



FLINDERS
LAKES

Flinders (Precinct 1) Neighbourhoods 3a & 3b

DEVELOPMENT ASSESSMENT REPORT

For a Reconfiguring a Lot (Permissible) PDA Development
Application (and associated Plan of Development) to create
426 Lots, associated Park and Road Reserve.

Address: Lot 3 Dairy Road,
Flinders Lakes, Qld 4285

Lot & RP Description: Lot 3 on S311896

LGA: Logan City

Assessment Manager: MEDQ

MUS Reference: 23301/3a&3b

Prepared for: **PACIFIQ**

In association with:



robertsday



THE CONSULTANCY BUREAU

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DATE: NOVEMBER 2019



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PACIFIQ

Property Address:
Lot 3 Mount Elliot Road,
Flinders Lakes, QLD, 4285

Real Property Descriptions:
Lot 3 on S311896

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Report Summary

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EXECUTIVE SUMMARY

Pacific International Development Corporation ATF The PIDC Trust (Pacifiq) seeks approval from the Minister Economic Development Queensland (MEDQ) for a Development Permit for a Reconfiguration of a Lot for Urban Development. The project is referred to herein as Flinders (Precinct 1) Neighbourhoods 3a and 3b.

The purpose of this application is to establish 426 residential lots, park and associated road reserve generally located within the area nominated as Neighbourhoods 3a and 3b, on the endorsed Flinders (Precinct 1) Context Plan (**Appendix A**), and in accordance with the endorsed Infrastructure Master Plans (IMPs) and Overall Site Strategies (OSS's). Site constraints such as bushfire, removal of vegetation and stormwater quantity and quality issues have also been addressed in the design of the subdivision.

Access to the site is currently gained via Dairy Road; however, future access will be gained via a trunk collector road, which will be named 'Flinders Lakes Drive'. The approved Management Lot ROL (DEV2019/1058) identifies that Flinders Lakes Drive, will be constructed over two stages to provide access to the proposed neighbourhoods.

The subject site is currently vacant and is used for cattle grazing. The surrounding locality is rural in nature, however as it is included within the Urban Living Zone of the GFPDA; a change in character to an urban environment is intended. This document will demonstrate that the proposed Neighbourhood 3a and 3b reconfiguration is consistent with the Flinders (Precinct 1) land use table, Context Plan and meets the requirements of the relevant IMPs and OSS's.

As the endorsed Context Plan, IMPs and OSS have been considered against the provisions of the Greater Flagstone PDA Development Scheme (October, 2011) and approved by MEDQ; it is considered that the proposed reconfiguration is generally in accordance with the GFPDA Scheme.

Proposal Summary

Property Details

Address	Lot 3 Dairy Road Flinders Lakes, Qld, 4285
Real Property Description	Lot 3 on S311896
Area:	29.92ha (site area) Neighbourhood 3a (19.498ha) Neighbourhood 3b (10.429ha)

Land Owner & Applicant Details

Land Owner:	Flinders Land Holdings (ACN: 602 362 443)
Applicant:	Pacific International Development Corporation Pty Ltd ATF The PIDC Trust

Proposal Details

Application Type:	ROL
Assessment Manager:	EDQ/DSDMIP
Priority Development Area:	Greater Flagstone PDA
Local Government Area:	Logan City Council
Relevant Codes:	Greater Flagstone PDA Development Scheme
Pre-lodgement meeting:	No

1.0 INTRODUCTION

This Development Assessment Report has been prepared on behalf of **Pacific International Development Corporation Pty Ltd ATF The PIDC Trust (Pacifiq)** and is supporting information to the Reconfiguration of a Lot for Urban Development (Development Permit) Application, supported by a Plan(s) of Development.

The purpose of this application is to establish 426 residential lots, park and associated road reserve that aligns with Neighbourhoods 3a and 3b, as shown on the endorsed Flinders (Precinct 1) Context Plan (**Appendix A**) to facilitate future urban development. Neighbourhoods 3a and 3b each have a frontage to Flinders Lakes Drive; which will be constructed over two stages, in accordance with the approved staged road reserve design (DEV2019/1058).

This application describes the intended development pattern for the subject site(s), respectful of the property's locational attributes and environmental values. It is considered that the proposal is consistent with the endorsed Context Plan over the site and endorsed IMPs and OSS's.

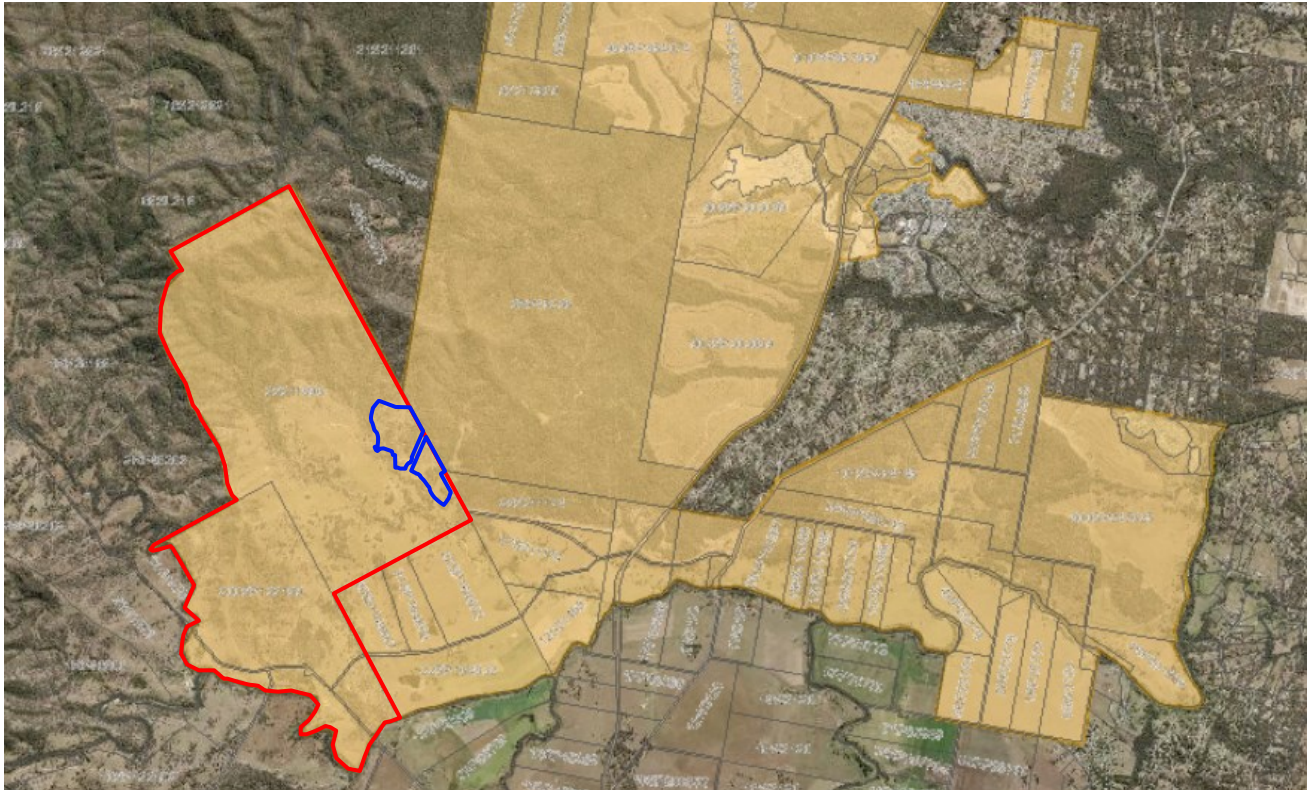
The following information is provided in support of the proposal:

- Subdivision Proposal Plans (refer **Appendix B1 and B2**)
- Plan(s) of Development (refer **Appendix C1 and C2**)
- Vegetation Clearing and Fauna Management Plan (refer **Appendix D**)
- Landscape Concept Plan (**Appendix E**)
- Traffic Technical Memorandum (refer **Appendix F**)
- Flood Impact Assessment and Stormwater Quality Management Plan (refer **Appendix G**)
- Preliminary Engineering Drawings (**Appendix H**)
- Bushfire Management Plan (**Appendix I**)
- Road Traffic Noise Assessment (**Appendix J**)
- Acoustic Interface – Typical Cross Section (**Appendix K**)

2.0 SITE CONTEXT

The Locality Plan (**Figure 1**) and Aerial Photograph (**Figure 5**), highlight the existing site conditions and locational attributes. Neighbourhoods 3a and 3b are located within the Flinders (Precinct 1) land holding, specifically over (part of) Lot 3 S311896. Flinders is located on the western edge of the 'Greater Flagstone Priority Development Area' (GFPDA) and is intended for Urban Development administered by Economic Development Queensland (EDQ), which is the assessing authority for this application.

Figure 1: Locality Plan



(Source: QLD Govt DA Mapping).

Note: Red Boundary outlines Flinders (Precinct 1); blue boundary indicates proposal area.

2.1 Location, Real Property Description and Area

Neighbourhoods 3a and 3b are one of 13 neighbourhoods (including 2 hamlets). The subject neighbourhoods have a combined area of approximately 30ha.

The Real Property Description for this application is (Part of) Lot 3 on S311896

Neighbourhoods 3a and 3b are bound (in part) by the:

- Proposed Environmental Protection Zone located to the north;
 - Proposed District Recreation Park located to the north west / west of the site (not part of this application);
 - Proposed Flinders Lakes Drive located south / south-west of the site (not part of this application);
 - Proposed Flinders Lake, which is to be located south west of the subject site (not part of this application);
 - Two Major Linear Parks located either side of Neighbourhood 3b (not part of this application);
- and

