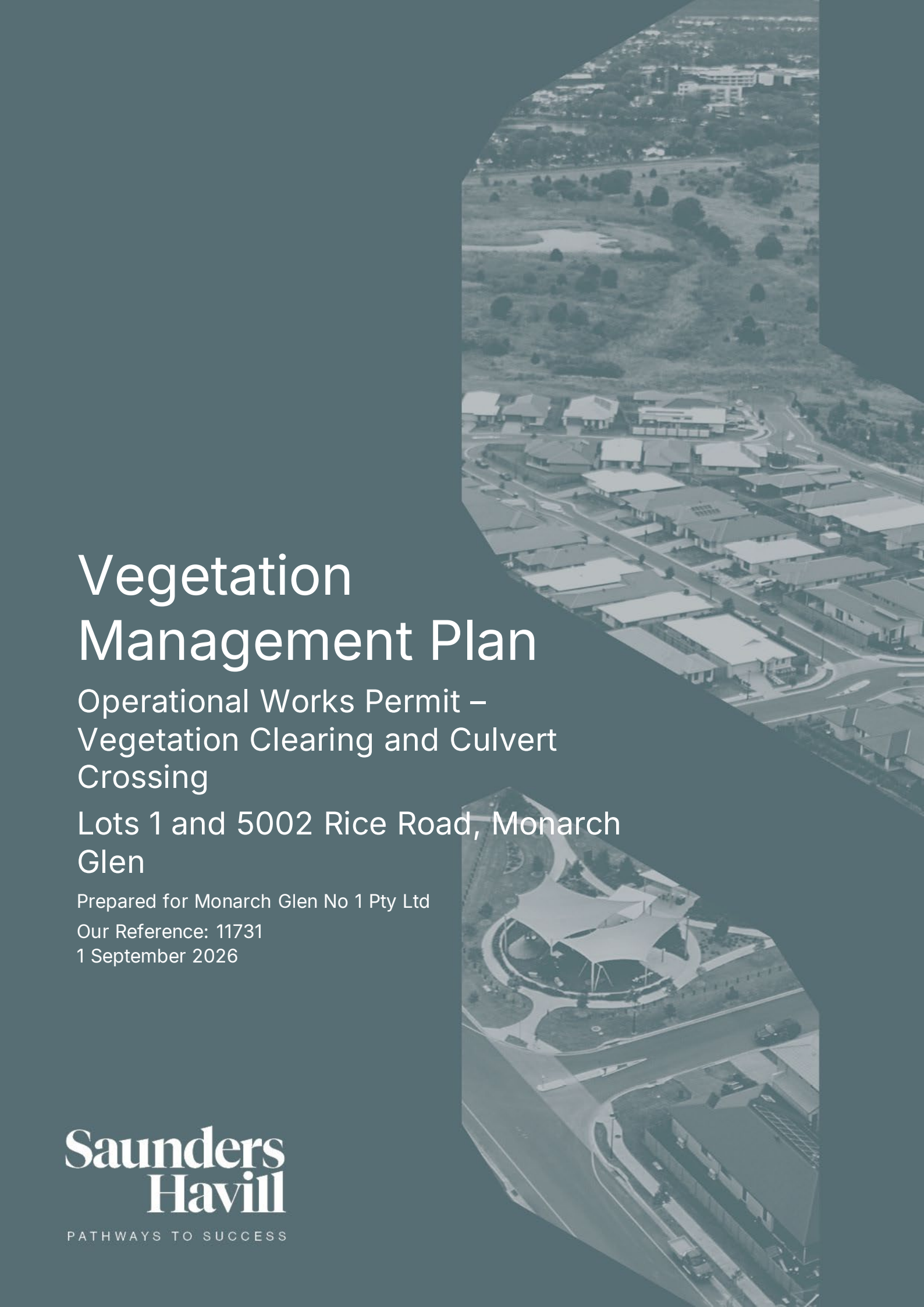




Vegetation Management Plan

Operational Works Permit –
Vegetation Clearing and Culvert
Crossing

Lots 1 and 5002 Rice Road, Monarch
Glen

Prepared for Monarch Glen No 1 Pty Ltd

Our Reference: 11731

1 September 2026

**Saunders
Havill**

PATHWAYS TO SUCCESS

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Document Issue

Issue	Date	Prepared By	Checked By
Final	01/09/2026	AF	BB



Executive Summary

This report is written on behalf of Monarch Glen No 1 Pty Ltd who seek to develop land situated at Lots 1 and 5002 Rice Road, Monarch Glen (legally described as Lot 1 SP351245 and Lot 5002 SP360339) for the purposes of Vegetation Clearing associated with a Vegetation Management Plan and Construction Crossing. To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Development Permit for an Operational Works Permit (Vegetation clearing in accordance with a Vegetation Management Plan) and Civil Works (Construction Crossing)

Monarch Glen is located within the Greater Flagstone Priority Development Area (PDA), where regulatory control of land use and development is administered under the *Economic Development Act 2012* (ED Act) and the Greater Flagstone Development Scheme (GFDS). Under the GFDS, the site is located within the Urban Living Zone and Environmental Protection Zone.

