EDQ IMP Monitoring and Analysis Reports.



Appendix A

Preliminary Greenspace Network Plans (Landscape Concept Masterplan)



Landscape Concept Design

WYATT ROAD KAGARU QLD 4285

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Prepared for
WelCo Group Pty Ltd

Saunders Havill

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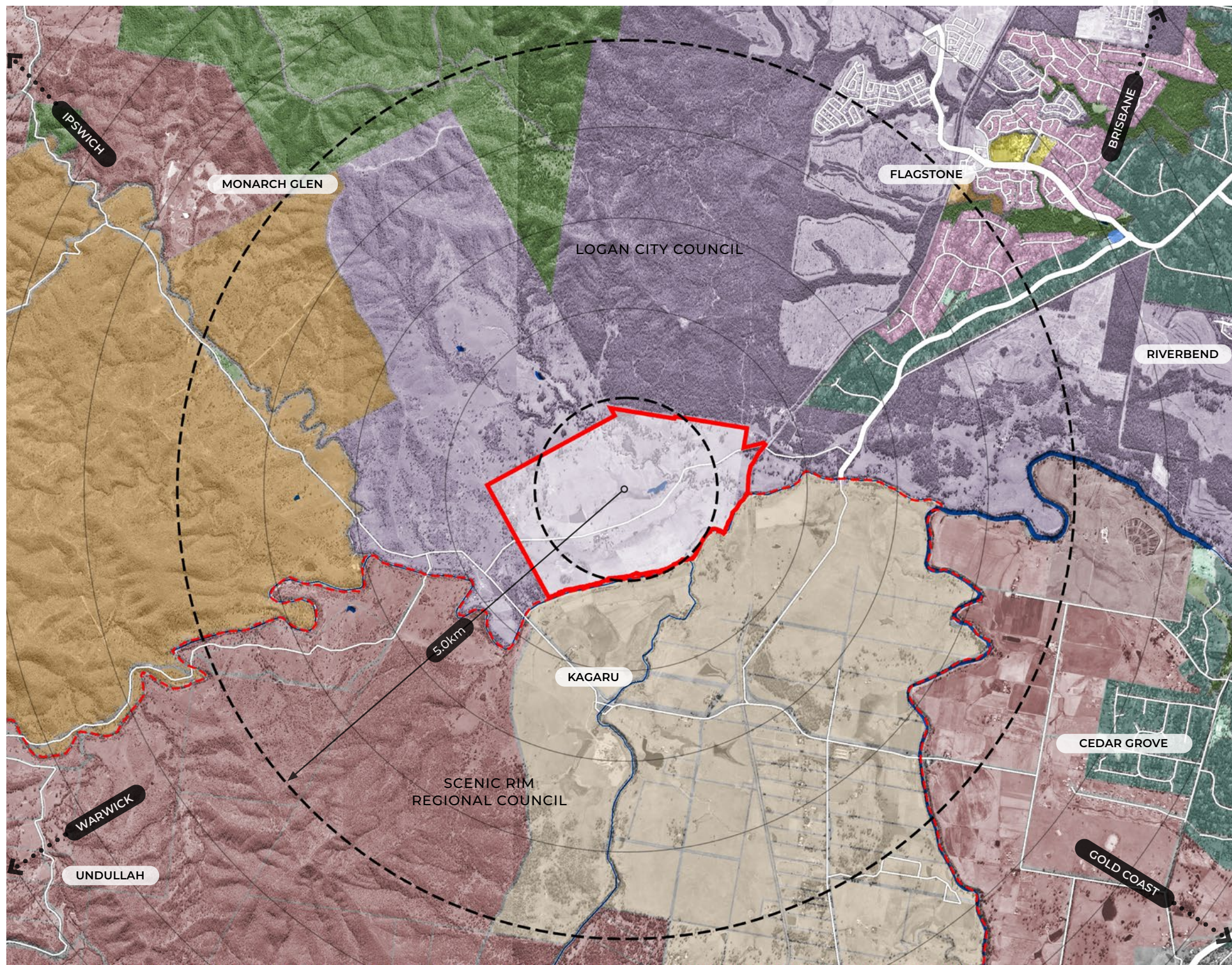
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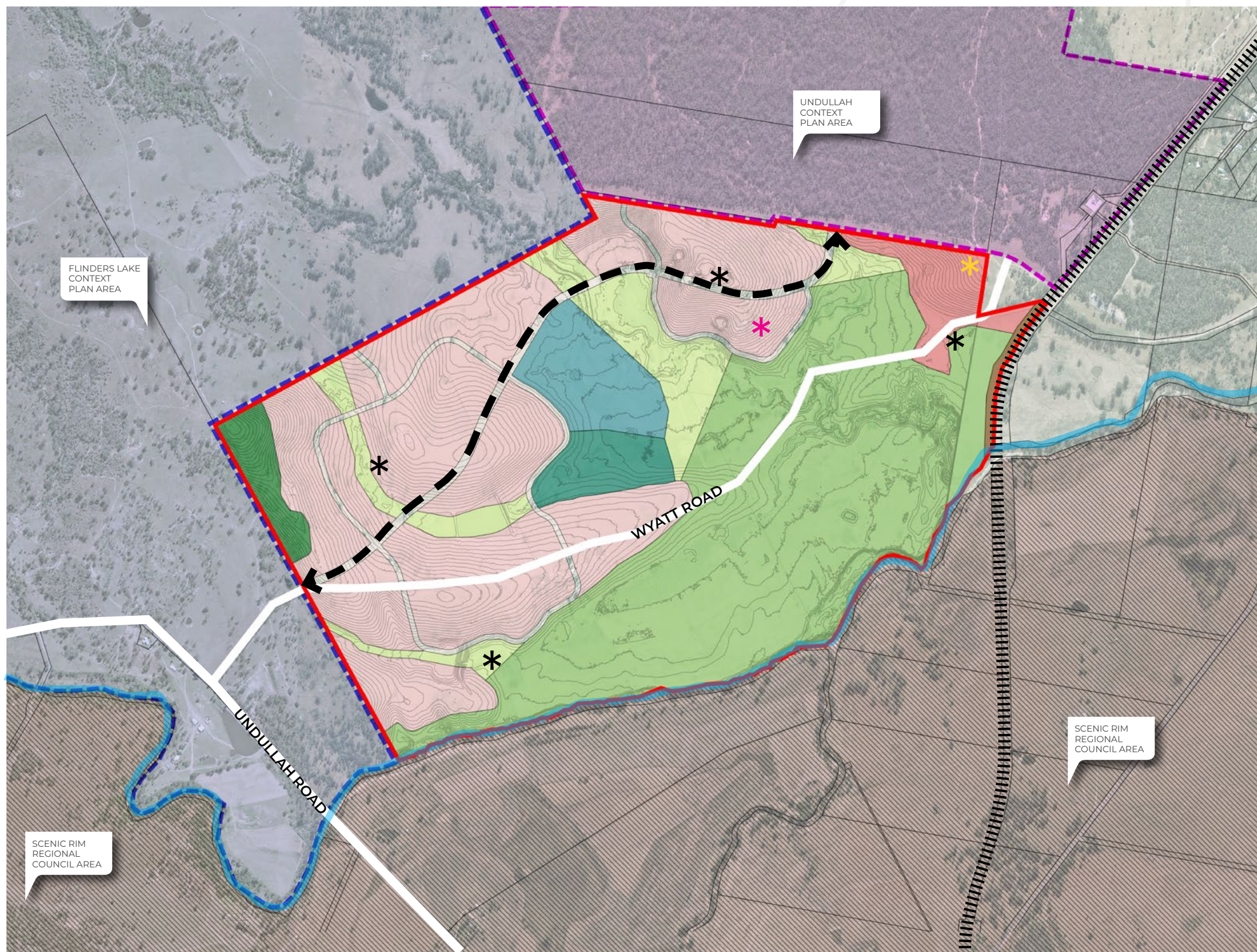
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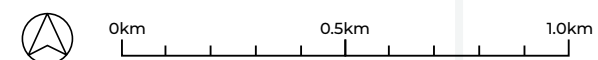
LEGEND