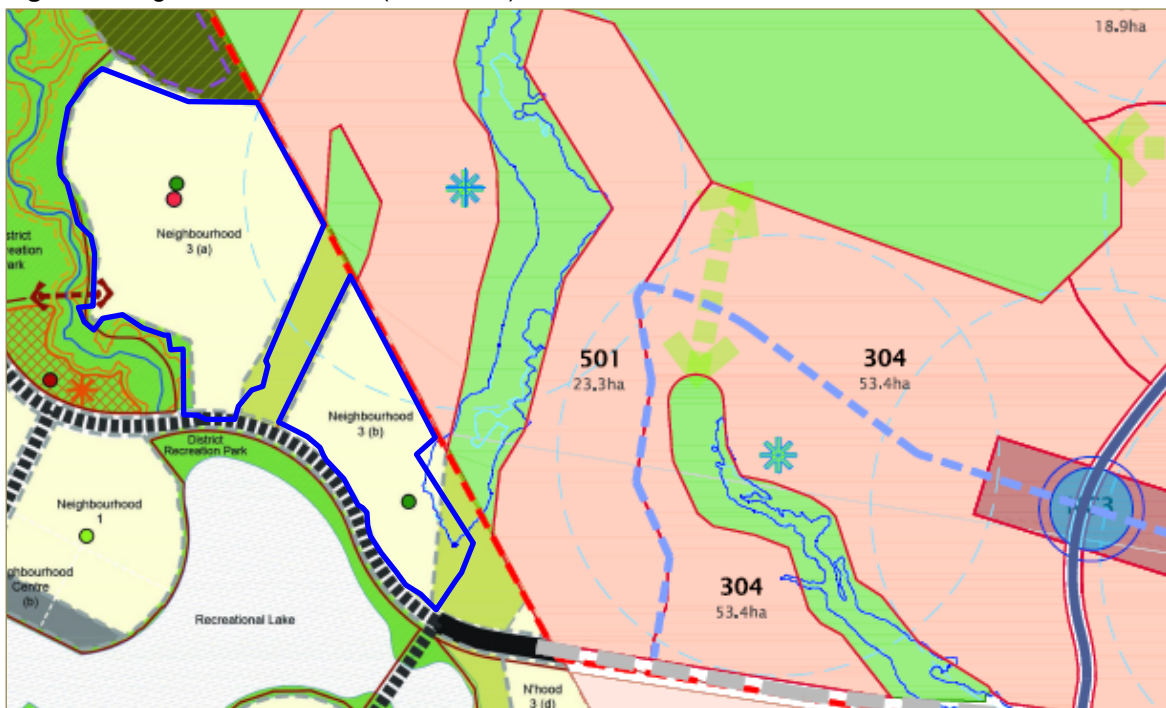
- A separate PDA land holding adjoining the site from the east, which has an endorsed Context Plan (DEV2018/857) over the property.

2.2 Previous Applications and Approvals

2.1.1 Approvals

The proposed development is part of Flinders (Precinct 1), which has approvals for future urban residential development and the endorsed Flinders (Precinct 1) Context Plan (**Appendix A**). As noted above, the site adjoins a separate PDA landholding to the east, which also has an endorsed context plan, 'The Undullah Context Plan'. The Flinders (Precinct 1) Context Plan aligns with the endorsed Undullah Context Plan (refer **Figure 2**).

Figure 2: Alignment of Flinders (Precinct 1) Context Plan and the Undullah Context Plan



**Note Major Linear Parks do not form part of this application.*

There are four (4) relevant planning approvals over the site:

- Flinders 'Whole of Site' Material Change of Use Approval (DEV2017/844), dated 25.10.2017;
- Flinders 'Sewerage Treatment Plant' (MCU/ROL/ERA) Approval (DEV2012/365), dated 01.10.2013.
- UXO – Vegetation Clearing Approval (DEV2017/865), dated 10.11.2017.
- Reconfiguring a Lot (1 Lot into 5 management lots, 2 park lots, access easement and associated roads) (DEV2019/1058), dated 04.10.2019

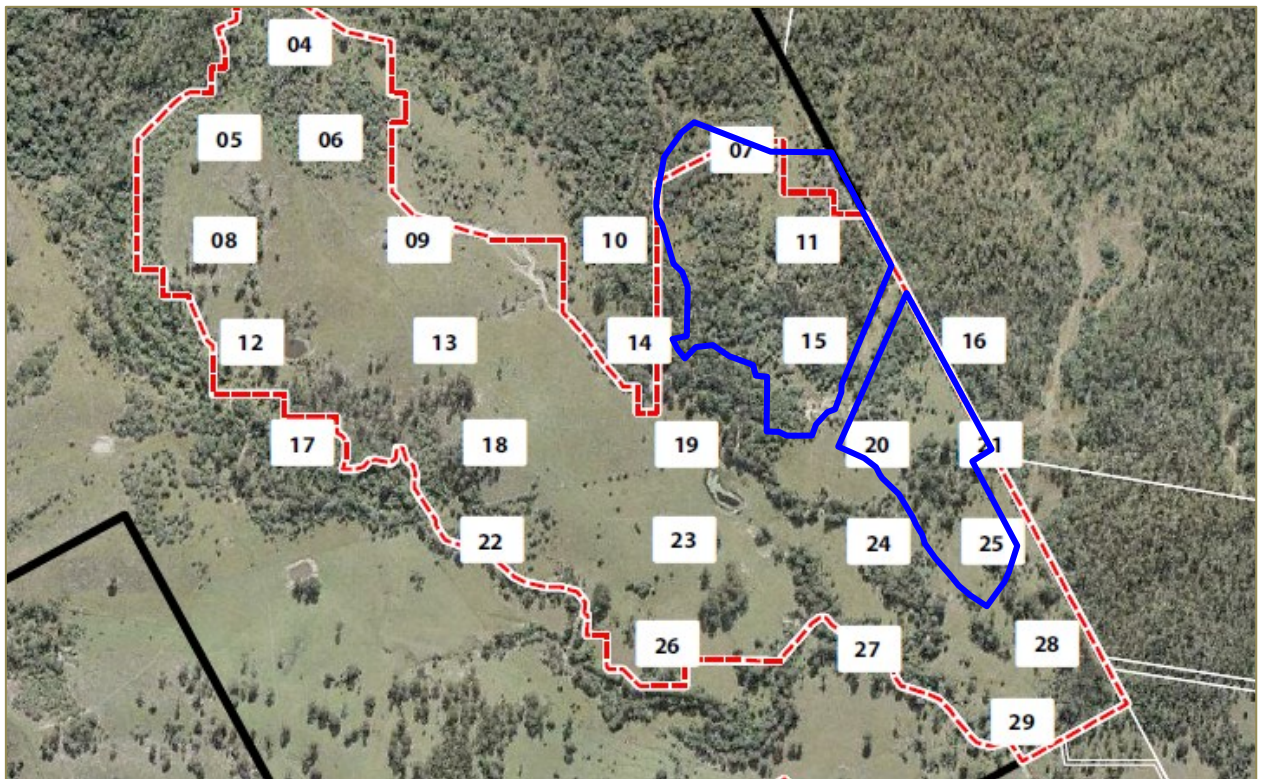
Flinders 'Sewerage Treatment Plant' (DEV2012/365):

With the Logan Water Alliance proposing a sewer connection to the Cedar Grove Waste Water Treatment Plant it is unlikely that the Flinders STP will proceed; however, the STP approval remains valid until 1 October 2024.

UXO – Tree Clearing Approval (DEV2017/865)

A UXO – Vegetation Clearing Approval exists over the site, which identifies the trees and other vegetation types to be removed to allow for the ongoing management of unexploded ordinance. The UXO approval covers a large portion of the subject neighbourhoods, except for two small areas in the far north and north eastern corners (**Figure 3**). EDQ have confirmed with the project ecological consultant (Saunders Havill Group) that no further ecological assessment of the approved UXO area was required. A Vegetation Clearing and Fauna Management Plan (VCFMP) for the areas outside the UXO approval area is required. Please refer to Saunders Havill Group's VCFMP provided in **Appendix E**.

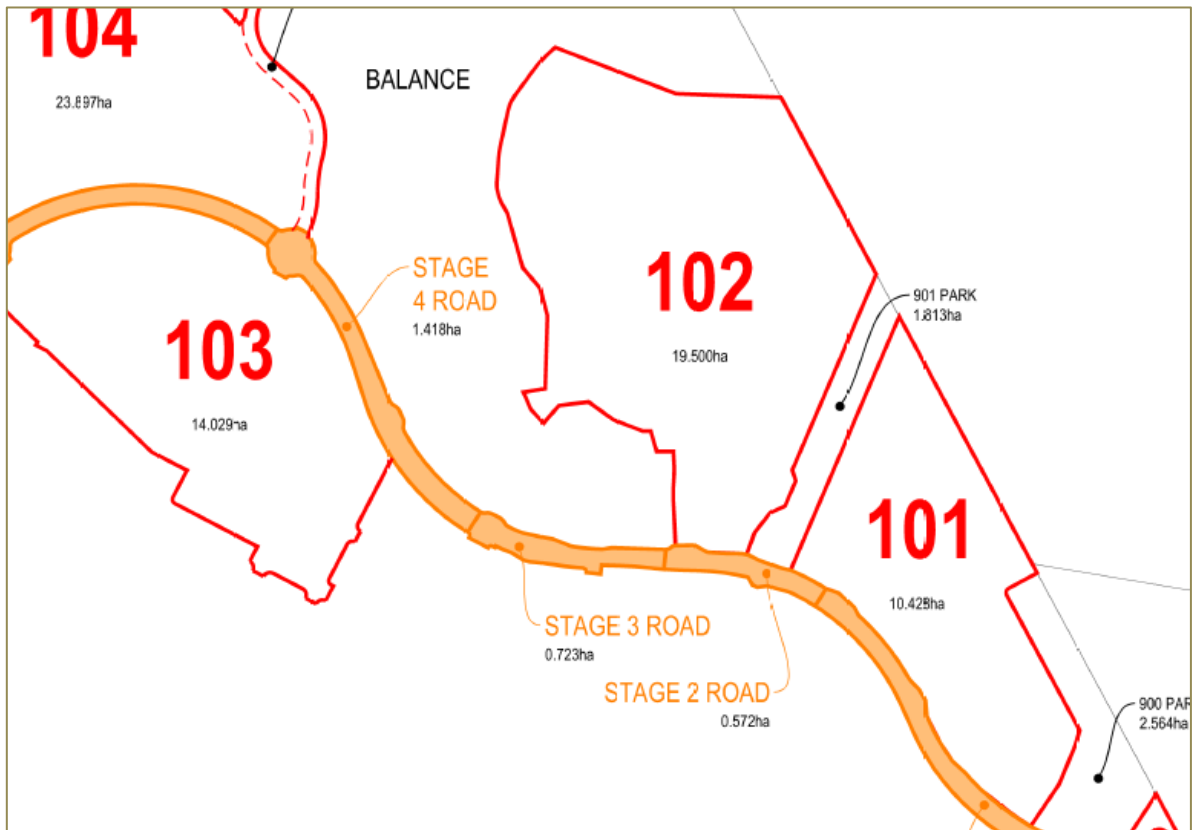
Figure 3: UXO Tree Clearing Areas (extract from the approved Vegetation Clearing and Fauna Management Plan – DEV2017/865)



Reconfiguring a Lot (Management Lot) Approval (DEV2019/1058):

The Management Lot subdivision over the subject site, establishes the boundaries of the proposed neighbourhood 3a (lot 102) and 3b (lot 103) and the design of Flinders Lakes Drive. The boundaries of neighbourhood 3a and 3b are consistent with the approved plan. Please refer to **Figure 4** for an extract of the approved subdivision proposal plan.

Figure 4: Extract of approved Subdivision Proposal Plan (DEV2019/1058).



