

JFP URBAN CONSULTANTS

PLANNING REPORT

400 Wyatt Road, Kagaru QLD 4285
400 Wyatt Pty Ltd



TOWN PLANNING

URBAN DESIGN + MASTER PLANNING 



SURVEYING + SPATIAL SERVICES

CIVIL + STORMWATER ENGINEERING 

LANDSCAPE ARCHITECTURE  ECOLOGY + ARBORICULTURE

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PLANNING REPORT

Proposed Development at

400 Wyatt Road, Kagaru QLD 4285

For

400 Wyatt Pty Ltd

B4955P-DA1– Rev A

JFP Urban Consultants Pty Ltd

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Approved by: Shane Talty

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1. EXECUTIVE SUMMARY

JFP Urban Consultants Pty Ltd (“JFP”) have been engaged by 400 Wyatt Pty Ltd to prepare and manage a development application in respect of land at 400 Wyatt Road, Kagaru, and described as Lot 20 on SP149887 (“the Site”). This application seeks approval for the following: -

1. *Reconfiguring a Lot (1 into 437 Lots, New Road, Drainage Reserve, Local Recreation Park, Local Linear Park, and Open Space);*
2. *Material Change of Use for Residential and other uses (house, display home, home-based business, park and sales office) in accordance with a Plan of Development (POD).*

This Planning Assessment Report provides details of the development proposal and how it complies with the Greater Flagstone PDA Development Scheme and other relevant statutory requirements. A summary of the significant information pertinent to the site and the proposed development are provided in the following sections.

1.1 SITE DETAILS

The site is located at 400 Wyatt Road, Kagaru, and has an area of approximately 400,900m². A Current Title Search for the subject site is attached in **Appendix A**. The site has been maintained as large a rural residential lot. A summary of the significant information pertinent to the site and the proposed development are provided in Table A.

TABLE 1: SITE DETAILS

Street Address	400 Wyatt Road, Kagaru
Real Property Description	Lot 20 on SP149887
Easements and Encumbrances	Easement No 601549475 Easement No 705845602 Caveat No 723331875
Site Area	400.900m ² (40.09 ha)
Registered Owners	Mark Paul Stanbury and Jean May Stanbury
Local Government	Logan City Council
Planning Scheme	Greater Flagstone Development Scheme
Strategic Vision	Urban Living
Council Area Classification	Urban Living Zone
Neighbourhood Plan	N/A
Applicable Council Overlays	• OM-02.00 Biodiversity areas trigger - Primary Vegetation Management Area • OM-02.00 Biodiversity areas trigger - Secondary Vegetation Management Area • OM-02.04 Matters of state and local significance - Matters of both state and local ecological significance - regulated vegetation (intersecting a watercourse) • OM-03.00 Bushfire hazard trigger - Bushfire hazard (High Potential) • OM-03.00 Bushfire hazard trigger - Bushfire hazard (Medium Potential) • OM-03.00 Bushfire hazard trigger - Bushfire hazard (Potential Impact Buffer) • OM-05.02 High flow area • OM-05.04 Flood risk areas - Low Flood Risk Area

- OM-05.04 Flood investigation area
- OM-07.00 Heritage trigger - Heritage character grave site
- OM-08.00 Landslide hazard and steep slope area trigger - Landslide hazard trigger map
- OM-14.00 Waterway corridor trigger - Waterway corridors and wetlands

Nature Conservation Act 1992	N/A
State Planning Policy Mapping	• Priority development area • Agricultural land classification - class A and B • Important agricultural areas • MSES - Regulated vegetation (intersecting a watercourse) • MSES - Regulated vegetation (essential habitat) • MSES - Wildlife habitat (koala habitat areas - core) • Flood hazard area - local government flood mapping area • Bushfire prone area • Flood hazard area - local government flood mapping area • Bushfire prone area • Water supply buffer area • Water resource catchments
Koala Habitat Area Mapping	• Core koala habitat area
Development Assessment Mapping System	• SEQ Regional Plan land use categories • Queensland waterways for waterway barrier works • Water resource planning area boundaries • Regulated vegetation management map (Category A and B extract) • Core koala habitat area

1.2 APPLICATION DETAILS

TABLE 2: APPLICATION DETAILS

Applicant	400 Wyatt Pty Ltd C/- JFP Urban Consultants Pty Ltd
Application Type	1. Development Permit – Reconfiguring a Lot (1 into 437 Lots, New Road, Drainage Reserve, Local Recreation Park, Local Linear Park, and Open Space); 2. Material Change of Use for Residential and other uses (house, display home, home-based business, park and sales office) in accordance with a Plan of Development (POD).
Level of Assessment	Permissible Development

1.3 APPLICABLE LEGISLATION

This development application has been prepared in accordance with the relevant provisions of the *Economic Development Act 2012 (ED Act)* and requires assessment against the Greater Flagstone Development Scheme. The *ED Act* and Greater Flagstone Development Scheme are addressed in sections 5.1 and 5.2 of this report.

1.4 DEFINITION OF USE

In accordance with Schedule 2 of the Greater Flagstone Development Scheme, the proposed development is defined as “Reconfiguring a Lot”.

1.5 LEVEL OF ASSESSMENT AND PUBLIC NOTIFICATION

In accordance with Table 2 – Levels of Assessment of the Development Scheme, the proposal constitutes Permissible Development. In accordance with section 3.2.10 of the Development Scheme, the proposal does not require public notification.

1.6 REFERRAL AGENCIES

Being in the Greater Flagstone PDA area, assessment indicates the proposal does not trigger referral to any State referral agencies.

1.7 SUPPORTING SPECIALIST REPORTS AND DOCUMENTATION

The proposed development is supported by the following specialist reports and documentation, which are enclosed:

Report/Plan	Prepared by
Plan of Development	JFP Urban Consultants
Preliminary Civil Engineering Plans	Ensilon Consulting
Site-based Stormwater Management Plan	Ensilon Consulting
Landscape Concept Plan	Place Design Group
Traffic Assessment	Ensilon Consulting
Geotechnical Assessment	Qualtest
Ecological Assessment	Range Environmental
Vegetation Management Plan	Range Environmental
Bushfire Assessment	Bushfire Risk Reducers
Hydraulic Report	Ensilon Consulting