The proposal requires minor clearing works associated with a Construction Crossing across Sandy Creek for the purposes of construction access to ROL05. The Construction Crossing will also be in place until the ultimate bridge is constructed between ROL04 and ROL05. The proposed development is permissible development under Table 2: Levels of Assessment.

This application is supported by a number of technical reports/plans, including:

Attachment A	Application Forms
Attachment B	Site Searches
Attachment C	Certificate of Title
Attachment D	Vegetation Management Plan, prepared by Saunders Havill
Attachment E	Civil Engineering Drawings, prepared by Stantec
Attachment F	Kindira Construction Crossing ADR Compliance, prepared by Egis
Attachment G	Endorsed Monarch Glen Context Plan, prepared by Saunders Havill
Attachment H	Significant Biodiversity Assessment Report, prepared by Saunders Havill

This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. We believe the development is consistent with the Development Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.



Project Summary

Applicant Details

Applicant	Monarch Glen No 1 Pty Ltd c/- Saunders Havill 9 Thompson Street Bowen Hills QLD 4006
Contact	Amber Folker Senior Town Planner 07 3251 9432 amberfolker@saundershavill.com Brandon Bouda Principal Town Planner 07 3251 9484 brandonbouda@saundershavill.com

Property Summary

Site Address	Rice Road, Monarch Glen QLD 4285
Real Property Description	1 SP351245 5002 SP360339
Site Area and Frontage	208.8 hectares (ha)
Easements / Encumbrances	Nil.
Contaminated Land Search / Environmental Management Register	EMR Site ID: 4038 (Livestock Dip or Spray Race)
Land Owners	Pioneer Fortune Pty Ltd (ACN 165 133 620)
Local Government	Logan City Council

Planning Framework Summary

Development Scheme	Greater Flagstone Development Scheme (GFDS) (28 February 2025)
Zone	Urban Living Zone Environmental Protection Zone
PDA Overlays	Map 2: Vision Map 3: Centres and Transport Network Map 4: Community Greenspace Network Map 5: Community Facilities Map 6: Natural Values Map 7: Development Constraints Map 8: Zones



State Planning Policy Mapping

AGRICULTURE

- Important agricultural areas

DEVELOPMENT AND CONSTRUCTION

- Priority development area

BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Regulated vegetation (category B)
- MSES - Regulated vegetation (essential habitat)
- MSES - High ecological value waters (wetland)
- MSES - Regulated vegetation (category C)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - High ecological value waters (watercourse)
- MSES - Wildlife habitat (special least concern animal)

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

Development Assessment Mapping

SEQ REGIONAL PLAN TRIGGERS

- SEQ Regional Plan land use categories

FISH HABITAT AREAS

- Queensland waterways for waterway barrier works

WATER RESOURCES

- Water resource planning area boundaries

NATIVE VEGETATION CLEARING

- Regulated vegetation management map (Category A and B extract)

KOALA PRIORITY AREA

- Koala priority area

KOALA HABITAT AREA

- Core koala habitat area

STATE TRANSPORT CORRIDOR

- Railway corridor

AREAS WITHIN 25M OF A STATE TRANSPORT CORRIDOR

Area within 25m of a railway corridor

Regional Plan

South East Queensland Regional Plan (Urban Footprint)

Application Summary

Proposal overview

Vegetation Clearing in association with a Vegetation Management Plan and Culvert Crossing Works



Type of Approval Sought PDA Development Permit for PDA Assessable Development – Operational Works Permit (Vegetation clearing in accordance with a Vegetation Management Plan) and Civil works (Construction Crossing)

Assessment Manager Economic Development Queensland

Category of Assessment PDA Assessable Development

Supporting Documentation

	Report / Plan	Consultant
Attachment A	Application Forms	
Attachment B	Site Searches	
Attachment C	Certificate of Title	
Attachment D	Vegetation Management Plan	Saunders Havill
Attachment E	Civil Engineering Drawings	Stantec
Attachment F	Kindira Construction Crossing ADR Compliance	EGIS
Attachment G	Endorsed Monarch Glen Context Plan	Saunders Havill
Attachment H	Significant Biodiversity Assessment Report	Saunders Havill



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1. Introduction

Saunders Havill has been engaged by Monarch Glen No 1 Pty Ltd (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- Development Permit for an Operational Works Permit (Vegetation clearing in accordance with a Vegetation Management Plan) and Civil Works (Construction Crossing)

The application is made over land located at Lots 1 and 5002 Rice Road, Monarch Glen (legally described as Lot 1 SP351245 and Lot 5002 SP360339) (the 'subject site').

