



EDQ Development Application

PDA Development Permit for Reconfiguring a Lot (670 Residential Lots, 1 Utility Installation Lot, Parks and Road), and Operational Works (Advertising Devices) in Accordance with a Plan of

Kindira, Monarch Glen

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

23 July 2026 | 7250122



'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. Endorsed Context Plan	Saunders Havill
D. Reconfiguring a Lot Plan and Plan of Development (PoD)	Saunders Havill
E. Parking Analysis Plan	Saunders Havill
F. Advertising Device Plan	Saunders Havill
G. Landscape Plan	Vee Design
H. Engineering Services Report	Stantec
I. Water and Wastewater Precinct Network Plan	Colliers Engineering
J. Stormwater Management Plan	Engeny
K. Traffic Impact Assessment	Bitzios Consulting
L. Road Traffic Noise Assessment	ATP Consulting Engineers
M. Bushfire Management Plan	Covey
N. Geotechnical Engineering Report	Soil Surveys
O. EDQ Guidelines Assessment	Colliers Urban Planning

Executive Summary

This PDA Development Application (ROL05), prepared by Colliers Urban Planning on behalf of Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 (Mirvac), seeks a PDA Development Permit for Reconfiguring a Lot (2 Lots into 670 residential lots, 1 utility installation lot, parks and roads) and Operational Works (Advertising Devices) in accordance with a Plan of Development at Kindira, Monarch Glen within the Greater Flagstone Priority Development Area (PDA). The application relates to land predominantly located within the Urban Living Zone and forms the second residential stage of the approved Kindira Master Plan area.

The proposal seeks approval for 670 residential lots, a future state primary school site, a district sports park, public open space and supporting infrastructure, contributing to the delivery of a master planned community anticipated to accommodate more than 7,000 dwellings. As part of the Greater Flagstone PDA, the development supports the provision of housing and community infrastructure within one of South East Queensland's key growth areas, which is planned to accommodate approximately 51,500 dwellings and a population of 138,000 people.

The application has been prepared within the framework established by the approved Kindira Context Plan, endorsed Infrastructure Master Plans and the overarching whole-of-site approval. Assessment confirms the proposal is Permissible Development under the Greater Flagstone Development Scheme and is consistent with the Economic Development Act 2012, relevant State interests, EDQ Guidelines, the Development Scheme and existing approvals. Approval is therefore sought subject to reasonable and relevant conditions.

This DA demonstrates the proposal:

- Forms the second stage of Mirvac’s newest master-planned community, housing ~7,300 families and 18,000+ residents.
- Boosts housing supply, diversity, and affordability, delivering 670 critical residential lots in a strategic location.
- Offers varied lot sizes to support diverse dwelling types and affordability levels.
- Is located nearby key existing services and infrastructure, including Flagstone Village, schools, and sports facilities.
- Includes planning and delivery of a new district sports park facility and allocated land to a new state primary school.
- Ensures efficient delivery of essential infrastructure (water, sewer, roads, transport, utilities, and parks).
- Is designed to mitigate bushfire, flood, slope, and noise hazards.
- Protects ecologically significant areas and provides 14.5 ha of open space through the inclusion linear parks, recreation parks and a future district sports park.
- Complies with existing approvals for land use, vegetation clearing, and infrastructure planning (IMP, OSS, EPBC Act).

Table 1 below provides a summary of the proposal.

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: Jennifer Davison, Emily Griffioen
Proposal	Development Permit for a Reconfiguring a Lot - 2 Lots into 670 Residential Lots, 1 Utility Installation Lot, Parks and Roads) with associated Plan of Development, and Operational Works (Advertising Devices).
Site Address	Kindira, Monarch Glen
Real Property Description	Lot 2 on SP351245 Lot 1 on SP351245

Application Summary	
Site Area	Development Lot 69.288ha
Easements	No easements over development area. Refer to section 2.3 for further detail
Priority Development Area	Greater Flagstone PDA
Development Scheme	Greater Flagstone UDA Development Scheme
Zoning	Urban Living and Environmental Protection Zone
Level of Assessment	Permissible Development
Public Notification	N/A

1.0 Preliminary

1.1 Introduction

This DA prepared by Colliers Urban Planning, is made to the Minister for Economic Development Queensland (MEDQ) on behalf of Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 and seeks a PDA Development Permit for Reconfiguring a Lot 2 Lots into 670 residential lots, 1 utility installation lot, parks and road, and Operational Works (Advertising Devices) in accordance with a Plan of Development. More specifically, the proposal involves 670 lots for residential purposes, 1 lot for utility purposes, an open space network including a district sports park, a neighbourhood recreation park and multiple linear parks and stormwater greenspace as well as a lot for a future state primary school. The DA is lodged over land at Kindira, Monarch Glen, legally described as Lot 2 on SP351245 and Lot 1 on SP351245 and access will be provided through an approved road that traverses Lot 50050 on SP332140 and Lot 907 on SP332140 which will ultimately provide access to the development. The site is located within the Urban Living Zone and Environmental Conservation Zone of the Greater Flagstone PDA.

This report sets out the following:

- Site characteristics
- Pre-lodgement engagement
- Proposed development
- State planning instruments
- Planning assessment
- Conclusion

The DA demonstrates the proposal complies with all relevant assessment benchmarks. Approval of the proposal is requested subject to the imposition of reasonable and relevant conditions.

1.2 Vision for Kindira

Kindira is a 1,024-ha master-planned community to be delivered by Mirvac, planned to accommodate approximately 7,300 households and a community of more than 18,000 residents.

The planned urban structure for Kindira incorporates a full suite of supporting infrastructure, including schools, local centres, parks and sporting facilities and is illustrated in **Figure 1** below. The community is underpinned by an extensive green network, with approximately 400 ha of retained corridors offering recreational opportunities such as walking, cycling and hiking trails, while maintaining strong environmental connectivity.

Kindira provides:

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

Aligned with Mirvac's reconciliation commitment, Karawatha Interpretive Community Centre will share the area's rich First Nations history. ROL05 marks the second residential stage, comprising Precincts 103 and 104.

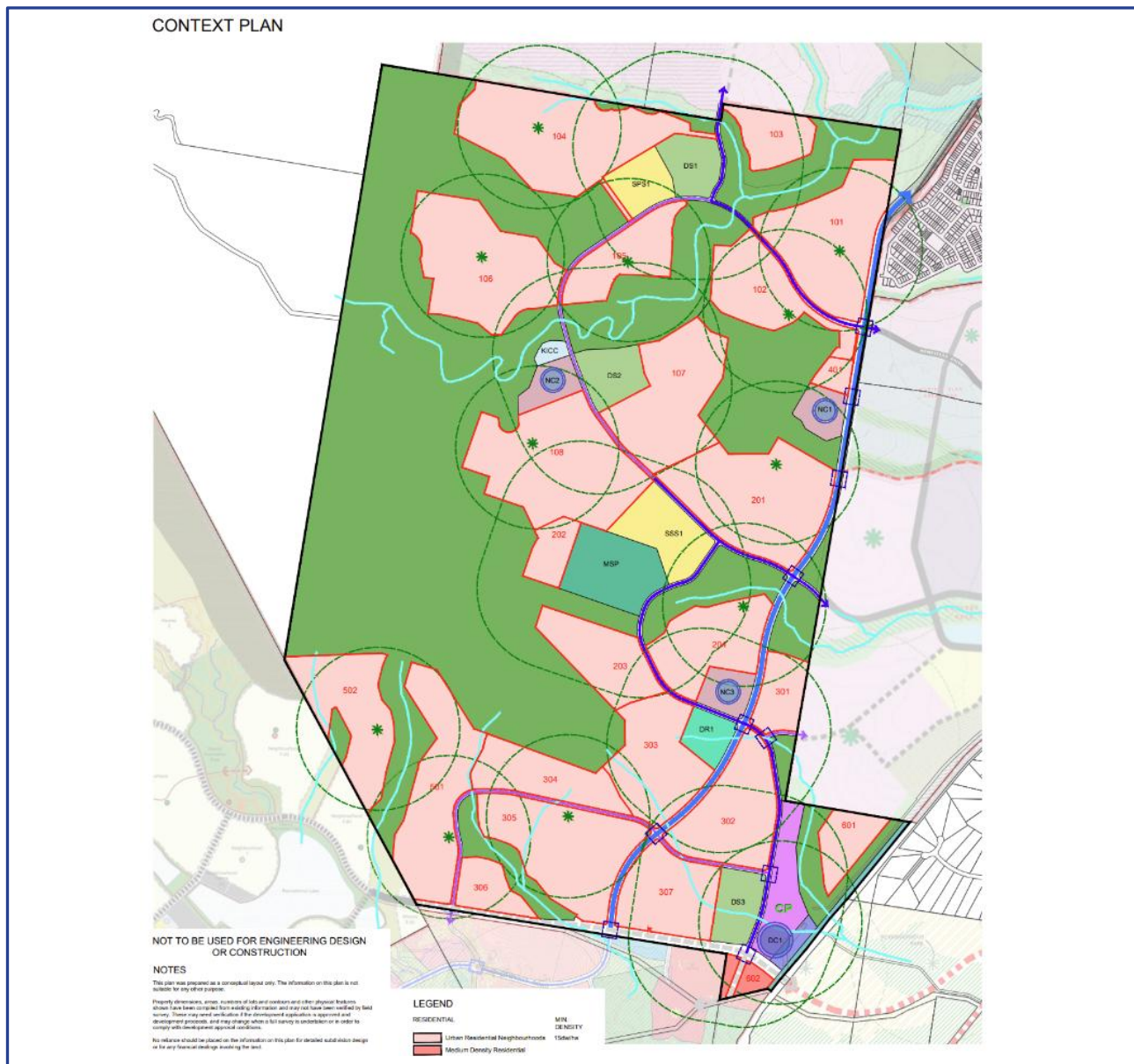


Figure 1 Kindira Context Plan

Source: Mirvac, 2024

1.3 Application Approach

An overarching, whole-of-site approval (DEV2012/248) is in place and serves as the originating approval for the development. It established the framework for the transition of the site from largely undeveloped land to a range of urban uses. In doing so, it sets the applicable categories of assessment for future development within the Urban Living Zone, including the Suburban Neighbourhood, District Centre and Neighbourhood Centre land uses.

The amended Context Plan was endorsed as part of application number DEV2025/1612 on 31 October 2025, and the relevant IMP's and OSS's required by the Whole of Site approval have been endorsed, with exception to the Stormwater Management Plan which is with EDQ for assessment.

This Context Plan establishes the overarching structure and development intent for a precinct, including land uses, movement networks, open space and infrastructure. It provides a coordinated framework to guide and assess future development, ensuring consistent and integrated outcomes aligned with the PDA development scheme within the Kindira Master Plan area.

This DA seeks to facilitate the second stage of the Kindira Master Plan, being ROL05 through a PDA Development Permit for Reconfiguring a Lot 1 Lot into 670 residential lots, parks and road, and Operational Works (Advertising Devices) in accordance with a Plan of Development.

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

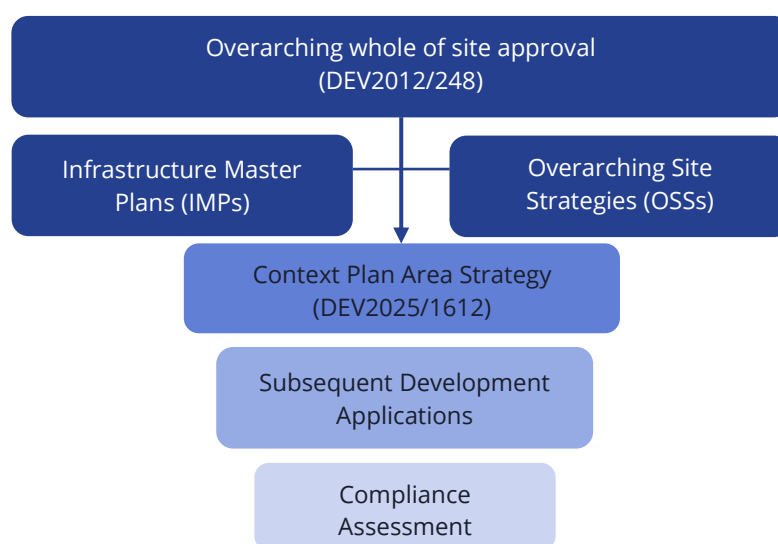


Figure 2 **Application Approach**

1.4 Strategic Context

Over recent years, the Queensland Government and Logan City Council (Council) have published several strategic documents to help guide the development of Southeast Queensland (SEQ) and the Logan City Council LGA. With a population nearing 342,000 and a land area of 957 square kilometres, the City of Logan is one of the largest and fastest-growing cities in Australia. As discussed above, the PDA is located within SEQ's and City of Logan's southwest growth corridor.