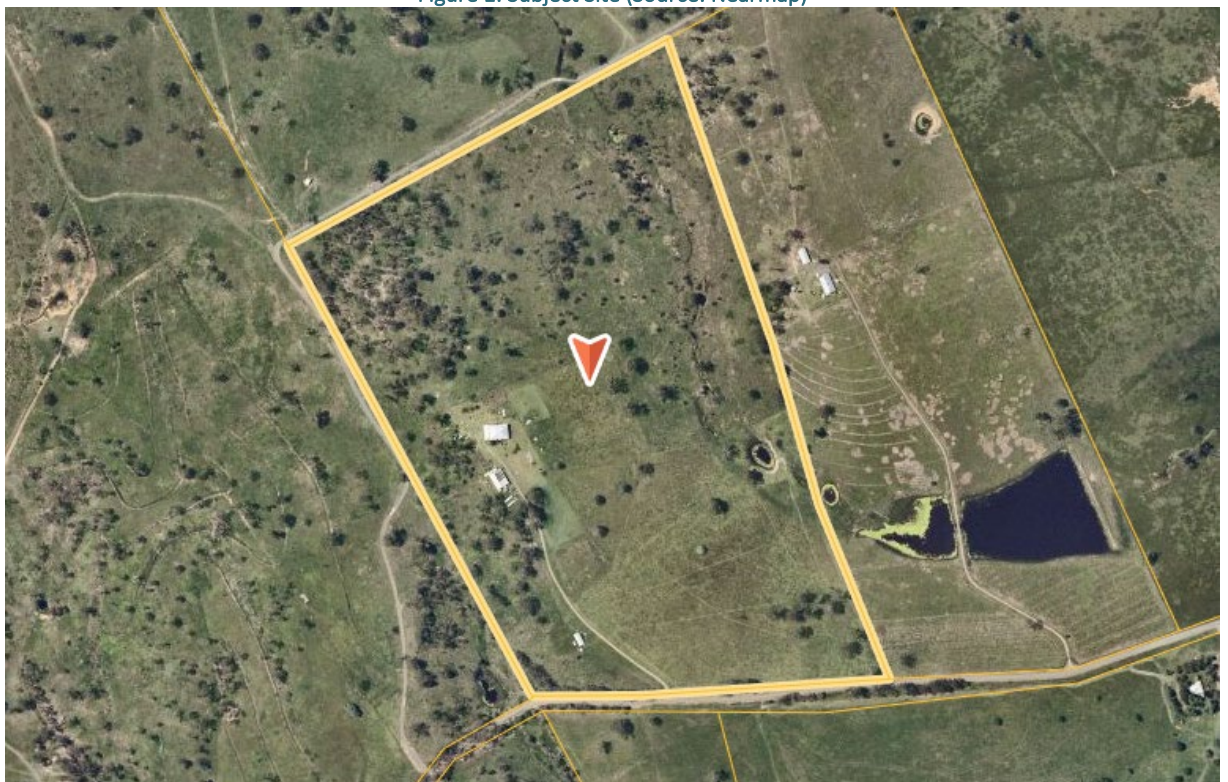
2. SITE IN CONTEXT

2.1 LAND USE AND AREA CLASSIFICATION

2.1.1 DEVELOPMENT SITE

The subject site is situated at 400 Wyatt Road, Kagaru and is described as Lot 20 on SP149887, which is included within the Greater Flagstone Priority Development Area (“PDA”). The allotment is currently owned by Mark Paul Stanbury and Jean May Stanbury and has an overall area of approximately 40.09ha, refer to Figure 1 below. A Plan of Development, prepared by JFP Urban Consultants has been prepared to accompany this application.

Figure 1: Subject Site (Source: Nearmap)



2.1.2 SURROUNDING LOCALITY

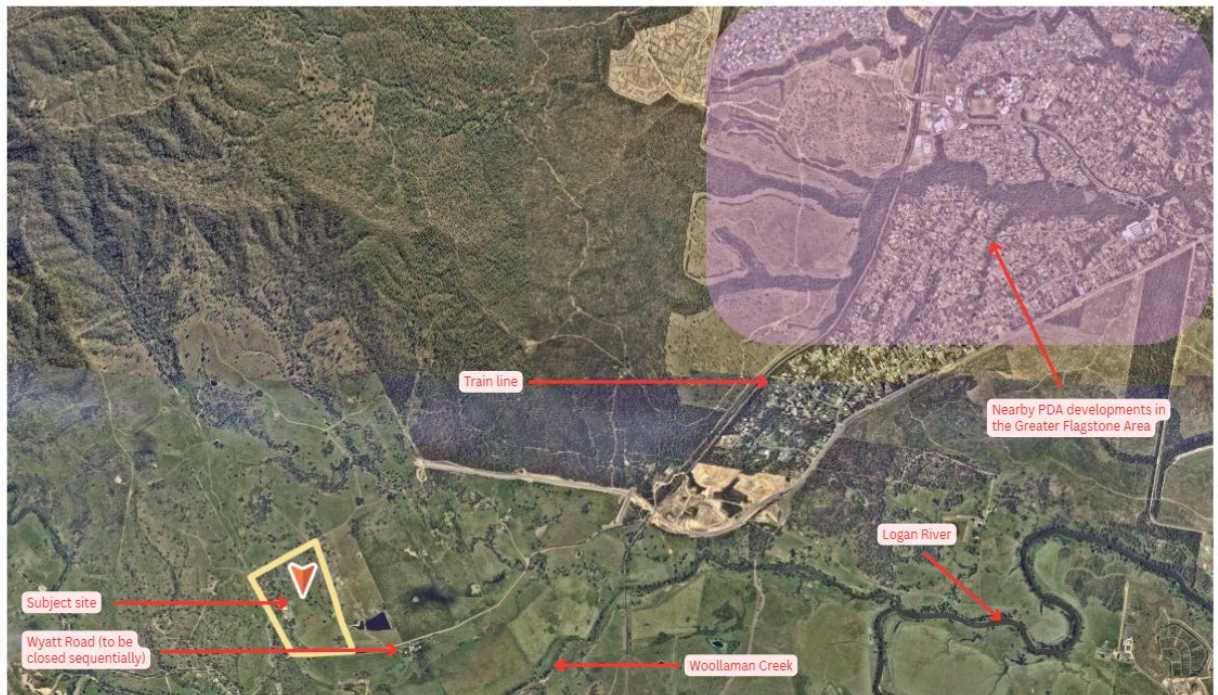
There are currently limited services and community infrastructure in the immediate vicinity of the subject site, however this area is currently being redeveloped. Development in the area has historically been characterised by rural residential land uses, with a recent transition toward traditional urban residential lots and emerging residential estates in accordance with the Greater Flagstone Urban Development Area Development Scheme (“the Development Scheme”).

The area surrounding the site is experiencing significant population growth and urban consolidation, driven by the progressive conversion of rural and semi-rural land holdings to higher-density urban land uses and residential subdivisions. As a result, the surrounding locality comprises a mix of established rural residential properties and newly approved and developing residential communities. Nearby residential estates, including the Flinders Lake and Mountain Ridge Road estate, are continuing to expand in accordance with recent Development Approvals, reinforcing the area’s evolution toward an urban residential character.