- SITE LOCATION
- CATCHMENT
- LOW DENSITY RESIDENTIAL
- PRIORITY DEVELOPMENT AREA
- RECREATION AND OPEN SPACE
- ENVIRONMENTAL AND CONSERVATION
- SPECIAL PURPOSE
- COMMUNITY FACILITIES
- EMERGING COMMUNITY
- CENTRE
- RURAL
- RURAL RESIDENTIAL



LEGEND

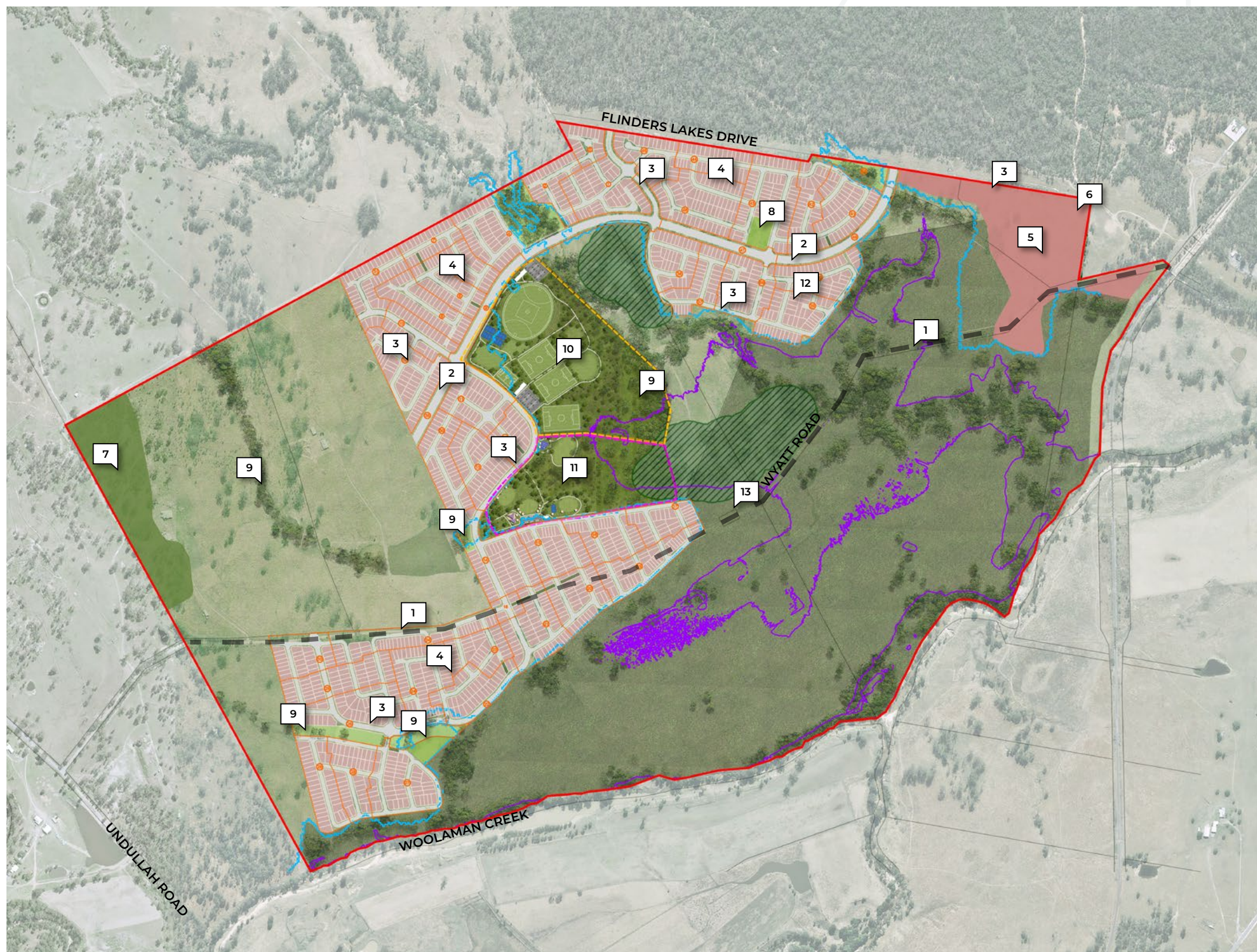
- CONTEXT PLAN AREA
- SCENIC RIM REGIONAL COUNCIL AREA
- FLINDERS LAKE CONTEXT PLAN AREAS
- UNDULLAH CONTEXT PLAN AREA
- URBAN RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MAJOR LINEAR OPEN SPACE
- LOCAL LINEAR CORRIDOR
- REGIONAL SPORTS PARK
- REGIONAL RECREATION PARK
- ENVIRONMENTAL PARK
- ~ TEVIOT BROOK
- RAILWAY LINE
- REALIGNED WYATT ROAD
- ✱ POTENTIAL LOCAL CENTRE (approx. 200m²)
- ✱ NEIGHBOURHOOD RECREATION PARK
- ✱ POTENTIAL SCHOOL SITE



