

APPENDIX I

State Planning Assessment

Prepared by:

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Table 10 – Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
Regional Plan ("ShapingSEQ"):	<p>The subject site is located within the Urban Footprint of the <i>South East Queensland Regional Plan 2017 (ShapingSEQ)</i>.</p> <p>The proposal involves urban development that is consistent with the outcomes in ShapingSEQ.</p>
State Planning Policy ("SPP"):	<p>The subject site is mapped as being affected by the following interests under the SPP:</p> <ul style="list-style-type: none"> ■ Development and Construction <ul style="list-style-type: none"> ○ Priority Development Area ■ Biodiversity <ul style="list-style-type: none"> ○ MSES – Regulated Vegetation (Category C) ■ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood Hazard Area - Local Government Flood Mapping Area ○ Bushfire Prone Area ■ Transport Infrastructure <ul style="list-style-type: none"> ○ Railway Corridor ○ Active Transport Corridor <p>Biodiversity</p> <p>With respect to the biodiversity values of the site, it is noted that the site does not feature a significant degree of existing vegetation and EDQ did not request any specific assessment during prelodgement engagement.</p> <p>Natural Hazards Risk and Resilience</p> <p>With respect to the natural hazards risk and resilience interest, the Civil Engineering Services Report considers the minor flooding impacts on the subject site.</p> <p>Transport Infrastructure</p> <p>In response to Transport Infrastructure related triggers, the Department of Transport and Main Roads ("DTMR") has provided pre-lodgement advice, which outlines the requirements for the application to demonstrate compliance with the State Development Assessment Provisions ("SDAP").</p> <p>The Town Planning Report and sub-consultant reporting addresses the relevant requirements of State Code 2: Development in a Railway Environment and State Code 6: Protection of State Transport Networks.</p>
Priority Development Area:	<p>The premises are located in the Greater Flagstone Priority Development Area and are subject to the <i>Greater Flagstone Priority Development Area Scheme</i>.</p>

Matter / Benchmark	Response
	In accordance with Table 2 of the <i>Greater Flagstone Priority Development Area Scheme</i> the proposed development is PDA assessable development that is permissible development.