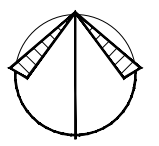
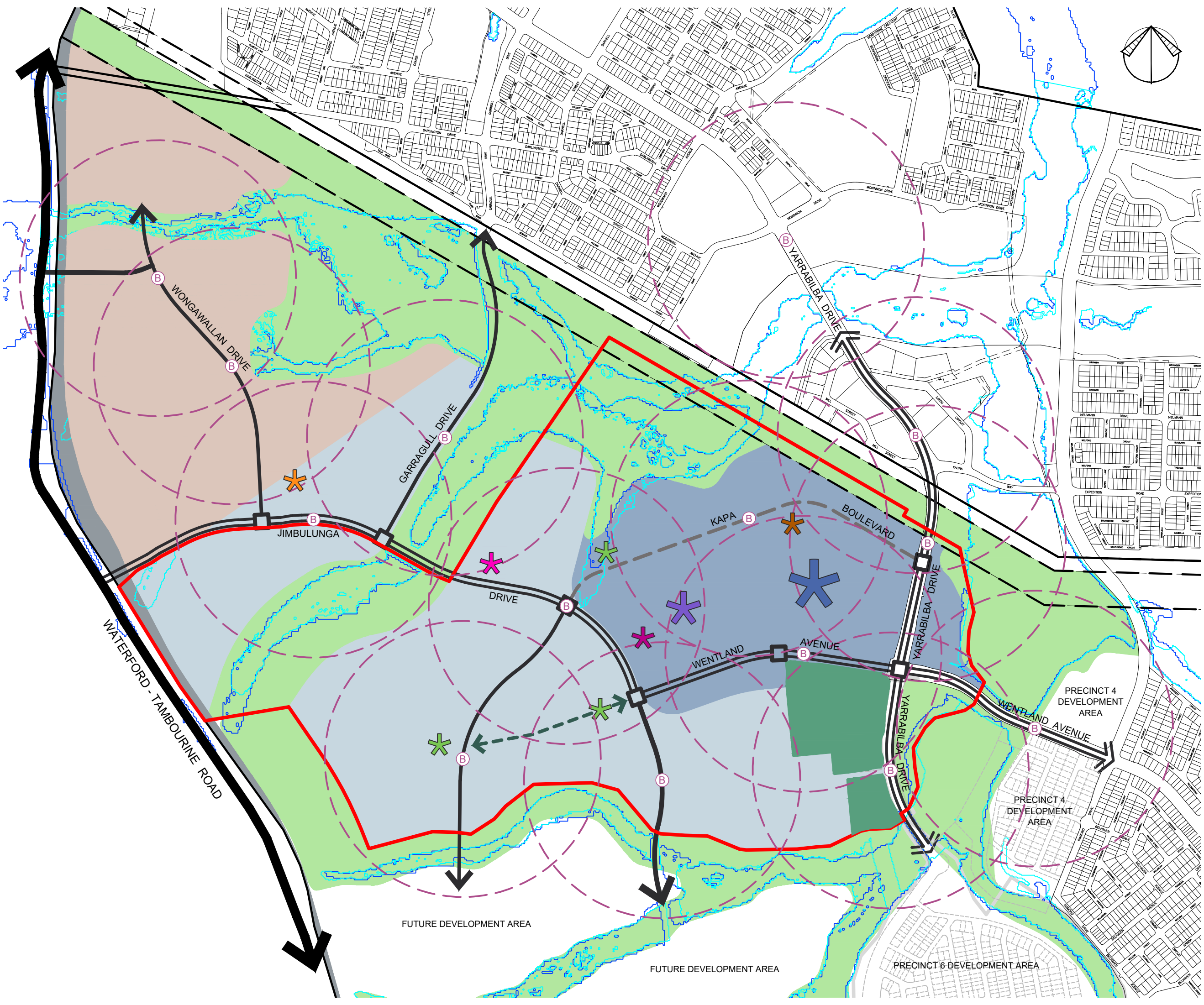


Appendix I
Context Plan &
Compliance Summary



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YARRABILBA
**TOWN CENTRE
& SURROUNDS
CONTEXT PLAN**

PLAN REF: AU8248 – 28
REV NO: E
DATE: 26 March 2026
CLIENT: Stockland
DRAWN BY: SE
CHECKED BY: CC
Note:
All Constraints, Boundaries and Areas are approximate only, and are subject to survey and Council approval.
Source Information:
Site boundaries: Registered Survey Plans

- Legend**
- CPAS Boundary
 - Electricity Easement
 - Waterford Tambourine Rd
 - Sub-regional Shopping Centre
 - Major Centre Core
 - Major Centre Frame
 - Industry & Business
 - Open Space
 - Major Recreation Park
 - Honour Walk
 - Sub Arterial (4 Lane)
 - Sub Arterial (2 Lane)
 - Collector Network
 - Centre Collector (Subject to Design Development)
 - Primary Intersections
 - Indicative Bus Stop Location
 - 400m Bus Stop Catchment
 - Neighbourhood Recreation Park
 - 100 Year Flood Line
 - 20 Year Flood Line
 - Indicative Community Health Centre Facility Location*
 - Potential Health Facility Investigation (Subject to discussions with Qld Health &/or Private Health Provider)
 - Indicative District Community Centre Location^
 - Indicative Major Civic Centre/ Hub^
 - Potential Community Facility Investigation (Integrating the Major Civic Centre/ Hub and District Community Centre - subject to discussions with LCC)

Note:
*: Minimum land area in accordance with the relevant IA or as agreed to with Qld Health and EDQ. Location and outcome is subject to negotiation between Stockland and Queensland Health.
^: Minimum land area in accordance with the relevant IA or as agreed to with LCC and EDQ.

YARRABILBA

TOWN CENTRE & SURROUNDS

Context Plan Area Strategy - Planning Compliance Summary



Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Planning Compliance Summary for Town Centre & Surrounds CPAS - Compliance Assessment	Lyndelle Seymour	Gavin Edwards	Gavin Edwards	20.04.2023

Approval for issue

Lyndelle Seymour



This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Contents

PURPOSE	5
Assessment of CPAS against part (b) Condition 7	7
(b)(i) - <i>be generally in accordance with approved Lend Lease Drawing No. YAB-IA-MAP 1 120111, dated 11 January 2012</i>	7
(b)(ii) - <i>have regard to all endorsed infrastructure master plans and any endorsed overarching site strategies for the site. If the infrastructure shown in the context plan area strategy is inconsistent with the infrastructure shown on an endorsed infrastructure master plan, the context plan area strategy must also comply with the requirements of Condition 3 so far as they are relevant to the context plan area</i>	9
(b)(iii) - <i>integrate with all existing endorsed context plan area strategies for surrounding context plan areas within the site</i>	14
(b)(iv) - <i>describe (and map)</i>	14
(b)(iv) - <i>describe how the context plan area strategy has regard to the Development Scheme (i.e. the Vision, PDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner</i>	16
(b)(v) - <i>describe strategies to ensure development delivers the implementation strategies, demonstration projects, stretch targets and goals identified in the Yarrabilba PDA Development Scheme current at the time of preparing the strategy</i>	25
(b)(vi) - <i>respond to the requirements and standards outlined in the applicable PDA guidelines current at the time and address any non-compliance</i>	26
(b)(vii) - <i>identify the approximate value of works which the PDA makes provision for infrastructure offsets against infrastructure charges (if applicable)</i>	26
(b)(ix) - <i>include any details or requirements set out in a condition of this approval</i>	26