LANDSCAPE MASTERPLAN

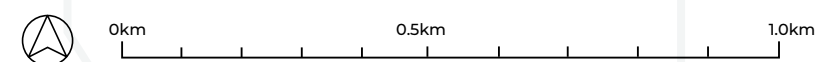


SITE CHARACTER



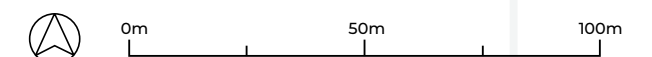
- SITE BOUNDARY
- STAGE BOUNDARY
- REGIONAL DISTRICT SPORTS PARK
AREA = 17HA
- REGIONAL DISTRICT REC PARK
AREA = 10HA
- Q5 FLOOD ZONE
- Q20 FLOOD ZONE
- WETLAND REHABILITATION AREA

1. EXISTING WYATT ROAD
2. REALIGNED WYATT ROAD
3. NEIGHBOURHOOD COLLECTOR ROAD
4. URBAN RESIDENTIAL
5. MEDIUM DENSITY RESIDENTIAL
6. POTENTIAL LOCAL CENTRE
(approx. 200m²)
7. ENVIRONMENTAL PARK
8. MAJOR LINEAR PARK
9. LOCAL LINEAR PARK
10. REGIONAL DISTRICT SPORTS PARK
- REFER P07
11. REGIONAL DISTRICT RECREATION PARK
- REFER P09
12. POTENTIAL SCHOOL SITE
13. SEWER PUMP STATION LOT





1. INDICATIVE PREMIER AFL FIELD WITH OPPORTUNITY FOR CRICKET TO BE CO-LOCATED
2. INDICATIVE SENIOR SOCCER FIELDS
3. INDICATIVE INFORMAL KICKABOUT AREA
4. MULTI PURPOSE HARD COURT OPPORTUNITIES
5. CARPARK AREA
6. AFL AND CRICKET CLUBHOUSE/ FACILITIES
7. SOCCER CLUBHOUSE/ FACILITIES
8. MULTI PURPOSE COURT
9. SPECTATOR SEATING OPPORTUNITIES
10. INDICATIVE PEDESTRIAN FOOTPATHS THROUGHOUT

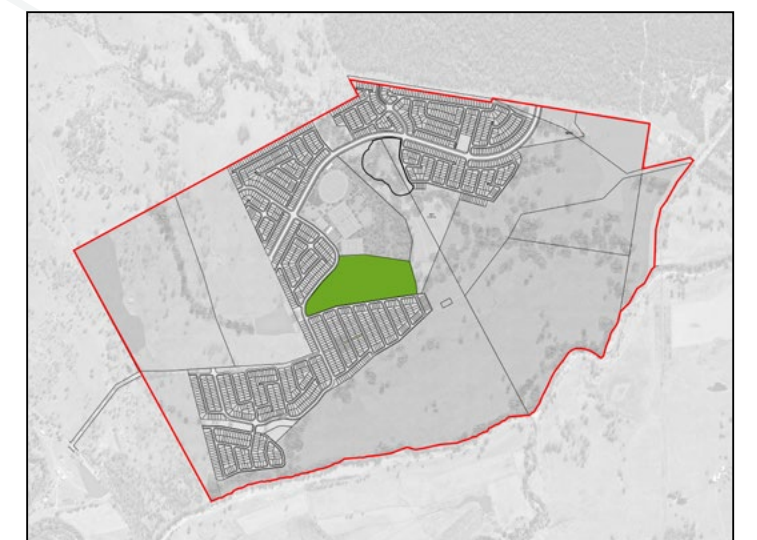


PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	EDQ GUIDELINE 12 DESCRIPTION	EDQ COMPLIANCE	LCC DSS DESCRIPTION	LCC DSS COMPLIANCE	COMMENTS
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 4 km	Y	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	Y	
SIZING	7.5 ha min. 1 district sports park per 10-20,000 residents. 0.75 - 1.2 ha per 1000 residents.	Y	Min 10ha. 0.9ha per 1000 residents	N	Total area achieves the EDQ guideline required size and multiple sports park throughout as per EDQ requirements. Park design incorporates sufficient room for required field layouts and embellishments that are required to service a regional sports park
SHAPE	Parkland must be regularly shaped and of sufficient dimensions to accommodate proposed sportsfields and facilities, and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 25 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Y	
LOCATION	No specific requirements but must have highly visible and well-signed entrances.	Y	50% or more road frontage	Y	
ACTIVATION	Should include a variety of informal and passive recreation opportunities to complement the sports areas and facilities.	Y	Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	Y	Multiple activation and recreation opportunities including separate clubhouses for AFL and rugby/cricket/netball, two amenity facilities, playground and pump track provisions
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area. Sports fields and courts should comply with accepted standards for the particular sport which may impose more stringent standards.	Y	Playing surface to be laser levels to maximum grade of 1 in 70	Y	All playing surfaces are to be graded to achieve minimum requirements. Subject to final detailed design
BATTERS	1:4 max for mowing. 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final detail design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contribution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Provided minimum park size is achieved the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions.	Y	
DRAINAGE	~ Non specific ~	NA	Sports Fields to have sub-surface drainage	Y	Drainage will be subject to detail design and civic stormwater design
ACCESS	Direct access from trunk connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	Shaded spectator viewing areas provided for at least one-third of one boundary of all formal sports fields, preferably in good viewing positions (e.g. near the centreline along the long boundary of football, hockey etc fields.	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Y	Shaded spectator viewing to be provided to premier fields with shade trees to be provided throughout the site

