

FLINDERS PACIFIQ LAKES



DEVELOPMENT APPLICATION - ROL

NH3B AND NH3C - DEV2019/1085

SECTION 4: OVERARCHING SITE APPROVAL

UPS
URBAN PLANNING SERVICES PTY LTD



ATTACHMENT 14

‘Overarching Development Approval’ –
DEV2017/844 - Precinct One – Land Use and
Development Code –
Flinders Lakes code assessment

PRECINCT ONE | LAND USE AND
DEVELOPMENT CODE

FLINDERS

PREPARED FOR PACIFIQ
PREPARED BY ROBERTSDAY

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/844

Date: 25 October 2017



PACIFIQ

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

RobertsDay
planning.design.place

TITLE:	FLINDERS PRECINCT ONE - LAND USE AND DEVELOPMENT CODE
PREPARED FOR:	PACIFIQ
PREPARED BY:	ROBERTSDAY
REFERENCE:	PID FL1
REVISION:	B
DATE:	25 SEPTEMBER 2017
PREPARED BY:	ALEXANDER REMMELT
APPROVED FOR ISSUE BY:	CRAIG CHRISTENSEN

DISCLAIMER & COPYRIGHT

This document was commissioned by and prepared for the exclusive use of Pacifiq. It is subject to and issued in accordance with the agreement between Pacifiq and Roberts Day.

Roberts Day acts in all professional matters as a faithful advisor to its Clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. Except where expressly stated, Roberts Day does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Roberts Day by third parties. Roberts Day makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Roberts Day.

This document cannot be copied or reproduced in whole for any purpose without the prior written consent of either Roberts Day or Pacifiq. This document cannot be copied or reproduced in part for any purpose without the prior written consent of Roberts Day.

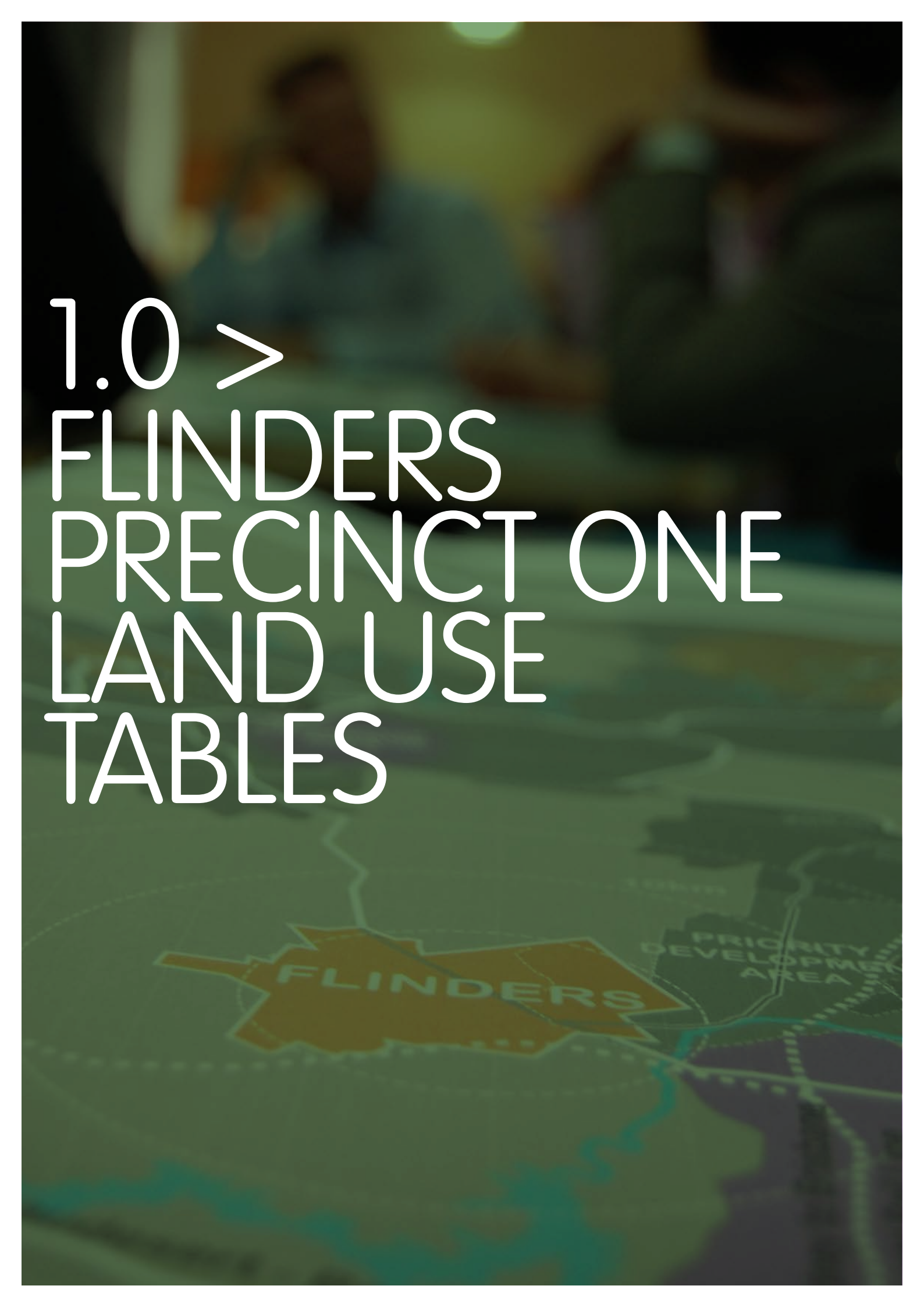
CITATION

This document should be cited as follows:

Roberts Day (2017), Flinders | Precinct One - Land Use and Development Code. Prepared by Roberts Day Pty Ltd.

CONTENTS

1.0	FLINDERS PRECINCT ONE LAND USE TABLES	04
1.1	INTRODUCTION	05
2.0	FLINDERS PRECINCT ONE DEVELOPMENT CODE	16
2.1	PURPOSE	17
2.2	APPLICATION	18
2.3	ASSESSMENT CODE	20
2.4	PLAN OF DEVELOPMENT	35
2.5	DEFINITIONS	36



1.0 > FLINDERS PRECINCT ONE LAND USE TABLES



1.1 Introduction

This section of the Flinders Precinct One Land Use and Development Code is intended to define specific high level development parameters applicable to Flinders Precinct One and the approval process / level of assessment required for development to occur. It does not make any development PDA assessable development that in accordance with the Greater Flagstone Priority Development Area Development Scheme is PDA exempt development or PDA self-assessable development.

The purpose of each table and its part is summarised as:

- **Table 1A** includes Development Parameters that are applicable to the scale of development intended in each part of Flinders Precinct One.
- **Table 1B – Part A** provides a full list of the permissible uses for Flinders Precinct One (as contained in the Greater Flagstone Urban Development Area Development Scheme dated October 2011).
- **Table 1B – Part B** provides a list of uses that are approved for inclusion on a Plan of Development (PoD). Where shown on a PoD they will be exempt development in accordance with Table 2 of the Greater Flagstone Urban Development Area Development Scheme, dated October 2011. It is intended that compliance assessment will only be required for those uses that require further detailed site specific assessment and development controls to ensure that the development meets the objectives of the Greater Flagstone Urban Development Area Development Scheme. The PoD will nominate those sites and land uses where compliance assessment will be required.
- **Table 1B – Part C** lists existing land uses or low impact uses that may be carried out on an interim basis without the requirement to be shown on a PoD or obtaining an MCU approval. These uses are to cease upon the approval of a ROL over the relevant part of the land that creates development lots unless a MCU approval exists for the use or the use is nominated on a PoD.
- **Table 1B – Part D** includes definitions for uses that are not adequately defined by the Greater Flagstone Urban Development Area Development Scheme dated October 2011. As these uses are also not defined by the Logan Planning Scheme, rates for the provision of on-site car parking have been nominated.