Town Centre and Surrounds

Context Plan Area Strategy | Planning Compliance Summary

PURPOSE

This context plan area strategy (CPAS) has been prepared in accordance with Condition 7 of the whole of site MCU (DEV2011/187). This CPAS requires compliance assessment against Condition 11 of the approval. Condition 7 is included below for reference

No.	Condition	Timing	Nominated assessing authority
7	Context plan area strategies (a) Submit to the nominated assessing authority for compliance assessment context plan area strategies for the site. (b)Each context plan area strategy must: i. be generally in accordance with approved Lend Lease Drawing No. YAB-IA-MAP 1 120111, dated 11 January 2012 ii. have regard to all endorsed infrastructure master plans and any endorsed overarching site strategies for the site. If the infrastructure shown in the context plan area strategy is inconsistent with the infrastructure shown on an endorsed infrastructure master plan, the context plan area strategy must also comply with the requirements of Condition 3 so far as they are relevant to the context plan area iii. integrate with all existing endorsed context plan area strategies for surrounding context plan areas within the site iv. describe (and map): a. broad land use structure and development constraints within the context plan area - neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme - location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site - indicative sites for centres, schools and other community facilities - open space network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance - pedestrian and cycle networks v. describe how the context plan area strategy has regard to the Development Scheme (i.e. the Vision, PDA wide criteria and zone	After endorsement of all the required infrastructure master plans for the site and prior to commencing relevant development.	MEDQ

	intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner vi. describe strategies to ensure development delivers the implementation strategies, demonstration projects, stretch targets and goals identified in the Yarrabilba PDA Development Scheme current at the time of preparing the strategy vii. respond to the requirements and standards outlined in the applicable PDA guidelines current at the time and address any non-compliance viii. identify the approximate value of works which the PDA makes provision for infrastructure offsets against infrastructure charges (if applicable) ix. include any details or requirements set out in a condition of this approval. (c)The context plan area strategy will be assessed against: i. all the endorsed infrastructure master plans at the time the strategy is submitted for compliance assessment. If the infrastructure shown in the context plan area strategy is inconsistent with that shown on an endorsed infrastructure master plan, the context plan area strategy will also be assessed against the criteria in Condition 3 ii. the provisions of the development scheme relevant at the time the strategy is submitted for compliance assessment iii. PDA guidelines relevant at the time the strategy is submitted for compliance assessment iv. any further requirements set out in a condition of this Approval. Advisory note: Once a context plan area strategy is endorsed by the nominated assessing authority, the plan will be placed on the nominated assessing authority's website.		
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With respect to the requirements of Condition 7 this document sets out compliance with part (b).

Assessment of CPAS against part (b) Condition 7

(b)(i) - be generally in accordance with approved Lend Lease Drawing No. YAB-IA-MAP 1 120111, dated 11 January 2012

Response: The plan extract below illustrates Town Centre and Surrounds in the context of the approved Yarrabilba Zone Plan under DEV2011/187. This zone plan has since been superseded by the Yarrabilba PDA Development Scheme amended on 29 July 2022. The Town Centre and Surrounds contained within the Major Centre Core, Major Centre, Sub-Area A and Urban Living Zones under the amended Development Scheme as shown in Figure 2 below.

Updates to various endorsed IMP/OSS's to align the zoning with the Zone Map under the Yarrabilba PDA Development Scheme (Amendment no. 1, July 2022) are being provided to EDQ in parallel to this application.

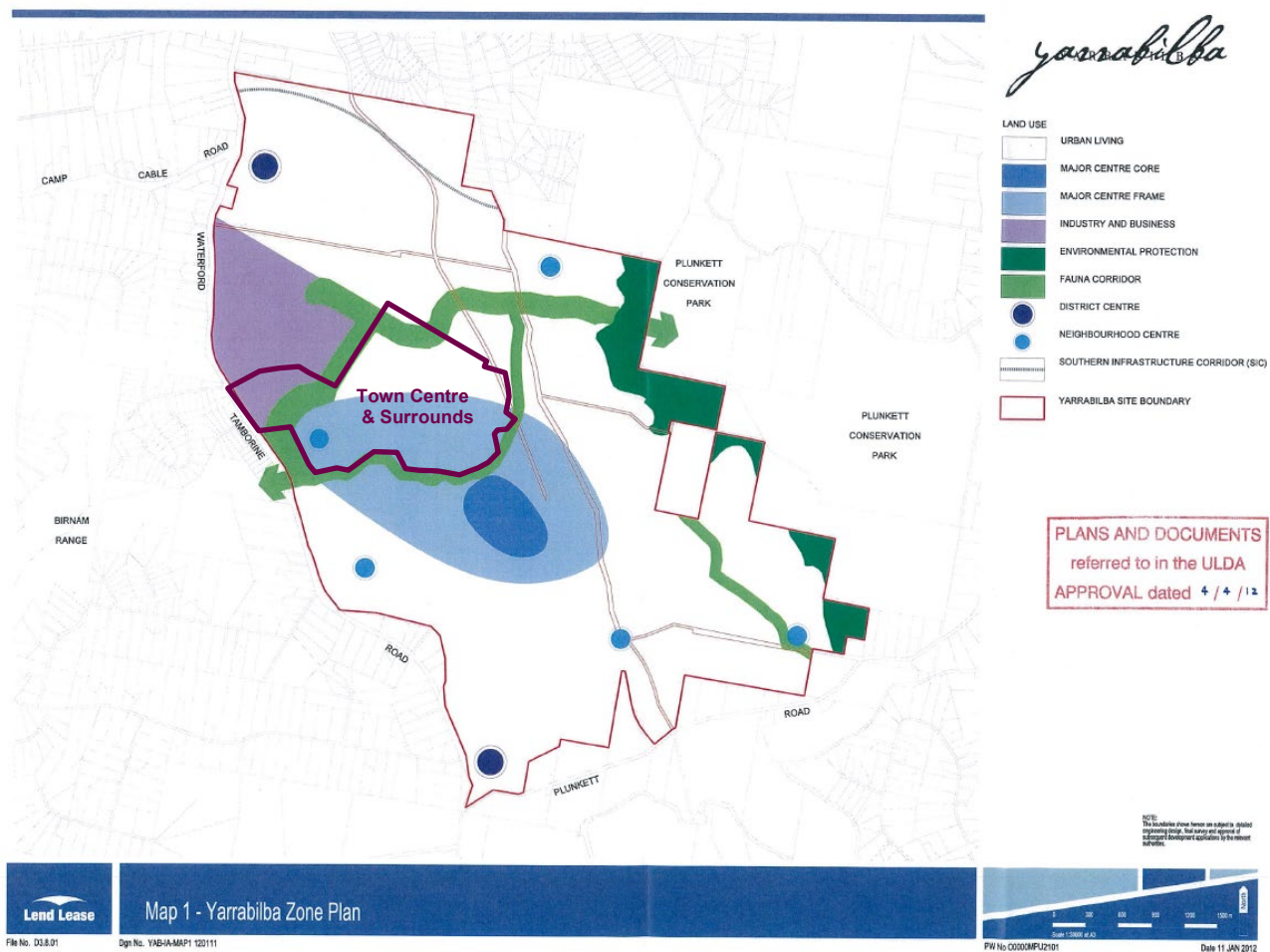


Figure 1: Yarrabilba Zone Map (under DEV2011/187)

