

Criteria	Complies	Comment
Neighbourhood		
are compact and walkable. Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre	✓	The proposed residential subdivision seeks to establish compact and walkable neighbourhoods. A Neighbourhood Park and Local Linear Park are both proposed, in accordance with the requirements under the relevant Context Plan. As demonstrated on the Plan of Development submitted to EDQ, all proposed allotments will be within a 400m radius of a park or open space.
have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements	✓	The proposed development provides a permeable and legible street pattern. The proposal involves modified grid pattern that provides multiple future access points to future stages within the site and to adjoining land. This will provide for a permeable street network, which will assist in promoting walking and cycling movements in the immediate and surrounding areas.
contain a variety of dwelling types including affordable and accessible housing	✓	The proposed residential subdivision seeks to deliver a variety of lots sizes, to cater for a variety of dwelling types, including allotments for detached dwellings, dual occupancies and attached terrace dwellings. As such, the development does not preclude the provision of affordable and accessible housing.
are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as ridges and waterways, or man made features such as buildings and public parks to provide local identity and character	✓	The proposed residential subdivision is designed to respond to the local site characteristics and natural features. This will assist in delivering an efficient and functional residential estate with a strong local identity and character.
have a centrally located focal point which must comprise of at least a local recreation park but which can also include a public transport stop, community facility, local shop or similar	✓	The proposed residential subdivision has a future focal point being the proposed Neighbourhood Park and adjoining Open Space allotment. As demonstrated on the Reconfiguration Master Plan submitted to EDQ, the proposed allotments will be within a 400m radius of a park or open space.
are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres	✓	The proposed development is located in close proximity to future major roads which will provide access to public transport in the future. The proposal will deliver neighbourhoods that are in close proximity and deliver accessible links to existing public transport, parks, schools and other community facilities and neighbourhood centres in the Greater Flagstone area. The layout provides for a future bus route (Wyatt Road realignment).
provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas	✓	The proposed development provides a suitable layout that promotes CPTED principles, including passive surveillance of public spaces and streetscapes; and minimises traffic impacts through the provision of a legible street network.
locate higher density residential close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres	✓	The proposed development provides a residential subdivision with a density consistent with the intent of the Context Plan for the area.
are designed to promote optimum solar access and use of prevailing breezes	✓	The proposed development layout has maximised the number of lots with a north-south and east west orientation, which is conducive in promoting optimum solar access and access to prevailing breezes.
Neighbourhoods are designed to achieve the minimum residential densities in Table 1.	✓	The proposed residential subdivision proposes a density of 18.4 lots/ha which complies with the minimum density required by Table 1.
Housing and community		
housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs	✓	The proposed residential subdivision proposes a variety of lot sizes and densities consistent with the prevailing Context Plans. The delivery of this mixed lots sizes will facilitate variety of house types to accommodate a range of lifestyles, incomes and life cycle needs.
residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment	✓	The proposed residential subdivision will deliver a modern residential estate, to complement the already proposed / approved residential estates in the surrounding area. The proposed subdivision will provide the desired neighbourhood streetscapes, and therefore contributes to an attractive and safe environment.
dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs	✓	The proposal is for a residential subdivision, which seeks to provide mix of lot sizes that are capable of accommodating a mix of dwelling types with adequate levels of amenity and privacy, outdoor areas and car parking provisions to cater for a variety of households needs.

energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.	✓	The proposal is for a residential subdivision, which provides residential lots orientated in a north south and east west alignment. The proposal will facilitate appropriate solar access, natural lighting and passive cooling techniques.