1.0 > LAND USE TABLES

Table 1A: Development Parameters

General notes applicable to all parts of this table:							
Despite anything in this approval, nothing in this approval makes any development PDA assessable development in accordance with the Greater Flagstone Urban Development Area Development Scheme that is PDA exempt development or PDA Self assessable development in the applicable zone.							
Development Parameters							
Notes:							
1. This part of the table should be read in conjunction with the Flinders Land Use Plan – Transect (Sheet 2), dwg no. 23301-ALL-P137, version 10.5, dated 6 April 2017							
2. In relation to Density:							
i. 'Net residential density' includes residential lots, local parks and internal roads (as per GFPDA Development Scheme definition)							
ii. 'Site density' relates to an individual development parcel that has resulted from an earlier subdivision which dedicated any required public roads and parks.							
3. Densities are measured across the whole of the neighbourhood (excluding major Open Space and major Roads), which may involve more than one Plan of Development							
Natural (T1)	Rural (T2)	Sub-Urban (T3)	Urban (T4)	Urban General (T5)	Town Centre (T6) (District Centre)	Community Use Area	Open Space
	A maximum net residential density of 10dw/ha	A minimum net residential density of 15dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 15dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 20dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)	A minimum net residential density of 25dw/ha (unless it can be demonstrated this density cannot be achieved due to site constraints)		
				A max. GFA of: • 4,000m² retail/entertainment • 1,425m² tavern • 1,000m² commercial • 1,800m² community services	A max. GFA of: • 11,000m² retail/entertainment • 5,000m² commercial • 8,000m² community services		

1.0 > LAND USE TABLES

Table 1B: Permissible and Approved Uses

PART A. Permissible Uses							
Notes: 1. This part of the table lists all permissible uses in Flinders Precinct One. 2. Where a listed use is not included in Part B or C of this table and is not exempt or self-assessable development under the Development Scheme it is permissible assessable development requiring a material change of use.							
Commercial Uses	Industrial Uses	Residential Uses	Retail Uses	Rural Uses	Service, Community and Other Uses	Sport, Recreation and Entertainment Uses	Tourism Uses
Business Car Park Car Charging Station Data Centre Health Care Services Sales Office	Low Impact Industry Research and Technology Facility Service Industry Warehouse	Display Home (incl. Display Village) Home Based Business House Multiple Residential Other Residential Relocatable Home Park Short Term Accommodation	Bulk Landscape Supplies Fast Food Premises Food Premises Garden Centre Market Outdoor Sales Service Station Shop Shopping Centre Showroom	Agriculture Agricultural Supply Store Animal Keeping & Husbandry Intensive Animal Industries Intensive Horticulture Wholesale Nursery	Cemetery Child Care Centre Community Facility Crematorium Educational Establishment Emergency Services Funeral Parlour Hospital Place of Assembly Telecommunications Facility Utility Installation Veterinary Hospital	Indoor Entertainment Indoor Sport and Recreation Outdoor Sport and Recreation	Tourist Attraction Tourist Park

PART B. Plan of Development Approved Uses

Notes:

1. This part of the table should be read in conjunction with the Flinders Land Use Plan (Sheet 1), dwg no 23301-ALL-P137, version 10.5, dated 6 April 2017
2. A use listed in this part of the table will be exempt development where consistent with an approved PoD
3. A use listed in this part of the table will not be required to undergo compliance assessment, unless nominated as requiring compliance assessment on an approved PoD
4. A use not listed in this part of the table is assessable development requiring a material change of use

Residential Uses:

Natural Areas	Hamlets	Suburban Neighbourhood (refer T3 on Flinders Land Use Plan Sheet 2)	Urban Neighbourhood (refer T4 on Flinders Land Use Plan Sheet 2)	Neighbourhood Centre (refer T5 on Flinders Land Use Plan Sheet 2)	District Centre (refer T6 on Flinders Land Use Plan Sheet 2)	Community Use Area	Open Space
		Display Home	Display Home	Display Home where: • Not within a site designated retail or commercial on an approved Plan of Development	Display Home where: • Not within a site designated retail or commercial on an approved Plan of Development		
		House	House	House where: • Not within a site designated retail or commercial on an approved Plan of Development	House where: • Not within a site designated retail or commercial on an approved Plan of Development	House where: • Co-located with a Community Facility to assist as a Caretaker's Residence or 'Artist in Residence	
		Multiple Residential where: • Involving a site density not exceeding 1 dwelling per 150m²; or • Involving no more than 5 dwellings.	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 250m²	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 250m²	Multiple Residential where: • Involving a site density of no less than 1 dwelling per 100m²		

1.0 > LAND USE TABLES

			Other Residential where: - Involving a site density of no less than 1 dwelling per 250m² - Within 400m walking distance of a public transport stop	Other Residential where: - Involving a site density of no less than 1 dwelling per 250m² - Within 400m walking distance of a public transport stop	Other Residential where: - Involving a site density of no less than 1 dwelling per 100m² - Within 400m walking distance of a public transport stop		
				Short Term Accommodation	Short Term Accommodation		
Commercial Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
					Bulk Landscape Supplies where: A temporary use pending redevelopment for an alternative approved use and located within a retail or commercial area as nominated on an approved Plan of Development		
				Business where: Located within a retail or commercial area as nominated on an approved Plan of Development	Business where: Located within a retail or commercial area as nominated on an approved Plan of Development		
		Car Charging Station where: Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station where: Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station where: Located in a car parking area or on public land and is limited to an outlet/s for the purpose of charging a vehicle.	Car Charging Station		
				Car Park	Car Park		
				Data Centre	Data Centre		

1.0 > LAND USE TABLES

		Health Care Services where: • Involving a single practitioner	Health Care Services where: • Involving a single practitioner	Health Care Services where: • Located within a retail or commercial area as nominated on an approved Plan of Development	Health Care Services where: • Located within a retail or commercial area as nominated on an approved Plan of Development		
				Food premises	Food premises		
				Fast Food Premises where: • Located within a retail or commercial area as nominated on an approved Plan of Development	Fast Food Premises where: • Located within a retail or commercial area as nominated on an approved Plan of Development		
					Garden Centre		
		Sales Office	Sales Office	Sales Office	Sales Office	Sales Office	
				Market	Market	Market	
					Outdoor Sales • Where a temporary use pending redevelopment for an alternative approved use and located within a retail or commercial area as nominated on an approved Plan of Development		
					Service Station where: • Located within a retail or commercial area as nominated on an approved Plan of Development; AND • Not adjoining a residential or sensitive land use as defined in the PDA Development Scheme		

1.0 > LAND USE TABLES

		Shop where: - Up to a maximum aggregate of 250m² at a single location; AND - Positioned within 100m of a neighbourhood recreation park	Shop where: - Up to a maximum aggregate of 250m² at a single location; AND - Positioned within 100m of a neighbourhood recreation park	Shop where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shop where: - Within the Community Use Area, AND - Up to a maximum aggregate of 250m² over the entire community use site.	
				Shopping Centre where: Located within a retail or commercial area as nominated on an approved Plan of Development	Shopping Centre where: Located within a retail or commercial area as nominated on an approved Plan of Development		
					Showroom where: Located within a retail or commercial area as nominated on an approved Plan of Development		
Service, Community & Other Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
		Child Care Centre	Child Care Centre	Child Care Centre	Child Care Centre		
		Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms), where: Positioned within 100m of a neighbourhood recreation park	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms), where: Positioned within 100m of a neighbourhood recreation park	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms)	Community Facility (including Neighbourhood Meeting Houses / Meeting Rooms / 'Men's Shed'); including ancillary uses such as food premises, garden centre and community gardens	

		Educational Establishment	Educational Establishment	Educational Establishment	Educational Establishment	Educational Establishment where: • Small scale in nature and ancillary to the agricultural use (ie. Interpretive Centre, Sustainability Centre) OR • It is temporary pending construction of a permanent school	
Emergency Services where: • For a Rural Fire Brigade Service	Emergency Services where: • For a Rural Fire Brigade Service	Emergency Services	Emergency Services	Emergency Services	Emergency Services		
				Funeral Parlour	Funeral Parlour		
				Place of Assembly where: • No greater than 500m² GFA	Place of Assembly where: • No greater than 500m² GFA		
				Utility Installation where: • Integrated within a building; AND • Not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme.	Utility Installation where: • Integrated within a building; AND • Not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme.		
				Veterinary Hospital	Veterinary Hospital		

Sport, Recreation & Entertainment Uses:							
Natural Areas	Hamlets	Suburban Neighbourhood	Urban Neighbourhood	Neighbourhood Centre	District Centre	Community Use Area	Open Space
				Indoor Entertainment (excluding 'Adult Entertainment') and only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Entertainment only where: Located within a retail or commercial area as nominated on an approved Plan of Development		
				Indoor Sport and Recreation (excluding 'premises for large scale functions ie. conventions and leisure centre') and only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Sport and Recreation only where: Located within a retail or commercial area as nominated on an approved Plan of Development	Indoor Sport and Recreation	Indoor Sport and Recreation only where: In a District Sports Park or a District Recreation Park
				Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation where: a public swimming pool	Outdoor Sport and Recreation only where: In a District Sports Park or a District Recreation Park

PART C. Interim Approved Uses

Notes:

These uses are not required to be shown on a PoD

These uses are to cease upon the approval of an RoL over the relevant part of the land, unless the use is shown on an approved PoD or an MCU approval exists for the use

Agriculture

Animal Keeping and Husbandry

Bulk Landscape Supplies

Market

Outdoor Sales

Outdoor Sport and Recreation

Wholesale Nursery

PART D. Definitions

The Definitions included within the Greater Flagstone Priority Development Area Development Scheme (October 2011) apply to all future development within Flinders Precinct One.

