

Community Facilities Infrastructure Master Plan & Community Development Overarching Strategy

Wyatt Road, Kagaru

Our Reference: 11560
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Saunders Havill

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Table of Contents

1. Introduction 1
1.1. Applicable Administration Definitions 1
2. Proposed Development 2
3. Community Development Overarching Site Strategy 4
3.1. Vision Statement 4
3.2. Guiding Principles 4
3.2.1 Active Community 4
3.2.2 Integrated Community 5
3.2.3 Connected Community 5
4. Wyatt Road Community 7
5. Wyatt Road Community Development Program 8
5.1. Community Socials 8
5.1.1 Implementation Mechanism 8
5.1.2 Targets for Initiative 9
5.2. Active Community 9
5.2.1 Implementation Mechanism 9
5.2.2 Targets 9
5.3. Wyatt Road Green Community 9
5.3.1 Implementation Mechanisms 10
5.3.2 Targets 10
5.4. Community Open Days 10
5.4.1 Implementation Mechanisms 11
5.4.2 Targets 11
5.5. 'Walk Your Lot' Days 11
5.5.1 Implementation Mechanisms 11
5.5.2 Targets 11
6. Monitoring Program 12
7. Offsets 13
8. Community Facilities IMP 14
8.1. Objective 14
9. Community Facilities 16
9.1. Educational Facility – State School PS015 16
9.2. Potential Police Station – P003 16

9.3. Delivery 17

10. Innovation 18

11. OSS and IMP Connection 19

12. Offsets 20

1. Introduction

Saunders Havill Group has been engaged by Litoba Developments Pty Ltd (the Applicant) to prepare a Community Facilities Infrastructure Master Plan (IMP) and a Community Development Overarching Site Strategy (OSS) for a proposed master-planned development located at Wyatt Road, Kagaru Queensland 4285 (the 'subject site'), within the Wyatt Road Context Plan Area.

The Community Facilities IMP provides details of community facilities and infrastructure that will be provided as part of the development, whilst the Community Development OSS is intended to guide the IMP and provide an overall site strategy and vision for community development within this development.

The subject site is within the Greater Flagstone Priority Development Area (PDA) and is located in the southern part of the PDA. A Context Plan for the area was approved on 4 December 2025 under application DEV2023/1431. The land subject to the approved Context Plan is referred to as the **Wyatt Road Context Plan Area**.

The proposed development of the site has a total area of approximately 307.534 hectares, including the following landholdings:

- Lot 22 on SP341889
- Lot 11 on SP341889
- Lot 12 on S31468
- Lot 1 on SP360332
- Lot 1000 on SP360332

This IMP and OSS document assesses the proposal against the relevant provisions of PDA Guideline No. 11 – Community Facilities.

1.1. Applicable Administration Definitions

Applicant	The entity lodging the application for compliance assessment.
Developer	An entity with effective control of the development or a parcel of land within the Subject Site.
Subject Site	▪ Lot 22 on SP341889 ▪ Lot 11 on SP341889 ▪ Lot 12 on S31468 ▪ Lot 1 on SP360332 ▪ Lot 1000 on SP360332
PDA Guideline 11	PDA Guideline No. 11 – Community Facilities
PDA Development Scheme	Greater Flagstone Priority Development Area Development Scheme

2. Proposed Development

The Wyatt Road development is a part of the Greater Flagstone PDA, which covers a total area of 7188 hectares. It is anticipated that when development of Greater Flagstone is completed, it will provide for 51,500 dwellings and house a population of approximately 138,000 people. The Wyatt Road development will provide for a significant number of those dwellings and population.

The site is located in the southern part of the PDA, adjoining the Flinders Lake Context Plan Area and Monarch Glen Context Plan Area. Access to the subject site is currently undertaken from Undullah Road to the south-east and Flinders Lakes Drive/Wyatt Road to the north-east.

