

FLINDERS PACIFIQ LAKES



DEVELOPMENT APPLICATION - ROL

NH3B AND NH3C - DEV2019/1085

SECTION 2: SUPPORTING INFORMATION

UPS
URBAN PLANNING SERVICES PTY LTD



ATTACHMENT 3

Town Planning Report prepared by UPS



TOWN PLANNING REPORT

Flinders Lakes Neighbourhood 3B and 3C

Reconfiguring a Lot to create 146 Lots (and associated Plan of Development), associated Park, Road Reserve, balance land and Display village (including Sales office, Display homes, associated Advertising devices and car parking)

June 2026 | #3231D

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1. Executive summary

Urban Planning Services Pty Ltd ('**UPS**') acts on behalf of Pacific International Development Corporation Pty Ltd (the '**Applicant**', or, '**PIDC**') in the lodgement of a development application seeking approval for Reconfiguring a lot (and associated Plan of Development) in accordance with the Precinct One Land Use and Development Code (Flinders) (**the Code**) to Economic Development Queensland ('**EDQ**') at Lot 3 Dairy Road, Flinders Lakes (the '**subject site**').

The application herein seeks a PDA Development Approval from EDQ for Reconfiguring a Lot to create 146 Lots (and associated Plan of Development), associated Park, Road Reserve, balance land and Display village (including Sales office, Display homes, associated Advertising devices and car parking) (the '**proposed development**'). The proposed development is more commonly referred to as the 'Flinders Lakes Neighbourhoods 3B and 3C development application'.

The application is made in accordance with the Precinct One Land use and Development Code Flinders, which is the overarching site development approval.

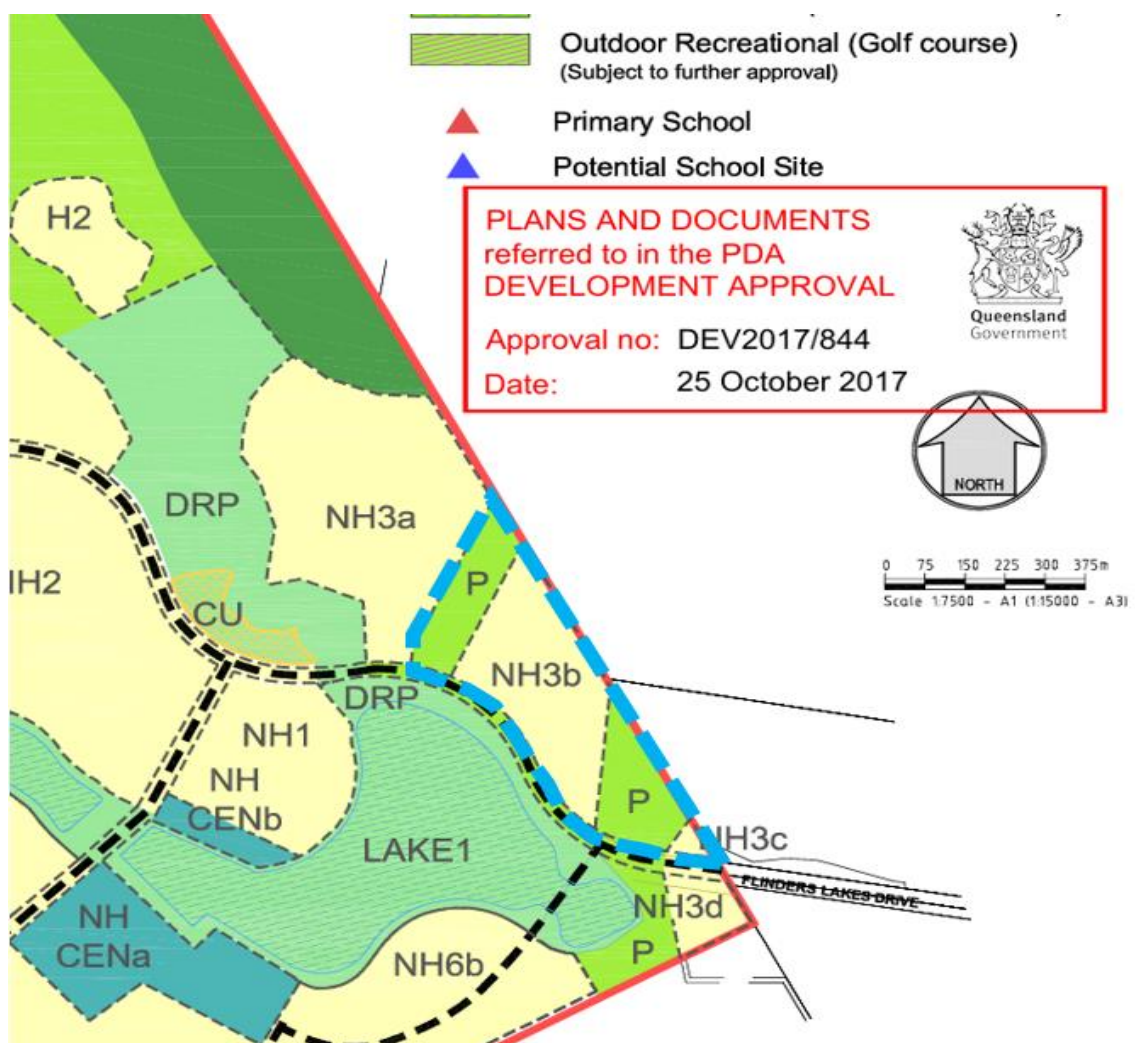


Figure 1 - Endorsed Context Plan and neighbourhoods subject to application (identified in blue)

As detailed throughout this Town Planning Report, the proposed development represents an outcome which achieves the relevant assessment benchmarks of the planning framework and warrants the approval of EDQ, subject to reasonable and relevant conditions.

2. Project Team and Structure of Application

The Project Team, as set out below, have combined to bring forward an amended development of exceptional quality.

Table 1 - Project Team

CONSULTANT	DISCIPLINE
 UPS URBAN PLANNING SERVICES (UPS)	Town Planning
 MORTONS URBAN SOLUTIONS	Civil Engineer
 RPS A TETRA TECH COMPANY	Surveying and Plan of Development
 SLR CONSULTING	Traffic Engineer
 BMT	Hydraulic Engineering (quantity)
 BIOME WATER AND ENVIRONMENTAL CONSULTING	Hydraulic Engineering (quality)
 COVEY	Bushfire
 ACOUSTIC WORKS	Acoustic Engineer
 SAUNDERS HAVILL GROUP	Environmental planning; and Landscape concept

The following reports are included as part of this application.

Table 2 - Application Structure

Section 1: Forms	
1	DA Form
2	Title search and land owners consent
SECTION 2: SUPPORTING INFORMATION	
3	Town Planning Report by UPS
SECTION 3: SPECIALIST REPORTS	
4	Subdivision Plans prepared by RPS
5	Plan of Development (including Display village) Prepared by RPS
6	Preliminary Engineering Drawings prepared by Mortons Urban Solutions
7	Stormwater Quality Management Plan prepared by Biome
8	Flood Impact Assessment prepared by BMD
9	Landscape Concept Plan prepared by Saunders Havill
10A	Environmental Reporting: Vegetation Clearing and Fauna Management Plan prepared by Saunders Havill
10B	Environmental Reporting: Significant Biodiversity Assessment Report by Saunders Havill
11	Bushfire Management Plan prepared by Covey
12	Traffic Report prepared by SLR Consulting
13	Acoustic Report prepared by Acoustic Works
SECTION 4: Overarching site approval	
14	'Overarching Development Approval' – DEV2017/844 - Precinct One – Land Use and Development Code – Flinders Lakes code assessment
15	'Overarching Development Approval' – DEV2017/844 - Precinct One – Land Use and Development Code – Flinders Lakes Stamped Approved Plans
16	'Overarching Development Approval' – DEV2017/844 - Precinct One – Land Use and Development Code – Decision notice

3. Site and Development Parameters

A summary of site and application details are outlined in tabular form below.

Table 3 - Site and Application Details

ADDRESS	Lot 3 Mount Elliott Road, Flinders Lakes
REAL PROPERTY DESCRIPTION	Part of Lot 3 on S311896
DESCRIPTION LAND AREA IDENTIFIED IN RELEVANT APPROVALS (SUPERLOT)	Context Plan approval (DEV2017/844): NH3B / NH3C and Lineal Park (P) Road and Superlot approval (DEV-2026-FLA-4459): Lot 100, Lot 101 Lot 900 and Lot 901
ROAD FRONTAGES	Flinders Lakes Drive: ~634m
AREA	• Whole of site: 1,027ha; • Part of site encompassing Neighbourhood NH3B / NH3C and Lineal parks: ~16.44ha.
APPLICANT	Pacific International Development Corporation Pty Ltd C/- Urban Planning Services Pty Ltd PO Box 2091 SURFERS PARADISE QLD 4217
APPLICATION	PDA Development Approval from EDQ for Reconfiguring a Lot to create 146 Lots (Permissible) and associated Plan of Development (houses and Display village), Park, Road Reserve and Balance land.
LEVEL OF ASSESSMENT	PDA Assessable development
ZONE	• Greater Flagstone Priority Development Area: Urban Living; • Precinct one – Land use and Development Code – Flinders: Sub-Urban (T3)
AUTHORITY	Economic Development Queensland

4. Site location & Details

4.1 Flinders Lakes – Precinct 1

Flinders Lakes Precinct 1 comprises of three (3) allotments (Lot 3 on S311896, Lot 200 on SP133189 and Lot 1 on RP97710) with a total area of 1,027 Hectares. It has an approved whole of site Masterplan **Attachment 15**. Future development is to generally align with the approved Master Plan and all associated conditions, approved Infrastructure Management Plans (IMPs), Overall Site Strategies (OSSs) and the *'Precinct one – Land use and Development Code – Flinders'*. Development will be sequenced in a manner that progressively delivers a staged release of neighbourhoods through tailored subdivision plans, Plans of Development ('POD') and where required Material change of use applications in accordance with the whole of site land use intentions.

