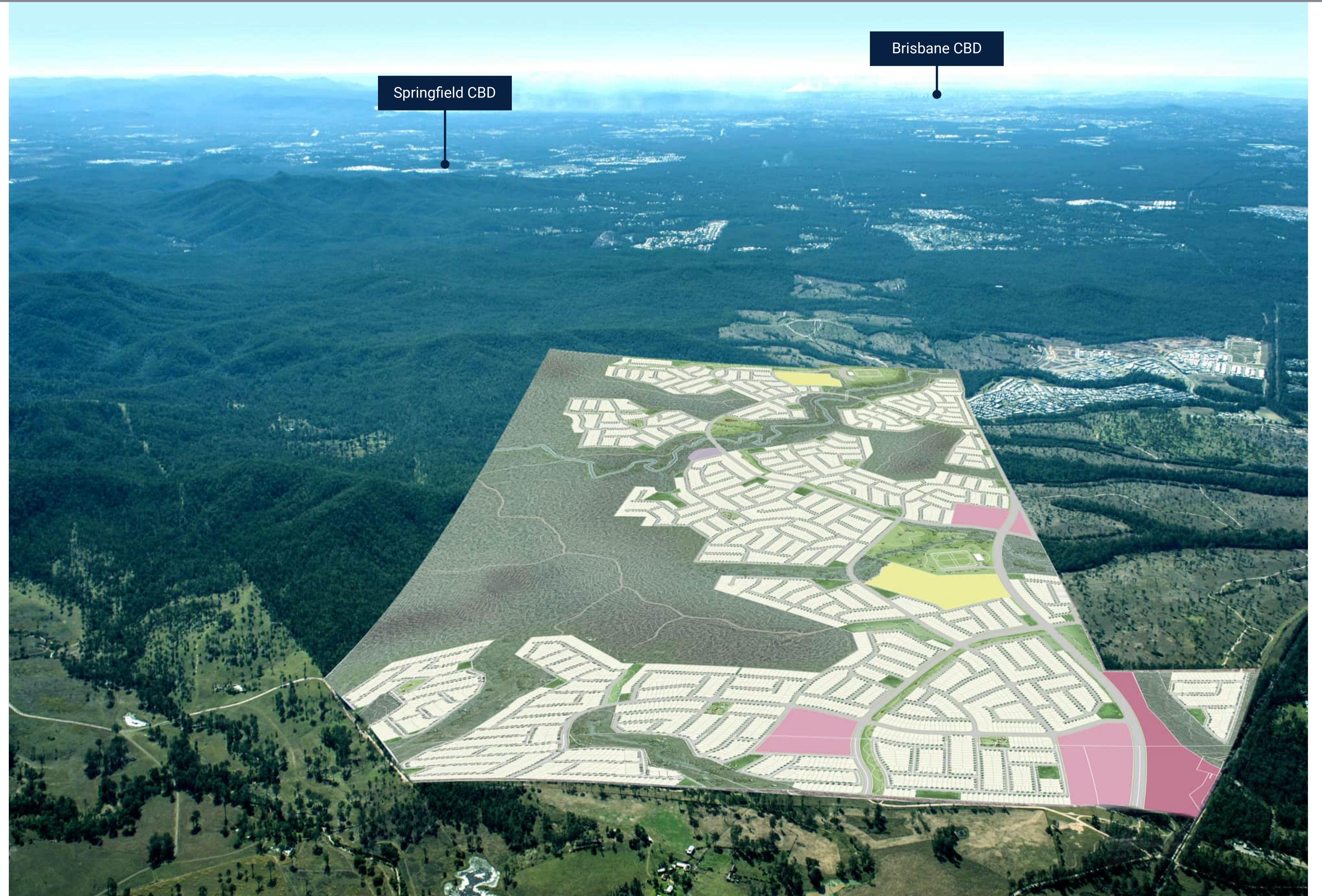# MONARCH GLEN MASTERPLAN

**mirvac**

This is a place where community is as vital as the land itself - a place to belong, to cherish, and to call home. Here, connection to nature and to one another is fundamental. Families will grow together in a safe, green environment, with open spaces that invite the gathering of people, the sharing of stories, and the blending of cultures.

**Monarch Glen will provide approximately 7,300 new home sites along with parks, schools, retail centres and community facilities.**



Springfield CBD

Brisbane CBD

# VISION

**mirvac**

## Nature

- Connected, integrated, like living in a national park
- Access to walking trails
- Urban design integration with bushland
- Embrace and celebrate the natural environment

## Community

- Genuine connections, safe, active & proud
- Comprehensive community development program
- Active parks and community spaces
- Foster community connections

## Project Vision

## Character

- Calm, welcoming, elevated, feels like home
- Cohesive landscape and urban design
- Sense of arrival, streetscape maintenance & design guidelines enhance value
- Mirvac quality and care in design and place making

## Engagement

- Respectful, honest, empathetic, collaborative & proactive
- Customer centricity - understand community desires whilst maintaining expectations
- Pay respect to Traditional Owners and work together to educate community
- Stakeholders – collaborate with Government authorities, builders, local businesses and community groups

