



© THEREFOR GROUP 2025

This document is and shall remain the property of Therefor Group. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Version History

Version	Description	Author	Reviewed	Date
1	Draft		J. Taylor	26 March 2026

Table of Contents

Summary	5
Site and Planning Framework	5
Development Application Details	6
Supporting Material	6
Planning Merit	6
1. Introduction	7
2. Proposed Development	8
2.1 Overview	8
2.2 Key Aspects	8
2.3 Pre-lodgement Engagement.....	12
3. Site Analysis	13
3.1 Context	13
3.2 Site Characteristics and Servicing	16
3.3 PDA Development Application and Approval History	17
4. Technical Analysis	18
4.1 Traffic Impact Assessment	18
4.2 Noise Impact Assessment	18
4.3 Civil Engineering Report	18
4.4 Landscape Concept Master Plan.....	19
4.5 Operational Waste Management Plan	19
5. State Planning Framework	20
5.1 Economic Development Act 2012	20
5.2 Development Charges.....	25
6. Conclusion.....	27

TABLE OF FIGURES

Figure 1. Aerial imagery of site (Near Map, 2026)	8
Figure 2. Broader Locational Context (Google Maps, 2026)	13
Figure 3. Aerial of Broader Locational Context (Near Map, 2026)	14
Figure 4. Flagstone CA3 South, Stages 8 to 14.....	15

TABLE OF TABLES

Table A – Site and Planning Framework Details	5
Table B – Development Application Details	6
Table C – Supporting Material	6
Table D – Key Aspects of Proposed Development.....	9
Table E – Proposed Land Use/s.....	9
Table F – Site Characteristics and Servicing Information	16

Table G – Site Application and Approval History17

Table H – Mapped State Interests21

Table I – Response to UDA Wide Criteria22

Summary

Site and Planning Framework

Table A below provides a summary of the key site details and relevant planning framework information.

Table A – Site and Planning Framework Details

Site Details	
Address	Part of New Beith Road, Silverbark Ridge QLD 4124
Real Property Description	Part of Lot 911 on SP356636
Area	7.084ha
Owner/s	Peet Flagstone City Pty Ltd
Easement/s	The Current Title Search does identify Lot 911 on SP356636 is burdened by easements. These easements are not located on the part of Lot 911 on SP356636 that comprises the site. Lot 911 on SP356636 forms part of a PDA development approval for a development permit for reconfiguring a lot, 3 lots into 4 lots with access easements and new road (EDQ Reference: DEV2023/1414). Easement A approved at Stage 1 of this PDA development approval will provide temporary access to the site until new roads are constructed at Stage 2.
Local / Priority Development Area Planning Matters	
Local Government	Logan City Council
Priority Development Area (PDA)	Greater Flagstone PDA
Development Scheme	Greater Flagstone Urban Development Area Development Scheme (Development Scheme)
Development Constraints	N/A
Zone	Urban living zone
Flagstone Context Area 3 Context Plan (Context Plan)	State Primary School
State Planning Matters	
State Planning Policy	▪ Biodiversity ○ MSES - Regulated Vegetation (Intersecting a Watercourse). ▪ Development and Construction ○ Priority Development Area. ▪ Natural Hazards Risk and Resilience ○ Flood hazard area – Local Government Flood Mapping Area. ○ Bushfire Prone Area.
Development Assessment Mapping	▪ SEQ Regional Plan Triggers ○ Urban Footprint. ▪ Water Resources ○ Water Resource Planning Area Boundaries.

Development Application Details

Table B below provides an overview of the development application.

Table B – Development Application Details

Development Application Details	
Development Particulars	Development permit – Material change of use
Description	Educational establishment, Child care centre, Community facility and Health care services
Category of Assessment	Assessable Development (Permissible)
Public Notification	N/A
Assessment Manager	Minister for Economic Development Queensland (MEDQ)
Applicant Details	
Applicant	The State of Queensland, represented by the Department of Education (DoE)
Applicant Representative	Therefor Group Pty Ltd
Contact Person	Jen Taylor 0415 252 577 jtaylor@thereforgroup.com.au
Reference:	25-0325P/01

Supporting Material

Table C below provides an overview of the supporting material which accompanies this application and has been incorporated and referenced throughout this report.

Table C – Supporting Material

Document Title	Prepared By	Date
Property Searches	Therefor Group Pty Ltd	-
Concept Master Plan	Group GSA	20/03/2026
Landscape Concept Master Plan	Shepherd Urban Landscape Architecture	March 2026
Traffic Impact Assessment	Pekol Traffic & Transport	22/03/2026
Noise Impact Assessment	Renzo Tonin & Associates	20/03/2026
Civil Engineering Report	Northrop	25/03/2026
Operational Waste Management Plan	Modus Transport & Traffic Engineering	24/03/2026

Planning Merit

The proposed development demonstrates strong planning merit as it delivers essential State education, early learning and community infrastructure within the Greater Flagstone PDA, directly responding to current and projected population growth. The proposed development is located on land specifically identified and approved for a State primary school and is consistent with the endorsed Flagstone Context Plan Area 3 Context Plan and the Development Scheme.

The proposed development aligns with the purpose of the *Economic Development Act 2012* by facilitating development for a clear community purpose while contributing to broader economic and social outcomes. The proposed development incorporates a well-designed, campus-style layout that responds to site conditions, integrates sub-tropical design principles and enhances local amenity. Comprehensive technical assessments demonstrate that potential impacts can be appropriately managed and that the site will be timely and efficiently serviced through existing PDA development approvals. On balance, the development is appropriately located, well designed and strategically justified, and warrants approval subject to reasonable and relevant conditions.

1. Introduction

This Planning Report has been prepared on behalf of the State of Queensland, represented by the Department of Education (**Applicant**), in support of a Priority Development Area (**PDA**) development application over part of land at New Beith Road, Silverbark Ridge QLD 4124 and described as part of Lot 911 on SP356636 (**site**). This PDA development application seeks approval from the MEDQ for a development permit for a material change of use for educational establishment, child care centre, community facility and health care services.

The Applicant proposes a State primary school for Prep to Year 6, delivered in stages:

- Stage 1 opening in 2029 with capacity for approx. 712 enrolments.
- Stage 2 opening in 2031 with a cumulative enrolment capacity for approx. 1,092.
- Further undefined stage to provide a cumulative enrolment capacity of approx. 1,185.

The Applicant also proposes a child care centre (kindergarten) and community facility/health care services (hub) to be delivered at Stage 1 of the State primary school. The:

- child care centre is intended to be a two-unit kindergarten providing for up to 44 children per day, and up to 88 children across the week, and 15 hours care per week per child.
- community facility/health care services is intended to provide a range of services, supporting children and their families with early years programs and support, onsite health and wellbeing services, and family programs and activities.

The site is being created as part of a broader subdivision project delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414. Works undertaken under these PDA development approvals provide the foundational infrastructure required to make the site 'fit for purpose' (including vegetation clearing, roadworks, sewerage, water supply, earthworks, telecommunications and electrical infrastructure).

