



RESPONSE TO UDA WIDE CRITERIA

GREATER FLAGSTONE LAND USE PLAN UDA WIDE CRITERIA	ASSESSMENT OF THE PROPOSAL
NEIGHBOURHOODS	
Development delivers neighbourhoods that:	
<ul style="list-style-type: none"> are compact and walkable. Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre 	<p>Complies: The Master Plan provides for walkability, a key consideration of the proposed development. As shown in the Context Plan and supporting material, a high proportion of the future lots (over 90%) are within 400m of a community focal point including centres, parks, community facilities and public transport routes.</p>
<ul style="list-style-type: none"> have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements 	<p>Complies: The Master Plan allows for a gridded street network to be delivered which is generally oriented within 15 degrees of a north-south / east-west. The street network will be designed with regard for slope, views and minimisation of earthworks. Residential neighbourhoods will also be serviced by bicycle and pedestrian pathways providing direct active transport links and convenient connections to the open space and recreation areas within the subject site.</p>
<ul style="list-style-type: none"> contain a variety of dwelling types including affordable and accessible housing 	<p>Complies: The Layout of the Master Plan provides for the delivery of efficient and flexible local grids to maximise opportunities for a range of dwelling types and sizes with quality solar orientation. The final mix of typologies and affordable options will be presented in future MCU / ROL Development Applications and PODs.</p>
<ul style="list-style-type: none"> are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as ridges and waterways, or man made features such as built form and public parks to provide local identity and character 	<p>Complies: The natural setting and scenic quality of the site and surrounding area has been a critical design driver for the Context Plan. In particular, the urban components of the Context Plan respond to areas of ecological significance and seek to retain natural and bushland settings, particularly in riparian areas and the land adjoining the Logan River. The Context Plan has also been designed to ensure significant views to the landscape and natural features are maintained, enhancing the sense of place and connection to the wider setting. The Context Plan provides for a network of connected open space and recreation areas for residents to maximise liveability, take advantage of the sub-tropical climate and encourage residents to be active and lead positive and healthy lifestyles.</p>
<ul style="list-style-type: none"> have a centrally located focal point which must comprise of at least a local recreation park but which can also include a public transport stop, community facility, local shop or similar 	<p>Complies: Consistent with the Development Scheme maps, District and Neighbourhood Centres have been provided with the Context Plan Area. These centres will be focal points for wider community providing retail, commercial and other services. Within each local neighbourhood, a high proportion of</p>



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	the future lots (over 90%) are within 400m of a community focal point including centres, parks, community facilities and public transport routes.
<ul style="list-style-type: none"> are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres 	Complies: Each of the residential neighbourhoods will have good access to public transport (bus services) within a 400m radius. Neighbourhoods are serviced with local streets, with the road network being designed to provide ample cycle and pedestrian facilities. These networks have been specifically designed to provide convenient connections to the open space and recreation areas within the subject site.
<ul style="list-style-type: none"> provide a safe environment through the application of Crime Prevention Through Environmental Design principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas 	Complies: The master plan layout is highly legible and safe. CPTED principles can be readily implemented as part of the detailed design process for future development applications.
<ul style="list-style-type: none"> locate higher density residential close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres 	Complies: The proposed District and Neighbourhood centres are surrounded with low-medium residential density (~30 dw / ha) and Centre apartment (~60 dw / ha) areas. These areas have efficient and high quality access to centres, transport, open space and recreation opportunities.
<ul style="list-style-type: none"> are designed to promote optimum solar access and use of prevailing breezes 	Complies: Master Plan and layout has been designed to allow for a grid pattern to be delivered maximising lots with solar orientation. Large linear parks and recreation/sports parks will provide opportunities for natural airflow to permeate the master plan area.
<ul style="list-style-type: none"> neighbourhoods around transport nodes and higher order centres to maximise accessibility 	Complies: Each of the residential neighbourhoods will have access to public transport (bus services) within a 400m radius. The neighbourhoods will be serviced with local streets, with the road network being designed to provide cycle and pedestrian facilities throughout the residential neighbourhoods. These connections have been specifically designed to provide convenient connections to the open space and recreation areas within the subject site.
<ul style="list-style-type: none"> Appropriately interface with existing residential development adjoining the UDA boundary by: Considering densities through minimum lot sizes and the location of property boundaries, Access arrangements, Uses, Height 	Complies: The design and development of the Master Plan provides for low density urban neighbourhoods along the northern boundary of the site. This will assist in providing a transition in density and a visual separation to the surrounding sites that border the subject site. The submitted context plan demonstrates that appropriate transitions are made with all surrounding land uses.



