



EDQ Development Application

Priority Development Area Preliminary Approval for a Material Change of Use in Accordance with a Master Plan

Kindira - Greater Flagstone Priority Development Area

Submitted to Economic Development Queensland
on behalf of Monarch Glen No 1 Pty Limited as Trustee of the Monarch
Glen Trust No 1

Prepared by Colliers Urban Planning

15 June 2026 | 7250168



'Gura Bulga'

Liz Belanjee Cameron

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



'Dagura Buumarri'

Liz Belanjee Cameron

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



'Gadalung Djarri'

Liz Belanjee Cameron

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

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

We pay our respects to their Elders past and present.

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

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Attachments

Attachment	Author
A. Application Form, Owner's Consent	Colliers Urban Planning
B. Title Searches, CLR & EMR Searches	Colliers Urban Planning
C. Kindira Master Plan	Saunders Havill

List of Abbreviations

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

Executive Summary

This Priority Development Area (PDA) development application (DA), prepared by Colliers Urban Planning, is submitted to the Minister of Economic Development Queensland (MEDQ) on behalf of Monarch Glen No. 1 Pty Limited as trustee of the Monarch Glen Trust No. 1, a wholly owned company of Mirvac. The DA pertains to land at Monarch Glen, primarily identified as Lots 1, 2 and 3 on SP351245 and Lot 800 on SP321411. The site is within the Greater Flagstone PDA, which spans 7,188 ha between the future employment precincts of North Maclean and Bromelton. Development in this area is governed by the Economic Development Act 2012 (ED Act) and the Greater Flagstone PDA Development Scheme (the Development Scheme), which commenced on 8 October 2011. Under the Development Scheme, the site is primarily located within the Urban Living Zone, with a small portion within the Environmental Protection Zone.

The site has a comprehensive development approval history, commencing with an overarching approval (DEV2012/248) that authorised a range of uses in accordance with the Undullah Whole-of-site Plan. Over the past decade, several Context Plans, Infrastructure Master Plans, Overarching Site Strategies, PDA Development Permits, and an approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act approval 2015/7530) have been issued to facilitate the site's development. This DA seeks a PDA Preliminary Approval for a Material Change of Use in accordance with a Master Plan (known as the Kindira Master Plan). The Kindira Master Plan reflects the latest approved Context Plan (DEV2025/1612) (ROL4). This DA is sought to provide greater certainty in the assessment of future development applications within Kindira, which must have regard to a PDA Preliminary Approval in accordance with section 87(1)(g) of the ED Act.

As demonstrated in this DA, the Kindira Master Plan complies with the Greater Flagstone PDA Development Scheme, the overarching whole-of-site approval (DEV2012/248), Infrastructure Master Plans (IMPs), Overarching Site Strategies (OSSs), and the approved Context Plan. This has been achieved by incorporating consistent land uses, mirroring the Context Plan, facilitating the delivery of key infrastructure and environmental and community outcomes in accordance with the IMPs and OSSs, and ensuring development aligns with the intent of the Development Scheme.

The PDA aims to provide approximately 51,500 dwellings for a projected population of 138,000 people, establishing a major centre for residential, employment and regional activities. The Master Plan area will contribute more than 7,000 new dwellings towards achieving this outcome.

Table 1 below provides a summary of the Kindira Master Plan.

Table 1 *Application Summary*

Application Summary	
Applicant	Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 C/- Colliers Urban Planning Contact: Morgan Randle & Chloe Gordon (Colliers Urban Planning)
Site Address	Monarch Glen
Real Property Description	Lots 1-3 on SP351245 and Lot 800 on SP321411
Site Area	1,024 ha
Priority Development Area	Greater Flagstone
Zoning	- Urban Living Zone - Environmental Protection zone (small portion of the western boundary)
Relevant Overlays	<u>State overlays:</u> - Native vegetation (category B & category X) - Koala habitat area (core koala habitat area) - State transport (Railway corridor, area within 25m of a railway corridor)
Proposal	PDA Preliminary Approval for a Material Change of Use in Accordance with a Master Plan <u>Proposed Uses – Permanent Uses:</u>

Application Summary

	• Child care centre • Community facility • Display home • Emergency services • Fast food premises • Food premises • Health care services • House • Indoor entertainment • Indoor sport and recreation • Market • Multiple residential • Shop • Shopping centre • Telecommunications facility • Utility installation <u>Proposed uses – Interim Uses:</u> • Bulk landscape supplies • Market • Outdoor sports and recreation
Level of Assessment	Permissible development
Public Notification	Not required (Master Plan mirrors the latest approved Context Plan DEV2025/1612)

1.0 Preliminary

1.1 Introduction

This DA, prepared by Colliers Urban Planning for Monarch Glen No. 1 Pty Limited as trustee of the Monarch Glen Trust No. 1 (Mirvac), seeks approval from the MEDQ for a PDA Preliminary Approval for a Material Change of Use in accordance with a Master Plan. The Kindira Master Plan has been designed to reflect the latest approved Context Plan (DEV2025/1612). The site, located at Monarch Glen, comprises multiple lots within the Greater Flagstone PDA and is primarily located within the Urban Living Zone, with a small portion within the Environmental Protection Zone. Positioned within South East Queensland's south-west growth corridor, the area is a key location for residential and employment growth and forms part of one of Australia's largest job and industry growth regions.

1.2 Board Vision for Kindira

Kindira is a 1,024ha master-planned community by Mirvac which will house approximately 7,300 families and 18,000+ residents, 38km from Brisbane's CBD. The Kindira Master Plan includes essential infrastructure such as schools, shops, parks, and sports fields while preserving 400ha of green corridors for recreation, featuring scenic walking, hiking, and cycling paths. The Kindira Master Plan provides:

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

Aligned with Mirvac's reconciliation commitment, the Karawatha Interpretive Community Centre will share the area's rich First Nations history.



Figure 1 Kindira Master Plan

Source: Mirvac, 2024

1.3 Application Approach

There is an existing overarching whole-of-site approval (DEV2012/248), which acts as the originating approval and facilitated the conversion of vacant, vegetated land to a range of uses. This approval establishes the assessment framework for future development of the Suburban Neighbourhood, District Centre and Neighbourhood Centre land uses within the Urban Living Zone. Following this approval, and the associated Infrastructure Master Plans (IMPs) and Overarching Site Strategies (OSSs), a Context Plan Area Strategy (Context Plan) was endorsed and subsequently updated in 2025 (DEV2025/1612). The Context Plan sets out the intended development layout for the Kindira Master Plan area.

In 2024, Mirvac secured the rights to develop the site and has since reimagined the delivery and design of the existing approvals. Since that time, Mirvac has updated all IMPs and OSSs through EDQ compliance assessments and obtained approval for a revised Context Plan and the first stage of Kindira, being ROL4, which was approved on 31 October 2025 (DEV2025/1612).

This DA seeks to establish a PDA Preliminary Approval for a Material Change of Use in accordance with a Master Plan, providing a greater level of certainty regarding future development outcomes and safeguarding the intent of the overarching whole-of-site approval (DEV2012/248) and its associated IMPs and OSSs. This is in response to section 87 of the ED Act, which requires the assessment of development applications to have regard to PDA preliminary approvals, while not specifically requiring consideration of PDA development permits. For reference, section 87 of the ED Act states:

“87 Matters to be considered in making decision

(1) In deciding the application, MEDQ must consider...

e. any PDA preliminary approval in force for the relevant land; and...”

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

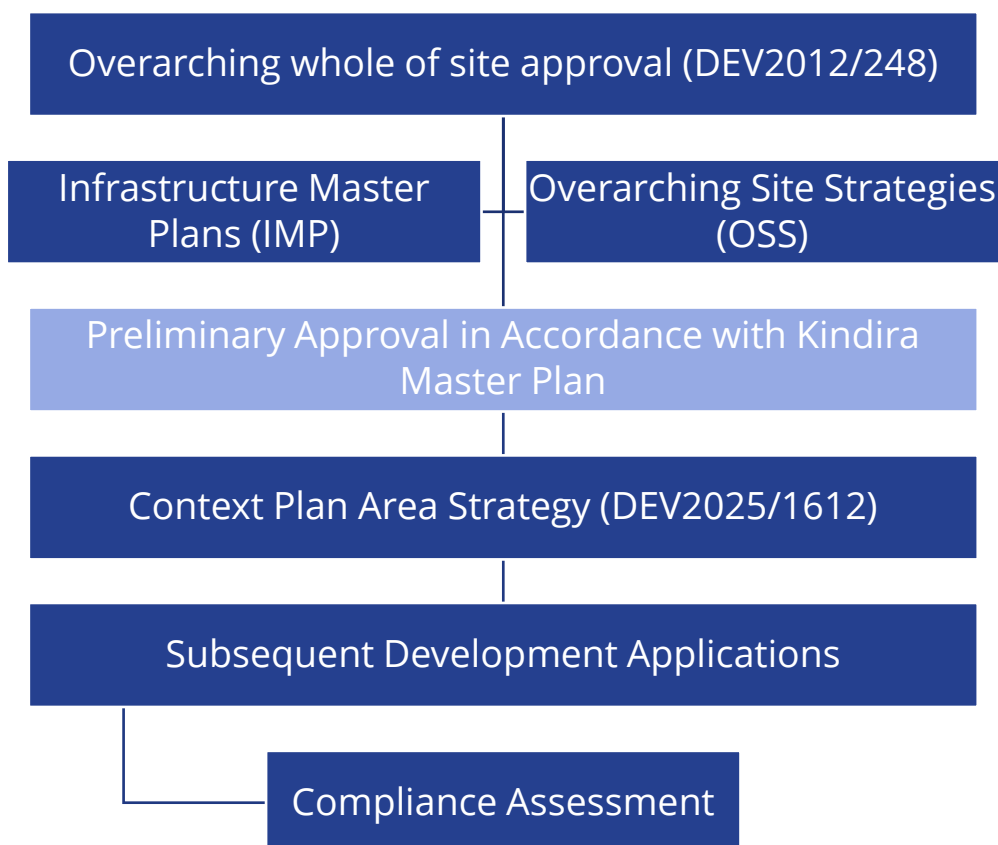


Figure 2 Application Approach

Source: Colliers Urban Planning, 2025

The proposed Kindira Master Plan, to be approved through a PDA Preliminary Approval, reflects all previously endorsed documentation, including the overarching whole-of-site approval (DEV2012/248), Infrastructure Master Plans (IMPs), Overarching Site Strategies (OSSs) and the Context Plan. To ensure continued alignment and avoid the potential for complex dual assessment processes, a Development Approval Framework (see **Figure 2**) has been proposed. As shown,