## Project Pillars

**Connected to Nature**

**An Elevated Retreat**

**Respecting Country**

**Interconnected Journeys**

**Building Community**

# LOCAL CONTEXT

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Monarch Glen

2kms

4kms

Brisbane - 38kms
Gold Coast - 53kms
Jimboomba - 10kms
Springfield - 16.5kms
Everleigh - 10kms
Flinders Peak Conservation Park - 11kms
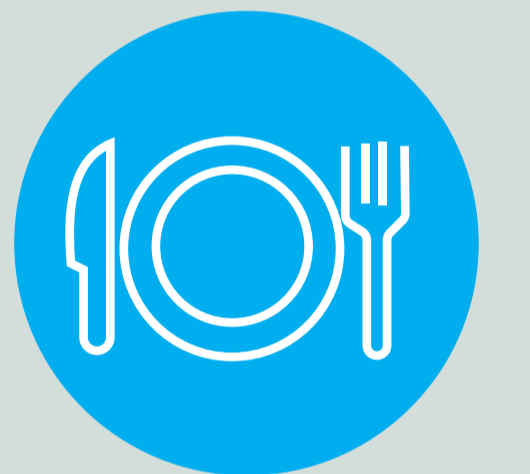Wyaralong dam - 12kms
Beaudesert - 21kms
Bromelton - 21kms
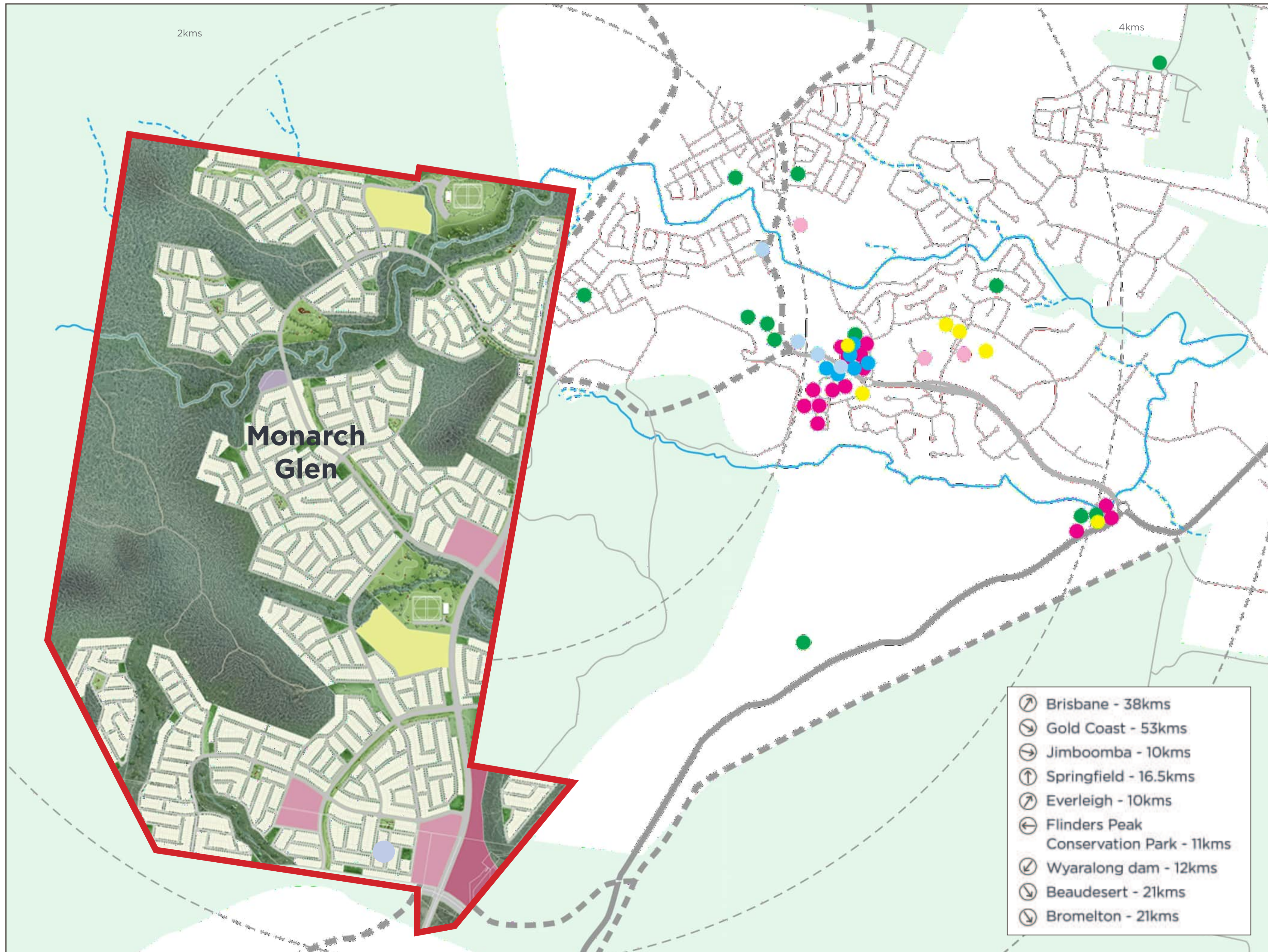
**12** Sports & Outdoor

**15** Shops

**6** Food

**6** Childcare

**3** Schools

**5** Public Transport

# GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA (PDA)

**mirvac**

## The proposed development has been prepared in accordance with development controls established by the State Government in 2011.

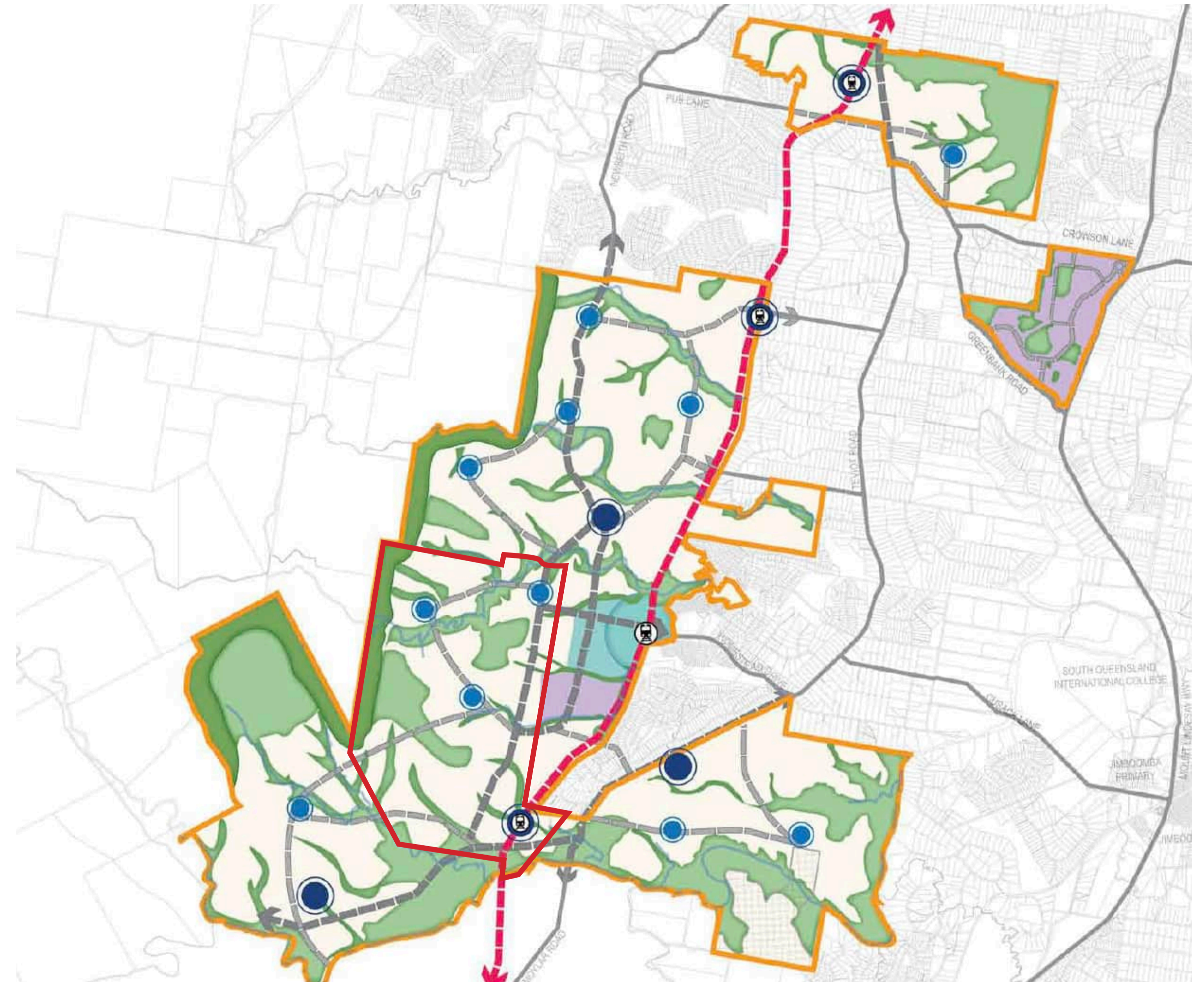**State Government: Greater Flagstone Priority Development Area: Key details**