IRRIGATION	Should be provided for sports parks, wherever it is practicable to use non-potable water for irrigation purposes	Y	Irrigation with subsurface drainage	Y	Irrigation design will be subject to irrigation consultants detail design
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the playing fields, playground and pump track
EMBELLISHMENTS	Fencing/bollards	Y	Fencing/ bollards/locking rails required	Y	Preference for barrier kerb instead of bollards to road edge.
	Seating	Y	See spectator seating for requirements	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads	Y	The regional sports park will be serviced by a short internal road that provides access to the clubhouse and other facilities directly from the off street carparking area
	Parking (cars)	Y	80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	Y	
	Lighting	Y	Safety lighting site specific on merit. Fields to be lit. The standard of lighting to be provided at sport parks will be commensurate with the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playing fields where possible and playground areas. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Play areas/facilities	Y	Minimum 300m² of softfall footprint and play equipment	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	3 sports fields. Sports fields and courts should comply with accepted standards for the particular sport	Y	At least 2 full-size playing fields in north south orientation. Area size will depend on topography and layout. Absolute minimum of 7ha.	Y	Total area supports a variety of playing fields for different sporting activities. There is 12 courts to maximise the land use of the site
	Spectator seating area (2)	Y	Spectator seating with full overflow areas and associated spectator areas. 20 units. The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion	Y	Grandstand seating is accommodated for at the premier field
	Courts	Y	Site specific as required	Y	
	~ Non specific ~	NA	Bins - 6 units	Y	
	~ Non specific ~	NA	Community Facility at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area aswell (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	NA	Scoreboard - 2 units	Y	Subject to detail design of location
	~ Non specific ~	NA	1 x skate park/BMX - catering for a range of skill levels. Approximate size to be a min. 400m²	Y	
	~ Non specific ~	NA	Sports club facility	Y	