the overarching whole-of-site approval (DEV2012/248), IMPs and OSSs will sit above the proposed PDA Preliminary Approval and will prevail in the event of any inconsistency.

2.0 Site Characteristics

2.1 Site Details and Location

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

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

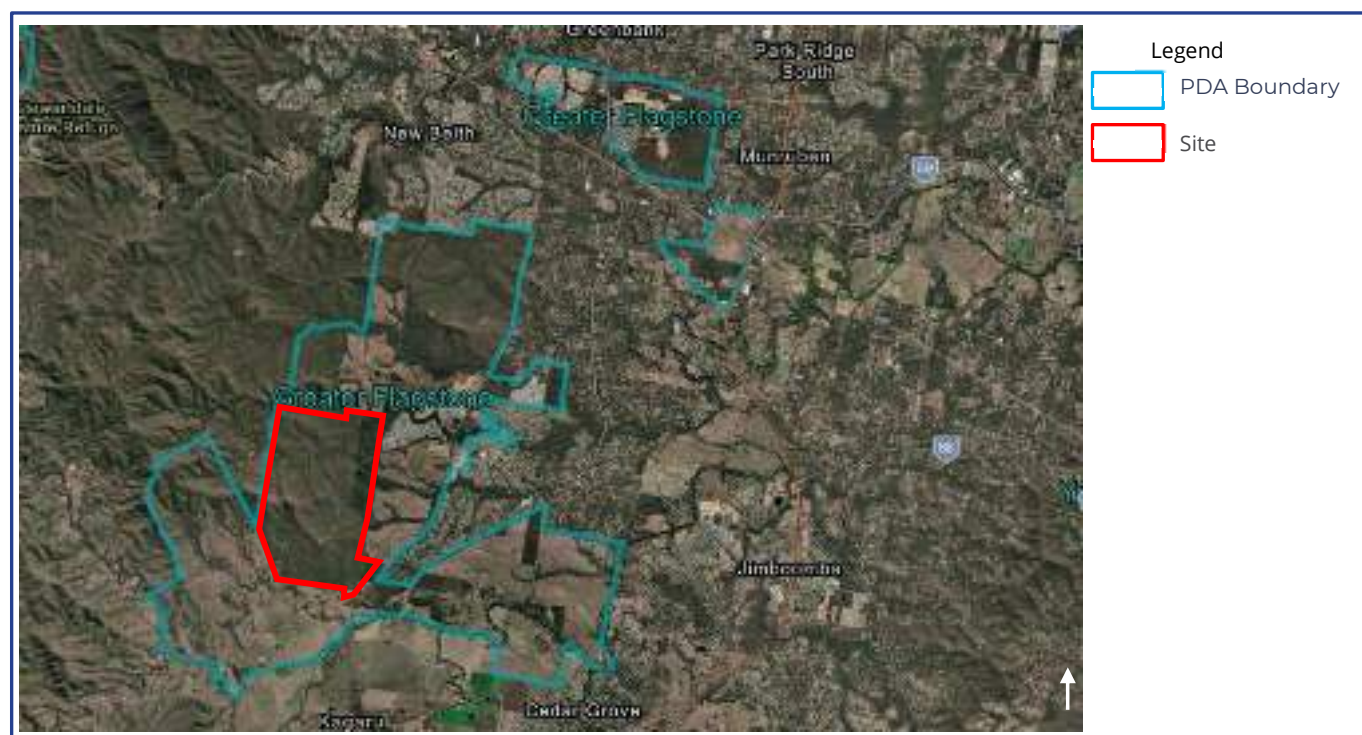


Figure 3 Greater Flagstone PDA Boundary Map

Source: Economic Development Queensland, 2024 [edited by Colliers Urban Planning]

2.2 Surrounding Uses

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

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

An aerial image of the site is provided in **Figure 4**.



Figure 4 Aerial View of Site and Surrounds

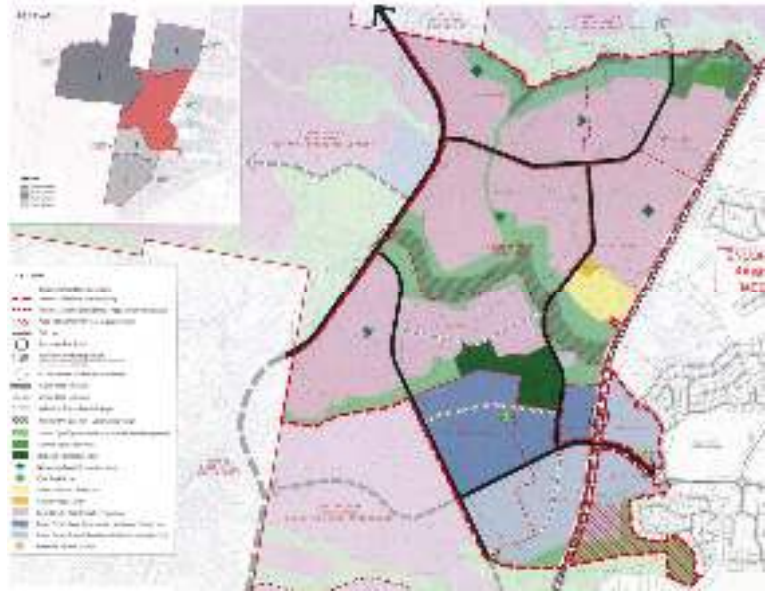
Source: Nearmap, 2025 [Edited by Colliers Urban Planning]

2.3 Surrounding Development

Adjoining Context Plans are detailed in **Table 2** below. In summary, the north, east and south site boundaries adjoin context plans, whilst the west remains undeveloped.

Table 2 Adjoining Context Plans

Application No.	Location	Description
DEV2020/1154	North - New Beith Road and Everdell Road, New Beith - Lot 989 on RP854074	Flagstone Context Area Plan Three (Endorsed 31 May 2023)

Application No.	Location	Description
DEV2022/1312 (Latest 11 Sep 2024)	North-East - Lot 907 Flagstonian Drive, Flagstone - Lot 907 on SP316978 and part Lot 30008 on SP315462	Flagstone Context Area Plan One (Endorsed 6 Dec 2015 [as per Endorsed Context Plans from EDQ website]) 
DEV2020/1155	East - Homestead Road, Flagstone - Part Lots 50050 and 907 on SP332140 (formerly Lot 30008 on SP315462)	Flagstone Context Area Plan Four (Endorsed 4 June 2025) 
DEV2016/811	South-East 72 Riverbend Boulevard, 1434-1586 Teviot Road, 155-243 Bushland Road, 245-247 Bushland Road, 1394-1432 Teviot Road and 1294-1352 Teviot Road, Jimboomba - Lot 800 on SP247625, Lots 101-102 and 104-106 on SP254145	Flagstone Context Plan Riverside (Endorsed 21 September 2017) 
DEV2017/844	South-West	Greater Flagstone Context Plan (Endorsed 25 Oct 2017)

Application No.	Location	Description
	- Dairy, Undullah and Wyatt Road, Undullah - Lot 3 on S311896, Lot 200 on SP133189 and Lot 1 on RP97710	

2.4 Site Tenure

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

Owner's consent has not been provided for Lot 800 on SP321411 because EDQ has confirmed previously consent from Logan City Council is not necessary and development applications can be accepted in accordance with Section 82(3)(b) of the ED Act.