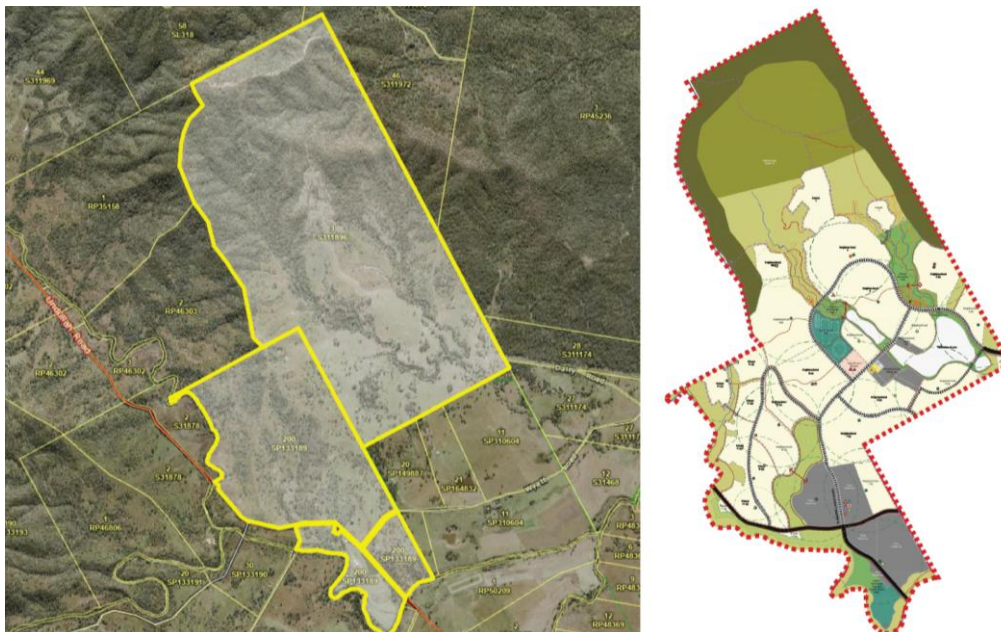


Figure 2 Flinders Lakes Precinct 1 and Whole of site Land Use plan approved by DEV2017/844

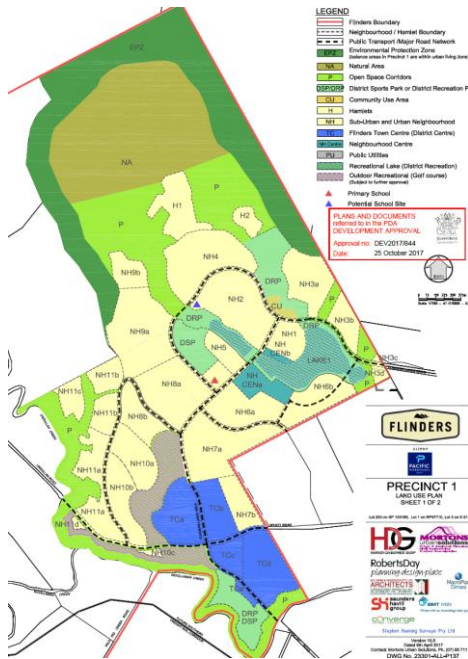


Figure 3 Flinders Lakes Precinct 1 and Land Use Plan approved by DEV2017/844

The overarching approval (DEV2017/844), related conditions, approved plans and the Precinct One Land use and Development Code Flinders, coordinate development and land uses over each neighbourhood. The application relates to Sub-Urban Neighbourhoods (T3) - NH3B and NH3C.

The land uses proposed are all approved uses in accordance with the development code. Accordingly, the application does not involve an aspect requiring Material change of use.

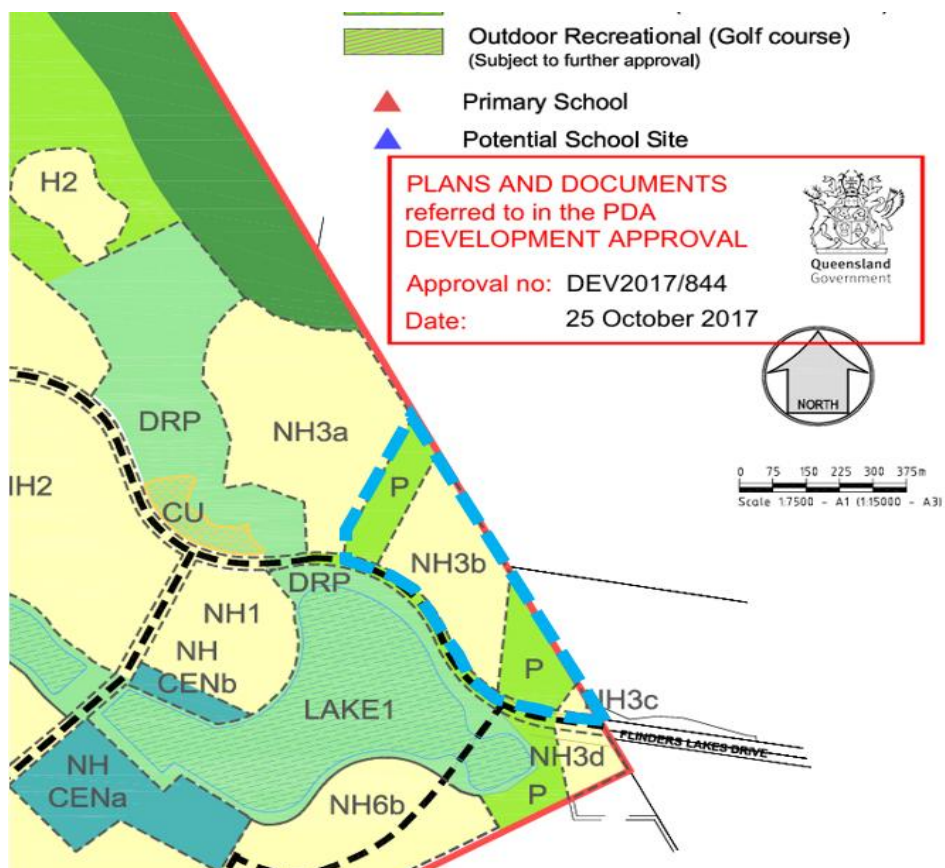


Figure 4 - Endorsed Context Plan and neighbourhoods subject to application (identified in blue)

4.2 Site approval history and alignment

A summary of the relevant approval details that relate to the subject site are detailed in tabular form below.

Table 4 - Summary of Approvals

EDQ REFERENCE	DESCRIPTION	STATUS	APPROVAL DATE	Consistency
DEV2017/844	PDA Development Permit for Material Change of Use for whole of site (Commercial; Industrial; Residential; Retail; Rural; Service, Community and other; Sport, Recreation and Entertainment) The area subject of this application more broadly forms part of the land referred to as Neighbourhood 3(b) and 3(c) as approved by EDQ on 25 October 2017. The proposal represents the first neighbourhood development application and the second phase of development within Flinders Lakes. The first being the entry road and super lots (DEV-2026-FLA-4459). The overall development is comprised of a range of precincts across this area that will connect with each other to deliver a range of residential, recreation and local services as part of a new community development within the Greater Flagstone PDA.	APPROVED	25 October 2017	The development proposed within NH3B and NH3C generally aligns with the approved whole of site context plan. The development is lodged in accordance with the Flinders Code endorsed by EDQ through this whole of site preliminary approval. A detailed assessment of the code is provided further on.

DEV-2026- FLA-4459 (change to DEV2019/1058)	Change to PDA Development Approval DEV2019/1058. PDA Development Approval for Development Permit for Reconfiguring a Lot (1 into 6 Management Lots, 2 Park Lots, Access Easements and Associated Roads)	APPROVED	14 April 2026	The development proposed is located within Lots 900 and 901 Park, Lot 100 (NH3C) and Lot 101 (NH3B) of this related approval. The proposal cohesively connects to Flinders Lakes drive via the intersection identified within the endorsed plan reference - "Entry Road Concepts Roadworks Plans Sheet 03".
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5. Site and Environment

5.1 Allotment Address and Description

Flinders Lakes is located approximately 50 kilometres south-west of the Brisbane CBD, within Logan City. The site is held under single ownership, with approximately one-third located within the Greater Flagstone Priority Development Area (PDA), as identified by Economic Development Queensland (EDQ)—referred to as Precinct 1.

The master plan for Flinders Lakes Precinct 1 proposes the development of a sustainable township designed to accommodate approximately 7,282 dwellings and a future population of 18,205 residents. The development comprises a network of walkable neighbourhoods, a central mixed-use town centre, and a substantial employment and enterprise precinct, strategically planned to generate local job opportunities.

The vision and structure for Flinders Lakes has been developed through a collaborative process involving a multi-disciplinary project team. This process has resulted in a comprehensive master plan that establishes a strong foundation for a thriving and connected community.

The broader Flinders Lakes site spans approximately 4,000 hectares and is uniquely positioned within an undulating bushland setting, framed by the Undullah and Woollaman Creeks to the south-west, the foothills of Flinders Peak to the north, providing a distinctive natural backdrop. The Flinders Lakes Precinct 1 is bounded by a prominent green spine along its northern edge, reinforcing the site's environmental character and visual amenity.

5.2 Site characteristics

5.2.1 Past and Present Uses

The portion of the site subject to this application is vacant and is currently (and has been historically) used for cattle grazing.

5.2.2 Surrounding Land Uses

The subject site is surrounded by undeveloped land within the GFPDA that is currently being used for rural purposes. The land surrounding the site has been identified as being suitable for future urban purposes by the GFPDA Development Scheme.

5.2.3 Topography and drainage

The highest point of the site is located along the north western boundary, which has an elevation of 58m AHD. The lowest point of the site is identified within the eastern lineal park (between NH3B and NH3C), which has elevations at 37.1m AHD. Water drains via two drainage corridors, which are located within two lineal park lots.

5.2.4 Vegetation & Ecology

The site is moderately vegetated, with some clearing along cattle routes.

5.2.5 Infrastructure Services & Facilities

Neighbourhoods 3B and 3C form the initial stages of Flinders Lakes (Precinct 1) and are not currently connected to existing urban services. Consistent with the endorsed IMPs, these neighbourhoods will be serviced via connections within the Flinders Lakes Drive corridor. These works are intended to be delivered sequentially and in alignment with the staged release and sealing of lots subject to this application, ensuring that each stage is capable of connection at the time of delivery.

6. Proposed Development

6.1 Overview of Neighbourhood 3B and 3C

Aerial Photograph (Figure 5) and site image (Figure 6) highlight the local site conditions and immediate locational attributes. Neighbourhoods 3B and 3C are located within the Flinders Lakes (Precinct 1) land holding, specifically over (part of) Lot 3 S311896. Flinders Lakes is located on the southern extent of the 'Greater Flagstone Priority Development Area' (GFPDA) and is intended for Urban Development administered by Economic Development Queensland (EDQ), which is the assessing authority for this application.