This Town Planning Report assesses the proposal against the relevant provisions of the *Greater Flagstone Development Scheme* (the Development Scheme), the *Economic Development Act 2012* and other relevant legislation.

This report is accompanied by the following specialist reports/plans:

Attachment A	Application Forms
Attachment B	Site Searches
Attachment C	Certificate of Title
Attachment D	Vegetation Management Plan, prepared by Saunders Havill
Attachment E	Civil Engineering Drawings, prepared by Stantec
Attachment F	Kindira Construction Crossing ADR Compliance, prepared by Egis
Attachment G	Endorsed Monarch Glen Context Plan, prepared by Saunders Havill
Attachment H	Significant Biodiversity Assessment Report, prepared by Saunders Havill



The subject site is located at Lots 1 and 5002 Rice Road, Monarch Glen (legally described as Lot 1 SP351245 and Lot 5002 SP360339). The site is 1km to the railway frontage and multiple access points including access via Rice Road to the west and Flinders Lakes Drive to the south. The following aerial photo extract shows the location of the subject site:



2





Figure 2: Latest Aerial Imagery (Source: Nearmap)

2.2. Ownership and Encumbrances

The subject site is held in Fee Simple by Pioneer Fortune Pty Ltd (ACN 165 133 620). The subject site does not contain encumbrances. Property searches, including a Smart Map and Current Titles Search are included within Appendix A.

2.3. General site observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
Existing land uses	Construction underway for Bulk Earthworks and Civil Works following approval of ROL04.
Adjoining/ Surrounding land uses	The surrounding area fundamentally comprises two forms of established development: rural and rural residential format large lot land parcels, and higher density urban configurations within the PDA designated area.
Vegetation	The estate area retains existing vegetation. We note there are existing vegetation clearing approvals in place to enable 'Monarch Glen' to proceed (EDQ Ref: DEV2011/168, DEV2021/1192, DEV2021/1241 and DEV2021/1250).
Access	Access is currently obtained via Rice Road (west), Flinders Lakes Drive (south) via access easement and ultimately, the extension of Homestead Drive currently under construction (East).

3. Development application & approval history

3.1. Subject Site

The following recent development approval history is relevant to the subject site:

DA Ref No.	Description	Application Status
MCUI/158/2008	Extractive Industry	Application withdrawn
RL/65/1993	Reconfiguring a Lot – No Operational Works Subdivision	26 April 2017
DEV2017/857	Reconfiguring a Lot – 1 into 11 Management Lots (including Undullah Context Plan)	15 January 2018
DEV2024/1542	Reconfiguring a Lot – 3 Lots into 3 Lots and access easement (Management Subdivision)	6 November 2024
DEV2025/1612 (ROL04)	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) (including updated context plan for Monarch Glen)	31 October 2025
DEV-2026-FLA-4580 (management lot subdivision)	Development Permit for Reconfiguration of a Lot (2 into 3 Lots and access easement)	29 April 2026
DEV-2026-FLA-5150 (ROL05)	Reconfiguring a Lot (670 Residential Lots, 1 Utility Installation Lot, Parks and Road), and Operational Works (Advertising Devices)	Under Assessment

DEV-2026-FLA-5150 – ROL05

This application is currently under assessment by MEDQ and relates to the subdivision of land within Precincts 103 and 104, referred to as ROL05. The proposed subdivision layout is shown in the figure below. This operational works application relates to ROL05 in that it will facilitate the construction access for developing ROL05 until the ultimate construction of the bridge over Sandy Creek.





Figure 3: Proposed ROL 5 layout (Source: Mirvac)

3.2. Surrounding Sites

A search of EDQ's PDA development approvals/applications online platform service found no relevant development approval history in the immediate vicinity of the subject site.

DA Ref No.	Address	Description	Original Approval Date
DEV2012/402	New Beith Road and Homestead Drive	Reconfiguring a Lot – 712 residential lots, 4 future allotments, open space and new roads	05 March 2015
DEV2017/907	New Beith Road and Homestead Drive	Reconfiguring a lot – Road opening (Extension of Homestead Drive)	15 March 2018
DEV2019/1058	Lot 3 Mount Elliot Road, Flinders Lakes	Reconfiguring a lot – 1 lot into 5 management lots, 2 park lots, access easement and associated roads	4 October 2019
DEV2022/1312	Lot 907 Flagstonian Drive	Material Change of Use for a Master Plan	25 July 2024
DEV2022/1313	Lot 907 Flagstonian Drive	Reconfiguring a Lot (2 lots into 3 lots and access easement), and	4 October 2024