The site is within the Urban Living Zone of the Greater Flagstone Development Scheme and is subject to an endorsed Context Plan (DEV2023/1431). The Wyatt Road development consists of a master-planned development comprising residential uses; a variety of greenspace (including major linear, minor linear, environmental, neighbourhood recreation and district recreation park); future non-residential uses (including future centre and potential State school); and necessary infrastructure to support the creation of the development. An extract from the existing approved Context Plan is included below as **Figure 1**.

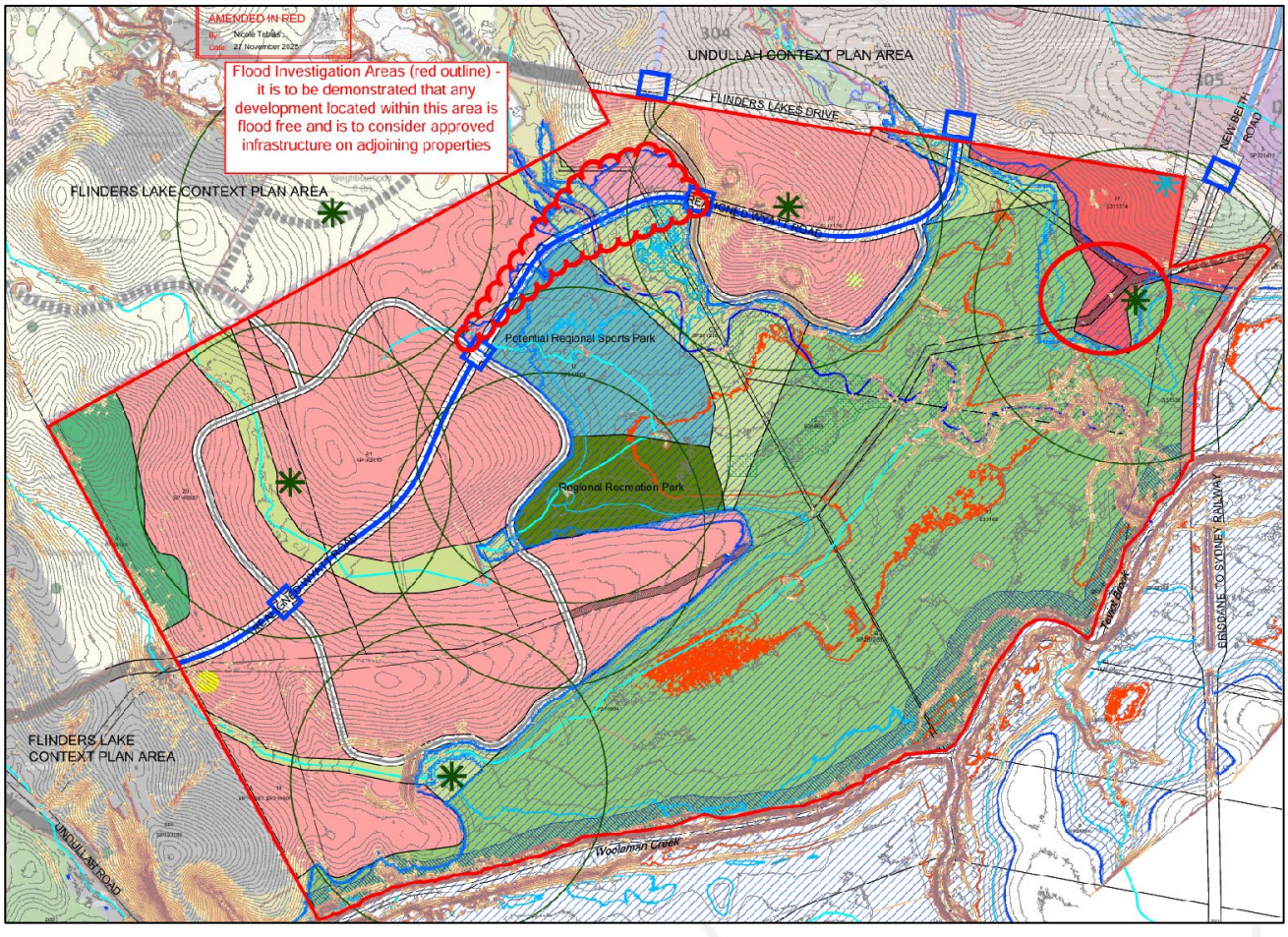


Figure 1: Approved Context Plan (EDQ Ref: DEV2023/1431)

This IMP and OSS is prepared in conjunction with the abovementioned Context Plan (DEV2023/1431) which guides the community development and the provision of community facilities within this development. Importantly, the IMP's and OSS's have regard to one another to ensure a consistent approach across the development.