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<ul style="list-style-type: none">Neighbourhoods are designed to:<ul style="list-style-type: none">Achieve the standards set out in the applicable ULDA guidelineThe minimum net residential densities and other specific requirements in Table 1.	Complies: The development will meet the EDQ vision for the Greater Flagstone area through the use of high quality urban design principles to develop both the context plan and master plan. The development of the subject site will provide, in the long term, a diverse range of housing outcomes, including affordable housing. The residential development will result in a healthy and vibrant community, while delivering connectivity, safety and accessibility. The residential component of the master plan will result in a mix of densities, with the higher densities (30 - 60 dwellings per hectare) surrounding the centres and a lower density residential development (19.5 dwellings per hectare) throughout the remainder of the development. Future approvals will provide further detail on the design and structure of the lot, block and building designs.		
Centres			
<p>Development delivers centres that:</p> <ul style="list-style-type: none">Are for knowledge, community and commerce, accommodating a range of employment, education, cultural and community, retail, community greenspace, entertainment, sport and recreational opportunities which meet the needs of the community, encourage community interaction and active healthy lifestylesAre commensurate with their role in the SEQ Regional Plan, UDA Centres network and the broader Logan City Council network and the size of their service catchmentsComprise the major centre, district centres and neighbourhood centres. Centres are focal points for their catchments and provide a wide range of services and facilities.Respond to local site characteristics, settings, landmarks and views, and use built form and natural features to provide specific identity and character	Complies: Consistent with the Development Scheme, the Master Plan includes a District Centre adjacent to the northwestern boundary adjoining Teviot Road with a neighbourhood centre located centrally within the site. These centres will be focal points of the Master Plan providing community, retail, commercial and other services. Each of the centres is highly accessible being located on the major road networks, public transport loop, pedestrian and cycle ways. The guiding development provisions for these centres are outlined below.		
	PROVISIONS	DISTRICT CENTRE	NEIGHBOURHOOD CENTRE
	MAXIMUM BUILDING HEIGHT	5 Storeys	2 Storeys
	MAXIMUM GFA		
	Retail and Entertainment	11,000m ²	4,000m ²
	Commercial	5,000m ²	1,000m ²
	INDICATIVE GFA		
	Community Services	8,000m ²	1,800m ²
The District Centre will accommodate up to 24,000m ² GFA comprised of retail, entertainment, commercial and community services. The proposed District and Neighbourhood centres are surrounded with low-medium residential density (up to 30 dw / ha) and Centre apartment (up to 60 dw / ha) areas.			



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<ul style="list-style-type: none"> • Are active places characterised by a high quality public realm and safe, attractive pedestrian areas • Are located to maximise accessibility • provide a focus for corridor parks, the road network and act as hubs for feeder public transport and walking and cycling networks • Have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets • neighbourhoods of higher density residential development • Contain commercial, retail and other uses which require high levels of accessibility • Give priority to public and active transport • Locate higher density development, including residential development, and key community facilities in the core of the centre. The core is an area within the 400 metres primary walking catchments of the major transit node or central focal point • Locate lower intensity and car dependant uses on the periphery of the centre – the centre frame. The centre frame of major and secondary centres can also include • Centres are designed to achieve the principles and design standards set out in the applicable ULDA guideline 	<p>The Applicant's vision is for the District Centre to become a key activity hub that provides retail, entertainment, commercial and community uses, fosters community interaction and encourages active and healthy lifestyles for local residents.</p> <p>In this regard, the District Centre will be designed as a high quality, safe and attractive environment which promotes pedestrian movement at the ground level and allows for connectivity with the surrounding medium density residential, educations and park uses.</p> <p>Civic spaces and parks will be included within the centres to create a diversity of attractions, economic opportunities and experiences to ensure it is used beyond standard retail hours.</p> <p>The centre will be highly accessible through various transport modes, including pedestrians and cycle pathways, public transport routes and private vehicles.</p> <p>The proposed Neighbourhood Centre is intended to accommodate up to 6,800m² GFA comprised of retail, entertainment, commercial and community services. The location of the centre is immediately adjacent to the open space corridor and district sports park in the eastern portion of the subject site creating a unique opportunity for integration of these uses to create an attractive community destination.</p> <p>The Neighbourhood Centre will be of a smaller scale when compared to the District Centre, but will allow for the similar range of retail, entertainment, commercial and community services.</p>
Housing diversity and affordability	
Development delivers:	Complies: The development will meet the EDQ vision for the Greater Flagstone area through the use of high quality urban design principles to develop both the context plan and master plan. The development of the subject site will provide, in the long term, a diverse range of housing outcomes, including