The Greater Flagstone Priority Development Area (PDA) is located between two future employment precincts at North Maclean and Bromelton.

It is expected to provide approximately 51,500 dwellings to house a population of up to 138,000 people.

The PDA was declared on 8 October, 2010.

(Source: GFPDA website)

Mirvac's vision is in line with State Government's plan for the Flagstone PDA to provide homesites for a growing population.

Greater Flagstone PDA Website

The project is located within a **key growth corridor** identified by the State Government, being the Greater Flagstone Priority Development Area (PDA).

The PDA Development Scheme sets out controls for development in the PDA and was established by the State Government in 2011 following a community consultation process. The subject site is appropriately zoned **'Urban Living'**. No re-zoning is required for the proposed development.

# RESIDENTIAL NEIGHBOURHOODS

## Planning Context

- Mirvac plans to develop about 7,300 home sites at Monarch Glen. Attractive and cohesive streetscapes will be achieved through architectural and landscaping design standards (housing covenants)

- The neighbourhood will consist of:
  - A diverse mix of housing including detached, semi detached and townhouses
  - District centres and neighbourhood centres
  - A community greenspace network, environmental areas, significant tracts of koala habitat and open space corridors along waterways
  - Local employment areas such as small scale industry and business areas and local shops
  - Specific facilities and institutions such as educational establishments, child care centres and community facilities



Mirvac's Everleigh Masterplanned Community, Greenbank

**The development scheme requires residential development at a minimum density of 15 dwellings per hectare which results in an average lot size of about 430 - 450m². These controls apply across the PDA and mirror those at Mirvac's nearby Everleigh masterplanned community.**

# PROJECT DELIVERY PROGRAM

**mirvac**

## Prior to Mirvac's involvement:
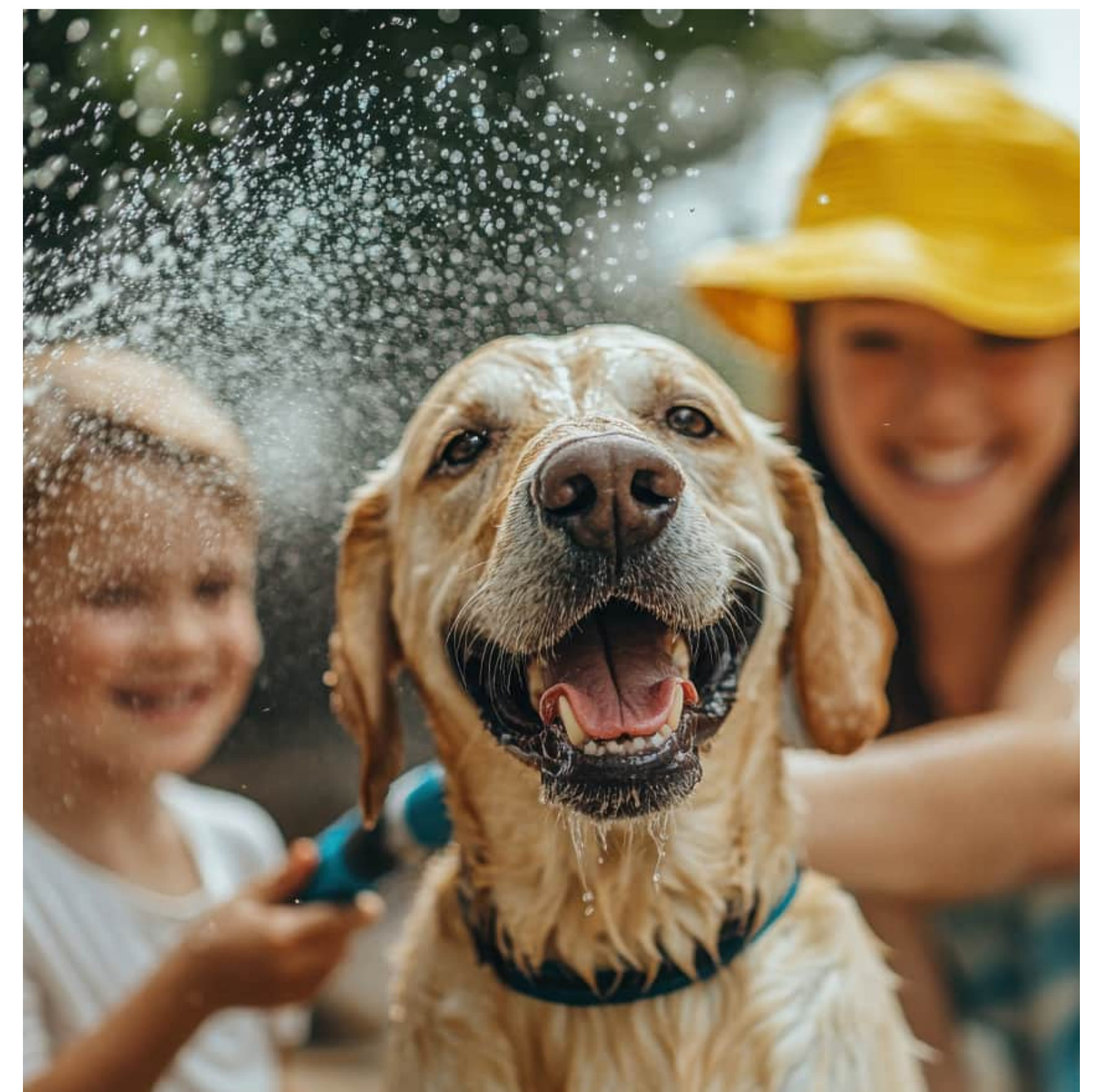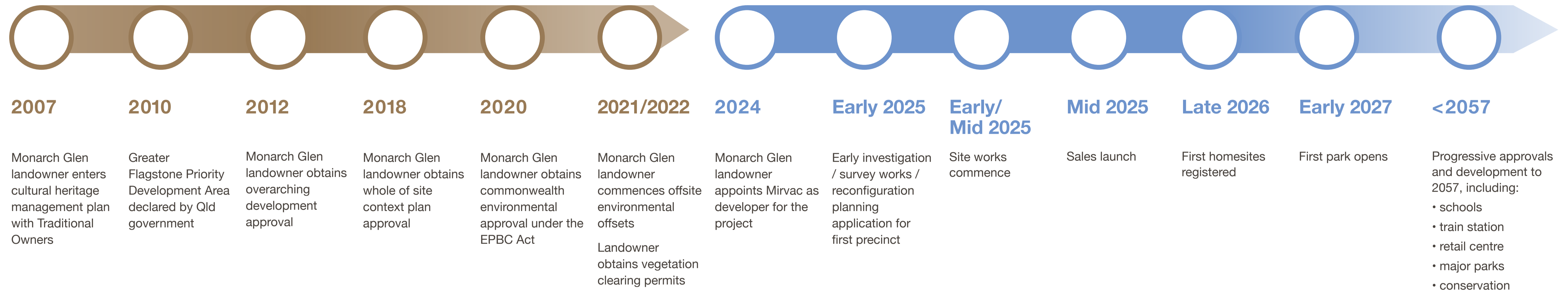
**We are here**

