

# APPENDIX K

## Code Response

Prepared by:

**Property Projects Australia Pty Ltd**

### 3.3 UDA-WIDE CRITERIA

Criteria	Response
<b>3.3.1 Neighbourhoods</b>	
<p><b>Not Applicable</b></p> <p>The proposal does not involve any residential development.</p>	
<b>3.3.2 Centre</b>	
<p>Development delivers centres that:</p> <ul style="list-style-type: none"> <li>■ 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 lifestyles.</li> <li>■ are 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 catchments.</li> <li>■ comprise the major centre, district centres and neighbourhood centres. Centres are focal points for their catchments and provide a wide range of services and facilities.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development offers a diverse range of retail opportunities, aimed to enhance the current selection of retailers within the Flagstone area. This will not only provide the local community with more choices but also stimulate economic growth and generate new employment opportunities for residents.</p> <p>The design of the development is tailored to its surroundings, acknowledging the natural environment while integrating within the existing the urban context. By capitalising on the Major Centre Core zoning, the proposal ensures that a large range of services is made available to the community in a high-amenity location. The site's connections to the existing road network and nearby public transport stops ensure ease of access for visitors.</p>

<ul style="list-style-type: none"> <li>■ respond to local site characteristics, settings, landmarks and views, and use-built form and natural features to provide specific identity and character.</li> <li>■ are active places characterised by a high quality public realm and safe, attractive pedestrian areas.</li> <li>■ have a local recreation or civic park as a central focal point for community activities.</li> <li>■ are located to maximise accessibility.</li> <li>■ provide a focus for corridor parks, the road network and act as hubs for feeder public transport and walking and cycling networks.</li> <li>■ have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets.</li> <li>■ 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 the area within the 400-metre primary walking catchment of the major transit node or central focal point.</li> <li>■ locate lower intensity and car dependent uses on the periphery of the centre - the centre frame. The centre frame of major and secondary centres can also include neighbourhoods of higher density residential development.</li> <li>■ contain commercial, retail and other uses which require high levels of accessibility.</li> </ul>	<p>Additionally, the site has proximity to essential community services and residential areas, situated within proximity.</p> <p>This location encourages active transport and sustainable lifestyles. With pedestrian-friendly infrastructure proposed as part of the development, accessibility and inclusivity is promoted, whilst ensuring that the area remains connected, both internally and to the surrounding areas.</p> <p>This development aligns with the vision outlined in the SEQ Regional Plan aiming to create centres that serve as focal points for commerce, community, and culture.</p> <p>Taking this into account, the development will positively contribute to the Flagstone centre and meet the needs of the area's growing population.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
Centres are designed to achieve:	<b>Complies</b>

<ul style="list-style-type: none"> <li>■ the principles and design standards set out in the applicable ULDA guideline.</li> <li>■ the specific requirements set out in Table 1.</li> </ul>	<p>The proposed development meets the design standards set out in Table 1. The proposal does not exceed 60,000m<sup>2</sup> of gross floor area, and has a maximum height of four (4) storeys.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<h3>3.3.3 Housing Diversity and Affordability</h3>	
<p><b>Not Applicable</b></p> <p>The proposal does not involve the development of any housing.</p>	
<h3>3.3.4 Employment Opportunities</h3>	
<p>Development Delivers:</p> <ul style="list-style-type: none"> <li>■ a wide range of accessible employment opportunities.</li> <li>■ employment and training opportunities which complement those in nearby major industry employment areas such as Bromelton and Park Ridge.</li> <li>■ employment activities in designated centres and industry and business areas.</li> <li>■ activities including industry, research and technology facilities and warehouses.</li> <li>■ development of a scale and intensity which is compatible with existing and proposed development within the vicinity.</li> <li>■ an appropriate transitioning of land uses at the interface with residential neighbourhoods.</li> </ul>	<p><b>Complies</b></p> <p>The proposal offers the local community a variety of new employment opportunities both during construction and during operation.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>

