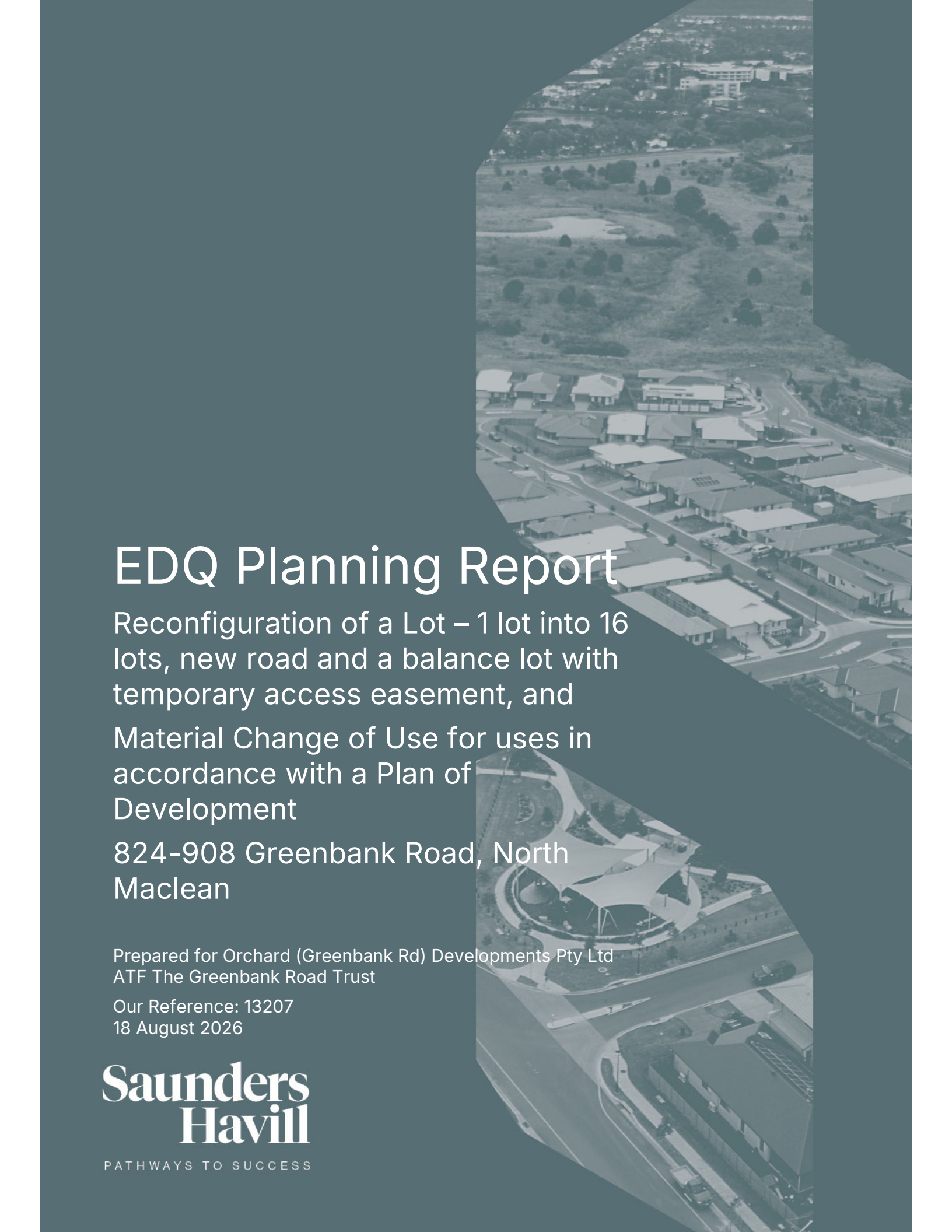


An aerial photograph of a residential development. In the foreground, there are several houses with light-colored roofs. A road curves through the middle ground. In the background, there is a large, open area with trees and a golf course. The image is partially obscured by a dark blue overlay on the left side.

