

APPENDIX J

EDQ Development Scheme Response

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Economic Development Act 2012

Section 3 of the Economic Development Act 2012 outlines the main purpose of the Act as:

- “The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State.”

To this end, this development application seeks approval for a mixed-use commercial development that is aligned with the land use intent and assessment criteria outlined in the relevant development scheme. As such, the proposed development furthers the purpose of the *Economic Development Act 2012*.

Relevant State Interests

The subject site is impacted by State interests, as identified by the State Government interactive mapping systems. An assessment of the proposed development has been undertaken against the relevant benchmarks associated with matters of State interest within **Table 9**, as defined under the Greater Flagstone Urban Development Area (UDA) Development Scheme.

This assessment has considered the full scope of planning objectives, policy intent, and statutory benchmarks applicable to the site. On balance, the proposed development complies with the relevant benchmarks and does not result in any unacceptable or adverse impacts on matters of State interest.

Greater Flagstone Development Scheme

As previously noted, the proposal is categorised as Permissible Development under Table 2 of the Development Scheme. In accordance with this categorisation, the development must be assessed against the provisions of the Scheme to determine its consistency with the desired land use and urban form outcomes envisaged for the Greater Flagstone PDA.

The applicable assessment benchmarks are primarily outlined in:

- **Section 3.3 – UDA-wide Criteria** which sets out overarching planning principles relating to urban design, connectivity, infrastructure, environmental values, and community development; and
- **Section 3.4 – Zone Provisions** which provide more detailed assessment benchmarks specific to the Major Centre Zone in which the subject site is located.

Where relevant, the Development Scheme also defers to applicable codes and requirements from the *Logan Planning Scheme 2015 (Version 5.1)* to supplement assessment benchmarks and ensure alignment with local planning policy.

A detailed assessment against the UDA-wide Criteria (Section 3.3) and the Zone Provisions is provided within **Appendix K**. This assessment demonstrates that the proposed development satisfies the intended land use outcomes and complies with the performance criteria established under the Development Scheme. On balance, the development is consistent with the strategic planning framework and policy intent of the Greater Flagstone Urban Development Area Development Scheme, supporting its approval within the context of the broader PDA vision.

Logan Planning Scheme 2015

Schedule 6 of the Planning Regulation 2017 prohibits the Logan Planning Scheme 2015 from making PDA-related development assessable under the Planning Act 2016. However, the Development Scheme does reference parts of the Logan Planning Scheme 2015 which are to be utilised and considered for PDA-related development.

Specifically, Section 3.3.11 of the Development Scheme outlines:

- The Servicing, Access and Parking Code from the Logan Planning Scheme 2015 should be utilised for the purposes of determining car parking rates; and
- The Advertising Devices Code from the Logan Planning Scheme 2015 should be utilised for the purposes of advertising devices.

The Servicing, Access and Parking Code has been considered in the preparation of the Traffic Impact Assessment (**Appendix E**) and the Advertising Devices Code has been addressed within **Appendix K**.