<ul style="list-style-type: none"> <li>■ a buffer for sensitive receiving environments adjacent to the employment areas of North Maclean.</li> </ul>	
<p>Buffers are Enhanced Through</p> <ul style="list-style-type: none"> <li>■ the provision of a greenspace strip with a minimum width of 25 metres.</li> <li>■ the location of local and collector roads adjacent to the low impact industrial uses.</li> <li>■ a limited range of commercial and trade retail 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.</li> <li>■ limited access for industrial vehicles in streets adjacent to North Maclean.</li> <li>■ direct access to the arterial road network where possible to enhance the efficient movement of goods.</li> </ul>	<p><b>Complies</b></p> <p>Buffers will be provided, where appropriate, though the proposal does not involve land uses which are anticipated to result in offsite impacts.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<h3>3.3.5 Movement Network</h3>	
<p><b>Development contributes to:</b></p> <ul style="list-style-type: none"> <li>■ 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.</li> <li>■ a major road network that provides effective links between centres and the neighbourhoods they serve, and to the</li> </ul>	<p><b>Complies</b></p> <p>The proposed development utilises the existing movement network, making full use of the site's frontages to local and arterial roads. In addition, it will support the expansion of the local road network through the construction of Hollow's Road, enhancing connectivity and creating a more integrated transportation network. The proposal also includes the development of cyclist and pedestrian facilities, offering</p>

<p>external road network, and accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport.</p> <ul style="list-style-type: none"> <li>■ 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.</li> <li>■ 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.</li> <li>■ 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.</li> </ul>	<p>direct links from key areas to the new development. In doing so, it aims to improve the efficiency of the local road network by introducing new infrastructure that accommodates vehicles, pedestrians, and cyclists alike.</p> <p>Refer to the Traffic Impact Assessment prepared by Q Traffic (<b>Appendix E</b>). Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<h3>3.3.6 Community Greenspace Network</h3>	
<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"> <li>■ retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna.</li> <li>■ protecting important landscape and visual quality values including scenic amenity areas.</li> </ul>	<p><b>Complies</b></p> <p>Whilst the proposal does not provide any contributions though the provision of green space and parks, the proposal provides a positive contribution through the establishment of significant landscaping opportunities.</p>

<ul style="list-style-type: none"> <li>■ enhancing wetland communities as part of the rehabilitation of biodiversity corridors.</li> <li>■ providing biodiversity corridors and linkages including to areas outside the neighbourhood or community.</li> <li>■ locating and designing fauna connectivity structures in road infrastructure that traverses an identified or potential fauna and flora corridor.</li> </ul>	<p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<p>Development delivers parks that:</p> <ul style="list-style-type: none"> <li>■ 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.</li> <li>■ provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions.</li> <li>■ incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding.</li> <li>■ retain existing significant vegetation to the greatest extent possible.</li> <li>■ are shaped and embellished to suit their anticipated use.</li> <li>■ support the community's recreational needs and provide opportunities for community and special events.</li> </ul>	<p><b>Complies</b></p> <p>Whilst the proposal does not provide any parks as part of the development, the ultimate development provides a significant contribution to the Flagstone community.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<p><b>3.3.7 Community Facilities</b></p>	
<p><b>Not Applicable</b></p> <p>The proposal does not involve community facilities</p>	

### 3.3.8 Natural and Cultural Values

Greater Flagstone UDA adjoins the Flinders Peak/Karawatha Bioregional Wildlife and Landscape Corridor. Significant regional environmental features within the UDA include:

- Round Mountain.
- Elevated land at Riverbend.
- Logan River.
- Flagstone Creek.
- Sandy Creek.
- Abade Creek.
- Oxley, Norris and Chambers Creeks, their tributaries and wetlands.

**Noted**

Development responds to the constraints of the land and delivers:

- 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.

**Complies**

The proposal does not adjoin any of the significant environmental features listed. The proposal is designed in response to the site's topography and natural values. Appropriate measures will be taken where suitable to provide a sustainable development, minimise adverse impacts to land, water and atmosphere.

Refer to the Town Planning Report prepared by Property Projects Australia for further information.

The design, siting and layout of development:

- preserves and enhances important environment values, and respects local landforms.