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<ul style="list-style-type: none"> • Housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs • Residential development complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment • Dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs • Energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques 	<p>affordable housing. The residential development will result in a healthy and vibrant community, while delivering connectivity, safety and accessibility.</p> <p>Each of the residential neighbourhoods has been designed with public transport (bus services), and a Neighbourhood Park within a 400m radius of almost all dwellings. The higher order road network (sub-arterials and connectors) provides for the delivery of efficient and flexible local grids to maximise opportunities for dwellings to have quality solar orientations. Residential neighbourhoods are also serviced by bicycle and pedestrian facilities providing direct active transport links and convenient connections to the open space and recreation areas within the subject site.</p> <p>The Master Plan includes lands to be used for higher density development including Low-medium density residential (30 dwellings/hectare) and Centre apartments (60 dwellings/hectare) areas which are co-located with the proposed centres and will deliver easy access to retail, commercial, community facilities and other services. Higher densities are also located along the major bus loop route servicing the site. The remainder of the residential area is proposed at a density of 19.5 dwellings per hectare. Once developed, the Celestino Jimboomba Master Plan Area will provide approximately 7,200 dwellings, housing a population in the order of 20,000.</p> <p>The final mix of typologies and affordable options will be presented in future MCU / ROL Development Applications and PODs.</p>
Employment opportunities	
<p>Development delivers:</p> <ul style="list-style-type: none"> • A wide range of accessible employment opportunities • Employment and training opportunities which complement those in nearby major industry employment areas such as Bromelton and Park Ridge • Employment activities in designated centres and industry and business areas • Activities including industry, research and technology facilities and warehouses 	<p>Complies: As identified on the Master Plan, the site is identified as being a predominantly residential community. However, Consistent with the Development Scheme maps, District and Neighbourhood Centres have been provided with the Context Plan Area. These centres will be focal points for community, retail, commercial and other services and provide opportunities for local employment and business development in the local area.</p>



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<ul style="list-style-type: none"> • Development of a scale and intensity which is compatible with existing and proposed development in the vicinity • An appropriate transitioning of land uses at the interface with residential neighbourhoods • A buffer for sensitive receiving environments adjacent to the employment areas of North Maclean. Buffers are enhanced through: • The provision of a greenspace strip with a minimum width of 25 metres • The location of local and collector roads adjacent to the low impact industrial uses • A limited range of commercial and trade activities that support small scale industry and service the direct needs of the local employment population within North Maclean. Non-industrial uses are not to duplicate commercial and retail uses intended for the Centres network • Limited access for industrial vehicles in streets adjacent to North Maclean • Direct access to the arterial road network where possible to enhance the efficient movement of goods. 	
Movement network	
<p>Development contributes to:</p> <ul style="list-style-type: none"> • An effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips 	<p>Complies: The proposed Transport Network for Greater Flagstone has been largely adopted by the Master Plan, albeit the location of the network has been refined based on detailed consideration of site constraints and further planning.</p> <p>Access to the Master Plan area will be primarily achieved from Teviot Road which is identified as Sub-Arterial Road. Teviot Road is proposed to be widened to a four lane dual carriageway and will provide access to the proposed development via 4 new intersections. This road will carry the majority of the</p>