3. Community Development Overarching Site Strategy

The Community Development OSS will guide the development of the future residential community throughout the development and may be amended from time to time. A vision has been outlined, and key principles have been identified, in accordance with the Greater Flagstone Development Scheme and PDA Guideline 11. The proposed vision translates into objectives which then link to the various community initiatives outlined further below.

3.1. Vision Statement

The development provides a high-quality environment to live through a connected, integrated and active community that will thrive through the investment in community infrastructure, facilities and initiatives.

The Wyatt Road development is characterised by predominantly residential land uses, anchored around a diverse mix of local and regional open space. The development is connected through a network of pathways, linking all parts of the development. The extensive greenspace network will provide a range of active and passive recreational opportunities. The land use mix provides a unique opportunity for a range of community development activities to promote social and economic prosperity.

3.2. Guiding Principles

Innovative objectives have been developed to assist and guide community development that will cater for a diverse, connected and integrated community, whilst also ensuring ecological sustainability is maintained. Further, key principles are identified and have been guided by the GFDS and PDA Guideline 11 to align with the vision statement. The following key principles are to be implemented throughout the development.

3.2.1 Active Community

This development creates an active community through recreational opportunities integrated within the greenspace and non-greenspace networks. The development comprises a network of local and regional recreation and sports parks and environmental greenspace (conservation), connected through a network of roads and pathways.

<u>Objectives</u>

The following objectives should be incorporated into the development to ensure an active community identity is established.

- Creating parks that provide a variety of active and passive recreation opportunities;
- Community facilities are delivered and managed in a manner that enables residents to participate in community-based activities;

- Provide a regional sports park as a focal point for community activity;
- Provide a network of connected recreation opportunities that are within walking distance of the community; and
- Provide opportunities for residents to care for the retained areas of environmental significance.

3.2.2 Integrated Community

Key components of the Wyatt Road development are the greenspace components that provide a range of active and passive recreation opportunities; and the future major neighbourhood and community facilities sites. The residential, non-residential, greenspace and community uses are connected via a network of roads and pathways and are within walking distance of a majority of future residents.

Objectives

The following objectives outlined below have been identified to ensure an integrated development outcome:

- Co-location of community and other complementary uses (such as community facilities with major parkland and education facilities);
- Co-location of community facilities within a single district centre to provide community access to multiple services in a single location;
- Location of community facilities near public transport;
- Provision of a range of parks and open spaces to cater for environmental protection through to sporting facilities;
- Proposed parkland overlooked by dwellings and providing active recreation and stormwater management functions;
- Entice sporting groups/clubs to utilise the recreational spaces that will be established (i.e football (soccer) club and/or AFL club, touch football and/or rugby) and integrate with local businesses (where applicable);
- Early provision of community facilities and community development initiatives is encouraged (where practicable);
- The community facilities site should provide opportunities for a range of community development initiatives that meet the needs of future residents; and
- The greenspace network should provide opportunities for a range of community development initiatives that meet the needs of future residents.

3.2.3 Connected Community

The development should be an accessible and safe place for the community, whilst also providing for inclusivity and a diverse range of needs. The development provides a range of housing types and styles to promote diversity in the built form and diversity of socio-economic and generational groups. Community development initiatives promote a connection between the community and the extensive quantum and range of greenspace areas throughout the development. A convenient network of roads and pathways should provide the physical connection between the urban communities and greenspace network.



Access to and throughout the development should also be legible and convenient for future residents, including provision of a central arterial road (realigned Wyatt Road) providing the main connection and public transport thoroughfare through the site, with a network of neighbourhood connector roads and access streets radiating out from Wyatt Road.