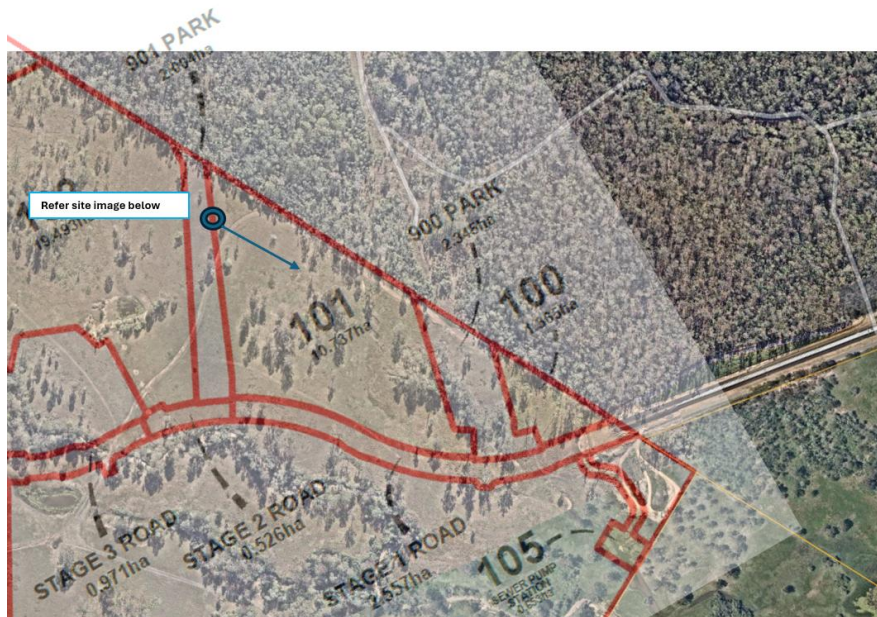


Figure 5 - Site photo at western edge of NH3B observing east through NH3B and NH3C toward Flinders Lakes Drive (external the site).



Figure 6 – Site photo at western edge of NH3B observing east through NH3B and NH3C toward Flinders Lakes Drive (external the site).

Approval of the neighbourhoods will allow for the following:

A development area of ~16ha.

- 146 residential lots consisting of 4 lot typologies ranging in size from 335m² to 2,080m², including the provision of 6 corner lots able to accommodate duplex dwellings;
- Plans of development to support the follow land use mix:
 - House;
 - Multiple residential (where Duplex and indicated on the plan);
 - Display village and associated Display Homes, Sales Office, Car park and Advertising signage.
- 1 local recreation park comprising 5,000m²;
- 2 Local lineal parks (drainage);
- A coordinated road network including active transport (cycle) and pedestrian connections; and
- Necessary infrastructure to service the proposed development.

The development is to be completed in stages and may be delivered in a in or out of sequence subject to further detailed design and delivery considerations.

6.2 Development summary

The proposal seeks approval for a Development Permit for Reconfiguring a Lot to create 146 lots (and associated Plan of Development), road reserve, open space and infrastructure, Display village and associated Car park, Advertising signage, Sales Office in accordance with the Flinders (Precinct 1) Land use and Development Code. Submitted for approval are Neighbourhoods 3b and 3c Subdivision Proposal Plan (**Attachment 4** and extract below) and Plan(s) of Development (**Attachment 5**).



A summary of the proposed development is included in the below tables.

Neighbourhood 3B/3C Summary

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(single dwelling lots and Duplex optioned lots)	
Net residential area:	16.5ha
Net residential density:	12.6dw/ha
Neighbourhood Recreation Park	5,000m² – Complies with Community Greenspace IMP requiring 1 neighbourhood recreation park with a minimum area of 0.5ha in the general location. Attachment 9 details embellishments ensuring opportunities for passive and active recreation are achieved as stipulated within the endorsed IMP. 
Retaining walls	Retaining walls are proposed through the neighbourhoods and vary in type and height as follows: • Single tier: up to a maximum of 2m in height; and • Two tier: up to a maximum of 3m in height.

The proposed development seeks to provide a mixture of lot sizes, predominantly for detached dwellings and in instances Multiple residential (where duplexes and nominated on the POD) to increase housing choice and affordability. Where duplexes are nominated, they are primarily in corner positions to provide a built form outcomes that orients toward both street frontages.

The site is within a Sub-Urban neighbourhood under the 'Flinders Land Use Plan – Transect'. In accordance with Table 1A – Land Use Tables of the Precinct One Land Use and Development Code Flinders **Attachment 14**, Sub-Urban areas are required to achieve a minimum net residential density of 15 dwellings per hectare, unless it can be demonstrated that this density cannot be achieved due to site constraints.

The proposed net residential density 12.6 dwellings per hectare falls marginally short. This outcome is a result of several key site-specific constraints that have limited the ability to deliver a balanced mix of lot types at this early stage of development:

- Bushfire Hazard and Lineal Park Retention:

The site is significantly influenced by bushfire constraints, with three sides of each neighbourhood affected. To ensure residential product achieves a Bushfire Attack Level (BAL) of 29 or less, perimeter roads have been incorporated. These roads, while essential for safety and compliance, reduce the overall developable area and yield.

- Road Verge Requirements:

The developable area has also been marginally reduced due to the additional road verge required to accommodate both interim and ultimate road layouts for Flinders Lakes Drive, with the road corridor width recently endorsed through DEV-2026-FLA-4459.

In addition to these constraints, there are other factors that assist to demonstrate why the density proposed should be supported. These include:

- Dual Occupancy Potential - Corner lots within NH3B and NH3C are capable of supporting duplex, with provisions embedded in the POD to enable future lot owners to pursue this option. While the immediate lot yield is lower, the delivered density is expected to increase the overall site density once these typologies are realised.
- Strategic Density Distribution - It is important to recognise that NH3B and C represent the first estate introduced within Flinders Lakes. Market demand and the strategic placement of the Display Village at the community's entry have strongly influenced the delivery of more standard lot types, which are preferred at this stage. This has temporarily reduced the variety of housing typologies available.
- Future Neighbourhoods - A substantial number of approved neighbourhoods remain to be delivered. These future stages will vary in density and typology, and as development progresses closer to key centres and amenities, net residential density will naturally exceed the minimum requirement, ensuring compliance across the broader masterplan.

6.2.2 Road Traffic Noise

The Road Traffic Noise Assessment (**Attachment 13**) recommends a 2m acoustic barrier between the interface of Flinders Lakes Drive and the rear boundary to proposed residents abutting the road verge so that future dwellings can meet acoustic treatment requirements for the ultimate (4 lane) road. The Flinders Lakes Drive layout accommodates an additional 5m landscape strip between dedicated road verge and residential lots to ensure a dense and active landscape frontage is established at the entrance to the Flinders Lakes.

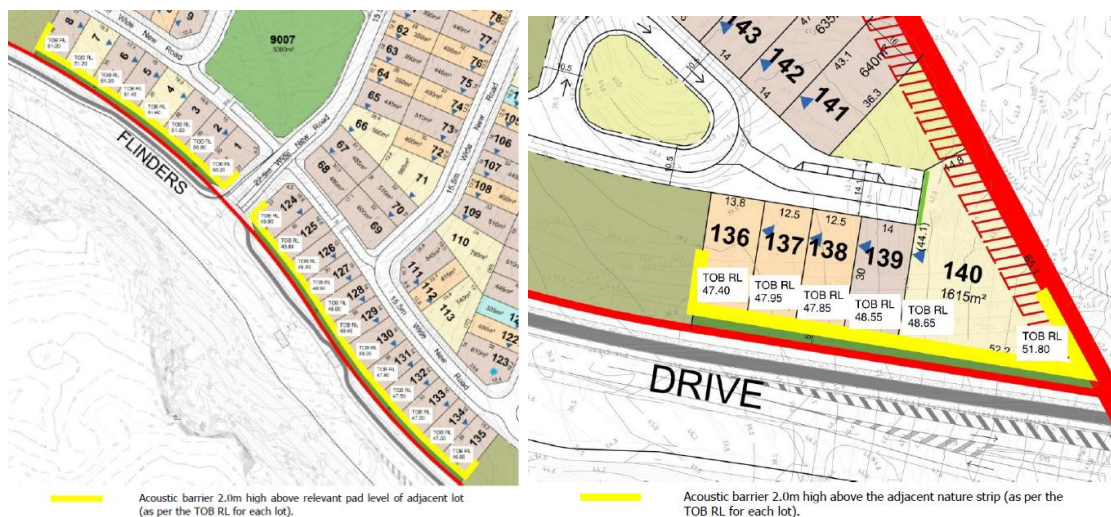


Figure 8 – Recommended acoustic treatments.

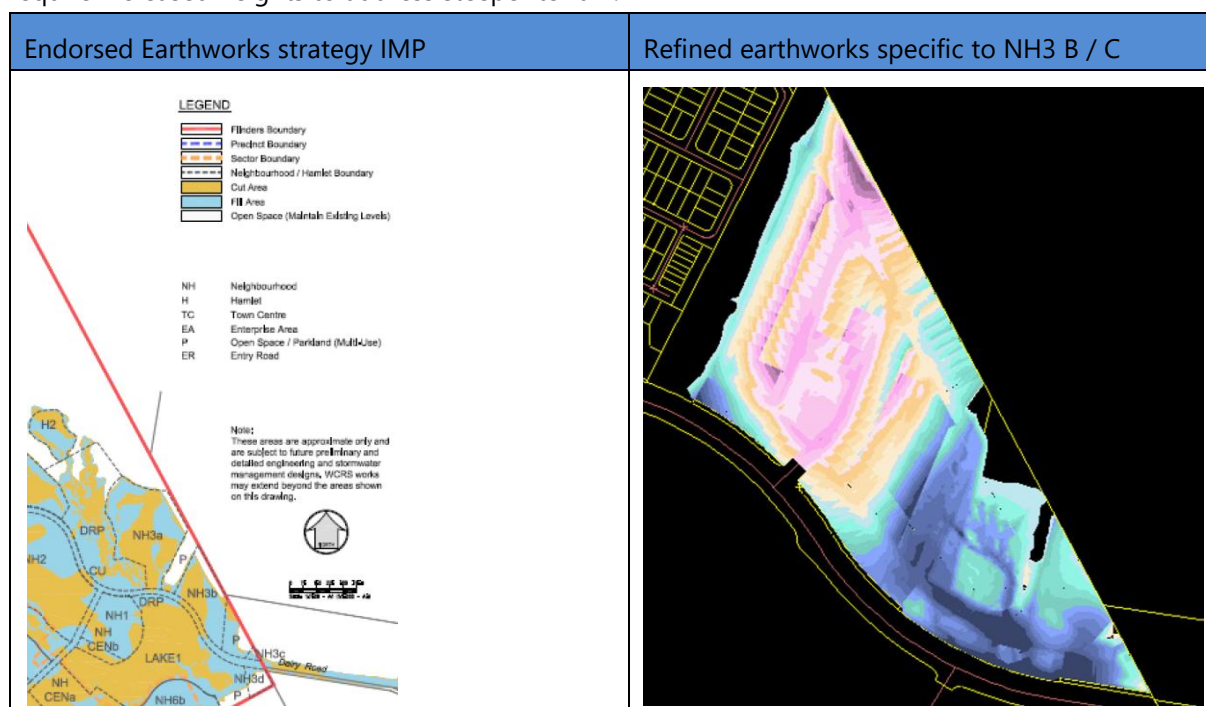
6.2.3 Earthworks

The proposed earthworks strategy has been designed to coordinate with the site's existing topography, aiming to establish practical development levels across each neighbourhood, while permitting flat building pads to minimise future excavation for associated builds. Through each neighbourhood, grades gradually fall from north to south, with existing grades ranging from RL64m down to RL41m.