Existing community infrastructure and social networks in the Greater Flagstone area provide a strong foundation for the continued development of the UDA in partnership with Logan City Council, State agencies and community organisations.

This pattern of development reflects the intended planning outcomes for the UDA, with the locality continuing to evolve toward an urban residential character supported by existing community infrastructure in the Wyatt Road Greater Flagstone precinct. Figure 2 illustrates the surrounding land uses.

Figure 2: Surrounding land uses (Source: Nearmap)



2.2 SITE AND ENVIRONMENT DESCRIPTION

2.2.1 TOPOGRAPHY AND DRAINAGE PATTERNS

The topography of the Site area varies, generally falling from RL 78 metres AHD on the northwestern corner to RL40 metres AHD towards the southeastern corner of the subject site.

2.2.2 ECOLOGICAL MAPPING

2.2.2.1 NATURE CONSERVATION ACT 1992

The site is mapped as a high-risk area under the Plants Flora Survey Trigger Mapping. This mapped extent is contained within the proposed and dedicated Environmental Park area.

2.2.2.2 STATE MAPPING

The site is mapped as potentially containing the following constraints under the relevant State Government ecological mapping. The proposed development addresses the intent of this mapping as follows: -

TABLE 3: STATE MAPPING

Intent	Response
State Planning Policy Mapping	
Biodiversity • MSES - Regulated vegetation (intersecting a watercourse) • MSES - Regulated vegetation (essential habitat) • MSES - Wildlife habitat (koala habitat areas - core) Natural Hazards Risk and Resilience • Flood hazard area - local government flood mapping area • Bushfire prone area	The proposed development has been designed to retain and enhance vegetation where possible. Please refer to the enclosed Bushfire Hazard Assessment prepared by Bushfire Biz, which addresses the SPP Bushfire Prone Area. The mapped waterway is being protected and dedicated as Open Space for the proposal.
Development Assessment Mapping System	
▪ Core koala habitat area ▪ Regulated vegetation management map (Category A and B extract) ▪ Queensland waterways for waterway barrier works	The proposed development has been designed to retain and enhance vegetation where possible.

2.2.2.3 CORE KOALA HABITAT AREA

A small portion of the site is identified as Core Koala Habitat Area under the State Koala Mapping. The proposed development footprint is generally located outside the ground-truthed extent of the mapped area to ensure minimal disturbance to existing ecological values and habitat on site.

2.2.2.4 LOCAL MAPPING

The site is currently mapped under the Biodiversity Areas overlay and the Matters of state and local significance overlay (regulated vegetation (intersecting a watercourse)). The proposal has been designed to retain and enhance vegetation where possible. The western portion of the site is being designated as Environmental Park, with existing vegetation within this footprint to be retained. Emphasis has been placed on designing a layout which allows for the retention, protection and consolidation of the highest quality vegetation communities.

2.2.3 WATERWAYS, WETLANDS, FLOODING AND ACID SULFATE SOILS

A waterway traverses through the north-eastern portion of the site. Woollaman Creek is also situated south of the subject site. Please refer to the enclosed Site Based Stormwater Management Plan (SBSMP) prepared by Ensilon Consulting for more information of the flooding and hydraulic issues associated with the site.

2.2.4 SITE CONTAMINATION

The site is not identified on the Contaminated Land Register or Environmental Management Register. Please refer to **Appendix B** for a copy of the searches.

2.2.5 HERITAGE

Assessment indicates the site is not identified as being affected or containing matters of state or local heritage. A cultural heritage search undertaken for the site has not identified any matters of interest.

2.3 ACCESS AND MOBILITY

2.3.1 VEHICULAR ACCESS

The subject site has existing road frontage and vehicle access to Wyatt Road to the South. As part of the Greater Flagstone Endorsed Context Plan, there are plans for Wyatt Road to be sequentially closed and realigned further to the north, outside of the mapped ecological corridor.

2.3.2 PEDESTRIAN, CYCLE AND PUBLIC TRANSPORT

Pedestrian and cycle paths are not currently provided in the surrounding locality. New paths will be provided as part of this proposal and as the adjoining sites develop.

2.4 INFRASTRUCTURE/LOCAL GOVERNMENT INFRASTRUCTURE PLAN

2.4.1 SERVICES

All urban services including reticulated water, sewerage, electricity, telecommunications and sealed roads will ultimately be provided within reach of the subject site. Please refer to the enclosed Preliminary Civil Engineering Plans, prepared by Epsilon Consulting, for further details of existing and proposed infrastructure arrangements.

2.4.2 EARTHWORKS

Given the aforementioned topography of the site, earthworks and associated retaining is required to achieve attractive and practical lots. With that in mind, all efforts have been made to ensure where retaining is required, it does not detract from the amenity of the area. The realignment of Wyatt Road will trigger the need for significant earthworks. This has been addressed as part of the application.

3. SITE HISTORY

3.1 PRELODGEEMENT MEETING

A prelodgement meeting with Council Officers was held on 26 February 2026 (EDQ Reference: PRE-2026-FLA-4402) to discuss the proposed development of the site. comments raised by EDQ at the prelodgement meeting are addressed below. A brief summary of the prelodgement meeting record is provided as follows: -

Confirmation on lot mix and density requirements

- *The endorsed context plan shows the area as required to provide a minimum of 15 dwellings/hectare. EDQ supports the provision of a range of dwelling types/density, particularly the provision of housing at affordable price points, provided it can be demonstrated that there is adequate infrastructure to service the proposed density and dwelling types. Terrace lots are a supported typology. EDQ encourages the developer to introduce as much density as is feasible, above the minimum identified in the endorsed context plan.*

Applicant Response:

EDQ's comments have been adopted as part of this formal DA lodgement. A range of dwelling types and densities have been provided to support the provision of housing at a range of affordable price points.