2.3 Site Characteristics

The key features of the site are shown on the aerial photo (**Figure 5**) and described in the following sections:

Figure 5: Aerial Photograph



Source: SARA DA Mapping

2.1.2 Past and Present Uses

The portion of the site subject to this application is vacant and is currently (and has been historically) used for cattle grazing.

2.1.3 Surrounding Land Uses

The subject site is surrounded by undeveloped land within the GFPDA that is currently being used for rural purposes. The land surrounding the site has been identified as being suitable for future urban purposes by the GFPDA Development Scheme.

2.1.4 Topography & Drainage

The highest point of the site is located along the northern boundary of the site, which has an elevation of 79.9m AHD. The lowest point of the site is located in the south east corner, which has an elevation of 37.1m AHD. Water drains via two drainage corridors, which are located within two park lots (Lot 900 and Lot 901) (not part of this application).

Ultimately, these drainage corridors will discharge into a proposed 22ha lake, located west of the site (not part of this application).

2.1.5 Vegetation & Ecology

The aerial photograph in **Figure 5** illustrates that the site is moderately vegetated, with some clearing along cattle routes.

2.1.6 Infrastructure Services & Facilities

Neighbourhoods 3a and 3b are the first stages of Flinders (Precinct 1) to be created and are not currently connected to any existing urban services. It is intended that the Neighbourhoods will be connected to services in accordance with the relevant endorsed IMPs.

3.0 PROPOSED DEVELOPMENT

The proposal seeks approval for a Development Permit for a Reconfiguring a Lot to create 426 lots, public open space, associated road reserve and a balance lot in accordance with Flinders (Precinct 1) Endorsed Context Plan (**Appendix A**), and endorsed IMPs and OSS.

Submitted for approval are Neighbourhoods 3a and 3b Subdivision Proposal Plan(s) (refer **Appendix B1 and B2**) and Plan(s) of Development (refer **Appendix C1 and C2**).

3.1 Development Summary

A summary of the proposed development is included in **Tables 1 and 2** below:

Table 1: Neighbourhoods 3a and 3b Development Summary

Neighbourhood 3a Summary						
Proposed residential yield						Proposed no. dwellings
Lot sizes:	200 - <300m ²	300 - <400m ²	400 - <600m ²	600m ² +	Total no. lots	
Single Dwelling Lots	15	102	108	6	231	231
Duplex Lots	0	17	37	3	57	114
NH 3a Total:	15	119	145	9	288	345
Residential density (19.498ha):	17.7 dwellings / ha					
Neighbourhood 3b Summary						
Proposed residential yield						Proposed no. dwellings
Lot sizes:	200 - <300m ²	300 - <400m ²	400- <600m ²	600m ² +	Total no. lots	
Single Dwelling Lots	0	30	75	7	112	112
Duplex Lots	0	0	24	2	26	52
NH 3b Total:	0	30	99	9	138	164
Residential density (10.429ha):	15.7 dwellings / ha					
Proposal Summary						
Proposed residential yield						Proposed no. dwellings
Lot sizes:	200 - <300m ²	300 - <400m ²	400 - <600m ²	600m ² +	Total no. lots	
NH 3a & 3b Total:	15	149	244	18	426	509
Residential density (29.92ha):	17 dwellings / ha					

Table 2: Public Open Space Summary

Parkland dedication	
Park Type	Area
Local park	1.406ha
Linear park	1.01ha
Total park provision	2.416ha
Park Percentage	
Total park as a percentage of application area	8.07%

The proposed development seeks to provide a mixture of lot sizes for detached dwellings and duplexes (in nominated locations) to increase housing choice and affordability. Opportunities for duplexes are identified primarily in corner positions so that the development can address both street frontages.

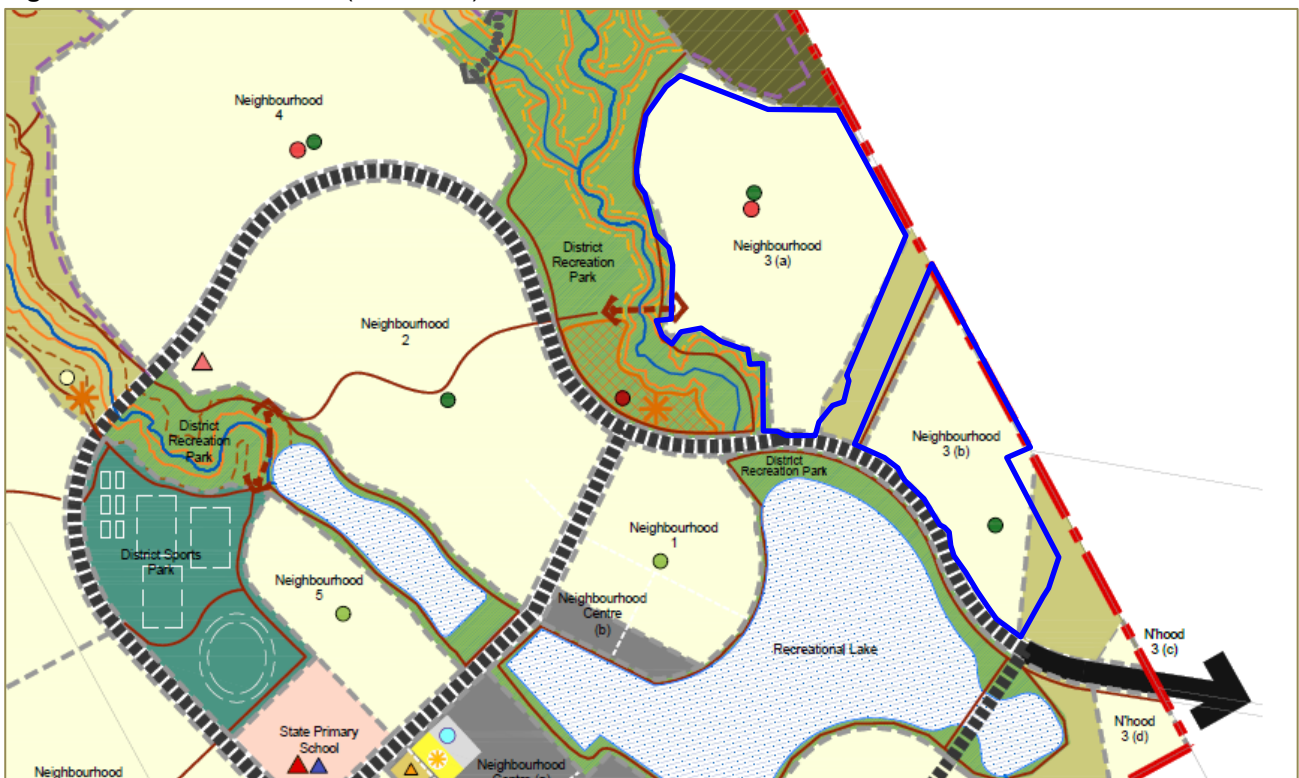
Two park types are proposed within each neighbourhood; local parks and linear parks. Local parks (Lot 900 in Neighbourhood 3a and Lot 901 in Neighbourhood 3b) are proposed to provide recreation opportunities within each neighbourhood, and are located to ensure that future residents have access to public open space within 400m of their homes. Linear open space areas (Lots 901 to 905 in Neighbourhood 3a, and lot 900 in Neighbourhood 3b) are proposed along the edges of drainage corridors, which are located within the major linear parks and district recreation park, to treat stormwater run-off before being discharged.

Lots 1 to 4 in neighbourhood 3a and lots 1 – 11, 35 – 43 and 100 to 103 in neighbourhood 3b are located adjacent Flinders Lakes Drive, which will have views over the future Flinders Lake, located south / south-west of the site. The Road Traffic Noise Assessment (**Appendix J**) recommends 1.2m acoustic barriers, setbacks and construction standards so that future dwellings can meet acoustic treatment requirements, while maintaining views of the Lake and providing casual surveillance opportunities. Further discussion on the recommended/proposed acoustic mitigation is provided under section 6.3.

3.2 Proposal Description

The endorsed Flinders (Precinct 1) Context Plan (refer **Figure 6**) identifies neighbourhood locations, areas to be retained as natural areas, and the location of local neighbourhood parks. Neighbourhoods 3a and 3b are located within the Urban Living Zone and generally reflect the intended location on the endorsed Context Plan.

Figure 6: Extract of Flinders (Precinct 1) Endorsed Context Plan



The **Urban Living** area is intended to accommodate a variety of development densities and dwelling types. The proposal, as outlined below, provides a variety of development types in close proximity to proposed public transport stops, local parks and recreation opportunities.

Neighbourhood 3b adjoins two (2) **Major Linear Parks** located south east and north west of the site. The two parks contain natural drainage corridors, which will drain into a proposed 22ha lake (Flinders Lake). Please note that the two major linear parks do not form part of this application.

The proposal seeks approval of Subdivision Proposal Plan(s) (refer **Appendix B1 and B2**) and Plan(s) of Development (refer **Appendix C1 and C2**) for each neighbourhood. The design of the proposal has been spatially directed through the proposal's compliance with the Endorsed IMPs and OSS's; including IMPs and OSS's that have been submitted to EDQ for endorsement. A description of what is proposed within each neighbourhood is provided below.

3.2.1 Neighbourhood 3a

Lot Mix

Neighbourhood 3a contains 288 lots that vary in size and dwelling type, most of which are located within 400m walking distance to local parks and public transport stops. Lots in neighbourhood 3a range from 240m² to 1,296m² and vary from single residential lots to lots suitable for duplexes. The Plan of Development identifies 57 lots suitable for duplex development and 231 single residential lots; resulting in a maximum dwelling density of 17.7 dwellings/ha.

Access road / internal roads

Access to Neighbourhood 3a is gained from Flinders Lakes Drive via a single neighbourhood connector road which includes a shared path on one side of the road and a pedestrian footpath on the other. Local access roads dominate the internal road network, which include a pedestrian footpath on one side of the road. Laneways are also incorporated in the design of the neighbourhood where lots front the proposed local park, and to access Lot 86 – 88, and proposed duplex lots on lots 85, 60 and 61. The location of footpaths and shared paths is demonstrated on the Plan of Development (**Appendix C1**) and on the Landscape Concept Plans, prepared by Saunders Havill Group (**Appendix E**).

The proposed internal road network within Neighbourhood 3a generally reflects the endorsed Movement Network IMP. Please refer to Section 5.1 and the Traffic Report, prepared by Cardno (**Appendix F**) for an assessment of the proposal against the endorsed Movement Network IMP.

Local Parks and Linear Parks

The proposed neighbourhood recreation park (Lot 900) has an area of 6,309m² and is centrally located within the Neighbourhood. The proposal aligns with the endorsed Context Plan which nominates a 'neighbourhood recreation park'. Lots that front the local park can be accessed via a pedestrian footpath located within road reserve at the front of the lots, or a laneway at the rear. These lots will overlook the proposed park, which will provide casual surveillance opportunities.