ROL05 contributes to the growth aspirations of the southwest growth corridor and aligns with several strategic documents, including:

- Homes for Queenslanders Report
- Council's Economic Development Strategy 2022 to 2027
- Logan Housing Strategy 2020

The relevance of these documents is discussed in more detail in the sections below.

1.4.1 Homes for Queenslanders Report

The Homes for Queenslanders Report was developed following the Queensland Housing Summit in October 2022 and focuses on five (5) key pillars aimed at improving housing accessibility. The report sets a target of delivering 1 million new homes by 2046, emphasising that increasing housing supply is the best approach to improving affordability. Key actions outlined in the report include a \$350 million incentive for housing near existing infrastructure, mandatory regional housing targets, streamlined development approvals, modern construction methods, and a short-term rental registration scheme. The ROL05 project aligns with these goals by delivering additional housing in a well-connected area, contributing to affordable housing and supporting future high-density development.

1.4.2 Council's Economic Development Strategy 2022 to 2027

The Council's Economic Development Strategy 2022-2027 aims to foster economic growth in Logan through investment and strategic planning. The City of Logan has seen steady economic expansion over the past decade, with key industries such as healthcare, construction, manufacturing, and education playing a major role. The strategy outlines five key directions, including business support, investment attraction, and youth employment pathways. A major milestone in this strategy is a \$1.2 billion infrastructure agreement for Greater Flagstone and Yarrabilba. Logan's youthful and culturally diverse population provides a unique economic advantage, offering a strong workforce pipeline. The ROL05 development contributes to this strategy by creating housing in a high-growth area, supporting industries such as construction, retail, and healthcare.

1.4.3 Logan Housing Strategy 2020

The Logan Housing Strategy 2020 was developed to guide residential growth and ensure future housing remains accessible, well-located, and diverse. Over the past decade, Logan has experienced rapid population and housing growth, with this trend expected to continue due to ongoing residential development and the establishment of Priority Development Areas (PDAs). The city has the capacity to add 56,000 new dwellings by 2036, and the strategy seeks to ensure future housing meets the needs of Logan's diverse community. ROL05 plays a key role in achieving these housing targets by delivering 670 residential lots within a PDA, ensuring access to essential infrastructure, services, and community facilities.

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 SEQ's southwest growth corridor.

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

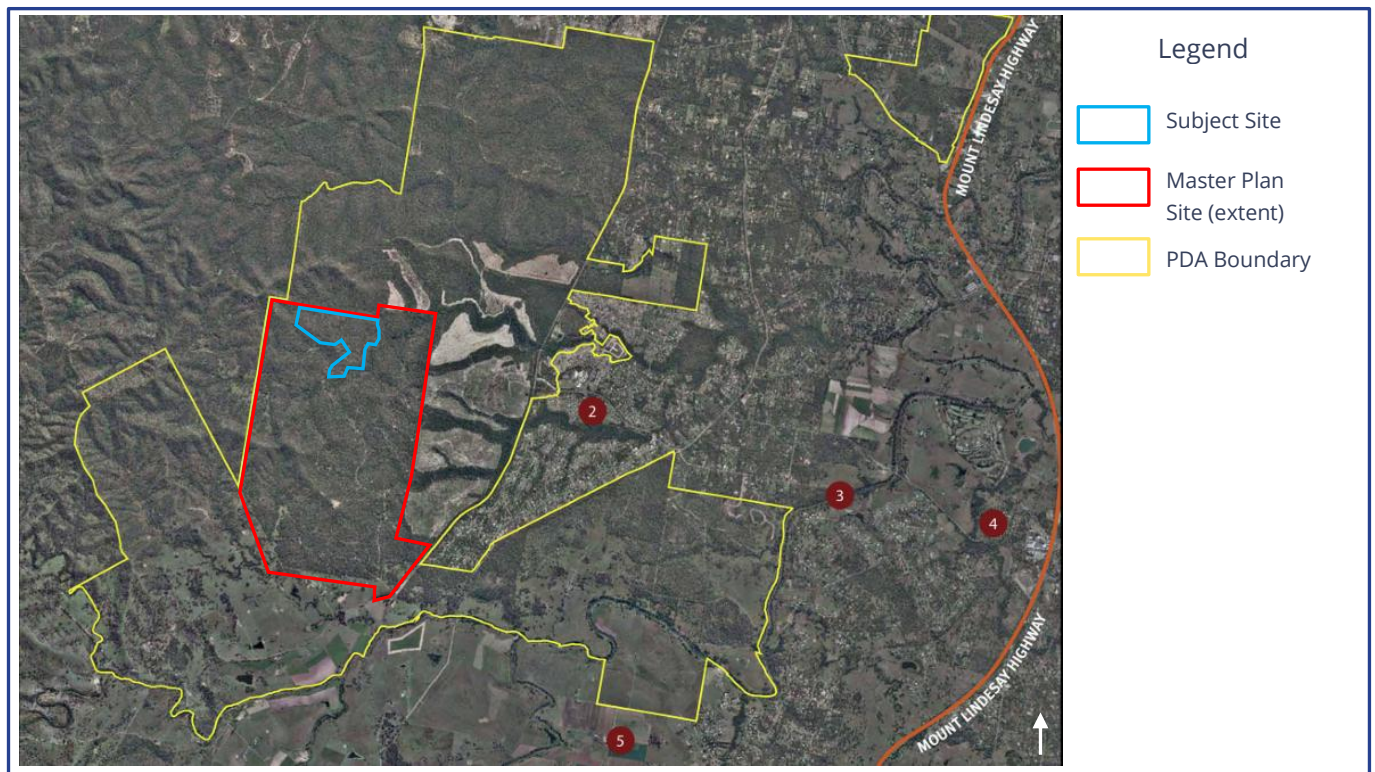


Figure 3 Greater Flagstone PDA Boundary Map

Source: Economic Development Queensland, 2026 (edited by Colliers Urban Planning)

2.2 Surrounding Uses

The site is surrounded by the following land uses and features:

- 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 largely for residential uses.
- 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: Approved ROL4 (DEV2025/1612) and further east is the Sydney-Brisbane railway corridor.
- West: Land to the west of the site is predominantly protected stretches of forest, southwest of the site comprises predominantly cleared, rural landholdings used for grazing.

An aerial image of the site and its surrounds is provided in **Figure 4** below.



Figure 4 Aerial View of Site and Surrounds

Source: Nearmap, 2026, (edited by Colliers Urban Planning)

2.3 Site Tenure and Easements

The site is owned by Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 as identified in the Title Search provided under **Attachment B**. The freehold lot is burdened by existing easements (refer **Figure 5**). While the DA is not subject to any other land parcels, access will ultimately come through land parcels Lot 50050 on SP332140 and 907 on SP332140 to the east. An overview of the land parcels subject of and relevant to this DA is provided in

Table 2 below.

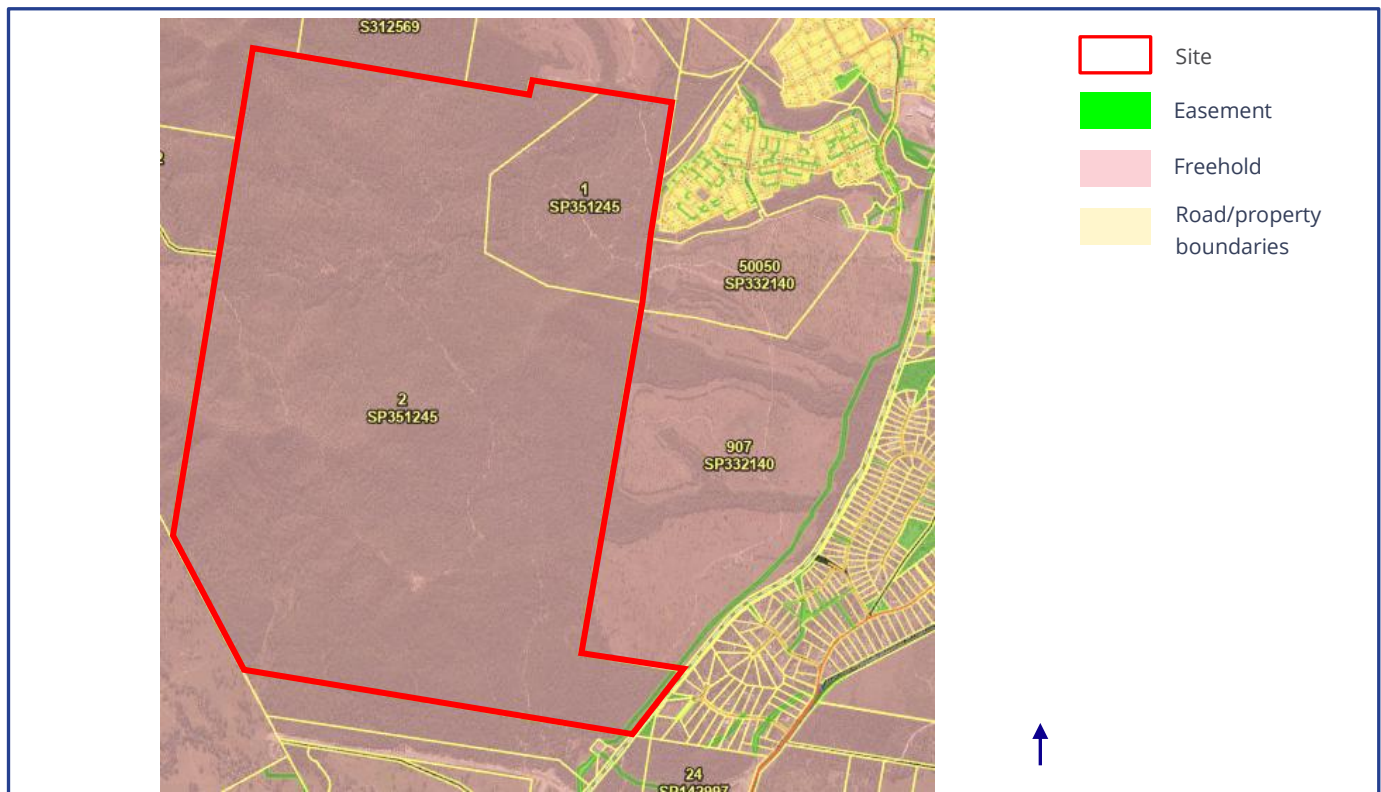


Figure 5 Easements

Source: Queensland Globe, 2025

Table 2 Overview of Land Parcels

Lot	Purpose	Registered Owner	Tenure	Encumbrances
1 SP351245	Development Parcel and Site Access	Pioneer Fortune Pty Ltd A.C.N. 165 133 620	Freehold	N/A
2 SP351245	Development Parcel	Pioneer Fortune Pty Ltd A.C.N. 165 133 620	Freehold	Easement A on SP321410 (4,959m²) (trunk sewage)
50050 SP332140	Site Access	Peet Flagstone City Pty Ltd A.C.N. 151 187 594	Freehold	Easement A on SP332140 (1,362m²)
907 SP332140	Site Access	Peet Flagstone City Pty Ltd A.C.N. 151 187 594	Freehold	- Easement EA on SP290305 (unknown area) - Easement ES on SP311394 (7,722m²) - Easement EQ on SP311393 (31,690m²)

Access to the development site will be obtained via the parcels identified above. This road through these sites has already been approved and does not form part of the development parcels subject to this application. Accordingly, landowner consent is not required for those parcels.