Wyatt Road closure

- *EDQ raised that the realigned Wyatt Road corridor is not shown on the submitted plans. The applicant explained that the plans provided were prepared before the context plan was endorsed.*
- *EDQ outlined that the timeline for the upgrade of Wyatt Road will be dependent on the other developers to the east of the subject site. It is not intended that the existing Wyatt Road will be closed, however it was noted that parts of the existing road are subject to significant flooding. EDQ would be concerned with how much of the development could precede the realignment, due to flood risk, and the applicant would need to demonstrate how any stages of the development could occur without risk to future residents before the road is realigned.*
- *EDQ requested that a future prelodgement meeting occur in which amended plans are provided that show the ability to provide land for the realigned Wyatt Road through the site.*
- *EDQ noted that there is no set figure for minimum width that would need to be provided for the realignment, beyond the standard 33m width, and that the applicant will need to determine the amount of land required by obtaining detailed traffic engineering input. It is noted that batters will be required which will likely extend the required width significantly beyond 33m.*
- *EDQ encourages the applicant to undertake discussions with the developer of the land to the east regarding access to the site for construction purposes, as well as to ensure the vertical and horizontal integration of roads through both developments.*

Applicant Response:

EDQ's comments regarding the realignment and future closure of Wyatt Road have been considered and addressed within the DA lodgement. The submitted plans have been updated to reflect the endorsed context planning and demonstrate the capacity for the development to accommodate land for the future realignment of Wyatt Road through the site.

The application also considers the potential staging of development in the context of the future road upgrade and associated flood risk, ensuring that any interim development can occur without adverse impacts to future residents or the delivery of the realigned corridor.

Open space requirements

- *EDQ noted that the endorsed context plan includes a number of intended open space outcomes. These open space outcomes are aligned with existing mapping, including flood mapping and vegetation of state concern. The open space connections have been considered and have been approved for outcomes such as drainage, fauna connectivity and vegetation protection, including essential koala habitat. Any variations to these would require ecological and flood investigations. EDQ noted that there was likely limited ability to justify encroachment into the ecological area in the western part of the site.*
- *EDQ recommended that any ecological assessments, at a minimum, provide an assessment that aligns with EDQ Guideline 14 (Environmental values and Sustainable Resource Use). The applicant will also need to consider any EPBC matters in the ecological assessment that is undertaken.*

Applicant Response:

EDQ's comments regarding open space requirements have been considered and incorporated into the DA lodgement. The proposed layout responds to the endorsed context plan and retains the key open space outcomes associated with flood mapping, vegetation of state concern and ecological connectivity across the site. In particular, the design avoids encroachment into the ecological area in the western portion of the site where possible, maintaining areas identified for drainage, fauna movement and vegetation protection, including essential koala habitat. This is supported by Ecological Advice prepared by Range Environmental.

Infrastructure

- *See Figure 3 below for timing of infrastructure. There would need to be a temporary solution for any development that comes online before the signalled timing of infrastructure.*
- *EDQ noted that the applicant will need to investigate the existing sewer and stormwater infrastructure in the immediate area. EDQ confirmed that Marco Bonotto was still involved in the detailed design process for the sewer pump station with Colliers and indicated that discussions with Marco and Colliers regarding the design and capacity of the pump station can be facilitated, once more information on the potential demand from the proposal can be provided.*

Applicant Response:

EDQ's comments regarding infrastructure have been considered and addressed within the DA lodgement. The proposal acknowledges the anticipated timing of trunk infrastructure delivery and recognises that interim servicing solutions may be required for any development stages that occur prior to the provision of permanent infrastructure. Investigations into the existing sewer and stormwater infrastructure within the surrounding area have and continue to be undertaken to inform the proposed servicing strategy.

Confirmation of reports required for DA

- *Subdivision and staging plans*
- *Traffic engineering / impact report, including assessment of the temporary use of Wyatt Road and permanent use of realigned Wyatt Road*
- *Engineering services assessment, including temporary and permanent water and sewer servicing of the site*
- *Stormwater management plan, including earthworks contour plans*
- *Waste management plan*
- *Landscape concept plan, including detailed information about the landscaping treatment of the streets and all shared spaces*

- *Hydraulic impact assessment report, including assessment of flood risk associated with the use of the existing Wyatt Road until the realignment occurs (see further detail about the report below under 'other matters')*
- *Bushfire hazard assessment*
- *Ecological assessment, including status of EPBC Act referrals (if required) and impact on essential habitat*

Applicant Response:

The application is supported by the relevant technical documentation, including subdivision and staging plans, traffic engineering assessment (addressing both the interim use of Wyatt Road and the future realigned corridor), an engineering services assessment, stormwater management plan with earthworks contours, waste management plan, landscape concept plan, hydraulic impact assessment, bushfire hazard assessment, and an ecological assessment.

Where relevant, the supporting reports also address matters such as interim infrastructure arrangements, flood risk associated with the use of the existing Wyatt Road prior to its realignment, and ecological considerations including requirements under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

3.2 SITE HISTORY

On 13 October 2025, pursuant to section 85(4)(b) of the Economic Development Act 2012, EDQ approved a PDA development application for a Reconfiguring a Lot involving 1 lot into 2 lots and a temporary access easement (EDQ Ref: DEV2025/1687).

This application related to a management subdivision for the excision of the vendor lot. The approval has since been registered separately, and the subject proposal has been designed to accommodate the approved vendor lot configuration.

4. THE DEVELOPMENT PROPOSAL

JFP Urban Consultants has been engaged by 400 Wyatt Pty Ltd to prepare and manage a development application in respect of land at 400 Wyatt Road, Kagaru, and described as Lot 20 on SP149887. This application seeks approval for the following:

1. *Reconfiguring a Lot (1 into 437 Lots, New Road, Drainage Reserve, Local Recreation Park, Local Linear Park, and Open Space);*
2. *Material Change of Use for Residential and other uses (house, display home, home-based business, park and sales office) in accordance with a Plan of Development (POD)*

In accordance with Schedule 2 of the Greater Flagstone Development Scheme, the proposed development is defined as “Reconfiguring a Lot”.

The current registered owner of the site is as follows:

Lot	Street Address	Owner
Lot 20 on SP149887	400 Wyatt Road, Kagaru	Mark Paul Stanbury and Jean May Stanbury

Both the applicant’s details and landowners consent are provided in **Appendix A**.

4.1 RECONFIGURATION

In accordance with the enclosed Reconfiguration Plan, prepared by JFP Urban Consultants, the overall intent of the proposal is to establish a residential subdivision consisting of 437 new residential lots, new roads, open space and linear park, neighbourhood park, and environmental park.

The proposed lot configuration includes a range of lot sizes to meet the demands for a mix of residential products, household types and affordability levels. The future development of detached houses over the proposed lots will be subject to the relevant provisions of the Development Scheme by the future owners as required. The overall density of the proposal at 18.4 lots per hectare across the site is consistent with the required minimum net density of 15 dw/ha in the Urban Living Zone, as well as having regard to the densities established through development of the surrounding properties and onsite mapping overlays.

Proposed lots 301-321 (Stage 3) will represent standard format lots under a community title scheme to assist in managing servicing and access arrangements.