Objectives

The following objectives outlined below have been identified to ensure a connected community is provided:

- Community development initiatives that build community connectedness and social capital;
- Greenspace and other community infrastructure are provided with access to public transport opportunities;
- Provide a network of roads, pathways and open space linking residential areas with parkland and non-residential areas, encouraging the use of active transport;
- The network of roads and pathways should link areas of greenspace, including local and regional recreation and sports parks;
- Provide and promote a range of active transport infrastructure;
- Community development initiatives that encourage the community to have an active and healthy lifestyle are implemented;
- Community development initiatives that encourage the community to participate in community building activities are implemented;
- Encourage community initiatives that clean, protect and enhance environmental areas; and
- Community development initiatives that link community groups with educational institutions, other community groups and Logan City Council community development officers are encouraged.

4. Wyatt Road Community

Key demographic data from the Australian Bureau of Statistics has helped inform and provide insight into the makeup of the future community for the Wyatt Road development and the Context Plan area generally.

The adjoining Flagstone (East) statistical area has been chosen as the most appropriate statistical area comparison, considering there are currently only 19 identified residents of Kagaru. The Flagstone East area has a median age of 34 with approximately 65% of households in a marital or de-facto household. The average house size is 3.4 people with an average of 2.7 registered motor vehicles per dwelling. Approximately 60.6% of the current Flagstone (East) population is currently in full-time employment with the main form of employment being technical and trade workers, and clerical and administrative workers, labourers and managers. It is important to note that there is still large lot (rural residential) type development, which is a different housing product within this area so the results of the existing demographics may not be entirely appropriate to relate to the future community.

Some employment opportunities exist within the context plan area, given the non-residential uses proposed including potential local sports (future sports clubs); community facilities and a possible future local centre. However, the adjoining district centre within the Monarch Glen Context Plan Area is likely to offer significantly more employment opportunities than within Kagaru.

Notwithstanding the potential employment generating opportunities noted above, it is likely that the majority of the residents will be employed outside of the development. With the majority of the residents leaving the area for employment, community development initiatives should be developed to encourage and empower the residents in community focused and led activities.

As a result of the high car ownership, community development initiatives to reduce the dependence on private vehicles (and trips) should be developed. The Wyatt Road development will include a variety of open space types including local parks, neighbourhood parks and regional parks that will serve as focal points for the community. These open space areas are linked with each other by a network of roads, pathways and linear parks and will play a key role in connecting and bringing the community together as it creates opportunities for recreational activities for interaction. Community development initiatives that are focussed on the open space network should be developed.

5. Wyatt Road Community Development Program

The OSS is proposing several community initiatives as part of the Wyatt Road development that will assist in developing a sense of community for future residents. These initiatives have been established taking into consideration the community facilities that are proposed, and the vision and key objectives outlined above.

5.1. Community Socials

Social media is a powerful tool and can be used to better inform people, specifically, in this instance, the community of Kagaru. A community social media page (or multiple social media initiatives) will be established to allow residents to post informational activity that may seek to notify the community of activities/issues, seek employment or offer employment, inform safety, promote education opportunities and overall provide a discussion platform for the community to interact through social media. Community socials (or 'grapevines') are, however more than just discussion platforms. They connect communities by providing a platform for people to reach out to their community and discuss any possible issue. Community socials will have the power to bring the community members together and will assist in establishing a community network and can do so in a relatively fast timeframe.

Where possible, social media should be a 'closed group' to foster a sense of ownership and camaraderie within the community, although should not necessarily be limited to only one group.

5.1.1 Implementation Mechanism

The initial step to implementation of the initiative will be for the Developer to provide the social media page early in the development. This allows the residents to interact with other neighbours and members of the community through social media from the early phases of the development. Whilst the Developer maintains control of the social media, it may promote activities and post information relevant to the community as it sees fit. A member of the community will become the administrator of the page, within two years after completion of the first dwelling(s), to manage and monitor the social media. This will allow the community to have full control of the page, ensuring it can be entirely community driven.