The PDA development application is subject to assessable development (permissible) and does not require public notification.

This report addresses the merits of the proposed development and provides an in-depth discussion and assessment of a PDA development application made to the MEDQ under the provisions of the Development Scheme, the *Economic Development Act 2012* (**ED Act**) and other relevant legislation.

In conjunction with the supporting material, this report aims to outline the facts and circumstances which weigh in favour of approval of the proposed development, and demonstrate it should be approved, subject to reasonable and relevant conditions.

Specifically, this report provides the following to assist in assessment of the development application:

- An overview of the key aspects of the proposed development.
- A summary of the planning merit and alignment with the planning intent for the site and wider area.
- A site analysis which provides details of the key characteristics of the site and surrounding area, including relevant development approval/s.
- A summary of the technical analysis which has informed the design of the proposed development.
- An overview of the State planning framework as it relates to the site, including some commentary on the proposed development's alignment with the State planning interests, where relevant.
- An overview of the development scheme as it relates to the site, including some commentary on the proposed development's alignment with the local planning intent.

2. Proposed Development

2.1 Overview

PDA development approval is sought for a development permit for a material change of use for educational establishment, child care centre, community facility and health care services. The proposed development will function as an integrated education focused precinct for Greater Flagstone, providing a new primary school, kindergarten, and hub.

The proposed development is located on a part of Lot 911 on SP356636, within an area of the lot comprising 7.084ha, and that will be created as a standalone lot through a separate PDA development approval that was granted by the MEDQ on 18 December 2025 (EDQ Reference: DEV2023/1414). The location of the proposed development within Lot 911 on SP356636 is indicatively illustrated at **Figure 1** below and is hereafter referred to as the site.



Figure 1. Aerial imagery of site (Near Map, 2026)

2.2 Key Aspects

2.2.1 Summary

Table D below provides a summary of the key aspects of the proposed development, with further details provided below and illustrated or detailed on the accompanying supporting information noted above.

A Concept Master Plan (**CMP**) has been developed for the proposed development following a comprehensive analysis of the site's natural, cultural and built context, together with its associated opportunities and constraints. The CMP outlines the proposed location, scale and arrangement of built form, outdoor learning areas, circulation networks, vehicular access and on-

site car parking, and interface treatment. At the MEDQ's approval of this PDA development application, the proposed development illustrated on the CMP will be further refined through detailed design during the design and construct procurement phase. The Applicant accepts the MEDQ imposing a condition on approval of this PDA development application that requires submission to EDQ of:

- detailed floor plans and elevations for compliance assessment.
- detailed earthworks plans, certified by an RPEQ.
- detailed engineering plans, certified by an RPEQ, of all retaining walls 1 metre or greater in height.

The proposed development will include 1 and 2 storey buildings for general learning areas, a resource and technology centre, canteen, administration, kindergarten and hub. The proposed development creates a well-organised, student-focused campus centred around a vibrant communal heart. Clear and intuitive circulation routes link all key areas, while age-specific precincts support targeted learning environments and improve wayfinding. The design integrates generous green and play spaces to enhance wellbeing and strengthen connections to nature. Site-sensitive terracing ensures accessible levels and responds thoughtfully to the existing topography and levels approved on adjoining land. A structured vehicular access strategy, including an efficient drop-off zone and distributed parking, supports safety and smooth traffic flow throughout the campus. Onsite parking is proposed in four separate locations, in the southern, western and northern portions of the site, accessible from the adjoining approved road network.

Table D – Key Aspects of Proposed Development

Component	Development Detail
Building height	1 and 2 storeys; up to 15 metres
Gross floor area (GFA)	Approx. 10,860m ² To be further refined at detailed design
Site cover	Approx. 10,415m ² To be further refined at detailed design
Car parking	▪ Car park 1: 85 spaces for staff. ▪ Car park 2: 98 spaces, comprising 17 drop off / pick up spaces, and 81 visitor spaces. ▪ Car park 3: 27 spaces, comprising 9 child care centre spaces, and 18 community facility spaces. ▪ Ground services / outdoor courts car park: 5 spaces
Bicycle Parking	▪ 196 spaces for students / visitors ▪ 10 for staff

2.2.2 Land Use

The proposed development involves the following land uses as defined in the Development Scheme.

Table E – Proposed Land Use/s

Land Use	Definition
Educational establishment	Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.
Child care centre	Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.
Community facility	Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.
Health care services	Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Educational Establishment

The Applicant proposes a State primary school for Prep to Year 6, delivered in stages:

- Stage 1 opening in 2029 with capacity for approx. 712 enrolments.
- Stage 2 opening in 2031 with a cumulative enrolment capacity for approx. 1,092.
- Further undefined stage to provide a cumulative enrolment capacity of approx. 1,185.

Most built form, and all car parking, vehicular and pedestrian access, and outdoor recreational areas will be constructed at Stage 1. Part of the prep building in the eastern portion of the site, part of the resource and specialist space centre building, and part of the multipurpose, canteen and music building in the centre of the site will be constructed at Stage 1 to include a 'cold shell' / undercroft. These spaces are proposed to be enclosed / fit out at Stage 2.

Stage 2 will also involve the construction of an additional junior general learning area (GLA) building and a senior GLA in the northern portion of the site. Part of these buildings will include a 'cold shell' / undercroft. These spaces will be enclosed / fit out at Stage 3.

Child Care Centre

The Applicant proposes a child care centre (kindergarten) within the southeastern portion of the site to be delivered at Stage 1 of the State primary school.

The child care centre is intended to be a two-unit kindergarten providing for up to 44 children per day, and up to 88 children across the week, and 15 hours care per week per child.

A fence is proposed between the portion of the site dedicated for the State primary school and the part dedicated for the kindergarten. Separate car parking, vehicular and pedestrian access, and outdoor learning areas are proposed for the kindergarten.

Community Facility / Health Care Services

The Applicant proposes a community facility / health care services (hub) within the southeastern portion of the site, adjacent to the proposed kindergarten, to be delivered at Stage 1 of the State primary school.

The hub is intended to provide a range of services, supporting children and their families with early years programs and support, onsite health and wellbeing services, and family programs and activities. The hub is intentionally positioned and designed to function as an integrated education-focused centre, complementing and strengthening the learning environment of the co-located State primary school and kindergarten. Co-locating the proposed hub with the State primary school and kindergarten reduces barriers for families by making multiple supports easier to access in one place and facilitating better communication between practitioners from different sectors. The hub supports smoother transitions for children into school and early learning settings, and the integrated early years approaches are linked with improved school readiness, child development outcomes, and overall family wellbeing.

The hub will be operated by community service providers, who lease the purpose-built facilities from the Applicant. These providers are procured using an open tender process overseen by the Applicant's procurement team, and applications are assessed with a specific criterion, in many cases linked to operational funding. While constituting separately defined land use(s), the hub forms a vital component of the education ecosystem of the site together with offering health care services (those being, complimentary services that do not require clinical grade environments). It supports children's cognitive, social and emotional development (being and learning), delivers structured learning and enrichment programs, and provides targeted services to assist children in meeting key developmental milestones. In doing so, the hub reinforces the site's function as a comprehensive education-focused precinct.