Refuse collection will occur via kerb-side collection. All proposed lots have sufficient frontage for rubbish bins to temporarily stand on the kerbside on collection day.

The proposed layout includes a mix of standard lots, small lots, and terraces lots, ranging in size from 202sqm to 802sqm. Terrace lots will have rear-loaded lane way access, with driveways positioned off rear laneways and/or common property. All proposed lots are complimented by areas of open space and connected to new internal local roads. A summary of the staging details and lot sizes is also shown below in Table 3.

TABLE 3: LOT STATISTICS

STATISTICS*	STAGE 1	STAGE 2A	STAGE 2B	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
RESIDENTIAL LOTS								
TERRACE (7.5m x 27.0m)	9	0	26	7	0	0	0	42 (10%)
VILLA (10.0m x 30.0m)	21	34	0	42	54	8	40	199 (45%)
PREMIUM VILLA (12.5m x 30.0m)	11	35	0	13	18	12	14	103 (24%)
COURTYARD (14.0m x 30.0m)	17	17	0	11	15	11	9	80 (18%)
TRADITIONAL (600m ² min.)	4	1	0	0	2	3	3	13 (3%)
TOTAL LOTS	62	87	26	73	89	34	66	437 (100%)
LENGTH OF NEW								
10.0m COMMON PROPERTY ROAD (m)	0	0	215	0	0	0	0	215
7.0m-10.0m LANEWAY (m)	58	0	0	60	0	0	0	118
16.0m ROAD (m)	223	820	0	570	756	585	456	3410
22.0m ROAD (m)	145	184	0	170	258	53	0	810
TRUNK COLLECTOR ROAD (m)	0	25	0	0	0	440	0	465
OPEN SPACE AREA (ha)^	0.2116	0.8047	0	0	0.2676	5.2721	6.29	12.846
STAGE AREA (ha)	3.42	5.974	0.926	3.828	5.195	10.231	9.512	39.086
DEVELOPABLE AREA (ha)**								23.689
DENSITY (lots/ha)**								18.4

The proposed lot configuration includes a diverse range of lot sizes and types to meet the demands for a mix of residential products, household types and affordability levels. The enclosed Plan of Development Package includes appropriate detail to demonstrate compliance with the Greater Flagstone Development Scheme, EDQ Guidelines and EDQ Prelodgement Advice. The intent is that the enclosed Plan of Development Package will regulate building development on and within the proposed lots.

4.2 PLAN OF DEVELOPMENT

The proposed subdivision includes a Plan of Development to support the future design and construction of the future dwelling houses on the proposed lots. The plan of development denotes the following:

- Lot sizes;
- Driveway locations; and
- Built to boundary wall locations.

In view of the above, the proposed development will result in residential allotments capable of accommodating future dwelling houses in accordance with the Plan of Development. Items such as setbacks, built to boundary wall locations, driveway locations and street frontage types are identified on the plan. The Plan of Development will form part of the applicable Development Approval and will thereafter apply to the future dwelling houses on the site.

4.3 STORMWATER AND EARTHWORKS

For details of the proposed stormwater management strategies, please refer to the Site-based Stormwater Management Plan, prepared by Epsilon Consulting. The report demonstrates that the relevant stormwater management standards and flood immunity levels can be achieved.

This report confirms the stormwater strategy for the development is as follows:

- A total of 1.453 hectares of stormwater basin are proposed within the site;
- The proposal will be designed to direct and discharge all stormwater runoff into these stormwater basins;
- These basins will treat all stormwater captured on site, prior to being released into the Local Linear Park area.

4.4 MATERIAL CHANGE OF USE

The uses proposed under the Material Change of Use component of the application, represent consistent uses for the lot types proposed under the Plan of Development.

They also represent uses which could reasonably be expected within the Urban Living Zone under the Greater Flagstone Development Scheme.

We note that the proposed layout and lot types have been developed in accordance with the requirements of EDQ Guideline No.1, with a mix of lot sizes to accommodate a diverse range of detached and attached residential products, housing sizes, household types and affordability levels.

4.5 ACCESS AND SERVICING

As shown on the enclosed Plan of Development, the proposal involves the construction of new internal roads. Access into proposal will be via connections the existing Wyatt Road.

Ensilon Consulting has been engaged as the traffic engineering consultant for the project. Ensilon Consulting has prepared a Traffic Assessment report, which is enclosed for EDQ's consideration and assessment. The enclosed report establishes that the proposed access arrangements, road layout and road network complies with all relevant standards of the Development Scheme, including ULDA *Guideline No. 6 – Street and Movement Network*. Please refer to Ensilon's enclosed report for further information. Based on the findings from this assessment, it is concluded that there are no major adverse traffic impacts to preclude approval of the proposed development.

Additionally, there are two (2) existing easements over the property, one designated for access, and the other for drainage. These existing easements will be extinguished as part of this application. This can be appropriately addressed through conditions of approval.

4.6 NEW ROADS AND PATHWAYS

As demonstrated on the enclosed Reconfiguration Master Plan, prepared by JFP Urban Consultants, the following lengths of new road will be provided:

- 215m of common property road (10m wide)
- 118m of laneway (7-10m wide)
- 3410m of road (16m wide)
- 810m of road (22m wide)
- 465m of trunk collector road

The proposed realignment of Wyatt Road has been designed generally in accordance with the Road Planning Context Plan, while also responding to site-specific flooding constraints to ensure the future road corridor achieves an appropriate flood-free outcome.

The land required for the road realignment, together with any associated works, is considered to constitute trunk infrastructure under the applicable DCOP framework, given the function of the road within the broader planned transport network.

4.7 URBAN SERVICES

All urban services including reticulated water, sewerage, electricity, telecommunications and sealed roads will be provided to the site. All proposed lots will be suitably connected to these required services in accordance with EDQ and Council's design standards.

The Servicing Strategy for the site is presented in the Engineering Services Report, prepared by Ensilon Consulting.

Please also refer to the enclosed Preliminary Engineering Plans prepared by Ensilon Consulting for further details. Full details on the civil engineering design will be provided as part of a subsequent application/s for Operational Works (Civil).

4.8 OPEN SPACE AND PARK

The proposal provides a comprehensive and integrated open space network in accordance with EDQ requirements. A 5,000m² Neighbourhood Recreation Park is located on at the north-eastern boundary of the site, complemented by a north-south Local Linear Park which adjoins this area. This area also accommodates stormwater basins, comprising approximately 1.453 hectares of the developable area. The majority of proposed residential lots are located within a 400m walking distance of the Neighbourhood Recreation Park, as required by the EDQ Guideline No. 12 – Park Planning. Lots located just outside the 400 m walking distance to the Neighbourhood Recreation Park remain in close proximity to the Environmental Park and the Local Linear Park as an alternative.