Map 8 - Zones

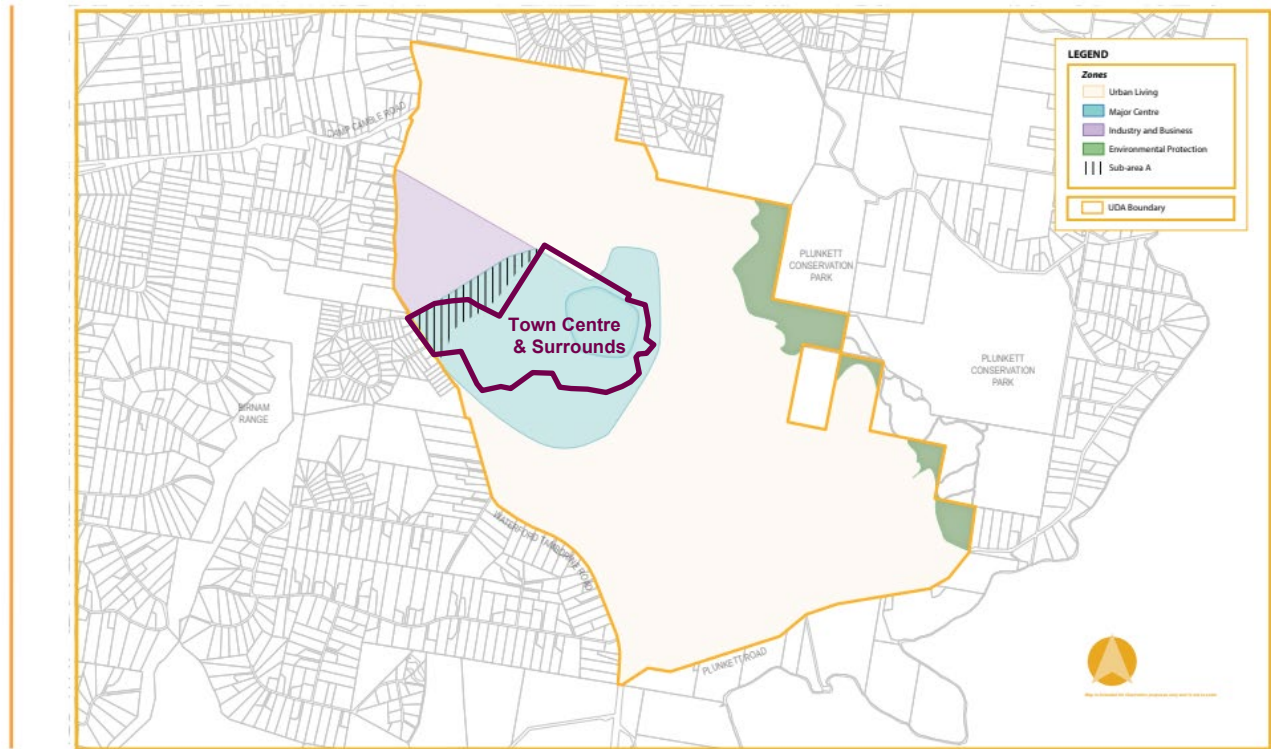


Figure 2: Map 8 - Zones (Yarrabilba PDA Development Scheme, amendment no. 1, July 2022)

(b)(ii) - have regard to all endorsed infrastructure master plans and any endorsed overarching site strategies for the site. If the infrastructure shown in the context plan area strategy is inconsistent with the infrastructure shown on an endorsed infrastructure master plan, the context plan area strategy must also comply with the requirements of Condition 3 so far as they are relevant to the context plan area

The Town Centre and Surrounds CPAS contains a response strategy for each of the twelve endorsed Overarching Site Strategies (OSS) and Infrastructure Master Plans (IMP). The proposed CPAS Strategies have been prepared generally in accordance with the endorsed infrastructure master plans (IMP's) and overarching site strategies (OSS's). Notwithstanding, several IMP/OSS amendments are being prepared for re-endorsement of EDQ to ensure consistency with the latest changes to the Development Scheme and policy. These include amendments to:

- Fauna Corridor IMP
- Natural Environment OSS
- Stormwater IMP
- Movement IMP

The proposed Town Centre and Surrounds CPAS is consistent with the amendments sought to the updated IMP's and OSS's.

- **Strategy 1** addresses compliance with the Accessible Housing and Social Housing Overarching Site Strategy. There are no inconsistencies between the Town Centre and Surrounds CPAS and this OSS.

The CPAS requires reporting as part of future ROL applications on the delivery of accessible housing and social housing obligations under the OSS.

- **Strategy 2** addresses the Community Development OSS / Community Development Strategy. There are no inconsistencies between the Town Centre and Surrounds CPAS and this OSS. Noting that Town Centre and Surrounds supports the development and realisation of key initiatives. Lendlease are working with relevant stakeholders to ensure the delivery of community infrastructure and services.

The Strategy includes an overview of the community areas and initiatives being established within Yarrabilba which are to be advanced during the time horizon for Town Centre and Surrounds.

- **Strategy 3** addresses the Community Facilities IMP.

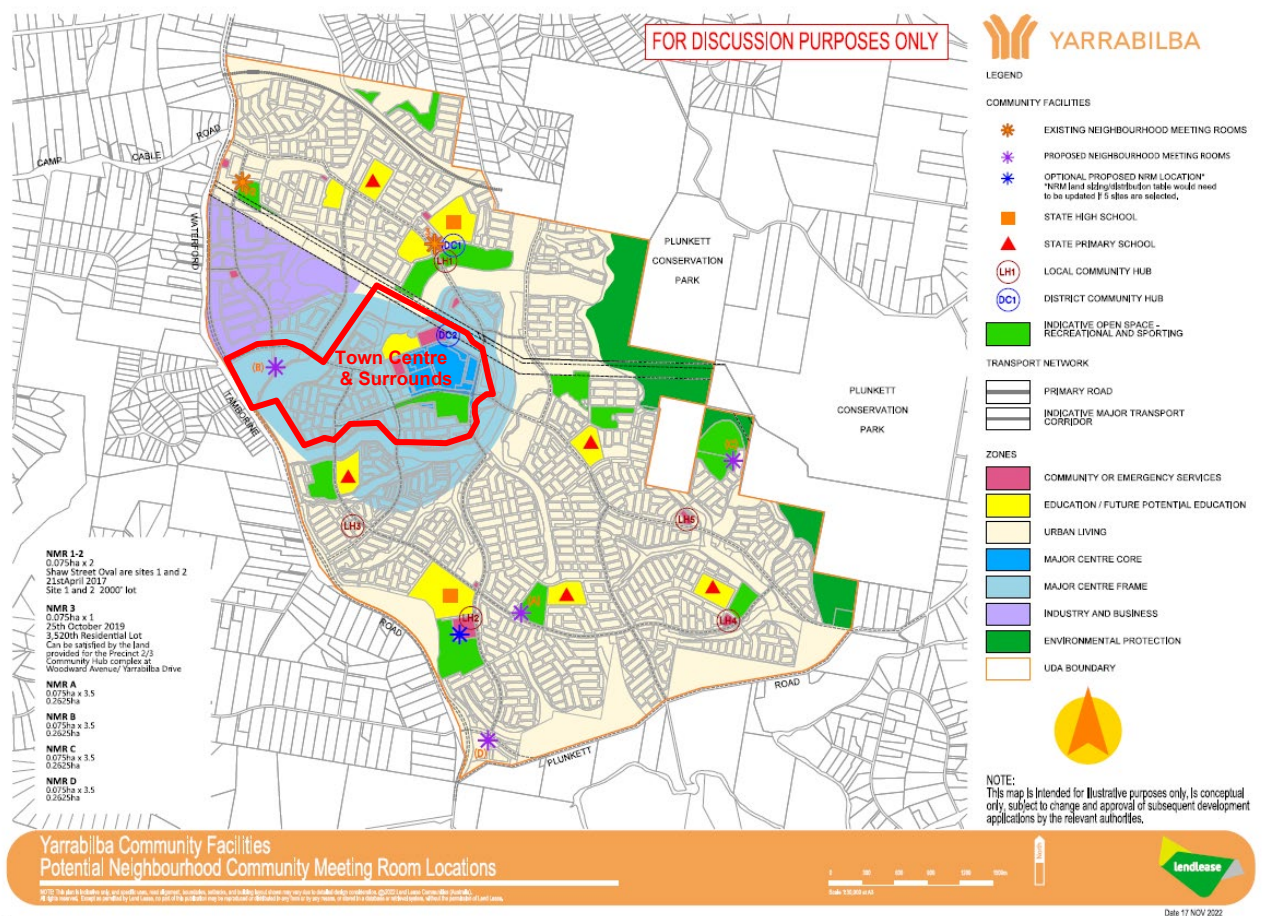
Included in Strategy 3 is an overview of community infrastructure provided to date and triggered within Town Centre and Surrounds, based on residential lot triggers.