Table 3 Overview of Land Parcels

Lot	Purpose	Registered Owner	Tenure	Encumbrances
1SP351245	Master Plan Area	Pioneer Fortune Pty Ltd	Freehold	N/A
800SP321411		Logan City Council		N/A
2SP351245		Pioneer Fortune Pty Ltd		- Easement A on SP321410 (4,959m²) (trunk sewage) - Easement B on SP321411 (1,452m²) (trunk sewage) - Easement C on SP321411 (674m²) (trunk sewage) - Part of Easement D on SP321411 (9,491m²) (trunk sewage)

Lot	Purpose	Registered Owner	Tenure	Encumbrances
3SP351245		Pioneer Fortune Pty Ltd		Part of Easement D on SP321411 (9,491m²) (trunk sewage)

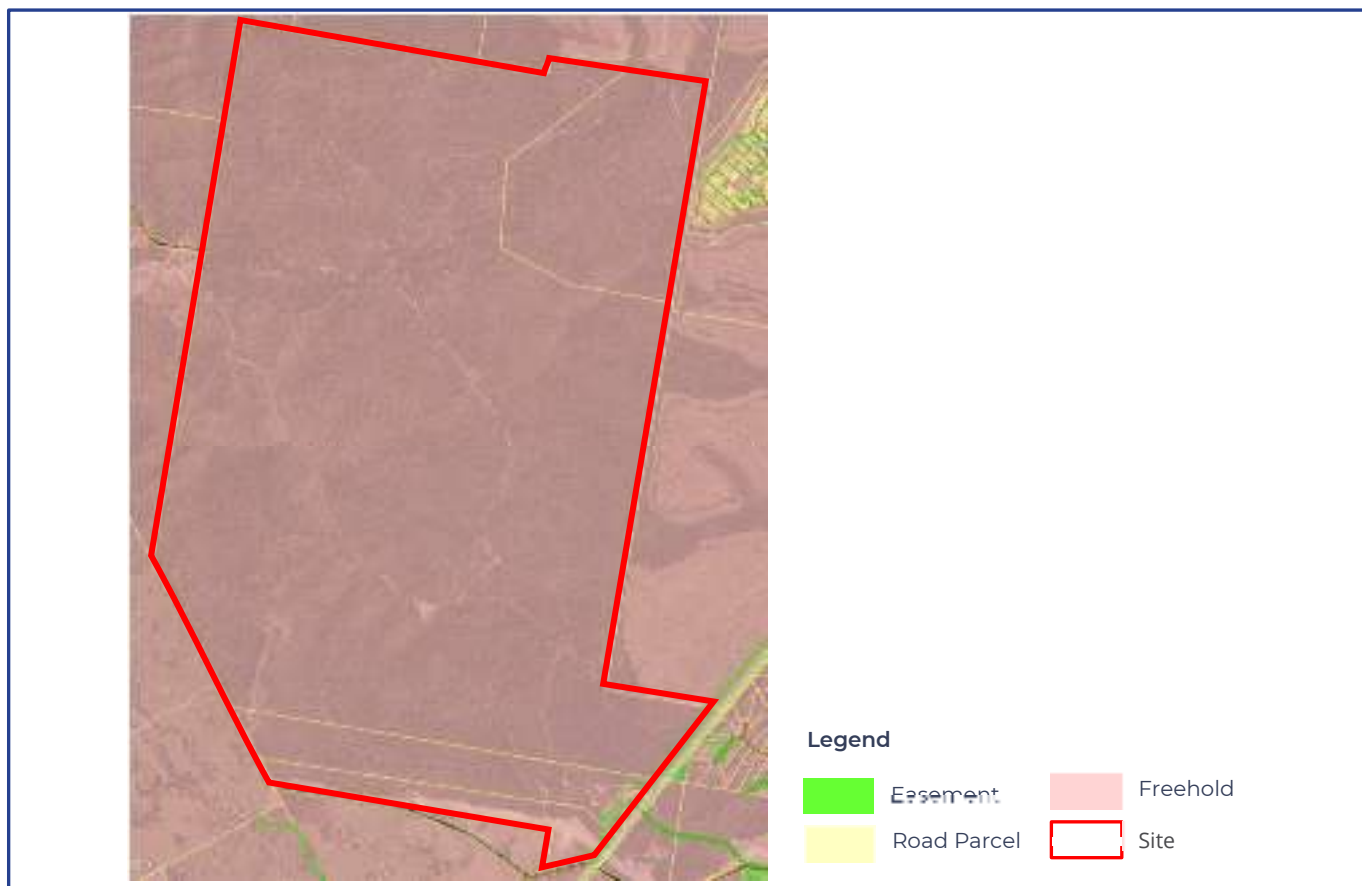


Figure 5 Easements & Tenure

Source: Queensland Globe, 2025

2.5 Development Approval History

A review of all development approvals relevant to the site has been undertaken using the online search portals provided by the Australian Government Department of Climate Change, Energy, the Environment and Water (EPBC Act Public Portal) and the EDQ Development Assessment Database (EDQ Current Applications and Approvals). These approvals are detailed in **Table 4** below.

Table 4 Relevant Site Approvals

Reference	Original Approval Date	Description
DEV2012/248	29 October 2012	Section 59(1)(a) UDA Development Approval for a UDA Development Application For A UDA Development Permit for a Material Change of Use (Multiple Uses) at Wyatt Road Undullah (Lot 1 on SP351245, Lot 28 on RP49296). This is the originating approval at the site which approved a variety of land uses in accordance with the Undullah Whole-of-site Plan. The approval is a development permit for a material change of use without a plan of development. The approval has a currency period of 30 years from original decision date. On 1 November 2016, a Change to the development approval was granted. The changes are summarised as follows: - Amendment Condition 9 - Consequential amendments to update: - UDA to PDA - Urban Development Land Act 2007 to Economic Development Act 2012 - Urban Land Development Authority (ULDA) to Economic Development Queensland (EDQ)

Reference	Original Approval Date	Description
		On 13 June 2024, a Change to the development approval was granted to extend the commencement of works condition to 10 years (Condition 9) (DEV2012/248/7).
DEV2014/607	1 April 2015	Reconfiguring a lot – PDA Development Approval for PDA Development Permit for a Staged Reconfiguring a Lot – Creation of New Road and Widening of Existing Road on Lot 28 on S311174, Lots 1 and 3 on RP49296, Lots 23 and 24 on SP142997. This approval was originally granted by MEDQ on 1 April 2015 for a new road running east-west along the southern boundary of the Undullah Master Plan development area. The new road provides site access via Wyatt Road to the south and Bushman Drive to the east. Two requests were granted by the MEDQ to change this approval on 5 August 2016 and 31 October 2017, respectively. The changes include amendment to conditions, inclusion of revised subdivision plans and civil/roadworks plans. On 9 May 2023, the MEDQ approved an extension to the currency period of the development approval by 10 years. The development approval benefits from the COVID-19 Applicable Event declaration made by the MEDQ, therefore an additional 2-year extension applies. The currency period ends on 1 April 2027.
DEV2017/857	12 January 2018	PDA development approval for Development Permit for Reconfiguring a Lot and Context Plan. This development permit approved a 1 into 11 management lot subdivision. The approval included endorsement of a context plan which was subsequently endorsed on 12 January 2018. The approval has a currency period of 20 years, expiring on or about 12 January 2038. On 18 January 2018, MEDQ decided to grant an application to change the approval which amended the timing of condition 2, items 2 (iv)-(vi), to include prior to the commencement of use for the first dwelling on each lot. 
DEV2017/907	15 March 2018	PDA development approval for a Development Permit for Reconfiguring a Lot for a Road. This approval permits road opening at Flagstonian Drive and an extension to Homestead Drive. On 8 December 2023 MEDQ approved an extension to the currency period by 7 years and confirmed in the decision notice the approval benefits from the 2 year COVID-19 Applicable Event declaration. Therefore, the total applicable currency period is 9 years from the original approval date, being 15 March 2027. On 2 October 2024, the MEDQ approved a change to conditions allowing future works associated with the road construction to be considered through compliance assessment.

Reference	Original Approval Date	Description
EPBC 2015/7530	5 February 2020	Approval under the EPBC Act to undertake a controlled action. This is an approval to undertake a controlled action and construct/operate the Undullah Master Plan residential development issued under the EPBC Act. The currency period of this approval ends 1 February 2050.
DEV2021/1192	17 September 2021	Operational Work – Clearing Vegetation (Tranche 1B and 1C) on Lot 1 on SP351245 On 17 September 2021, MEDQ granted approval for vegetation clearing in the northern section of the MGMP area known as Tranche 1B and 1C. The approval has a currency period of 4 years, being 17 September 2025. A Section 99 Change to this approval was approved on 3 March 2025 (DEV2021/1192/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site. Approval to extend the currency period by a further four (4) years to 17 September 2029 was issued by EDQ on 28 March 2025 (DEV2021/1192/3).
DEV2021/1241	16 December 2021	Operational Work – Vegetation Clearing (Tranche 2) on Lot 1 on SP351245. On 16 December 2021, MEDQ granted approval for vegetation clearing in the eastern section of the MGMP area known as Tranche 2. The approval has a currency period of 8 years, being 16 December 2029. A Section 99 Change to this approval was approved on 28 February 2025 (DEV2021/1241/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site.
DEV2021/1250	25 March 2022	Operational Work – Vegetation Clearing (Tranche 3) on Lot 1 on SP351245, Lot 28 on S311174 and Lot 3 on SP321411 On 25 March 2022, MEDQ granted approval for vegetation clearing in the south-eastern section of the MGMP area known as Tranche 3. The approval has a currency period of 8 years, being 25 March 2030. A Section 99 Change to this approval was approved on 20 March 2025 (DEV2021/1250/2) to allow exploratory clearing works to commence prior to the wholesale clearing of the site.
DEV2021/1168	17 May 2022	Operational work – Vegetation Clearing (Tranche 1a) on Lot 1 on SP351245 On 17 May 2022, MEDQ granted approval for vegetation clearing in the north-eastern section of the MGMP area known as Tranche 1A. The currency period for the approval is 8 years, being 17 May 2030. A section 99 Change to this approval was approved on 7 May 2025 (DEV2021/1168/2) to slightly amend the clearing extent. A section 99 Change to this approval was approved on 31 October 2025 (DEV2021/1168/4) to slightly amend the clearing extent.
DEV2024/1542	6 November 2024	Reconfiguring a lot – 3 lots into 3 lots and access easement (management subdivision) On 6 November 2024, MEDQ granted approval for a 3 into 3 lot management subdivision.
DEV2025/1659	28 August 2025	Operational Work for Bulk Earthworks and Vegetation Clearing. On 28 August 2025, MEDQ granted approval for bulk earthworks associated with the first stage of Kindira.
DEV2025/1653	24 September 2025	Operational Work – Trunk Sewer and Vegetation Clearing on Lot 1 on SP351245 and Lot 989 / 908 on SP348566. On 24 September 2025, MEDQ granted approval for the construction of the northern trunk sewer into Kindira.
DEV2025/1683	27 October 2025	Operational Work – Trunk Sewer. On 27 October 2025, MEDQ granted approval for extension of the trunk sewer through the first stage of Kindira.
DEV2025/1612	31 October 2025	Reconfiguring a Lot – 575 residential lots, parks and road in accordance with a POD and Operational Work for advertising devices in accordance with a POD. On 31 October 2025, MEDQ granted approval for the first stage of the Kindira development. This included a revised Context Plan.
DEV2024/1542	6 November 2025	Reconfiguring a Lot – 3 Lots into 3 Lots. On 6 November 2025, MEDQ granted approval for a management lot subdivision to include the first stage of Kindira in a single lot.