The following additional definitions also apply:

Car Charging Station:

A premises that is used to charge, maintain or repair vehicles that are powered by electricity, hydrogen or other alternative non-fossil based fuels. Where the use involves an outlet for charging a vehicle that is located in a public or private car parking area, the provision of on-site car parking is not required.

Data Centre:

Premises used to house computer systems and associated components and equipment, The equipment may be used to:

- Operate and manage a carrier's telecommunication network
- Provide data centre based applications directly to the carrier's customers
- Provide hosted applications for a third party to provide services to their customers
- Provide a combination of these and similar data centre applications

Data centres can be housed in commercial buildings or purpose built premises and are often modular to allow for expansion.

They are generally not required to be staffed. Car parking is provided at a rate of 1 space per employee + 1 additional space for visitor parking.

THIS PAGE INTENTIONALLY LEFT BLANK

The background image shows a vibrant street scene in a coastal town. On the right, a two-story building with a balcony and wooden railings houses a shop. A sign above the entrance reads "EAT IN OR TAKE AWAY". To the right of the entrance is a circular logo with a cow and the text "WHERE BEACH COWGIRLS". In the foreground, several people are seated at red plastic tables and chairs under a large striped umbrella. A man in a blue shirt and a woman in a straw hat are seated at a table in the immediate foreground. Other people are visible further down the street. The overall atmosphere is relaxed and sunny.

2.0 > FLINDERS PRECINCT ONE DEVELOPMENT CODES

2.1 Purpose

The purpose of the Flinders Precinct One Development Code (Precinct One Code) is to regulate:

- a. development for a reconfiguration of lot (RoL)
- b. residential construction including the development of the range and mix of housing densities and types as listed in Table 1A and Table 1B (Parts A - D) of Section 1.0 'Flinders Precinct One Land Use Tables' of this document, and
- c. operational works for advertising devices and landscaping.

The purpose of the code will be achieved through the following overall outcomes:

- i. Development for RoL creates a lot of an appropriate size, dimensions and arrangement consistent with the Precinct One Code;
- ii. Development for RoL is designed to accommodate existing and planned infrastructure to service the site;
- iii. Development for residential purposes in Precinct One achieves a high quality residential environment, providing a diverse range of housing opportunities for contemporary Queensland households.

2.2 Application

For development in Flinders Precinct One, the Precinct One Code:

- a. Will be used to assess development for reconfiguration of lot.
- b. Will be used to assess development for a material change of use where no Plan of Development (PoD) has been approved.
- c. Will be used to assess development shown on an approved PoD where the PoD states that the Flinders Precinct One Code applies. The PoD may identify all or some of the acceptable outcome/s that apply to the development and/or any alternative acceptable outcomes for the achievement of the performance outcome/s of this code.
- d. Will be used to guide the preparation of applications proposing a material change of use, reconfiguration of lot or PoD.
- e. Will include performance outcomes and acceptable outcomes for operational works involving landscaping and advertising devices. Where compliant with this Code and where they occur in association with a use shown on an approved PoD these will exempt development.

For an application for reconfiguration of a lot or material change of use, where the Precinct One Code or an approved PoD does not address a specific matter, the applicable Guidelines of Economic Development Queensland will apply, otherwise the Precinct One Code takes precedence.

An approved PoD can propose alternate outcomes (AO's) to the AO's included in the Flinders Precinct 1 Code.

The Precinct One Code contains five parts:

Part A – General criteria for reconfiguration of a lot

This part provides performance outcomes and acceptable outcomes to be used in the assessment of future RoL applications. For those matters not covered by this code or an approved PoD, then the applicable Guidelines of Economic Development Queensland will apply.

Part B – Criteria for a Plan of Development (PoD)

The Development Scheme states that development in accordance with a PoD is exempt development and requires no further development approval. Consequently, in this circumstance an approved PoD is the primary planning document referenced by a building certifier in the certification of building works for that development.

This part includes acceptable outcomes for the preparation of a PoD to assist the efficiency of the building certification process.

Part C – General criteria for residential construction on all lots

This part provides performance outcomes and acceptable outcomes for all residential construction on all lot sizes. The Precinct One Code acceptable outcomes, or alternate acceptable outcomes nominated on an approved PoD, become the planning controls that apply to a lot and will need to be referenced by a building certifier in the certification of building works for development.

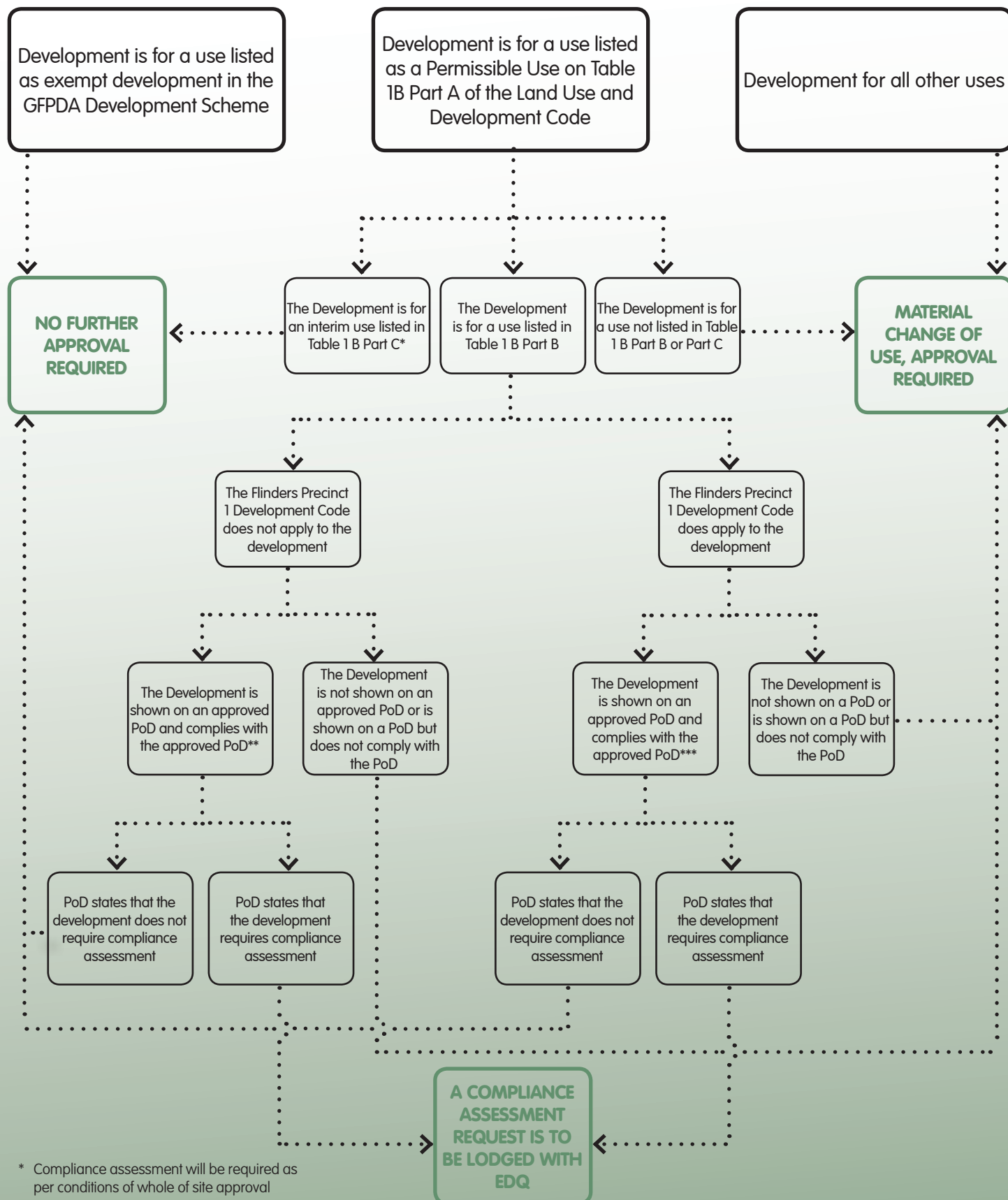
Part D – Specific Provisions for residential construction on lots less than 400 m² and multiple residential

This part provides performance outcomes and acceptable outcomes for all residential construction on lot sizes less than 400m² and multiple residential. The Precinct One Code acceptable outcomes, or alternate acceptable outcomes nominated on an approved PoD, become the planning controls that apply to a lot and will need to be referenced by a building certifier in the certification of building works for development.

Part E – Criteria for Operational works

The Development Scheme states that development for operational works if consistent with an approved PoD is exempt development and requires no further development approval. This part identifies performance outcomes and acceptable outcomes for development for operational works for advertising device and landscaping that may be included in a PoD.