Again, a fence is proposed between the portion of the site dedicated for the State primary school and the part dedicated for the hub. Separate car parking, vehicular and pedestrian access, and outdoor learning areas are proposed for the kindergarten.

Community Facility

The on-site facilities will be made available for use by community and sporting groups, consistent with arrangements at existing State primary schools, with activities typically occurring outside school hours and on weekends.

2.2.3 Hours of Operation

Educational Establishment

The State primary school will operate during hours consistent with that experienced across State educational establishments and is anticipated to include an outside school hour care program; providing before and after school care, and vacation care for students who attend the State primary school.

Anticipated hours of operation consistent with that experienced across State educational establishments are as follows, Monday to Friday:

- Office hours: 7am to 5pm
- School hours: 8am to 4pm
- Outside school hours care: 6:00am to 6:00pm

Childcare Centre

Anticipated hours of operation for the kindergarten are as follows:

- Monday to Friday: 8am to 4:30pm.

Community Facility / Health Care Services

Anticipated hours of operation for the hub are as follows:

- Monday to Saturday: 7:00am to 7:00pm.
- Sunday and Public Holidays: 8:00am to 6:00pm (on occasions only).

Community Facility

Facilities are anticipated to be used by community and sporting groups outside the abovementioned State primary school hours, including on weekends (on occasions only); generally, no earlier than 6:00am and no later than 10:00pm.

2.2.4 Employees

Educational Establishment

It is anticipated that the State primary school, at its cumulative enrolment capacity, will employ between 78 and 93 full-time equivalent (FTE) staff.

Child Care Centre

It is anticipated that the kindergarten will employ up to 8 FTE staff.

Community Facility / Health Care Services

It is anticipated the hub will require up to 4 FTE staff, with work times staggered based on the opening hours.

2.2.5 Built Form

As noted above, the CMP outlines the proposed location, scale and arrangement of built form, outdoor learning areas, circulation networks, vehicular access and on-site car parking, and interface treatment. At the MEDQ's approval of this PDA development application, the proposed development illustrated on the CMP will be further refined through detailed design during the design and construct procurement phase.

Generally, the proposed development will include 1 and 2 storey buildings extending up to 15 metres and appropriately terraced across the site to respond thoughtfully to the existing topography and levels approved on adjoining land. Buildings are setback from all site boundaries to provide a landscaped interface to road frontages, adjoining and nearby residential properties.

2.2.6 Access and Parking

The site will have frontage to:

- a 23.7 metre wide, 2 lane, trunk connector road at its southern boundary.
- a 20.2 metre wide, neighbourhood connector road at both its western and northern boundaries.

These roads and associated intersections, including parking bays, bus stops (including on-street indented bus stop/set down area outside the school for school bus services) traffic devices and footpaths, will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027 (that being, prior to the commencement the uses forming this PDA development application). Further discussion on these PDA development approvals is provided at subsequent sections of this report.

Vehicular access is proposed at four separate crossovers, being:

- a crossover at the southern site boundary, adjacent to the eastern site boundary. The crossover provides vehicular ingress and egress to/from onsite car parking for the proposed kindergarten and hub (Car Park 3). A total of 27 car parking spaces are provided within this car park, 9 spaces for the kindergarten and 18 spaces for the hub.
- a crossover at the southern site boundary, at a relatively central part of the site's frontage. The crossover provides a single lane ingress, and separate two lane egress to/from onsite car parking for the educational establishment (Car Park 2). A total of 98 car parking spaces are provided within this car park, 81 short term spaces, and 17 drop off/ pick up spaces.

- a crossover at the western site boundary, towards the northern boundary of the site. The crossover provides vehicular ingress and egress to/from onsite car parking adjacent to ground services and sports courts. A total of 5 car parking spaces are provided within this car park.
- a crossover at the northern site boundary, towards the western boundary of the site. The crossover provides vehicular ingress and egress to/from the onsite car parking for the educational establishment (Car Park 1). A total of 85 car parking spaces are provided within this car park for staff.

All crossovers have been designed to ensure appropriate sight lines and meet relevant queuing requirements.

The proposed development will utilise the on-street indented bus stop/set down area located adjacent to the southern boundary of the site, within the 23.7 metre wide, 2 lane, trunk connector road. As noted above, this bus stop/set down area will be delivered by Peet Flagstone City Pty Ltd prior to 30 November 2027. Further discussion on the bus stop / set down area is provided in subsequent sections of this report.

Separate dedicated pedestrian access to the site is proposed at the southern (2 locations), western and northern boundaries.

2.2.7 Waste Management and Servicing

The proposed development will be provided with receptacles for storage of daily refuse volumes, with refuse servicing for the educational establishment proposed to be conducted by a private contractor collected onsite within the northwestern car park, and refuse servicing for the proposed child care centre (kindergarten) and community facility / health care services (hub) conducted by a private contractor collected from the kerbside.

2.2.8 Provision of Infrastructure

Water, sewer, stormwater, telecommunications, broadband and power connections to the site will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027. The proposed development will connect to these services.

2.2.9 Earthworks

Bulk earthworks cut/fill operations will be required on the site to achieve desired surface levels and interface with the level of roads delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414. As noted above, at the MEDQ's approval of this PDA development application, the proposed development illustrated on the CMP will be further refined through detailed design during the design and construct procurement phase; this will include details of bulk earthworks.

2.3 Pre-lodgement Engagement

Pre-lodgement discussions were held with EDQ on 27 January 2026 to discuss key planning and technical matters associated with the proposed development. Matters that were discussed broadly included:

- Development charges.
- Trunk infrastructure.
- Existing PDA development approvals and applications.
- Development interface and building form.
- Potential constraints.
- State transport.
- Supporting documents.

All matters that were discussed in the meeting have been considered and addressed throughout this report and the supporting documentation as relevant.

3. Site Analysis

3.1 Context

3.1.1 Broader Locational Context

The site is located within the suburb of Silverbark Ridge, within the Logan City Council Local Government Area, and Greater Flagstone PDA. The site is locationally positioned to the south of New Beith, north of Flagstone and Monarch Glen, west of North Maclean and South Maclean, and east of Lyons. Whilst currently vacant and void of improvements, the site and land in proximity to the site forms part of Peet Flagstone City Pty Ltd's Flagstone CA3 South master planned community, Stages 8 to 14 (PDA development approvals 2024/1491). Land east of the site has been and/or is currently being developed and forms the earlier stages to the Flagstone CA3 South master planned community. Refer to **Figure 2** and **Figure 3** below for a visual representation of the local context.