The proposed linear park lots (Lots 901 – 905) contain bio-retention basins and are located along the edges of drainage corridors located within the district recreation park and the major linear park located south-east of the site. The development has been designed so that stormwater run-off from the development drains to the bio-retention basins. Ultimately, the drainage corridors will discharge into a proposed 22ha lake (Flinders Lake).

3.2.2 Neighbourhood 3b

Lot Mix

Neighbourhood 3b contains 138 lots that vary in size and dwelling type, most of which are located within 400m walking distance to local parks and public transport stops. Lots in neighbourhood 3b range from 350m² to 766m² and vary from single residential lots to lots suitable for duplexes. The Plan of Development identifies 26 lots suitable for duplex development and 112 single residential lots; resulting in a maximum dwelling density of 15.7 dwellings/ha.

Access road / internal roads

Access to Neighbourhood 3b is gained from Flinders Lakes Drive via two local access streets with road reserve widths of 15.5m. The northern access point is proposed to provide for all movements in and out of the neighbourhood with the southern providing left in left out only. Footpaths have been incorporated on one side of the road throughout the site. The location of footpaths is demonstrated on the Plan of Development (**Appendix C2**) and on the Landscape Concept Plans (**Appendix E**).

The proposed internal road network within Neighbourhood 3b generally reflects the endorsed Movement Network IMP. Please refer to Section 5.1 and the Traffic Report, prepared by Cardno (**Appendix F**) for an assessment of the proposal against the endorsed Movement Network IMP.

Local Parks and Linear Parks

The proposed local park (Lot 901) has an area of 2,624m² and is located within the northern portion of the site. The proposal aligns with the endorsed Context Plan which nominates a park within 'Neighbourhood 3(b)'. The road frontage proposed will provide casual surveillance opportunities.

The proposed linear park lot (Lot 902) contains a bio-retention basin that is located on the south eastern edge of the site. It adjoins a drainage corridor located within the major linear park. The development has been designed so that stormwater run-off from the development will drain to lot 902. Ultimately, the drainage corridor will discharge into a proposed 22ha lake (Flinders Lake).

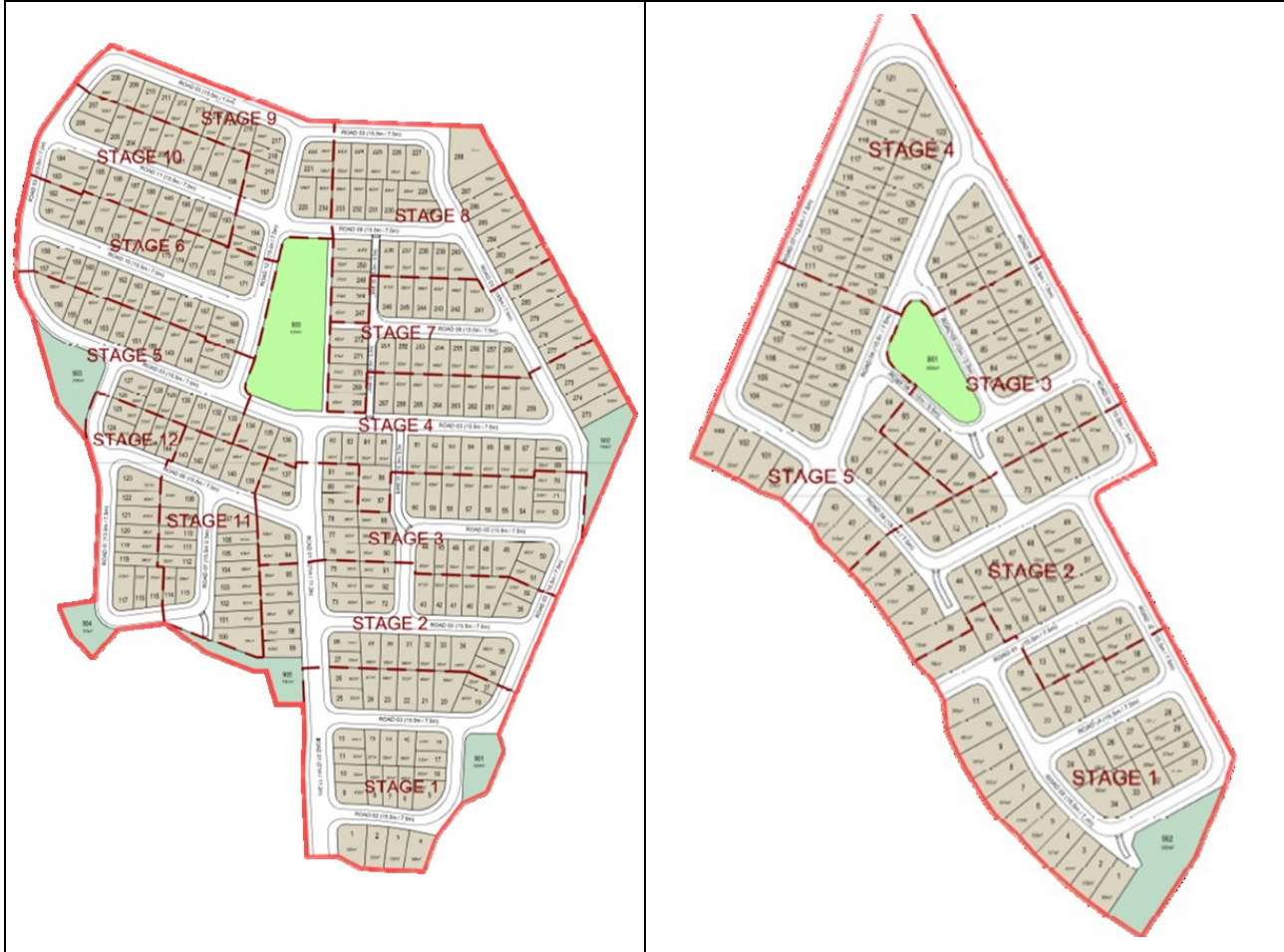
3.3 Subdivision Proposal Plan(s)

The Subdivision has been designed to incorporate the following features; **Figure 7** provides a reference to the proposed development concept:

- A range of lot sizes (240m² to 1296m²) to cater for a variety of housing types and sizes, including detached dwellings and duplexes.
- Local park's within neighbourhood 3a and 3b are located within 400m of most residential lots;

- Provision of lots that are oriented to adjoin or overlook local parks to provide the opportunity for casual surveillance.
- A road network that provides views and vistas to parks and retained natural areas.
- Inclusion of a road or increased setbacks to provide a buffer to vegetation that might pose a bushfire hazard.
- A highly connected and logical road pattern that does not require cul-de-sacs.

Figure 7: (Extract) Subdivision Proposal Plan(s)



3.4 Plan(s) of Development

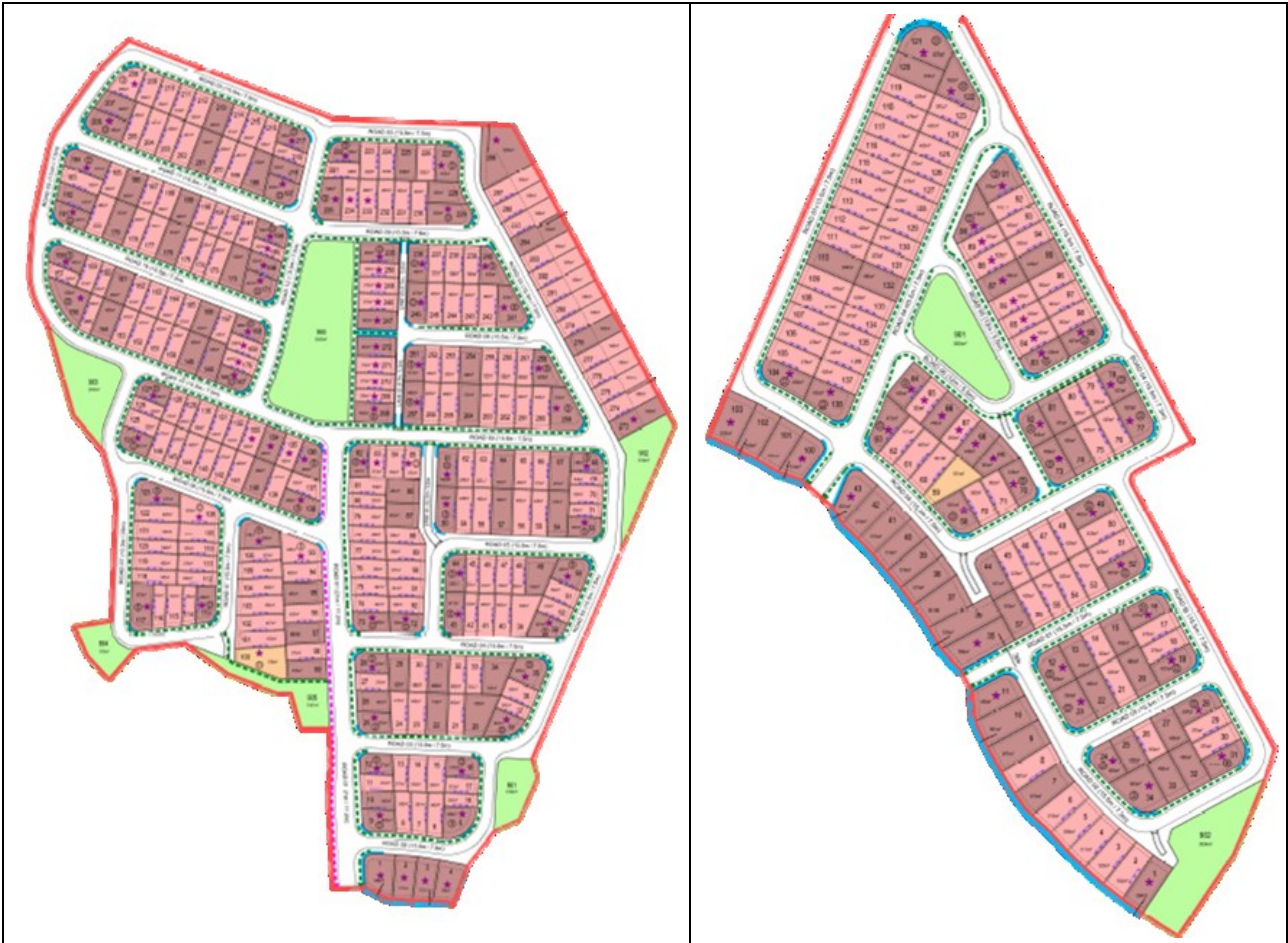
A Plan of Development for each Neighbourhood was prepared in accordance with EDQ Practice Note 10 to support the application. The Plan of Development for Neighbourhood 3a and 3b incorporate the following features:

- Development controls appropriate to lot size and context within the development.
- Development controls that seek to ensure an integrated approach to future construction that will maintain a quality streetscape and ensure suitable residential amenity is achieved; including:
 - Nominated building envelopes,
 - Identification of appropriate built to boundary locations,
 - Controlled driveway locations where necessary;
 - Identification of key lots appropriately located to support 3 storey development;
 - Identification of lots appropriate for a duplex development;
 - Dwelling design controls (Private open space, garaging etc.)