2.6 Infrastructure Delivery

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

2.6.1 Infrastructure Master Plans (IMPs)

Several Infrastructure Master Plans (IMPs) have been endorsed through compliance assessment under the overarching whole-of-site approval (DEV2012/248), providing a framework for both interim and ultimate development scenarios. The IMPs were required to be endorsed prior to the commencement of development and are outlined in **Table 5** below.

Table 5 Summary of IMPs

Infrastructure	Corresponding Condition	Endorsement Date
Community facilities	Condition 16	28 August 2025
Energy, communications and gas	Condition 17	14 July 2025
Access and movement	Condition 18	25 July 2025
Sewer	Condition 19	22 September 2025
Water	Condition 20	22 September 2025
Stormwater	Condition 21	13 October 2025
Earthworks	Condition 22	14 July 2025
Community greenspace	Condition 23	25 July 2025

Source: Development Approval DEV2012/248 and DEV2025/1612

2.6.2 Overarching Site Strategies (OSSs)

The overarching whole-of-site approval (DEV2012/248) included several conditions (refer conditions 2, 4 and 24–29) requiring the preparation and endorsement of OSSs. The OSSs address a range of matters and were required to be endorsed prior to the commencement of development. The OSSs are outlined in **Table 6** below.

Table 6 Summary of OSSs

Site Strategy	Corresponding Condition	Endorsement Date
Total water cycle management	Condition 24	4 September 2025
Natural environment	Condition 25	20 June 2017
Ecological sustainability and innovation	Condition 26	14 July 2025
Community development	Condition 27	28 August 2025
Housing diversity and affordability	Condition 28	15 October 2025
Employment and economic development	Condition 29	11 August 2025

Source: Development Approval DEV2012/248 and DEV2025/1612

2.6.3 Context Plan

The latest Context Plan was approved on 31 October 2025 as part of the ROL4 approval (DEV2025/1612).



Figure 6 Latest Context Plan

Source: EDQ, 2025

3.0 Pre-lodgement Engagement

Two pre-lodgement meetings were held with EDQ in May and November 2025 to discuss the application rationale and approach. Key items discussed are summarised as follows:

- The original overarching whole-of-site approval, and associated approval framework do not reflect contemporary approval pathways and assessment approaches within the PDA.
- A PDA Preliminary Approval must be considered by the MEDQ when assessing development applications pursuant to section 87(1)(g) of the ED Act. Obtaining a PDA Preliminary Approval will assist in safeguarding the intended development outcomes for the site, particularly if the Development Scheme is amended in the future.
- The PDA Preliminary Approval will be in accordance with a Master Plan that reflects the endorsed IMPs, OSSs and Context Plan. Given its consistency with the existing approval framework, public notification will not be required.
- The PDA Preliminary Approval can establish a development approval framework whereby the overarching whole-of-site approval, IMPs and OSSs operate as the primary approvals and prevail in the event of any unintended inconsistency with the PDA Preliminary Approval.
- The development application will demonstrate consistency with the previously endorsed IMPs, OSSs and Context Plan; however, these documents need not be resubmitted as part of the application material.
- The PDA Preliminary Approval will include simple conditions requiring development to be generally consistent with the approved Master Plan.

4.0 Proposed Development

4.1 Overview

This DA seeks approval for a PDA Development Application for a PDA Preliminary Approval for a Material Change of Use in accordance with a Master Plan. The Kindira Master Plan has been prepared by Saunders Havill and is provided under **Attachment C** and illustrated in **Figure 7** below.



Figure 7 Proposed Kindira Master Plan (A)

Source: Saunders Havill, 2025

4.2 Master Plan

This Kindira Master Plan has been created to mirror the latest Context Plan approved by MEDQ through DEV2025/1612. The key elements of the Kindira Master Plan are outlined in **Table 7**.

Table 7 *Key Elements of the Master Plan*

Key Element	Details	Relationship to Context Plan
Residential	Four residential areas: Urban residential neighbourhoods, medium density residential, neighbourhood centre residential and district centre residential.	<i>No change</i>
Centres and Employment	- Three neighbourhood centres - One district centre - Karawatha Interpretive Community Centre	<i>No change</i>
Education	Two school sites (1x primary and 1x secondary), with the potential for a third school.	<i>No change</i>
Open Space	- Linear parks and substantial conservation areas. - Three district sport parks - One district recreation park - One major sports park	<i>No change</i>
Transport	- Major and local bus routes through Kindira. - Bus stops proposed to maximise public accessibility and coverage (400m walkable bus stop catchments). - Road hierarchy: Urban arterial (New Beith Road), trunk connector and neighbourhood connector.	<i>No change (except for indicative bus stops shown on Master Plan)</i>

4.3 Approved Uses

The overarching whole-of-site approval includes approved uses within the Urban Living Zone as detailed in **Figure 8**. The Kindira Master Plan aligns by allowing the same uses within the Urban Residential Neighbourhoods.

Urban living zone			
Land Use	Suburban neighbourhood ¹	District Centre	Neighbourhood centre
Permanent use	Child care centre where: a) located adjacent to a neighbourhood centre, district centre or primary school; b) located on a sub-arterial, collector or neighbourhood street. Display home or House where: a) the lot is 400m² or less; b) the frontage is 12.5 metres or less; c) it complies with the applicable self assessable provisions in Schedule 3 of the Greater Flagstone UDA Development Scheme; d) the house is situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA Development Scheme; and e) the land is not on the Environmental Management Register or Contaminated Land Register. Multiple residential where: a) contains a maximum of 12 dwellings b) where situated outside of a development constraint area depicted on Map 7 of the Greater Flagstone UDA c) the land is not on the Environmental Management Register or Contaminated Land Register	Child care centre Community facility Emergency services Fast food premises where: a) not adjoining a residential use b) not involving drive through facilities Food premises Health care services Indoor entertainment Indoor sport and recreation where: a) excluding premises for conducting large scale receptions/functions such as convention centre, amusement and leisure centres. Market Multiple residential Shop Shopping centre Telecommunications facility where: a) integrated within a building; and b) not located adjoining neighbourhoods. Utility installation where: a) integrated within a building; and b) not located adjoining neighbourhoods.	Child care centre Community facility Emergency services Food premises Health care services Market Multiple residential Shop Shopping centre Telecommunications facility where: a) integrated within a building; and b) not located adjoining neighbourhoods. Utility installation where: a) integrated within a building; and b) not located adjoining neighbourhoods.
Interim uses	Bulk landscape supplies Market Outdoor sport and recreation	Bulk landscape supplies Market Outdoor sports and recreation	Bulk landscape supplies Market Outdoor sports and recreation

Figure 8 *Approved Uses*

Source: Colliers Urban Planning, 2025

4.4 Development Approval Framework

As identified in **Section 1.3**, this proposal intends to introduce a new Development Approval Framework, as detailed in **Figure 9**. This approach ensures that the overarching whole-of-site approval, IMPs and OSSs prevail in the event of any unintended inconsistency with the Kindira Master Plan approval.

The Development Approval Framework and approach achieves the following:

- It allows the current development application and assessment pathway to continue.
- It removes the need to nominate which approval future development applications are lodged under, including change applications. For example, it avoids a scenario where some components of Kindira are submitted and assessed under the overarching whole-of-site approval, while other components are submitted and assessed under the proposed PDA Preliminary Approval.
- It provides the necessary safeguarding benefits of a PDA Preliminary Approval without disrupting the operation of existing PDA development permits.

The proposed Development Approval Framework and associated conditioning is provided within **Figure 9**.