Flinders Precinct 1 Application Flow Chart for Development



* Compliance assessment will be required as per conditions of whole of site approval

** POD will be assessed against the provisions of EDQ Guidelines

*** POD will be assessed against the provisions of Code

2.0 > DEVELOPMENT CODES

2.3 Assessment Code

The following code is the Flinders Precinct One Development Code.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Part A - General criteria for reconfiguring a lot	
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.
PO2 Development provides a street network and lot access which is designed: - for the appropriate type of vehicle, pedestrian and cyclist use of the site; - to be safe for the vehicles, pedestrians and cyclists expected to be accessing the lot; - to be legible and maintain the safety of the neighbourhood movement network for vehicles, pedestrians and cyclists; and - allow for adequate on-street parking.	AO2.1 Development ensures that each lot is provided with: - direct access to a formed public road; or - access to a formed public road via a formal access arrangement registered on title over another lot; and - Development does not provide lot access for a 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.
	A02.2 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.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	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 and/or are perpendicular to slope or run along the contour and not at an angle to it.
	AO2.4 Development provides road and pedestrian access to each lot in compliance with Tables 2.1 and 2.2 for neighbourhood streets and neighbourhood connectors.
	AO2.5 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.
	AO2.6 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 confirming that this outcome has been achieved.
PO3 Development provides land for open space and the delivery of infrastructure and services.	AO3 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.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO3.2 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.
PO4 Development provides a range of lot sizes and types to support increased housing choice appropriate for a range of household types.	AO4 Development provides a range of lot sizes and product types which achieves a diversity of product across Precinct One. This will be evidenced by: a. Each development proposal contains a variety of lot sizes; or b. Evidence is provided of the achievement of a mix of product across the precinct with past and/or future RoL's.
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.	AO5.1 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.
	AO5.2 Development has no more than eight lots less than 10m wide frontage lots in a row unless: a. the lots are accessed from a rear lane; or b. are located opposite open space; or c. have designated visitor parking areas.
PO6 Development involving a lot intended for a house is of a regular shape and an appropriate size and dimensions: a. for the siting and construction of any existing or potential house and any ancillary building or activity; b. to maximise outdoor private space, privacy and amenity; c. to provide convenient on-site vehicle access and parking.	AO6 Development provides lots: a. which are 400m² or larger; or b. 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.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Part B - 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 of common matters included in a Plan of Development.
Part C - General Criteria for Residential Construction on all lots	
Building 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	AO8 - 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 - Development complies with the provisions of an approved Plan of Development
Site Cover	
PO9 Development results in a site cover that facilitates solar access into dwellings and provision of private open space.	AO9 Development does not exceed the site cover in Table 3.1. OR Development complies with the provisions of an approved Plan of Development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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.
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.
Car parking	
PO11 Development ensures that residents' and visitors vehicles are accommodated on site with: - vehicle access of an appropriate grade and width to facilitate safe property access and does not adversely affect infrastructure; - 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: - 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). - One (1) or two (2) bedroom house or multiple residential dwelling must be provided with one undercover car park; - 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 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 - Development complies with the provisions of an approved Plan of Development.
	AO 11.2 Development provides vehicular crossings that have a maximum crossover width of: 3m for a single driveway 4.8m for a double or triple driveway.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	AO11.3 Minimum dimensions for on site parking provision meet the requirements of AS 2890.1.
	AO11.4 Car parking spaces may be in tandem, provided the spaces are contained within the lot.
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.
	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.
Part D – Specific Provisions for Residential Construction on lots less than 400m² and multiple residential	
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.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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: 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.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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 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: - Integrated design of adjoining dwellings may result in alternate acceptable outcomes that are incorporated in a Plan of Development. - Private open space may be covered by roofing, shade cloth and similar shade protection.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
Garages	
PO16 Vehicular accommodation does not visually dominate the appearance of a dwelling house when viewed from the street.	AO16.1 a. Development on a lot less than 7.5m wide has garages, carports and car parking spaces only 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.
	AO 16.2 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 are incorporated in a Plan of Development.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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.
	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.
	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.
	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.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
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 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.
Part E - Criteria for operational works	
Advertising Device	
PO20 An advertising device is regularly reviewed to ensure outdated, inappropriate signage is not displayed for excessive periods of time.	PO20 A time period is nominated on a Plan of Development or other approval for the advertising device.

2.0 > DEVELOPMENT CODES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
PO21 An advertising device is designed and located: a. to be compatible and visually integrate with the built form and streetscape; b. to be safe for pedestrians, cyclists and vehicular traffic; c. to not distract motorists so as to cause a traffic hazard.	PO21 An advertising device: a. is not animated and does not revolve or flash; and b. 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 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.
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.
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.

2.0 > DEVELOPMENT CODES

Table 2.1 Design for access - Neighbourhood Streets - Freehold lot development

ASPECT	STREET TYPE			
Application	Connector Street	Access Street Type 1	Access Street Type 2	Rear Lane
Traffic volume (vpd)	7500	5000 max.	2500 max.	500 max.
Reserve width (minimum (m))	19.5	15	13	6.5
Pavement width (m)	9.5 - 12	7.5 min.	5.5 min.	5.5 max.
Verge width (m)	3.75 - 5	3.75 min.	3.75 min.	0.5 max.
Footpath	Both sides	Both sides	One side	N/A
Kerb type	Upright	Mountable	Mountable	Flush
Lot access	Yes	Yes	Yes	Yes
Corner truncations	To suit road design	Standard 3 chord 6m cord truncation	Standard 3 chord 6m cord truncation	2m x 2m truncation

Table 2.2 Design for internal access - Community title development

DESIGN FEATURE	
Minimum carriageway width	5m at entrance to public road, 4.5m otherwise
Minimum total access way reserve	6m
Minimum verge width	1m
Footpath width	Not required
Cul-de-sac design for service vehicle	Maximum 5 point turn
Kerb and channel	Not required

2.0 > DEVELOPMENT CODES

Table 2.3 Minimum open space provision

PARK TYPE	PARK CRITERIA		
	Minimum Area	Road Frontage	Flood Immunity
Recreation Parks			
Linear park	No specific requirement	No specific requirement	Maximum 30% of any park is below the 5 year ARI (average recurrence interval flood level).
Local recreation park	500m ²	Minimum 50% of park perimeter to have road frontage	
Neighbourhood recreation park	5000m ²		
District recreation park	5ha		
Major recreation park	10ha		
Civic park	No specific requirement	No specific requirement	Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Sports Parks			
District sports park	7.5ha	No specific requirement	All formal playing surfaces (fields and courts) are above the 20 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Note:

This table nominates the minimum areas for different park types. The location and number of parks will be defined in detail by an approved Greenspace Infrastructure Master Plan.

Table 3.1 Site Cover

	LOT AREA				
	l.t.e 200 m ²	>200 - <300 m ²	300 - <400 m ²	400 - <600 m ²	g.t.e. 600 m ²
Site Cover	80%	160 m ² or 70% of the site area whichever is the greater	210 m ² or 60% of the site area whichever is the greater	240 m ² or 55% of the site area whichever is the greater	330 m ² or 50% of the site area whichever is the greater

Note:

For the purposes of this code site cover means the proportion of the site covered by a building(s), structure(s) attached to the building and carport(s) calculated to the walls of the building and expressed as a percentage. The term does not include:

- eaves and unenclosed private open space
- any structure included in a landscape open space area such as a gazebo or shade structure; or
- basement car parking areas located wholly below ground level.

2.0 > DEVELOPMENT CODES

Table 4.1 Setbacks

	LOT WIDTHS (m)				
	<10.0m	g.t.e 10.0 < 14.0m		g.t.e 14.0m	
	Ground + Upper	Ground	Upper	Ground	Upper
Street Setback					
Primary	2.5m	3m	3m	4.5m	4.5m
Secondary street frontage	1.5m	1.5m	1.5m	2.0m	2.0m
To laneway	1m	1m	1m	1m	1m
Side and rear setback (unless built to boundary)					
	1m	1m	1m	1.5m	1.5m

Notes:

1. Setbacks are measured to the building wall.
2. Setbacks to all frontages are reduced by 1.5m for a verandah, porch, covered first floor balcony or entry portico.
3. Garage setbacks may vary from these provisions, refer Performance Outcome PO16.
4. Where integrated design of adjoining dwellings have been undertaken, setbacks may vary substantially from this table and be incorporated in a Plan of Development.