# EDQ Planning Report

Reconfiguration of a Lot – 1 lot into 16 lots, new road and a balance lot with temporary access easement, and

Material Change of Use for uses in accordance with a Plan of Development

824-908 Greenbank Road, North Maclean

Prepared for Orchard (Greenbank Rd) Developments Pty Ltd  
ATF The Greenbank Road Trust

Our Reference: 13207  
18 August 2026

**Saunders  
Havill**

PATHWAYS TO SUCCESS

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## Document Issue

| Issue                     | Date     | Prepared By | Checked By |
|---------------------------|----------|-------------|------------|
| Draft (for QA)            | 18/08/26 | BB          | AM         |
| Draft (for client review) | 18/08/26 | BB          |            |
| Final (for lodgement)     | 18/08/26 | BB          |            |



# Executive Summary

This report is written on behalf of Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenbank Road Trust who seek to develop land situated at 824-908 Greenbank Road, North Maclean for the purposes of future industrial uses. In particular, the proposal will reconfigure 1 lot into 16 new industrial lots, new roads and a balance lot with a temporary access easement; and approve uses in accordance with a plan of development.

The application is for:

- PDA Development Permit for Reconfiguration of a Lot – 1 lot into 16 industrial lots, new road and balance lot with temporary access easement, and
- PDA Development Permit for a Material Change of Use for uses in accordance with a Plan of Development.

The uses proposed through the material change of use are:

- Bulk landscape supplies;
- Emergency services;
- Funeral parlour;
- Garden centre;
- Indoor sport and recreation;
- Low impact industry;
- Medium impact industry;
- Outdoor sales;
- Outdoor sport and recreation;
- Place of assembly;
- Research and technology facility;
- Service industry;
- Showroom;
- Telecommunications facility;
- Utility installation;
- Veterinary hospital; and
- Warehouse.

*Note: This application is for Stage 1, which will consist of 16 industrial lots and a balance lot. Development of the balance lot is not proposed at this time, pending resolution of environmental constraints and EPBC approvals. Notwithstanding this, any future development on the balance lot will likely be serviced by and connected to the infrastructure delivered in Stage 1. As such, whilst the technical assessments and reporting focuses on Stage 1, the infrastructure requirements have been based off an anticipated ultimate development for the site for approximately 29 industrial lots in total.*



The site is located within the Greater Flagstone Priority Development Area and is located within the Industrial Zone under the Greater Flagstone Priority Development Area Development Scheme.

The proposed industrial subdivision and accompanying Plan of Development support the intent of the Industry and Business Zone outcomes. The proposed development provides for a wide range of compatible industrial uses including low and medium impact industry, research and technological industries, service industry activities and other industries and uses that are compatible with and can be supported in the industry and business zone.

The proposed development is assessable development and is not expected to be subject to public notification.

This application is supported by a number of technical reports/plans, including:

- Property searches – RP, Titles and CLR/EMR;
- Owners' consent;
- A Subdivision Proposal Plan, prepared by Saunders Havill;
- Plan of Development, prepared by Saunders Havill;
- Engineering Services Report, prepared by Arcadis;
- Site Based Stormwater Management Plan, prepared by Arcadis;
- Traffic Impact Assessment, prepared by Bitzios;
- Ecological Report, prepared by 28 South; and
- Bushfire Management Plan, prepared by Bushfire Risk Reducers.

Having regard to the subject site and surrounds, the proposed development and the relevant planning framework, the following key considerations have been identified:

- Landscape buffer along Greenbank Road as outlined in the endorsed North Maclean context plan;
- Access to, and construction of Willowbrook Road;
- Industrial access street to Council's standards;
- Stormwater quantity and quality;
- Bushfire impacts; and
- Ecological outcomes.

This Town Planning Report, and supporting documents, have assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. We believe the development is consistent with the Development Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.



# Project Summary

## Applicant Details

|                  |                                                                                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b> | Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenbank Road Trust<br>c/- Saunders Havill<br>9 Thompson Street<br>Bowen Hills QLD 4006 |
| <b>Contact</b>   | Brandon Bouda<br>Principal, Town Planning<br>(07) 3251 9484<br>brandonbouda@saundershavill.com                                               |

## Property Summary

|                                                                     |                                           |
|---------------------------------------------------------------------|-------------------------------------------|
| <b>Site Address</b>                                                 | 824-908 Greenbank Road, North Maclean     |
| <b>Real Property Description</b>                                    | Lot 1 on RP121663                         |
| <b>Site Area and Frontage</b>                                       | 14.245ha                                  |
| <b>Easements / Encumbrances</b>                                     | Nil                                       |
| <b>Contaminated Land Search / Environmental Management Register</b> | The site is not listed on the EMR/CLR     |
| <b>Land Owners</b>                                                  | Hsin Ten International Enterprise Pty Ltd |
| <b>Local Government</b>                                             | Logan City Council ('Council')            |