This strategy reflects correspondence from Logan City Council dated 10 January 2023 that provides support in principle for the strategy to amalgamate Neighbourhood Meeting Rooms (NMRs) into consolidated sites under the terms of the Municipal Infrastructure Agreement (IA).

Strategy 3 includes the provision of Neighbourhood Meeting Room (B) within the precinct boundary as per the Yarrabilba Community Facilities – Potential Neighbourhood Community Meeting Room Locations Plan dated 17/11/2022 (extract below).

A copy of Logan City Council's letter dated 10 January 2023 is provided at **Appendix C**.

Further advice from Logan has been requested to confirm support for the local and district community hubs. Once obtained, a copy of this correspondence will be provided to EDQ.



- **Strategy 4** addresses the Community Greenspace IMP. The strategy includes triggers for the delivery of community greenspace in accordance with the IMP.

This CPAS Strategy identifies that a District Sports Park is well suited within Town Centre and Surrounds, however it's noted that a District Sports Park is not located within the Town Centre and Surrounds boundary on the Figure 1 - Community Greenspace Network, as per Condition 7(b)(ii) and the non-compliance is noted. This non-compliance does not impact on the ultimate development of Yarrabilba and still compliant with Table 2 - Rates Provision, Minimum Area and Accessibility Requirements.

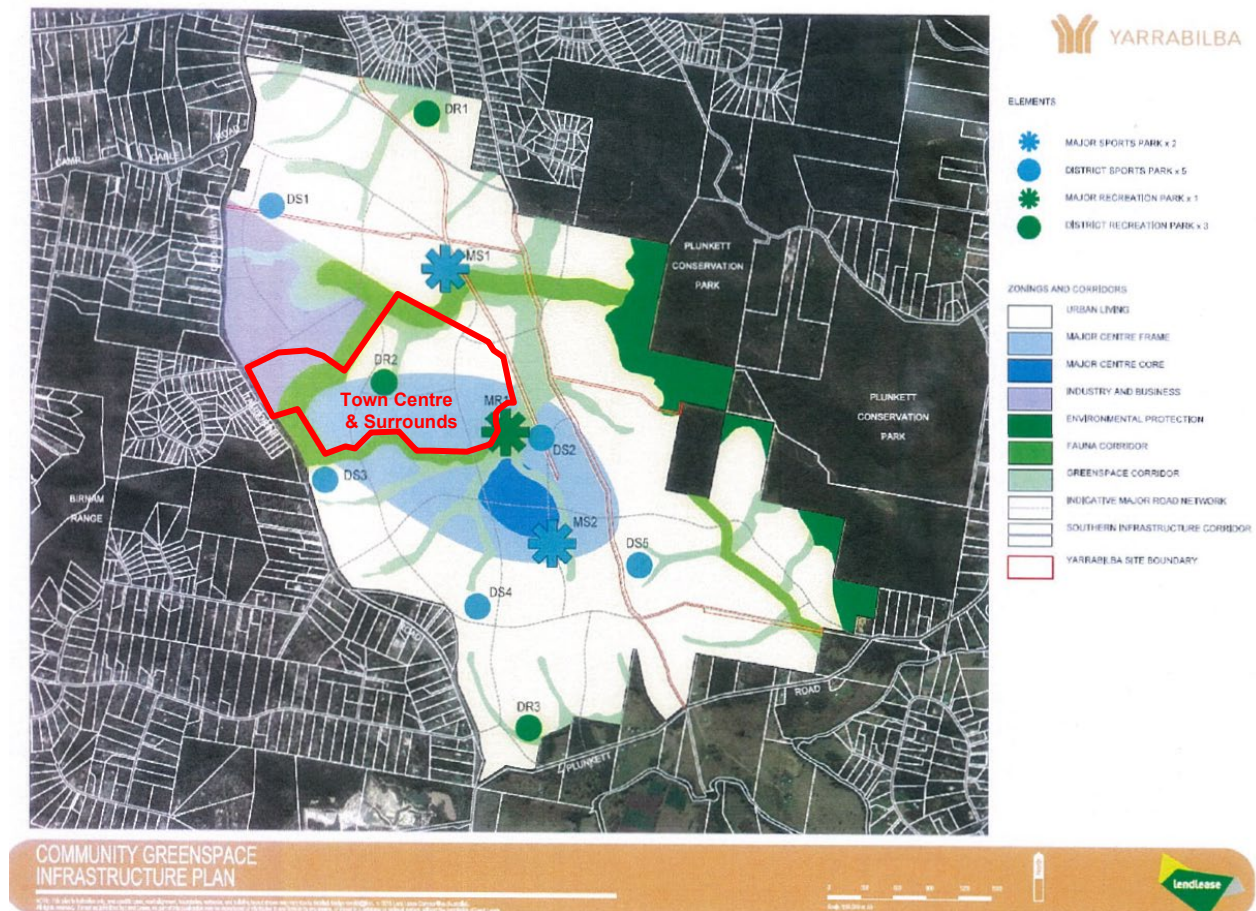
The 6,000th residential lot trigger for the Major Recreation Park (MR1) will be reached through the delivery on Town Centre and Surrounds. The location for MR1 will be provided within Major Centre Zone, which aligns with the intentions for this Park shown on the Community Greenspace Infrastructure Plan Maps (Infrastructure Mater Plan, Infrastructure Agreement and Development Scheme). The context planning ensures the DSS requirements of PDA Guideline 12 can be satisfied for MR1.

The early delivery of District Recreation Park 2 has been provided for within Precinct 4 and as such, is not required to be delivered within the Town Centre and Surrounds.

Major Sports Park 2 (MS2) is mapped within the Town Centre Frame Zone, however does not align with the 'new' location of the town centre zone and is outside of this CPAS area. MS2 is proposed to be located south of proposed Precinct 6 (co-located with the Local Community Hub 2 shown on the accompanying Yarrabilba Community Facilities – Potential Neighbourhood Community Meeting Room Locations Plan dated 17/11/2022 held at **Appendix C**).