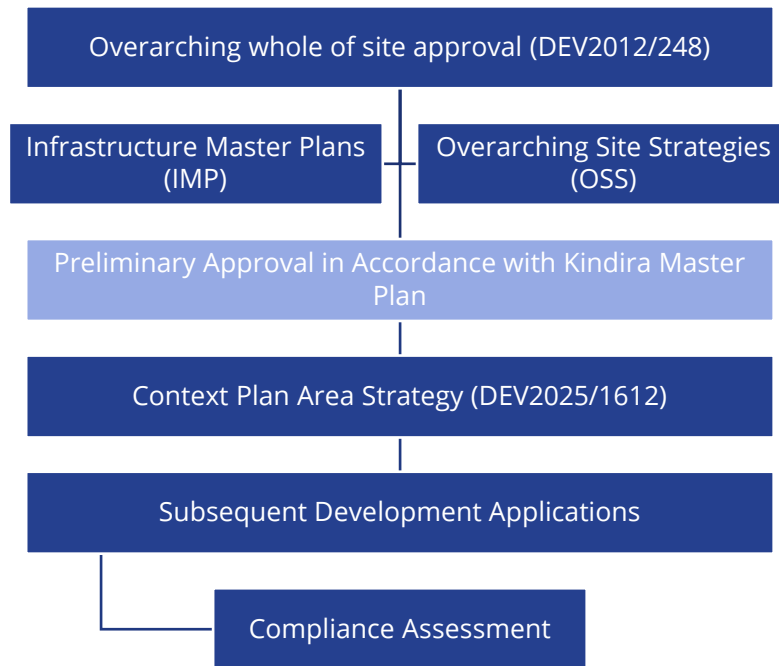


Figure 9 *Development Hierarchy*

Source: Colliers Urban Planning, 2025

4.5 Technical Reporting

The IMPs and OSSs establish the framework for the development of Kindira. All IMPs and OSSs (with the exception of the Natural Environment OSS) have been updated through compliance assessment, ensuring consistency with the most recent Context Plan approved under DEV2025/1612. As the Kindira Master Plan reflects the approved Context Plan (see **Table 8**), the updated IMPs and OSSs, together with the supporting technical reports, have not been resubmitted as part of this application.

Table 8 *Comparison of Context Plan and Proposed Master Plan*

Context Plan (DEV2025/1612)	Proposed Master Plan
	

Source: EDQ, 2025 and Saunders Havill, 2025

5.0 State Planning Instruments

5.1 Economic Development Act 2012

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

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

An assessment of each matter is provided below.

5.2 Main Purpose of the Act

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

The main purpose of this Act is to facilitate the following in the State— (a) economic development; (b) development for community purposes; (c) the provision of diverse housing, including, for example, social housing and affordable housing; (d) the provision of premises for commercial or industrial uses.

The proposal complies with the main purpose of the Act, as it facilitates economic development, supports the provision of diverse housing and has regard to future commercial and employment opportunities within the Greater Flagstone PDA. The Kindira Master Plan will contribute to the delivery of approximately 7,000 dwellings within a PDA anticipated to accommodate around 51,500 dwellings. Future development permits will provide for a range of housing outcomes through detailed lot design, while the Master Plan has been prepared to integrate with surrounding employment and centre-based uses, supporting the ongoing economic development of the PDA.

5.3 State Interests

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

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

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

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

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

An assessment of these state interests is provided below.

5.4 South East Queensland Regional Plan 2023

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

The site is located within the urban footprint of the SEQRP, which preserves land capable of meeting current and future urban development needs. The site is also located within the Greater Flagstone PDA, which is an important planning instrument that supports the delivery of the SEQRP.

5.5 State Planning Policy

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

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

- Transport infrastructure
 - Railway corridor

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

The Development Scheme was released in October 2011 and therefore, does not account for the SPP which was prepared in July 2017. An assessment of the Kindira Master Plan against the above state interests is provided in **Table 9**.

When considering the SPP it is important for context that development is approved and committed to through the Overarching whole-of-site approval (DEV2012/248) and Context Plan approval (DEV2025/1612).

Table 9 *SPP Assessment*

State Interest	Comment
Agriculture	A small southern portion of the site is identified as an Important agricultural area. This area makes a limited contribution to Kindira's agricultural values. Importantly the Kindira Master Plan, will not impact on Class A or B agricultural land.
Development and construction	The proposal aligns with the state interest of development and construction by facilitating residential development to support the employment needs and economic growth of the region.
Biodiversity	Federal approval for clearing was granted for the site under the EPBC Act (Ref: EPBC2015/7530). A detailed VMP and FMP have also been approved as part of DEV2021/1168 and ensured areas with the highest biodiversity values are protected and enhanced. Furthermore, the Kindira Master Plan does not reduce the extent of approved protected areas.
Water quality	The Kindira Master Plan is consistent with the Stormwater IMP and Total Water Cycle Management OSS which will ensure water quality is maintained.
Natural hazards risk and resilience	<u>Flooding</u> The Kindira Master Plan is consistent with the Stormwater IMP and Total Water Cycle Management OSS ensuring flooding is assessed and mitigated. <u>Bushfire</u> Bushfire hazard will be assessed on a case by cases basis with each subsequent PDA development permit. Bushfire hazard will be mitigated without further clearing beyond the approved building areas.
Transport infrastructure	<u>Railway Corridor</u> The Kindira Master Plan maintains the proposed train station in the latest Context Plan (DEV2025/1612) and will support the railway corridor with the potential to provide higher density development in proximity.

Source: SPP, 2017

5.6 State Development Assessment Provisions

A review of Schedule 10 and the state's interactive Development Assessment Mapping System (DAMS) identified the following state interests as illustrated in **Figure 10**:

- Native vegetation (category B and X)
- Koala habitat area (core koala habitat)
- State transport corridor (railway corridor and area within 25m of a railway corridor)
- Fish habitat areas (Queensland waterways for waterway barrier works)

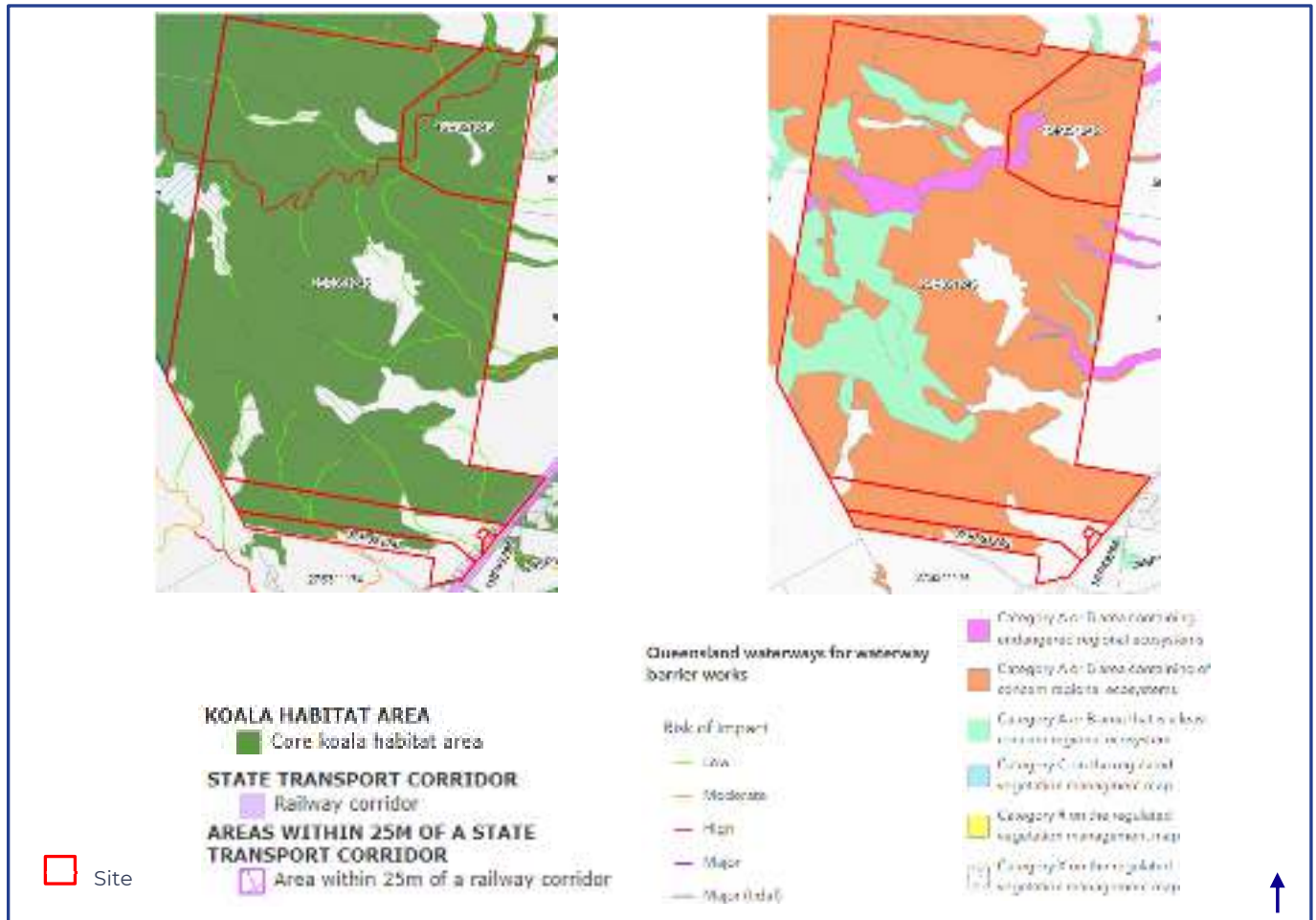


Figure 10 Development Assessment Mapping

Source: Development Assessment Mapping, 2025

5.6.1 State Interest - Ecological Values

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

5.6.2 State Interest - State Transport

The Kindira Master Plan will support the railway corridor with the potential to provide higher density development and a train station adjacent to the railway corridor.