Movement Network		
connected communities with efficient and affordable access	✓	The proposed residential subdivision incorporates a logical modified grid that is consider appropriate in connecting communities with efficient and affordable access.
an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips	✓	The proposed residential subdivision provides an efficient and functional integrated transport network that will facilitate public and active transport modes particularly for local trips.
a major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network, and accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport	✓	The proposed development will have suitable road access to Wyatt Road and the surrounding road network as it is developed further. These proposed accesses provide sufficient connection to the surrounding Flagstone area, seamlessly integrating into the existing neighbourhood layout.
a road network that has a functional hierarchy, facilitates longer travel movements, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas	✓	The proposed residential subdivision has been designed to provide an efficient and functional road hierarchy, which provides through transport corridors, suitable accesses to adjoining land and avoids adverse traffic impacts on residential areas.
the provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service), and provides effective links to centres, rail stations and key external destinations	✓	The proposed residential subdivision provides for the desired neighbourhood residential design pattern and movement networks, including access to public transport services.
a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods. The active transport network provides safe and direct links to key destinations including centres, railway stations, parks and schools	✓	The proposed residential subdivision will establish new roads that are consistent with the desired neighbourhood residential design pattern and movement networks, including active transport infrastructure.
the preservation and protection of key thoroughfares and indicative transport alignments.	✓	The proposed residential subdivision provides for the preservation and protection of the key thoroughfares and indicative transport alignments, with a central spine road through the site (Wyatt Road realignment).
Community Greenspace Network		
retaining where possible locally significant wetlands, remnant endangered vegetation where proven by groundtruthing to be viable and essential habitat for fauna	✓	The proposed layout ensures that there is no adverse impact into the mapped Queensland Waterway and that there is a buffer to the creek centreline. Furthermore, habitat areas are to be retained and enhanced within this Local Linear Park and Environmental Park allotments.
protecting important landscape and visual quality values including scenic amenity areas	✓	The proposal ensures that areas of important landscape and visual quality values are preserved as part of the development outcome.
enhancing wetland communities as part of stormwater management	✓	The proposed layout ensures that the creek centreline and the associated flora and fauna are retained within the Local Linear Park and Environmental Park areas within the proposal.
providing ecological corridors and linkages, including to areas outside the neighbourhood or community.	✓	The proposed layout ensures that the significant ecological corridor / linkage through the site is retained within the Local Linear Park and Environmental Park allotments within the proposal.
Development delivers parks that:		
- contribute to a the achievement of an integrated high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors - are accessible for users - provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions - incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding - retain as much existing significant vegetation as possible whilst also meeting active recreation and sporting needs - are shaped and embellished to suit their anticipated use - support the community's recreational needs and provide opportunities for community and special events.	✓	The proposed development only seeks to establish residential lots. A Neighbourhood, Local Linear and Environmental Park are proposed on the site which will be embellished and planted in accordance with the relevant standards.
Natural and Cultural Values		
Development delivers:		

▪ protection of significant environmental and ecological values	✓	The proposal is compliant, with the Queensland Waterway Creek corridor protected and dedicated.
▪ protection of Remnant Endangered vegetation where proven by ground truthing to be viable	✓	The proposal is compliant.
▪ minimal emissions to land, water and atmosphere	✓	The proposal is compliant.
▪ protection of culturally significant places and items	✓	The site has been previously cleared and used for rural residential purposes, with an Environmental Park retained and dedicated.
▪ efficient use of land and resources.	✓	The proposal is compliant.
The design, siting and layout of development:		
• preserves and enhances important local, natural, environmental values, and respects local landforms	✓	The proposal is compliant.
▪ avoids, minimises and/or offsets development impacts on areas of biodiversity value	✓	The proposal is compliant.
▪ maintains or improves ecological connectivity in the local urban context	✓	The proposal is compliant, with the dedication of the Flagstone Creek corridor as Open Space.
▪ incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement	✓	The development layout will incorporate landscaping within the streetscapes.
▪ respects cultural heritage values	✓	The site is unlikely to contain any values or items that are considered culturally significant, having been previously cleared in the past. Uncleared areas are being dedicated as Environmental Park.
▪ minimises adverse impacts on natural landforms and the visual amenity of the site	✓	The proposal will not result in any adverse impacts on the natural landforms or visual amenity of the site.
▪ maintains or improves the natural functions and environmental, social and economic values of the area's waterways, wetlands, riparian corridors and floodplains	✓	Please refer to the Site Based Stormwater Management Plan for further details. The Queensland Waterway Creek corridor is being retained and protected.
▪ maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA	✓	Please refer to the Site Based Stormwater Management Plan for further details.