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<ul style="list-style-type: none"> • A major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network, and accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport • A road network that has a functional hierarchy, facilitates longer travel movements, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas • The provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service), and provides effective links to centres, rail stations and external destinations • A comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods. The active transport network provides safe and direct links to key destinations including centres, railway stations, parks and schools. 	<p>northbound and southbound traffic in the area and will be a key link for traffic travelling between the site and Brisbane via the Mount Lindesay Highway.</p> <p>Internally, connector roads will provide a loop road connecting key nodes and activity centres with the Context Plan Area including the District Centre, Neighbourhood Centres, District Sports and Regional Recreation Parks and the residential areas.</p> <p>The road network will be supported by a series of pedestrian and cycle ways providing safe passage for non-motorised transport through the urban areas and integrating with open space areas of the site, particularly the linear spaces along the drainage corridor and along the Logan River.</p> <p>With respect to public transport, the Strategic Planning Context of Greater Flagstone PDA proposes to upgrade the existing rail corridor west of development to accommodate passenger transport services in the long term. The potential locations for bus stops are proposed considering the adjacent land uses and expected patronage and ridership at each stop.</p>
Community greenspace network	
<p>Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by:</p> <ul style="list-style-type: none"> • Retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna 	<p>Complies: The Greenspace Network shown on the Master Plan includes the Logan River and riparian buffer, the drainage line running East – West through the site and a networks of connected local, neighbourhood and regional parks.</p> <p>The Master Plan seeks to maintain and utilise the green spaces within the subject site to permeate the urban form, provide an attractive and relaxed setting and facilitate strong local connections to the Logan River. The design philosophy embraced in the Master Plan ensures that every resident and visitor to the</p>



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<ul style="list-style-type: none"> • Protecting important landscape and visual quality values including scenic amenity areas • Enhancing wetland communities as part of the rehabilitation of biodiversity corridors • Providing biodiversity corridors and linkages including to areas outside the neighbourhood or community • Locating and designing fauna connectivity structures in road infrastructure that traverses an identified or potential fauna or flora corridor 	<p>site will feel this connection to the river, through the retentions of sight lines, pedestrian and cycle connections adjacent to drainage corridors all providing visual and physical access to Logan River and riparian environment. The drainage lines and are proposed to be progressively rehabilitated and enhanced with boardwalks and footpaths to provide connections between the residential communities.</p> <p>The open space network will retain areas of ecological significance and provides for wildlife connectivity through the area. Of particular note, a minimum 100m riparian buffer has been retained along the Logan River frontage. It is anticipated that the riparian environment will be progressively rehabilitated to enhance the ecological function in addition to providing a unique walking and cycling environment for local residents.</p> <p>The open space provides for riparian vegetation to be maintained along the entire river frontage within the context plan area and the river to be rehabilitated to provide aesthetic walking and cycling areas for local residents. The open space also provides for connectivity for local wildlife from the subject site, along the river and to the vegetation retained in Lot 71 on SL8963.</p>
<p>Development delivers parks that:</p> <ul style="list-style-type: none"> • Contribute to the achievement of an integrated, high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors • Are accessible for users • Provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions • Incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding • Retain existing significant vegetation to the greatest extent possible • Are shaped and embellished to suit their anticipated use 	<p>Complies: The open space network provides opportunities for active and passive recreation, along with cycle and pedestrian paths which permeate the Context Plan Area. Numerous Neighbourhood Parks are proposed within a 400m radius of the proposed residential areas providing local recreational opportunities.</p> <p>Within the Master Plan area, a District Sports Park and a District Recreation Park have been provided. The District Recreation Park is located centrally within the area in an easily accessible location with sympathetic terrain to create level playing fields. The District Sports Park is co-located with the Neighbourhood Centre and central drainage corridor providing the opportunity for a major activity nodes and integrated design outcomes.</p> <p>Detailed design of the relevant green spaces will be provided with the relevant, future Development Applications.</p>