development in accordance with a Plan of Development			
DEV2023/1382	New Beith Road, New Beith	Reconfiguring a lot - Boundary realignment (5 lots into 5 lots) and road widening	10 May 2023
DEV2023/1384	325 Wyatt Road, Kagaru	Reconfiguring a lot – 1 lot into 2 management lots	23 May 2023
DEV2025/1606	208 Wyatt Road, Kagaru	Reconfiguring a lot - 1 lot into 3 lots management subdivision	5 August 2025
DEV2025/1692	72 Riverbend Boulevard; 1294-1352, 1394-1432 and 1434-1586 Teviot Road; and 155-243 and 245-247 Bushland Road, Riverbend	Reconfiguring a Lot - Subdivision of land for management lots and access easement	20 November 2025
DEV-2025-FLG-3945	24 Bushman Drive and 68 Wyatt Road, Jimboomba	Change to PDA Development Approval for Reconfiguring a Lot – 2 lots into 313 lots with associated roads and parks with a plan of development and Material Change of Use – utility installation (waste water pump station).	20 November 2025



4. Development Proposal

4.1. Proposal Summary

This application seeks approval for vegetation clearing and associated operational works to facilitate the construction of a construction crossing that will provide access between the approved ROL04 subdivision and the lodged ROL05 development area. The clearing extent is required to accommodate both the crossing infrastructure (access track and culverts) and the future RO56 Bridge corridor, and is consistent with the endorsed development framework for Monarch Glen. The proposed crossing has been designed to maintain the hydraulic function of Sandy Creek and facilitate fauna movement whilst supporting the orderly delivery of development within the PDA