In order to ensure residents are aware and involved with the group, flyers will be provided to home buyers upon hand over of the property. This page will strictly be for the purposes of informing the community in a range of matters and will not be for commercial purposes. Once a critical mass is established, future residents will likely be informed by word of mouth.

5.1.2 Targets for Initiative

1. The Developer establishes a social media page or pages prior to the occupation of the first residential dwelling – this may be in the form of a Facebook page, Instagram page and/or another media decided by the Developer;
2. The Developer maintains the page(s) and administration rights and provides updates with new content regularly – residents are free to contribute to the page;
3. The Developer provides updates to the community on the progress of the development through the established social media;
4. The Developer will hand the administration of the page over to a community member (or group) to administer within 2 years after the first dwellings(s) are completed or alternatively at a time the Developer considers appropriate;
5. 100% of households are provided information about the initiative; and
6. 50% of households (at least 1 person) are a member or subscribed to the social media.

5.2. Active Community

The development is committed to creating and maintaining sustainable active communities through providing recreational open space infrastructure. These networks will be delivered over the whole project and will assist in establishing a healthy active community. The regional recreation park can function as a central hub for recreational activities with a network of connected pathways radiating out from there.

5.2.1 Implementation Mechanism

To inform residents of the various types of open space, brochures will be provided in welcome packs and handed to residents upon handover of their premises. This will provide detail on location, area of park, facilities offered and anticipated timeframe for completion of the parks. This will be updated over time through the social media page and through the Wyatt Road Community Group. A 'park-run' annual event will be established within one of the parks and could be funded either through the Developer or by sponsorship.

5.2.2 Targets

1. 100% of residents are provided information on parks within their welcome packs;
2. Parkland provided within the development matches the detail provided to purchasers (minor exceptions could be tolerated); and
3. Annual 'park-run' (or similar annual event) is established within 1 year of completion of the first park – arranged by the Community Development Coordinator.

5.3. Wyatt Road Green Community

An extensive amount of open space will be provided within the development in the form environmental reserve/linear park, neighbourhood recreation and regional parks all of which serve a purpose as a community asset. The majority of the environmental reserve/linear park is set aside to retain an existing waterway and flood prone area that has historically been farmed.



A community group with an environmental focus will be established to care for and maintain areas set aside for the preservation of ecological value and is a good way of providing a connection between residents, the ecological value of the site and fostering community development generally. Residents actively involved in caring for their assets have a greater sense of ownership of the place, which will result in better outcomes for the assets. Having a local community group with an interest in ensuring rehabilitation of previously disturbed areas will ensure that rehabilitation works originally implemented by the Developer can continue to be maintained and owned by the community after the Developer has discharged their obligations.

5.3.1 Implementation Mechanisms

The Wyatt Road Green Community will have an active focus on caring for the local environment and will encourage members and the community generally to get involved and care for and maintain areas set aside for the preservation of ecological values. Given that the land set aside for preservation will likely be in the ownership of Logan City Council, a strong partnership between the Developer, the Wyatt Road community and Logan City Council is vital. The Developer will work with EDQ and Logan City Council as the asset owner to ensure that the appropriate permits, consents and Workplace Health and Safety provisions are addressed in order to enable it to operate.

5.3.2 Targets

1. 100% of households are provided information about the Wyatt Road Green Community Group project prior to settlement;
2. Formally establish the community group upon the completion (registration) of the 500th residential lot or completion of the 500th residential dwelling (whichever occurs sooner);
3. By completion of the development, the Wyatt Road Green community has enough members to allow the group to start actively caring for the environmental reserve/linear parkland (subject to agreement from Logan City Council and provided all Developer obligations are satisfactorily discharged); and
4. To assist in the early phases of the Wyatt Road Green Community Group, the Developer will provide a grant of $5,000 upon completion (registration) of the 500th residential lot or completion of the 500th residential dwelling (whichever occurs sooner). These funds will be allocated to the Community Group for provision of equipment and resources to enable basic maintenance of the environmental reserve/linear parkland.