▪ maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater and the riparian ecology of Bundamba and Deebling Creeks) and generally maintains the natural flow regime	✓	Please refer to the Site Based Stormwater Management Plan for further details.
▪ incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater	✓	Please refer to the Site Based Stormwater Management Plan for further details.
▪ applies best practice erosion and sediment control techniques giving particular regard to the local highly dispersive soils	✓	Please refer to the Site Based Stormwater Management Plan for further details.
▪ ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices	✓	Please refer to the Site Based Stormwater Management Plan for further details.
▪ manages air quality, noise and hazardous materials according to current standards	✓	The proposed subdivision is proposed to be undertaken in accordance with industry best practice standards in order to avoid adverse impacts on adjoining properties. It is anticipated that any conditions of approval shall reinforce these requirements. An Acoustic Report is provided.
▪ promotes innovative and efficient use of energy and water	N/A	The proposal is for a residential subdivision and the innovative use of energy and water use will be promoted through subsequent development approvals applicable to each lot.
• maximises recycling opportunities and reduces waste generation.	N/A	The proposal is for a residential subdivision, and recycling and waste generation opportunities will be undertaken in accordance with applicable local authority requirements.
Community Safety and Development Constraints		
Development ensures that people and property are safe from potential hazards including landslip, bushfire, flooding, saline and dispersive soils, predicted effects of climate change, mining subsidence and unexploded ordnance.	✓	Please refer to the enclosed Bushfire Management Plan prepared by Bushfire Risk Reducers for further details.
Development does not compromise the integrity or operation of defence facilities, the Swanbank power station or high voltage transmission lines/corridors.	N/A	The proposed residential subdivision will not adversely compromise the integrity or operation of nearby defense facilities, power station or high voltage electricity infrastructure.
Residences and other sensitive uses are protected from the impacts of noise and dust from regional transport corridors.	N/A	Residences and other sensitive uses are separated to avoid any adverse impacts of noise and dust from the nearby regional transport corridors.
To ensure protection from flooding and appropriate flood management:		

development achieves an acceptable level of flood immunity	✓	Please refer to the Site Based Stormwater Management Plan, prepared by Ensilon Consulting for further details.
development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.	✓	The proposed residential subdivision will incorporate a drainage reserve to accommodate the necessary stormwater infrastructure to service the development. The drainage reserve will accommodate a bio retention basin that will be suitably sized to ensure 'no net worsening' is experienced beyond the site's boundaries.
Service Infrastructure		
The UDA delivers efficient and effective use of infrastructure and services. Development ensures infrastructure and services are:		
provided in a timely, orderly, integrated and coordinated manner to support urban uses and works	✓	All necessary urban services are provided to each of the proposed development site (including each stage), in line with the relevant QUU and LCC requirements.
available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, electricity and telecommunications)	✓	All necessary urban services are provided to each of the proposed development site (including each stage), in line with the relevant QUU and LCC requirements.
designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities	✓	All necessary urban services are provided to each of the proposed development site (including each stage), in line with the relevant QUU and LCC requirements.
located and designed to maximise efficiency and ease of maintenance.	✓	All necessary urban services are provided to each of the proposed development site (including each stage), in line with the relevant QUU and LCC requirements.
Site area and landscaping:		
- sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping - landscaping is provided to enhance the visual amenity of the locality.	✓	The proposed residential subdivision provides the preferred lot sizes anticipated by the higher order Master Plan approval. Therefore, the proposed lot sizes are considered appropriate to accommodate future residential use requirements including the provision of landscaping.
Parking and end of trip facilities:		
Parking is provided in accordance with the pates and standards set out in the Ipswich Planning Scheme. The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including: availability of on-street car parking, public transport accessibility overall accessibility, including for residential development, whether the proposed development is located within or adjoining a neighbourhood centre potential for sharing car parking spaces by different uses and activities target markets for residential development.	✓	As the proposal is residential subdivision, no built form development is proposed. A parking analysis plan has been prepared for the proposal and is included as part of the submitted Traffic Impact Assessment prepared by Ensilon Consulting. The proposal meets the applicable on-street parking requirements.