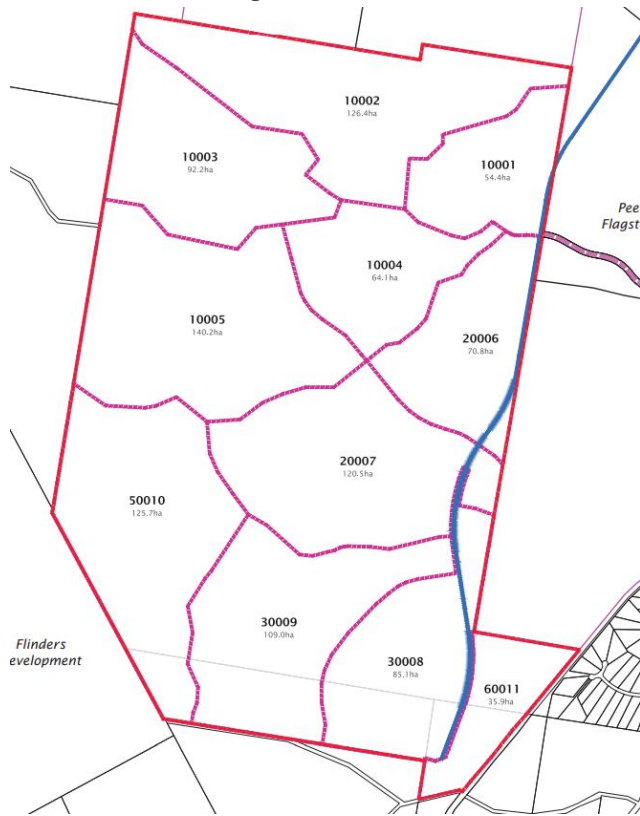
2.4 Development Approval History

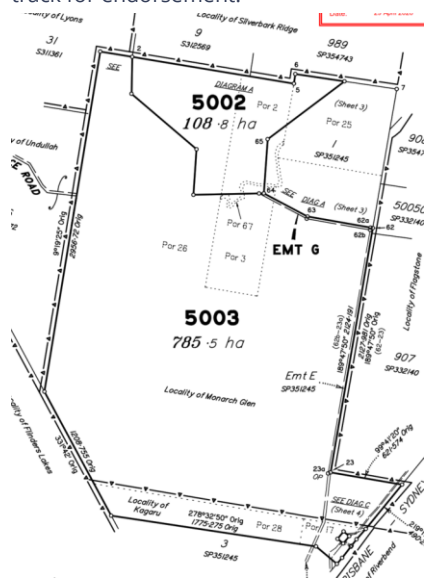
A review of all available development approvals relevant to the site has been undertaken using the online search portals provided by Australian Government's Department of Climate Change, Energy, the Environment and Water (EPBC Act Public Portal) and the Queensland Government's Department of State Development, Infrastructure, Local Government and Planning (EDQ's Current applications and approvals).

The site's approval history is detailed in **Table 3** below.

Table 3 Approval History

Approval Reference No.	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) On 13 June 2024, a Change to the development approval was granted to extend the commencement of works condition to 10 years (Condition 9).
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.

Approval Reference No.	Approval Date	Description
		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 Kindira. 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.
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.

Approval Reference No.	Approval Date	Description
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 Kindira 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. An application to extend the currency period by a further four (4) years to 17 September 2029 was approved on 28 March 2025.
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 Kindira 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 Kindira 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 Kindira area known as Tranche 1A. The currency period for the approval is 8 years, being 17 May 2030.
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.
DEV2025/1612	31 October 2025	Development Permit for Reconfiguring a Lot - 575 Residential lots, parks and road in accordance with a Plan of Development and Operational Work - Advertising devices, in accordance with a Plan of Development (Advertising Devices). The currency period is 10 years from the decision date, expiring on 30 October 2035.
DEV-2026-FLA-4548	29 April 2026	Development Permit for Reconfiguration of a Lot (2 into 3 Lots and access easement). This approval provides the management lot subdivision to create a lot for the ROL05 land area. The subdivision is currently undergoing a plan sealing process with EDQ which is on track for endorsement. 

2.5 Infrastructure Delivery

The site is a new greenfield development which is not currently serviced by infrastructure. Infrastructure delivery will occur in a logical and efficient manner beginning with the delivery of ROL4. Proposed infrastructure is detailed in the Engineering Services Report under **Attachment H**.

3.0 Pre-lodgement Engagement

Prior to the lodgement of this DA, pre-lodgement engagement has been undertaken with EDQ. The outcomes of this prelodgement meeting are outlined in the below subsections of this report.

3.1 Economic Development Queensland

A pre-lodgement meeting was held with EDQ on 18 December 2025. A response to each of the key items raised is provided in **Table 4** below.

Table 4 Summary of EDQ Pre-lodgement Meeting

Key Feedback Item	Response
Proposed design concept for P103 and 104	
EDQ was asked to provide in-principle feedback on the proposed design concept for Precincts 103 and 104. EDQ has indicated it can support the proposed layout, subject to several matters being addressed. These include demonstrating an appropriate design response to the height and location of retaining walls, and resolving the handover of conservation land, including early engagement with Council where transfer is proposed. Further discussion with EDQ is also required regarding any offsets not identified in the DCOP, along with early engagement on the design of the proposed road crossing	EDQ's in-principle feedback has been addressed through the detailed design of the ROL05 layout and supporting technical material. The application is supported by an Engineering Services Report, which details the proposed retaining wall strategy across Precincts 103 and 104. The layout has been refined having regard to the site's steep and constrained topography, with lot configuration, road levels and earthworks designed to avoid unacceptable retaining wall outcomes on individual residential lots. While this has resulted in some irregular lot arrangements, this is considered an appropriate design response to the physical constraints of the site and assists in ensuring the lots remain suitable for future dwelling construction. The proposal also maintains the broader conservation land outcome established for Kindira. The EPBC approval requires the approval holder to manage On-site Conservation Area A and On-site Conservation Area B until written evidence can be provided that Council has accepted responsibility for their ongoing management. Accordingly, any future handover of conservation land to Council will need to be progressed through further engagement with Council and EDQ. Until such time as that transfer is resolved, the conservation areas will continue to be managed in accordance with the applicable EPBC approval and Natural Environment Overarching Site Strategy requirements.
Engineering considerations	
EDQ has identified key engineering considerations, including the need for an external trunk sewer connection within adjoining PEET land (Context Area 3 South), requiring coordination with the neighbouring developer. The proposed DCOP road (R056) will also need to traverse a riparian corridor, with the current DCOP not accounting for a culvert or bridge structure. EDQ recommends early engagement to confirm the scope of this crossing to ensure a cost-effective solution and alignment on infrastructure expectations.	Noted. The application is supported by an Engineering Services Report, which details the provision of infrastructure to the proposal including agreements pertaining to connections through surrounding sites. A subsequent pre-lodgement meeting was held with EDQ on 21 April 2026 to discuss the proposed bridge. During the meeting, the bridge concept design was presented and issued for review. The concept design has been prepared in accordance with relevant TMR and Logan City Council standards. A separate Operational Works application, incorporating the detailed bridge design, will be submitted to EDQ following lodgement of the ROL05 application. In parallel, Mirvac submitted a provisional environmental offset claim to EDQ in June 2026 in relation to the R056 Bridge to assist in progressing the approvals pathway.
Assessment considerations	
The proposal is subject to the Greater Flagstone Development Scheme, with assessment primarily against the Urban Living Precinct provisions. A range of relevant PDA Guidelines apply, covering residential design, accessibility, neighbourhood planning, movement networks, community facilities,	Noted. This planning report addresses the relevant assessment benchmarks and guidelines. Application material has been prepared in consideration of the relevant guidelines and in accordance with the overarching approvals including the endorsed Context Plan, IMP's and OSS's. State interests have been addressed where relevant. Details are provided in Section 5.0 below.

Key Feedback Item	Response
parks, environmental management, and vegetation and koala habitat obligations. The site is also affected by multiple State interests, including regulated vegetation, high ecological value waters and areas, koala habitat, bushfire risk, water resource and supply constraints, and proximity to infrastructure such as waterways, railway corridors and easements.	

4.0 Proposed Development

4.1 Overview

This DA seeks approval for a PDA Development Permit for Reconfiguring a Lot (670 residential lots, parks and roads) with associated Plan of Development over land located at Kindira, Monarch Glen, legally described as Lot 2 on SP351245, with access coming through Lot 1 on SP351245 Lot 50050 on SP332140.

The proposed Reconfiguration and Plan of Development is illustrated in **Figure 6** below and is provided as **Attachment D**.

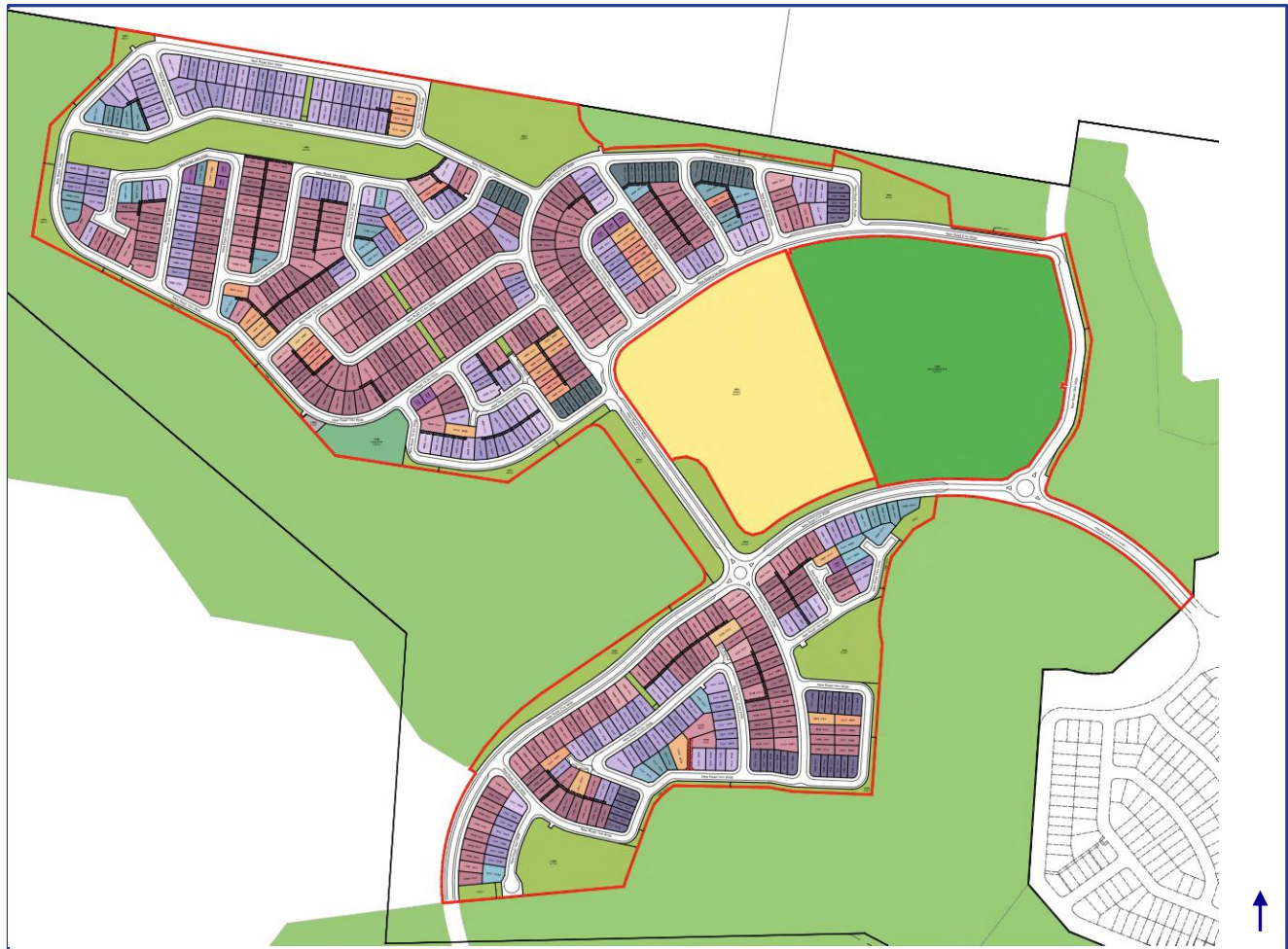


Figure 6 **Proposed Site Plan**

Source: Saunders Havill, 2026

4.2 Whole of Site Approval (DEV2012/248)

The Whole of Site (WOS) Approval (DEV2012/248) was approved by MEDQ on 28 October 2012, and this is the originating approval over the site which approved a variety of land uses in accordance with the Whole of Site Plan. The approval has been amended a number of times with the last amendment being approved in 2024.