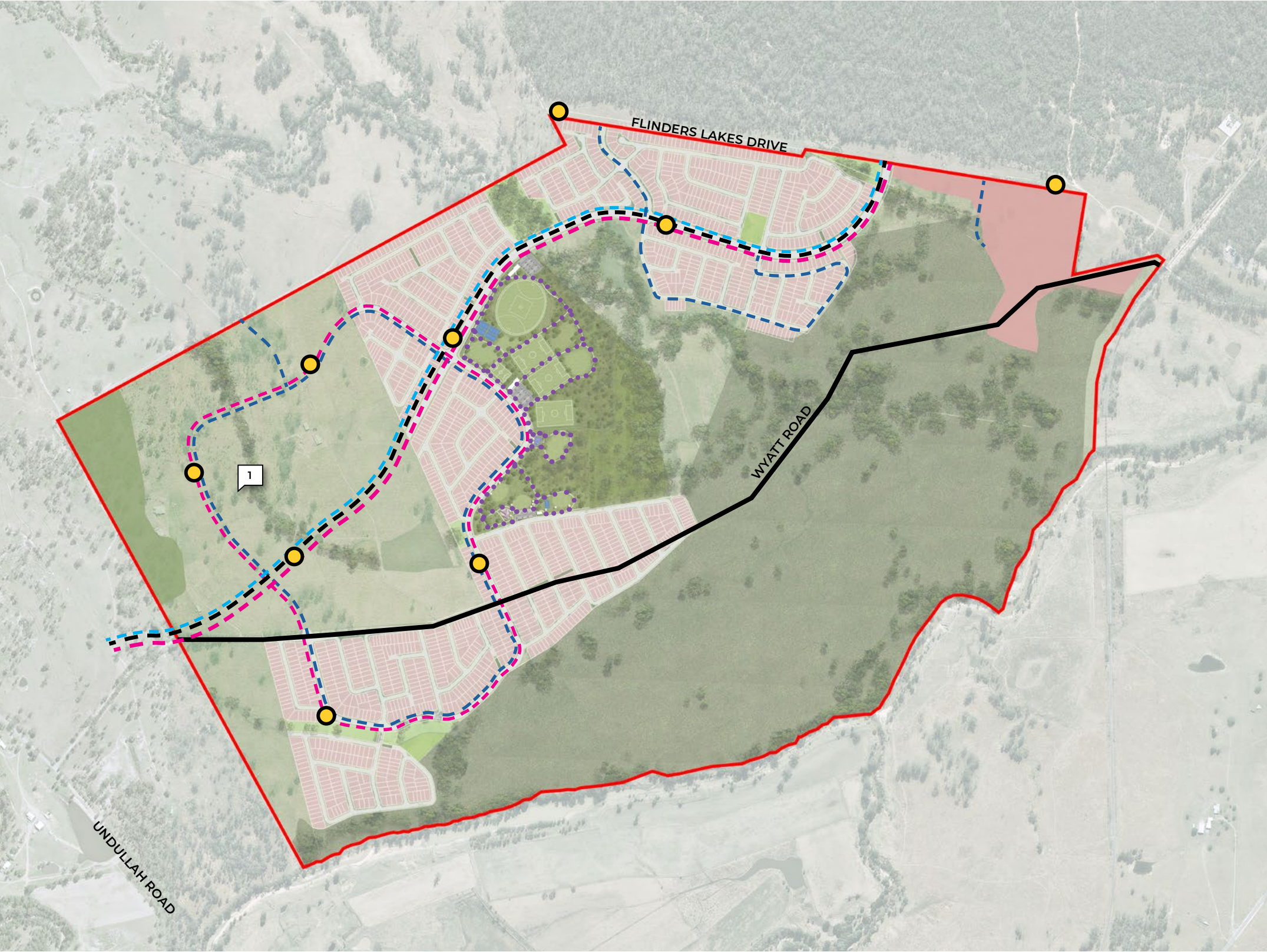


1. INDICATIVE KICKABOUT AREA
2. INDICATIVE CARPARK AREA
3. PLAYGROUND AREA
4. FEATURE OUTDOOR FITNESS/ GYM NODE
5. OPPORTUNITY FOR COMMUNITY EVENTS SPACE
6. MULTI PURPOSE HARD COURT OPPORTUNITY
7. PEDESTRIAN FOOTPATHS THROUGHOUT
8. PARK SHELTERS WITH PICNIC SETTING UNDER THROUGHOUT
9. POTENTIAL DOG PARK AREA
10. PUBLIC TOILETS



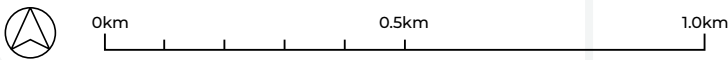
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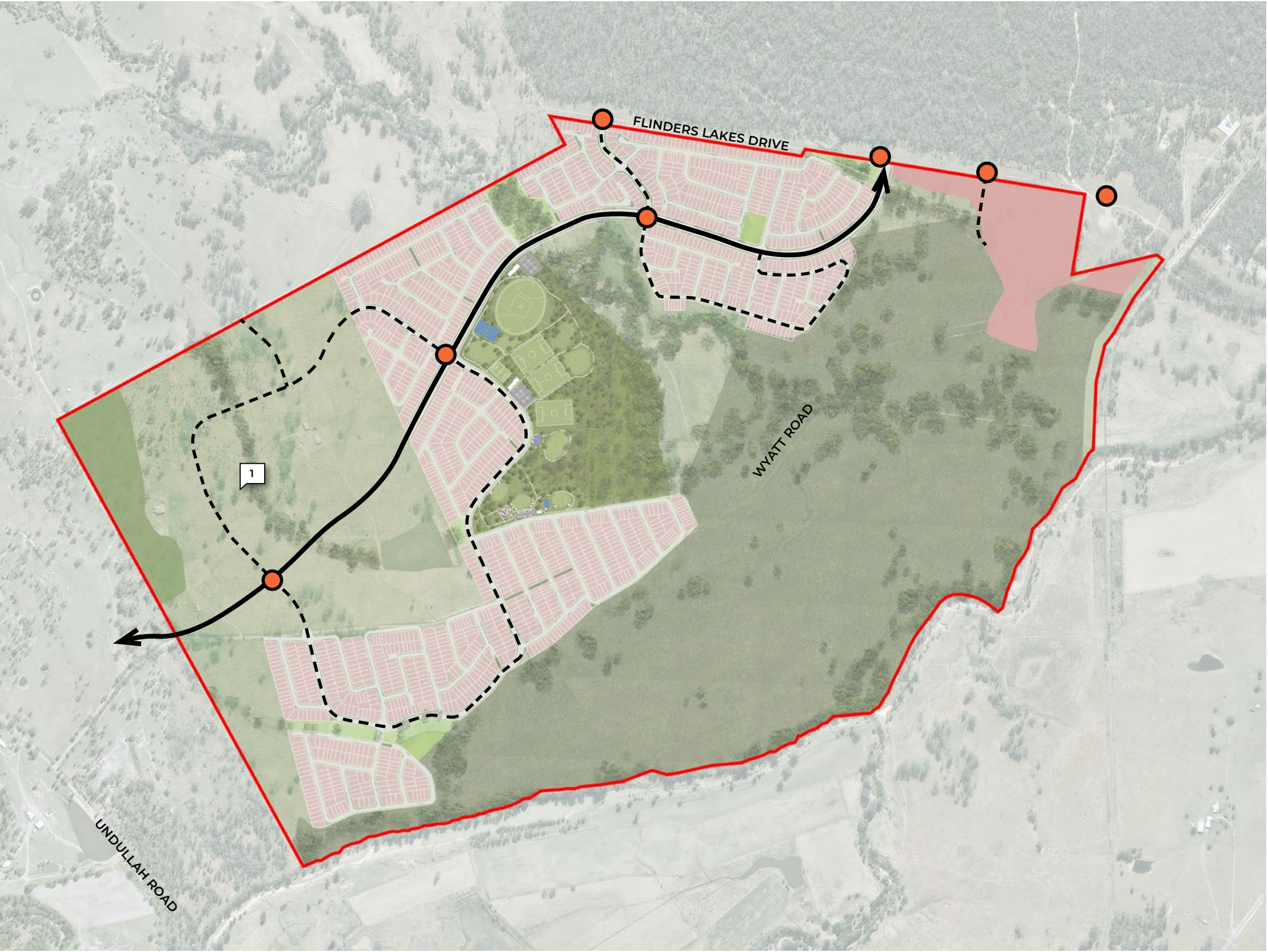
PARK DSS ANALYSIS SCHEDULE					
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.					
ITEM	EDQ GUIDELINE 12 DESCRIPTION	EDQ COMPLIANCE	LCC DSS DESCRIPTION	LCC DSS COMPLIANCE	COMMENTS
TIMING					To be delivered with relevant site stages and catchments as per ROL approvals
CATCHMENT	90% of dwellings within 2.5 km	Y	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Park	Y	
SIZING	5 ha min. 1 district recreation park per 10-15,000 residents. 0.5 - 1.0 ha per 1000 residents.	Y	Min 5ha. 0.9ha per 1000 residents	Y	Total area acheives the EDQ guideline required size. Park design incorporates sufficient room for all required embellishment activities while existing vegetation is to be retained and enhanced to elevate the park experience
SHAPE	Parkland should be regularly shaped and of sufficient dimensions to achieve its role in the parks network, accommodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes.	Y	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Y	
LOCATION	Minimum 50 per cent of park perimeter to have road frontage	Y	50% or more road frontage	Y	
ACTIVATION	Multiple active recreation spaces including multiple large spaces for active group recreation commensurate with scale and nature of park.	Y	3-4 activity areas. 10% of park or absolute minimum of 0.5ha area irrespective of total park area - whichever is the greater including interface with surroundings	Y	Multiple activation and recreation opportunities including kickabout, junior and senior playground, multipurpose court, fitness hub, skate park and small and large off leash dog area
SLOPES	All areas intended for active recreation and sports activities (including active recreation spaces, playgrounds, sports fields and courts), outdoor eating and barbecue areas, and areas intended for support infrastructure such as buildings and carparking areas should have a slope of 3 per cent (1:33) or less. the area of any park with a gradient of 1:10 or more should not exceed 20 per cent of the total park area.	Y	1 in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds/batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape)	Y	All embellishment areas will be designed to facilitate the required design outcomes (i.e. max 1:33 kickabout area, playground and multipurpose courts with DDA compliance throughout the pathway network, etc).
BATTERS	1:4 max for mowing, 1:3 for planting	Y	1 in 6 maximum turf batters, 1 in 4 maximum for planted batters.	Y	Subject to final design
RETAINING	900mm max. Low maintenance. Minimal. Ensure public safety. Make a positive contrubution to the overall park design.	Y	~ Non specific ~	NA	Subject to final design. Likely sandstone retaining walls / seating utilised to assist with levels