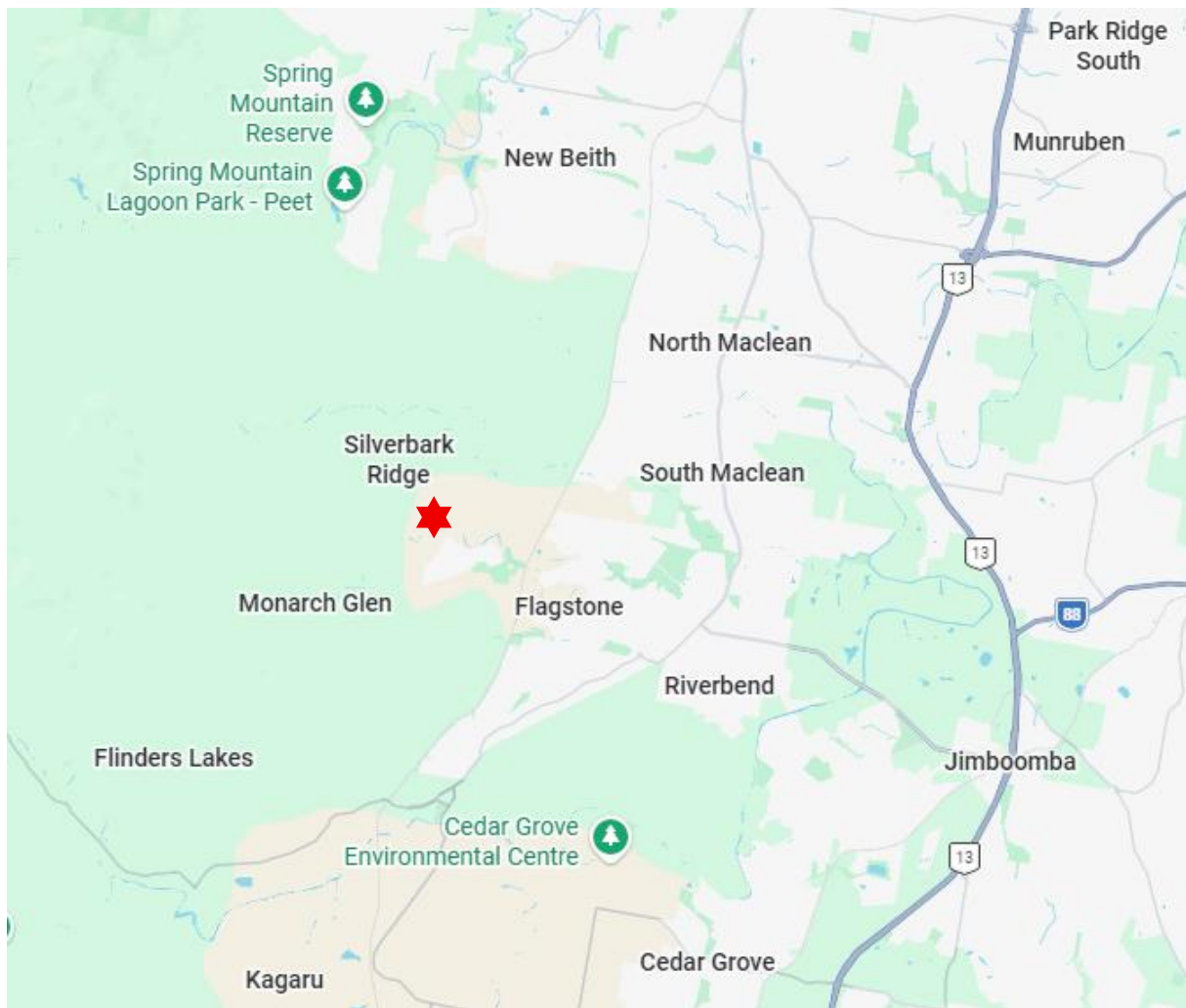


Figure 2. Broader Locational Context (Google Maps, 2026)



Figure 3. Aerial of Broader Locational Context (Near Map, 2026)

3.1.2 Flagstone CA3 South Stages 8 to 14

The site forms part of Peet Flagstone City Pty Ltd's approved Flagstone CA3 South master planned community; specifically Stage 8 of this development (EDQ Reference: DEV2024/1491). Stages 9 to 14 of this master planned community will include a mix of uses, including residential, centre and community facility uses, as well as open space and new roads. Notably, approved lot(s):

- south of the site, on the opposite frontage to the trunk collector road comprise regional sports.
- west of the site, on the opposite frontage to the neighbourhood collector road comprise child care centre, and residential.
- north of the site, on the opposite frontage to the neighbourhood collector road comprise corridor park / conservation, and residential.
- adjoining the eastern site boundary comprise residential and local recreational park.

Furthermore, land east of the site, further along the trunk collector road, comprise a district centre.

An excerpt of the approved overall plan of subdivision for Stages 8 to 14 of the Flagstone CA3 South master planned community is provided at **Figure 4** below.



Figure 4. Flagstone CA3 South, Stages 8 to 14

3.2 Site Characteristics and Servicing

Table F below provides an overview of the key site characteristics and servicing information.

Table F – Site Characteristics and Servicing Information

Site Characteristics	
Existing Use / Improvements	The site is currently void of improvements.
	The site does not currently have frontage to a road.
Access and Frontage	A part of Lot 911 on SP356636 containing the site partly has frontage to an unsealed portion of New Beith Road at its northeastern site boundary. As previously discussed, Lot 911 on SP356636 forms part of a PDA development approval for a development permit for reconfiguring a lot, 3 lots into 4 lots with access easements and new road (EDQ Reference: DEV2023/1414). Easement A approved at Stage 1 of this PDA development approval will provide temporary access to the site until new roads are constructed at Stage 2.
	Refer to above comment.
Easement/s	The Current Title Search does identify Lot 911 on SP356636 is burdened by easements. These easements are not located on the part of Lot 911 on SP356636 that comprises the site.
Topography	Generally, the site slopes from north to south. The site is located at approx. RL84m AHD at the northern boundary (in the northeastern portion) and slopes to approx. RL58m AHD in the southern portion of the site. The concept bulk earthworks plans approved as part of Peet Flagstone City Pty Ltd's Flagstone CA3 South master planned community; Stages 8 to 14 illustrate bulk earthworks within and immediately adjoining the site whereby the current topography of the site will be altered (EDQ Reference: DEV2024/1491).
Vegetation	Vegetation is located across the site, with more dense vegetation located within the western portion of the site. All vegetation located on the site will be cleared by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be cleared prior to 30 November 2026.
	There is no mapped waterbody on the site.
Waterways and Waterbodies	The SPP mapping illustrates MSES – Regulated vegetation (intersecting a watercourse) on the site, within the densely vegetated area in the western portion of the site. This mapped feature was considered in EDQ's assessment of the original PDA development applications for PDA development approvals DEV2024/1491 and DEV2023/1414. As noted above, these PDA development approvals facilitate vegetation clearing across the site, and do not impose conditions that require this mapped area of the site to be protected.
Contaminated Land / Environmental Management	The site is not identified on the contaminated land or environmental management register/s (see attached Site Searches). Further a Contaminated Land Preliminary Site Investigation Report prepared to inform the Detailed Business Case (DBC) for the proposed development did not identify any potential limitations to the suitability of the site for the proposed development with regards to contamination.
Servicing Information	
	The site is not currently serviced.
Water	Water will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027. Approved concept plans illustrate water mains within the road reserves adjoining the sites northern, western and southern boundaries, and conditions of the PDA development approvals necessitate construction of water reticulation works, a DN300 trunk water main and pump station to ensure the site (and surrounding development) is adequately serviced.
	The site is not currently serviced.
Sewer	Sewer will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027. Approved concept plans illustrate sewer mains within the road reserves adjoining the sites

	northern, western and southern boundaries, and conditions of the PDA development approvals necessitate construction of sewer reticulation and the Sandy Creek trunk sewer to ensure the site (and surrounding development) is adequately serviced. The site is not currently serviced.
Stormwater	Stormwater infrastructure will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027. Approved concept plans illustrate stormwater pipes within the road reserves adjoining the sites northern, western and southern boundaries. The site is not currently serviced.
Electricity, Telecommunications and Broadband	Electricity, telecommunications and broadband will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027.