| 2007 | 2010 | 2012 | 2018 | 2020 | 2021/2022 |
|------|------|------|------|------|-----------|
| Monarch Glen landowner enters cultural heritage management plan with Traditional Owners | Greater Flagstone Priority Development Area declared by Qld government | Monarch Glen landowner obtains overarching development approval | Monarch Glen landowner obtains whole of site context plan approval | Monarch Glen landowner obtains commonwealth environmental approval under the EPBC Act | Monarch Glen landowner commences offsite environmental offsets. Landowner obtains vegetation clearing permits |

| 2024 | Early 2025 | Early/Mid 2025 | Mid 2025 | Late 2026 | Early 2027 | <2057 |
|------|-----------|----------------|----------|-----------|-----------|-------|
| Monarch Glen landowner appoints Mirvac as developer for the project | Early investigation / survey works / reconfiguration planning application for first precinct | Site works commence | Sales launch | First homesites registered | First park opens | Progressive approvals and development to 2057, including: • schools • train station • retail centre • major parks • conservation |

# ENVIRONMENT



Green = conservation  Pink = approved development area

- The site has previously been used for agriculture, and has been subject of logging

- Approximately 400 hectares (about 40% of the site area) of conservation parkland will be retained

- Environmental approvals are in place to clear approximately 600 hectares of vegetation from the approved development area.



## Environmental offset area

An approximate 1,100 hectare environmental offset area has been secured and revegetation / rehabilitation is underway. The offset is located adjacent to a state government biodiversity corridor near Lake Somerset.

'Offsets' allow for vegetation to be cleared on a site that is designated for development, subject to improvements to areas that are designated for conservation.

## Sustainability initiatives

- Onsite conservation area habitat quality improvement
- Traditional owner engagement including proposed Karawatha Interpretive Community Centre
- Stormwater quality management
- Material reuse / waste minimisation
- Community engagement and education
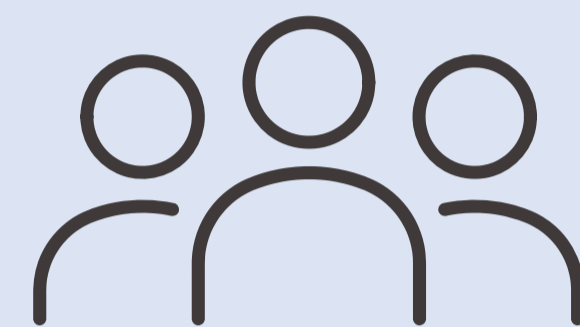- Targeting envirodevelopment environmental accreditation

The existing development approvals provide for substantial amenity including:

1 x state high school*

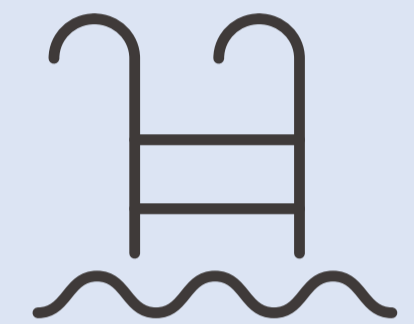1 x state primary school (potential for 2 more)*