5.4. Community Open Days

Community Open Days can offer a number of benefits in establishing a residential community. They offer an opportunity for community members to gather and socialise and to create a sense of community. It is an opportunity to inform potential residents on the various types of infrastructure to be provided in the estate, (such as recreational parks, open space and community facilities) and the timing for delivery of these. These events are also an opportunity for residents to engage with their locally elected representatives and local businesses.

5.4.1 Implementation Mechanisms

The Developer will host a Community Open Day every year until the completion of the development. The Community Open Day will be held in an area of the site that the Developer deems appropriate for such an event, subject to considerations around staging of construction and timing for delivery of parks and community facilities. For instance, in the initial phase of development it may be appropriate for such an event to be held within a display village. As park infrastructure is opened (such as neighbourhood recreation parks or the larger regional parks), the event may move to these locations. Publicity for the Community Open Day will be conveyed via the Community Socials, locally elected representatives, advertisements and publications.

5.4.2 Targets

1. The Developer will host a Community Open Day every year until the completion of the development; and
2. The first Community Open Day will be held at the completion of the 20th residential lot or at an alternative time decided by the Developer (provided such time is not later than the completion of the 100th residential lot).

5.5. 'Walk Your Lot' Days

Walk your lot days provide the opportunity for purchasers within the development to inspect their properties at an appropriate stage during construction and meet their neighbours – developers have found these events are extremely popular and create lasting bonds within the community. These events are also an opportunity for future residents to obtain information on other development or infrastructure planned within the development or surrounding areas.

5.5.1 Implementation Mechanisms

The Developer will host a 'walk your lot' day for each released stage at an appropriate time during construction to allow safe access.

5.5.2 Targets

1. The Developer will host a 'walk your lot' day for each released stage for at least the first 15 stages.

6. Monitoring Program

In order to appropriately monitor the requirements, the developer will prepare and provide a report detailing and outlining the position on set targets, progression of community infrastructure and facilities and details on progression of community initiatives. This will be provided to EDQ annually once development of Wyatt Road has commenced (i.e. once construction has commenced). It is noted that this strategy may be amended from time to time to maintain the vision and objectives.

7. Offsets

Implementation works, including many of the initiatives outlined in Section 5 may be eligible for an offset against the Implementation Charge as outlined in the Development Charges and Offset Plan (DCOP).

In order to determine what works can be offset against the Implementation Charge, an Implementation Plan will be prepared and submitted to EDQ for approval prior to any requests for offsets being made. The Implementation Plan will be prepared in accordance with EDQ Practice Note No.15 issued March 2014 – Implementation Works in Greenfield PDA's and any Implementation Plan guidelines as prepared by EDQ.

The Implementation Plan will outline specific works, the proposed offset value (to be agreed by EDQ) and the measures of success (regarding identified objectives), generally in accordance with this strategy. The Implementation Plan may be reviewed from time to time subject to agreement/approval of EDQ.

The monitoring report identified in item 6 (Monitoring Program) will be submitted annually and will outline community development (implementation) work completed to date along with independent certification of the costs incurred.

8. Community Facilities IMP

The IMP for community facilities has been developed for the whole site taking into consideration the Greater Flagstone Development Scheme requirements and PDA Guideline 11 (Community Facilities).

The following key objectives listed below should be considered upon the delivery of infrastructure for the Wyatt Road development.

8.1. Objective

- **Optimising Accessibility**
  - Community facilities are of adequate standard and seek to enable an inclusive environment to meet the needs of varied ages and abilities;
  - Consideration is given to community facilities that are provided to nearby developments and where possible, transport networks are encouraged to connect these community facilities; and
  - Community facilities are located in highly visible places that are located in close proximity to public transport stations, where possible/practicable.

- **Sustainability**
  - Provide a balance to the community with regard to environmental, social and economic needs, whilst meeting the needs and requirements of the community;
  - Preserve and protect environmental characteristics within the development and conserve natural habitats within relevant precincts of the proposed development site to strengthen environmental outcomes;
  - Community facilities are constructed and financed in a manner that takes into consideration the future generations; and
  - Develop community facilities with higher standards of design i.e energy saving efficient initiatives and possibly recycled materials, where appropriate.