3.3 PDA Development Application and Approval History

Table G below provides an overview of the PDA application and approval history of the site, where relevant.

Table G – Site Application and Approval History

Reference	Description	Approval Date
DEV2024/1491	Development Permit for Reconfiguring a Lot – 4 lots into 1,631 residential lots, 9 non-residential lots, open space, new roads, balance lots, and associated Plan of Development (Stages 8 to 14).	7 May 2025
DEV2023/1414	Development Permit for Reconfiguring a Lot – 3 lots into 4 lots with access easements and new road (over two stages)	18 December 2025

3.3.1 DEV2024/1491

PDA development approval DEV2024/1491 is Peet Flagstone City Pty Ltd's Flagstone CA3 South master planned community, Stages 8 to 14 mentioned at Section 3.1.2 above. Importantly, the site forms Stage 8 of this PDA development approval, a lot that was specifically approved for the purpose of delivering a State primary school. Under this PDA development approval, Peet Flagstone City Pty Ltd is required to:

- transfer the site, in fee simple and serviced, to the Applicant.
- clear the site of vegetation.
- construct all new roads, including a 23.7 metre wide, 2 lane, trunk connector road at the site's southern boundary, and a 20.2 metre wide, neighbourhood connector road at both the site's western and northern boundaries. All roadworks are to include parking bays, indented bus bays, traffic devices and footpaths; this includes the indented bus bays adjacent to the site's southern boundary.

The Applicant understands that the MEDQ is currently assessing an amendment to the abovementioned PDA development approval; however, assessment of the PDA development application the subject of this Planning Report is not reliant on the outcome of that assessment.

Notably, the Applicant requests that MEDQ's assessment of the change application does not compromise the timely delivery of the proposed development, particularly the planned 2029 opening.

3.3.2 DEV2023/1414

PDA development approval 2023/1414 is essentially a management subdivision to create the site, providing access to the site over two stages (Stage 1 being temporary access, Stage 2 being permanent access). Again, the lot created in this PDA development approval was specifically approved for the purpose of delivering a State primary school, and the same requirements noted above for PDA development approval DEV2024/1491 are imposed under this PDA development approval.

Importantly, survey plan endorsement for the site and temporary access is required by 30 November 2026, and survey plan endorsement for the new (permanent) roads and services is required by 30 November 2027.

4. Technical Analysis

The proposed development will involve works and other outcomes which require technical assessment. Several technical reports have been prepared to accompany this development application and are summarised below.

4.1 Traffic Impact Assessment

The accompanying Traffic Impact Assessment demonstrates that:

- PDA development approvals DEV2024/1491 and DEV2023/1414 will deliver the surrounding road network, including:
 - pedestrian and shared paths, providing active transport options for the proposed development.
 - public transport facilities located at two locations within 400 metres of the site, providing appropriate public transport facilities for the proposed development.
 - intersections in proximity to the site; these intersections are expected to operate within acceptable levels of service with the inclusion of the proposed development.
 - indented bus bays within the road adjoining the sites southern boundary. The design of the approved indented bus bays accommodates 4 buses; identified in the Traffic Impact Assessment as sufficient to accommodate anticipated demand.
- the proposed development provides appropriate site access (e.g., design and sight distance).
- the proposed development provides sufficient onsite car parking, in accordance with the Department of Transport and Main Roads (**DTMR**) Planning for Safe Transport Infrastructure at Schools (**PSTIS**) and the Logan Planning Scheme 2015 (where relevant).
- the proposed development provides car parking onsite in accordance with the relevant requirements (e.g., design, queuing).
- the proposed development provides sufficient bicycle parking.
- the surrounding roads network is expected to be capable of accommodating traffic volumes generated by the proposed development.

4.2 Noise Impact Assessment

The accompanying Noise Impact Assessment demonstrates that:

- noise associated with indoor uses, external courts and sporting fields for the educational establishment is not assessable under the *Environmental Protection Act 1994*.
- noise from outdoor plays areas adjacent to the eastern site boundary is predicted to exceed criteria in the absence of acoustic treatment. Accordingly, acoustic treatment, a 1.8-metre-high acoustic fence on top of the retaining wall at the common boundary to future residential, is recommended and will enable criteria to be met.
- noise from use of the sporting ovals generated by a third-party use is predicted to exceed criteria. Accordingly, a noise management plan is recommended.
- noise from the multi-purpose hall generated by a third-party use with amplified speech and music and during dance classes (if with an open façade) is predicted to exceed criteria in the absence of acoustic treatment. Accordingly, management measures (e.g., closing windows and doors) are recommended.
- noise from use of the outdoor courts generated by a third-party is predicted to exceed criteria in the absence of acoustic treatment. Accordingly, acoustic treatment, a 1.8-metre-high acoustic fence at the northern side and part western site of the outdoor courts is recommended.

4.3 Civil Engineering Report

The accompanying Civil Engineering Report demonstrates:

- the proposed development will be connected to all necessary services; with the site connected to such services through PDA development approvals DEV2024/1491 and DEV2023/1414.
- the site is located well above design flood levels, and therefore the proposed development is not expected to encounter any significant flood related constraints.

- the site will be treated by the downstream precinct basin delivered PDA development approvals DEV2024/1491 and DEV2023/1414. A bioretention basin has been allowed for within the proposed development to achieve the water quality objectives for Southeast Queensland specified in the State Planning Policy 2017, namely, the removal of gross pollutants, suspended solids, nitrogen and phosphorous.
- no stormwater quantity infrastructure is proposed for the school site as the future downstream infrastructure has been designed to cater for the fully developed school site.

4.4 Landscape Concept Master Plan

The accompanying Landscape Concept Master Plan demonstrates the landscape design for the proposed development aims to create an inclusive and engaging outdoor environment that supports students' educational, social, and physical development while promoting environmental sustainability. The design fosters a strong sense of place by integrating natural elements and providing spaces that enhance learning outcomes and encourage interaction with nature. It contributes positively to the identity and quality of the learning facility through a contemporary, safe, and flexible landscape that accommodates a range of activities, including active, quiet, and outdoor learning spaces. Key principles include accessibility for all users, responsiveness to the surrounding context, and enhancement of natural systems such as microclimate, biodiversity, and water management. Buffer planting is also provided along all site boundaries to create an appropriate interface with adjoining areas and to improve visual amenity.