2 x district sports parks

10 x neighbourhood parks
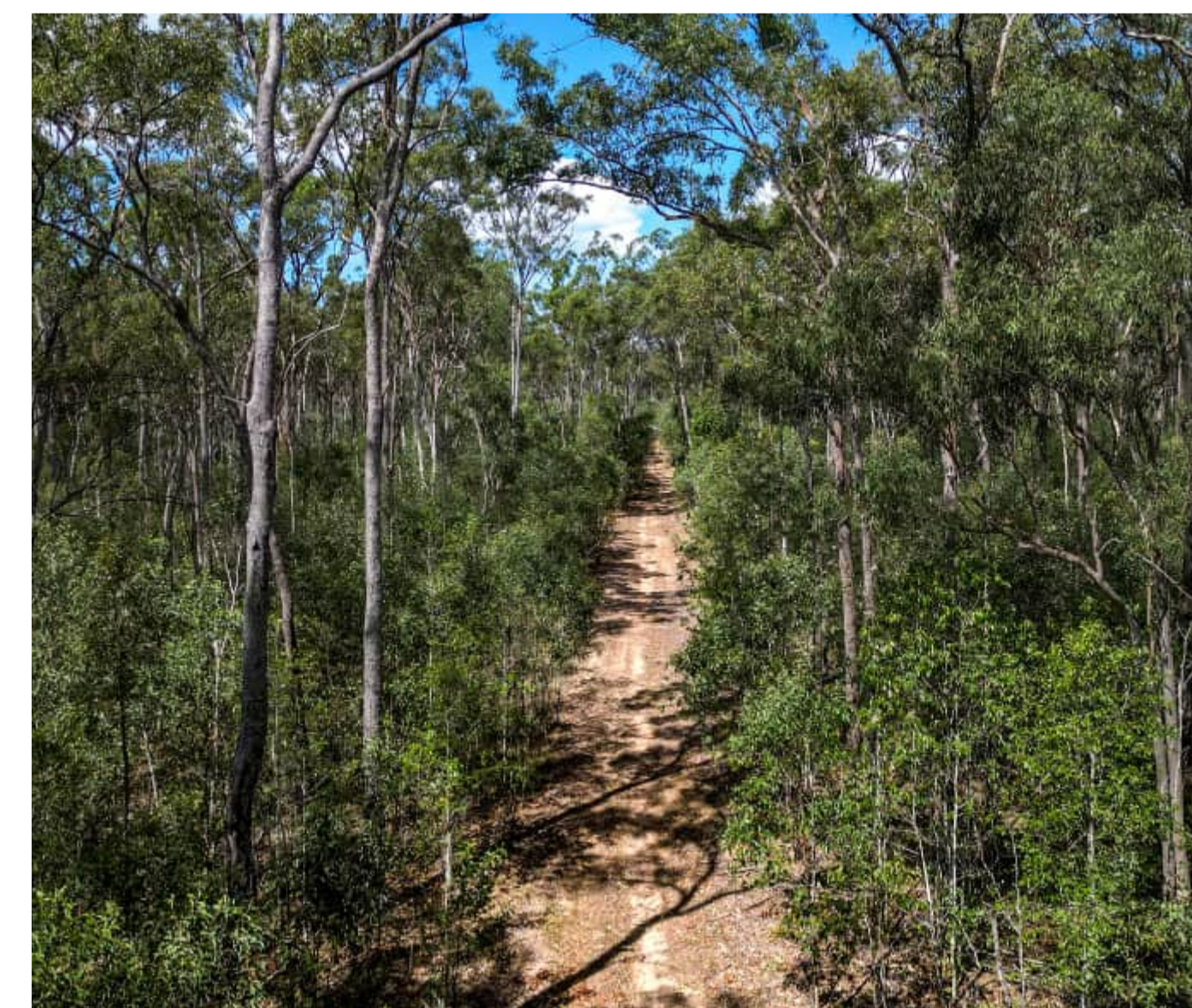
1 x district recreation park

1 x district centre (inc. civic park) at proposed future train station^

3 x neighbourhood centre

Substantial conservation bushland

2 x local community centre / hub*
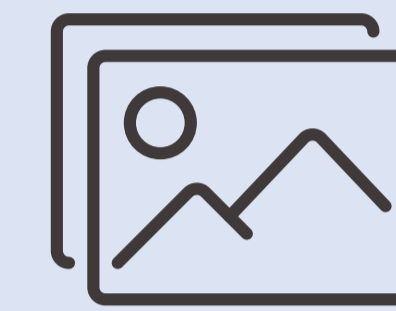
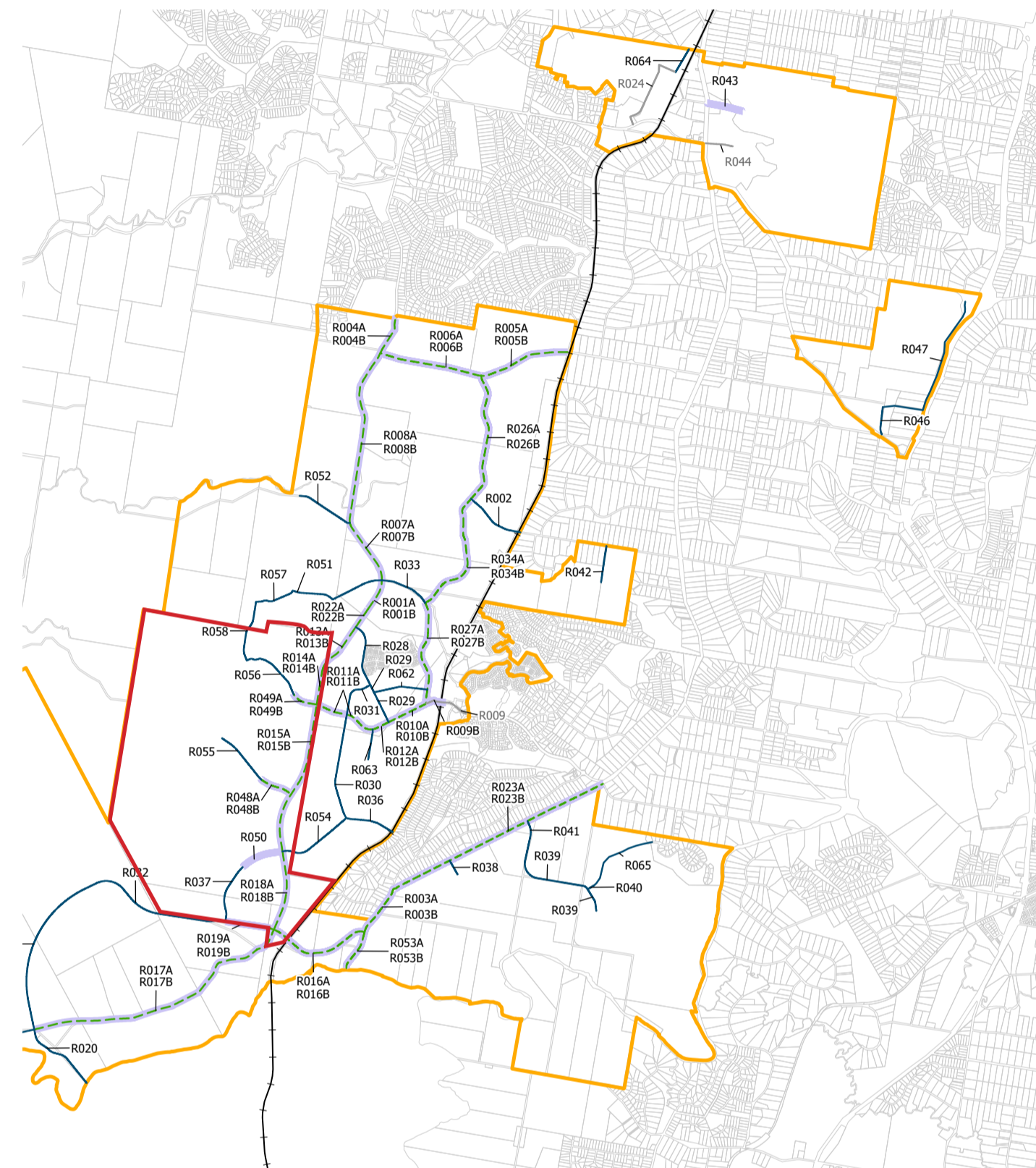1 x branch library*