FLOOD	Maximum 30 per cent of any park is below the 5 year ARI (average recurrence interval) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Y	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.	Y	
DRAINAGE	~ Non specific ~	NA	Required if kick-about is below 10yr ARI	Y	
ACCESS	Direct access from connector or higher order road, and by local public transport. At least one controlled access point for maintenance, service and emergency vehicles.	Y	Maintenance access required	Y	
SHADING	50% shading of walking, cycling paths and formal seating	Y	Tree canopy at maturity to achieve a minimum 30% shade coverage	Y	Shade trees to be provided throughout the site including varying sizes of trees
IRRIGATION	Should be provided	Y	Site specific on merit	Y	
CPTED	Park design should incorporate the principles of CPTED	Y	Clear and visible lines of sight from formalised park entries and pedestrian crossing. Provides casual surveillance to and from the park. Refer Planning scheme policy 1 - CPTED	Y	CPTED to guide the design and location of the facilities and vegetation to remain low to maintain visibility across the park
EMBELLISHMENTS	Fencing/bollards	Y	Bollards required to road reserve	Y	Preference for barrier kerb instead of bollards
	Seating	Y	6 x units	Y	Seating to be provided through a combination of proprietary benches and sandstone blocks
	Taps and bubblers	Y	6 units and hose cock	Y	
	Internal access road(s) (1)	Y	Must have internal roads and maintenance access.	Y	The district recreation park will be serviced by a short internal road that provides access to the off street carparking area
	Parking (cars)	Y	40 off street parking bays that meet relevant Australian standard	Y	Final functional layout and carparking arrangement to be determined by civil engineer
	Parking (bicycles)	Y	~ Non specific ~	NA	
	Lighting	Y	Safety lighting site specific on merit	Y	Lighting design to park to be determined by electrical engineer
	Toilets	Y	1 facility (Facility = 3 cubicle unisex: 1standard, 1ambulant, 1 disabled)	Y	
	Paths (pedestrian/cycle)	Y	Combination of pedestrian and shared use pathways to connect activity nodes	Y	Varying path widths to accommodate pedestrian movement throughout the park
	Shade structures	Y	~ Non specific ~	NA	Shade structures to playground area. Final number to be determined at detail design
	Table and seating - covered and uncovered	Y	4 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	Y	
	Barbecues	Y	3 x units co located with covered seating and tables	Y	
	Play areas/facilities	Y	Minimum 450m ² of softfall footprint and play equipment that cater for ages1 to 17 years	Y	
	Informal active recreation spaces	Y	6 fitness equipment items that cater for a range of users	Y	
	Courts	Y	1 x Multiple-use court	Y	
	Community events space/facility	Y	Community facility required at the discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Y	
	~ Non specific ~	Y	2 to 4 Kick-about Spaces. 25% of park (absolute minimum 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Y	
	~ Non specific ~	Y	Bins - 6 units co-located with covered seating and tables	Y	
	~ Non specific ~	Y	1 x Skate Park/BMX catering for arange of skill levels. Approximate size to be a min. 400m ²	Y	