4.5 Operational Waste Management Plan

The accompanying Operational Waste Management Plan demonstrates that the proposed development can manage the storage and collection of waste appropriately. The proposed development will be provided with receptacles for storage of daily refuse volumes, with refuse servicing for the educational establishment proposed to be conducted by a private contractor collected onsite within the northwestern car park, and refuse servicing for the proposed child care centre (kindergarten) and community facility / health care services (hub) conducted by a private contractor collected from the kerbside.

Please note, the Operational Waste Management Plan has been provided to EDQ in response to the request made at the pre-lodgement meeting. This plan has been provided for information purposes only and will need to be further refined with detailed design, and at the discretion of the school operations team once engaged.

5. State Planning Framework

5.1 Economic Development Act 2012

The ED Act provides the statutory planning framework for areas declared to be a PDA. This PDA development application will be assessed in accordance with the ED Act. Section 87 of the ED Act sets out a range of matters that must be considered in the assessment of a PDA development application. The following matters are to be considered:

- the main purpose of the ED Act.
- any relevant State interest.
- any submission made during the submission period.
- the Development Scheme.

The above matters, except for submissions, are considered in the following sections. Submissions can be considered should they arise during the assessment of the PDA development application however it is noted that the application does not require public notification.

5.1.1 Purpose of the ED Act

Section 3 of the ED Act states:

“The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State”.

The proposed development aligns with the purpose of the ED Act, being both:

- development for a clear and essential community purpose, delivery education and associated wellbeing services.
- a facilitator of economic development, through construction investment, job creation workforce participation, and long-term human capital formation.

Most notably, the proposed development is fundamentally a community purpose development, providing:

- Essential social infrastructure. The proposed development provides foundational education services to the local and broader catchment community.
- Improved access to education. The proposed development increases schooling capacity to meet current and projected population growth, ensuring equitable access to quality education.
- Integrated community services. The proposed development delivers a consolidated education and support precinct that enhances community wellbeing.
- Social cohesion and inclusion. The proposed development will function as community anchor, supporting social connection, cultural participation, and local identity.
- Child development and wellbeing outcomes. Education infrastructure contributes to improved developmental, social and long-term life outcomes, which are core community objectives.

5.1.2 State Interests

The Development Scheme is the regulatory document applicable to the assessment of development on the site. The State interests the MEDQ can consider are very broad and are adequately addressed in the Development Scheme.

The proposed development meets the relevant provisions of the Development Scheme, and therefore the relevant State interests. Further discussion on the development’s compliance with the Development Scheme is provided in subsequent sections of this report.

State Government Mapping

Table H below summarises State interests mapped for the site on the Queensland Government’s State Planning Policy Interactive Mapping and Development Assessment Mapping System.

Table H – Mapped State Interests

Mapping	State Interest
State Planning Policy	▪ Biodiversity ○ MSES - Regulated Vegetation (Intersecting a Watercourse). ▪ Development and Construction ○ Priority Development Area. ▪ Natural Hazards Risk and Resilience ○ Flood hazard area – Local Government Flood Mapping Area. ○ Bushfire Prone Area.
Development Assessment Mapping	▪ SEQ Regional Plan Triggers ○ Urban Footprint. ▪ Water Resources ○ Water Resource Planning Area Boundaries.

Whilst it is understood the State interests are incorporated into the Development Scheme, for completeness, the following comments are provided in relation to the proposed development and the above State interests:

- all State interests were considered in the assessment of the original PDA development applications for PDA development approvals DEV2024/1491 and DEV2023/1414.
- the abovementioned PDA development approvals facilitate vegetation clearing across the site, and do not impose conditions that require the part of the site mapped as MSES – Regulation Vegetation (Intersection a Watercourse) to be protected.
- the proposed development has been designed to locate buildings and structures outside the 10 kW/m² asset protection zone illustrated in the approved Bushfire Management Plan for the abovementioned PDA development approval DEV2024/1491.
- development application material considered in the assessment of the original PDA development applications for the abovementioned PDA development approvals confirmed the site and adjoining new roads remain flood free in all modelled events.
- the proposed development will contribute to the site’s overall development as part of the Flagstone CA3 South master planned community, consistent with the endorsed Flagstone Context Plan Area 3 Context Plan.
- the proposed development will not take or interfere with water in the Logan Basin water plan area.

Furthermore, and as mentioned above, a Traffic Impact Assessment has been prepared and accompanies this PDA development application. This assessment demonstrates the on-street indented bus stop/set down area outside the site for school bus services to be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414 is sufficient to accommodate anticipated demand.

5.1.3 Greater Flagstone PDA Development Scheme

Levels of Assessment

Map 8 of the Development Scheme identifies the site in the Urban living zone. Table 2 of the Development Scheme identifies “UDA assessable development”, “Permissible development” for development involving a material change of use if:

- the use is not identified in schedule 2, or
- the change of use is not mentioned in columns 1, 2, or 3B.

The proposed development is not mentioned in columns 1, 2 or 3B at Table 2 of the Development Scheme and therefore comprises UDA assessable development – Permissible development.

Furthermore, the proposed development does not meet the notification requirements at Section 3.2.10 of the Development Scheme. The proposed development is consistent with the Development Scheme’s intent for the Urban living zone, the endorsed Flagstone Context Plan Area 3 Context Plan, is for a use and of a size and nature expected on the site and will not result in undue amenity impacts or adversely impact on the development potential of adjoining land.

Criteria (UDA Wide Criteria)

The PDA development requirements (referenced in the Development Scheme as UDA development requirements) applicable to the assessment of this PDA Development Application are expressed in the UDA wide criteria, and zone provisions. Section 3.2 of the Development Scheme identifies UDA assessable development is consistent with the land use plan if the development

complies with all relevant UDA-wide criteria and the relevant zone intents. The proposed development, as discussed below, complies with these requirements.

A response to the UDA-Wide Criteria is provided in **Table I** below, pursuant to Section 3.3 of the Development Scheme. Please also refer to the supporting material which accompanies this PDA Development Application.

