

PLANNING CONTEXT REPORT

**4745-4759 AND 4761-4773 MOUNT LINDESAY HIGHWAY,
NORTH MACLEAN**

LOT 7 AND 8 ON RP137101

Prepared for

ROUBAIX PROPERTIES

June 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT

Associate Director	Erin Brooks
Consultant	Jorja Feldt Natalia Grodek
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1. INTRODUCTION

Urbis Ltd has been engaged by *Roubaix Properties* (the 'Applicant') to prepare this Planning Context Report. This overview has been undertaken in relation to the site at 4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean, more formally described as Lot 7 and 8 on RP137101.

The purpose of the report is to provide an overview of the existing and emerging context of North Maclean, specifically in relation to aforementioned site. This background provides a historical timeline of the local and state government planning instruments applicable which impact the development potential of the site.

The report identifies the clear policy direction for urban development to occur on the site under the various planning frameworks in place since 2010.

2. THE SITE

The site is located at 4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean, more formally described as Lot 7 and 8 on RP137101. The sites combined have a total area of 82,124m². The sites are currently undeveloped and covered with dense regrowth vegetation. There are no easements or encumbrances that burden or benefit Lot 7 and 8 on RP137101.

The site is connected to the road network where lawful access is provided via an unsealed access leading from the Mount Lindesay Highway, being a state-controlled road. The site is not yet connected to water supply, reticulated sewer, telecommunications or electricity.

As part of future road widening proposed for the Mount Lindesay Highway, the State Government will be commencing land resumptions in the near future. This is yet to be undertaken however, these resumptions will impact the eastern boundary of the site.

Figure 1 – Subject Site



Source: Nearmap

3. TOWN PLANNING CONTEXT

Table 1 below outlines the local and state planning instruments which impact the development potential of the site.

Table 1 – Town Planning Context

Date	Event	Implications for the Site and the Development
Pre 2010	Early Planning	The historic South East Queensland Regional Plan 2009 – 2031 identified Greater Flagstone as an ‘Identified Growth Area’ for employment purposes. It was identified that subject to further planning, these Identified Growth Areas have the potential to accommodate regionally significant levels of residential and employment growth. It is understood that Logan City Council commenced structure planning for Greater Flagstone in the years prior, with a consultation process undertaken in April 2009 for a number of development options for the area.
October 2010	Greater Flagstone Urban Development Area (ULDA) declared and <i>Interim Land Use Plan</i> released	Following some earlier structure planning undertaken by Logan City Council, the ULDA was declared (now replaced by Priority Development Areas). The site was designated as part of the Greater Flagstone Urban Development Area, specifically within the North Maclean section (Figure 2). In accordance with the Context Map, North Maclean is earmarked as an existing and proposed major employment area (Figure 3).