ROL5: PRECINCT 103 & 104 - SUB-PRECINCT PLAN

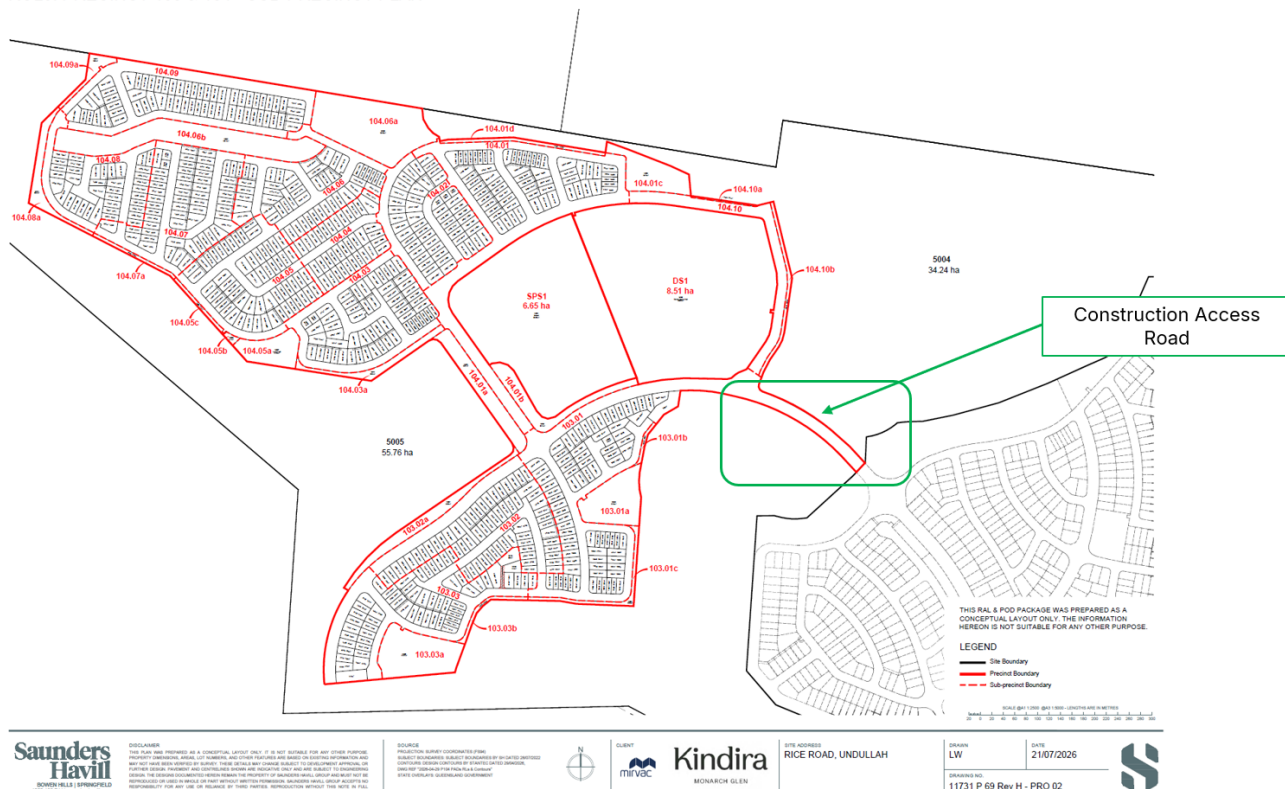


Figure 4: Construction Access Road proposal

4.1.1 Vegetation Management Plan

A Vegetation Management Plan (VMP) accompanies this application and supports the vegetation clearing required for the construction crossing access track and culverts) and future RO56 Bridge corridor. The proposed crossing location is consistent with the endorsed Context Plan and EPBC Approval 2015/7530. The clearing extent has been designed to facilitate the future bridge connection between ROL04 and ROL05 whilst maintaining the environmental values associated with Sandy Creek.



The Vegetation Management Plan identifies areas of retained and cleared vegetation across approximately 1.6ha. Importantly, no clearing is proposed within the Conservation Buffer Area identified under the VMP, which corresponds with the Environmental Protection Zone under the Greater Flagstone Development Scheme and the Environmental Core Area under the endorsed Context Plan. The proposed clearing extent is shown in Figure 5.

The proposed vegetation clearing will facilitate the Sandy Creek crossing and establish the future RO56 Bridge corridor, a key infrastructure connection between ROL04 and ROL05. Operational works associated with the crossing form part of this application and are detailed within the Civil Engineering Drawings provided in **Attachment E**. Detailed design of the ultimate RO56 Bridge is continuing and will be the subject of a future operational works application. The future application will also include a rehabilitation plan for the removal of the construction crossing and reinstatement of the affected areas upon completion of the permanent bridge infrastructure.

ROL5 BRIDGE - KINDIRA, MONARCH GLEN

Vegetation Clearing and Fauna Management Plan - Clearing Area

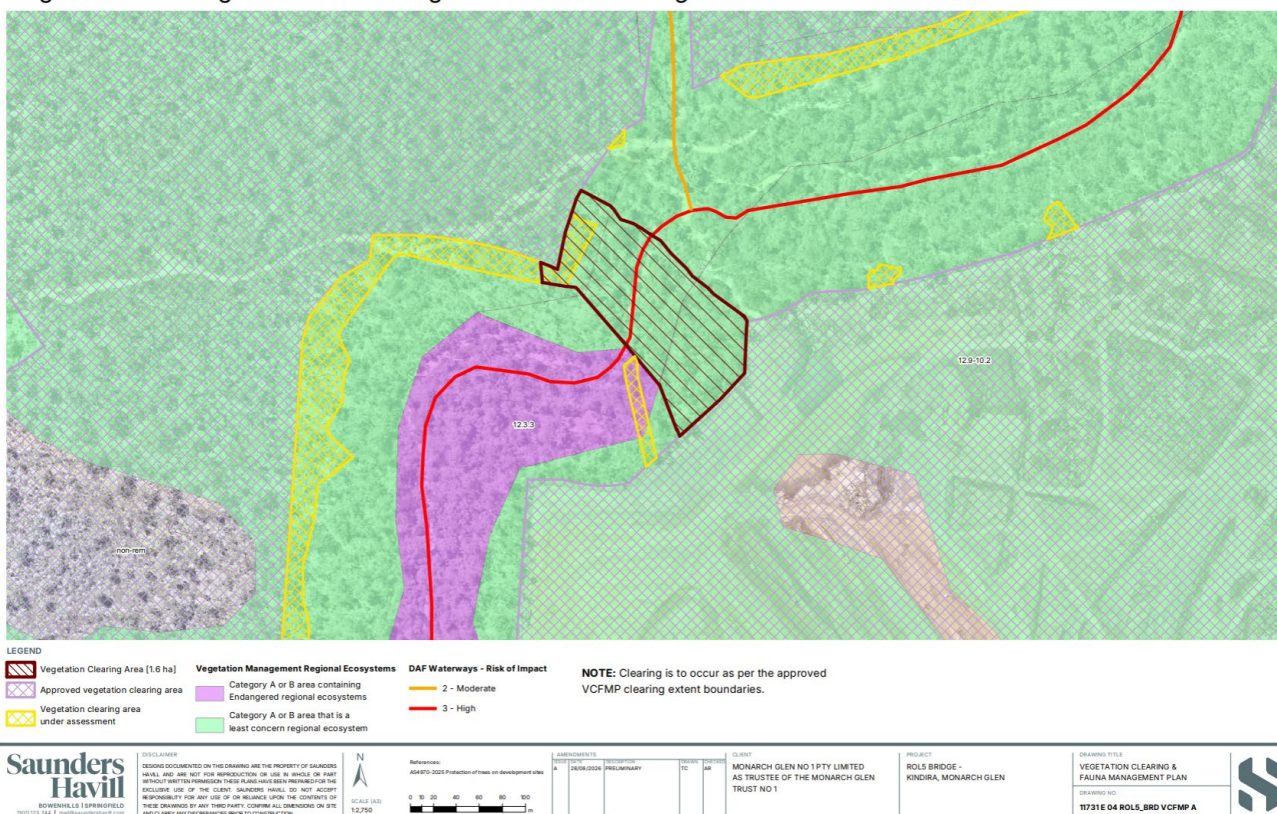


Figure 5: Proposed Clearing Area (Source: Saunders Havill)