4.3 Endorsed Context Plan (DEV2025/1612)

On 31 October 2025, the MEDQ approved a PDA Development Application for a Development Permit for Reconfiguring a Lot comprising 575 residential lots, parks and road infrastructure in accordance with an approved Plan of Development, and Operational Work for advertising devices in accordance with the Plan of Development. The approval also endorsed the latest iteration of the Context Plan. ROL05 aligns with the endorsed Context Plan as discussed further in **Section 6.4.3**.

4.4 Reconfiguration

4.4.1 Overview

Table 5 provides an overview of the components of the Lot Reconfiguration and the Plan of Development (PoD) in addition to the breakdown of proposed land uses. Construction of ROL05 will be staged, with each of the precinct outlined below comprising of a sub-stage of the development. Sub-staging is discussed further in **section 4.4.3** below.

Table 5 *Proposed Reconfiguration Details*

Component	Details		
Total site area	69.288ha (ROL05 development area)		
Total number of residential lots	670		
Minimum lot size	212m²		
Average lot size	393.9 m²		
Net density	15.3 dwelling/ha		
Precincts	Precinct	Sub-Precinct	No. of Lots
	Precinct 103	Sub-precinct 103.01	79 x Residential Lots 2x Linear Park Lots 1 x Stormwater Lot
		Sub-precinct 103.02	62 x Residential Lots 1x Linear Park Lots
		Sub-precinct 103.03	59 x Residential Lots 2 x Linear Park Lot 2 x Stormwater Lot
	Total		200 Residential Lots
	Precinct 104	Sub-precinct 104.01	62 x Residential Lots 2x Linear Park 2x Stormwater Lots
		Sub-precinct 104.02	53 x Residential Lots
		Sub-precinct 104.03	58 x Residential Lots 1 x Linear Park Lot
		Sub-precinct 104.04	35 x Residential Lots 2 x Linear Parks Lots
		Sub-precinct 104.05	58 x Residential Lots 1 x Neighbourhood Recreation Park 1 x Utility Lot 1 x Linear Park Lot
		Sub-precinct 104.06	48 x Residential Lots 1 x Linear Park Lot 1 x Stormwater Lot
		Sub-precinct 104.07	58 x Residential Lots 1 x Linear Park Lot

Component	Details		
		Sub-precinct 104.08	38 x Residential Lots 1 x Linear Park Lot
		Sub-precinct 104.09	60 x Residential Lots 1x Linear Park Lot
		Sub-precinct 104.10	New Road 2 x Linear Park Lots
	Total		470 Residential Lots

4.4.2 Plan of Development

A Plan of Development (PoD) provided as part of **Attachment D** has been prepared in accordance with EDQ Practice Note no. 10 to provide a coordinated and detailed framework for residential land use development within ROL05. The PoD is intended to ensure that future development occurs in an integrated and consistent manner in accordance with the Greater Flagstone PDA Development Scheme and relevant Economic Development Queensland (EDQ) guidelines, while also providing certainty and efficiency for future building and development assessment processes.

The PoD differs from the Reconfiguration of a Lot Plan by providing an additional level of detail to guide the design and construction of future dwelling houses and other accepted land uses. This includes matters such as building setbacks, building height, built form and appearance, driveway locations, and other design requirements that are not typically addressed through a Reconfiguration of a Lot approval.

The PoD establishes a framework for future development by setting out the assessment criteria and plans with which development must comply. Where a dwelling house is designed in accordance with the PoD requirements, it may proceed directly to the building certification stage without the need for a further planning approval.

The PoD only approves development to the extent specified within the document. For clarity, development that is not consistent with the PoD does not benefit from the approval granted by the PoD and will require a separate development application. Any such application is to be assessed against the Greater Flagstone Urban Development Area Development Scheme and the Whole of Site Approval (29 October 2012, as amended).

Assessment Categories – Approved Development (No Further Assessment)

The PoD document outlines design parameters relating to the following development types. Development that complies with the relevant PoD criteria is classified as Approved Development and does not require further assessment by the MEDQ:

- Setbacks
- Building height
- Site cover
- Private open space and amenity
- Eaves and roof pitch
- Parking and driveways
- Retaining walls
- Fencing
- Structures and services
- Secondary dwelling
- Filling and excavation
- Letterboxes

4.4.3 Staging

ROL05 incorporates sub-precincts to facilitate flexible construction sequencing and the efficient delivery of development. Accordingly, the staging and delivery of sub-precincts may occur in an order different to that shown on the Reconfiguration Plan and Plan of Development (refer **Attachment D**).

4.4.4 Lot Typologies

A range of residential lot typologies are proposed, ensuring a diversity of product is achieved. **Table 6** provides an overview of the typology mix which demonstrates the proposed residential lots a varied in size and will provide a range of housing options. Minimum lot widths and depths are illustrated in **Attachment D** (11731 P 69 REV E – ROL 01) and have considered the National Construction Code (NCC).

Table 6 Residential Lot Type Summary

Lot Type		Typical Dimensions	Number of Lots	
Terrace – Front Loaded			P103	P104
T25	25m x 8.5m		0	29
T28	28m x 8.5m		25	5
Total			25	34
Percentage Mix			3.7%	5.1%
Villa			P103	P104
V25	25m x 11.2m		1	3
V28	28m x 11.2m		17	38
V30	30m x 11.2m		27	76
V32	32m x 11.2m		0	10
Total			45	127
Percentage Mix			6.7%	19%
Premium Villa			P103	P104
PV25	25m x 12.5m		5	10
PV28	28m x 12.5m		23	61
PV30	30m x 12.5m		47	101
PV32	32m x 12.5m		2	11
Total			77	183
Percentage Mix			11.5%	27.3%
Courtyard			P103	P104
C25	25m x 14m		5	7
C28	28m x 14m		11	34
C30	30m x 14m		22	46
C32	32m x 14m		4	9
Total			42	96
Percentage Mix			6.2%	14.3%
Premium Courtyard			P103	P104
PC25	25m x 16m		2	1
PC28	28m x 16m		2	12
PC30	30m x 16m		5	8
PC32	32m x 16m		1	1
Total			10	22
Percentage Mix			1.5%	3.3%
Urban Lots			P103	P104
U16	16m x 16m		1	8
Total			1	8
Percentage Mix			0.2%	1.2%
Totals				
Total Residential Lots			670	
Residential Net Density			15.3dw/ha	

Urban Lot Typology

The proposed Urban Lot Typology introduces a new lot type as part of this application, which was not included as part of previous ROL approvals within Kindira. The typology is designed to increase housing diversity and provide greater flexibility within the community. The Urban Lot comprises a generally regular 16m x 16m lot configuration and has been designed to support compact housing outcomes while maintaining functional layouts, appropriate private open space, streetscape presentation and residential amenity.

The typology supports a more efficient use of land and responds to changing housing preferences by providing a broader range of housing options within the community. Similar urban-style lot products have previously been supported and approved within the Greater Flagstone PDA. This demonstrates an established precedent for compact residential products where supported by an appropriate built form framework and development controls.

School Lot

A school site forms part of the proposed development; however, limited detail and no specific PoD provisions are proposed at this stage. This approach has been adopted to provide the Department of Education with the greatest level of flexibility in progressing future development of the site through a separate MCU application, which is anticipated to provide a more straightforward and potentially more efficient pathway than pursuing a MID process.

The applicant has been liaising with the Department of Education regarding the proposed school site since November 2024 to support future planning and delivery of the facility. The school site has therefore been identified and appropriately incorporated into the development layout, with detailed design and development outcomes to be determined through future approval processes.

4.5 Advertising Devices

An Advertising Devices Plan has been prepared and is provided as **Attachment F**. The plan details the proposed signage types, dimensions and indicative locations throughout ROL05. The proposed signage comprises freestanding banner signs located along key streets within the development. These signs are intended to provide estate branding and wayfinding, reinforcing the identity of the development while assisting residents and visitors with navigation throughout the subdivision.

4.6 Landscaping

A Landscape Plan has been prepared by Vee Design and is provided under **Attachment G**. ROL05 contributes to the delivery of an integrated, high-quality greenspace network that protects and celebrates adjoining conservation areas through the provision of linear parks around the perimeter of the development. These linear parks provide a public interface to the conservation land and establish a continuous pedestrian connection between the two (2) precincts. It is noted that a slightly greater extent of linear parkland than identified within the IMP to ensure appropriate connectivity for lots within the northern portion of the development and to maintain pedestrian connections along the linking road adjoining the proposed school site.

The District Sports Park is positioned prominently at the entrance to the development area and will feature a higher level of embellishment, including circulation pathways, shade structures, tables and seating, a large playground area within the south-western portion of the site, three sports fields and informal active recreation areas. The sports park will also include spectator seating and lighting. Across the site, pedestrian green links, neighbourhood parkland and street trees are proposed to strengthen connections to nature and support an active and connected community. The shape, size and level of embellishment proposed for the District Sports Park are consistent with the requirements of EDQ Guideline 12 and ensure the park is capable of accommodating the intended range of recreational, sporting and community functions.

The Landscape Concept Plan is illustrated in **Figure 7** below.

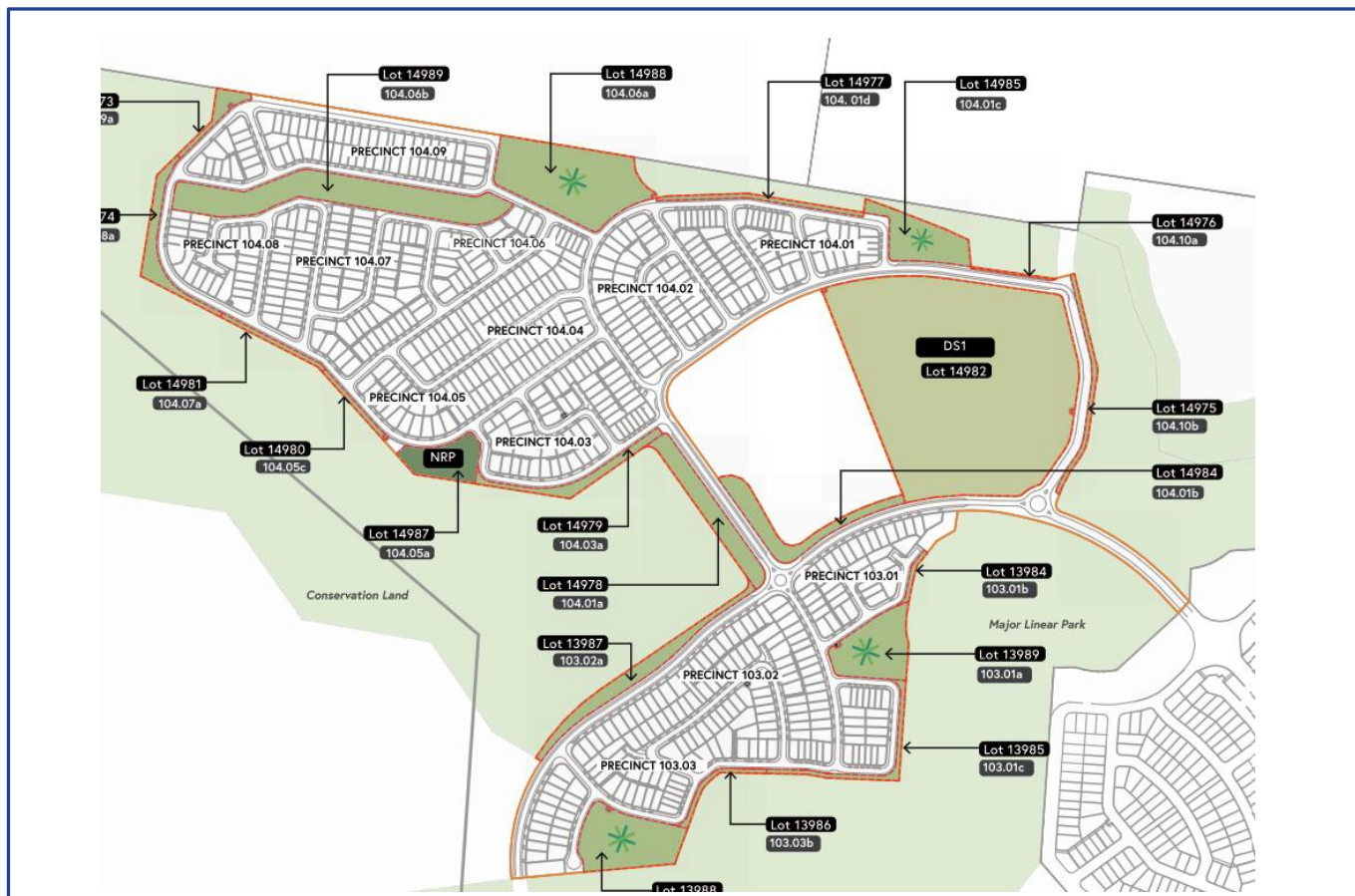


Figure 7 Proposed Landscape Concept Plan

Source: Vee Design, 2026

4.7 Infrastructure

An Engineering Services Report prepared by Stantec (**Attachment H**) and a Water and Wastewater Precinct Network Plan prepared by Colliers Engineering and Design (**Attachment I**) have been submitted in support of the application. These reports assess the infrastructure servicing requirements for the proposed development and demonstrate consistency with the endorsed Infrastructure Master Plan (IMP), with the key servicing arrangements summarised in the subsections below.