Table I – Response to UDA Wide Criteria

Criterion	Response
Neighbourhoods	
Not Applicable	
The proposed development does not involve residential development and is located on a site in a neighbourhood predetermined through the endorsed Flagstone Context Plan Area 3 Context Plan for a State primary school.	
Centres	
Not Applicable	
The proposed development is not located on land in a centre.	
Housing Diversity and Affordability	
Not Applicable	
The proposed development does not involve residential development.	
Employment Opportunities - Development delivers:	
Not Applicable	
The proposed development does not involve employment opportunities relevant to this criterion. The proposed development is located on a site approved for the purpose of delivering a State primary school, and therefore the proposed development provides employment opportunities anticipated for this vital community infrastructure.	
Movement Network - Development delivers:	
Not Applicable	
The proposed development does not involve a new or altered movement networks and will not compromise delivery or function of the surrounding road network.	
Roads and associated intersections that adjoin and/or in proximity to the site, including parking bays, bus stops (including on-street indented bus stop/set down area outside the school for school bus services) traffic devices and footpaths, will be delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414; conditioned to be delivered prior to 30 November 2027. The proposed development will utilise the on-street indented bus stop/set down area located adjacent to the southern boundary of the site, within the trunk connector road which has been identified in the accompanying Traffic Impact Assessment as sufficient to accommodate the proposed development's demand.	
Community Greenspace Network	
No Applicable	
The proposed development does not involve community greenspace and will not adversely impact on the delivery of the community greenspace network.	
Community Facilities	
Development facilitates the delivery of:	Complies
- sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs, maximise potential for community development and enhance community wellbeing - a range of community facilities and services that are accessible and appropriate to the needs of the community and reduce physical and social isolation - community facilities and services that are located where accessibility to the facility's target market is maximised through good access to public transport, pedestrian and cycle paths - a hierarchy of community facilities and services in neighbourhood, district and major centres. Neighbourhood level community facilities and services are located within walking distance for most residents, meet everyday needs and are provided early in development. District level community facilities and services serve a broader population catchment, reflect the diverse needs of the population and are provided in response to population growth thresholds. Major community facilities and services are of a higher order and accessed by a sub regional population.	The proposed development is located on a site approved for the purpose of delivery a State primary school, providing vital community infrastructure for and accessible to the surrounding approved master planned community and beyond. The proposed development delivers a consolidated education and support precinct that enhances community wellbeing, providing an educational establishment, childcare centre, community facility, and health care services; tailored facilities designed to be accessible and appropriate to the needs of the surrounding community. Notably, the hub is intended to provide a range of services, supporting children and their families with early years programs and support, onsite health and wellbeing services, and family programs and activities. The hub is intentionally positioned and designed to function as an integrated education-focused centre, complementing and strengthening the learning environment of the co-located State primary school and kindergarten. Co-locating the proposed hub with the State primary school and kindergarten reduces barriers for families by making multiple supports easier to access in one place and facilitating better communication between practitioners from different sectors. The hub supports

Criterion	Response
	smoother transitions for children into school and early learning settings, and the integrated early years approaches are linked with improved school readiness, child development outcomes, and overall family wellbeing. The hub will be operated by community service providers, who lease the purpose-built facilities from the Applicant. These providers are procured using an open tender process overseen by the Applicant's procurement team, and applications are assessed with a specific criterion, in many cases linked to operational funding. While constituting separately defined land use(s), the hub forms a vital component of the education ecosystem of the site together with offering health care services (those being, complimentary services that do not require clinical grade environments). It supports children's cognitive, social and emotional development (being and learning), delivers structured learning and enrichment programs, and provides targeted services to assist children in meeting key developmental milestones. In doing so, the hub reinforces the site's function as a comprehensive education-focused precinct. Again, a fence is proposed between the portion of the site dedicated for the State primary school and the part dedicated for the hub. Separate car parking, vehicular and pedestrian access, and outdoor learning areas are proposed for the kindergarten.
Community facilities are distributed generally in accordance with the Map 5 - Community facilities.	Complies Refer to the abovementioned response; the site generally aligns with the location of the State primary school indicatively shown on Map 5 – Community Facilities.
Community facilities are designed to achieve the principles and standards set out in the applicable ULDA guideline.	Complies The proposed development is located on a site that achieves the indicative site / facility area for a State primary school notated in PDA Guideline No.11 – Community Facilities. Further, the proposed development will: ▪ service anticipated demand. ▪ contribute towards creating a vibrant and inclusive community. ▪ provide buildings that have multi-purpose and multi-functional spaces that can be used by local community and sporting groups. ▪ co-located essential community infrastructure on a single site, increasing accessibility and addressing an identified need. The proposed development has also been designed with consideration to PDA Guideline No. 18 – Development interfaces; designed to provide an appropriate interface to the adjoining road networks and residential development adjoining the sites eastern boundary. This includes increased setbacks appropriately landscaped to improve visual amenity whilst still enabling appropriate visual connection for CEPTED purposes.
Natural and Cultural Values	
Not Applicable	
The proposed development does not impact natural and cultural values.	
Community Safety and Development Constraints	
Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.	Complies All potential constraints to development on the site were considered and assessed in PDA development approvals DEV2024/1491 and DEV2023/1414. Notably, and as discussed above:

Criterion	Response
	- the abovementioned PDA development approvals facilitate vegetation clearing across the site, and do not impose conditions that require the part of the site mapped as MSES – Regulation Vegetation (Intersection a Watercourse) to be protected. - the proposed development has been designed to locate buildings and structures outside the 10 kW/m² asset protection zone illustrated in the approved Bushfire Management Plan for the abovementioned PDA development approval DEV2024/1491. - development application material considered in the assessment of the original PDA development applications for the abovementioned PDA development approvals confirmed the site and adjoining new roads remain flood free in all modelled events.
Development ensures that people and property are safe from potential hazards including landslip, bushfire, flooding and predicted impacts of climate change.	Complies Refer to abovementioned responses.
Development does not compromise the integrity or operation of high voltage transmission lines/corridors.	Not applicable The site is not located in proximity to a high voltage transmission lines/corridors.
Residences and other sensitive uses are protected from the impacts of noise.	Complies The accompanying Noise Impact Assessment demonstrates noise emissions can be appropriately managed. Refer to Section 4.2 above.
To ensure protection from flooding and appropriate flood management: - development occurs in areas with an appropriate level of flood immunity. - development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.	Complies Refer to abovementioned responses.
To ensure protection from bushfire hazard, development is designed to mitigate bushfire risk. As development occurs, bushfire risk may diminish.	Complies Refer to abovementioned responses.
Service Infrastructure	
Development ensures infrastructure and services are: - provided in a timely, orderly, integrated and coordinated manner to support urban uses and works. - available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications). - designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities. - located and designed to maximise efficiency and ease of maintenance.	Complies The site is being created as part of a broader subdivision project delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414. Works undertaken under these PDA development approvals provide the foundational infrastructure required to make the site 'fit for purpose' (including roadworks, sewerage, water supply, earthworks, telecommunications and electrical infrastructure).
Infrastructure is designed to achieve the principles and standards set out in the applicable ULDA guideline.	Complies Refer to abovementioned responses.
General Requirements	
Site area and landscaping: - Sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping - Landscaping is provided to enhance the visual amenity of the locality.	Complies The site has sufficient area and dimensions to accommodate the proposed buildings, access arrangements, circulation, parking and landscaped areas. Landscaping is integrated throughout the site, including green spaces, play areas and landscaped setbacks, enhancing visual amenity and contributing to a high-quality, legible and well-designed school environment.
Sub-tropical design measures:	Complies