6.0 Planning Assessment

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

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

In practice this results in EDQ undertaking an assessment of the proposal against the Development Scheme (Section 6.1 below), EDQ Guidelines (Section 6.2 below) and PDA development approvals (Section 6.3 below).

6.1 Greater Flagstone PDA Development Scheme

Section 86 of the ED Act states that the MEDQ:

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

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

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

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

The following sections demonstrate the Kindira Master Plan's compliance with the relevant assessment benchmarks set out in the Development Scheme. Where any inconsistency exists between the Kindira Master Plan and the Development Scheme, compliance with the PDA Vision can nevertheless be demonstrated.

6.1.1 Zoning

The site is predominantly located within the Urban Living Zone as illustrated in **Figure 11** below.

A small portion of the site, along the western boundary is zoned Environmental Protection. Surrounding the site are other areas also within the Urban Living Zone, with the exception of the eastern boundary of the site which is zoned Major Centre and Industry & Business.

The Kindira Master Plan aligns with the zoning of the Development Scheme by providing the Urban Residential Neighbourhoods within the Urban Living Zone of the Development Scheme and Conservation within the Environmental Protection Zone of the Development Scheme.

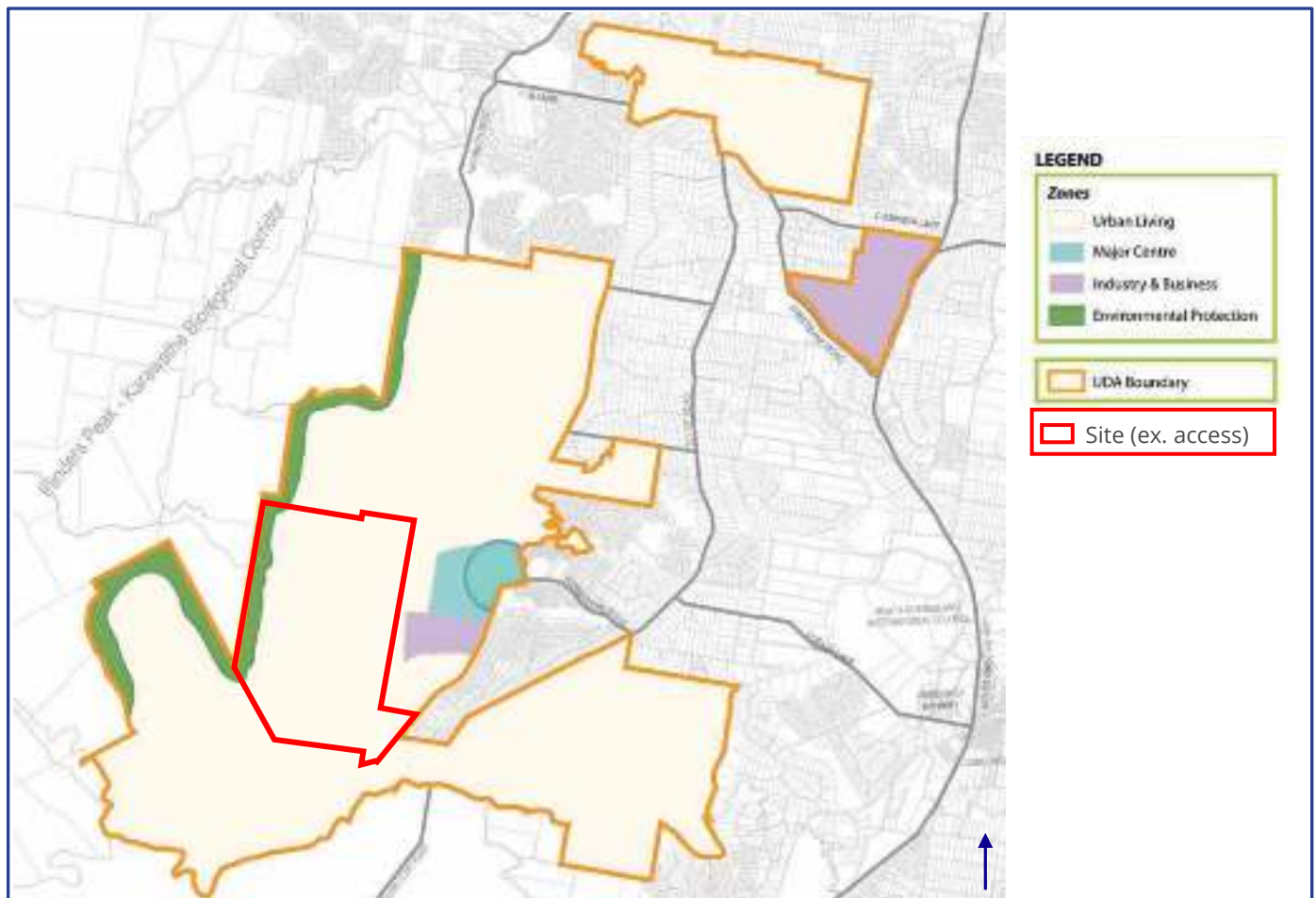


Figure 11 Zoning

Source: Greater Flagstone Urban Development Area Development Scheme, 2011

6.1.2 Land Use Plan

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

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

Levels of Assessment

Urban Living Zone

Table 2 of the Development Scheme identifies within the Urban living zone, the proposed uses (that mirror the Overarching whole-of-site approval (DEV2012/248), as identified in section 4.3) are identified as either exempt, self-assessable or permissible development.

None of the proposed uses are identified as prohibited development.

Environmental Protection Zone

No development is proposed within the Environmental Protection Zone.

PDA-Wide Criteria

The PDA-wide criteria apply to all development within the PDA. Assessment against the criteria is required to ensure new communities are designed effectively and provide adequate services to future residents. **Table 10** below demonstrates how the proposal responds to the PDA-wide Criteria.

Table 10 PDA-Wide Criteria

PDA-Wide Criteria	Assessment
3.3.1 Neighbourhoods	Complies - The Kindira Master Plan enables the delivery of neighbourhoods across multiple precincts that: - Are designed to be walkable and legible, with multiple community focal points (i.e. Parks and open space) provided throughout the development and active transport opportunities linking them together. Note, the Master Plan identifies 400m walkable bus stop catchments. - Includes several public open space areas providing amenity for future residents through neighbourhood parks, linear parks and detention / drainage areas. - Will be interconnected with the established adjacent PEET development, adjoining Context Plans (refer to Table 2). - Has been designed in response to the surrounding environment and climatic conditions. - Identifies a district centre around anticipated high-frequency transport areas, inclusive of a train station and major bus route. The three lower order neighbourhood centres are located within proximity of bus stops and are on bus routes.
3.3.2 Centres	Complies - The Kindira Master Plan enables the delivery of one district centre and three neighbourhood centres across Kindira. - This centre delivery ensures there is an equitable and logical distribution of centres uses throughout the site, that provide for a wide range of services and facilities including local community centres, a branch library, art gallery, performing arts centre, indoor sports centre and swimming pool.
3.3.3 Housing diversity and affordability	Complies - The Kindira Master Plan includes urban residential neighbourhoods, medium density residential areas, neighbourhood centre residential areas and district centre residential areas across Kindira. - This housing diversity approach will provide for a variety of allotment sizes, which will enable the delivery of a range of dwelling types and price points.
3.3.4 Employment opportunities	Complies The Kindira Master Plan enables the delivery of one district centre, three neighbourhood centres and the Karawatha Interpretive Community Centre. Additionally, one state primary school and one state secondary school, with a potential for two additional school sites are proposed. These uses, in addition to small home based operations will deliver a wide range of employment opportunities.
3.3.5 Movement network	Complies - The Kindira Master Plan delivers an integrated movement network comprising the following: - Public transport through the identification of 18 future bus stops and a new train station integrated with public open space and easily accessible from residential and centres. - Major and local bus routes. - A road hierarchy that is informed by land use planning and the road typologies outlined within the Access and Movement IMP and PDA Guideline 6 Street and Movement. - The opportunity for active transport infrastructure and linkages to points of interest throughout each precinct.
3.3.6 Community greenspace network	Complies The Kindira Master Plan contributes to the provision of community greenspace through: 37.5 ha of district sport parks. - A 15 ha major sport park. - A 5 ha district recreational park. 6.0 ha of neighbourhood recreation parks.