4.7.1 Water

A Water Servicing Strategy has been prepared and confirms that the proposed development can be adequately serviced by the existing and planned potable water network. Water supply will initially be provided via the Monarch Glen Interim Booster Pump Station and Round Mountain Reservoir, with future network upgrades identified to support the ultimate development of the Flagstone PDA.

4.7.2 Sewer

A RIGGS gravity system is proposed to provide wastewater reticulation to service ROL05. The reticulation will primarily be located within the public road reserve. The rear of some lots will also include reticulated sewer where required to enable servicing in response to local topography. This approach is adopted where lots fall away from the road due to natural ground conditions.

The alignment of the proposed trunk main is generally in accordance with the endorsed Sewer IMP and the DCOP. The adopted trunk infrastructure includes GM029, GM030, GM031 and GM032, which ultimately connect to the broader network to facilitate downstream discharge.

4.7.3 Stormwater

A Stormwater Management Plan (SWMP) has been prepared by Engeny and is provided under **Attachment J**. The SWMP addresses stormwater quality, stormwater quantity, flood compliance and waterway stability for the proposed development.

A Context Plan for the broader development area was previously endorsed under the overarching whole-of-site approval DEV2017/857. An amended Stormwater IMP has subsequently been prepared and was lodged with EDQ in May 2026. The amended Stormwater IMP is currently under assessment by EDQ.

The SWMP demonstrates that the proposed stormwater infrastructure, including bioretention and detention basins, has been designed to achieve the applicable water quality objectives and mitigate post-development peak flows prior to discharge into Sandy Creek. Flood modelling demonstrates that development envelopes are located outside identified flood hazard areas, while hydraulic and waterway stability assessments confirm that receiving waterways can appropriately accommodate the proposed discharge regime.

4.7.4 Electricity and Telecommunications

Agreements will be entered into by the relevant service providers to provide electrical and telecommunications infrastructure. Adequate service corridors will be provided to enable service connection, with designs to be undertaken by a suitably qualified electrical consultant at the Operational Works or Building Application phase, as required.

Consultation has been undertaken, with tenders received from three telecommunications providers to establish additional 5G network towers as the development front and demand for these services expand. A nominated site for telecommunications infrastructure has been identified within P104 to support future network delivery.

4.8 Waste and Servicing

The Engineering Servicing Report (ESR) confirms that the internal road network has been designed to accommodate the required commercial and servicing vehicles associated with the proposed development. In accordance with AS2890.2, trunk and neighbourhood connector roads are designed to accommodate Articulated Vehicles (AV) and Refuse Collection Vehicles (RCV), while internal roads are designed for Heavy Rigid Vehicles (HRV) and RCV access.

A swept path assessment undertaken by Stantec demonstrates that the proposed internal road layout, including access roundabouts and slow points, can safely accommodate side-loading and front-loading waste collection vehicles. The assessment confirms that the road network is serviceable for the intended design vehicles and supports safe and efficient servicing access throughout the PDA. Further detail is provided within the Engineering Servicing Report included at **Attachment H**.

4.9 Traffic and Transport

A Traffic Impact Assessment (TIA) has been prepared by Bitzios Consulting and is provided under **Attachment K**.

The TIA provides an assessment of the car parking provisions, access requirements, servicing arrangements and the impact of the proposal on the external road network. The key findings from the assessment are summarised in the below subsections of this report.

4.9.1 Access

The TIA confirms that the proposed development incorporates a connected and legible road network that aligns with the endorsed Monarch Glen Movement Network IMP and EDQ Street and Movement Network Guideline. Access arrangements have been designed having regard to road hierarchy, intersection spacing, safety and operational efficiency, with direct lot access generally avoided on higher order trunk roads. The proposed internal road network includes trunk connector roads, neighbourhood connector roads and access streets, together with appropriate intersection treatments, pedestrian links and active transport infrastructure to support movement throughout the development. Strategic and microsimulation modelling demonstrates that the proposed road network and key intersections will operate within acceptable performance limits under the ultimate 2066 traffic scenario.

4.9.2 Parking

The proposed road network incorporates on-street parking within appropriate road typologies, including neighbourhood connector roads and sections of the trunk connector road network, generally consistent with the endorsed Movement Network IMP and EDQ guidelines. Bus stop infrastructure has also been integrated into the road reserve design, with parking lane arrangements capable of accommodating future public transport facilities. No concerns were identified regarding the ability of the proposed road network to accommodate the anticipated parking demand associated with the future residential development.

4.9.3 Trip Generation

The TIA includes strategic traffic modelling, microsimulation modelling and SIDRA intersection analysis to assess forecast traffic generation associated with the ultimate development scenario. The modelling adopted the South Logan Strategic Transport Model and updated demand assumptions reflecting the proposed ROL05 yields. The assessment concludes that forecast traffic volumes generated by the development can be appropriately accommodated within the proposed internal road network and surrounding transport infrastructure, with all assessed intersections operating within acceptable limits under the ultimate 2066 design horizon.

Figure 8 below illustrates forecast ultimate (2066) daily traffic volumes across the development road network. The assessment confirms that the proposed transport network has sufficient capacity to accommodate forecast traffic demands associated with the development.



Figure 8 Daily Traffic Volumes

Source: Bitzios, 2026

4.9.4 Public Transport

Bus routes are proposed as part of ROL05 as illustrated in **Figure 9**.

In accordance with the endorsed Movement IMP, local bus services are anticipated to operate along the trunk and neighbourhood connector road network within the development. Bus stop locations have been incorporated throughout the development to maximise public transport accessibility and coverage, consistent with the Movement IMP.

An additional on-street bus stop is anticipated to be required to service the proposed school site, with its indicative location on the northern frontage of the school. Final bus routes, stop locations and school bus arrangements will be determined through consultation with TMR, TransLink and the Department of Education as part of future detailed design and delivery.

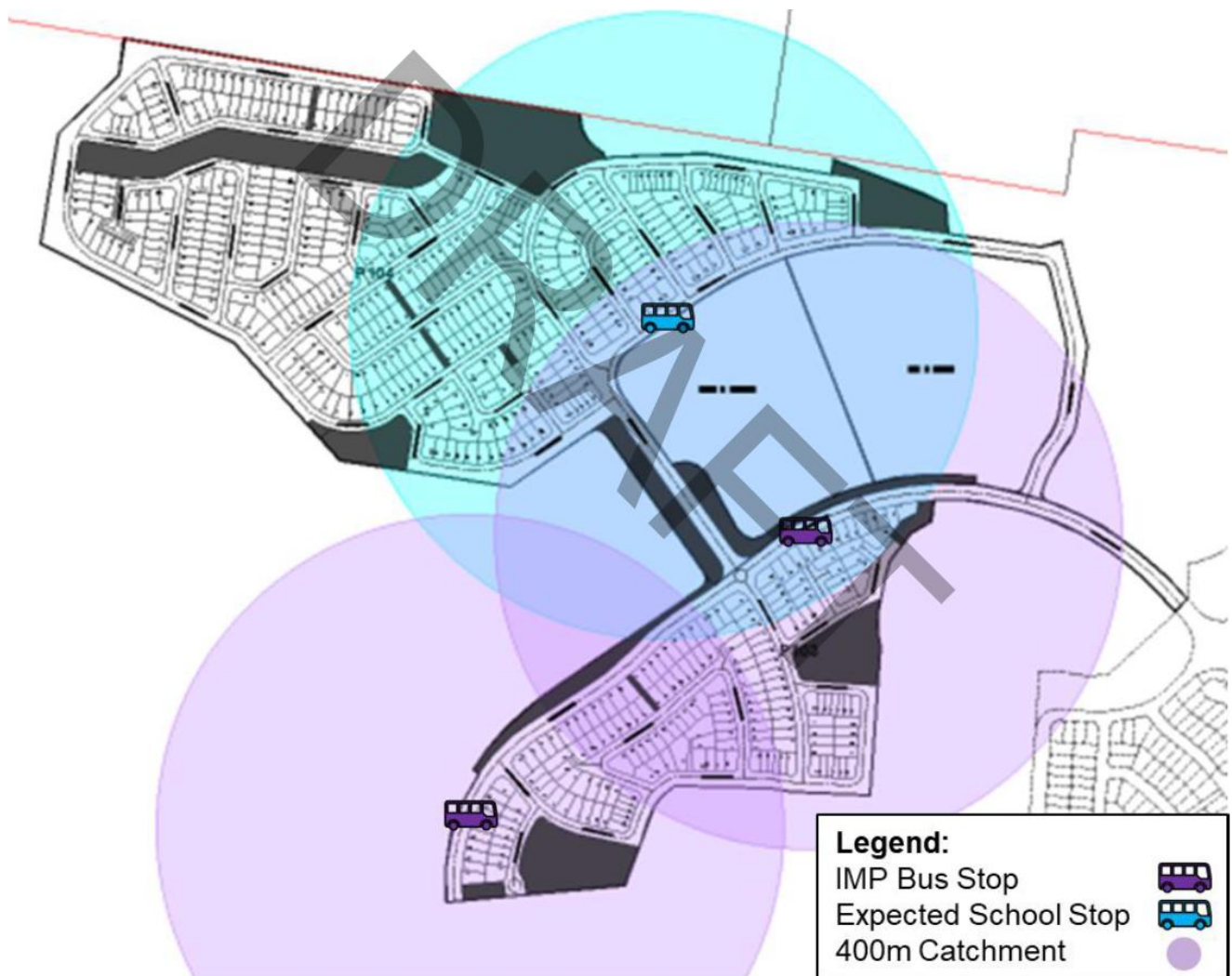


Figure 9 *Proposed Bus Routes*

Source: Bitzios, 2026

4.9.5 Active Transport

Pedestrian infrastructure will be provided throughout the development within road reserves and through open space and parkland linkages. Consistent with the endorsed Movement IMP, an active transport network has been planned to connect key destinations, including the proposed school, district sports park, local parks and public transport facilities.

The active transport network also supports connections to employment areas within the broader Flagstone PDA, with key pedestrian and cyclist routes aligned along the trunk road network.

4.10 Flood

The Stormwater Management Plan prepared by Engeny includes flood assessment and is included as part of **Attachment J**. The assessment considers stormwater quality, stormwater quantity, flood risk and waterway management across the ultimate Kindira development area.

The report demonstrates that the proposed stormwater management framework, including stormwater treatment measures, detention infrastructure and flood mitigation strategies, can be implemented to achieve compliance with the relevant performance criteria and flood management requirements. The assessment concludes that the ultimate development can be appropriately managed with respect to flood risk, stormwater conveyance and drainage outcomes, with no worsening of downstream flood impacts and consistency with the applicable Logan City Council flood planning provisions.

4.11 Acoustics

A Road Traffic Noise Assessment been prepared by ATP Consulting Engineers and is provided under **Attachment L**.