Table 4.2 Travel Demand Measures

Travel Demand Measure	Indicative Reduction in Car Parking Spaces
Car Sharing	Each car share vehicle offsets 5 spaces (equates to a relaxation of 4 spaces)
Unbundled Parking	20% to 50% unbundles – 30% reduction in minimum rate
Motorcycle / Motor Scooter Parking	Every 2 motorcycle spaces can replace 1 car space, up to 15% of the minimum parking requirement
Bicycle parking (where provided in excess of the requirement under relevant section of EDQ requirements)	Every 6 bicycles offset 1 car parking space, up to 15% of the minimum car parking requirement
Green Wheel Bicycle (or similar technology)	Each Green Wheel Bicycle provided offsets 1 space, up to 30% of the minimum car parking requirement
Any other travel demand measure	To be approved by EDQ

2.4 Plan of Development

A Plan of Development (PoD) is related to but distinct from a 'subdivision plan'. A subdivision plan typically shows all information required for reconfiguring of a lot approval. A development approval for reconfiguring of a lot (RoL) can include a PoD. The PoD regulates building development on and within lots created in accordance with an approved MCU or RoL.

A PoD may contain site plans, graphics and text and once approved becomes the primary documentation for the ongoing regulation of subsequent, exempt, self assessable and assessable development (permissible). Typically the PoD is a self-contained map(s) containing sufficient information to enable a building certifier to approve building plans, and a builder to build the development including installing ancillary aspects such as driveways, landscaping or fencing without further planning/development approvals.

Development that is not in accordance with an approved PoD may require another development application.

As the PoD needs to include enough detail to demonstrate consistency with earlier approvals and provide adequate development controls, the PoD will typically include:

- The lot and street layouts including lot numbers;
- Land uses, including lots for houses, multiple residential and non-residential uses;
- Land slope and major infrastructure items that may impact on building and siting aspects of the development;
- A nomination of primary and secondary street frontages;
- Building envelopes indicating setbacks, access points and retaining walls;
- Build to boundary wall locations, length and construction requirements;
- Where involving multiple residential, the maximum number of units permitted on the lot without further approvals; and
- Privacy requirements between dwellings, streets and open space.

Depending on the use, complexity, character and density of the development, the PoD may also details:

- Building site coverage and maximum gross floor area;
- Vehicular and pedestrian access points;
- Signage control; and
- Bushfire and noise attenuation controls.

2.5 Definitions

This code applies the use definitions from the Greater Flagstone Development Area Development Scheme October 2011 plus the additional definitions included in Table 2 Table 2B Part A Permissible Uses as attached to the MCU approval.

The proposed land uses sought by the whole of site MCU approval and subject of this Precinct One Code are set out below:

Display home

Means the temporary use of premises for the promotion and/or sale and/or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50 sqm
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles, not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of a House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Carparking is in accordance with this code
- There is no display of goods
- Number of employees does not exceed 4.

House

Means a residential use of a premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

Multiple residential

Means the use of a premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include a house.

Sales Office

Means the use of the premises for the temporary promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

The Precinct One Code also includes the following definitions:

Advertising device

Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Banner sign

A device that:

- a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material; and
- b. is suspended from a structure or pole with or without supporting framework.

Building/structure façade sign

A sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building or structure.

Directional sign

A sign providing information in respect to the operation of an activity on the premises.

Estate sign

A sign providing information in respect to the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Face area

In relation to an advertising device, where the advertising device has:

- a. only one face, the greater of the area of:
 - the advertisement panel or board as installed; or
 - a rectangular figure best enclosing the advertising message, logo or figure.
- b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph (a).

Free standing sign

A sign permanently attached to the ground on its supportive structure independent of any building.

Plan of development

A plan of a single lot or multiple lots that regulates building development on and within the lot/s created as part of an approved RoL and may include a diverse range of information for the control of development; refer Section 1.4.

Site cover

Means the proportion of the site covered by a building(s), structure(s) attached to the building and carport(s) calculated to the walls of the building and expressed as a percentage. The term does not include:

- a. eaves and any unenclosed private open space
- a. any structure included in a landscape open space area such as a gazebo or shade structure; or
- b. basement car parking areas located wholly below ground level.

THIS PAGE INTENTIONALLY LEFT BLANK



PRECINCT ONE | LAND USE AND
DEVELOPMENT CODE

FLINDERS

PREPARED FOR PACIFIQ
PREPARED BY ROBERTSDAY



PACIFIQ

MORTONS
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

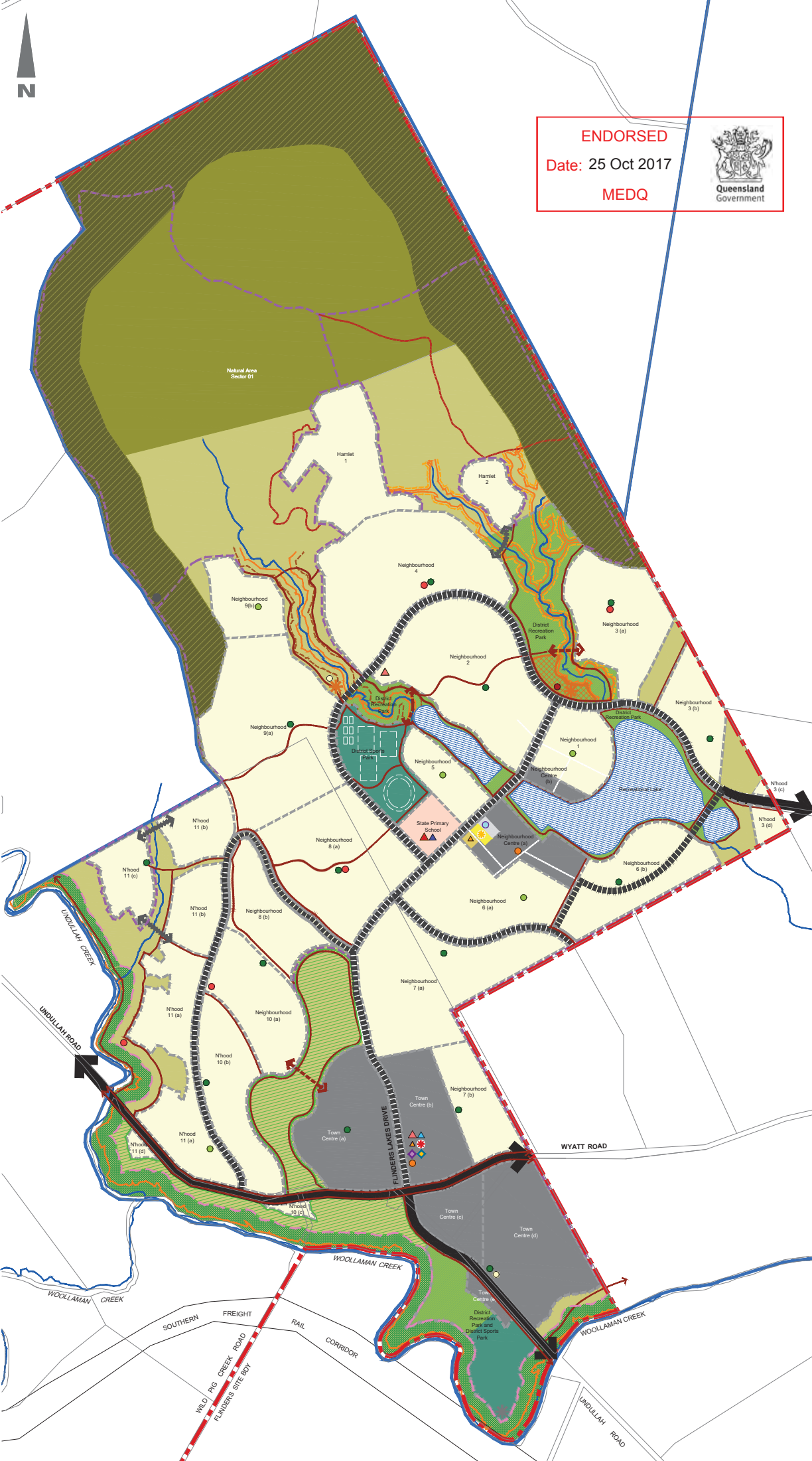
RobertsDay
planning.design.place





ATTACHMENT 15

‘Overarching Development Approval’ –
DEV2017/844 - Precinct One – Land Use and
Development Code –
Flinders Lakes Stamped Approved Plans



ENDORSED
Date: 25 Oct 2017
MEDQ



- LEGEND**
- Flinders Site Boundary
 - Priority Development Area (PDA) Boundary
 - Neighbourhood / Hamlet Boundary
 - Town Centre - minimum net residential density - 25 dwellings/ hectare
 - Neighbourhood Centre - minimum net residential density - 20 dwellings/ hectare
 - Urban Living - minimum net residential density - 15 dwellings/ hectare (unless it can be demonstrated this density cannot be achieved due to site constraints)