Figure 2 – Greater Flagstone PDA Boundary

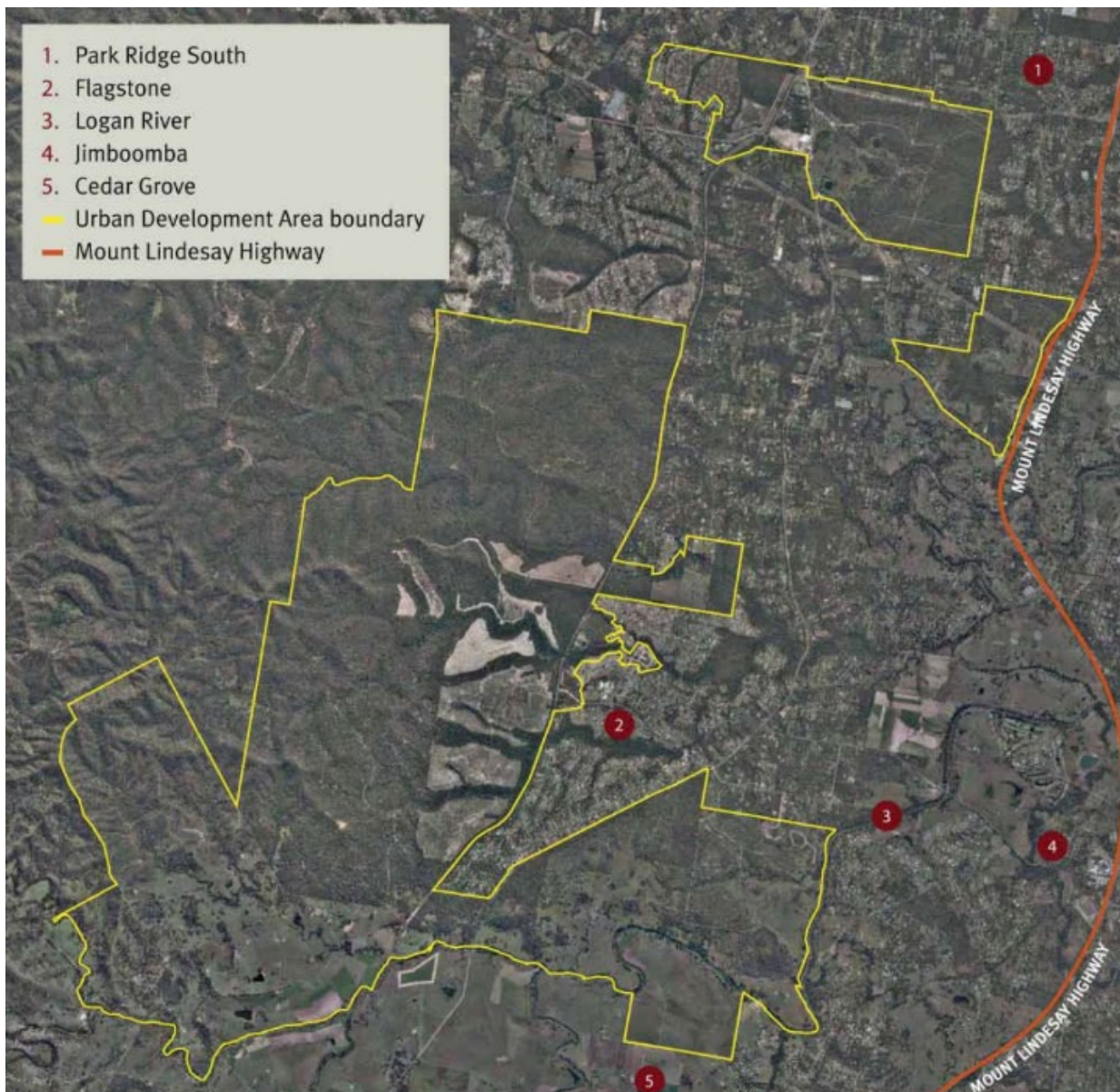
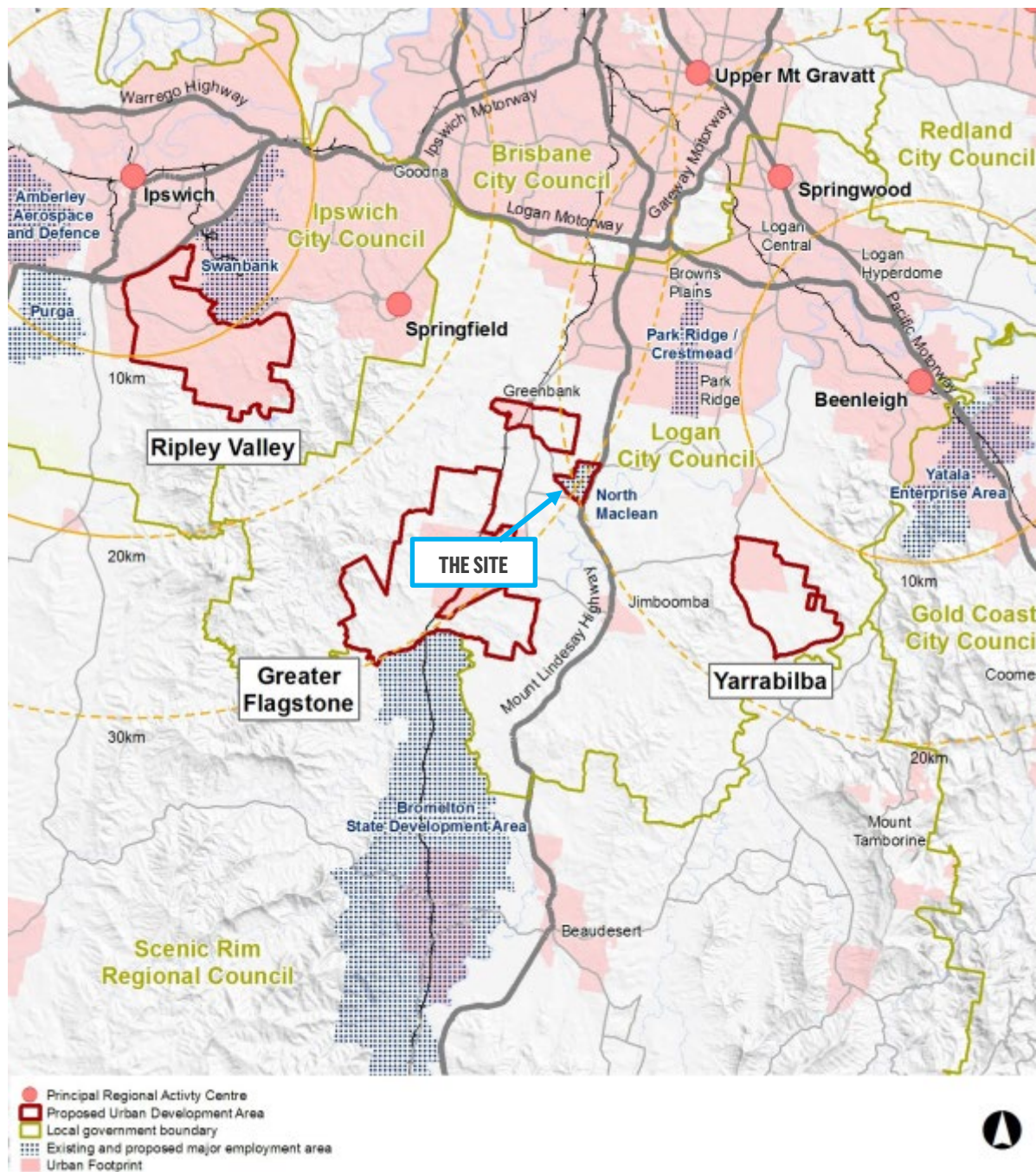