The clearing of vegetation extent is required for the construction crossing and ultimate bridge crossing over Sandy Creek. The development plans for the extent of the construction crossing (access track and culverts) are provided in **Attachment E**. The ultimate bridge design is still under development, and a separate operational works application will be lodged when design is complete.



4.1.2 Construction Crossing

Stantec has prepared civil engineering drawings and cross sections for the proposed construction crossing, with the plans provided in Attachment E and illustrated in Figures 6 and 7.

The crossing comprises an 11m wide construction access track (excluding batters) and culverts with associated inlet and outlet scour protection measures. The design has been developed to maintain the hydraulic function of Sandy Creek, facilitate fauna movement and minimise impacts on the surrounding watercourse environment.

Minor cut and fill earthworks are required to integrate the crossing with the approved ROL04 and proposed ROL05 landform levels. Batters will be stabilised using hydromulch to promote rapid vegetation establishment and minimise erosion and sediment transport. The crossing will remain in place until construction of the RO56 Bridge is completed, after which it will be removed and the disturbed area rehabilitated in accordance with an approved rehabilitation and revegetation plan.

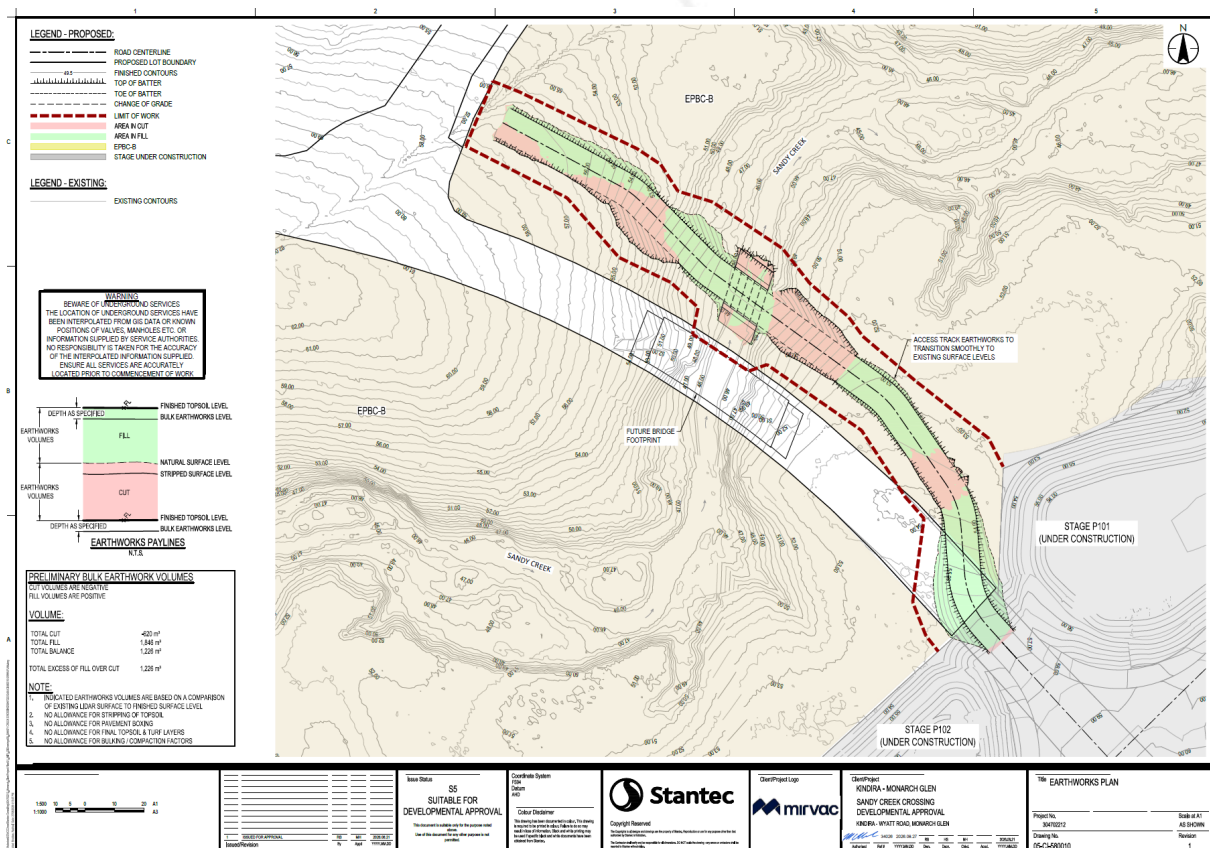


Figure 6: Proposed Access Track (Source: Stantec)