- Community Facilities + Uses**
- State Primary School
 - Potential Private Primary School
 - Kindergarten
 - Potential Private Kindergarten
 - Childcare
 - Neighbourhood Meeting Room/ House
 - Community Facility + Place of Assembly inc. Library
 - District Community Centre Hub including Branch Library + Local Youth Centre
 - Multi - Purpose Community Use Area
 - Art Gallery
 - Community Health Hub
 - Potential District Community Garden
 - Potential Neighbourhood Community Garden
 - Potential Urban Community Garden

- Natural Area**
- Environmental Protection Zone
 - Natural Area (including waterways + stream protection zones)
 - Recreational Lake (Indicative)
 - Waterways - indicative centreline
 - Woollaman Creek Biodiversity Corridor (50m setback from high bank)
- Waterways - Offset lines from High Bank**
- Approx. High Bank
 - 10m Offset from High Bank
 - 25m Offset from High Bank
 - 50m Offset from High Bank

- Open Space, Sport + Recreation**
- Major Linear Park
 - Local Recreation Park
 - Neighbourhood Recreation Park
 - District Recreation Park
 - District Sports Park
 - Outdoor Recreational (Golf Course) (subject to further approval)
 - Swimming Pool
 - Civic Park

- Movement Network**
- Urban Arterial *
 - Trunk Connector *
 - Shared Paths
 - Potential Shared Path Links (Subject to investigation)
 - Potential Low Impact Walking Trails
 - Indicative Road Links

* Refer Movement Network Plan

Bushfire Protection

- Fire Trails

Infrastructure

- Reservoir(s)
- Public Utilities Location (subject to future designation/agreement)

Q	Remove Movement Network outside of site	14/07/17	YD
P	Show 50m Offset to Woollaman & Undullah Creeks	29/06/17	AB
Q	Include Second Potential Private School	29/06/17	AB
N	Adjust Primary School	13/06/17	AB
M	Add Major road types to legend	14/07/17	YD
L	For Issue	29/06/17	YD
K	Response to revised engineering lake extents	29/06/17	DSC
J	Review for Review	29/06/17	AB
ROI	revision		

Title **FLINDERS - PRECINCT 01 CONTEXT PLAN**

Prepared for **PACIFIQ**

Prepared by **robertsday**
www.robertsday.com.au

date 14.07.17
size A1
drawing no. RD1002
revision Q
drawn DSC
approved CC
notes See notations above.



scale
0 75 150 225 300 375m 1:7500 @ A1
0 150 300 450 600 1125m 1:15,000 @ A3



ATTACHMENT 16

‘Overarching Development Approval’ –
DEV2017/844 - Precinct One – Land Use and
Development Code – Decision notice



Our ref: DEV2017/844/17

28 May 2025

Pacific International Development Corporation Pty Ltd
C/- Urban Planning Services Pty Ltd
Att: Mr Alex Glassington
PO Box 2091
SURFERS PARADISE QLD 4217

Email admin@urbanps.com.au

Dear Mr Glassington

Section 99 Approval - Application to Change PDA Development Approval

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) with Context Plan at Dairy, Undullah and Wyatt Roads, Undullah described as Lot 3 on S311896, Lot 200 on SP133189 and Lot 1 on RP97710

On 28 May 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Dairy, Undullah and Wyatt Roads, Undullah	
Lot on plan description	Lot number	Plan description
	3	S311896
	200	SP133189
	1	RP97710
PDA development application details		
DEV reference number	DEV2017/844/17	
'Properly made' date	27 May 2025	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Whole of Site (Commercial; Industrial; Residential; Retail; Rural; Service, Community and Other; Sport, Recreation and Entertainment) with a Context Plan	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Changing condition 6 of the approval	
Original Decision date	25 October 2017	
1 st Change to approval date	28 May 2025	
Currency period	40 years from the original date of the decision	
Assessment Team		
Assessment Manager (Lead)	Nicole Tobias, Senior Planner	
Manager	Leila Torrens, Manager	
Engineer	N.A	
Delegate	Brandon Bouda, A/Director	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Plans and documents previously approved on 25 October 2017		Number	Date
1.	Flinders Precinct 1 Land Use Plan	Version 10.5 Dwg No 23301-ALL-P137 Sheets 1 of 2	06 April 2017
2.	Precinct One Land Use and Development Code Flinders	PID FL1, Revision B	25 September 2017
3.	Flinders Precinct 1: Flood Impact Assessment	R.B21415.002.04.FIA, Revision 4	21 April 2017
4.	Flinders Precinct 1: Stormwater Quality Management Plan	R.B21415.005.03.SMP, Revision 3	21 April 2017
5.	Flinders Precinct 1: Concept Lake Management Plan	R.B21415.001.04. Flinders Lake Concept Management Plan, Revision 4	24 April 2017
6.	Response to EDQ – Water Quality,	R.B21415.010.04.EDQ_Response_LakeWQ, Revision 4,	9 August 2017
7.	Site Based Management Plan for Dispersive Soil	10922 SBMP RKB1F	August 2012
8.	Flinders Estate – Lake Development Dispersive Soil Management Plan Addendum for Lake Development (Planning)	Version 8	24 July 2017
9.	Flinders Development – Flinders Lakes Embankment Engineering Input	116087.01L03-b	26 April 2017
10.	Broad Geotechnical Assessment	GE12/005	February 2012
11.	Significant Biodiversity Assessment Report	8020, Issue EDQ Submission 1	26 April 2017
12.	Undullah – Woollaman Creek Corridor Connectivity Analysis	8020, Issue Final	26 July 2017
13.	Flinders (Precinct 1) Waterway Corridor Restoration Strategy	23301-WCRS-REV 3	April 2017
14.	Unexploded Ordnance (UXO) Management Plan, prepared by BOZ Technical Services Pty Ltd	Rev 01 – First Issue	29 November 2011
15.	Bushfire Management Strategies on Precinct 1 – Flinders	11-044 BMS Report	February 2012

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number	Date
Endorsed Context Plan		
1. Context Plan	RD1002, Revision Q	14/07/17

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) "Approved Uses" can occur without a further approval for a Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with Practice Note 10) as part of an approval for Reconfiguration of a Lot. "Approved Uses" are detailed in the Precinct One Land use and Development Code, Flinders, Version 10.5, Dwg No. 23301-ALL-P137, Sheets 1 of 2, dated 06 April 2017.
- (c) Further approvals may be obtained in accordance with the development scheme.

Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with a Plan of Development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building footprint;
 - (vii) site access arrangements;
 - (viii) on-site parking and servicing arrangements; and
 - (ix) how the development will progress or generally achieve the provisions of the development scheme.

If the application for a PDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must be generally in accordance with the endorsed context plan for the area and any requirements of this approval.

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

EDQ means Economic Development Queensland

ICOP means Infrastructure Charges Offset Plan, Greater Flagstone Priority Development Area, dated July 2013

IFF means Infrastructure Funding Framework, dated July 2017.

IFFCOA means Infrastructure Funding Framework, Crediting and Offsets Arrangements, dated July 2013

MEDQ means The Minister of Economic Development Queensland.

PDA means Priority Development Area.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ Development Assessment a duly completed Compliance Assessment form².
 - iii) submit to EDQ Development Assessment the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ Development Assessment for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

2. if not satisfied, notifies the applicant accordingly.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ Development Assessment: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carrying out the Development Carry out and complete the development generally in accordance with: (a) the Flinders Precinct 1 Land Use Plan, Version 10.5, Dwg No. 23301-ALL-P137, Sheets 1 of 2, dated 06 April 2017, (b) the conditions contained in this Approval (c) all PDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies (f) the endorsed context plan relating to that part of the site the subject of this application (g) all approved plan of developments and (h) all endorsed detailed design documentation.	At all times
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies, with the exception of the Lake Infrastructure Master Plan, required by conditions of this Approval have been endorsed by EDQ (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguration of a Lot. (iii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the EDQ. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by EDQ; and	(a) Prior to the commencement of use on that part of the site. (b) Prior to commencement of the Interim use and then on-going.