Figure 3 – Greater Flagstone UDA Context Map



Source: Greater Flagstone Interim Land Use Plan

Date	Event	Implications for the Site and the Development
April 2011	<i>Greater Flagstone Urban Development Area Proposed Development Scheme</i> released	The <i>Greater Flagstone UDA Proposed Development Scheme</i> (the development scheme) has been released for consultation.
October 2011	<i>Greater Flagstone Urban Development Area Development Scheme</i> commenced	The <i>Greater Flagstone UDA Development Scheme</i> (the development scheme) formally commenced on 8 October 2011. The development scheme remains as the current regulatory document which guides development within the PDA including vision statements, development requirements, zone provisions, schedules and guidelines. The UDA Vision Map includes the site in the Industry and Business Zone, aimed at providing a variety of service and employment opportunities (Figure 4). The UDA Vision Map does not identify any broader constraints such as greenspace or waterways through the site. The development scheme identifies overlays including Centres (Major, District, and Neighbourhood Centre), Natural Features (Greenspace and waterways), Transport Network (Arterial, Collector Road, Existing Road, Railway Line), Land Uses, Values and Zones (Figure 4 and 5).

Figure 4 – UDA Vision Map



Source: Greater Flagstone Urban Development Area Draft Development Scheme

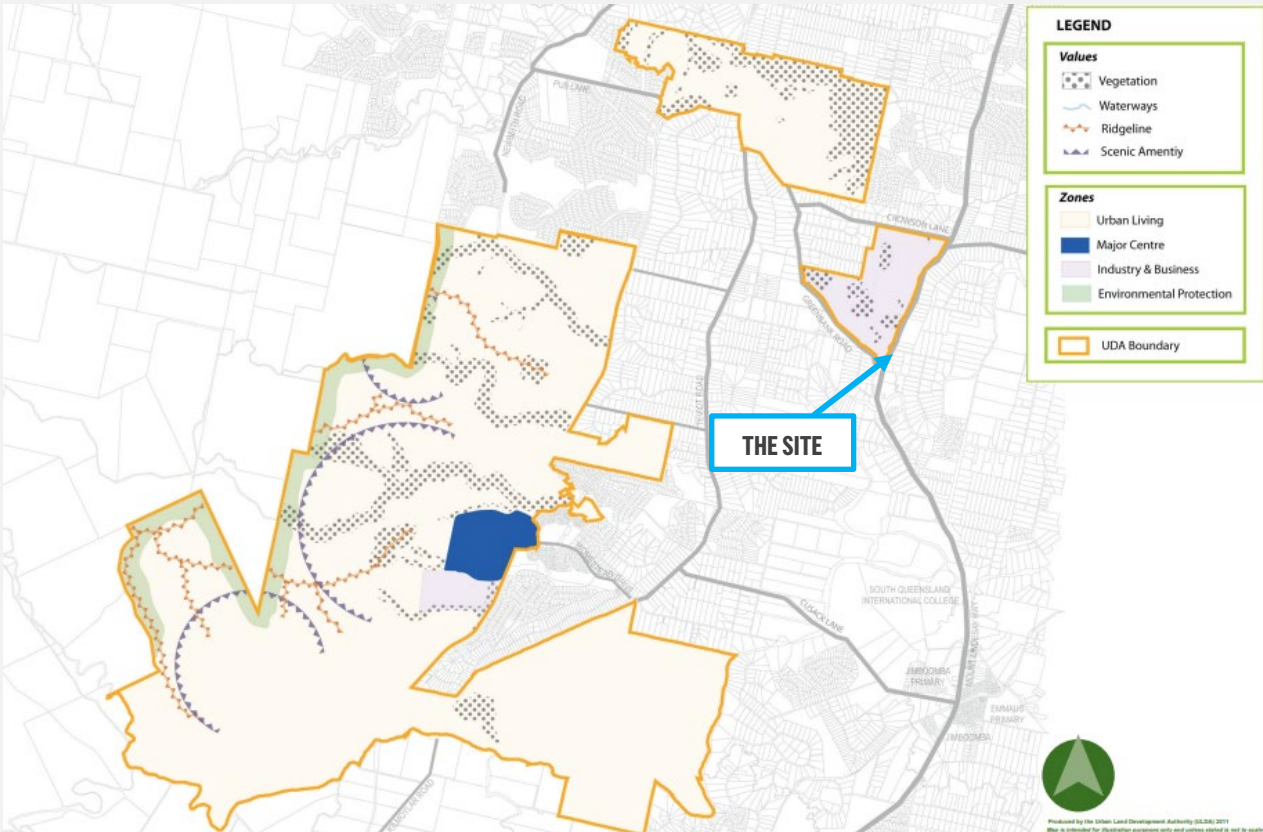
Date	Event	Implications for the Site and the Development
Figure 5 – UDA Natural Values Map  Source: Greater Flagstone Urban Development Area Draft Development Scheme		
August 2017	South East Queensland Regional Plan (SEQRP)	The SEQRP, which came into effect in August 2017, includes an expansion to the Urban Footprint boundary to include the site and the surrounding land in the southern extent of North Maclean. This aligns with the intended development outcomes for the site as prescribed under the Development Scheme. This further reinforced the commitment to encouraging urban development in the PDA. Prior to this, the site was situated outside the Urban Footprint area.

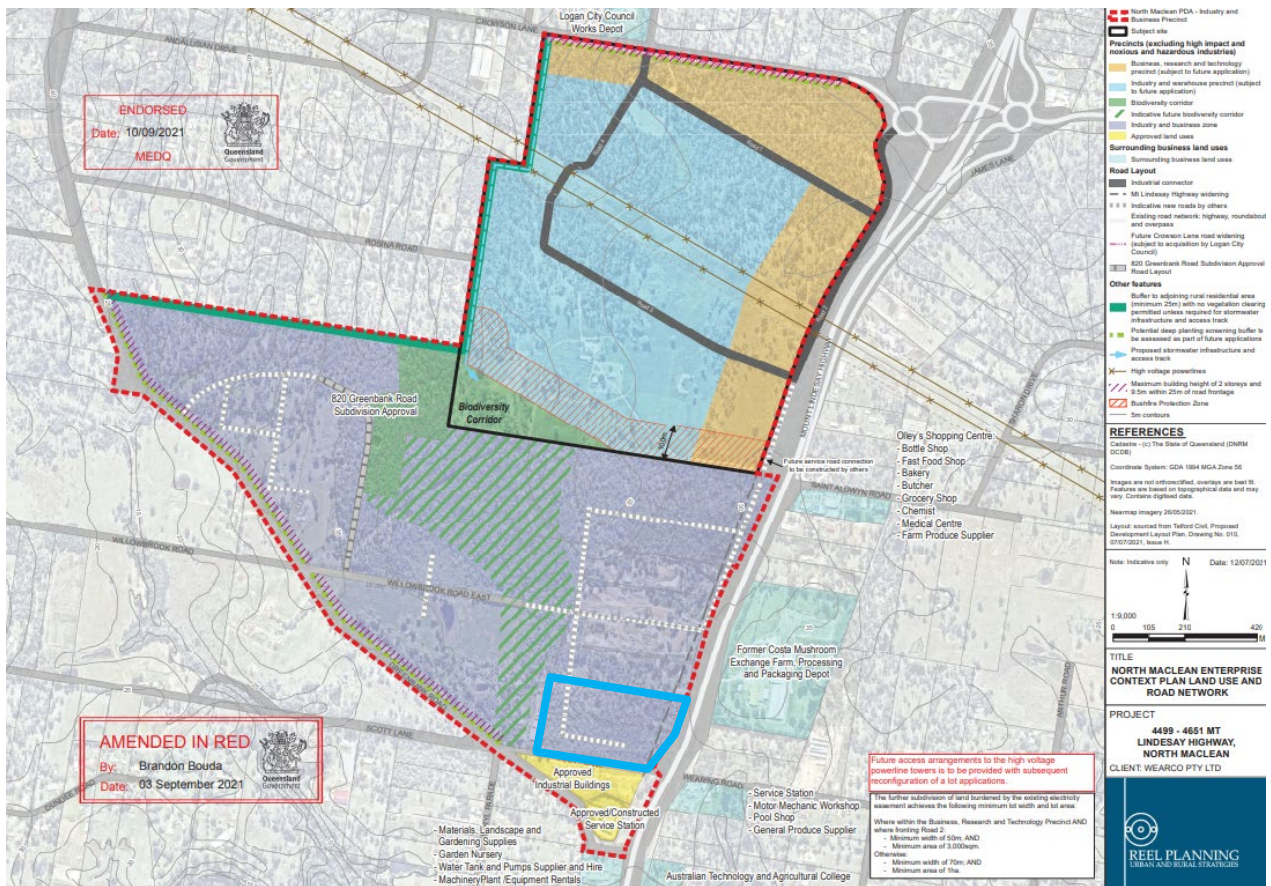
Figure 6 – Superseded SEQRP – August 2017 Mapping (Sites Outlined in Blue)