In addition, the development designates approximately 6.29 hectares of Environmental Park, retaining the ground-truthed koala habitat area and vegetation within this park area. This open space corridor extends the majority of the western site boundary, providing environmental value and enhancing connectivity across the site. A 5m wide buffer to the proposed lots is proposed along the extent of the ground-truthed area.

The proposed parks and open space network is further complemented by existing greenspace within the surrounding locality. Notably, the proposed Local Linear Park will ultimately connect to an extension to the linear park to the east of the site, consistent with the endorsed Context Plan. Together, these existing and proposed elements form a well-connected and accessible recreational network for current and future residents.

The Local Linear Park area proposed on the site represents trunk items under the relevant DCOP Mapping. offsets are applied to the dedication and embellishment of those park areas in accordance with the DCOP.

5. STATUTORY PROVISIONS AND COMPLIANCE

This development application has been prepared in accordance with the relevant provisions of the Economic Development Act and requires assessment against the Greater Flagstone Development Scheme. The Economic Development Act and Greater Flagstone Development Scheme are addressed in sections 5.1 and 5.2 of this report.

5.1 ECONOMIC DEVELOPMENT ACT 2012

Commencing on 1 February 2013, the *Economic Development Act 2012* (ED Act) combined provisions of the now repealed *Urban Land Development Act 2007* (“ULDA Act”) and the *Industrial Development Act 1963*. The principal purpose of the ED Act is to facilitate economic growth and development for community purposes within Queensland. In doing so, the ED Act establishes a mechanism for the declaration of Priority Development Areas (“PDAs”) in order to ensure the continuing availability of land for urban development purposes, including affordable housing products and supporting infrastructure.

In accordance with the ED Act and the associated *Economic Development Regulation 2013*, PDAs include declared areas and transitioned Urban Development Areas (“UDAs”), created under the ULDA Act. Consequently, the former Greater Flagstone UDA now constitutes a PDA.

The ED Act also establishes EDQ as the responsible entity for the planning and coordinating development within declared PDAs. Accordingly, EDQ constitutes the responsible entity (assessment manager) for all development applications made over land included within the Greater Flagstone PDA, with the Greater Flagstone Development Scheme being the applicable planning instrument against which development applications are to be assessed.

The proposed development accords with the provisions of the ED Act as it meets relevant statutory requirements and is generally consistent with the applicable elements of the Greater Flagstone (UDA) Development Scheme.

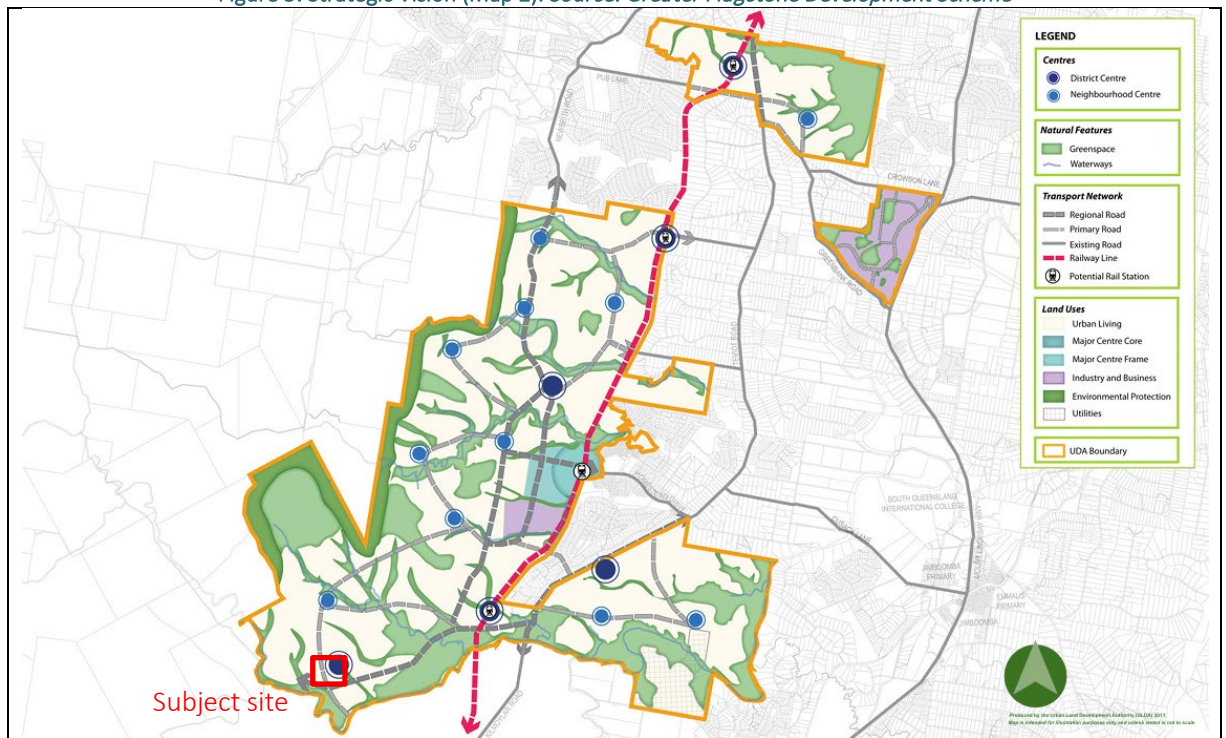
An assessment of the proposal against the Greater Flagstone (UDA) Development Scheme is presented in section 5.2 this report.

5.2 GREATER FLAGSTONE DEVELOPMENT SCHEME

Section 3.2.7 of the Greater Flagstone PDA Development Scheme identifies that the relevant PDA-wide criteria, zone intents and EDQ guidelines must be taken into account in the preparation of a PDA development application. As such, an assessment of these criteria with regards to the proposed development has been provided in the following sections.

The Greater Flagstone PDA is located between two future employment precincts at North Maclean and Bromelton. The PDA covers 7188ha and is located west of the Jimboomba and Mount Lindsay Highway, along the Brisbane-Sydney rail line. The PDA was declared on 8 October 2010 and the Greater Flagstone PDA Development Scheme commenced on 8 October 2011. The overall strategic vision map for the Greater Flagstone PDA is illustrated in Figure 5.

Figure 5: Strategic Vision (Map 2). Source: Greater Flagstone Development Scheme



5.2.1 PDA – UDA WIDE CRITERIA

As mentioned previously, the site is located within the Greater Flagstone UDA boundary, which is defined by the Development Scheme. Accordingly, the proposed development is required to demonstrate compliance against the relevant elements of the UDA Wide Criteria. An assessment against these provisions is included in **Appendix C**. The subject site is located within the balance area of the UDA.