To ensure that the balance of park and community facilities in Yarrabilba are located in accordance with the current preferences of key stakeholders, a review is currently being undertaken in consultation with Logan City Council and EDQ. Once this is completed, an amendment to Figures 1 and 2 in the IMP will

be sought to reflect the likely future locations for parkland in Yarrabilba as well as Alternate Infrastructure Plans under the Infrastructure Agreement that will also include updates to timing triggers. Logan City Council's written agreement to the redistribution of Open Space has been requested. Once obtained, a copy of this correspondence will be provided to EDQ.



- **Strategy 5** addresses the Earthworks IMP. There are no inconsistencies between the Town Centre and Surrounds CPAS and this IMP.
All earthworks required for Town Centre and Surrounds will comply with the Earthworks IMP. Relevant actions prior to the first application and during the assessment of the applications will be undertaken such as management studies and plans.
- **Strategy 6** addresses the Employment and Economics OSS. There are no inconsistencies between the Town Centre and Surrounds CPAS and this OSS.
- **Strategy 7** addresses the Energy Services IMP. There are no inconsistencies between the Town Centre and Surrounds CPAS and this IMP.
With Town Centre and Surrounds anticipated to be established by 2024-2033, key actions will be undertaken to ensure residents within Yarrabilba will have access to high quality energy services.

- **Strategy 8** addresses the Housing Affordability IMP. The house and land cost are to be reviewed at the time of the applicable ROL applications due to uncertainty in the current market rate as a result of the impacts of Covid, supply chain shortages, labour costs, rising interest rates and housing supply shortages. The town centre and surrounds are planned to include a more diverse range of housing product (i.e. medium rise) to that typically delivered across Yarrabilba to date. This is anticipated to assist with achieving Yarrabilba's housing affordability targets.
- **Strategy 9** addresses the ICT Strategy IMP. There are no inconsistencies between the Town Centre and Surrounds CPAS and this IMP.

Town Centre and Surrounds will see the delivery of the Yarrabilba development from a Communication Technology perspective by implementing applicable works to ensure the continued rollout of FTTP network, coverage for mobile and data services and public WIFI availability.

- **Strategy 10** addresses the Site Resources OSS. There are no inconsistencies between the Town Centre and Surrounds CPAS and this OSS.
- **Strategy 11** – addresses Water and Wastewater IMP.

Water

Variations to the endorsed Water and Wastewater IMP are discussed in Strategy 11, as a result of revised EP triggers.

IMP revisions reflect any necessary augmentations / new connections that will also be incorporated into the PNP, together with the confirmation of the pressure management strategy. Refer to Strategy 11 of the CPAS for further detail.

Wastewater

Strategy 11 demonstrates compliance with the Water and Wastewater IMP. The servicing of Town Centre and Surrounds will be addressed in the Precinct Network Plan (PNP). The IMP will also be updated to include the revised sewerage strategy, based on LCC system capacity assessment.

- **Strategy 12** –address the Total Water Cycle Management. There are no inconsistencies between the Town Centre and Surrounds CPAS and this IMP.
- **Strategy 13** - addresses the Movement IMP.

The development of the appropriate traffic and transport plans for the Yarrabilba development has been ongoing.

The road network proposed as part of the Town Centre and Surrounds application (major road network and key collector street connections) has been revised since that shown in the EDQ-endorsed Movement IMP. However, the road network remains generally consistent with the intent of the EDQ-endorsed Movement IMP, as well as the impending update (October 2022) to the Movement IMP.

SLR has confirmed that the transport network for Town Centre and Surrounds will not result in any significantly different or unacceptable traffic or transport outcomes from that which has already been identified as part of previous EDQ-endorsed Movement IMP reporting. Similarly, the traffic and transport outcomes will be consistent with the updated Movement IMP (issued to EDQ for endorsement in October 2022).

The accompanying Masterplan also includes varied road cross sections specific to the Town Centre and Surrounds. This outcome is supported under the updated Movement IMP that notes:

This Movement Infrastructure Master Plan (MIMP) addresses the following key requirements of EDQ:

- *Typical cross sections for all movement infrastructure, noting that these are indicative only and may vary for each individual application/precinct. These generally align with those set out in the original application, Austroads Guide to Road Design, and Complete Streets guidelines*

The specific cross sections for the Town Centre and Surrounds will provide for the specific transport movement and amenity needs of this area for pedestrian, vehicular and other active transport modes i.e. the roads will have the same function however verges might be extended.

- **Strategy 14** – addresses the Fauna Corridor IMP and Natural Environment OSS. Note, revised Fauna Corridor IMP and Natural Environment OSS have been submitted to EDQ that reflect current policies and best practise principals. Strategy 14 addresses these latest versions.

A Natural Environment Site Strategy (NESS) has been developed as an overarching plan for the individual Infrastructure Master Plans (IMP). The Fauna Corridor Master Plan (FCMP) is one of the IMPs for the site that addresses vegetation and fauna.

Fauna management will generally be undertaken in accordance with the Yarrabilba Development Natural Environment Site Strategy and Fauna Corridor Master Plan which highlight fauna management procedures with regards to clearing direction, revegetation, monitoring/compliance, design requirements and education.

Fauna Corridor construction setbacks are considered within this CPAS. Typically, for this area, there is a 10 m construction setback to mitigate damage to retained tree root shields within the fauna corridor. Additional relevant setbacks are implemented where required. Where relevant vegetation management within the buffer areas will generally be undertaken in accordance with the *Yarrabilba Development: Natural Environment Site Strategy* (Natura Consulting, 30 March 2016).

For Town Centre and Surrounds, any required vegetation management associated with buffer areas is to consider connectivity and integration waterways, passive/recreational space and Koala habitat protection measures to future MIBA Precinct/s to the south.

Similarly, bushfire setbacks are identified through the advice of a Bushfire Management Consultant. Setbacks from bushland for the purposes of a bushfire buffer will be implemented where appropriate at the required setback distance.

Vegetation management will be coordinated with the bushfire management plan and documented with the Vegetation Management Plan (VMP) for each stage of clearing works. Each VMP will highlight relevant areas where a Rehabilitation Plan (RP) is required, based the presence of adjacent conservation/greenspace/park areas or vegetation/fauna habitat offsets associated with clearing for each stage of works.