1 x art gallery*

1 x performing arts centre*
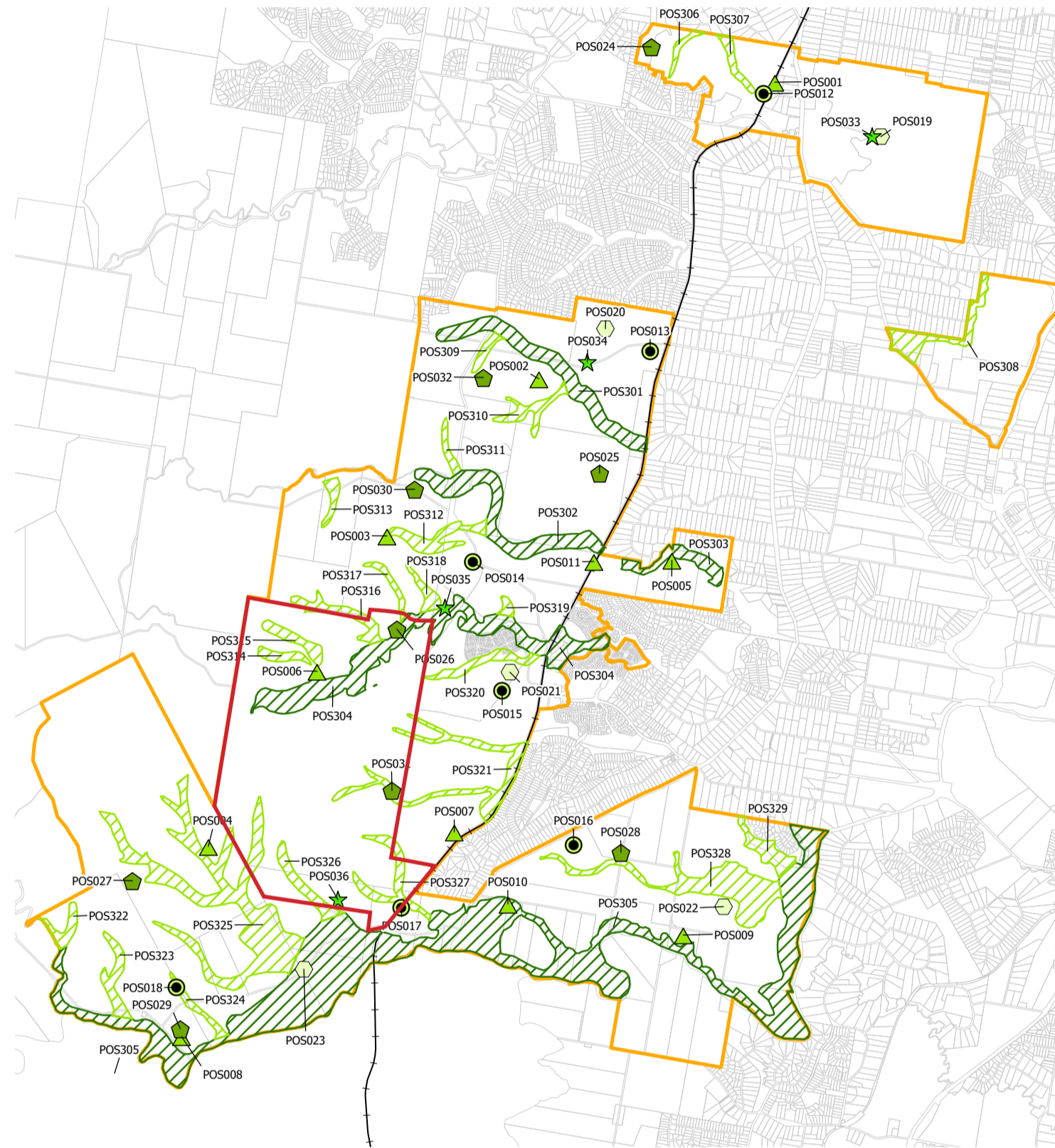
1 x indoor sports centre*