PDA-Wide Criteria	Assessment
	• 11.21 ha of minor linear parks. • 54.81 of major linear parks. The proposed community greenspace network supports the community's recreational needs, are suitably distributed throughout the development to ensure accessibility and retain vegetation where possible.
3.3.7 Community facilities	Complies • The Kindira Master Plan provides the following community facilities: - Two (2) state schools (primary and secondary), with potential for two additional schools. - Karawatha Interpretive Community Centre. - A district centre with a local community centre, branch library, art gallery, performing arts centre, indoor sports centre and swimming pool. - Three neighbourhood centres which each include a local community centre. • These community facilities are intended to be accessible and appropriate to the needs of the community, as they are located throughout the site and within proximity of intended high frequency public transport areas
3.3.8 Natural and cultural values	Complies The Kindira Master Plan protects natural and cultural values through: • Integrating Linear parks, Conservation areas and Urban Residential Neighbourhoods throughout the site allowing residential areas to blend with natural areas. • Proposing works only within areas approved for clearing under EPBC approval (EPBC2015/7530) and ensuring environmental offsets are delivered where necessary. • Undertaking works in accordance with an approved Cultural Heritage Management Plan.
3.3.9 Community safety and development constraints	Complies The Kindira Master Plan ensures community safety and mitigates the impacts of development constraints by establishing the Master Plan in accordance with the endorsed IMPs and OSSs.
3.3.10 Service infrastructure	Complies The Kindira Master Plan delivers efficient and effective use of infrastructure and services by: • Delivering infrastructure in accordance the Community facilities IMP, Water IMP, Sewer IMP, Access and Movement IMP, Community greenspace IMP, Stormwater IMP and DCOP provisions. • Ensuring infrastructure is delivered in a logical sequence. • Ensuring all future lots will be connected to the necessary infrastructure.
3.3.11 General requirements	Complies The Kindira Master Plan will allow for achievement of the general requirements, which will be assessed and delivered in subsequent PDA development applications.

Source: PDA-Wide Criteria

6.2 Development Charges Offset Plan

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

Sections 0 and 6.4.3 below, provides an overview each IMP and OSS and outlines what infrastructure is proposed to be delivered as part of the Kindira Master Plan in accordance with the DCOP.

6.3 EDQ Guidelines

The EDQ Guidelines set out the standards for development within PDA development schemes and provide guidance as to how development can achieve compliance with these standards. The Kindira Master Plan is a high level approval, with more detailed assessment against the guidelines being undertaken against subsequent PDA development applications.

Notwithstanding, the Kindira Master Plan allows for future compliance with the EDQ guidelines and summary of the assessments is provided in **Table 11** below.

Table 11 EDQ Guideline Assessment

Guideline / Practice Note	Requirement	Compliance
PDA Guideline 1 – Residential 30	This guideline outlines principles and provisions for the planning, design and delivery of mixed residential development. The guideline is intended to: • Create diverse and affordable communities • Promote planning and design excellence • Protect ecological values	Complies The Kindira Master Plan allows for compliance with PDA Guideline 1 by establishing an Urban Residential Neighbourhood further sub-categorised as Medium Density Residential, Neighbourhood Centre Residential and District Centre Residential. Furthermore, ecological values are protected by protecting over 400ha of conservation land.
PDA Guideline 5 – Neighbourhood Planning and Design	This guideline outlines the standards for the planning and design of neighbourhoods within PDA's.	Complies The Kindira Master Plan allows for compliance with PDA Guideline 5 by establishing highly connected residential areas in proximity to bus stops, public open space and other community facilities.
PDA Guideline 6 – Street and Movement Network	This guideline outlines the standards for the planning and design of streets and movement networks within PDA's. Guideline 6 provides indicative design standards for a variety of road and street network types.	Complies The Kindira Master Plan identifies an Urban Arterial Road (New Beith Road), trunk connectors and neighbourhood connector roads influenced by points of interest, such as centres and schools The Kindira Master Plan demonstrates a coordinated street and movement network by linking with adjoining context plans.
PDA Guideline 7 – Low rise buildings	Guideline 7 outlines the desired standards for low rise buildings within PDAs.	Complies The proposed Urban Residential Neighbourhood will have the opportunity to provide low rise buildings in accordance with PDA Guideline 7.
PDA Guideline 8 – Medium and high rise buildings	Guideline 8 outlines the desired standards for medium and high rise buildings within PDAs.	Complies The Kindira Master Plan identifies 'medium density residential' areas, which can provide medium and high rise buildings in accordance with PDA Guideline 8.
PDA Guideline 9 – Centres	Guideline 9 outlines the standards for the planning and design of centres in PDAs.	Complies The Kindira Master Plan includes the following: • One district centre including a local community centre/hub, branch library, art gallery, performing arts centre, indoor sports centre and swimming pool. • Three neighbourhood centres including local community centre/hubs. The Kindira Master Plan complies with PDA Guideline 9 by: • Providing a variety of centres (e.g. district and neighbourhood). • Providing centres in proximity of transport networks both private and public. • Locate higher density development in proximity of centres. • Providing centres at the rates / population catchments identified in the guideline.

Guideline / Practice Note	Requirement	Compliance
PDA Guideline 11 – Community facilities	Guideline 11 outlines the standards for the planning and provision of community facilities in PDAs.	Complies The Kindira Master Plan includes a broad range of community facilities, in accordance with the rates outlined in the guideline including: local community centres/hubs, a branch library, an art gallery, a performing arts centre, an indoor sports centre, swimming pool and primary and high schools. Additional community facilities are also provided, such as the Karawatha Interpretive Community Centre.
PDA Guideline 12 – Park Planning and Design	Guideline 12 seeks to inform the design of parks and open space, particularly in residential subdivisions.	Complies The Kindira Master Plan includes 1 x major sports park, 1 x district recreation park, 3 x district sports parks and several linear parks / neighbourhood recreation parks. All parks are provided at the rates of provision outlined in the guidelines.
PDA Guideline 13 – Engineering Standards	Guideline 13 outlines the desired engineering standards for development within PDAs.	Complies The Kindira Master Plan does not seek final approval for civil infrastructure which will be further assessed post this DA via PDA applications and/or Compliance assessment. Notwithstanding, the Kindira Master Plan allows the engineering standards within the Guideline to be complied with.
PDA Guideline 14 - Environmental values and sustainable resource use	Guideline 14 outlines the values and strategies for protecting the environment and optimising resource use within PDAs.	Complies The Kindira Master Plan complies with PDA Guideline 14 by mitigating impacts on environmental areas and undertaking development in accordance with clearing approvals issued by MEDQ and under the EPBC Act (2015 7530).
PDA Guideline 15 - Protection from Flood and Storm Tide Inundation	Guideline 15 provides the standards for protection of development from flooding and storm tide inundation in PDAs.	Complies Guideline 15 requirements have informed Stormwater IMP and latest Context Plan which the Kindira Master Plan has been informed by.
PDA Guideline 16 – Affordable Housing	Guideline 16 sets out the methods for establishing housing diversity, affordability and accessibility in PDAs in Queensland.	Complies Guideline 16 sets targets for affordable housing within PDAs and has informed the development of the Housing Affordability Overarching Site Strategy. The Kindira Master Plan allows for compliance with Guideline 16, which may be achieved through variation in lot size and density.
Guideline 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs	This guideline outlines the obligations that apply in Greater Flagstone and Yarrabilba PDAs when development results in the clearing of: - remnant vegetation containing endangered regional ecosystems and - areas defined in Schedule 1 of this guideline as koala habitat areas.	Complies Clearing requirements for the Kindira Master Plan have been addressed in as part of the clearing approvals issued by MEDQ. Future clearing will be further assessed post this DA via PDA applications and/or relevant Compliance assessment. Offset requirements are delivered under the projects EPBC approval (2015 7530).
PDA Practice Note 1 – Housing Diversity	Practice Note 1 provides guidance as to how housing diversity can be achieved through a variety of house types and lot sizes.	Complies The Kindira Master Plan incorporates Urban Residential Neighbourhood that can accommodate typical lot typologies outlined throughout Practice Note 1.

6.4 Overarching Whole-of-site Approval

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

The approved overarching whole-of-site plan illustrates the Urban Living Zone and Environmental Protection Area (refer **Figure 12**).

The Urban Residential Zone of the Kindira Master Plan does not intrude into the Environmental Protection Area demonstrating compliance with the overarching whole-of-site approval.



Figure 12 Overarching whole-of-site plan

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

6.4.1 Approved Uses

The overarching whole-of-site approval approved a table of uses identifying the permitted uses for the site (refer Section 4.3). The Preliminary Approval for a Material Change of Use component of this DA replicates these uses. The Kindira Master Plan identifies areas for residential, centre, employment, education, open space and transport purposes.

6.4.2 Compliance with Endorsed Infrastructure Master Plans

The preparation of several IMPs was conditioned within the overarching whole-of-site approval and subsequently endorsed through compliance assessments. Clear alignment between the Development Scheme, DCOP, IMPs and the Kindira Master Plan will ensure that Kindira is appropriately serviced by infrastructure.

Table 12 below summarises the Kindira Master Plans consistency with each IMP which has been endorsed by MEDQ.