**Complies**

The proposal is designed with careful consideration of the site's topography and natural values, ensuring minimal impact on the environment. While it does not adjoin any significant

<ul style="list-style-type: none"> <li>■ avoids, minimises and offsets development impacts on areas of biodiversity values and koala habitat values.</li> <li>■ maintains or improves ecological connectivity in the local urban context.</li> <li>■ incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement.</li> <li>■ respects cultural heritage values minimises adverse impacts on natural landforms and the visual amenity of the site.</li> <li>■ maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA 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.</li> <li>■ applies best industry practice erosion and sediment control techniques giving particular regard to the local dispersive soils.</li> <li>■ ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices.</li> <li>■ manages air quality, noise and hazardous materials according to current standards.</li> <li>■ promotes innovative and efficient use of energy and water</li> </ul>	<p>environmental features, the proposal will incorporate sustainable development practices.</p> <p>The proposal will incorporate urban design measures to manage stormwater and flood risks in line with best practices. Measures will be taken to maintain or improve the ecological health of surface and groundwater, and erosion and sediment control will be implemented.</p> <p>Overall, the development seeks to provide a sustainable and efficient outcome for the community. Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
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<ul style="list-style-type: none"> <li>■ maximises recycling opportunities and reduces waste generation.</li> </ul>	
<p><b>Koala Conservation</b></p> <p>The design, siting and layout of development:</p> <ul style="list-style-type: none"> <li>■ 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</li> <li>■ 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</li> <li>■ caters for koala movement between conserved areas of bushland koala habitat</li> <li>■ ensures impacts on koala habitat are offsets through the delivery of a net benefit to koalas,</li> <li>■ including through the expansion of habitat on lands as suitable for rehabilitation</li> <li>■ incorporates koala sensitive urban design.</li> </ul>	<p><b>Not Applicable</b></p> <p>The subject site is not mapped as containing koala habitat.</p>
<p><b>3.3.9 Community Safety and Development Constraints</b></p>	
<ul style="list-style-type: none"> <li>■ To ensure protection from flooding and appropriate flood management:</li> <li>■ development occurs in areas with an appropriate level offload immunity</li> <li>■ development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists,</li> </ul>	<p><b>Complies</b></p> <p>Refer to the Engineering Services Report prepared by Pinnacle Engineering at <b>Appendix F</b>.</p>

and there is 'no net worsening' of flood conditions at the site's boundaries.	
<b>3.3.10 Service Infrastructure</b>	
<p><b>Development ensures infrastructure and services are:</b></p> <ul style="list-style-type: none"> <li>■ provided in a timely, orderly, integrated and coordinated manner to support urban uses and works.</li> <li>■ 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).</li> <li>■ designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities.</li> <li>■ located and designed to maximise efficiency and ease of maintenance.</li> </ul>	<p><b>Complies</b></p> <p>Refer to the Engineering Services Report prepared by Pinnacle Engineering at <b>Appendix F</b>.</p>
<b>3.3.11 General Requirements</b>	
<p><b>Site area and landscaping:</b></p> <ul style="list-style-type: none"> <li>■ sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping.</li> <li>■ landscaping is provided to enhance the visual amenity of the locality.</li> <li>■ incorporate endemic plant species including koala habitat trees.</li> </ul>	<p><b>Complies</b></p> <p>The Town Planning Report prepared by Property Projects Australia provides a significant portion of information on site area and landscaping.</p>
Sub-tropical design measures	<b>Complies</b>

<ul style="list-style-type: none"> <li>■ Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.</li> </ul>	<p>The proposed development provides a range of built forms which have been designed in response to the environment.</p> <p>Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>
<p>Parking and end of trip facilities:</p> <ul style="list-style-type: none"> <li>■ Parking is provided in accordance with the rates and standards set out in the planning scheme The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including: <ul style="list-style-type: none"> <li>○ availability of on-street car parking</li> <li>○ public transport accessibility</li> <li>○ overall accessibility, including for all residential development, location within or adjoining a centre</li> <li>○ potential for sharing car parking spaces by different uses and activities</li> <li>○ target markets for residential development.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The proposal provides car parking in accordance with the Logan Planning Scheme.</p> <p>Refer to the Traffic Impact Assessment prepared by Q Traffic (<b>Appendix E</b>). Refer to the Town Planning Report prepared by Property Projects Australia for further information.</p>