- **Integration of Networks**
  - Community facilities are located and developed in manner that takes into consideration integration of other existing and proposed community facilities, parks, recreational areas and environmental corridors; and
  - Community facilities promote active transport methods through active transport infrastructure and integrate with surrounding neighbourhoods.

- **Community Integration**
  - Community participation is supported and encouraged for when determining the use and equipment required for community facilities; and

- Community consultation is encouraged upon the delivery of community infrastructure to ensure community members are kept informed.

9. Community Facilities

As outlined above, this IMP for community facilities submitted in conjunction with the Wyatt Road Context Plan (DEV2023/1431) (**Appendix A**). To support in application conjunction with the Context Plan and appropriately integrate the requirements of the Greater Flagstone DCOP, we note the Wyatt Road Context Plan area is not required to deliver any serviced land for community facilities. The DCOP lists two 'potential' community facilities that are not costed within the DCOP and will be subject to separate negotiation and acquisition with the relevant State agency, as outlined in Table 1.

Table 1: Potential Community Facilities

Facility of Service	No. of facilities	Site/facility area
Potential State School PS015	1	Subject to separate negotiation/acquisition with the relevant State agency, but nominally 7ha
Potential Police Station P003	1	Subject to separate negotiation/acquisition with the relevant State agency, but nominally 0.6ha

9.1. Educational Facility – State School PS015

As noted above, a potential future school site is nominated within the DCOP, within the Wyatt Road Context Plan area. The exact location and size of the site is subject to separate negotiation/acquisition by the relevant State agency, however the Context Plan nominally positions the potential school site in the north-eastern corner of the context plan area, as shown in **Figure 2**.

9.2. Potential Police Station – P003

As noted above, a potential police station site is nominated within the DCOP, within the Wyatt Road Context Plan area. The exact location and size of the site is subject to separate negotiation/acquisition by the relevant State agency, however the Context Plan nominally positions the potential police station in the south-western portion of the context plan area, as shown in **Figure 2**.