While earthworks will modify the existing levels to meet functional and design requirements, the site's overall natural form will be broadly retained particularly through the north – south lineal parks.

These level adjustments reflect the combined influence of planning considerations, managed retaining wall heights, and site-specific environmental constraints. A total earthworks volume of approximately 108,000m³ is proposed, with maximum cut and fill depths reaching up to 4.1m and 7.5m respectively. The distribution of cut and fill across the site is shown in the comparative image below, generally aligning with the endorsed Earthworks Infrastructure Management Plan (IMP).

Where possible, retaining wall heights have been minimised, although some isolated sections may require increased heights to address steeper terrain.



6.2.4 Servicing

Neighbourhoods 3B and 3C are planned to be connected to the essential services supply network (Water, Sewer, Electricity and Telecommunications) provisioned through Flinders Lakes Drive. All required internal and external infrastructure will be delivered progressively, aligned with the construction schedule for each stage.

6.2.5 Transport network

The road network has been proposed to align with the existing and future road network, with vehicular connection provided to the neighbourhood via NH3B and connected directly to Flinders Lakes Drive. Within the Traffic report, prepared by SLR and at **Attachment 12**, the key intersection traffic volumes

have already been determined through DEV-2026-FLA-4459, based on the expected traffic generation of the proposed development and the turn volumes sourced from the VLC modelling for use in SIDRA Intersection testing.

The subject site is considered to provide a highly accessible active transport network, compliant with EDQ standards and guidelines, with the SLR report concluding that the proposed road network, intersection arrangements and alternate transport provisions are expected to accommodate transport demands associated with the proposed development.

A 3 way intersection has been provided at the northern extent of the subdivision, with a management lot provided to facilitate future 4 way intersection if required for access purposes north of the site.

6.2.6 Landscaping / Open space

Two park types are proposed within the application; a local neighbourhood park and two linear parks. Local parks provide recreation opportunities within each neighbourhood, and are located to ensure that future residents have access to public open space within close proximity of their homes. Linear open space areas (Lots 9008 to 9010/9011) are identified on the Greater Flagstone Priority Development Area DCOP as part of POS325.



Figure 9 – Overall landscape concept plan.

6.2.7 Bushfire hazard

A Bushfire Management Plan (BMP) has been prepared by Covey and is included at **Attachment 11**.

Each lot within the proposed development is capable of achieving outcomes where portions of the site remain unaffected by a Radiant Heat Flux (RHF) exceeding 29 kW/m². Defensible setbacks from existing

vegetation stands can be achieved across all lots. While this baseline outcome is achievable, external factors, such as as-of-right clearing or vegetation management on adjacent land holdings could further reduce bushfire risk, though these cannot be relied upon as guaranteed mitigation measures.

The BMP has considered both scenarios (with and without vegetation management on adjoining land) to support future plan sealing, while remaining mindful of the construction cost implications associated with building to higher bushfire attack level (BAL) standards. Where vegetation on the adjacent, context-plan-endorsed development area is cleared, a less stringent bushfire response would be required. Relevant certifications to vary bushfire controls in this circumstance are embedded within the BMP. The project team will continue to monitor adjacent activity and may assist toward future plan sealing intentions of these stages of development. The below plan identifies the proposed Bushfire APZ, whereby all impacted lots will be required to further consider the endorsed bushfire management plan through future building approval applications.

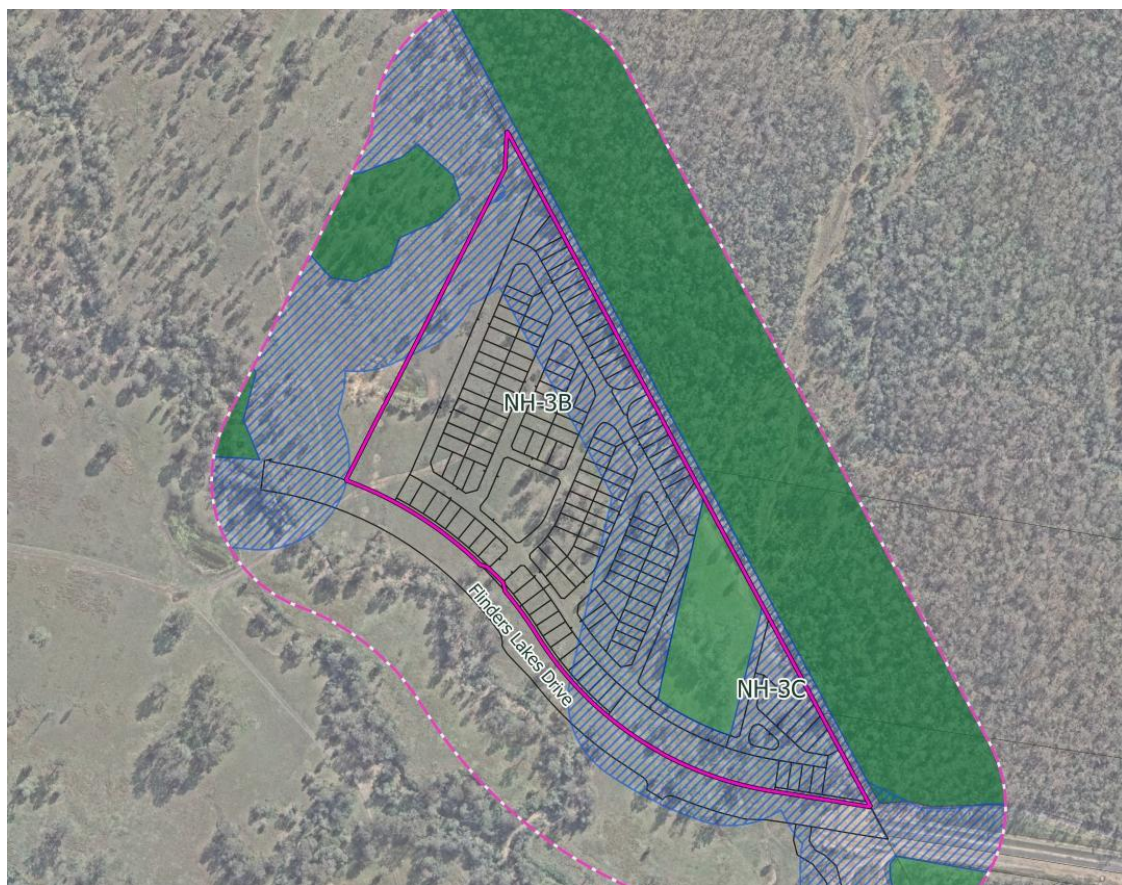


Figure 10 – Bushfire APZ plan.

[illegible]

6.4 Development summary – Plan of Development (Display village)

The display village is not intended as a permanent use for Flinders Lakes NH3B and NH3C. Its operation

will cease at a time determined appropriate by Pacific upon relocation of the display village or establishment of a new display village further within the estate. Not all lots will be plan sealed or delivered in the ultimate arrangement, as earthworks associated with the interim car parks etc will be significantly different to the future planned residential allotments. At the point the interim POD no longer applies, and all buildings and remaining undeveloped lots within the nominated areas will revert to the planning controls and development standards prescribed by the ultimate POD to facilitate plan sealing at that point for certain lots, ensuring a seamless transition to the long-term residential outcomes originally envisaged for the site.

A series of advertising devices are also proposed at the following locations, subject to compliance assessment and detailed design:

- Along the Flinders Lakes entry road;
- At the Sales Office site; and
- Within each display home site.

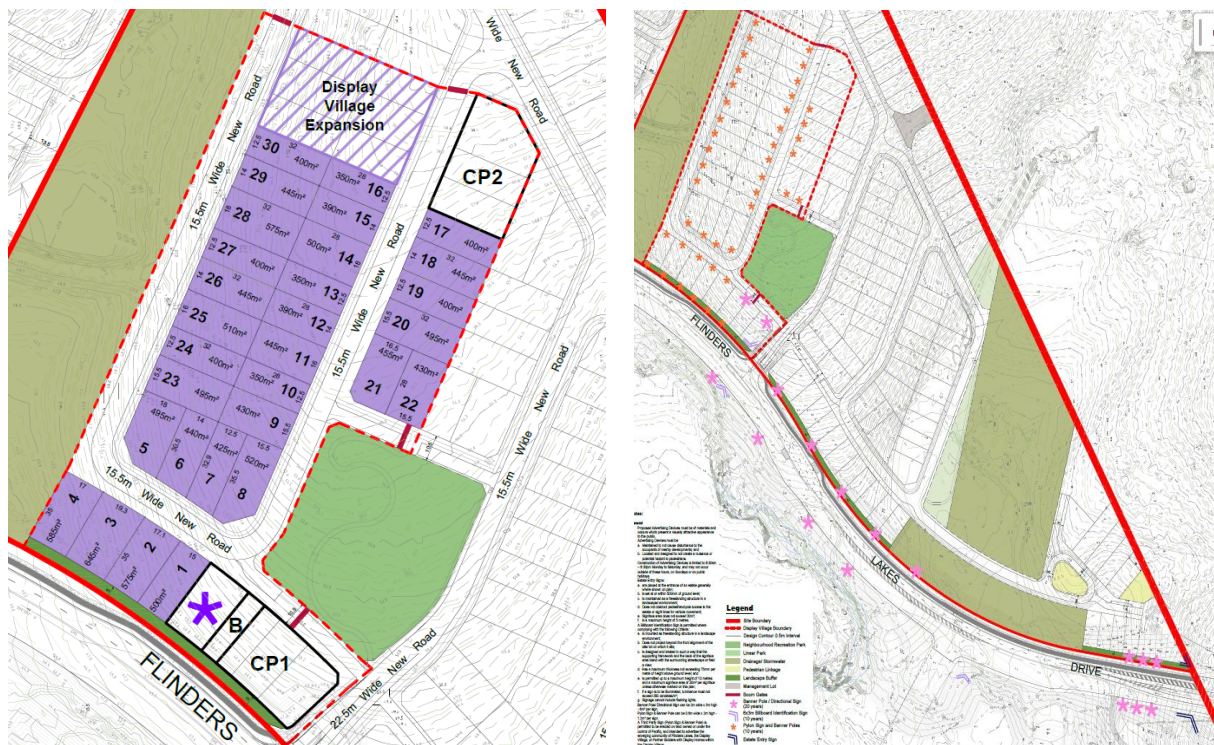


Figure 12 – Plan of Development (Display village and Signage) by RPS.