The report identifies that noise impacts are generally limited to lots adjoining the internal connector roads, predominantly within Precinct 103, while the majority of lots across the development comply with the relevant traffic noise criteria. Where exceedances occur, the report concludes these can be appropriately managed through standard acoustic design responses at the building stage, including building envelope treatments and the location of private open space areas away from the road frontage. Overall, the assessment concludes that traffic noise does not present a constraint to the development proceeding, subject to implementation of the recommended mitigation measures.

4.12 Vegetation Management

Vegetation management within the broader Kindira development have been extensively assessed through the existing EPBC approval and associated ecological investigations undertaken for the master planned community. The proposed development has been designed generally in accordance with the approved ecological and conservation framework, including retention and management of environmental corridors and revegetation outcomes.

4.13 Fauna Management

Fauna management measures associated with vegetation clearing and environmental management are addressed through the broader EPBC approval framework and associated ecological management requirements applying to the development.

4.14 Earthworks

The Engineering Services Report prepared by Stantec is provided under **Attachment H**. The report identifies that bulk earthworks will be required across Precincts 103 and 104 to establish suitable development levels and facilitate the proposed subdivision layout. The earthworks strategy has been developed to respond to the site's topography and is intended to achieve a generally balanced cut-to-fill outcome while maintaining appropriate drainage, overland flow paths and infrastructure interfaces. Detailed earthworks design will be undertaken as part of a future Operational Works application

4.15 Geotech

A copy of the Geotechnical Engineering Report prepared by Soil Surveys is provided under **Attachment N**. The geotechnical assessment will be used to inform earthworks responses as the development progresses. The report provides recommended erosion controls, some practical and others impractical for the site, for during construction and these include:

- Maintain vegetation where practical
- Compost blankets
- Erosion control blankets
- Gravel platforms over exposed soils
- Mulching
- Revegetation
- Soil binders and surface stabilisers
- Surface roughening

4.16 Bushfire

The Bushfire Management Plan has been prepared by Covey and is provided under **Attachment M**. It identifies that the proposed development is capable of achieving an acceptable bushfire outcome through the implementation of appropriate mitigation measures, including managed asset protection zones, landscaping treatments, building setbacks and future compliance with the relevant Bushfire Attack Level construction standards.

The majority of residential allotments achieve the applicable radiant heat flux thresholds, with only a limited number of lots adjoining bushfire prone vegetation identified as requiring increased building setbacks to ensure future dwellings are

located outside areas exceeding the applicable 29 kW/m² radiant heat flux threshold. In particular, 17 lots were identified as having some level of radiant heat flux encroachment into the lot boundaries, with the maximum identified encroachment being approximately 6.3m. The report identifies that, subject to implementation of the recommended setbacks and ongoing management of landscaped and open space interfaces, all future dwellings and the proposed school site are capable of achieving the relevant bushfire requirements.

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 by facilitating the delivery of 670 new residential lots, together with a school site and areas of public open space to support the needs of the growing community. The development will contribute to economic activity through construction and ongoing infrastructure delivery, while supporting the

coordinated and orderly development of the area through integrated neighbourhood planning and essential community infrastructure. 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.

5.3 South East Queensland Regional Plan 2023

The South East Queensland Regional Plan 2023 (SEQRP 2023) is the primary statutory planning instrument guiding growth and development across the SEQ region and prevails to the extent of any inconsistency with development schemes. The site is located within the Urban Footprint under the SEQRP 2023, which identifies land intended to accommodate current and future urban development. The site also forms part of the Greater Flagstone PDA, a key growth area identified to support the implementation of the SEQRP 2023. The regional plan envisages Greater Flagstone as a major new community that will accommodate a significant proportion of the region's future population growth alongside the Yarrabilba, Park Ridge and Caboolture West PDAs.

Overall, ROL05 supports the intent of the Urban Footprint and will contribute to achieving the vision and growth objectives of the SEQRP 2023 through the delivery of new housing and supporting community infrastructure.

5.4 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 effect when the Greater Flagstone PDA was declared. As the Development Scheme was released in October 2011, it does not specifically contemplate the SPP introduced in July 2017.

Notwithstanding, an assessment of ROL05 against the relevant state interests is provided in **Table 7**.

Table 7 **SPP Assessment**

State Interest	Comment
Agriculture	A small southern portion of the site is identified as an Important Agricultural Area. The proposal will not impact Class A or B agricultural land. Further, the land is located within a PDA that has been specifically identified for urban development and is subject to an approved master planned growth framework under the Greater Flagstone Development Scheme.
Development and Construction	ROL05 seeks approval for the delivery of 670 residential lots, together with associated open space, future school site, new roads, utilities and a supporting PoD. The proposal supports the state interest relating to development and construction by facilitating residential growth and associated infrastructure that will contribute to housing supply, economic activity and ongoing employment opportunities within 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, Nevertheless, it is confirmed that the proposal does not reduce the extent of approved protected areas.
Water quality	An Engineering Services Report has been prepared by Stantec and is provided under Attachment H while a Stormwater Management Plan has been prepared by Engeny and is provided under Attachment J . These reports ensure water quality is not adversely impacted.
Natural hazards risk and resilience	<u>Flooding</u> Council's TLPI identifies part of the site within the flood investigation mapping area. Notwithstanding, future development of the affected lots can achieve appropriate flood immunity where designed and sited in accordance with the Kindira master plan area and generally consistent with the Context Plan. <u>Bushfire</u> A Bushfire Management Plan has been prepared by Covey and is provided under Attachment M.
Transport infrastructure	The Interstate Rail Line runs parallel to the southern boundary of Lot 2 and is therefore identified under the transport infrastructure state interest. However, the rail corridor is separated from and does not interface with the proposed development footprint, with no impacts arising from the proposal. Accordingly, the state interest is not considered material to the assessment of the application.

Source: SPP, 2017

5.5 State Development Assessment Provisions

A review of Schedule 10 and Schedule 20 of the Regulation and the state's interactive Development Assessment Mapping System (DAMS) identified the following state interests as illustrated in Figure 10:

- Native vegetation – Regulated Vegetation (Category A and B)
- Koala habitat area (core koala habitat)
- State transport corridor (railway corridor and area with 25m of a railway corridor)

- Queensland waterways for waterway barrier works – Low, Moderate, and High risk of impact

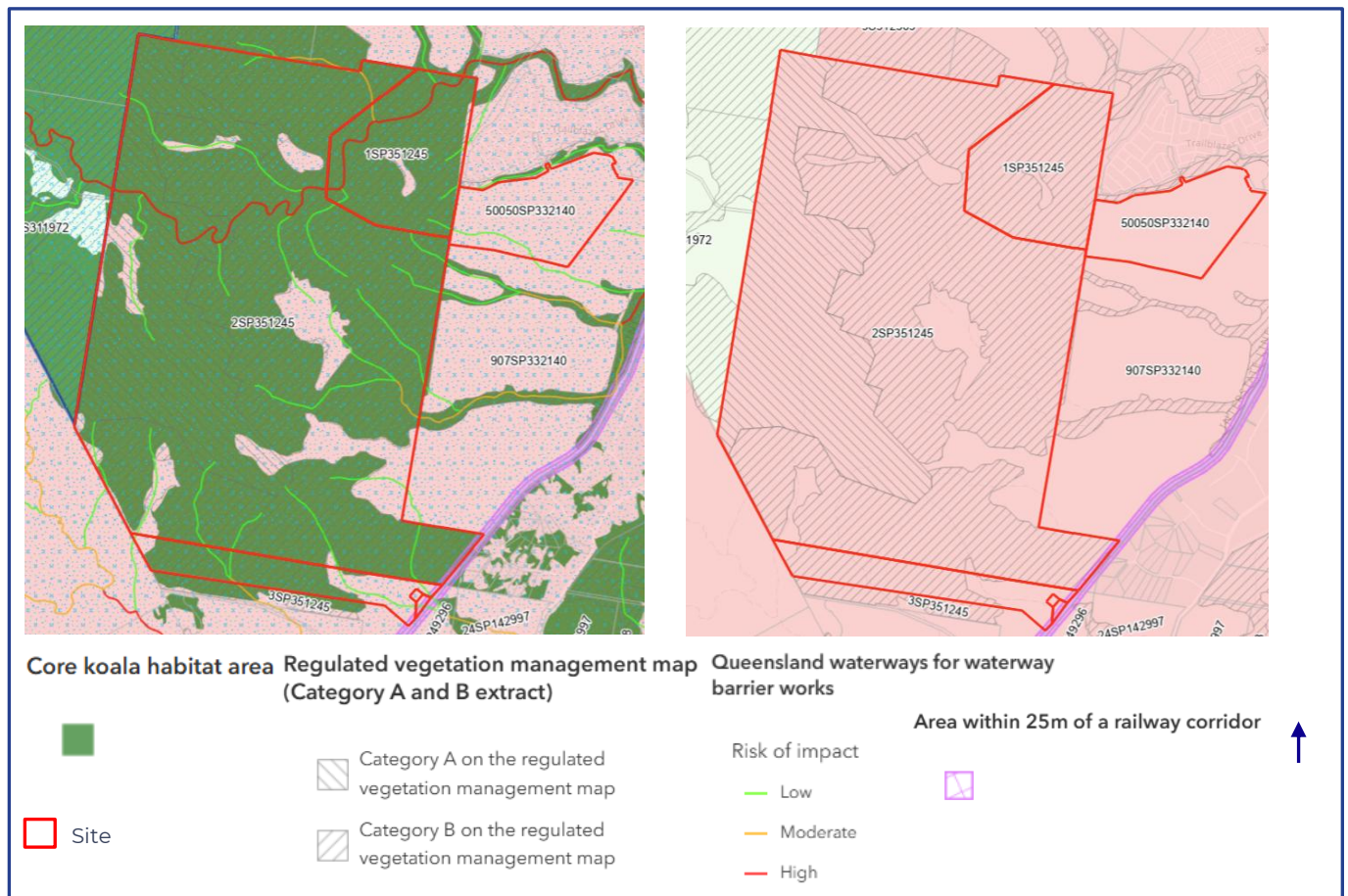


Figure 10 DAMS Mapping

Source: Development Assessment Mapping, 2026

5.5.1 Ecological values

The ecological values of the site have been extensively investigated over the past two decades, with the Kindira masterplan area benefiting from an approved controlled action under the EPBC Act (EPBC2015/7530). In addition, multiple clearing approvals have been issued by MEDQ, demonstrating that ecological values have been appropriately considered and that offset planting requirements are being implemented as part of the broader development framework.

5.5.2 State transport

ROL05 will not adversely impact on the railway corridor as it is in the lower extent of the site.

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 proposal's compliance with the relevant assessment benchmarks set out within the Development Scheme. Where there is any inconsistency between the proposal and the Development Scheme, compliance with the PDA vision can be demonstrated.

6.1.1 Zoning

The site is predominantly located within the Urban Living Zone, with a portion along the western extent identified within the Environmental Protection Zone. The site for ROL05 is entirely within the Urban Living Zone. The zoning for the site is illustrated in **Figure 11** below.