Source: Development Assessment Mapping System

September 2021	<i>North Maclean Context Plan</i> approved	The North Maclean Context Plan (the context plan) was approved on 3 September 2021 and is intended to assist in assessing a PDA development application by demonstrating the proposal will form part of a logical and integrated overall land use structure that is consistent with the development scheme and PDA guidelines. The context plan identifies the site within the industry and business zone and outlines an indicative new road through the site (Figure 6). The intent for the industry and business zone is to accommodate industrial activities which do not generate dust, noise and odour emissions beyond the zone.
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Figure 7 – North Maclean Context Plan (site outlined in blue)



Source: North Maclean Context Plan

December 2023	ShapingSEQ 2023 commenced	ShapingSEQ 2023 (Shaping SEQ) took effect on 15 December 2023 and is the Regional Plan for South-East Queensland. Under Shaping SEQ, the site is identified within the urban footprint (Figure 7). This footprint accommodates the full range of urban uses however, it does not imply that all land can be developed for an urban purpose. Specific considerations and planning controls still apply to ensure that development is appropriate and sustainable. Of note, North Maclean is identified as a Major Enterprise Industrial Area within ShapingSEQ (MEIA's). The MEIAs areas are major drivers of economic growth. The strategic direction provided in ShapingSEQ reinforces the prominence and importance of North Maclean as a regionally significant industrial area.
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Figure 8 – Current Shaping SEQ Mapping (site outlined in blue)



Source: Shaping SEQ Mapping

4. SUMMARY

The planning context for the site has evolved through several key milestones. Most notably in October 2010 the Queensland Government, through the Urban land Development Authority (now Economic Development Queensland (EDQ)), declared the Greater Flagstone Urban Development Area (PDA), with the site forming part of the southern section (North Maclean) of the PDA. The Queensland Government commissioned various investigations, including traffic, economic need, environmental, and constraints assessments, which informed the preparation of the Greater Flagstone UDA Development Scheme. This Development Scheme, which then came into effect in June 2011, designates the site within the Industry and Business Zone, aimed at providing a range of service and employment opportunities to the wider locality.

The North Maclean Context Plan, endorsed on 10 September 2021, reaffirmed the site's development intent, as outlined in its industrial and business zoning. In 2009, the SEQRP identified the site within the urban footprint, highlighting its potential to accommodate urban development. In the latest version of the regional plan, ShapingSEQ, the North Maclean industrial area is earmarked as a Major Enterprise Industrial Area, which further reinforces the regional significance of the site as an employment generator.

In light of the above summary, the site's historic and current planning context, has illustrated a deliberate intention for the site to be redeveloped for urban purposes. This is reflected in the site's zoning as well as the limited mapped constraints, along with the overarching policy directions provided in the vision of the Development Scheme and the ShapingSEQ.