- Nominated pedestrian / shared paths.

Each Plan of Development includes a development control sheet that summarises the relevant key information from the endorsed Flinders (Precinct 1) Land Use and Development Code.

Figure 8: (Extract) Plan(s) of Development

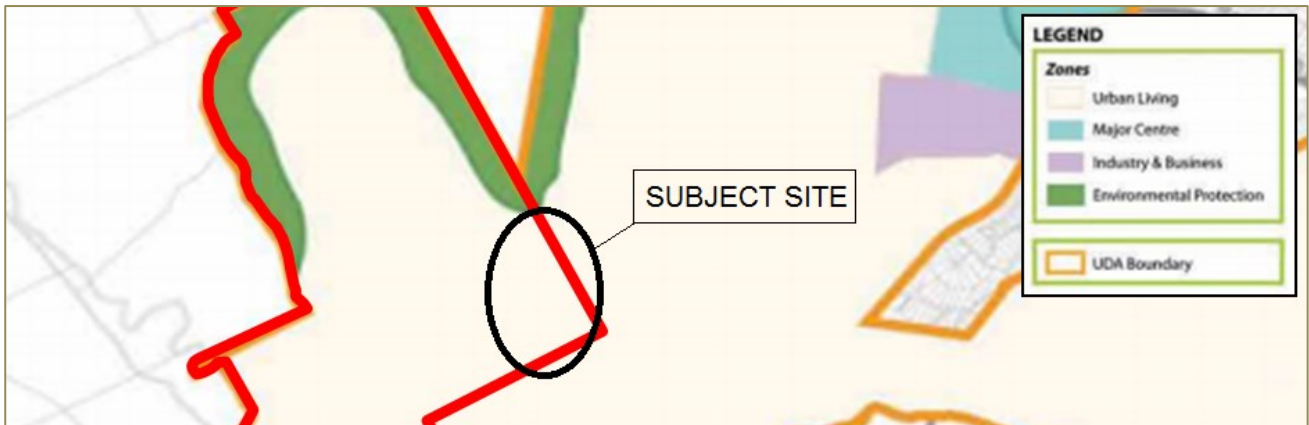


4.0 STATUTORY PLANNING INSTRUMENTS

4.1 Greater Flagstone PDA Development Scheme

The proposed development is located entirely within the Urban Living Zone of the GFPDA Development Scheme. This is reflected in **Figure 9** as follows:

Figure 9: GFPDA Development Scheme Zoning Map



An overarching 'Whole of Site' MCU approval, endorsed Context Plan and land use table exists over the subject site, which establishes development controls and a future development pattern for Flinders (Precinct 1). Subsequent IMPs and OSS's have been prepared, which provide greater detail of how development is to proceed.

In EDQ's assessment and approval of the overarching MCU, and endorsement of the Flinders (Precinct 1) Context Plan and IMP's and OSS's; EDQ were satisfied that the GFPDA Development Scheme has been adequately addressed. As such, a detailed assessment against the GFPDA Development Scheme is not considered necessary. An assessment against the relevant IMP's and OSS's is provided in Section 5 of this report.

4.1.1 Zone Intent

The GFPDA Development Scheme identifies the Urban Living Zone intent as:

"The majority of the zone is intended to be developed as neighbourhoods focussed on identifiable and accessible centres and comprising a mix of residential development including houses, multiple residential and other residential and live work opportunities through home-based business.

The urban living zone is also intended to accommodate a wide range of other non-residential uses.

These other uses include:

- *District centres and neighbourhood centres*
- *A community greenspace network comprising parks, 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.”*

A mix of residential types and lot sizes are proposed within neighbourhoods 3a and 3b; in accordance with zone intent, and the approved Flinders (Precinct 1) land use table. The development also proposes to provide centrally located neighbourhood recreation parks and to avoid development encroachment within the environmental protection zone. No district centres or neighbourhood centres are located within neighbourhoods 3a and 3b; as such, no centre uses are proposed.

It is considered that the proposed reconfiguration is consistent with the Urban Living zone intent.

5.0 PLANNING ASSESSMENT

An assessment of the proposed development against the suite of endorsed IMP's and OSS's and Context Plan has been undertaken. The following section demonstrates the proposal's compliance with these documents.

5.1 Compliance with Infrastructure Master Plans (IMPs)

The endorsed Infrastructure Master Plans (IMPs) addressed the Greater Flagstone Development Scheme and direct the provision of infrastructure as outlined in the 'Whole of Site' Material Change of Use Development Approval (DEV2017/844).

Neighbourhoods 3a and 3b have been designed, and will be constructed in accordance with the IMP's as discussed below.

5.1.1 *IMP: Movement network*

The proposed subdivision has been designed to ensure compliance with the Flinders (Precinct 1) Movement Network IMP. The proposal provides an efficient, integrated and functional internal road hierarchy (refer **Figure 10**) that was developed following a review of anticipated traffic flows internal and external to Flinders (Precinct 1). The Traffic Technical Memorandum, prepared by Cardno, provided in **Appendix F** provides an assessment of the proposal against the endorsed Movement Network IMP.

Access to each neighbourhood will be gained from Flinders Lakes Drive, a trunk collector road, which will be ultimately constructed as a part 4 lane part 2 lane road. Please note that the design of Flinders Lakes Drive does not form part of this application and is covered under the approval (DEV2019/1058).

5.1.1.1 *Access*

The Flinders (Precinct 1) Movement Network IMP provides a road hierarchy which identifies different road types and design requirements to guide the future road network. An extract from the Movement Network IMP that identifies the location, road type and cross section is provided in **Figure 10**.

Neighbourhood 3a

Neighbourhood 3a is proposed to be accessed from Flinders Lakes Drive via a neighbourhood collector road, as identified in **Figure 10** below. The majority of internal roads are categorised as local access roads varying from types 3A to 3D and generally reflect the intended locations identified within the Movement Network IMP. Please refer to **Figure 10** for the different road types, cross sections and locations.

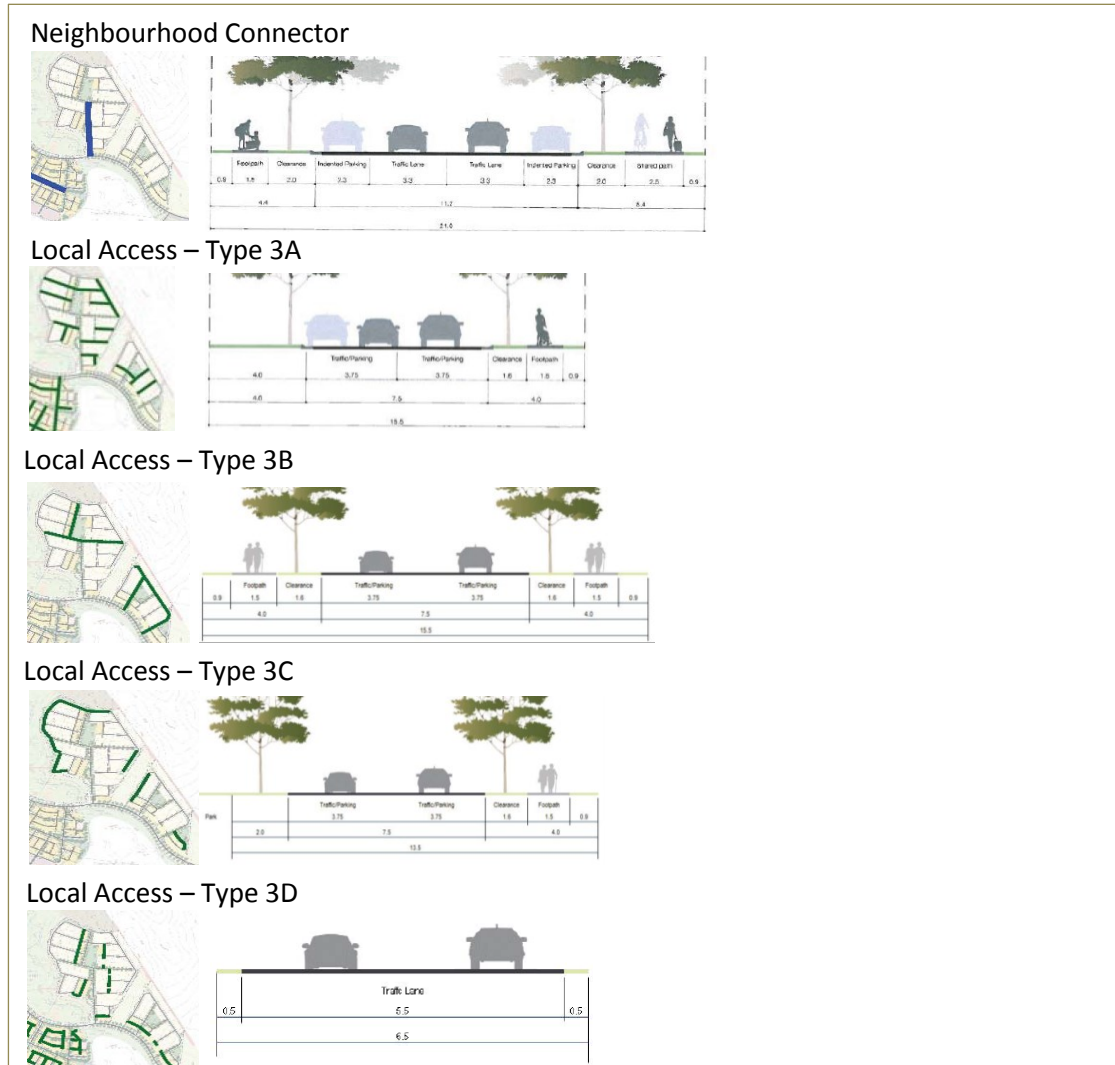
It is proposed to access the site from Flinders Lakes Drive via a priority-controlled T-intersection.

Neighbourhood 3b

All internal roads within Neighbourhood 3b (including the two site access roads) are categorised as local access roads varying from types 3A to 3C, and generally reflect the internal road hierarchy plan. Please refer (**Figure 10**) for the different road types, cross sections and locations.

Neighbourhood 3b is proposed to be accessed from Flinders Lakes Drive via two separate un-signalised intersections. It is proposed to provide a left-in-left-out intersection at the southern access and an all movements intersection at the northern access.