1 x swimming pool*

**Mirvac has a strong focus on community development. A dedicated community facilitator will develop and implement a community program focused on principles of inclusivity, connection and pride.**
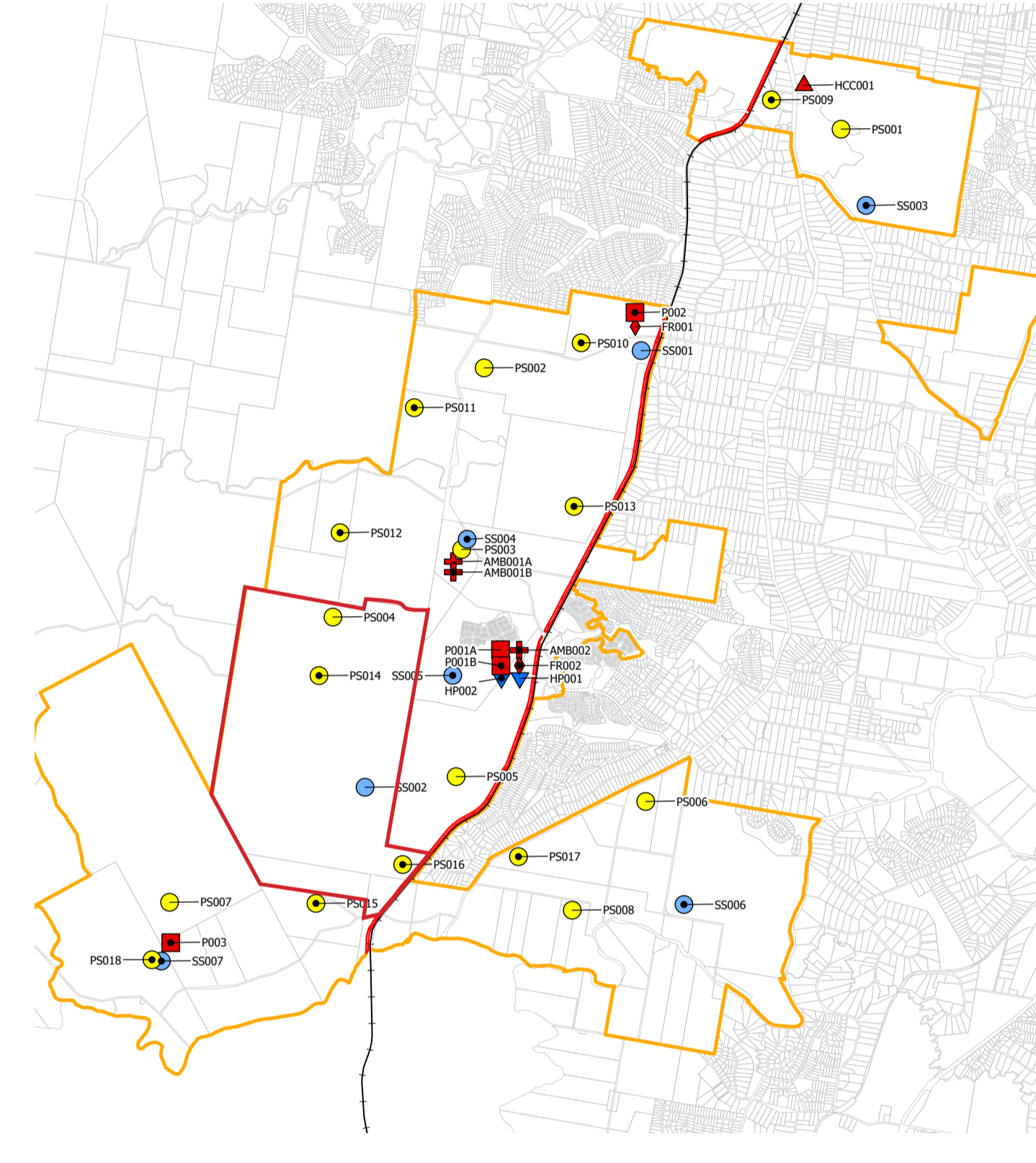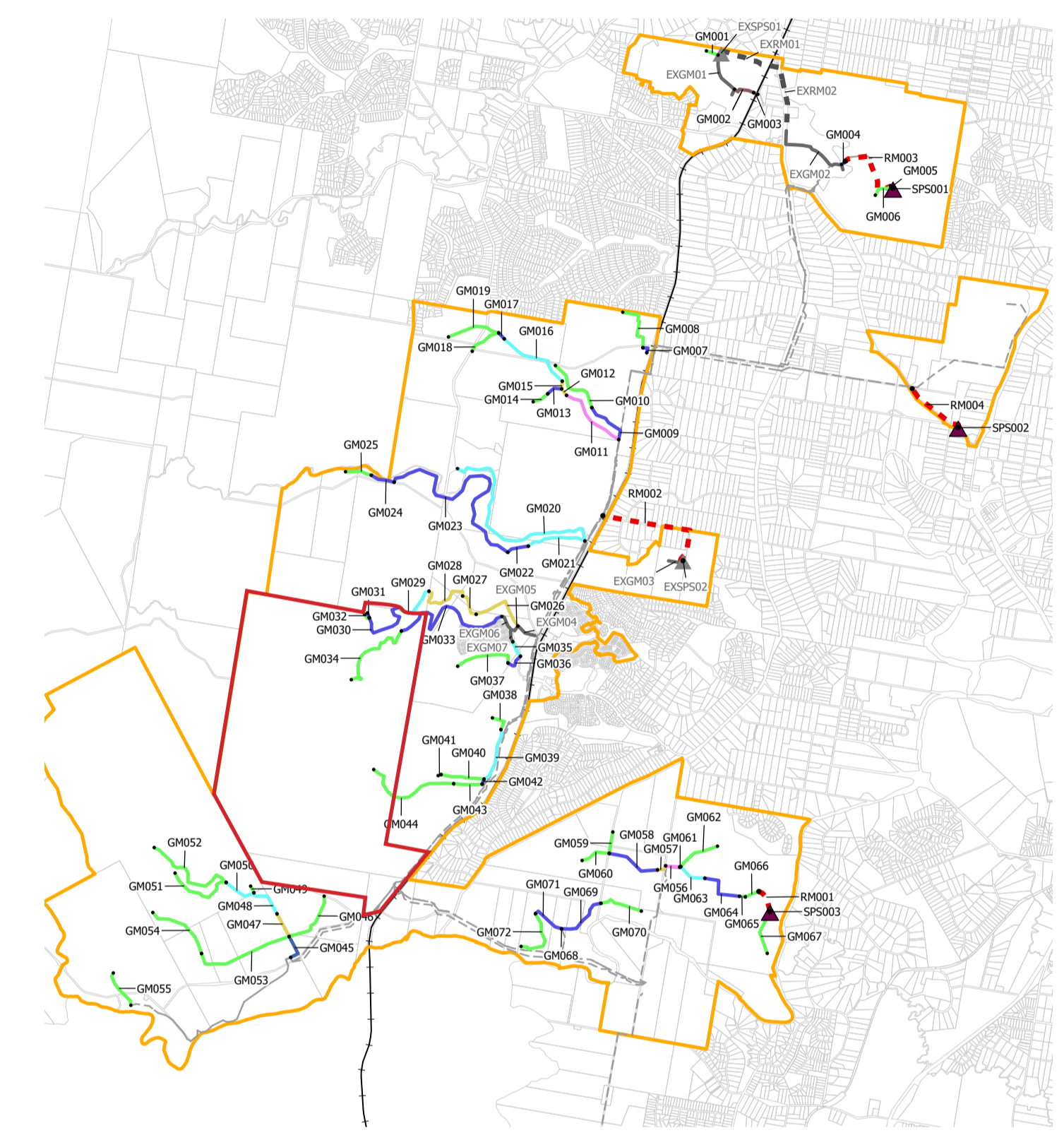
# INFRASTRUCTURE PLANNING



## Transport (roads)
Trunk Infrastructure

## Parks and open space
Trunk Infrastructure

## State community facilities
Trunk Infrastructure

## Sewer Network
Trunk Infrastructure

- Government authorities maintain a suite of infrastructure plans to service the growing community.