7. Planning Framework

7.1 *Economic Development Act 2012 (ED Act)*

The ED Act provides the planning and development framework for Priority Development Areas. The Greater Flagstone PDA was declared on 8 October 2010.

7.2 Statutory Mechanism

Section 87 of the ED Act identifies the relevant matters that must be considered when deciding a development application for a site located in a PDA.

7.3 Assessment Manager

As declared, Economic Development Queensland (EDQ) assesses development applications for this PDA.

7.4 Development Scheme

An overarching 'Whole of Site' MCU approval, endorsed Context Plan and land use table is in effect over the subject site, which establishes development controls and a future development pattern for Flinders Lakes (Precinct 1). All IMPs and OSS's have been endorsed, which provide greater detail of how development is to proceed.

In EDQ's assessment and approval of the overarching MCU, and endorsement of the Flinders (Precinct 1) Context Plan and IMP's and OSS's; EDQ were satisfied that the Greater Flagstone Priority Development Area GFPDA Development Scheme (GFPDA) and applicable PDA Guidelines has been adequately addressed. As such, a detailed assessment against the GFPDA is not required in this instance.

An assessment against the Code, relevant IMP's and OSS's is provided in Section 8 of this report.

7.5 Public notification

On 12 November 2025, pre lodgment meeting held with EDQ confirmed that following a preliminary review of the proposal, public notification **will not** be required for this application.

7.6 Pre-lodgement meeting

On 12 November 2025, a pre lodgment meeting was held regarding NH3A, NH3B and NH3C. Since this time, NH3A will be subject to a separate application. EDQ generally expressed support for the neighborhood development application. Relevant to the NH3B/NH3C development, the following key summary is provided below:

Topic	Summary	How the lodgment responds
General layout	EDQ acknowledged that the draft layout / design was generally supported with only some minor edits suggested.	Noted, the layout has remained generally consistent with that presented to EDQ.

Bushfire	Higher BAL ratings constrain northern allotments adjoining external vegetation. Dual reporting intended to justify current scenario, while also presenting a scenario that consider the ultimate urban living designation of adjacent properties. EDQ and UPS acknowledged that while higher BAL ratings are currently identified along the northern boundary, these levels are expected to reduce once adjacent clearing and development progress.	Bushfire report addresses these scenarios ensuring future lot owners benefit from lower construction costs as bushfire risk reduces over time.
Driveway locations	NH3C (Lots 145, 146, 151): EDQ sought the inclusion of specific driveway locations and building envelopes in the POD. EDQ noted that they frequently receive queries from certifiers regarding irregular lot shapes, so clarity in the POD is preferred.	While the plans don't specifically identify driveway locations for these irregular lots, they instead articulate the primary and secondary frontage to assist such compliance.
Access to adjacent context plan area via NH3B	EDQ requested the inclusion of a dedicated area adjacent to the Monarch Glen site to facilitate future access to the adjoining context plan area	This has been given further consideration and accommodating this requirement necessitated a substantial reconsideration of the intersection design, given that the subject development proposes a three-way intersection at this location. A roundabout can be accommodated, subject to detailed design resolution with balance lot 8003 capable of being accommodating road corridor. All lots within proximity to the intersection are capable of achieving compliant driveway distances from tangent point under consideration of both the current and future intersection.
Bushfire access via Lineal Park (between NH3A/B)	EDQ sought the inclusion of a dedicated emergency access track. It should be noted that at the time of that request, NH3A and NH3B formed part of the same application, a circumstance that no longer applies, and which is relevant context when considering the basis for that requirement.	The Bushfire Management Plan prepared by Covey addresses access and in this instance a dedicated emergency access track has not been incorporated into the current design. This is not uncommon in staged residential developments; many estates progress through multiple construction stages without dual access in place from the outset. As the broader estate develops encompassing NH3A, NH3B, and the adjoining context plan areas a linkage road will be introduced as part of the ultimate

		road network, at which point the dual access requirement will be satisfied.
Landscape buffer between estate and Flinders Lakes Drive	The proposal included an approximate 5m landscape buffer for the length of Flinders Lakes Drive and within private land, EDQ sought the landscape buffer to be relocated to road reserve.	The landscape buffer is now identified wholly outside the neighbourhood and is in fact associated with the land area endorsed within <i>DEV-2026-FLA-4459</i> .
Temporary Detention	EDQs Hydraulics section sought whether detention capacity is being considered to manage downstream impacts until the dam is operational.	Flood impacts have been considered and addressed within the submitted flood report by BMT.
Traffic signalising:	EDQ noted that extra yield from the adjacent property may trigger a signalised intersection from the neighbourhoods to Flinders Lakes Drive. Sufficient width in the verge is to be established.	This has been considered and Flinders Lakes Drive is not subject of this application, though the project team did cover this within the lodgement and approval of <i>DEV-2026-FLA-4459</i> .

8. Precinct One Land use and Development Code - Flinders

The *Precinct One Land use and Development Code – Flinders* (The Code) was approved on 25 October 2017 by the Minister for Economic Development Queensland (MEDQ) and represents the instrument for which all development within Precinct one of the Flinders Lakes Development Area is to be considered against. Under the provisions of the Code the site is located within Neighbourhood 3B and 3C of the T3 Sub-urban area.

The purpose of the Code is to regulate development for Reconfiguring a lot and associated development, to ensure development achieves:

- i. an appropriate size, dimensions and arrangement consistent with the endorsed Code;
- ii. a design that accommodates existing and planned infrastructure to service the site; and
- iii. a high quality residential environment, providing a diverse range of housing opportunities for contemporary Queensland households.

Accordingly, the applicable assessment benchmarks set out within the Code are reviewed within this Report and the accompanying documentation to this development application.

The site is identified as a T3 – Suburban neighbourhood.

8.1 Part A - General criteria for Reconfiguring a lot

Performance outcomes	Acceptable outcomes	Compliance assessment
Neighbourhood and lot design		
PO1 Development creates a lot with dimensions which enable lawful uses appropriate to the intended use and consistent with the MCU approval.	AO1 No minimum lot size is specified as this code with its building requirements, plus the Plan of Development process allows for adequate control of the built form outcomes on all lot sizes. Note: PO6 and AO6 indicate a Plan of Development is required to satisfy site outcomes are achieved when lots are included that are less than 400 sqm.	Complies with AO1– A range of lot sizes are proposed with the application including the submission of a Plan of Development, noting the proposal includes lots less than 400m ² .
PO2 Development provides a street network and lot access which is designed: a. for the appropriate type of vehicle, pedestrian and cyclist use of the site; b. to be safe for the vehicles, pedestrians and cyclists expected to be accessing the lot;	AO2.1 Development ensures that each lot is provided with: a. direct access to a formed public road; or b. access to a formed public road via a formal access; c. arrangement registered on title over another lot; and d. Development does not provide lot access for a	Complies with AO2.1– Direct access to formed roads is proposed for each lot. Additionally, no lot requires access to be taken directly onto Flinders Lakes Drive, whereby an approximate 5m wide landscape buffer is included within the existing road approval DEV2026-FLA-4459.

c. to be legible and maintain the safety of the neighbourhood movement network for vehicles, pedestrians and cyclists; and d. allow for adequate on-street parking.	vehicle directly from a trunk connector street or higher order street/road unless supported by a traffic planning analysis and/or measures contained in an approved Plan of Development to mitigate amenity and safety issues.	
	AO2.2 The street network provides a legible network which is evidenced by: - A grid street pattern or modified grid responsive to site characteristics; and - Block lengths are no more than 200m in length. Note: In the higher density precincts, a grid street pattern with short block lengths will greatly assist in achieving the density and urban outcomes proposed by the MCU approval. In these areas, four way intersections, rear lanes, small pocket parks and additional street landscaping will be features of this residential environment.	Complies with 2.2(a) – the grid street pattern has been designed in direct response to site characteristics. Variation to AO2.2(b) – There are instances where the block length exceeds 200m within the proposed design, i.e. between lots 12 to 27. Notwithstanding non-compliance with the acceptable outcome, the development is assessed against PO2, which requires the street network and lot access to be designed to be legible and to maintain the safety of the neighbourhood movement network for vehicles, pedestrians and cyclists. The assessment is provided in Section Error! Reference source not found. of the submitted traffic report Attachment 12 and the non-compliance is considered acceptable.
	AO2.3 Streets are responsive to site topography and solar access or view lines to key features (lakes, open spaces, mountains, significant buildings and places) as: - Where slope allows, orientation within 20 degrees of north-south or east-west; and - To minimise cut and fill, streets follow ridges, gullies	Complies – Refer RPS subdivision and POD plans that demonstrate site responsive design outcome.

	and/or are perpendicular to slope or run along the contour and not at an angle to it.	
	A02.4 Development provides road and pedestrian access to each lot in compliance with Tables 2.1 and 2.2 for neighbourhood streets and neighbourhood connectors.	Complies - Street cross-sections are consistent with the table 2.1 and the endorsed IMP assessed in Section Error! Reference source not found. of the Traffic report Attachment 12 . Note: Table 2.2 is not relevant to the application as community titles are not proposed.
	A02.5 Street layout and/or traffic calming devices are installed in accordance with Logan City Council development standards to ensure the appropriate vehicle speed is achieved for each type of street.	Complies - The proposed street layout is generally consistent with the IMP and sized to ensure the appropriate vehicle speed is achieved for each type of street.
	A02.6 Lot and street layout achieve on street parking rates of: - Multiple residential sites with l.t.e. 4 - 0.5 on-street parking spaces per dwelling unit - Multiple residential sites with g.t. 4 - zero on-street parking space per dwelling unit and 0.75 on-street parking space per house lot, unless each house provides a minimum of 2 off street spaces in which case the requirement will reduce to 0.66 on-street spaces per house lot. Notes: Where lot frontages are g.t.e. 12.5m and/or lots with a lesser frontage are accessed by a rear lane, this outcome is deemed to have been achieved. In other circumstances a parking analysis plan is an acceptable means of	Complies – Refer plan titled On-street parking plan within Attachment 4 , demonstrating compliant street car parking.