Figure 10: Extract of Internal Road Hierarchy / typology and cross section



(source: Cardno)

5.1.1.2 Active Transport

The Flinders (Precinct 1) Movement Network IMP demonstrates a comprehensive active transport network (refer **Figure 11**) consisting of public transport (bus) routes, pedestrian and cycle pathways. The hierarchy of paths and location of bus stops was determined with consideration of the different user groups, demand, EDQ Guidelines and TMR technical notes.

Neighbourhood 3a

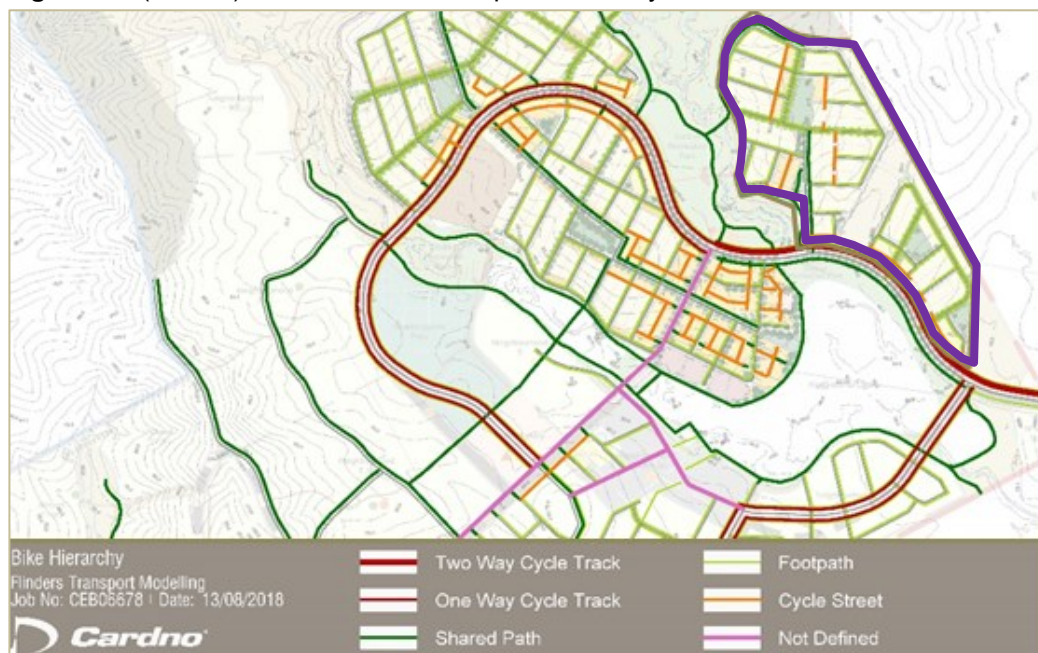
A shared path is identified along the western side of the proposed neighbourhood connector road and a footpath is identified on the eastern side of the road. Local access types 3A – 3C incorporate a footpath along one side of the road, in accordance with the road type cross sections within the Movement Network IMP (refer **Figure 10**). Additionally, a footpath is proposed adjacent the southern boundaries of lot 99 and 100 to provide a connection from Road 01 to Road 07.

The path network within Neighbourhood 3a connects to a proposed two-way cycle track and pedestrian footpaths along Flinders Lakes Drive. As such, it is considered that the proposed active transport network within neighbourhood 3a can support a healthy lifestyle by encouraging residents to walk/cycle to facilities and services within Flinders (Precinct 1).

Neighbourhood 3b

All local access roads within neighbourhood 3b incorporate a footpath along one side of the road, in accordance with the road type cross sections within the Movement Network IMP (refer **Figure 10**). The path network within Neighbourhood 3b links to the two-way cycle track and pedestrian footpaths along Flinders Lakes Drive. It is considered that Neighbourhood 3b can support a healthy lifestyle by encouraging residents to walk/cycle to facilities and services within Flinders (Precinct 1).

Figure 11: (Extract) Internal Active Transport Hierarchy Plan



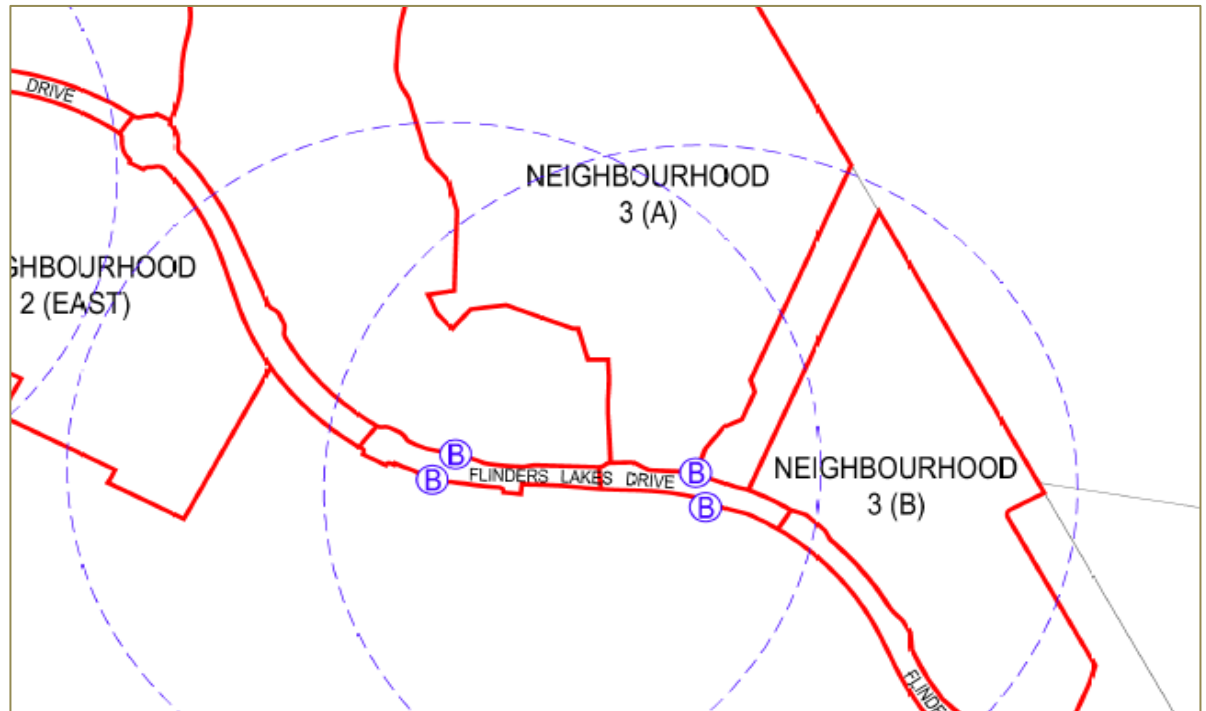
* Major linear parks are not included as part of this application.
(source: Cardno)

5.1.1.3 Public Transport

The Movement Network IMP identifies that intra-urban and local bus services will be provided along Flinders Lakes Drive. To ensure that the majority of residents have access to convenient public transport, it is intended that the design and location of bus stops should ensure that most dwellings are within 400m of a bus stop.

The design and location of bus stops along Flinders Lakes Drive was determined as part of the design of the road, which was completed and submitted for EDQ assessment as part of DEV2019/1058 (now approved). An extract of the bus stop location plan (**Figure 12**) demonstrates that bus stops have been located generally in accordance with the Endorsed Movement Network IMP and Community Facilities IMP. Two bus stops will be provided within Stage 2 of Flinders Lakes Drive staged road reserve, and another two bus stops will be provided within Stage 3 of Flinders Lakes Drive.

Figure 12: (Extract) Public Transport Coverage with indicative bus stop locations.



* Major linear parks are not included as part of this application.

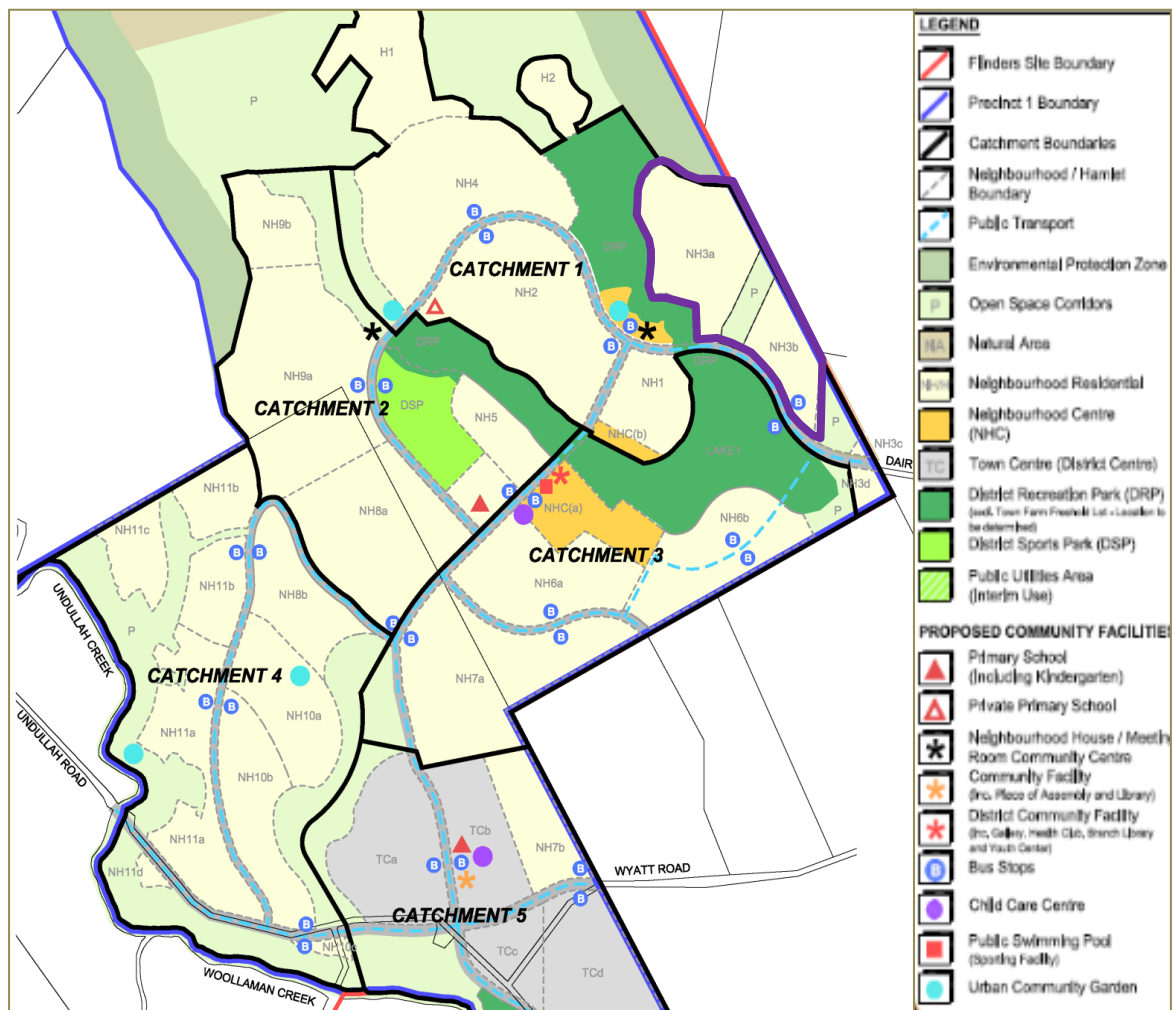
5.1.2 IMP: Community Facilities

In accordance with the commitments made within the Community Facilities IMP; the proposed community facilities within Neighbourhood 3a/3b include:

- Interim bus service or a similarly capable service – commencing no later than upon the occupation of the 200th dwelling;
- 4 x bus stops

The Community Facilities IMP and condition 12 of the 'Whole of Site' MCU identifies that an Interim Bus Service (or agreed alternative) is to be subsidised by the Developer, prior to the occupation of the 200th dwelling in Flinders (Precinct 1). We note that the interim bus service will be triggered by dwelling construction triggered by this development approval.