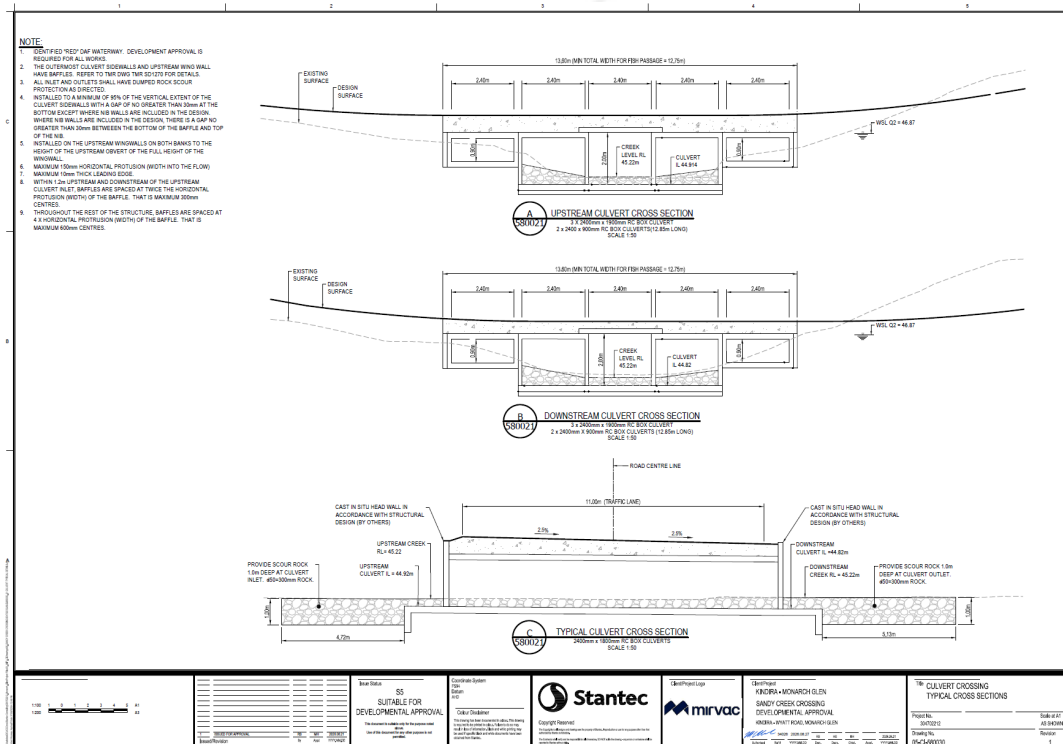


Figure 7: Proposed Culvert Crossing sections (Source: Stantec)

In addition, Egis have provided an assessment to confirm compliance for the Accepted Development Requirements for operational work that is constructing or raising waterway barrier works (ADR, 2025) for the waterway crossing connecting the ROL04 and ROL05 of the Kindira Development. The proposed works consists of the construction of a crossing with culverts to allow for continuous flow through the crossing. The ADR assessment is provided in **Attachment F**.

4.2. Supporting Information

The proposal plans and this Town Planning Report are supported by the following technical reports / plans.

Report / Plan	Prepared By	Scope	Location
Vegetation Management Plan	Saunders Havill	To support vegetation clearing in Greater Flagstone Priority Development Area to construct a bridge across Sandy Creek that will link the ROL04 area currently under development to ROL05 across Sandy Creek.	Attachment D
Civil Engineering Drawings	Stantec	To support the vegetation management plan and temporary construction access track to connect ROL04 and ROL05.	Attachment E



5. State Framework and Assessment

5.1. Economic Development Act 2012

The proposed development is assessable and subject to assessment under the *Economic Development Act 2012* (The Act). The Act provides for particular parts of the State to be declared as areas called Priority Development Areas. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

Section 82 of the Economic Development Act 2012 (the Act) identifies the requirements for a PDA development application, including:

- (a) *Be made to MEDQ in the approved form; and*
- (b) *Contain, or be accompanied by, the consent of the owner of the relevant land; and*
- (c) *Be accompanied by the application fee decided by MEDQ.*

Section 82(2) of the Act allows for applications for operational work, other than operational work below the high-water mark and outside the boundaries of a canal, to be made without the consent of the relevant landowner. Accordingly, this application is not accompanied by landowner's consent.