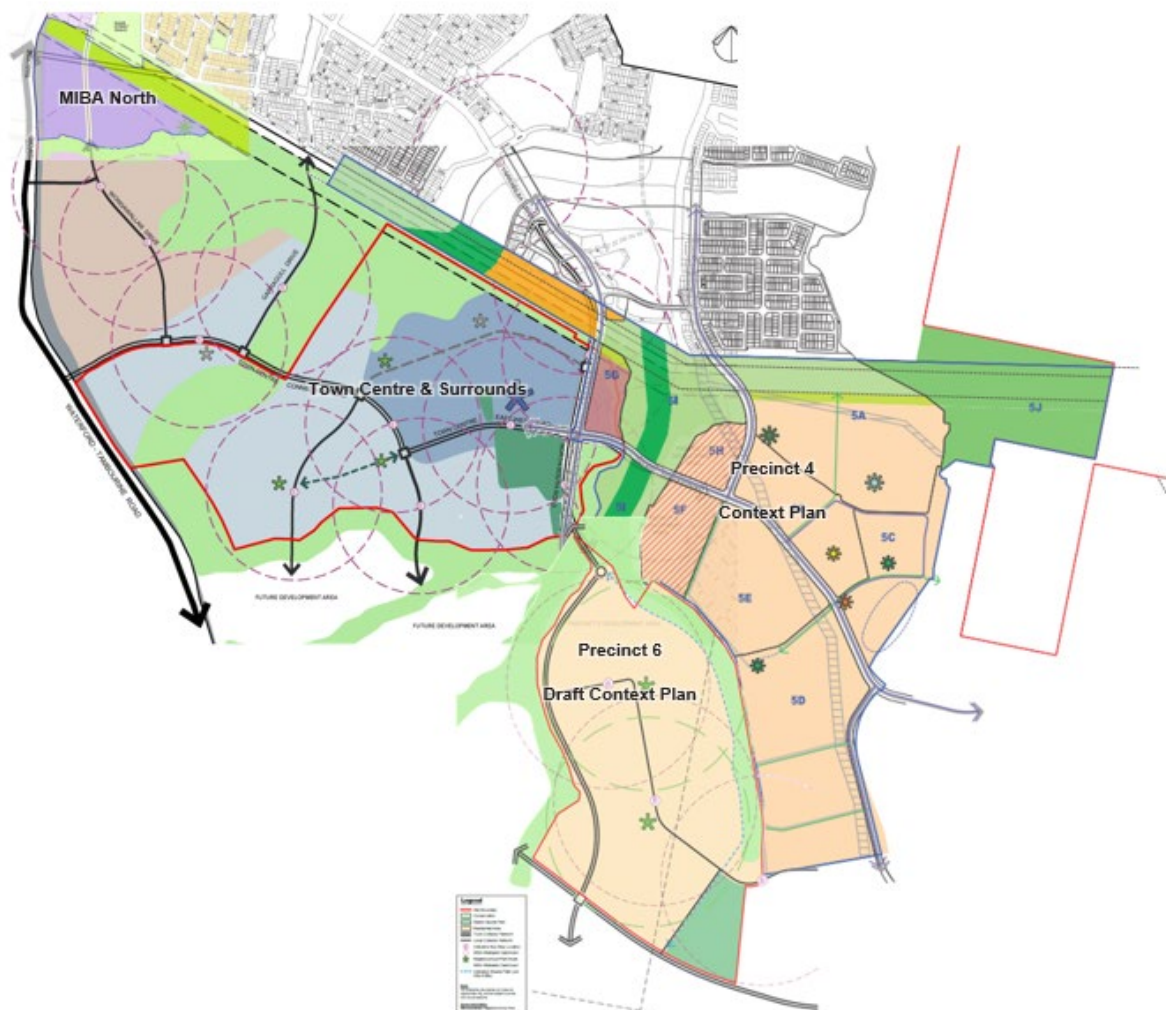
Waterway buffers are provided to retained waterways in accordance with section 4.4 of the Stormwater Infrastructure Master Plan and are mapped on Figure 5 of the proposed Town Centre and Surrounds CPAS. Note that mapping of the waterway setback are not ground-truthed and so may well be inaccurate in terms of its location and corresponding 15m (minor waterway) buffer. This can be refined / ground truthed as part of any future ROL / POD / MCU application requiring works through that area.

Certification of ecological compliance will be provided as part of each Development Application.

(b)(iii) - integrate with all existing endorsed context plan area strategies for surrounding context plan areas within the site

The Town Centre and Surrounds CPAS area adjoins and integrates with the endorsed Precinct 4 Context Plans, proposed Indicative Precinct 6 Context Plan and endorsed MIBA North Precinct.

Figure 3: Town Centre & Surrounds integration with Precincts 4, 6 and MIBA North Context Plans



The Town Centre and Surrounds CPAS has been developed to ensure future precincts between Town Centre and Surrounds and the endorsed / proposed CPAS's are not prejudiced.

Minor overlaps can be observed between the Context Plan Areas. These 'overlap' areas are currently undeveloped. The outcomes sought for 'overlap' areas are generally consistent between the context plans and is required due to changes to zoning, road connections, and biodiversity requirement.

(b)(iv) - describe (and map):

a. broad land use structure and development constraints within the context plan area

Refer to *Context Plan 6 – Constraints Plan* within the Yarrabilba Context Planning Area Strategy Town Centre and Surrounds.

b. *neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme*

It is anticipated that residential density for Town Centre and Surrounds will align with the general minimum net residential densities per hectare being 40dw/ha for the Major Centre Core and 20dw/ha for the Major Centre Frame. Preliminary estimates indicate a total dwelling yield in the order of approximately 4,500 dwellings over approximately 150ha i.e. approx. 29 dwellings per hectare across the Core and Frame. This will be targeted, however is subject to constraints (topography, stormwater drainage requirements, open space requirements, environmental buffers, etc).

c. *location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site*

Refer to *Figure 2 – Indicative Context Plan* and *Figure 6 – Open Space and Linkages Plan*, *Strategy 12 – Total Water Cycle Management Infrastructure Master Plan* and *Strategy 13 – Movement Network Infrastructure Master Plan*.

d. *indicative sites for centres, schools and other community facilities*

Centres, schools and other community facilities are addressed within Strategy 3 of the CPAS.

Note, Logan City Council has indicated they have insufficient resources to now manage such community facilities as required under the IMP. As such, a revised community facilities and open space masterplan is currently being developed for discussion purposes with EDQ and Logan City Council. Lendlease/RPS has requested support from Logan City Council for the alternate outcomes to community facilities and open space which, once obtained, will be provided to EDQ.

e. *open space network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance*

Refer to *Figure 6 – Open Space and Linkages* within the Yarrabilba Context Planning Area Strategy Town Centre and Surrounds, and *Strategy 14 – Fauna Corridor Infrastructure Master Plan and Natural Environment Overarching Site Strategy*.

f. *pedestrian and cycle networks*

Refer to *Context Plan 6 – Open Space and Linkages* within the Yarrabilba Context Planning Area Strategy Town Centre and Surrounds and *Strategy 13 – Movement Network Infrastructure Master Plan*.

(b)(iv) - describe how the context plan area strategy has regard to the Development Scheme (i.e. the Vision, PDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner

Compliance with the PDA Vision

A Vibrant Community

- Development will provide a network of attractive, pedestrian friendly centres which provide readily accessible shopping, employment, entertainment, community and cultural activities.
- Residents live in neighbourhoods which have a discernible identity and sense of place, and are designed around a community focal point which may be a local park, a school, a community facility or a neighbourhood centre.
- Centres and open space facilities provide a wide range of opportunities for recreation, including community events that bring people together.

Complies

The Town Centre and Surrounds is expected to deliver a range of lot sizes and built form that will create a discernible identity and attractive range of services for the Yarrabilba Community.

An Inclusive Community

- Yarrabilba will provide a diversity of housing, including affordable and accessible housing to cater for the broad demographic mix attracted to the area and changes in lifestyle as the community matures.
- A wide range of community facilities will cater for a variety of activities and interests, providing opportunities for lifelong learning and recreation, promoting health and safety and meet the needs of the future Yarrabilba community.
- Yarrabilba will have early provision of a range of services and community facilities preferably co-located near schools or neighbourhood and district centres.
- People have a multitude of opportunities for social interaction in the centres and parks that provide the focus for communities throughout Yarrabilba.

Complies

Town Centre and Surrounds will continue to support these outcomes via Strategies 1, 2, 3 and 4 of the CPAS.