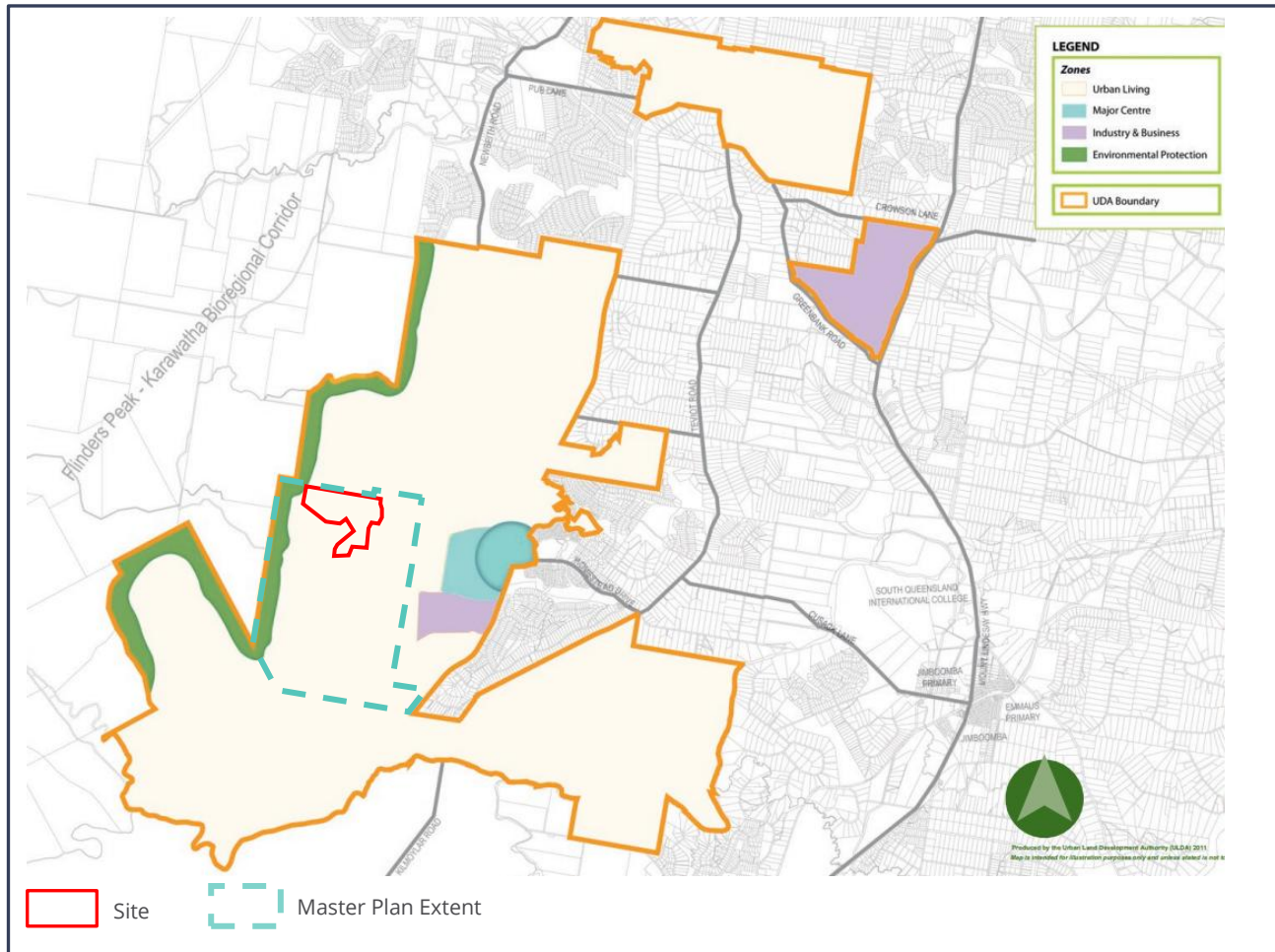


Figure 11 Zoning

Source: Greater Flagstone Urban Development Area Development Scheme, 2025

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

Table 2: Levels of assessment for development in the Urban living zone states:

- *Column 3A (Permissible development) – 1. Reconfiguring a lot that is not mentioned in Schedule 1.*

The proposed reconfiguration is not identified within Schedule 1 of the Development Scheme and is therefore considered permissible development.

- *Column 1 (Exempt development) – 2. (v) Material change of use if in accordance with an approved Plan of Development (PoD)*

Although a material change of use is not proposed as part of this DA, the PoD will allow subsequent material change of uses to be Exempt development (i.e. a PDA development permit is not required).

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 8** below demonstrates how the proposal responds to the PDA-wide Criteria.

Table 8 PDA-Wide Criteria

PDA-Wide Criteria	Assessment
3.3.1 Neighbourhoods	Complies The layout of ROL05 is designed to: - Be walkable and legible, with the majority of lots are sited within a 400m walking distance radius of a community focal point (parks and future state primary school). Linear parks and green stormwater solutions have been designed to link greenspace across the precinct - Integrate permeable design to encourage active transport use, where the layout involves large blocks, these are broken up by linear parks which provide through block linkages - Provide a variety of lot types to enable delivery of different dwelling types and support housing diversity and affordability - Respond appropriately to the topography of the site, and the PDA guidelines retaining views and scenic amenity and providing a network of public parks to create local character of the community nestled within nature - Be interconnected with surrounding areas including preceding and future development and will provide a high level of access to public transport, parks and schools as well as other amenities as the area further develops - Incorporate CPTED principles to ensure safety by ensuring casual surveillance to parks and pedestrian pathways - Higher density areas are planned in spaces close to amenity in the form of greenspace, planned public transport routes and the future state primary school - Respond appropriately to the local climate and provide future dwellings with adequate sunlight, ventilation, breezes and respite from heat - Provide a softer transition to the adjoining protected environmental area through linear park buffers along the edges of the precinct, helping to bring the natural landscape into the urban areas and create a more connected, liveable environment - Meet the required standards and minimum density requirements by providing a housing outcome that supports a compact and efficient urban form, while still delivering a high-quality and liveable residential environment
3.3.2 Centres	Not applicable No centres are proposed as part of ROL05.
3.3.3 Housing diversity and affordability	Complies ROL05 provides a range of lot types to support different dwelling outcomes and encourage greater housing diversity and affordability across the community. This will allow for a mix of housing choices suited to different household types, lifestyles and budgets, rather than a one-size-fits-all outcome. The proposed lot typologies have also been designed to maintain a good level of residential amenity, with appropriate access to outdoor living areas, landscaping opportunities and functional private open space for future resident.
3.3.4 Employment opportunities	Not applicable No centres or dedicated employment areas are proposed as part of ROL05.
3.3.5 Movement network	Complies ROL05 delivers an integrated movement network that has been designed to support how people will realistically move through and around the community. The proposal incorporates public

PDA-Wide Criteria	Assessment
	transport infrastructure, including bus stops in accordance with the Access and Movement IMP, to support future connectivity and accessibility. The road network responds to the endorsed Access and Movement IMP, PDA Guideline 6 – Street and Movement Network, and the natural topography of the land to create a logical and functional street layout. The proposal also includes active transport connections, with pedestrian and cycling linkages provided throughout the precinct to connect residents with parks, open space, public transport and other key destinations. Further detail is provided in the Traffic Impact Assessment provided under Attachment K.
3.3.6 Community greenspace network	Complies The proposal has been designed around the approved EPBC framework, with development avoiding areas identified for protection and retention. The layout responds to the site's environmental constraints while still delivering an integrated urban outcome. A connected network of parks, open space and pedestrian links is provided throughout the site, supporting biodiversity connections, walkability and access to recreation areas. Parks are appropriately located and designed to support a range of recreational, ecological and stormwater functions, while incorporating existing natural features where practicable. The proposed District Sports Park is consistent with the endorsed Context Plan and Community Facilities IMP and will provide an important recreational asset for the future community. Overall, the proposal delivers an integrated greenspace network that balances environmental protection, connectivity and community recreation outcomes.
3.3.7 Community facilities	Not applicable No community facilities are proposed as part of ROL05.
3.3.8 Natural and cultural values	Complies The proposal responds to the approved EPBC framework, with the layout carefully designed to avoid protected environmental areas and retain key ecological values where required. An integrated network of open space, environmental corridors and pedestrian connections is provided throughout the site to support ecological connectivity and the broader greenspace network envisaged for the PDA. Stormwater infrastructure, including basins where required, has also been incorporated into the layout to support appropriate water management outcomes and respond to the environmental constraints of the land.
3.3.9 Community safety and development constraints	Complies The proposal has been designed having regard to the identified development constraints affecting the site, including areas of steep slope shown on Map 7. The master planning process has informed a layout that generally avoids these constrained areas where possible and responds appropriately to the topography of the land. The proposal also incorporates stormwater infrastructure and flood management measures to support appropriate drainage outcomes, while bushfire and environmental considerations have informed the broader siting and design of development across the site.
3.3.10 Service infrastructure	Complies The proposal integrates with the planned infrastructure network for the PDA and will be serviced by the infrastructure necessary to support development, including roads, stormwater, water, sewer, parks and active transport connections. Infrastructure will be delivered in a coordinated and orderly manner consistent with the relevant IMPs and any relevant conditions of approval.
3.3.11 General requirements	Complies The proposed lots have sufficient dimensions to accommodate future built form, access, landscaping and private open space outcomes. Parks and open space areas will also be appropriately landscaped to support visual amenity and contribute positively to the character of the future community.

PDA-Wide Criteria	Assessment
	The remaining outcomes primarily relate to future building design and operational matters that are not relevant to this application.

6.2 Development Charges Offset Plan

The Development Charges Offset Plan (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 **6.4.4** & **6.4.5** below, provide an overview each IMP and OSS and outlines what infrastructure is proposed to be delivered as part of ROL05 in accordance with the DCOP.

6.3 EDQ Guidelines

The EDQ Guidelines set out the standards for development within PDAs and provide guidance as to how development can achieve compliance with these standards. An assessment against Guidelines 1, 5 and 12 is provided under **Attachment O** and a summary of the assessments are provided in **Table** below:

Table 9 EDQ Guideline Assessment

EDQ Guideline	Assessment
PDA Guideline 1 - Residential 30	Complies The proposal generally complies with the provisions of PDA Guideline 1 with some minor non-compliances in side setbacks, front setbacks for secondary frontages, single dwelling site cover and fencing. The PoD stipulates the required setbacks, site cover and fencing outcomes for the future dwellings within the development. Proposed outcomes allow for the most effective and efficient use of the proposed lots, ensuring key outcomes including access to sunlight, ventilation, amenity and privacy are retained. The proposal provides for: • A layout which responds to local conditions. • A highly connected neighbourhood. • A range of lot sizes and mix of housing forms. • A PoD which will establish high quality housing design.
PDA Guideline 5 – Neighbourhood Planning and Design	Complies The proposal is generally consistent with the intent of this guideline. While some of the nominated measures relating to walkable catchments and block perimeter lengths are achieved through an alternative design response, the proposal delivers the intended planning outcomes by ensuring all lots are within 400 m walking distance of public open space and the majority of lots are within 400 m walking distance of a local recreation park and/or district sports park. The layout of the subdivision provides for a permeable, legible, and connected active transport network connected to parks and open space whilst responding to topographical constraints.
PDA Guideline 6 – Street and Movement Network	Complies The proposal has been prepared generally in accordance with the requirements outlined in Guideline 6. Variations from the designs outlined in the Guideline have been informed by onsite conditions and are addressed within the attached Traffic Impact Assessment (see Attachment K).
PDA Guideline 12 – Park Planning and Design	Complies The proposed parks and open space areas have been designed in accordance with the requirements of the Guideline. This is further demonstrated in the Landscape Plan provided as Attachment G.
PDA Guideline 13 – Engineering Standards	Complies

EDQ Guideline	Assessment
	The layout and associated infrastructure proposed as part of ROL05 have been designed to comply with the engineering standards specified in PDA Guideline 13.
PDA Guideline 14 – Environmental Values and Sustainable Resource Use	Complies ROL05 complies with PDA Guideline 14 by mitigating impacts on environmental areas and undertaking development in accordance with clearing approvals issued by MEDQ (DEV2021/1168) and under the EPBC Act (2015 7530).
PDA Guideline 15 – Protection from Flood and Storm Tide Inundation	Complies The Stormwater Management Plan (Attachment J) aligns with Guideline 15.
PDA Guideline 16 - Housing	Complies The proposal has been prepared in accordance with the endorsed Housing Diversity and Affordability OSS and is therefore consistent with the intent of PDA Guideline 16. The subdivision incorporates a variety of lot sizes and housing opportunities, facilitating the delivery of a diverse housing stock and supporting a range of dwelling price points. This outcome contributes to improved housing choice and affordability within the PDA.
PDA Guideline 17 - Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs	Complies All clearing requirements for ROL05 have been addressed as part of the clearing approvals issued by MEDQ (DEV2021/1168). Offset requirements are delivered under the projects EPBC approval (2015 7530).
PDA Guideline 18 – Development Interfaces	Complies The proposal has been prepared generally in accordance with the provisions of PDA Guideline 18. Key interfaces relevant to the development include those between residential lots and proposed parks and open space areas, the interface with the proposed school site, and the interface between development works and adjoining conservation areas. Potential interface impacts have been appropriately managed through the design of the subdivision layout, including the incorporation of buffers, setbacks and landscaping treatments to achieve a suitable transition between land uses and protect environmental values.