PDA Development Conditions		
No.	Condition	Timing
	(ii) must cease immediately upon approval of the 1st relevant RoL with or without a PoD relating to that part of the site. Advisory note: <i>An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application or where shown on an approved Plan of Development.</i>	
3.	Infrastructure master plans (a) A PDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long-term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) address the requirements and standards (including any areas of non-compliance) outlined in the: a. development scheme in force at the date of this Approval b. applicable PDA guideline(s) in effect at the date of this Approval (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify, where relevant, the internal and external infrastructure required for the ultimate development of the site (vii) identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable PDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	Prior to the approval of the 1st subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
4.	Overarching site strategies (a) A PDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the PDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable PDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	Prior to the approval of the 1st subsequent application for the site
5.	Detailed design documentation (a) Where a condition of this approval requires endorsement of detailed design documentation for any use listed in Table 1B of Section 1.0, Precinct One, Land Use and Development Code, Flinders, Document No. PID FL1, Revision B, dated 25 September 2017, submit to EDQ for compliance assessment detailed design documentation detailing the following, (where applicable to the proposed development): (i) site location (ii) lot size and configuration (iii) building height (iv) plot ratio, gross floor area, gross leasable area and site cover (v) number of dwelling units and bedrooms; (vi) building design including elevations and materials (vii) demonstrate active frontages. (viii) interface with adjoining residential uses (ix) open space provision, including on-site landscape treatments (x) site access arrangements (xi) traffic engineering report addressing on-site parking and servicing arrangements (xii) engineering services report	Prior to commencing the relevant development

PDA Development Conditions		
No.	Condition	Timing
	(xiii) site based stormwater management plan. (b) If the development shown in the detailed design documentation is inconsistent with the development parameters shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(c) so far as they are relevant. (c) The detailed design documentation will be assessed against: (i) the endorsed context plan for that part of the site (ii) the approved Plan of Development for that part of the site, (iii) the relevant provisions of the development scheme in force at the time of this Approval (iv) relevant PDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval.	
6.	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within twelve (12) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the uses identified in listed in Table 1B of Section 1.0, Precinct One, Land Use and Development Code, Flinders, Document No. PID FL1, Revision B, dated 25 September 2017 to commence on the site within twelve (12) years of this Approval.	As indicated
Infrastructure Charges		
7.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP including those components of State Infrastructure required in condition 13 (Table 1) of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the state charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
8.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the municipal charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

PDA Development Conditions		
No.	Condition	Timing
	(b) The Municipal infrastructure is that set out in the ICOP and may include components of the Municipal infrastructure required in conditions 12, 13 (Table 2), 15, 16, 17 and 20 of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	
9.	Sub-regional infrastructure and value capture charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional infrastructure charge and the value capture charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. The value capture charge will only apply to land which is outside the urban footprint as defined in the South East Queensland Regional Plan 2009 – 2031. (b) The sub-regional infrastructure is that set out in the ICOP and may include components of the sub-regional infrastructure required in conditions, 15, 16 and 17 of this Approval. (c) Infrastructure works carried out under item (b) may be offset against the charges in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
10.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 24, 25 and 27 of this Approval. (c) Implementation works carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
11.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to the MEDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: Catalyst infrastructure is being provided for the benefit of the PDA and to facilitate the efficient delivery of serviced land. This	As required by the ICOP and IFF

PDA Development Conditions								
No.	Condition	Timing						
	<i>infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan.</i> <i>The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>							
12.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus or agreed alternative) service in accordance with an endorsed strategy. (b) Submit to EDQ Development Assessment for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services or agreed alternative including peak times and other times for weekdays and times for services on weekends and public holidays and (iii) cost to deliver the bus or agreed alternative services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.						
Infrastructure Master Plans								
13.	Community facilities (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State government facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>State primary school</td><td>1</td><td>6.5 ha</td></tr> </tbody> </table>	Facility or service	Number of facilities	Site/facility area	State primary school	1	6.5 ha	Prior to the approval of the 1 st subsequent application for the site
Facility or service	Number of facilities	Site/facility area						
State primary school	1	6.5 ha						

PDA Development Conditions								
No.	Condition	Timing						
	Table 2: Serviced land requirements for local government community facilities <table> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> <tr> <td>Local Community Facility</td><td>1</td><td>0.12ha</td></tr> </table> Advisory note: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.	Facility or service	Number of facilities	Site/facility area	Local Community Facility	1	0.12ha	
Facility or service	Number of facilities	Site/facility area						
Local Community Facility	1	0.12ha						
14.	Energy and Communication service infrastructure (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	Prior to the approval of the 1 st subsequent application for the site						
15.	Movement network (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for movement network (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan for the movement network must: (i) confirm the desired external road upgrade scenario to service the site (ii) include an indicative timetable for delivery of the major transport infrastructure items within and external to the site including the desired scenario that is proposed to be adopted.	Prior to the approval of the 1 st subsequent application for the site						
16.	Sewer (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan for the sewer infrastructure must:	Prior to the approval of the 1 st subsequent application for the site						

PDA Development Conditions		
No.	Condition	Timing
	(i) Be generally consistent with any strategy endorsed by the relevant service authority. (ii) Provide details, if required, for any proposed interim temporary wastewater treatment discharge/treatment measures in the absence of a connection being available to the regional Cedar Grove Facility. (iii) Provide details for either: • the effluent discharge strategy outside the Flagstone PDA area; or • the effluent discharge strategy within the Flagstone PDA. The effluent quality must be processed to an A+ standard in accordance with the <i>2005 EPA Queensland Water Recycling Guidelines</i>. • Address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM	
17.	Water supply (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) include an external water reticulation strategy endorsed by the relevant service authority. (ii) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to the approval of the 1 st subsequent application for the site
18.	Stormwater (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) reference a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. Consideration must be given to the Flood Hazard Overlay Code of the Logan Planning Scheme 2015 or a subsequent version. (ii) reference a Stormwater Management Report detailing measures to be implemented provide appropriate management of water quality and water quantity in accordance with the requirements of PDA Guideline No 13 - Engineering Standards. (iii) be generally consistent with the following support documents: a. Flinders Precinct 1: Flood Impact Assessment, document no. R.B21415.002.04.FIA, Revision 4, dated 21 April 2017, prepared by BMT WBM	Prior to the approval of the 1 st subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	b. Flinders Precinct 1: Stormwater Quality Management Plan, document no. R.B21415.005.03.SMP, Revision 3, dated 21 April 2017, prepared by BMT WBM c. Flinders Precinct 1: Concept Lake Management Plan, Document No. R.B21415.001.04.FlindersLakeConceptManagmentPlan, Revision 4, dated 24 April 2017, prepared by BMT WBM d. Flinders Development – Lake Embankment Engineering Input, document no. 116087-01L03-b, dated 26 April 2017, prepared by ATC Williams; (iv) address how creek stability is to be achieved generally in accordance with the Flinders (Precinct 1) Waterway Corridor Restorations Strategy' report, document no. 23301-WCRS-REV 3, dated April 2017, prepared by Mortons-Urban Solutions. (v) provide an assessment of the inter-relationship between existing groundwater conditions and proposed development design and (vi) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	
19.	Earthworks strategy (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must: (i) address the results of the Broad Geotechnical Assessment Report for Precinct 1 – Flinders Development by Morrison Pty Ltd, Job No. GE12/005 issued February 2012. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils generally in accordance with the Site Based Management Plan for Dispersive Soils report, document no. 10922 SBMP RKB1F, dated August 2012 prepared by Gilbert and Sutherland dated August 2012 and Flinders Estate – Lake Development Dispersive Soils Management Plan: Addendum for Lake Development (Planning), version 8, dated 24 July 2017, prepared by Wholistic Environment. (iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	Prior to the approval of the 1 st subsequent application for the site
20.	Community greenspace (a) Submit to EDQ Development Assessment for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in condition 3 of this Approval, this infrastructure master plan must:	Prior to the approval of the 1 st subsequent application for the site

PDA Development Conditions

No.	Condition	Timing																													
	(i) reflect the land transfer rates set out in Table 1 and Table 2 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.8</td></tr><tr><td>Sports parks</td><td>1.8</td></tr><tr><td>Total parks</td><td>4.6</td></tr></table> In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, and in accordance with EDQ Guideline No. 12 – Park Planning & Design, unless a relevant infrastructure agreement/infrastructure master plan provides to the contrary. Table 2: Land and embellishments requirements for greenspace <table><tr><th>Park Type</th><th>Number of facilities –</th><th>Min. Area</th></tr><tr><td>Civic Park – District centre</td><td>1</td><td>0.4 ha</td></tr><tr><td>Civic Park- District plaza</td><td>1</td><td>n/a</td></tr><tr><td>District Recreation Park</td><td>2</td><td>5.0 ha</td></tr><tr><td>District Sports park</td><td>1</td><td>7.5 ha</td></tr><tr><td>Neighbourhood Recreation Park</td><td>10</td><td>0.5 ha</td></tr><tr><td>Undallah Creek / Woolaman Creek Buffer</td><td></td><td>Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies</td></tr></table> (ii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council and (iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	Park Type	Number of facilities –	Min. Area	Civic Park – District centre	1	0.4 ha	Civic Park- District plaza	1	n/a	District Recreation Park	2	5.0 ha	District Sports park	1	7.5 ha	Neighbourhood Recreation Park	10	0.5 ha	Undallah Creek / Woolaman Creek Buffer		Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies	
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)																														
Recreation parks	2.8																														
Sports parks	1.8																														
Total parks	4.6																														
Park Type	Number of facilities –	Min. Area																													
Civic Park – District centre	1	0.4 ha																													
Civic Park- District plaza	1	n/a																													
District Recreation Park	2	5.0 ha																													
District Sports park	1	7.5 ha																													
Neighbourhood Recreation Park	10	0.5 ha																													
Undallah Creek / Woolaman Creek Buffer		Min 50m from top of bank (other than adjacent to the Public Utility (STP) where a min 30 m buffer applies																													