	confirming that this outcome has been achieved.	
PO3 Development provides land for open space and the delivery of infrastructure and services.	A03.1 Development provides land for infrastructure and services in compliance with the relevant Logan City Council development standards and other codes and planning scheme policies which apply to the site.	Complies – Infrastructure: Refer Mortons Urban Solutions Civil Engineering drawings Attachment 6 . All lots are capable of being supplied necessary infrastructure and services.
	A03.2 Development provides land for open space in accordance with the approved Community Greenspace Infrastructure Master Plan; and Development provides local open space in accordance with Table 2.3.	Complies – A Neighbourhood recreation park is required in accordance with the Community Greenspace IMP. NH3B centrally locates a 5000m ² park as required, Refer Landscape Concept Plan Attachment 9 for compliance with open space delivery requirements and open space register.
PO4 Development provides a range of lot sizes and types to support increased housing choice appropriate for a range of household types.	A04 Development provides a range of lot sizes and product types which achieves a diversity of product across Precinct One. This will be evidenced by: - Each development proposal contains a variety of lot sizes; or - Evidence is provided of the achievement of a mix of product across the precinct with past and/or future RoL's.	Complies - This application is the first of a series of staged subdivisions forming part of a circa 7,300 lot Masterplanned area. The provision is acknowledged as offering two compliance pathways, and compliance is most appropriately demonstrated through the second, being achievement of a diverse product mix across Precinct One when considered alongside future subdivisions. This first stage is located at the outer edge of the suburban neighbourhood and delivers generally standard residential lots, varying in width and size to meet market demand appropriate for this early phase. This is consistent with the locational context and character expected at this stage of development. Precinct One is structured to deliver an urban transect of

		increasing density as development progresses toward the future neighbourhood centre. Subsequent subdivisions will introduce higher-density and varied product types in accordance with the approved transect, collectively delivering the diversity of lot sizes and product types contemplated by this provision.
PO5 Development provides a lot mix and location which supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking and other elements.	A05.1 Development locates lots for small scale multiple residential located on corner sites, street block ends or with dual frontage to facilitate direct vehicle and pedestrian access to each dwelling.	Complies – Where Multiple residential (for Duplex) are proposed by the POD these have been sited on dual frontage lots.
	A05.2 Development has no more than eight lots less than 10m wide frontage lots in a row unless: - the lots are accessed from a rear lane; or - are located opposite open space; or - have designated visitor parking areas.	Complies – There are no lots with frontage less than 10m wide.
PO6 Development involving a lot intended for a house is of a regular shape and an appropriate size and dimensions: - for the siting and construction of any existing or potential house and any ancillary building or activity; - to maximise outdoor private space, privacy and amenity; - to provide convenient on-site vehicle access and parking.	A06 Development provides lots: - which are 400m² or larger; or - where lots less than 400m² in area are included, a Plan of Development is used to identify the location of a building envelope that complies with the Precinct One Code.	Complies – A plan of development accompanies the proposal and which provisions including where appropriate built to boundary to ensure practical and regular shapes and on-site parking. See also PO7 response below.

Noting the above assessment, the development is considered to comply with PART A of the code.

8.2 Part B - Criteria for a Plan of Development

Performance outcomes	Acceptable outcomes	Compliance assessment
Criteria for a Plan of Development		
PO7 A Plan of Development has prescriptive controls for the regulation of development and in particular provides sufficient detail for building certifiers in the assessment of applications for building works. Note: The Development Scheme states that development in accordance with a Plan of Development is exempt development and requires no further development approval. Consequently, the development controls in the Plan of Development are required to be prescriptive, rather than performance based.	AO7 A Plan of Development identifies: - for house lots less than 400m² in area and multiple residential a building envelope that is sufficient to accommodate the development on the lot and satisfy the performance outcomes of the Precinct One Code; - for multiple residential lots a building envelope and acceptable outcomes that satisfy the performance outcomes of the Precinct One Code, the maximum number of dwelling units on the site and the resulting site density; - Build to boundary locations that do not inhibit the construction of necessary infrastructure to service the lot or the precinct; - Whether the Development Code applies and if so, the acceptable outcomes that apply to the development and/or any alternative acceptable outcomes for the achievement of the performance outcomes of this code; - Any other development standards that apply to the development; and - The circumstances where compliance assessment is required for development. Note: The Plan of Development may contain a wide variety of controls to regulate development on a lot. Section 2.4 provides a list	Complies with PO7 The Plan of Development (POD) does not include building envelopes as required under AO7. Strict compliance with AO7 is therefore not achieved. However, compliance is sought against PO7 directly. The POD contains a comprehensive suite of prescriptive development controls sufficient to guide and regulate development across the subject lots. These controls are expressed in a clear, measurable manner that can be readily relied upon by private building certifiers when assessing applications for building works, without the need for further development approval. The controls established within the POD address setbacks, building height, site cover, and other relevant development standards in a manner that is consistent with the intent of PO7 — being that the POD functions as a self-contained regulatory document enabling exempt development to proceed with certainty. The absence of formal building envelopes does not diminish the utility or defensibility of the POD for certification purposes, as the prescribed controls collectively achieve the same regulatory outcome.

	of common matters included in a Plan of Development.	On this basis, the POD is considered to satisfy PO7 and the objectives of the provision, notwithstanding non-compliance with the specific requirements of AO7.
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8.3 Part C - General Criteria for Residential Construction on all lots

Performance outcomes	Acceptable outcomes	Compliance assessment
Height		
PO8 Development has a building height that: - Is consistent with the height of dwellings intended in the area - Permits adequate sunlight to dwellings and private open space in adjoining premises	A08 a. Development has a maximum building height of 2 storeys and 9.5m above natural ground level unless shown as 3 storeys on a Plan of Development. OR b. Development complies with the provision of an approved Plan of Development	Complies: Please refer to the attached Plan of Development for endorsement Attachment 5 . Provision 2 requires building height to not exceed two storeys, up to a maximum of 9.5 metres.
Site Cover		
PO9 Development results in a site cover that facilitates solar access into dwellings and provision of private open space.	A09 Development does not exceed the site cover in Table 3.1. OR Development complies with the provisions of an approved Plan of Development.	Complies with PO9 Table 3.1 introduces higher site cover outcomes as lot sizes reduce. The project team have reviewed the lot layout and consider it appropriate to apply a blanket 60% site cover for all lots in this instance. Coupled with setbacks, low rise building height controls and minimum dimensions for private open space, the approximate 40% of each lot remaining uncovered provides sufficient area to achieve the performance outcomes sought by PO9. Explained further as follows: Setbacks: Prescribed front, side and rear setbacks ensure buildings are separated from boundaries and neighbouring

		dwelling, maintaining access to natural light and ventilation for all habitable rooms. Building height: The low-rise height limit applicable across the development prevents overshadowing that would otherwise compromise solar access to adjoining private open space and dwellings. Private open space: Minimum dimension requirements for private open space ensure that the uncovered area of each lot is functional and usable, not merely residual, and is oriented to receive adequate solar access in accordance with the intent of the performance outcome. Taken collectively, these controls provide a robust framework that achieves the same outcome as a variable site cover table — ensuring that buildings do not dominate lots to the detriment of solar access or the amenity of private open space.
Setbacks		
PO10.1 Development is set back from a primary street frontage to be consistent with and complement the front boundary setback of buildings prevailing in the street.	AO10.1 Development complies with the setbacks in Table 4.1. OR Development complies with the provisions of an approved Plan of Development.	Complies with PO1.1 – Table 4.1 nominates setbacks between 3m (for sites less than 14m wide) and 4.5m (for sites greater than 14m wide). The table also regulates porches that can enter into the setback by 1.5m and 3.0m respectively. The project team have considered this further and have instead progressed for the main building line consistently at 3m for all lot types and porches/front decks/terraces and bay windows capable of being sited 2m from the front boundary. While this is a slight variation to the code AO, it nonetheless

		establishes a consistent outcome to effectively set the prevailing streetscape character.
PO10.2 Development is set back from side boundaries and any secondary street frontage to minimise the impact of development on the amenity and privacy of residents of adjoining premises.	AO10.2 Development complies with the setbacks in Table 4.1. OR Development complies with the provisions of an approved Plan of Development.	Complies with PO10.2 – While some setbacks are different to that of Table 4.1, the consistent outcome that will be achieved throughout the entire neighbourhood will by virtue establish the amenity and privacy expectation for future residents.
Car Parking		
PO11 Development ensures that residents' and visitors vehicles are accommodated on site with: a. vehicle access of an appropriate grade and width to facilitate safe property access and does not adversely affect infrastructure; b. a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street.	AO11.1 Development provides a minimum number of on-site car parking spaces comprising: a. Each house or multiple residential dwelling (3 or more bedrooms) must be provided with 2 car parks, one (1) of which must be undercover (e.g. carport or garage). b. One (1) or two (2) bedroom house or multiple residential dwelling must be provided with one undercover car park; c. Where development is for multi residential dwellings that incorporates one or more travel demand measures included in Table 4.2 Travel Demand Measures these will offset the onsite resident car parking required by part a and b of this AO. AND d. 0.25 visitor spaces per dwelling for multiple residential (other than multiple dwelling sites containing no more than four dwellings where no requirement applies). OR e. Development complies with the provisions of an	Complies with AO11.1 - The proposed Plan of Development Attachment 5 includes these provisions. Compliance will be achieved for each site required to adhere to the approved Plan of Development. (refer provision 15 and 16).

	approved Plan of Development.	
	AO 11.2 Development provides vehicular crossings that have a maximum crossover width of: a. 3m for a single driveway b. 4.8m for a double or triple driveway.	Complies with AO11.2 - The proposed Attachment 5 Plan of Development includes these provisions. Compliance will be achieved for each site required to adhere to the approved Plan of Development. (refer provision 13).
	AO11.3 Minimum dimensions for onsite parking provision meet the requirements of AS 2890.1.	Complies with AO11.3 - The proposed Plan of Development Attachment 5 includes these provisions. Compliance will be achieved for each site required to adhere to the approved Plan of Development. (refer provision 17).
	AO11.4 Car parking spaces may be in tandem, provided the spaces are contained within the lot.	Complies with AO11.4 - The proposed Plan of Development includes these provisions; therefore, compliance will be achieved for each site required to adhere to the approved Plan of Development. (refer provision 18).
Casual surveillance and Street Presentation		
PO12 Development ensures that a house is oriented to the primary frontage of the lot to facilitate casual surveillance and provide visual interest.	AO12.1 Development results in the residential entry to house being covered, lit and visible from the primary frontage whether it is a street, lane or parkway access. OR Development complies with the provisions of an approved Plan of Development.	Complies with PO12 – The Plan of Development does not include explicit provisions addressing these specific benchmarks. However, the setback controls established within the Plan are considered to achieve the underlying intent of both benchmarks. The nominated front setbacks have been deliberately calibrated to orientate dwellings toward the primary street frontage, ensuring that the principal elevation of each dwelling addresses the street in a legible and consistent manner. This orientation naturally positions the primary entry, as well as windows to habitable rooms, toward the street frontage, supporting passive surveillance, visual
	AO12.2 Development results in the dwelling house having windows to habitable rooms or balconies on the façades facing all frontages to streets and public open space. OR	