LEGEND

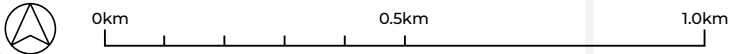
- EXISTING WYATT ROAD
- REALIGNED WYATT ROAD
- COLLECTOR ROADS
- POTENTIAL FUTURE BUS ROUTE
- POTENTIAL FUTURE CYCLE LANE OR MAJOR OFF STREET CYCLE PATH
- OPEN SPACE PEDESTRIAN CONNECTIVITY
- PROPOSED BUS STOP LOCATION
- 1 NORTH WEST OF SITE SUBJECT TO FURTHER APPROVALS

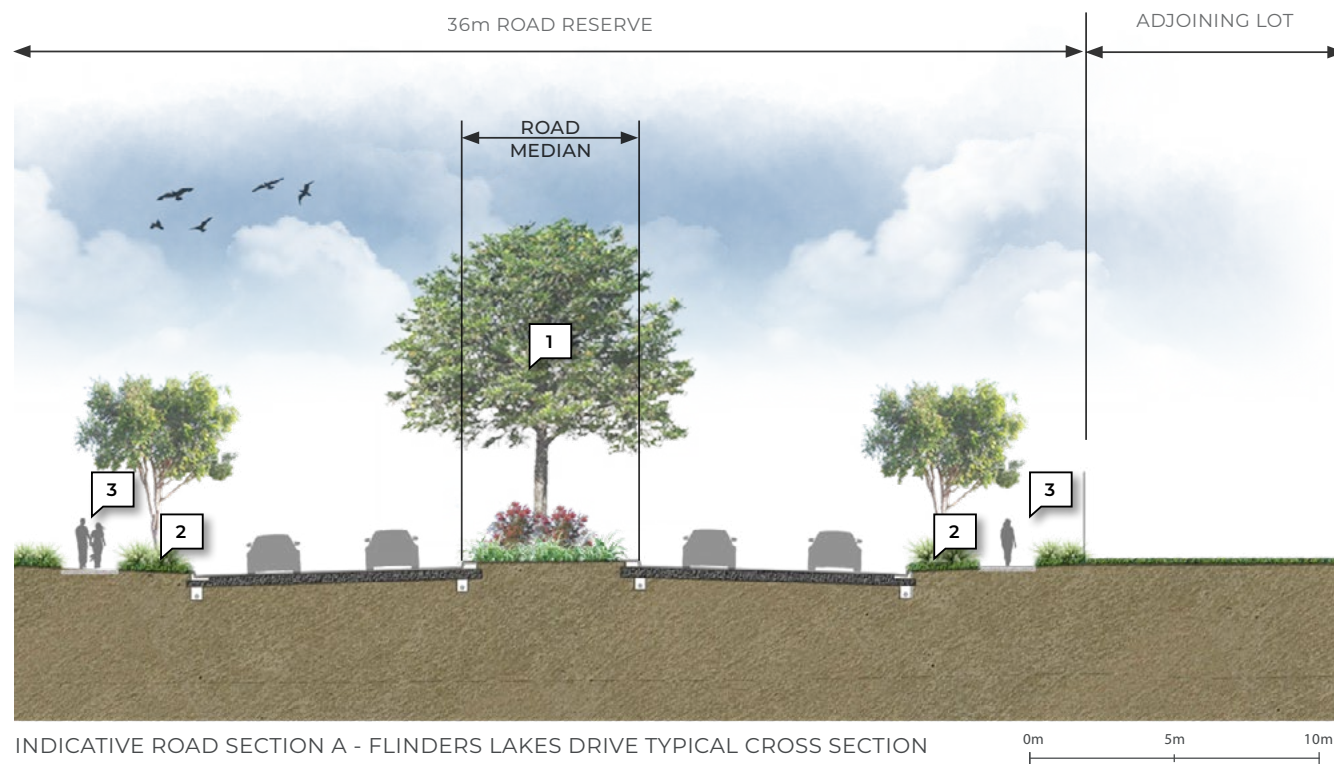




LEGEND

- URBAN ARTERIAL
- Dual Carriageway
- NEIGHBOURHOOD CONNECTOR
- SIGNALISED INTERSECTION
- 1 NORTH WEST OF SITE SUBJECT
TO FURTHER APPROVALS

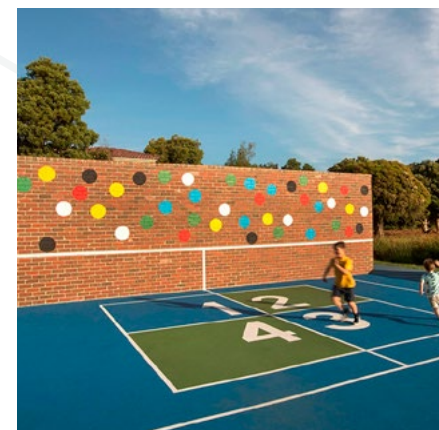
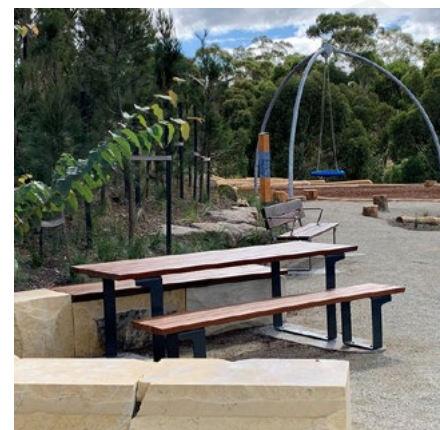