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<ul style="list-style-type: none"> Support the community's recreational needs and provide opportunities for community and special events. 	
Community facilities	
<p>Development facilitates the delivery of:</p> <ul style="list-style-type: none"> Sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs, maximise potential for community development and enhance community wellbeing A range of community facilities and services that are accessible and appropriate to the needs of the community development and reduce physical and social isolation Community facilities and services that are located where accessibility to the facility's target market is maximised through good access to public transport, pedestrian and cycle paths A hierarchy of community facilities and services in neighbourhood, district and major centres. Neighbourhood level community facilities and services are located within walking distance for most residents, meet everyday needs and are provided early in development. District level community facilities and services serve a broader population catchment, reflect the diverse needs of the population and are provided in response to population growth thresholds. Major community facilities are services are of a higher order and accessed by a sub-regional population. 	<p>Complies: Consistent with the Development Scheme, a Primary School is proposed in the northern part of the site. The school is located in highly access locations, with good access to public transport, pedestrian and cycle ways and will be supported by suitably sized residential catchment. The school is provided with road frontage on three boundaries allowing for multiple access points to be achieved and to evenly distribute school traffic.</p> <p>The District and Neighbourhood Centres also provide for the delivery of up to 8,000m² and 1,800m² of community services respectively.</p>



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Natural and cultural values	
<p>Development response to the constraints of the land and delivers:</p> <ul style="list-style-type: none"> • Protection of significant environmental and ecological values • Protection of Remnant Endangered vegetation where proven by ground truthing to be viable • Minimal emissions to land, water and atmosphere • Protection of culturally significant places and items • Efficient use of land and resources <p>The design and siting and layout of development:</p> <ul style="list-style-type: none"> • Preserves and enhances important environment values, and respects local land forms • Avoids, minimises and offsets development impacts on areas of biodiversity values and koala habitat values • Maintains or improves ecological connectivity in the local urban context • Incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement • Respects cultural heritage values • Minimises adverse impacts on natural landforms and the visual amenity of the site 	<p>The Greater Flagstone Development Scheme indicates that the Context Plan Area is largely free from ecologically important features which would constrain development. However, the Development Scheme community green space network identifies a Biodiversity Corridor (the Logan River) and potential greenspace areas focused on flood prone areas and drainage lines.</p> <p>The Master Plan has been developed in a manner that seeks to reduce potential impacts by concentrating development in degraded land and lower value habitat areas and retaining higher value ecological features and site habitat opportunities where practical. The Master Plan also includes the retention and rehabilitation of the waterway corridors with a 100m buffer to be retained in areas adjacent to the Logan River. These areas are consistent with the Development Scheme and provide opportunities for fauna movement through and around the site.</p> <p>It is considered that given the lack of unique and significant ecological values on-site required to support listed species, the inclusion of the vegetation areas within the proposal will not result in significant impacts on listed threatened species.</p>
<ul style="list-style-type: none"> • Maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA 	<p>A Site Based Stormwater Management Plan has been prepared by Northrop Consulting Engineers Pty Ltd and is attached as an appendix. This plan addresses the stormwater management strategy for the proposed development and demonstrates that the proposed development can be constructed and operated in accordance with all stormwater objectives required for the development.</p>