Criterion	Response
Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.	The proposed development will adopt a sub-tropical design principles, including deep eaves, roof overhangs and integrated sun-shading elements to manage solar exposure and weather protection. Building orientation and shaded circulation enhance comfort, support natural ventilation and reduce heat gain across the campus. Sub-tropical design measures will be further refined at detailed design during the design and construct procurement phase.
Parking and end of trip facilities: - Parking is provided in accordance with the rates and standards set out in the planning scheme. The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including: - Availability of on-street car parking. - Public transport accessibility. - Overall accessibility, including for all residential development, location within or adjoining a centre. - Potential for sharing car parking spaces by different uses and activities. - Target markets for residential development. - End of trip facilities for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development in accordance with the relevant requirements of the MP 4.1 – Sustainable Buildings of the Queensland Development Code.	Complies The accompanying Traffic Impact Assessment demonstrates that the proposed development provides sufficient onsite car parking and bicycle parking to meet PSTIS and Logan Planning Scheme 2015 requirements and is accessible to public and active transport and sufficient indented bus bays. Appropriate end of trip facilities delivered across State primary schools will be incorporated into the proposed development.
Advertising Devices: - Advertising Devices are in accordance with standards set out in the planning scheme: - Cater for needs of display homes and businesses to clearly identify the location, the goods or services which are supplied to the public. - Are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape. - Where appropriate, reflect the character of the area. - Are sited and provided on premises having regard to safety and amenity.	Not applicable Advertising devices are not proposed at this stage of the proposed development.

Zone Intent

The site is located within the Urban living zone, land intended to be developed for neighbourhoods that include a wide range of non-residential uses such as specific facilities and institutions such as educational establishments, child care centres and community facilities. The proposed development meets this zone intent; most notably delivering essential community infrastructure to service an identified need, including Peet Flagstone City Pty Ltd's approved Flagstone CA3 South master planned community.

5.2 Development Charges

Section 2.9 of the Greater Flagstone Priority Development Area Development Charges Offset Plan (**DCOP**) states:

“Development Charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

education

emergency services

health care services, and

social housing”

The applicant is the State, and in our opinion the proposed development provides education and healthcare services whereby development charges should not apply.

The proposed child care centre (kindergarten) will provide an educational program that promotes social, emotional, physical and cognitive development and wellbeing for children in the year prior to Prep.

The proposed community facility / health care services (hub) is intended to provide a range of services, supporting children and their families with early years programs and support, onsite health and wellbeing services, and family programs and activities. The hub is intentionally positioned and designed to function as an integrated education-focused centre, complementing and strengthening the learning environment of the co-located State primary school and kindergarten. Co-locating the proposed hub with the State primary school and kindergarten reduces barriers for families by making multiple supports easier to access in one place and facilitating better communication between practitioners from different sectors. The hub supports smoother transitions for children into school and early learning settings, and the integrated early years approaches are linked with improved school readiness, child development outcomes, and overall family wellbeing.

The hub will be operated by community service providers, who lease the purpose-built facilities from the Applicant. These providers are procured using an open tender process overseen by the Applicant's procurement team, and applications are assessed with a specific criterion, in many cases linked to operational funding. While constituting separately defined land use(s), the hub forms a vital component of the education ecosystem of the site together with offering health care services (those being, complimentary services that do not require clinical grade environments). It supports children's cognitive, social and emotional development (being and learning), delivers structured learning and enrichment programs, and provides targeted services to assist children in meeting key developmental milestones. In doing so, the hub reinforces the site's function as a comprehensive education-focused precinct.

Importantly, the kindergarten and hub (together with the State primary school) is development that will be undertaken by the State and will provide an education purpose and health care services purpose whereby development charges should not be imposed.

6. Conclusion

This PDA development application is for the establishment of an educational establishment, child care centre, community facility and health care services within the PDA. The PDA development application is made over part of land at New Beith Road, Silverbark Ridge QLD 4124 and described as part of Lot 911 on SP356636.

The Applicant proposes a State primary school for Prep to Year 6, delivered in stages:

- Stage 1 opening in 2029 with capacity for approx. 712 enrolments.
- Stage 2 opening in 2031 with a cumulative enrolment capacity for approx. 1,092.
- Further undefined stage to provide a cumulative enrolment capacity of approx. 1,185.

The Applicant also proposes a child care centre (kindergarten) and community facility/health care services (hub) to be delivered at Stage 1 of the State primary school. The:

- child care centre is intended to be a two-unit kindergarten providing for up to 44 children per day, and up to 88 children across the week, and 15 hours care per week per child.
- community facility/health care services is intended to provide a range of services, supporting children and their families with early years programs and support, onsite health and wellbeing services, and family programs and activities.

The site is being created as part of a broader subdivision project delivered by Peet Flagstone City Pty Ltd under PDA development approvals DEV2024/1491 and DEV2023/1414. Works undertaken under these PDA development approvals provide the foundational infrastructure required to make the site 'fit for purpose' (including vegetation clearing, roadworks, sewerage, water supply, earthworks, telecommunications and electrical infrastructure).

This Planning Report and supporting information provide a comprehensive assessment of the proposed development in accordance with the requirements and framework of the ED Act, the Development Scheme, and other relevant legislation.

The assessment demonstrates that the development application should be approved. The proposed development:

- delivers essential State education and community infrastructure to support existing and projected population growth within the Greater Flagstone PDA, consistent with the site's intended purpose and approved planning framework.
- is appropriately located on land specifically identified and approved for a State primary school under existing PDA development approvals and the endorsed Flagstone Context Plan Area 3 Context Plan.
- complies with the relevant provisions of the ED Act and the Greater Flagstone PDA Development Scheme, including the applicable UDA-wide criteria and Urban living zone intent.
- is supported by comprehensive technical assessments demonstrating that traffic, parking, servicing, noise, stormwater, bushfire and infrastructure matters can be appropriately addressed without unacceptable impacts.
- incorporates a well-designed, campus-style layout that integrates sub-tropical design principles, high-quality landscaping and safe, legible access arrangements to support a functional, healthy and attractive learning environment.
- will be efficiently and timely serviced through infrastructure delivered under existing PDA development approvals, ensuring the site is fit for purpose prior to commencement of use.
- will deliver significant social, community and economic benefits through the provision of education, early learning, health and wellbeing services, contributing positively to community cohesion, access to services and long-term outcomes for children and families.



The Change Leaders

Therefor Group is dedicated to enhancing the potential of place by understanding who it's for.

When you need that broader perspective;

When you need more than a bottom line;

When you need a commitment to leading positive change;

We're there.

Brisbane

Turrbal and Yuggera Country

Longland Place

Level 2, 76 Skyring Terrace

Newstead QLD 4006

PO Box 436 New Farm QLD 4005

Ph +61 7 3666 5200

brisbane@thereforgroup.com.au

Sunshine Coast

Gubbi Gubbi Country

Building 1

30 Chancellor Village Blvd

Sippy Downs QLD 4556

Ph +61 7 5294 0374

sunshinecoast@thereforgroup.com.au

Gold Coast

Kombumerri Land

Level 2, 14 Edgewater Court

Robina QLD 4226

Ph +61 7 5636 9943

goldcoast@thereforgroup.com.au

ABN 61 147 343 084

ACN 147 343 084

www.thereforgroup.com.au