In addressing the criteria we note that the site is subject to mapped under the Bushfire Overlay of the Logan City Council mapping, and under the Bushfire Prone Areas of the State Planning Policy mapping. As previously discussed, the site is subject to an existing clearing approval for the majority of the site.

Figure 6: State Planning Policy overlay map

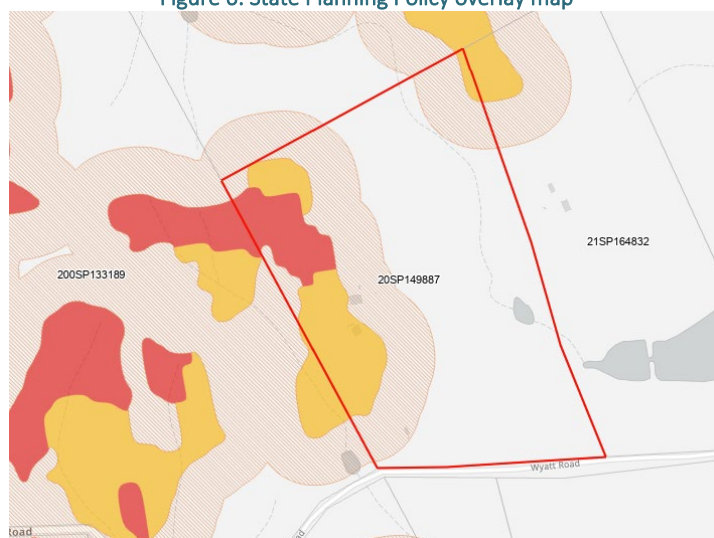


Figure 7: Logan City Council overlay map



5.2.2 URBAN LIVING ZONE

The intent for the Urban Living Zone is as follows:

The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be developed as urban and suburban neighbourhoods focused on identifiable and accessible centres and comprising of a mix of residential development including houses, multiple residential and other residential and live work opportunities through home-based business. The urban living zone is also intended to accommodate a wide range of other non-residential uses.

The proposed development is consistent with the intent for the Urban Living Zone, as it seeks to establish residential lots, anticipated within the Development Scheme. The staged reconfiguration includes a range of lot types and sizes which can accommodate a variety of design outcomes, household types and life cycle needs. The proposal includes a mix of detached and attached dwelling lots, as well as new open space and park areas to support the new residential lots and mix of products.

5.2.3 EDQ GUIDELINES

EDQ has prepared a series of guidelines which set out the standards for development and to provide further guidance on how to achieve the UDA Wide Criteria for each PDA. An assessment against the relevant guidelines is tabled below.

TABLE 5: EDQ GUIDELINES

UDA Guideline	Comment
EDQ Guideline No. 1 – Residential 30	The proposed layout has been developed in accordance with the recommended practices in Guideline No.1. The enclosed Plans of Development incorporate the preferred level of detail. The proposed layout includes a mix of lot sizes to accommodate a diverse range of detached and attached residential products, housing sizes, household types and affordability levels. The proposed street network design will integrate with the anticipated ultimate road network as part of development of the adjoining properties. Proposed new park and open space will be provided as part of this proposal, in accordance with the approved Context Plan.
EDQ Guideline No. 5 – Neighbourhood Planning and Design	The proposal has been developed in accordance with the recommended practices in Guideline No.5. An efficient and functional block design has been adopted which allows for a grid pattern. The proposed layout is consistent with

the suburban neighbourhood planning and design model identified in this guideline.

EDQ Guideline No. 6 – Street and Movement Network

The proposed street and movement networks have been designed in accordance with Guideline No.6. The layout includes a range of street types that accord with the hierarchy and design standards of Guideline No.6. Please refer to the enclosed Traffic Impact Assessment, prepared by Epsilon Consulting, for further details.

5.2.4 EDQ PRACTICE NOTES

EDQ has prepared a series of Practice Notes for development in a PDA. The practice notes complement the development schemes and guidelines covering a range of topics and incorporating practical information on housing, development and planning. An assessment against the relevant Practice Notes is tabled below.

TABLE 7: EDQ PRACTICE NOTES

ULDA Guideline	Comment
Practice Note No. 1 – House and Lot Diversity	The proposal incorporates a mix of lot sizes with a variety of frontage widths. Lot sizes are designed with suitable shapes and dimensions to accommodate future dwellings on the site, in line with the “Typical” and “Suitable” lot type standards.
Practice Note No. 7 – Designing for small lots	The enclosed Plan of Development identifies the necessary built form provisions to ensure proposed small lots are designed in line with the best practice solutions highlighted in Practice Note No.7. The inclusion of these mandatory provisions will ensure that the construction of dwellings on small lots are delivered in a coordinated, functional and legible manner. These include built to boundary wall locations, driveway locations and secondary frontages.
Practice Note No. 10 – Plans of Development	The enclosed Plan of Development has been designed in accordance with the EDQ Guidelines and Practice Note No.10.

5.2.5 GREATER FLAGSTONE PDA – CONTEXT PLAN

Section 3.2.8 of the Greater Flagstone Development Scheme requires a context plan be prepared by in support of an application and must accompany a UDA development application for:

- i. *The first permissible development in the relevant context plan area, or*
- ii. *A later permissible development that is materially inconsistent with the existing EDQ endorsed context plan for the context plan area.*

A Context Plan for the Wyatt Road area was approved and endorsed by EDQ in December 2025 (Ref: DEV2023/1431), establishing a preliminary framework to guide future development of the area (refer Figure 8). The subject proposal applies only to the north-western area of the approved context plan, legally described as Lot 20 on SP149887. Figure 9 depicts the subject site as containing urban residential development (minimum 15 dwellings per hectare), an environmental park, a local linear park, neighbourhood recreation park, a neighbourhood collector road and a section of the realigned Wyatt Road.

Assessment indicates the enclosed Plan of Development is generally consistent with the endorsed Context Plan.