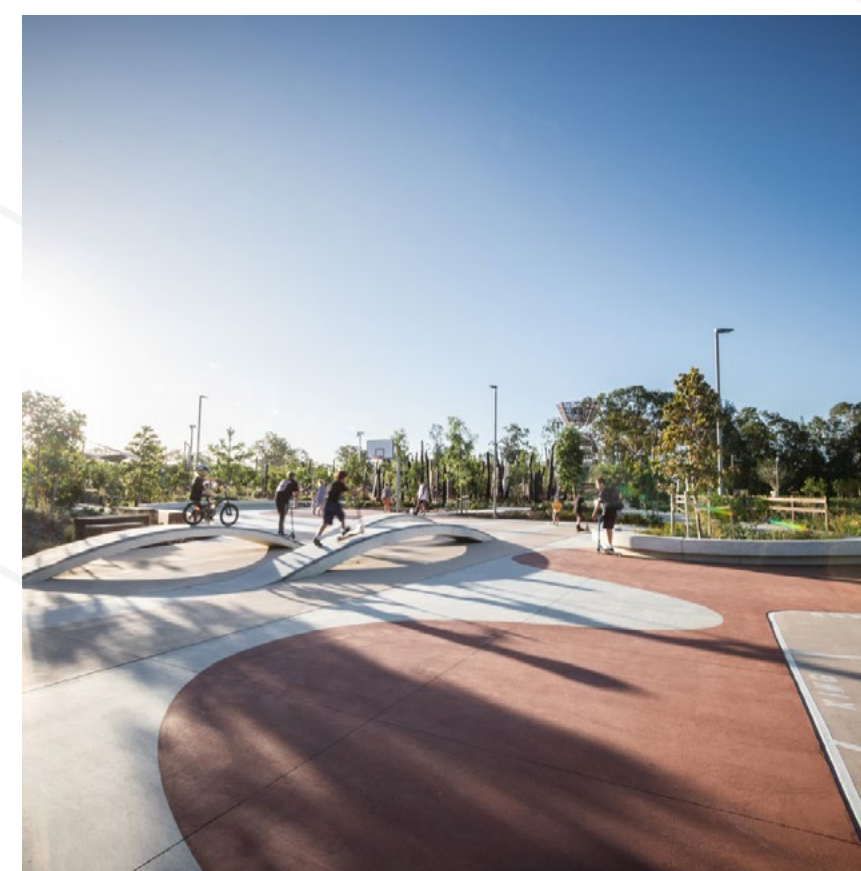


LEGEND

1. MEDIAN FEATURE PLANTING WITH LARGE SHADE TREES
2. MASS PLANTING TO ROAD VERGES
3. INDICATIVE FOOTPATH
4. TURF OR MASS PLANTING TO BALANCE OF VERGE AREAS
5. TREE AND MASS PLANTING BUILDOUTS / CARPARK SPACES





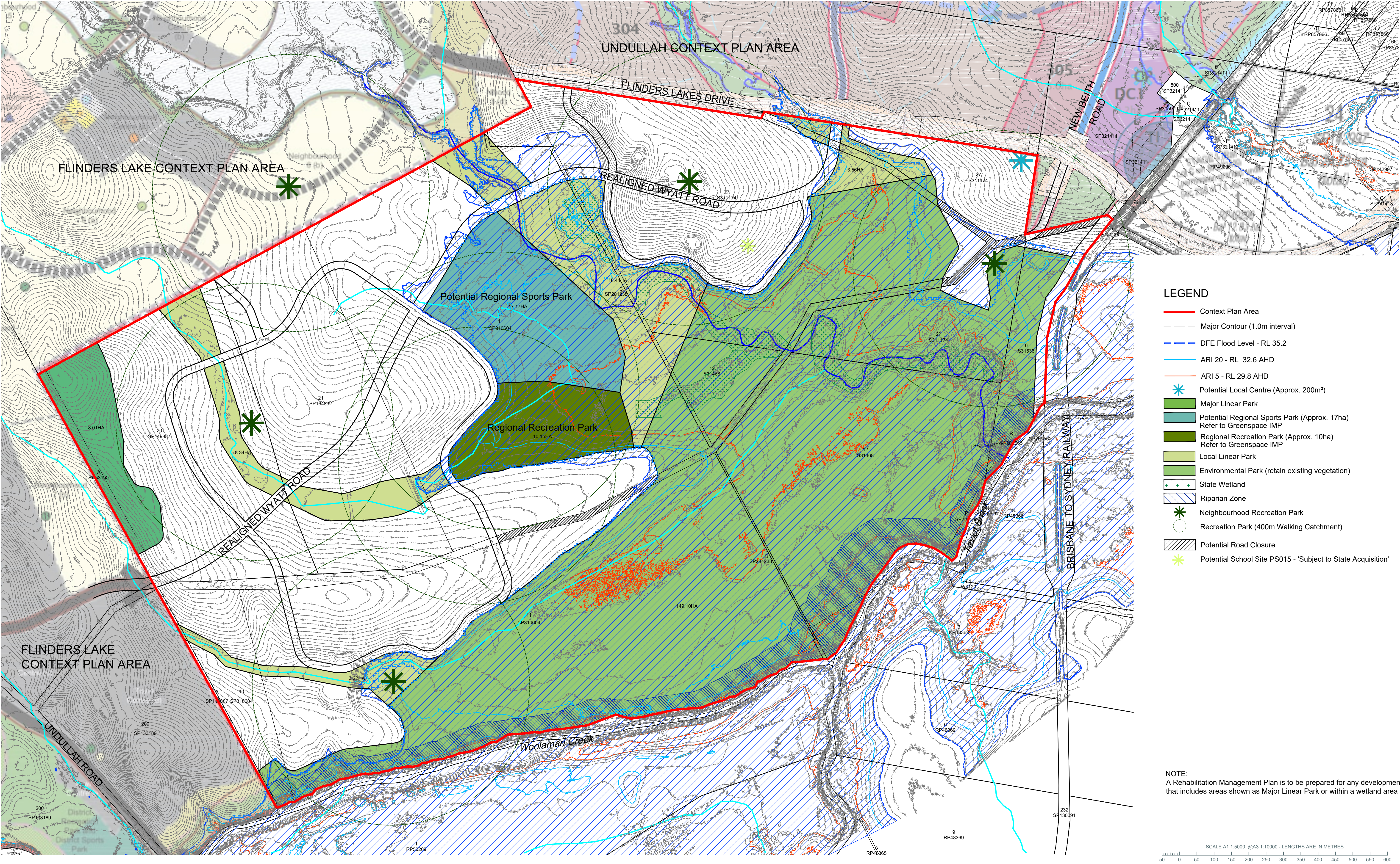


Appendix B

Trunk Greenspace Network



GREENSPACE INFRASTRUCTURE MASTER PLAN



- LEGEND**
- Context Plan Area
 - Major Contour (1.0m interval)
 - DFE Flood Level - RL 35.2
 - ARI 20 - RL 32.6 AHD
 - ARI 5 - RL 29.8 AHD
 - Potential Local Centre (Approx. 200m²)
 - Major Linear Park
 - Potential Regional Sports Park (Approx. 17ha)
Refer to Greenspace IMP
 - Regional Recreation Park (Approx. 10ha)
Refer to Greenspace IMP
 - Local Linear Park
 - Environmental Park (retain existing vegetation)
 - State Wetland
 - Riparian Zone
 - Neighbourhood Recreation Park
 - Recreation Park (400m Walking Catchment)
 - Potential Road Closure
 - Potential School Site PS015 - 'Subject to State Acquisition'

NOTE:
A Rehabilitation Management Plan is to be prepared for any development that includes areas shown as Major Linear Park or within a wetland area

SCALE A1 1:5000 @A3 1:10000 - LENGTHS ARE IN METRES
50 0 50 100 150 200 250 300 350 400 450 500 550 600