A Prosperous Community

- Yarrabilba will provide a high level of local employment through the establishment of a wide range of employment opportunities that complement and strengthen the existing employment centres in Logan City.
- Yarrabilba will foster lifelong learning opportunities through a network of public and private schools and strong links to universities.

Complies

Town Centre and Surrounds supports additional residential density that will support existing strategies for ongoing employment generation and community development.

An Accessible Community

- Yarrabilba will be a compact, well planned community with higher density residential development within and adjacent to centres and transport nodes to enhance accessibility to services and facilities and reduce demand for travel by private vehicles.
- Yarrabilba is designed for walking and cycling. It will have a network of pedestrian and cycle paths built around the major road network, community greenspace network, walkable streets and neighbourhoods.
- An integrated public transport system will serve all neighbourhoods and centres and provide good access to work, education and other opportunities elsewhere in the region.
- The road network will provide convenient movement for residents between their homes, employment, recreation, leisure, retail and community facilities.

Complies

Planning for Town Centre and Surrounds integrates the movement networks from the existing precincts and allows connections for future precincts. Town Centre and Surrounds proposes new internal road connections which provides an improved connection from Yarrabilba Drive and into approved Precinct 4, Precinct 3, proposed Precinct 6 and MIBA.

Sustainable Community

- Development will respect the natural topography and biodiversity values of the area. The gentle natural slope of the land facilitates the delivery of urban development without major changes to natural contours.
- Water quality management and water sensitive design practices will protect waterways and tributaries of the Logan River (Quinze Creek) and Albert River system. Sections of the creek system will be rehabilitated.
- Development will respect the significant regional biodiversity values in the Plunkett Conservation Park through development setbacks, buffering and reinstated connectivity.
- Development will protect and enhance important patches of remnant and regrowth vegetation within drainage reserves and surrounds that have the potential to provide local ecological linkages and wildlife corridors.
- Development will establish and/or rehabilitate a fauna corridor linking remnant vegetation in the Plunkett Conservation Park in the east and the Birnam Range west of the UDA, providing movement opportunities and habitat for a number of species, in particular the koala.
- Buildings and other development respond positively to the key environmental issues of climate change, healthy waterways and waste management and take advantage of attractive views and vistas.
- Utilities and services are provided in an efficient and environmentally sustainable manner in accordance with industry best practice.

Complies

The CPAS includes a full analysis of constraints and opportunities. Environmental values have been investigated and mapped, and are protected through the proposed design and buffers.

Compliance with the PDA Wide Criteria

Neighbourhoods

Development delivers neighbourhoods that:

- are compact and walkable. Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre
- have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements
- contain a variety of dwelling types including affordable and accessible housing
- are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as ridges and waterways, or man made features such as built form and public parks to provide local identity and character
- have a centrally located focal point which must comprise of at least a local recreation park but which can also include a public transport stop, community facility, local shop or similar
- are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres
- provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- locate higher density residential close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres
- are designed to promote optimum solar access and use of prevailing breezes
- may be of an urban or suburban nature distinguished by residential density
- locate urban neighbourhoods in the major centre with good accessibility to transport nodes
- locate suburban neighbourhoods in residential areas
- appropriately interface with existing residential development adjoining the PDA boundary by:
 - considering densities through minimum lot sizes and the location of property boundaries
 - access arrangements
 - uses
 - height.

Complies

The indicative context plan supports the PDA wide criteria for neighbourhoods. The general requirements will be integrated into POD /MCU provisions within the Town Centre and Surrounds as part of future / subsequent development applications.

Centres

- provide for knowledge, community and commerce accommodating a range of employment, education, cultural and community, retail, community greenspace, entertainment, sport and recreational opportunities which meet the needs of the community, encourage community interaction and active, healthy lifestyles
- are commensurate with their role in the SEQ Regional Plan, the broader Logan City network and the PDA centres network and the size of their service catchment
- comprise the major centre, district centres and neighbourhood centres. Centres are focal points for their catchments and provide a wide range of services and facilities
- respond to local site characteristics, settings, landmarks and views and use natural features to provide specific identity and character
- are active places characterised by a high quality public realm and safe, attractive pedestrian areas
- have a local recreation or civic park as a central focal point for community activities
- are located to maximise accessibility and distributed to ensure convenient access for residents taking into account the likely catchment and the centres hierarchy
- provide a focus for corridor parks, the road network and act as hubs for feeder public transport and walking and cycling networks
- give priority to public and active transport
- have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets
- locate higher density development, including residential development and key community facilities in the core of the centre.
- The core is the area within the 400 metre primary walking catchment of the major transit node or central focal point
- locates lower intensity and car dependent uses on the periphery of the centre. The major centre frame can also include neighbourhoods with a higher density residential development
- contain commercial, retail and other uses which require high levels of accessibility.
- The major centre is the focal point of the community. It will provide a wide range of facilities and services, including most higher-order services. The highest density of activities and key community facilities are in the core, close to the major transit node.

The town centre masterplan demonstrates allocation of land for uses that support community growth, interaction, activity and healthy lifestyles.

The size and catchment is consistent with provisions for GLA under the Overarching Site approval, ensuring the town centre doesn't unduly compete with higher order centres elsewhere in Logan City.

The master planning supports the town centre as the focal point of Yarrabilba through the allocation and distribution of uses including civic, major recreation park and retail heart as well as focus on health and education uses.

The site characteristics have been considered (refer to the accompanying Masterplan and Features Plan).

Open Space and Movement networks have been designed to achieve the key intents for the Centre Zone. Outcomes can be implemented through future ROLs / PoDs and MCU applications

Housing diversity and affordability

- housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to **Complies**

cater for a range of lifestyles, incomes and life cycle needs

- residential development that complements or enhances the character of the neighbourhood and streetscape and contributes to the creation of an attractive and safe environment
- dwellings that provide appropriate levels of amenity and privacy and adequate outdoor areas and car parking to meet varying household needs
- energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.

Housing diversity and affordability will be achieved through Strategy 8 of the CPAS. In relation to character and design outcomes, future development applications will be accompanied by Plan of Development's that will address requirements of EDQ's Residential Guidelines and/or Material Change of Use applications.

Employment opportunities

Development delivers:

- a wide range of accessible employment opportunities
- employment and training opportunities which complement those in nearby major industry employment areas such as Yatala
- employment activities in centres, including centre frames, or local industry and business areas
- low impact activities including low impact industry, service industry, research and technology facilities and warehouses
- development of a scale and intensity which is compatible with existing and proposed development in the vicinity.

Non-residential uses may be established in the urban living zone where

- development does not impact on residential amenity
- there is adequate access including access by public and active transport modes
- development does not attract high volumes or unacceptable types of traffic (i.e. heavy service vehicles) into residential areas.

The applicable ULDA guideline provides additional information on how to achieve these criteria.

Complies

The CPAS supports both residential development and employment generating centre activity uses.

Potential impacts can be managed at the time of future ROL and MCU development applications.

Movement Network

Development contributes to:

- an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips
- a major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network, and accommodates a range of users including cars, service vehicles, pedestrians,
- cyclists and public transport

Alternative Outcome

Strategy 13 identifies that any deviations from the currently endorsed movement network are supported by the updated traffic technical assessment as part of an amended IMP issued to EDQ in October 2022.

Notwithstanding, the CPAS generally aligns with the overall movement network of the endorsed context plans to date as well.