6.4 Overarching Whole of Site Approval

On 29 October 2012, the Urban Land Development Authority (ULDA) issued a Development Permit for a Material Change of Use for Multiple Uses at Wyatt Road, Undullah (DEV2012/248), being the overarching approval for the Kindira Master Plan area. Following the transition from the Urban Development Area (UDA) framework to the Priority Development Area (PDA) framework, this approval is now recognised as a PDA approval.

The approval forms a key component of the planning and development framework for subsequent PDA development permits within the Kindira Master Plan area. The approved overarching whole-of-site approval (DEV2012/248) identifies areas designated for Urban Living and Environmental Protection. The proposed ROL05 subdivision is located wholly within the Urban Living area and does not involve any development within the Environmental Protection area.

6.4.1 Approved Uses

The whole-of-site approval establishes the approved land use and development framework for the broader Kindira community, including the assessment pathway for subsequent applications. Consistent with that framework, ROL05 seeks approval for Reconfiguring a Lot (670 Residential Lots, Parks and Road), and Operational Works (Advertising Devices) in Accordance with a Plan of Development. Accordingly, this application does not seek approval for additional land uses. Rather, it proposes a Plan of Development that identifies Dwelling Houses and Display Homes as accepted development where they comply with the applicable design criteria and provisions of the Plan of Development.

6.4.2 Subsequent Applications Framework

The whole-of-site approval preamble states that subsequent applications for PDA development permits (with or without a PoD) where required to detail the following matters to the extent they are applicable:

- location;
- lot size and configuration;
- building height;
- plot ratio / gross floor area / gross leasable area;
- site cover;
- building design including elevations and materials;
- site access arrangements;
- on-site parking and servicing arrangements; and
- how the development will progress or generally achieve the provisions of the development scheme.

This DA provides detail on the above matters, to the extent they are applicable.

6.4.3 Compliance with Context Plan

The Approval Overview above highlights subsequent development applications are to be informed by an approved Context Plan. This is supported by preamble item 2(e) of the 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*

ROL05 aligns with the endorsed Context Plan as follows:

- Inclusion of DS1 within the north-eastern portion of ROL05, adjoining the proposed school lot.
- Provision of School Lot SPS1 with an area of 6.65ha, consistent with the Context Plan requirements, which specify a minimum 7ha site or an alternative area where agreed to by the Department of Education. The proposed area has been discussed with the Department of Education.
- Inclusion of a Local Park within Precinct 104, located in the southern portion of the precinct, while still maintaining a walkable neighbourhood catchment of approximately 400m for residents within the precinct.
- The proposal includes residential lots within the Urban Residential Neighbourhoods at a minimum density of 15 dwellings per hectare, consistent with the Context Plan. The proposed residential density achieves approximately 15.3dw/hectare.

It is noted that discussions were undertaken between Council, EDQ and the applicant, during which it was agreed that the Local Park within Precinct 103 would not form part of the current application. This position is proposed to be reflected in an updated Community Greenspace Infrastructure Master Plan (IMP), which will provide for a revised recreation network comprising three District Sports Parks and a Major Sports Park. The amended IMP demonstrates that the precinct will be adequately serviced by the proposed recreation infrastructure, including the provision of additional play opportunities and sporting facilities.

The proposed ROL05 is generally consistent with the endorsed Context Plan approved by MEDQ on 31 October 2025, incorporating the key land use, infrastructure, open space and density outcomes envisaged for the precinct. The proposal has also been informed by discussions with Council, EDQ and the applicant regarding the delivery of recreation infrastructure.

The proposed ROL05 is consistent with the endorsed Context Plan approved by MEDQ on 31 October 2025, incorporating the key land use, infrastructure, open space and density outcomes envisaged for the precinct. The proposal has also been informed by discussions with Council, EDQ and the applicant regarding the delivery of recreation infrastructure.

It is noted that a separate application is proposed to be lodged with EDQ by Saunders Havill seeking approval for a management lot over the ROL05 development area. The management lot application is intended to facilitate the orderly delivery of the proposed subdivision and, if approved, will be finalised prior to the sealing of the ROL05 subdivision stages. The proposed management lot does not alter the development outcomes sought under this application.

6.4.4 Compliance with Endorsed Infrastructure Master Plans

The preparation of several IMPs was conditioned within the Overarching whole of site approval (DEV2012/248) and endorsed via compliance assessment over subsequent years. IMPs are intended to align with the Context Plan to ensure the Kindira Masterplan area is appropriately serviced by infrastructure.

Table 10 below summarises ROL05s consistency with each endorsed IMP.

Table 10 *Assessment Against IMPs*

IMP	ROL05 Compliance
Community Facilities IMP	The Community Facilities IMP was endorsed on 28 August 2025. The IMP identifies the land required for the provision of community facilities throughout Kindira, including land transfer rates, indicative locations, timing and delivery initiatives, in accordance with the DCOP. ROL05 relates to Precincts 103 and 104. No community facilities are identified within these precincts under the endorsed IMP or DCOP and, accordingly, no community facility land or infrastructure is proposed as part of this application. Notwithstanding, the endorsed Context Plan identifies a future state primary school.
Energy & Communications Services IMP	The Energy & Communications Services IMP was endorsed on 14 July 2025. The purpose of the IMP is to demonstrate how electricity and communications infrastructure will be provided to service the Kindira area. The IMP identifies that the development will be serviced through a combination of existing and proposed 11kV electrical feeder infrastructure, with preliminary support provided by Energex for the proposed servicing strategy. ROL05 will continue to comply with this intent. The IMP also identifies that the site is currently serviced by multiple mobile network providers, with future infrastructure upgrades anticipated as development progresses.
Access and Movement IMP	The Access and Movement IMP was endorsed on 25 July 2025 ROL05 delivers roads, public transport and active transport infrastructure in accordance with the Access and Movement IMP, including the delivery of an integrated road hierarchy, active transport connections and future public transport connectivity consistent with the broader movement network planned for Kindira.
Sewer IMP	The Sewer IMP was endorsed on 22 September 2025. The alignment of the proposed trunk main is generally in accordance with the endorsed Sewer IMP.
Water IMP	The Water IMP was endorsed on 22 September 2025. ROL05 provides water infrastructure in accordance with the Water IMP.
Stormwater IMP	The current Stormwater IMP was endorsed on 13 October 2025, however a separate Compliance Assessment application has also been lodged with EDQ and is currently under assessment. A Stormwater Management Plan has been prepared and is provided in Attachment J. The report has been prepared generally in accordance with the draft Stormwater IMP pending endorsement of the update IMP by EDQ.
Earthworks IMP	The Earthworks IMP was endorsed on 14 July 2025. The proposed earthworks across ROL05 are generally in accordance with the Earthworks IMP.
Community Greenspace IMP	The Community Greenspace IMP was endorsed on 25 July 2025. ROL05 provides all open space as required by the Community Greenspace IMP, including: • Neighbourhood recreation park; • District Sports Park POS026 • Linear parks mLP 04 and 05. • Detention / Drainage parks. ROL05 includes additional linear parkland beyond that identified in the IMP. mLP05 has been extended further north to provide improved pedestrian connectivity to the lots to the north, and also extends along the western side of the linking road between the precincts and along the western edge of the road adjoining Precinct 103, ultimately linking to mLP06 in a future stage. The additional linear parkland is considered necessary to achieve a high level of pedestrian connectivity, while also providing an appropriate interface and buffer to the heavily vegetated

	Conservation Parkland surrounding the periphery of the site. Development will not occur within proximity of waterways or waterway buffer areas and will maintain natural values in accordance with the Natural Environment OSS as further discussed in Table 11 below. It is acknowledged that the IMP identifies an indicative Neighbourhood Recreation Park / Civic Park within the vicinity of Precinct 103 (identified as Precinct 105 in the IMP). However, the IMP expressly identifies neighbourhood recreation parks as indicative only and subject to refinement through future development applications. The proposed open space network has since been refined through the detailed design process and demonstrates that a standalone neighbourhood recreation park within Precinct 103 is not required. This outcome is supported by the substantial recreational opportunities provided by the proposed District Sports Park (DS01), together with the extensive linear park network, which collectively deliver a comprehensive and accessible recreational offering that exceeds the function and intent of the indicative neighbourhood recreation park. This approach was also discussed with and supported by Logan City Council during consultation undertaken in March 2026, where it was acknowledged that the recreation needs of the catchment would be appropriately serviced through the provision of DS01 and the broader integrated open space network. Collectively, these elements continue to provide an appropriate distribution of greenspace, recreational opportunities and pedestrian connectivity across the catchment, including maintaining accessibility to parkland within the intended walkable catchment of the broader IMP framework. In addition, DS01 will incorporate a high level of embellishment, including play equipment and associated recreational infrastructure, further supporting the recreational needs of the surrounding community.
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6.4.5 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 align with the Context Plan co-ordinate critical components of the Kindira Master Plan relating to water cycle management, the environment, community development, housing and economic development.

Table 11 below summarises the ROL05s consistency with each endorsed OSS.

Table 11 Assessment Against OSSs

OSS	ROL05 Compliance
Community Development OSS	The Community Development OSS was 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 the MGMP progresses. ROL05 is consistent with the endorsed OSS as it does not include the provision of community facilities.
Housing diversity and affordability overarching site strategy	The Housing Diversity and Affordability OSS was endorsed on 15 October 2025. ROL05 complies with the endorsed Housing OSS as it contributes to the delivery of a diverse residential community within the proposed development through a range of lot sizes and housing opportunities consistent with the approved Context Plan and broader neighbourhood structure. The proposed lot reconfiguration supports affordable and accessible housing outcomes by providing practical and efficient lot configurations capable of accommodating a variety of housing products over time, while avoiding an over-concentration of a single housing type.
Employment and economic development overarching site strategy	The Employment and Economic Development OSS was endorsed on 11 August 2025. The Employment and Economic Development Overarching Site Strategy is intended to guide how the broader Kindira community will support long-term employment generation, delivery of centres and community infrastructure, and economic development outcomes as the area grows over time. The document establishes a strategic framework for coordinating residential growth with supporting services, activity centres, open space, education facilities and infrastructure in a manner consistent with the Greater Flagstone PDA vision and endorsed Context Plan.

	ROL05 complies with the endorsed OSS as it provides for the orderly delivery of residential neighbourhoods, open space, district sports park infrastructure and a future school site consistent with the endorsed Context Plan.
Natural environment overarching site strategy	The Natural Environment OSS was 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. ROL05 requires clearing which has been previously approved by several PDA Development Permits issued by MEDQ and an approval issued under the EPBC Act (refer section 4.10).
Total water cycle management overarching site strategy	The Total Water Cycle Management (TWCM) OSS was endorsed on 4 September 2025. ROL05 complies with the endorsed strategy through the provision of water, wastewater and stormwater infrastructure consistent with the broader infrastructure planning for Kindira. The development incorporates stormwater quality and flow management measures, flood mitigation, erosion and sediment controls, and integrated drainage and open space corridors to support the protection of waterways and surrounding environmental values.
Ecological sustainability and innovation overarching site strategy	The Ecological Sustainability and Innovation OSS was endorsed on 14 July 2025. ROL05 incorporates the sustainability principles of the OSS through the integration of environmental protection, water management, transport connectivity, open space networks and efficient infrastructure delivery, supporting broader ecosystem, community and sustainability outcomes for Kindira.

7.0 Conclusion

This DA is made to the MEDQ on behalf of Monarch Glen No 1 Pty Limited as Trustee of the Monarch Glen Trust No 1 and proposed a PDA Development Permit for Reconfiguring a Lot (670 residential lots, 1 utility installation lot, park and new road) and Operational Works (Advertising Devices) in Accordance with a Plan of Development. The application is lodged over land at Kindira, Monarch Glen (Lot 2 on SP351245 and Lot 1 on SP351245, with access provided through an approved road that traverses Lot 50050 on SP332140 and Lot 907 on SP332140 which will ultimately provide access to the development.

In accordance with the relevant assessment table of the Development Scheme, ROL05 is Permissible Development, requiring assessment by the MEDQ pursuant to section 85 of the *Economic Development Act 2012* and considering 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.

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



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