Figure 13: (Extract) Community Facilities Plan



Note: Purple Boundary indicates the location of the subject site.

*Note Major Linear Parks do not form part of this application

5.1.3 IMP: Community Greenspace

The Endorsed Community Greenspace IMP intends that a neighbourhood recreation park be provided in each of the neighbourhoods. Neighbourhood recreation parks are intended to have a minimum area of 5,000m². The intended distribution of open space is illustrated in an extract from the Community Greenspace IMP, shown in **Figure 14**.

Figure 14: (Extract) Endorsed Community Greenspace Infrastructure Master Plan



Note: Purple Boundary indicates the location of the subject site.

*Note Major Linear Parks do not form part of this application

5.1.3.1 Proposed Parks

A 6,309m² neighbourhood recreation park is located centrally within Neighbourhood 3a, and a 2,624m² local recreation park is located within the north eastern portion of the Neighbourhood 3b. Both parks are located within a 400m walking radius of most lots within each neighbourhood. It is considered that the local recreation park is adequate to serve the needs of Neighbourhood 3B. Neighbourhood 3B is a relatively small neighbourhood with 138 lots proposed. Its proximity and accessibility to the future lake, district park and linear parks will further increase recreational opportunities available to future residents.

The proposed parks are intended to provide facilities and opportunities for passive and active recreation including a range of local community activities. These will be detailed in future landscape plans submitted for compliance assessment. All lots located adjacent the proposed parks, or adjoining the parks, have been orientated to overlook the parks in accordance with CPTED Principles. The Landscape Concept Plans,

provided in **Appendix E** identify the types of facilities intended within each of the local parks.

5.1.4 IMP: Energy and Telecommunication Services

Neighbourhoods 3a and 3b will be connected to Energy and Telecommunication Infrastructure as per the endorsed Flinders (Precinct 1) IMP: Energy and Telecommunication Services.

5.1.5 IMP: Stormwater

To ensure that Neighbourhood 3a and 3b meet the required stormwater management objectives, a stormwater management plan and individual flood assessment has been prepared, in accordance with the Stormwater IMP.

Please refer to **Appendix G** for the Flood Impact Assessment and Stormwater Quality Management Plan prepared by BMT. This assessment demonstrates that the proposed culverts will be sufficient to ameliorate the impact of development on runoff external to the Precinct 1 boundary and that adequate treatment of stormwater, in accordance with the Seqwater Development Guidelines, is achievable. The modelling results identify that the proposed stormwater management strategy is predicted to result in a significant decrease in stormwater pollutant loads and that removal targets can be achieved.

5.1.6 IMP: Earthworks

All earthworks within Neighbourhoods 3a and 3b will be designed and constructed in accordance with Endorsed Earthworks Strategy IMP. The submitted Preliminary Earthworks Plans (**Appendix H**) identifies that the general earthworks, retaining walls and batters to open space areas will be constructed generally in accordance with the endorsed earthworks strategy.

5.1.7 IMP: Sewer Supply

Neighbourhoods 3a and 3b will be connected to the Sewer Supply, as per the Endorsed Sewer Supply IMP. The necessary internal and external infrastructure will be installed during the construction of each stage of the works, as required. It is intended that on completion of the works, the infrastructure will be transferred to LCC as the asset owner in accordance with the procedures outlined by EDQ.

The applicant is working with EDQ and Logan Water Infrastructure Alliance (LWIA) on the provision of necessary sewer infrastructure to connect to the Cedar Grove Wastewater Treatment Plant. External sewer works will be constructed in accordance with the requirements of LWIA, EDQ and in accordance with the Endorsed Sewer IMP.

Please refer to the Combined Services Drawings (Dwg: 23301-3A3B-PRE090 to 091) (**Appendix H**).

5.1.8 IMP: Water Supply

Neighbourhoods 3a and 3b will be connected to the Water Supply network, as per the endorsed Water Supply IMP. The necessary internal and external infrastructure will be installed during the construction of each stage of the works, as required.

Please refer to the Combined Services Drawings (Dwg: 23301-3A3B-PRE090 to 091) (**Appendix H**).

It is intended that on completion of the works, the infrastructure will be transferred to LCC as the asset owner in accordance with the procedures outlined by EDQ.

5.2 Compliance with Overarching Site Strategies

The endorsed Overarching Site Strategies (OSS's) addressed the Greater Flagstone Development Scheme and direct the provision of infrastructure as outlined in the 'Whole of Site' Material Change of Use Development Approval (DEV2017/844).

Neighbourhoods 3a and 3b have been designed and will be constructed in accordance with the OSS's as discussed below.

5.2.1 OSS: Housing Diversity and Affordability

In endorsing the Housing Diversity and Affordability OSS (DEV2017/844/7) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme and PDA Guideline No. 1 – Residential 30, PDA Guideline No. 2 – Accessible Housing, PDA Practice Note No. 1 – Housing Diversity, and PDA Practice Note No. 3 – Integrated Residential Development.

The subdivision proposal plans included with the application illustrate the potential to accommodate some of the many housing types intended within Flinders (Precinct 1); ranging from terraces, town homes, compact courtyard homes, cottages and houses.

Specifically, the plans will allow for:

- A range of lot sizes and dimensions to provide for a range of residential living options providing for a diversity of residents in respect to age, income groups and life stages.
- A range of lot sizes suitable for large to small house types accommodating large homes, duplexes, courtyard homes, cottages and terraces.
- Smaller lots to facilitate compact housing types located adjacent to parks and environmental corridors, capitalising on the created amenity.

Detailed Plans of Development (**Appendix C1 and C2**) have been prepared to assist in regulating dwelling design and construction and to ensure that increased densities and more compact housing options will result in an appropriate residential amenity.

The OSS demonstrates an intent to provide affordable housing in accordance with the targets set out in PDA Guideline 16. The proposal is considered to comply with that intent.

5.2.2 OSS: Employment and Economic Development

Upon endorsement of the Employment and Economic Development OSS (DEV2017/844/6) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme, and proposed effective strategies that will assist Greater Flagstone to meet its target to attain 60% labour force containment.

The three principal employment generators within Flinders (Precinct 1) include:

- 1) The *Neighbourhood Centre* containing convenience-oriented shops, plus local offices, medical facilities and community facilities for Precinct 1 residents.
- 2) *Home-based businesses* within Precinct 1 that will be facilitated by the Precinct's Master Plan and supported by planning provisions.
- 3) A *District Centre* containing retail commercial, institutional and community facilities catering to the higher order needs of residents of Precinct 1 and surrounding areas. The district centre is proposed to be developed at a later stage.

The proposed 426 residential lots within Neighbourhoods 3a and 3b will have the opportunity to operate home-based business opportunities as permitted by the GFPDA Development Scheme. It is not proposed to provide commercial uses within the two neighbourhoods; however, Neighbourhoods 3a and 3b will be connected to centre uses and community facilities through an efficient public transport network, and a highly permeable active transport network. Connection to these centres and facilities will be provided over time and will be subject to future ROL and MCU applications.

5.2.3 OSS: Community Development

In endorsing the Community Development OSS (DEV2017/844/12) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme and effectively directs the provision of infrastructure in relation to the delivery of community development initiatives.

The proposed development is primarily a residential development and provides an opportunity to deliver high quality community open space for the enjoyment of the future residents. Neighbourhoods 3a and 3b incorporate a variety of public open spaces, including two centrally located recreation parks, which provide a focus for activity and social interaction for each neighbourhood. Two major linear parks (not part of this application) will provide natural buffers between neighbourhoods. The nearby future lake and district park will further enhance recreational and social interaction opportunities for residents.

Community wellbeing objectives discussed in the OSS include:

- To create a safe and healthy community which promotes a healthy and active lifestyle and promotes social inclusion;
- To create a well-connected and mixed-use walkable neighbourhood;
- To provide alternate options and reduce dependence on private vehicles through walking, cycling, and public transport;
- To celebrate and promote interaction with the natural amenity of the waterways;

- To build local economic capacity and success;
- To build networks through public and private partnerships;
- To promote active, dynamic, diverse and flexible urban spaces that foster human interaction;
- To support cultural events and celebrations;
- To promote community ownership and involvement in their health and wellbeing;
- To encourage a diverse provision of housing types and a variety of local jobs; and
- To provide opportunities and urban settings to encourage recreation and physical activity

Neighbourhoods 3a and 3b are able to achieve these objectives by:

- Providing safe, walkable neighbourhoods that will foster social interactions and provide opportunities for local scale recreation and events.
- Providing a highly legible integrated pathway network within the neighbourhoods and along Flinders Lakes Drive connecting to the lake and district park, which will help to encourage an active healthy lifestyle.
- Triggering the provision of the Developer Funded Bus Service (required to commence at the completion of the first 200 dwellings).
- The provision of playgrounds will help encourage social interaction and provide leisure activities for people of all ages to enjoy.

The delivery of these facilities will foster community involvement and interaction and generally establish a community feel within the neighbourhoods.

5.2.4 OSS: Ecological Sustainability

Upon endorsement of the Ecological Sustainability Overarching Site Strategy (DEV2017/844/6) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme; and with PDA Guideline No. 14 Environmental Values and Sustainable Resource and PDA Practice Note No. 4 Integrating sustainable principles into residential subdivisions.

The intent to achieve ecological sustainability will be realised through adopting a range of strategies and approaches that aim to achieve climate change resilience, reduction in greenhouse gas emissions, minimisation of pollution, and the efficient use of materials.