	Development complies with the provisions of an approved Plan of Development.	connectivity, and the activation of the public realm. Where corner allotments are created, the setback controls apply to both frontages, further encouraging dual-aspect design outcomes. The setback framework established by this Plan provides the spatial conditions necessary for compliant and high-quality outcomes to be achieved, without being unnecessarily prescriptive at the subdivision stage.
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8.4 Part D - Provisions for Residential Construction on lots less than 400m² and multiple residential

Performance outcomes	Acceptable outcomes	Compliance assessment
Neighbourhood and lot design		
Bulk and Scale		
PO13 Development is of a bulk and scale that is consistent with the intended form and character of the local area having regard to separation of dwellings on adjoining premises to ensure impacts on residential amenity and privacy are minimised.	AO13 Development is contained within the building envelope for the site, created by applying: • maximum building height; • front, rear and side setback requirements; • acceptable outcomes for built to boundary walls; • site cover requirements. OR Development complies with the provisions of an approved Plan of Development.	Complies with AO13 – POD provisions managing building height, setbacks, built to boundary walls and site cover are all included within the POD. Despite specific building envelopes not shown on the POD, these controls in effect act in the same manner.
Built to Boundary		
PO14 Development involving built to boundary walls does not impact on the amenity or privacy of residents or residents of adjoining premises.	AO14 Development ensures that built to boundary walls do not exceed:	Complies with PO14 – POD provisions managing the extent of built to boundary elements are provided within the POD (refer provision 7 and 8). While these provisions are slight variations to the

	a. for lots less than 10m frontage, 80% of the length of the side boundary; or b. for lots with a frontage g.t.e. 10m, 70% of the length of the side boundary; or c. Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.	AO, they nonetheless ensure built to boundary elements are controlled to a consistent length where supportable and do not unreasonably impact on amenity or privacy for future adjoining residents.
Private and Communal Open Space		
PO15 Development includes open space that has usable proportions to suit the recreational needs of residents.	AO15.1 a. Development for a house on a lot < 200m² and multiple residential provides private open space which is: • a minimum of 6m², and • a minimum dimension of 2.4m OR is provided by way of balconies, decks or rooftop terraces where the living areas are not on the ground floor with a minimum area of 6 m² and minimum dimension of 1.5 m. b. Development for a house on a lot g.t.e 200m² provides private open space which is: • a minimum of 16m² • a minimum dimension of 4.0m OR is provided by way of balconies, decks or rooftop terraces where the living	Complies – Private open space provisions are included within the POD (refer provision 10 and 11), noting Communal open space is not required for the development typology proposed by the POD.

	areas are not on the ground floor with a minimum area of 6 m² and minimum dimension of 1.5 m. c. Development for multiple residential provides communal open space in accordance with PDA Guideline No 7 May 2015 Low rise buildings except no specific requirements apply where the number of multiple residential is l.t.e.10 dwellings units, or the multiple residential is within 100m of a park d. Private and communal open space for a house or multiple residential has a maximum gradient not exceeding 1:10 OR Development complies with the provisions of an approved Plan of Development. Note: 1. Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development. 2. Private open space may be covered by roofing, shade cloth and similar shade protection.	
Garages		
PO16 Vehicular accommodation does not visually dominate the	AO16.1 a. Development on a lot less than 7.5m wide has garages, carports and car parking spaces only	Complies with AO16.1 – a. NA – Not lots are less than 7.5m wide that are accessed from a rear lan.

appearance of a dwelling house when viewed from the street.	accessed from a rear lane b. Development on a lot g.t.e. 7.5m wide that has access from a street has its garage or carport set back: * for a single garage or carport, 5 m minimum from the primary street frontage and 3m from a secondary street frontage * for a double garage or carport, 1 m minimum behind the building line OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.	b. The POD has controls that achieve the minimum (refer setback table in POD).
	AO16.2 Development has double garages and carports when: a. on lots g.t.e.12.5m wide; and b. on lots g.t.e. 10.5m and l.t. 12.5m where the dwelling is two storeys in height; and c. on lots less than 10.5m wide where it is accessed by a rear lane. OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that	Complies with AO16.2 – The POD has controls that reflect this outcome (refer provision 12).

	are incorporated in a Plan of Development.	
Privacy Note: these provisions do not apply to single level development or to the ground floor level of development that exceeds 1 storey.		
PO17 Development minimises direct overlooking between dwellings via building siting, layout and the design of windows, balconies and screening devices.	AO17.1 Development for houses and multiple residential have windows to habitable rooms that are separated a minimum of 9m to habitable rooms of another dwelling.	Complies – POD privacy provisions are included to ensure development sited within 9m of adjacent habitable rooms requires materials to assist toward management of privacy. (refer provision 12).
	AO17.2 Where windows to habitable rooms of a dwelling are within 9m of a habitable rooms of another dwelling, development incorporates windows that: • Are fully offset from another window of a habitable room in an adjacent dwelling to minimise direct overlooking; or • Have sill heights of 1.5m above floor level; or • Are covered by fixed obscure glazing in any part of the window below 1.5m above floor level • Have fixed external screens OR Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.	Complies – POD privacy provisions are included to ensure development sited within 9m of adjacent habitable rooms requires materials to assist toward management of privacy. (refer provision 12).

	AO17.3 Development for houses and multiple residential greater than one storey in height that results in a direct view from balconies, terraces decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, ensures that the view is screened from floor level to a height of 1.5m above floor level.	Complies – POD privacy provisions are replicated within the POD. (refer provision 13).
	AO17.4 Where screening is used, it: • is a solid translucent window or screen; or • perforated or slated panels; or • a fixed louvre, translucent window or screen which has a maximum 25% opening; and • is permanently fixed, durable and designed to complement the development.	Complies – POD privacy provisions are replicated within the POD. (refer provision 14).
Fencing		
PO18 Development ensures that fencing associated with a dwelling house: a. facilitates casual surveillance of the street and public open space; b. enables the use of private open space; c. assists in highlighting entrances to the property.	AO18 Development ensures that: a. the height of a new fence on a street frontage or adjacent to public open space is a maximum of: i. 1.2m, where fence construction is solid or less than 50% transparent; or ii. 1.5m, where fence construction is at least 50% transparent; or iii. 1.5m and solid where it screens the dwelling's private open space area	Complies – The AO18 provisions have been replicated onto the POD requiring all future dwellings to demonstrate compliance with fencing standards prescribed by the code.

	b. no fencing is provided; or c. street frontage fences or walls with less than 25% transparency do not exceed 10 metres in length without some articulation or detailing to provide visual interest; or d. Development complies with the provisions of an approved Plan of Development. Note: Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development.	
Refuse Container Storage		
PO19 Development ensures a refuse container storage is provided on site that does not detract from the visual amenity of the streetscape.	AO19 Refuse container storage areas are provided which: a. are enclosed or screened from public view, by a minimum 1.2m high solid fence or wall or dense vegetation; and b. are large enough to accommodate at least two standard sized refuse containers per dwelling; and c. have easy access from the container storage area to the street boundary.	Complies – The AO19 provisions have been replicated onto the POD requiring future dwelling to demonstrate compliance with minimum waste standards prescribed by the code. (refer waste management provision within POD)

8.5 Part E – Criteria for operational works

Performance outcomes	Acceptable outcomes	Compliance assessment
Advertising Device		
PO20 An advertising device is regularly reviewed to ensure outdated, inappropriate signage is not displayed for excessive periods of time.	AO20 A time period is nominated on a Plan of Development or other approval for the advertising device.	Complies with PO20. The advertising devices proposed for this neighbourhood are designed to align with the delivery, branding, and presentation of the Flinders Lakes Sales Office and associated display homes. These devices naturally have a limited lifespan, as their relevance diminishes with the ageing of current builds and as the development front progresses further into the site. Given this context, the advertising devices for Flinders Lakes are inherently subject to periodic review. As the project advances and the client's landholding continues to develop beyond this neighbourhood, signage and branding elements will be updated, adapted, or removed to ensure they remain current, appropriate, and reflective of the active stages of development. This process ensures that outdated or irrelevant signage is not displayed for excessive periods of time and that the advertising devices remain consistent with the evolving development program.
PO21 An advertising device is designed and located: - to be compatible and visually integrate with the built form and streetscape; - to be safe for pedestrians, cyclists and vehicular traffic; - to not distract motorists so as to cause a traffic hazard.	AO21 An advertising device: - is not animated and does not revolve or flash; and - complies with the face locational and face area requirements of the Logan City Council advertising device code. OR Development complies with the provisions of an	Complies with AO21. The proposal does not include animated or revolving devices. Further, all advertising devices proposed within the Plan of Development remain in accordance with LCC advertising device code.

	approved Plan of Development.	
PO22 An advertising device does not create visual clutter.	AO22 An advertising device complies with the requirements of the Logan City Council advertising device code. OR Development complies with the provisions of an approved Plan of Development.	Complies with AO22. All advertising devices proposed within the Plan of Development remain in accordance with LCC advertising device code. Refer provisions contained within the neighbourhood 3b & 3c signage plan.
Landscaping		
PO23 Development provides landscaped areas to ensure an attractive streetscape and high quality amenity for residents.	AO23 Development that is: a. for a house or multiple residential less than 4 dwellings, no specific requirements apply; and b. for all other development complies with the requirements of the Logan City Council Landscape code. OR Development complies with the provisions of an approved Plan of Development.	Complies with AO23 a. Noted – only house/multiple residential (duplex) are proposed). b. Refer landscape concept plan Attachment 9 for all streetscape and open space landscaping.
Vehicular Crossovers		
PO24 Development provides vehicular driveways that are of a standard that ensure they are low maintenance, are safe for pedestrians and are structurally adequate for their expected loads.	AO24 Development that incorporates a vehicular crossover complies with the development standards of Logan City Council unless modified by any of the acceptable outcomes in this code. OR Development complies with the provisions of an approved Plan of Development.	NA – The development does not incorporate vehicular crossovers, all future crossovers will be required to comply with LCC standards, which should form conditions of approval. There are no instances identified where a standard driveway cannot be facilitated, including consideration of tangent points to designed intersections and possible future intersections.