- The primary plans include 'trunk' road, open space, education, health, water and sewer networks.

- Developers in the PDA are required to contribute about $53,000 for each new homesite to cover the cost of the trunk infrastructure. This can be paid in cash, or by delivering an item of trunk infrastructure.

- Many of the planning documents are available on the Greater Flagstone PDA website.

Scan to view Development Charges & Offset Plans

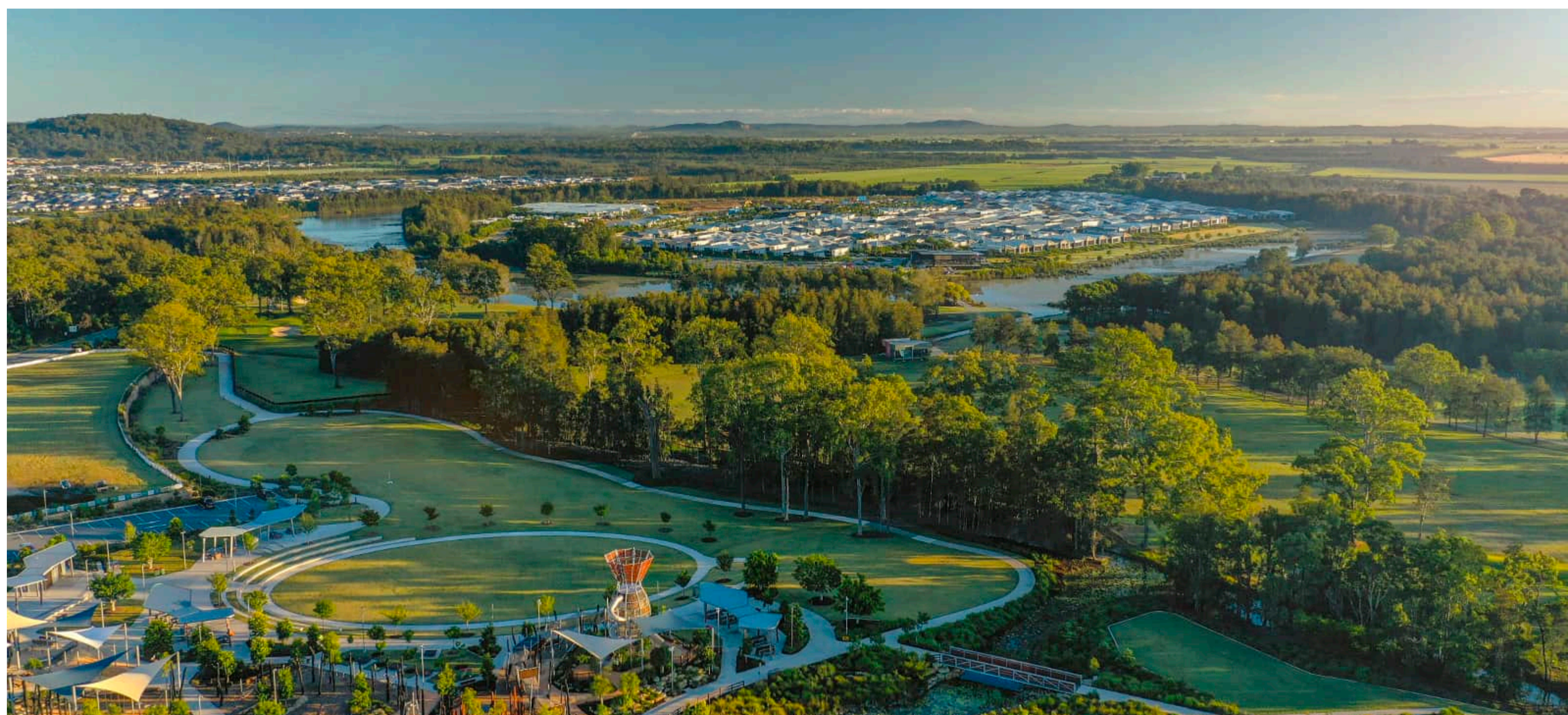Scan to view Greater Flagstone PDA Website

# ABOUT MIRVAC



Mirvac's Everleigh Masterplanned Community, Greenbank



Mirvac's Gainsborough Greens Masterplanned Community, Pimpama

**Mirvac is renowned for creating outstanding places to live, work and play.**

- Over 50 years of experience in delivering residential communities, offices and retail property projects nationwide

- Australian established and managed, ASX listed company

- Strong track record of design and construction excellence

- Successful delivery of multiple projects across Queensland

- Commitment to the Logan Local Government Area

- Ongoing delivery of the Everleigh Community.

- Deliver Monarch Glen over approximately 30 years.

- Over the last 7 years, Mirvac has invested in the City of Logan with infrastructure including schools, roads, parks, community initiatives, sporting facilities and partnerships etc.

# HAVE YOUR SAY

**mirvac**

## Your feedback is important to us

Please complete our short community needs survey

## How to contact the planning authority

Scan to make a submission

www.edq.qld.gov.au/our-approach/land-use-planning-and-infrastructure/development-applications-and-assessment/how-to-make-a-submission

# WANT TO KNOW MORE?

**Contact our dedicated Monarch Glen Community Information line on 07 3859 5900 or email community.information @mirvac.com with any questions**

**Visit our project website monarchglen.mirvac.com**

Scan to visit
monarchglen.mirvac.com

**Register for community updates**

Scan to register for community updates