PDA Development Conditions		
No.	Condition	Timing
21.	Lake (a) Submit to EDQ Development Assessment for compliance assessment an Infrastructure Master Plan for the lake which is generally consistent with the Flinders Precinct 1: Concept Lake Management Plan, document no. R.B21415.001.04FlindersLakeConceptManagementPlan, revision 4, dated 24 April 2017, prepared by BMT WBM and Response to EDQ – Water Quality, Document No. R.B21415.010.04.EDQ_Response_LakeWQ, Revision 4, dated 9 August 2017, prepared by BMT WBM. The Infrastructure Master Plan must: (i) Identify the intent of the lake (e.g. amenity, recreation) and water quality objectives that match the intent for the lake to meet secondary contact. (ii) Identify guiding principles for the design, construction, establishment and operation of the lake that will augment the realisation of the stated intent. (iii) Identify key risks associated with the lake and its operation, and outline associated performance criteria and strategies to demonstrate that risks will be appropriately managed and minimised. In particular, key performance criteria and conceptual design verification must be provided for issues related to lake water quality and sedimentation. (iv) Detail proposed means to consistently achieve acceptable water quality within the lake, particularly during periods of low rainfall. (v) Provide a concept water quality monitoring program, including (if appropriate) pre-development, construction and operational phase monitoring. (vi) Provide a concept lake maintenance and management plan, outlining the maintenance and operational requirements for lake infrastructure (where known), action plans in the event of non-conformities arising, and performance indicators. (vii) Provide an assessment of the anticipated maintenance costs for the lake (and any associated infrastructure) to be supported by long term lake water quality assessments and simulations, including average, typical wet and typical dry years. (viii) Provide a financial framework for the future maintenance and management of the lake which is to be to the satisfaction of the receiving entity. (ix) Details of the entity that shall manage and maintain the financial framework (initially and ultimately), and, for any body corporate entities proposed, details of how funding is to be achieved on an annual basis, particularly in the initial years of development when there may be insufficient funds to maintain the lake. (x) Provide the following details for the handover of the lake including, but not limited to: a. The entity to which the lake will be transferred. Evidence in writing shall be provided showing the proposed entity will accept the ownership of the lake, this could be in the	Prior to the approval of the 1st subsequent application that directly impacts the lake design or construction

PDA Development Conditions		
No.	Condition	Timing
	form of a written undertaken, a MOU or an Infrastructure Agreement. b. The performance criteria to be met prior to handover. c. The proposed period the lake will be owned and managed by the applicant d. The management structure to overview all the elements of the lake e. Details of annual average lake operating and maintenance costs, including pumping and treatment costs, post flood event clean-up and recovery costs, and extended drought conditions abnormal costs (e.g. additional top up water purchase). f. Details of lake siltation since construction based on bathymetric survey, and costs of desilting if required. (xi) Provide a water balance assessment of the lake, including an analysis of water level variation and residence time (and identification of any additional sources of water, if required). (xii) For any top-up water identified as being necessary according to the water balance assessment, identify potential sources of water, their likely quality and reliability, and any proposed treatment prior to top-up water entering the lake. (xiii) Detail flood levels applicable to the lake for a range of flood events by referencing a flood report which includes an appropriate flood model. The flooding report shall be generally consistent with the Flinders Precinct 1: Flood Impact Assessment, document no. R.B21415.002.04.FIA, revision 4, dated 21 April 2017, prepared by BMT WBM. (xiv) Detail measures proposed to maximise public safety and minimise risk in both normal and flood conditions (xv) Present the results of a Dam Failure Impact Assessment that has been undertaken in accordance with relevant Queensland and Australian guidelines and provide a description of the design of the dams to be constructed at the downstream end of each lake. (xvi) Reference a Stormwater Management Report detailing measures to be implemented to augment the protection of lake water quality by the treatment of runoff from developed areas entering the lake. The report shall be generally consistent with the Flinders Precinct 1: Stormwater Quality Management Plan, document no. R.B21415.005.03.SMP, revision 3, dated 21 April, prepared by BMT WBM. (xvii) Provide an assessment of the impacts on fisheries and aquatic values and any management strategies to manage fisheries and aquatic values. (xviii) Provide a water licence as required by the Water Act 2000 and any other approvals required under this Act. (xix) Details of spillway sizing design and dam failure impact assessment reports. Advice Note <i>The dam may be a referable dam pursuant to the Water Supply (Safety and Reliability) Act 2008 and subject to further approvals.</i>	

PDA Development Conditions		
No.	Condition	Timing
Overarching Site Strategies		
22.	Total water cycle management (TWCM) (a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (iii) be generally consistent with the following support documents; a. Flinders Precinct 1: Stormwater Quality Management Plan, document no. R.B21415.005.03.SMP, revision 3, dated 21 April 2017, prepared by BMT WBM. b. Flinders Precinct 1: Concept Lake Management Plan, document no. R.B21415.001.04FlindersLakeConceptManagementPlan, revision 4, dated 24 April 2017, prepared by BMT WBM. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented</i>	a) Prior to the approval of the 1st subsequent application for the site
23.	Natural environment (a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management) (ii) identify management strategies for threatened fauna species. (iii) identify management strategies for threatened flora species.	Prior to the approval of the 1st subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	(iv) Identify management strategies for managing fauna during construction and operational phases of the development. (v) Identify management strategies for managing fauna during construction and operational phase of the lake system. (vi) detail how and when koala habitat obligations for the Greater Flagstone PDA as detailed in EDQ Guideline no.17 Remnant Vegetation and koala habitat obligation in Greater Flagstone will be delivered. (vii) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (viii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (ix) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement, including fauna connectivity and movement structures through the site (x) Identify management plans and riparian edge rehabilitation strategies for relevant sections of the lake system (xi) Develop a down downstream monitoring program for riparian vegetation and permanent and ephemeral aquatic areas during the construction an operational phases of the lake system (xii) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (xiii) identify strategies to prevent land degradation (xiv) identify strategies to rehabilitate major drainage lines (xv) Develop parameters to be implemented identifying the appropriate use of land within the 50 to 100m setback to the top of high bank based on existing environmental conditions for the Woollaman - Undullah Creek corridor. (xvi) Such uses could include recreation, stormwater and other complimentary uses where environmental values are considered low based on detailed ecological assessment and ground truthing (xvii) identify strategies for bushfire management (xviii) identify strategies for pest and weed management, and (xix) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ Development Assessment) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	

PDA Development Conditions		
No.	Condition	Timing
24.	Ecological sustainability and innovation a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for ecological sustainability and innovation. b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or otherwise agreed with EDQ Development Assessment) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to the approval of the 1st subsequent application for the site
25.	Community development (a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources	Prior to the approval of the 1st subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	(iv) an explanation and rationale for any implementation charge offsets proposed and (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (f) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ Development Assessment) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
26.	Housing diversity and affordability (a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ Development Assessment) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in EDQ Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	Prior to the approval of the 1st subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
27.	Employment and economic development a) Submit to EDQ Development Assessment for compliance assessment an overarching site strategy for employment and economic development. b) In addition to the requirements set out in condition 4 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities and (v) outline an explanation and rationale for any implementation charge offsets proposed. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to the approval of the 1st subsequent application for the site
Environment		
28.	UXO Management of UXO on the site is to be undertaken generally in accordance with the Unexploded Ordinance Management Plan prepared by Boz Technical Services, document no. Rev 01 – First Issue, dated 29 November 2011. In accordance with that report, the following areas are to be subject to focused UXO search – • NH3a and b., H1, H2, NH4, NH5, NH8a and b., NH9a and b (as shown on Precinct 1 Land Use Plan, sheet 1 of 2, drawing No. 23301-ALL-P137, version 10.5 dated 6th April 2017). Further reporting submitted for these areas is to include certification that an area has a very low likelihood of UXO or provide evidence to the contrary. Findings are to be reported through a revised risk assessment and Management Report containing further recommendations.	Prior to the approval of the 1st subsequent application for each respective stage identified within this condition

PDA Development Conditions		
No.	Condition	Timing
29.	Bushfire A detailed Bushfire Management Plan is to be developed for each stage of the development generally as outlined within the report - Bushfire Management Strategies on Precinct 1 – Flinders, document no. 11-044 BMS Report, prepared by L Hawkes dated February 2012	Prior to the approval of the 1 st subsequent application for the site

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****



UPS

URBAN PLANNING SERVICES PTY LTD

www.urbanps.com.au