- a road network that has a functional hierarchy, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas
- the provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service) and provides effective links to centres and key external destinations
- a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods. The active transport network provides safe and direct links to and through key destinations including centres, parks and schools.
- Map 3 - Centres and transport networks identifies the indicative road and public transport network for the UDA.
- The applicable ULDA guideline provides additional information to assist in achieving these criteria.

Community greenspace network

Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by:

- retaining where possible locally significant remnant vegetation and habitat for fauna & achieving a 200 metre wide corridor across the central fauna corridor that traverses the site from Plunkett Conservation Park to the crossing at Waterford Tamborine Road
- achieving a 100 metre wide corridor in the secondary fauna corridor south west of Plunkett Conservation Park along the tributary of the creek flowing south to the Albert River and the secondary central east-west corridor
- locating and designing fauna connectivity structures for species native to the region in road infrastructure that traverses identified future fauna corridors
- interface treatments between development and the primary and secondary fauna corridors will be designed to enhance the protection of significant fauna and flora habitat while also integrating open space adjacent to these corridors
- protecting important landscape and visual quality values including scenic amenity areas
- enhancing wetland communities as part of stormwater management
- providing ecological corridors and linkages, including to areas outside the neighbourhood or community.

Complies

Open space will be provided to protect and maintain natural features and waterways. Parks will be provided and designed in accordance with the OSS/IMP requirements and future ROL's/POD's will include assessment against applicable EDQ guidelines.

Strategies 4, 12 and 14 of the Town Centre and Surrounds CPAS address these PDA Development Scheme provisions.

Development delivers parks that:

- contribute to the achievement of an integrated, high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- are accessible for users
- provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions
- incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- retain existing significant vegetation to the greatest extent practicable
- are shaped and embellished to suit their anticipated use
- support the community's recreational needs and provide opportunities for community and special events.

Community facilities

Development facilitates the delivery of:

- 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 subregional population

Complies

Community facilities are proposed for Town Centre and Surrounds.

Logan City Council has indicated they have insufficient resources to now manage such community facilities as required under the IMP at this time. As such, agreement for a revised community facilities and open space masterplan is currently being sought from Logan City Council. Once obtained, a copy of this correspondence will be provided to EDQ.

Natural and cultural values

Development responds to the constraints of the land and delivers:

- protection of significant environmental and ecological values
- protection of Remnant Endangered vegetation where proven by ground truthing to be viable

Complies

The CPAS for Town Centre and Surrounds has considered nearby natural features and has been developed to protect ecological values through the incorporation of environmental buffers.

- minimal emissions to land, water and atmosphere
- protection of culturally significant places and items
- efficient use of land and resources.

The design and siting of development will be considered and assessed as part of subsequent ROL and POD applications. Notwithstanding, Town Centre and Surrounds does not conflict with any ecological or environmental values.

The design, siting and layout of development:

- avoids, minimises or offsets development impacts on areas of biodiversity value
 - maintains or improves ecological connectivity in the local urban context
 - incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement
 - respects cultural heritage values
 - minimises adverse impacts on natural landforms and the visual amenity of the site
 - maintains or improves the ecological health and environmental values of surface and groundwater in and adjacent to the UDA
 - maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime
 - incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater
 - applies best practice sediment and erosion control techniques
 - ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
 - manages air quality, noise and hazardous materials according to current standards
 - promotes innovative and efficient use of energy and water
 - maximises recycling opportunities and reduces waste generation.
- The design, siting and layout of development:
- incorporates koala conservation and habitat protection outcomes in a way that contributes to a net increase in koala habitat and assists in the long term viability of koala populations in SEQ
 - avoids (to the greatest extent possible) the clearing of areas mapped as High Value Bushland on the relevant State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) Koala Habitat Values Map caters for koala movement between conserved areas of bushland koala habitat
 - ensures impacts on koala habitat are offset through the delivery of a net benefit to koalas, including through the expansion of habitat on lands as suitable for rehabilitation
 - incorporates koala sensitive urban design.

Map 6 - Natural values shows the key natural and cultural values in the UDA.

The applicable ULDA guideline provides more detail on how to achieve these criteria.

Community safety and development constraints

Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.

Development ensures that people and property are safe from potential hazards including landslip, bushfire, flooding and predicted effects of climate change.

Development does not compromise the integrity or operation of high voltage transmission lines/corridors.

Residences and other sensitive uses are protected from the impacts of noise and dust from regional transport corridors.

To ensure protection from flooding and appropriate flood management:

- development achieves an appropriate level of flood immunity
- development ensures that stormwater runoff 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.

To ensure protection from bushfire hazard, development is designed to mitigate bushfire risk.

As development occurs, bushfire risk may diminish.

Map 7 - Development constraints shows the key community safety and development constraints affecting the PDA.

Complies

The CPAS has considered community safety and development constraints. All issues associated with landslip, bushfire, flooding, impacts of climate change, high voltage electricity lines and the impacts of regional transport corridors have been considered and integrated into the context plans and strategies.

Refer to the context plan maps and strategies that illustrate this.

Service infrastructure

The UDA delivers efficient and effective use of infrastructure and services.

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, electricity 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.

Electricity distribution network infrastructure is provided and located within the UDA to protect electricity infrastructure from incompatible development, to ensure the safety and reliability of the electricity network and not adversely affect the health and safety of the community.

Infrastructure is designed to achieve the principles and standards set out in the relevant ULDA guideline.

Complies

The CPAS has been developed to include the efficient delivery of services to the Yarrabilba area.

Specifically, strategies are implemented for this part of Town Centre and Surrounds, align with timing of surrounding endorsed precincts.

Refer to Strategy 7 - Energy Services IMP, Strategy 9 – ICT Strategy IMP and Strategy 12 - Total Water Cycle Management.

General requirements

Site area and landscaping:

Complies

- 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.

The general requirements will be integrated into POD provisions within the Town Centre and Surrounds as part of future / subsequent development applications.

Sub-tropical design measures

- Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.

Sub-tropical design measures can be integrated into POD provisions / MCU applications.

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 neighbourhood 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.

Future POD's / MCU's for the Precinct will incorporate car and bicycle parking requirements. The CPAS aligns with the intents of accessibility within the Town Centre and Surrounds Area in accordance with the applicable IMP's / OSS's and EDQ's guidelines.

Advertising devices:

Advertising devices are in accordance with standards set out in the planning scheme.

- cater for the 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.

Future advertising devices will be subject to separate OPW applications as will be assessed against the relevant requirements at this subsequent stage.

(b)(v) - describe strategies to ensure development delivers the implementation strategies, demonstration projects, stretch targets and goals identified in the Yarrabilba PDA Development Scheme current at the time of preparing the strategy

Refer to the CPAS, which identifies all strategies for Town Centre and Surrounds.

(b)(vi) - respond to the requirements and standards outlined in the applicable PDA guidelines current at the time and address any non-compliance

The CPAS provides a high level strategic context for the Town Centre and Surrounds area and will not conflict with the Yarrabilba PDA. Further details specific to the PDA development scheme requirements and relevant guidelines/standards will be addressed as part of future applications within Town Centre and Surrounds.

(b)(vii) - identify the approximate value of works which the PDA makes provision for infrastructure offsets against infrastructure charges (if applicable)

The value of works is not applicable at this stage.

(b)(ix) - include any details or requirements set out in a condition of this approval.

The CPAS for Town Centre and Surrounds provides all necessary details required at this stage.

All other details and/or requirements associated with the approval will be dealt with at subsequent stages.

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