Strategies and approaches that have been incorporated within Neighbourhood 3a and 3b include:

- Designing walkable neighbourhoods,
- Lot orientation and built to boundary development controls that aim to achieve optimal solar orientation;
- Incorporation of parks and landscaping to minimise impacts of the urban heat island;
- Providing a highly connected active and public transport network to support walking, cycling and use of public transport.

5.2.5 OSS: Natural Environment

Upon endorsement of the Natural Environment Overarching Site Strategy (NESS), prepared by Saunders Havill Group Pty Ltd., EDQ were satisfied that the document was prepared in accordance with PDA Guideline No. 14 Environmental Values and PDA Guideline No. 17 Remnant Vegetation and Koala Habitat Obligations in the Greater Flagstone and Yarrabilba PDAs.

The location and design of the neighbourhoods does not impact on the environmental protection zone north of the site or the two major linear parks adjoining Neighbourhood 3b. The management and dedication of these areas to Council will be done through separate applications to EDQ / Council.

5.2.6 OSS: Total Water Cycle Management

Upon endorsement of the Total Water Cycle Management (TWCM) Overarching Site Strategy, EDQ were satisfied that the document addressed all elements of the water cycle. The purpose of this document is to provide a framework for development within Flinders through providing strategies for sewerage, potable water, stormwater management and water self-sufficiency that was generally consistent with the Stormwater Quality Management Plan, Concept Lake Management Plan; and to provide a monitoring system for the for the Flinders Development.

It is considered that the endorsed Water Supply IMP, Sewer Supply IMP and Stormwater IMP are consistent with the TWCM OSS; as such, the proposed water and sewer servicing report (**Appendix x**), and stormwater quality management plan (**Appendix G**) have been prepared in accordance with the TWCM OSS.

5.3 Compliance with Flinders Precinct One | Land Use and Development Code

The endorsed Flinders Precinct One | Land Use and Development Code provides requirements for future ROL Applications and Plans of Development. Key development controls within the endorsed code have been incorporated on the development control sheet, provided with the submitted Plan(s) of Development (**Appendix C1 and C2**). It is considered that the development controls included with the Plan of Development will ensure that development within Neighbourhood 3a and 3b will reflect the intent of the endorsed land use code.

6.0 KEY PLANNING ISSUES

Key matters associated with the proposed development and its context are discussed below:

6.1 Ecology

Saunders Havill Group have discussed the environmental reporting requirements for the subject site with officers from EDQ given that the majority of the site is subject to an existing UXO – Tree Clearing (including significant vegetation) Approval (DEV2017/865). Saunders Havill have confirmed that EDQ only require a Vegetation Clearing and Fauna Management Plan for the two small areas in the northern and north eastern corners of the site not covered by the approval.

In support of the application, please find the VCFMP that covers the areas outside of the existing tree clearing approval area in **Appendix E**.

6.2 Bushfire

A Bushfire Management Plan (**Appendix I**) was required because the site is bound (in part) by the Environmental Protection Zone (EPZ) located to the north, hazardous vegetation external to Flinders to the east and retained vegetation within parkland.

A perimeter road system is generally proposed in Neighbourhood 3a and 3b, which provides appropriate separation from hazardous vegetation for most lots. Where a road does not separate lots from hazardous vegetation appropriate setbacks have been incorporated within the affected lots. Lots 273 - 288 within Neighbourhood 3a incorporate a 20m setback from hazardous vegetation located within the EPZ to the north the landholding to the east, as required by the Bushfire Management Plan.

Lot 100 in Neighbourhood 3a adjoins retained parkland located south of the site. Vegetation in this area presents a low bushfire threat, however a 10m separation containing low threat vegetation was recommended. The plans illustrate that separation is provided by a 10m wide park strip, that incorporates a footpath providing a connection between Road 01 and Road 07.

The Bushfire Management Plan identifies that all other lots adjoining retained parkland or bioretention basins within Neighbourhoods 3a and 3b do not require any further separation or mitigation measures.

6.3 Acoustic

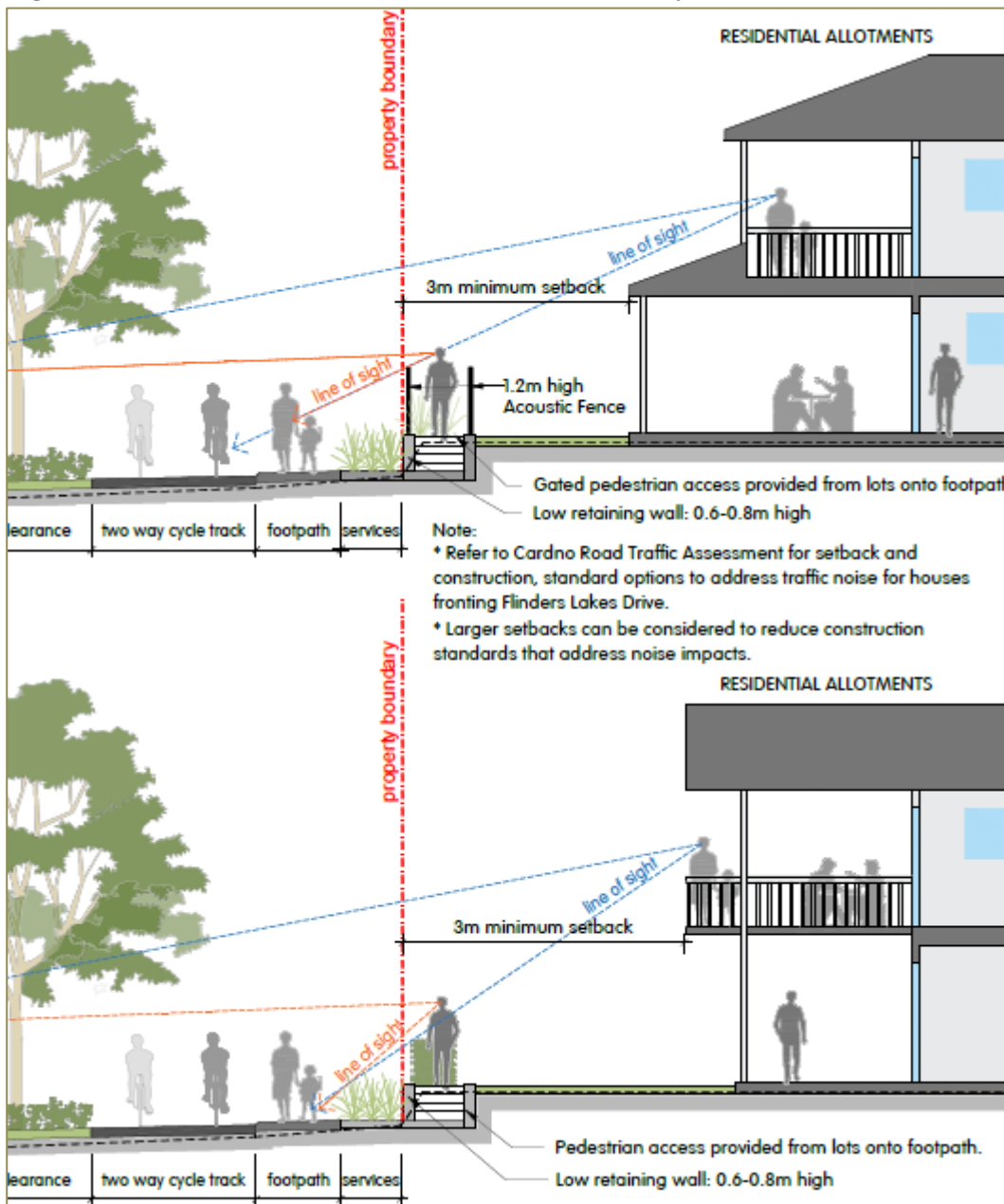
Lots 1 – 4 in Neighbourhood 3a and lots 1 – 11, 35 – 43 and 100 – 103 in Neighbourhood 3b adjoin Flinders Lakes Drive which presents a potential traffic noise issue. In order to determine appropriate noise mitigation measures, a Road Traffic Noise Assessment was prepared by Cardno (**Appendix J**).

The Road Traffic Noise Assessment, provided in **Appendix J**, assessed the proposed development based on predicted road traffic noise levels along (future) Flinders Lakes Drive using QDC MP 4.4. The report identifies noise categories for the identified lots on the basis that 1.2m high acoustic barriers are constructed (above pad level) along the rear boundary, which adjoins Flinders Lakes Drive. 1.2m high acoustic barriers are proposed so that:

- views of the proposed lake can be achieved from the ground level of dwellings, providing a higher level of amenity for future owners
- casual surveillance opportunities are provided to Flinders Lakes Drive from the houses; and
- higher, less visually attractive acoustic fencing does not dominate views from the lake and parks to the neighbourhoods.

The proposed acoustic barriers, in most instances, will reduce the level of construction required to mitigate noise impacts. Additional setbacks are also recommended, as an option to achieve a lower noise construction category. Please refer to **Figure 15**, which depicts a typical cross-section of development along Flinders Lakes Drive (Typical Cross Section of Flinders Lakes Drive Interface provided in **Appendix K**).

Figure 15: (Extract) Flinders Lakes Drive – Interface Typical Cross Section



Although the development has been assessed using the QDC MP4.4, the report also identifies that the Australian Standard (AS3671:1989 “Acoustics – Road Traffic Intrusion – Building Siting and Construction”) can be adopted to determine construction requirements. Section 2.2 of the report identifies that the AS3671 may be adopted to prescribe building treatments as it is based on the actual impact level, rather than applying a standardised (1 size fits all) treatment. It is intended that the Australian standard is provided as an option for builders / property owners, who may opt to seek dwelling specific treatment recommendations, which could reduce their dwelling construction costs, without applying increased dwelling setbacks.

7.0 CONCLUSION

In accordance with the Economic Development Act (2012), the development application seeks approval for a Development Permit for Reconfiguring a Lot (426 lots, park and associated road reserve) and Plan(s) of Development.

The subject site is located within the Greater Flagstone Priority Development Area (PDA) within Flinders (Precinct 1), which has an endorsed Context Plan over the site, and a number of approvals, including a UXO Tree Clearing Approval, which covers the majority of the site. The proposed development as demonstrated within the Subdivision Proposal Plan(s) (**Appendix B1 and B2**) and Plan(s) of Development (**Appendix C1 and C2**) has been designed 'Generally in Accordance with' the endorsed Flinders (Precinct 1) Context Plan.

This Development Assessment Report demonstrates that the proposed development outlined within this application is compliant with the intent of the Greater Flagstone Priority Development Area Development Scheme and relevant and related PDA Guidelines and Practice Notes.

It is considered that the application material submitted demonstrates that the proposed development incorporates appropriate land uses, and densities consistent with the approved Flinders (Precinct 1) Land Use Plan and Endorsed IMPs and OSS documents, and should be approved subject to conditions.