5.2. Greater Flagstone Priority Development Area

The Greater Flagstone PDA was declared by regulation on 8 October 2010. The GFDS is applicable to all development on land within the boundaries of the Greater Flagstone PDA. It is the regulatory document which assists with planning, carrying out, promoting, coordinating and controlling land development within the PDA. Economic Development Queensland assesses development applications within the Greater Flagstone PDA.

The vegetation clearing and construction crossing is consistent with the intent of the Development Scheme by providing a temporary access arrangement into ROL05 from ROL04 until the ultimate bridge is constructed. The proposed development maintains the hydrological functions and fauna movement of the creek through the use of culverts. These works are intended to be removed and the site rehabilitated once the ultimate bridge is constructed.

5.3. Category of Assessment

The proposed development is PDA Assessable Development.

5.4. Natural Environment Overarching Site Strategy

The Natural Environment Overarching Site Strategy (NEOSS) was endorsed by the MEDQ on 20 June 2017 under conditions 4 and 25 of the Whole of Site Approval, DEV2012/248.



This Application for clearing and Construction Crossing still maintains consistency with the NEOSS:

- Biodiversity values (areas of ecological significance, waterways, wetlands and vegetation management) are conserved and protected. The crossing is necessary infrastructure to allow for temporary access between the ROL04 and ROL05 areas until the permanent Bridge crossing is completed.
- The Sandy Creek Core Conservation Area still maintains a minimum width of 200m with buffers of 50m to the high banks. This clearing is required to provide construction crossing between ROL04 and ROL05 until the ultimate bridge is constructed. Clearing for infrastructure crossings is a supportable outcome within the NEOSS.

5.5. Shaping SEQ

The subject site is within the Regional Plan and is designated within the Urban Footprint. The proposed subdivision is consistent with the Regional Plan and facilitates future development of the site for residential and other purposes consistent with the PDA and *ShapingSEQ*.

5.6. State Planning Policy

The following State interests, as identified in the State Planning Policy (SPP), are relevant to the subject site and proposed development:

- Economic growth
 - Agriculture
 - Development and construction
- Environment and heritage
 - Biodiversity
 - Water Quality
- Safety and resilience to hazards
 - Natural hazards, risk and resilience
- Infrastructure
 - Transport Infrastructure

We understand the GFDS integrates these State interests as follows:

State Interest	Assessment against SPP required
Economic growth • Agriculture • Development and construction	Complies This application is for minor vegetation clearing and civil works associated with access over an existing watercourse. In proposing operational works for the clearing of vegetation, assessment is not triggered against Schedule 10 for the following reasons:
Environment and Heritage • Biodiversity • Water Quality	• Not for an MCU • Not within a declared fish habitat area • Development is PDA related.
Safety and resilience to hazards	



State Interest	Assessment against SPP required
Natural hazards, risk and resilience	Waterway barrier works are accepted development. Accordingly, there are no impacts on identified state interests.

Infrastructure

- Transport Infrastructure

5.7. Infrastructure Charges/DCOP

The development is for an operational works application and under the Greater Flagstone Development Charges and Offset Plan does not attract infrastructure charges.



6. Key Considerations

An assessment of the proposal has been carried out against the applicable assessment benchmarks. The following provides a summary of the key matters relevant to the proposal.

6.1. Clearing consistent with approvals

The vegetation clearing has been identified in order to provide necessary construction access to ROL05 over the planned road corridor prior to the construction of the bridge is completed. This is required to support the orderly delivery of staged development in Monarch Glen.

6.2. Management of existing watercourse

To prevent impacts on Sandy Creek the development proposes culvert crossings with fish passage. As described in section 4.1.2 an ADR compliance assessment has been provided to confirm the culvert crossings are accepted development for raising waterway barrier works.



7. Conclusion

This planning report has been prepared on behalf of Monarch Glen No 1 Pty Ltd in support of an application for a Development Permit for PDA Assessable Development – Operational Works for Vegetation Clearing associated with a Vegetation Management Plan and Civil works over land at Lots 1 and 5002 Rice Road, Monarch Glen (legally described as Lot 1 SP351245 and Lot 5002 SP360339), within the Greater Flagstone Priority Development Area.

This Town Planning Report and accompanying specialist reports / plans have assessed the proposed development against the provisions of the *Greater Flagstone Priority Development Scheme* and other relevant legislation. Based on this assessment we believe that the vegetation clearing and infrastructure is consistent with the intent of the PDA framework and supports the delivery of the Monarch Glen master-planned community.

Accordingly, the proposed development is considered appropriate and is respectfully recommended to EDQ for approval, subject to reasonable and relevant conditions.