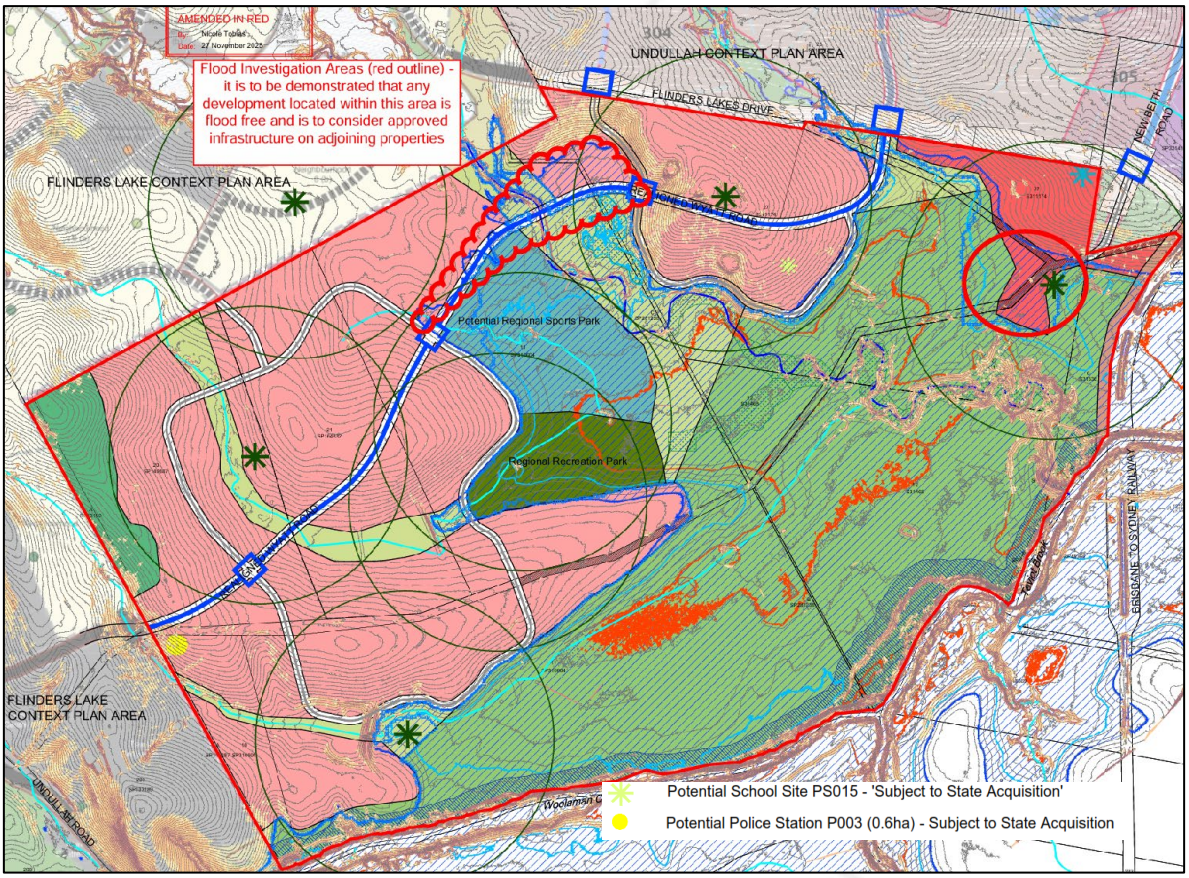


Figure 2: Community Facilities (extract from approved Context Plan)

9.3. Delivery

The Wyatt Road development will be delivered over a number of years. The planning, location and timing of the potential police station and potential school site is outlined in **Table 2** below where applicable at this current point in time without an approval endorsed by EDQ:

Table 2: *Summary of Community Facilities*

Community Facility	Timing of Delivery (and other requirements)	Offset Applicable
Potential State School PS015	Timing noted in the DCOP is 2041 to 2066, however actual timing will be determined as part of the negotiation between the Developer and relevant State agency.	N/A – additional sites are subject to direct negotiation and acquisition between the Developer and relevant State agency
Potential Police Station P003	Timing noted in the DCOP is 2041 to 2066, however actual timing will be determined as part of the negotiation between the Developer and relevant State agency.	N/A – additional sites are subject to direct negotiation and acquisition between the Developer and relevant State agency

10. Innovation

When planning for and delivering serviced land for community facilities, consideration should be given to innovative solution as outlined below. Employment of innovative solutions may vary the required land or number of facilities required.

- Design for a 'community hub', co-locating community infrastructure to share infrastructure/services (such as car parking);
- Designs utilising multi-storey or integrated buildings where a number of community facilities could be located in a single building or combined within buildings;
- Investigation of co-use of school facilities for providing some community facilities (or some events that may not be accommodated within the community facilities); and
- Use of public-private partnerships for delivery of community facilities.

11. OSS and IMP Connection

The OSS has been specifically developed in conjunction with the IMP and the endorsed Wyatt Road Context Plan. The IMP has been established taking into consideration the OSS vision statement and guiding principles. The integrated approach will assist in providing community infrastructure to future residents of the Wyatt Road development whilst also taking into consideration the Greater Flagstone Development Scheme and PDA Guideline 11 (Community Facilities). Through the integrated approach the OSS and IMP have a heavy focus on achieving outcomes that benefit the community in meeting their social needs whilst enhancing community wellbeing.

12. Offsets

As outlined in Section 9.3 above, the two community facility infrastructure items listed in the DCOP for the Wyatt Road Context Plan area are 'additional' facilities (potential only) and subject to separate negotiation and State agency acquisition. As a result, they are not costed in the DCOP, and no offsets are applicable.

As outlined in Section 7, community development initiatives may be eligible for offset against the Implementation Charge as outlined in the DCOP.

Appendix A

Wyatt Road Context Plan