8.6 Infrastructure Master Plans

A review of the developments alignment with the Endorsed Infrastructure Master Plans (IMPs) has been summarised in tabular form below.

Table 5 – Infrastructure Master Plan alignment

Infrastructure Master Plan	Endorsed	Alignment commentary
Community Facilities	15 / 02 / 2019	In accordance with the commitments resolved within the Community Facilities IMP; the proposed community facilities within Neighbourhood 3b include: - Interim bus service or a similarly capable service – commencing no later than upon the occupation of the 200th dwelling. This application will introduce 146 lots, comprising approximately 152 dwelling (dwelling house + duplex) thereby future neighbourhoods will continue to monitor housing release in accordance with the IMP. - 4 x bus stops – the creation of Flinders Lakes Drive external to the neighbourhood includes suitable bus bay indentations. Accordingly, we consider that at the fulfilment of this road network and where 200 dwellings are established (as monitored), sufficient area allows for an interim bus service to be established upon coordination with Translink that will be established via future neighbourhood applications.
Energy and Communication service infrastructure	19 / 02 / 2018	Neighbourhoods 3b and 3c will be connected to Energy and Telecommunication Infrastructure as per the endorsed Flinders (Precinct 1) IMP: Energy and Telecommunication Services. It is also expected that infrastructure conditions will be included requiring all services prior to plan sealing each relevant stage.
Movement Network	14 / 06 / 2019	The proposed subdivision has been designed to ensure compliance with the Flinders (Precinct 1) Movement Network IMP. The proposal provides an efficient, integrated and functional internal road hierarchy. Access to the neighbourhood will be gained from Flinders Lakes Drive, a trunk collector road established via DEV-2026-FLA-4459. While the design of Flinders Lakes Drive does not form part of this application, access location, anticipated traffic volume and que lengths into the neighbourhood has been coordinated with the design evolution of the external road approval DEV-2026-FLA-4459. Refer Attachment 12.
Sewer	27 / 08 / 2018	Neighbourhoods 3b and 3c will be connected to the Sewer Supply. The necessary internal and external infrastructure will be installed during the construction of each stage of the works, as required. It is intended that on completion of the works, the

Infrastructure Master Plan	Endorsed	Alignment commentary
		infrastructure will be transferred to LCC as the asset owner in accordance with the procedures outlined by EDQ.
Water supply	27 / 08 / 2018	Neighbourhoods 3b and 3c will be connected to the Water Supply network, as per the endorsed Water Supply IMP. The necessary internal and external infrastructure will be installed during the construction of each stage of the works, as required. It is intended that on completion of the works, the infrastructure will be transferred to LCC as the asset owner in accordance with the procedures outlined by EDQ.
Stormwater	28 / 03 / 2018	To ensure that Neighbourhood 3b and 3c meet the required stormwater management objectives, a stormwater management plan and individual flood assessment has been prepared, in accordance with the Stormwater IMP. Please refer to Attachment 7 for the Stormwater Quality Management Plan prepared by Biome and Attachment 8 for the Flood Impact Assessment prepared by BMT. This assessment demonstrates that the proposal achieves water quality standards and that there are no impacts on external sites both up and downstream caused by flooding.
Earthworks strategy	04 / 04 / 2018	All earthworks within Neighbourhoods 3b and 3c will be designed and constructed generally in accordance with the Endorsed Earthworks Strategy IMP. While retaining walls marginally exceed the 2.5m heights identified, with wall heights up to 3m are considered in isolated circumstances where 2.5m is not able to be achieved. The overarching site approval includes an endorsed broad geotechnical assessments (endorsed 25 October 2017 by EDQ) – Borehole 18 included specific neighbourhood-level testing to this area. The approval and this IMP establishes the framework for managing earthworks and dispersive soils. The project team are well aware of requirements to manage dispersive soils, consistent with the approach applied in DEV-FLA-2026-4459, detailed requirements can be addressed through conditions at the time of compliance assessment.
Community greenspace	18 / 07 / 2018	The Endorsed Community Greenspace IMP requires a neighbourhood recreation park to be provided within each neighbourhood. Neighbourhood recreation parks are intended to have a minimum area of 5,000m ² . A 5,000m ² neighbourhood recreation park is located centrally within Neighbourhood 3b. The proposed park is intended to provide facilities and opportunities for both passive and active recreation, supporting a range of local community activities. It is considered that the local recreation parks are adequate to serve

Infrastructure Master Plan	Endorsed	Alignment commentary
		the needs of each neighbourhood. All lots adjacent to or adjoining the proposed parks have been oriented to facilitate passive surveillance in accordance with CPTED principles. The Landscape Concept Plan Attachment 9 also includes an open space register to demonstrate ongoing compliance with minimum greenspace requirements. This register will continue to be developed with all future lodgements, an important consideration for greenfield development of this nature to track larger recreation requirements (i.e. District Recreation Park at the 500th lot).
Lake	04 / 04 / 2018	The proposed neighborhood has no bearing on this endorsed IMP.

8.7 Overall Site Strategy

Table 6 – Overall Site Strategy alignment

Overall Site Strategy	Endorsed	Alignment commentary
Total water cycle management	25 / 07 / 2018	Upon endorsement of the Total Water Cycle Management (TWCM) Overarching Site Strategy, EDQ were satisfied that the document addressed all elements of the water cycle. The purpose of this document is to provide a framework for development within Flinders through providing strategies for sewerage, potable water, stormwater management and water self-sufficiency that was generally consistent with the Stormwater Quality Management Plan, Concept Lake Management Plan; and to provide a monitoring system for the for the Flinders Development. It is considered that the endorsed Water Supply IMP, Sewer Supply IMP and Stormwater IMP are consistent with the TWCM OSS; engineering plans accompanying this application have been prepared in accordance with the TWCM OSS.
Natural environment	24 / 07 / 2018	Upon endorsement of the Natural Environment Overarching Site Strategy (NESS), prepared by Saunders Havill Group Pty Ltd., EDQ were satisfied that the document was prepared in accordance with PDA Guideline No. 14 Environmental Values and PDA Guideline No. 17 Remnant Vegetation and Koala Habitat Obligations in the Greater Flagstone and Yarrabilba PDAs. The location and design of the neighbourhoods does not impact on the environmental protection zone north of the

Overall Site Strategy	Endorsed	Alignment commentary
		site or the two major linear parks adjoining Neighbourhood 3b. The management and dedication of these areas to Council will be done through separate applications to EDQ / Council. Refer Attachment 10 for further environmental considerations in this regard.
Ecological sustainability and innovation	08 / 02 / 2018	Upon endorsement of the Ecological Sustainability Overarching Site Strategy (DEV2017/844/6) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme; and with PDA Guideline No. 14 Environmental Values and Sustainable Resource and PDA Practice Note No. 4 Integrating sustainable principles into residential subdivisions. The intent to achieve ecological sustainability will be realised through adopting a range of strategies and approaches that aim to achieve climate change resilience, reduction in greenhouse gas emissions, minimisation of pollution, and the efficient use of materials. Strategies and approaches that have been incorporated within Neighbourhood 3b and 3c include: • Designing walkable neighbourhoods; • Lot orientation and built to boundary development controls that aim to achieve optimal solar orientation; • Incorporation of parks and landscaping to minimise impacts of the urban heat island; • Providing a highly connected active and public transport network to support walking, cycling and use of public transport.
Community development	25 / 01 / 2019	In endorsing the Community Development OSS (DEV2017/844/12) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme and effectively directs the provision of infrastructure in relation to the delivery of community development initiatives. The proposed development is primarily a residential development and provides an opportunity to deliver high quality community open space for the enjoyment of the future residents. Neighbourhoods 3b and 3c incorporate a variety of public open spaces, including a centrally located recreation park, which provide a focus for activity and social interaction for each neighbourhood. Two major linear parks will provide natural buffers between

Overall Site Strategy	Endorsed	Alignment commentary
		neighbourhoods. The nearby future lake and district park will further enhance recreational and social interaction opportunities for residents. Neighbourhoods 3b and 3c are able to achieve the OSS by: • Providing safe, walkable neighbourhoods that will foster social interactions and provide opportunities for local scale recreation and events. • Providing a highly legible integrated pathway network within the neighbourhoods and along Flinders Lakes Drive connecting to the lake and district park, which will help to encourage an active healthy lifestyle. • The provision of playgrounds will help encourage social interaction and provide leisure activities for people of all ages to enjoy. The delivery of these facilities will foster community involvement and interaction and generally establish a community feel within the neighbourhoods.
Housing diversity and affordability	27 / 02 / 2018	In endorsing the Housing Diversity and Affordability OSS (DEV2017/844/7) EDQ were satisfied that the document was prepared in accordance with the Greater Flagstone PDA Development Scheme and PDA Guideline No. 1 – Residential 30, PDA Guideline No. 2 – Accessible Housing, PDA Practice Note No. 1 – Housing Diversity, and PDA Practice Note No. 3 – Integrated Residential Development. The plans will allow for: • A range of lot sizes and dimensions to provide for a range of residential living options providing for a diversity of residents in respect to age, income groups and life stages. • A range of lot sizes (including small lots) suitable for varying house types and duplexes. A Detailed Plan of Development (Attachment 5) has been prepared to assist in managing the dwelling design and construction and to ensure that increased densities and more compact housing options will result in an appropriate residential amenity. The OSS demonstrates an intent to provide affordable housing in accordance with the targets set out in PDA Guideline 16. The proposal is considered to comply with that intent.
Employment and economic development	25 / 01 / 2018	

9. Conclusion

This Planning Report has provided a detailed assessment of the proposed development against the provisions of the Precinct One Land Use and Development Code – Flinders, endorsed on 25 October 2017 ('the Code'), as well as the requirements of the overarching site approval, including relevant conditions, the context plan, endorsed Infrastructure Master Plans (IMPs) and Open Space Strategies (OSSs).

This assessment has determined that the proposed development provides a positive response to the relevant planning considerations. The proposal is consistent with the Precinct 1 vision, which has been shaped by a series of urban design and placemaking exercises. These efforts ensure the delivery of a high-quality residential subdivision that establishes a strong visual presence upon arrival via Flinders Lakes Drive.

Our assessment finds that the proposal warrants the approval from the MEDQ, subject to reasonable and relevant conditions.

Should you have any further questions during the assessment of this development application please contact Alex Glassington on telephone number (07) 5570 4994.



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