Table 12 *Assessment against IMPs*

IMP	Master Plan Compliance
Energy and communications IMP	The current Energy, communications and gas IMP was compliance endorsed on 14 July 2025. The purpose of this IMP is to demonstrate how energy, communication and gas will be provided to within Kindira. The IMP identifies the Kindira will be serviced via a 11kV electrical feeders down Homestead Drive, Flinders Lakes Drive and future development to the east. The cable and conduit location aligns with the Kindira Master Plan. The IMP identifies Kindira is already serviced by multiple mobile coverage network providers.
Community facilities IMP	The current Community facilities IMP was compliance endorsed on 28 August 2025. This IMP identifies the land required for the provision of community facilities including land transfer rates, location, timing and initiatives for planned community facilities throughout Kindira and in accordance with the DCOP. The Master Plan demonstrates Kindira will be serviced by: • Two local community centre/hub (CF005 and CF001 in DCOP) • Branch library (CF013 in DCOP) • Art gallery (CF015 in DCOP) • Performing arts centre (CF018 in DCOP) • Indoor sports centre (CP024 in DCOP) • Swimming pool (CF022 in DCOP) • Karawatha Interpretive Community Centre • Two schools, with the potential for a third (State Primary School – PS004 in DCOP, State Secondary School – SS002 in DCOP and potential School site – PS014 and PS016 in DCOP) These community facilities are in accordance with the DCOP and consistent with the Community facilities IMP.
Community greenspace IMP	The current Community greenspace IMP was compliance endorsed on 25 July 2025 and will be updated via compliance assessment concurrently to this application. The Master Plan provides all open space as required by the Community greenspace IMP, including: • Linear parks • Three district sport parks • One direct recreation park • One major sports park • Detention / Drainage parks.
Water IMP	The current Water IMP was compliance endorsed on 22 September 2025. The Master Plan will allow the provisions of the Water IMP to be implemented, as it aligns with the latest endorsed context plan DEV2025/1612 and provides the following in accordance with the Water IMP: • Connection to the existing water network in Homestead Drive. • Precincts and positioning of water mains align with the proposed road layout of the Master Plan, allowing for: - Connection to existing Logan network via the proposed 250mm ID eastern supply main to supply precincts 101 and 102. - Opportunities to connect to the northern DN600 supply main. - Allow for construction of the booster pump to service lots beyond the 65m AHD elevation. - Connect to the Wyaralong Interconnector Pipeline.

IMP	Master Plan Compliance
	- Allow for properties at high elevation (>80m AHD) to connect to water infrastructure. This infrastructure is consistent with the Water IMP.
Sewer IMP	The current Sewer IMP was compliance endorsed on 22 September 2025. The Master Plan will allow the provisions of the Sewer IMP to be implemented, as it aligns with the latest endorsed context plan DEV2025/1612 and provides the following in accordance with the Sewer IMP: • Sewer mains that align with the positioning of the precincts in the Master Plan, allowing for: - Incorporation of the Wyatt Road Strategy. - Desired Service Standards to be achieved. - Site to be serviced by Sewer DN150, Sewer DN225, Sewer DN300, Sewer DN375, Sewer DN450, Sewer DN525 and Sewer DN600 mains as per the Sewer IMP. This infrastructure is consistent with the Sewer IMP.
Stormwater IMP	The current Stormwater IMP was compliance endorsed on 13 October 2025. The Master Plan will allow the provisions of the Stormwater IMP to be implemented, as it aligns with the latest endorsed context plan DEV2025/1612 and provides the following in accordance with the Stormwater IMP: • Maintains the proposed lawful points of discharge. • Water quality treatments: Allows for the implementation of 60 bioretention basins, stormwater harvesting systems, wetlands, waterway revegetation, rain gardens, swales, tree pits and proprietary devices. • Water quantity treatments: Allows for the implementation of 41 detention basins. • Waterways are maintained in vegetated areas and undisturbed, maintaining suitable flood immunity and flood risk management. This infrastructure is consistent with the Stormwater IMP.
Earthworks IMP	The current Earthworks IMP was compliance endorsed on 14 July 2025. The Earthworks IMP identified compliance with the amended Context Plan (DEV2025/1612). As the Master Plan mirrors the Context Plan, it is anticipated to comply as it allows earthworks delivery to optimise onsite cut to fill operations across the site, has opportunities for phasing of the earthworks and allows for monitoring.
Access and Movement IMP	The current Access and Movement IMP was compliance endorsed on 25 July 2025. The Master Plan delivers roads, public transport and active transport in accordance with the Access and Movement IMP, as per the below: • As the road layout in the Master Plan aligns with the IMP, the intersection control types and road types also align. • Public transport: - Bus services: Provides proposed major and local bus routes - Rail infrastructure: Land dedication to accommodate the wider rail corridor for the Salisbury to Beaudesert rail project and rail station is provided. • Active transport: - Road layouts maintain major, medium and low route classifications and layouts. - Network of separated cycle tracks are provided. - Active transport linkages are provided. • Trunk traffic signals are provided. • Road type details will be implemented through future precinct specific development applications. The access and movement infrastructure in the Kindira Master Plan is consistent with the Access and movement IMP.

6.4.3 Compliance with Overarching Site Strategies

The preparation of several OSSs was conditioned within the Overarching whole-of-site approval (DEV2012/248) and endorsed via compliance assessment over subsequent years. OSSs are intended to provide guidance on how Kindira will achieve certain community outcomes that may not be directly linked to the infrastructure (e.g. housing affordability).

Table 13 below summarises the Kindira Master Plans consistency with each OSS.

Table 13 *Assessment against OSSs*

OSS	Master Plan Compliance
Community Development OSS	The current Community Development OSS was compliance endorsed on 28 August 2025. The purpose of this strategy is to outline an approach for the early provision of community facilities and longer-term sequencing for the provision of community facilities as Kindira progresses. The Kindira Master Plan is consistent with the OSS by: - Delivering community facilities in accordance with the community facilities plan, including a state primary school, state high school, 2 x additional schools, 2 x local community hubs, branch library, art gallery, performing arts centre, indoor sports centre, swimming pool the Karawatha Interpretive Community Centre - Facilitating the achievement of the Community Development Plan.
Housing diversity and affordability overarching site strategy	The current Housing Diversity and Affordability OSS was compliance endorsed on 15 October 2025. The OSS demonstrates how Kindira is capable of delivering housing at the required affordability bands through a range of lot sizes and residential forms. The Kindira Master Plan allows for achievement of the OSS through the Urban Residential Neighbourhoods and associated sub-categories.
Employment and economic development overarching site strategy	The current Employment and Economic Development OSS was compliance endorsed on 11 August 2025. The OSS sets out how Kindira will contribute to economic growth and approaches to implementing employment opportunities. The Kindira Master Plan allows for achievement of the employment and economic development objectives by delivering employment generating uses (e.g. centres) and improving the education of the community through schools.
Natural environment overarching site strategy	The current Natural Environment OSS was compliance endorsed on 20 June 2017. This strategy outlines how the natural environment will be managed and protected throughout the construction period of the development and identifies strategies for ongoing monitoring and rehabilitation of natural assets. The Kindira Master Plan limits clearing to areas which have been previously approved by several PDA Development Permits issued by MEDQ and an approval issued under the EPBC Act (refer section 2.5). The Kindira Master Plan further allows for the delivery of the Natural Environment OSS by protecting conservation areas.
Total water cycle management overarching site strategy	The current Total Water Cycle Management OSS was compliance endorsed on 4 September 2025. The purpose of the OSS is to implement a holistic approach to managing all elements of the water cycle for Kindira including stormwater, flooding, waterways, groundwater, water and wastewater. The Kindira Master Plan allows for achievement of the OSS by limiting the Urban Residential Neighbourhood to areas of the site unaffected by flood. All other matters relating to water management will be resolved through future PDA development applications.
Ecological sustainability and innovation overarching site strategy	The current Ecological Sustainability and Innovation OSS was compliance endorsed on 14 July 2025. The purpose of the OSS is to ensure Kindira will be delivered as an ecologically responsible project, supporting innovation and reducing the potential impact of the development on ecological values and the environment. The Kindira Master Plan will assist in the achievement of the OSS by establishing a development layout which will reduce impacts on natural resources and the environment.

6.4.4 Context Plan

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

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

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

The Master Plan aligns with the latest Context Plan, as no changes are proposed to the key elements (i.e. residential areas, centres and employment, education, open space and transport). Further clarification is provided in section 4.2.

7.0 Conclusion

This DA is made to the MEDQ on behalf of Mirvac and seeks a PDA Preliminary Approval for a Material Change of Use in Accordance with a Master Plan. The DA is lodged over land at Monarch Glen, identified as Lot 1, 2 and 3 on SP351245, and Lot 800 on SP321411.

The site has a comprehensive development approval history, commencing with an overarching approval (DEV2012/248) that authorised a range of uses in accordance with the Undullah Whole-of-Site Plan. Over the past decade, several Context Plans, Infrastructure Master Plans, Overarching Site Strategies, PDA Development Permits and an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act approval 2015/7530) have been issued to facilitate the development of the site.

This DA seeks to establish the Kindira Master Plan, which reflects the latest approved Context Plan (DEV2025/1612) (ROL4). The DA is sought to provide greater certainty in the assessment of future development applications within Kindira, which must have regard to a PDA Preliminary Approval in accordance with section 87(1)(g) of the ED Act.

In accordance with the relevant assessment table of the Development Scheme, the proposed uses constitute Permissible Development and therefore require assessment by the MEDQ pursuant to section 85 of the Economic Development Act 2012, having regard to the matters outlined in section 87 of the ED Act.

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

- The Kindira Master Plan mirrors the latest approved Context Plan (DEV2025/1612).
- The Kindira Master Plan aligns with the endorsed IMPs and OSSs.
- The Kindira Master Plan 'safeguards' the intent of the overarching approval.

Approval of the proposal is therefore recommended, subject to reasonable and relevant conditions. We look forward to a favourable response from EDQ.



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