Figure 8: Endorsed Greater Flagstone Wyatt Road Context Plan. Source: EDQ

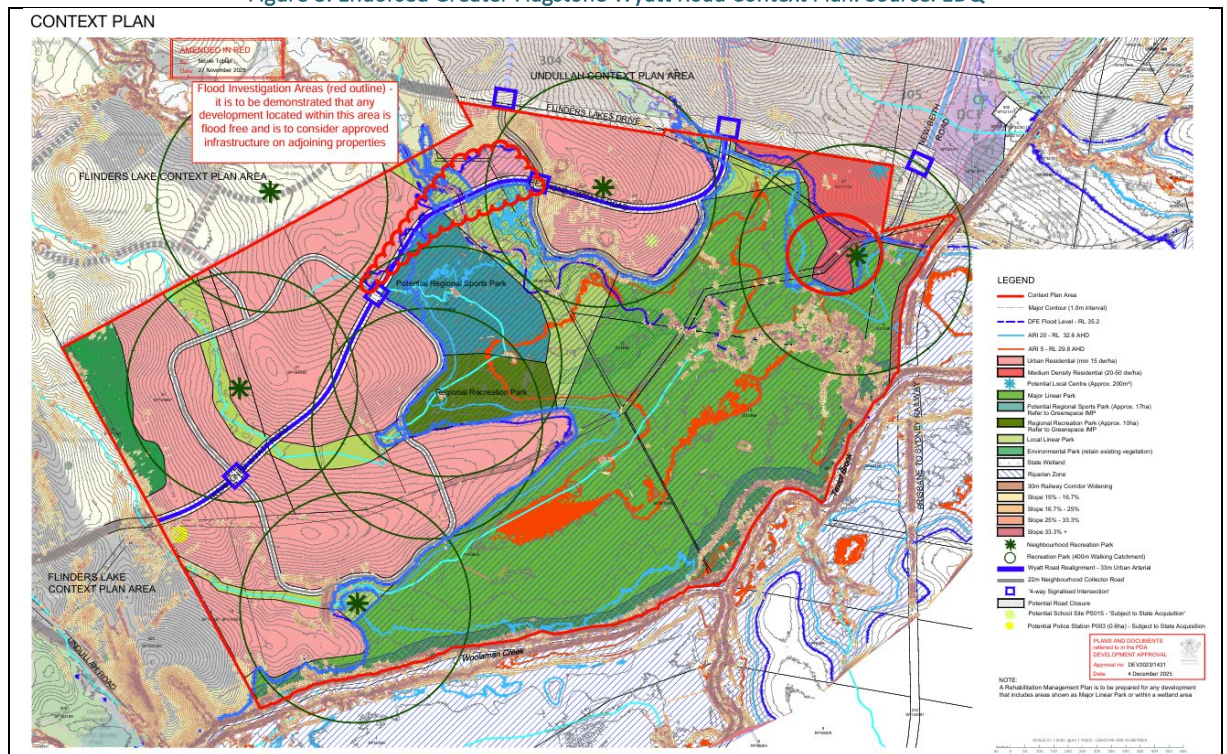
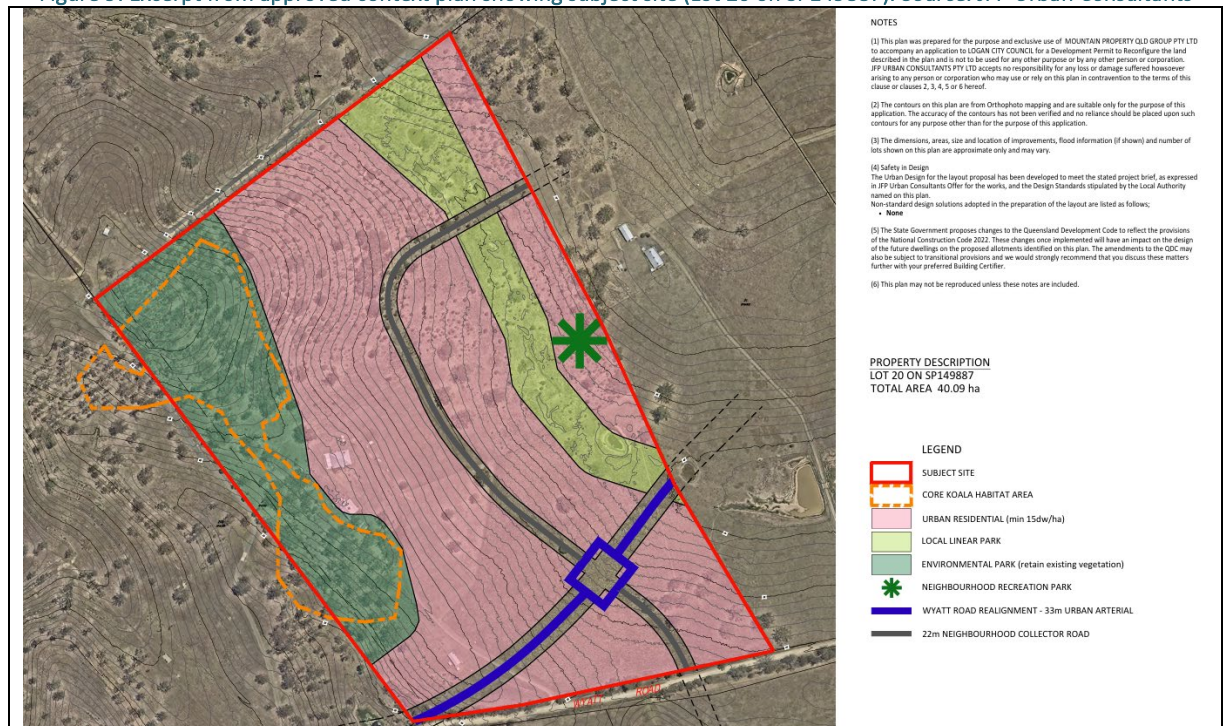


Figure 9: Excerpt from approved context plan showing subject site (Lot 20 on SP149887). Source: JFP Urban Consultants



5.2.6 NOTIFICATION REQUIREMENTS

In accordance with section 3.2.10 of the Development Scheme, the proposal does not require public notification.

5.2.7 LEVEL OF ASSESSMENT

In accordance with Table 2 (Levels of Assessment) of the Greater Flagstone Development Scheme, the proposal constitutes Permissible Development.

6. CONCLUSION

The applicant seeks a Development Permit for Reconfiguring a Lot in respect of land located at 400 Wyatt Road, Kagaru and described as Lot 20 on SP149887.

The proposal is supported on the following grounds: -

- The proposal is designed in a manner to complement and be compatible with the locality's existing, approved and planned residential development;
- The proposal constitutes a logical form of development for the site's land use classification;
- The proposal will provide additional housing stock and increased dwelling diversity within an area designated for residential expansion;
- The proposal will make efficient use of existing urban land and infrastructure;
- The proposal generally complies with the endorsed amended PDA Context Plan and the amended Master Plan for the site; and
- The proposed development generally complies with applicable elements of the Greater Flagstone UDA Development Scheme.

We therefore respectfully request that EDQ favourably considers the proposed development subject to reasonable and relevant conditions of approval.

7. APPENDICES