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<ul style="list-style-type: none"> • Maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime • Incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater • Applies best industry practice erosion and sediment control techniques giving particular regard to the local dispersive soils • Ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices • Manages air quality, noise and hazardous materials according to current standards • Promotes innovative and efficient use of energy and water • Maximises recycling opportunities and reduces waste generation 	<p>The Maximum modelled flood depth and elevations for the 1%, 5%, 10% and 20% AEP local catchment flood events during the existing and developed cases have been identified. In this regard it is important to note that the revised flood study is based on the most recent flood modelling prepared by Logan City Council and that the amended development footprint remains above the 1% AEP extent.</p> <p>A series of detention basins have been proposed to mitigate flows onto adjoining private property. Where the site adjoins the Logan River, discharge has been released un-detained. It was determined there were no significant adverse impacts on private property from the development.</p> <p>The flood modelling also indicates that flood levels typically decrease in properties adjacent to the development as the proposed detention basins successfully attenuate peak flows during all modelled flood events. Localised water level increases observed off-site and in areas of downstream of the development are minor in extent and magnitude, not changing the existing flood hazard conditions, and therefore are not expected to create significant adverse impact.</p>
Koala conservation	
<p>The design, siting and layout of development:</p> <ul style="list-style-type: none"> • Incorporates koala conservation and habitat protection outcomes in a way that contributes to a net increase in koala habitat and assists in the long term viability of koala populations in SEQ • Avoids (to the greatest extent possible) the clearing of areas mapped as High Value Bushland on the relevant State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) Koala Habitat Values Map 	<p>Complies: On 28 September 2020, the Applicant obtained a EPBC Approval for the construction of a residential development on Lot 800 on SP247625, Lots 101, 102, 104, 105, and 106 on SP254145. The approval identified an impact area (clearing extent) and on-site conservation corridor and habitat critical to the survival of the Koala and Grey-headed Flying-fox. In addition, the approval also required establishment of an offset site to compensate for the loss of habitat. All clearing works associated with this approval have been completed and no changes to the approved development footprint are proposed or required as part of this amendment application.</p>



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<ul style="list-style-type: none"> • Caters for koala movement between conserved areas of bushland koala habitat • Ensures impacts on koala habitat are offset through the delivery of a net benefit of koalas, including through the expansion of habitat on lands as suitable for rehabilitation • Incorporates koala sensitive urban design 	
Community safety and development constraints	
<ul style="list-style-type: none"> • Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint • Development ensures that people and property are safe from potential hazards including landslip, bushfire, flooding and predicted impacts of climate change. • Development does not compromise the integrity or operation of high voltage transmission lines/corridors. • Residences and other sensitive uses are protected from the impacts of noise and dust from regional transport corridors. • To ensure the protection from flooding and appropriate flood management: <ul style="list-style-type: none"> • Development occurs in areas with an appropriate level of flood immunity • Development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries. 	<p>Complies: The Master Plan has been designed with consideration for all natural disaster risks. The development areas do not include steep slopes, and a detailed Flood Impact Assessment has been prepared (using the most recent flood modelling) which shows appropriate levels of immunity for all land uses. A Bushfire Hazard Assessment will be prepared in support of future development applications, however, appropriate setbacks and road networks have been provided in interface areas.</p>



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<ul style="list-style-type: none"> To ensure protection from bushfire hazard, development is designed to mitigate bushfire risk. As development occurs, bushfire risk may diminish. 	
Service infrastructure	
<ul style="list-style-type: none"> The UDA delivers efficient and effective use of infrastructure and services. Development ensures infrastructure and services are: <ul style="list-style-type: none"> Provided in a timely, orderly, integrated and coordinated manner to support urban uses and works Available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications) Designed to allow for future developments in information technology in neighbourhood facilities Located and designed to maximise efficiency and ease of maintenance Infrastructure is designed to achieve the principles and standards set out in the applicable ULDA guideline. 	<p>Complies: The Master Plan has been designed with consideration for all necessary infrastructure networks including roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications. Further details in relation to servicing are provided in the planning reports and supporting technical studies.</p> <p>Networks have considered all relevant guidelines' and plans Local Infrastructure Plans and recent advice provided by EDQ, Logan Water and Logan City Council to ensure integration.</p>
General requirements	



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<ul style="list-style-type: none">Site area and landscaping:<ul style="list-style-type: none">Sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscapingLandscaping is provided to enhance the visual amenity of the localityIncorporate endemic plant species including koala habitat trees	Complies: The Master Plan provides for the development of sites with sufficient space to accommodate suitable landscape elements. Further details in relation to landscaping will be provided in future Development Applications.
Subtropical design measures	
<ul style="list-style-type: none">Development provides building forms that response to the sub-tropical environment, including eaves, roof overhangs and sub shading devices	Complies: The Master Plan will allow for a gridded street network to be delivered which is generally oriented within 15 degrees of a north-south / east-west. Further details in relation to the use of sub-tropical design elements will be provided in future Development Applications.