## Planning Framework Summary

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Scheme</b>                              | Greater Flagstone Priority Development Area Development Scheme ('Development Scheme')                                                                                                                                                                                                                                                                                                                                           |
| <b>Zone</b>                                         | Industry and Business Zone                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Overlays</b>                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Relevant Preliminary Approval &amp; Precinct</b> | DEV2019/961 – Endorsed North Maclean Context Plan                                                                                                                                                                                                                                                                                                                                                                               |
| <b>State Planning Policy Mapping</b>                | <b>BIODIVERSITY</b> <ul style="list-style-type: none"> <li>▪ MSES - Wildlife habitat (endangered or vulnerable)</li> <li>▪ MSES - Wildlife habitat (special least concern animal)</li> <li>▪ MSES - Wildlife habitat (koala habitat areas - core)</li> <li>▪ MSES - Regulated vegetation (category B)</li> <li>▪ MSES - Regulated vegetation (category C)</li> <li>▪ MSES - Regulated vegetation (essential habitat)</li> </ul> |



|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <ul style="list-style-type: none"> <li>- MSES - Regulated vegetation (wetland)</li> </ul> <p><b>AGRICULTURE</b></p> <ul style="list-style-type: none"> <li>Important agricultural areas</li> <li>Agricultural land classification - class A and B</li> </ul> <p><b>DEVELOPMENT AND CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>Priority development area</li> </ul> <p><b>NATURAL HAZARDS RISK AND RESILIENCE</b></p> <ul style="list-style-type: none"> <li>Flood hazard area - local government flood mapping area</li> <li>Bushfire prone area</li> </ul> |
| <b>Development Assessment Mapping</b> | <ul style="list-style-type: none"> <li>SEQ major enterprise and industrial area (MEIA)</li> <li>SEQ Regional Plan land use categories</li> <li>Water resource planning area boundaries</li> <li>Regulated vegetation management map (Category A and B extract)</li> <li>Core koala habitat area</li> </ul>                                                                                                                                                                                                                                                                   |
| <b>Regional Plan</b>                  | SEQ Regional Plan 2023 (ShapingSEQ)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## Application Summary

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal overview</b>       | 1 lot in 16 industrial lots, new roads, balance lot with temporary access easement and a material change of use for uses in accordance with a Plan of Development                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Type of Approval Sought</b> | <p>PDA Development Permit for Reconfiguration of a Lot – 1 lot into 16 industrial lots, new road and balance lot with temporary access easement.</p> <p>PDA Development Permit for a Material Change of Use for uses in accordance with a Plan of Development.</p>                                                                                                                                                                                                                                                                                                |
| <b>Defined land use</b>        | <p>The uses sought under the Material Change of Use for uses in accordance with a Plan of Development are:</p> <ul style="list-style-type: none"> <li>Bulk landscape supplies;</li> <li>Emergency services;</li> <li>Funeral parlour;</li> <li>Garden centre;</li> <li>Indoor sport and recreation;</li> <li>Low impact industry;</li> <li>Medium impact industry;</li> <li>Outdoor sales;</li> <li>Outdoor sport and recreation;</li> <li>Place of assembly;</li> <li>Research and technology facility;</li> <li>Service industry;</li> <li>Showroom;</li> </ul> |



- Telecommunications facility;
- Utility installation;
- Veterinary hospital; and
- Warehouse.

|                               |                                                             |
|-------------------------------|-------------------------------------------------------------|
| <b>Assessment Manager</b>     | Economic Development Queensland                             |
| <b>Category of Assessment</b> | Assessable Development: Column 3A – Permissible Development |
| <b>Referral Details</b>       | N/A                                                         |
| <b>Public Notification</b>    | Not expected                                                |

## Supporting Documentation

|                    | <b>Report / Plan</b>                  | <b>Consultant</b>                  |
|--------------------|---------------------------------------|------------------------------------|
| <b>Appendix A.</b> | Property Searches                     | Compiled by Saunders Havill        |
| <b>Appendix B.</b> | Owners Consent                        | Compiled by Saunders Havill        |
| <b>Appendix C.</b> | Subdivision Plan                      | Prepared by Saunders Havill        |
| <b>Appendix D.</b> | Plan of Development                   | Prepared by Saunders Havill        |
| <b>Appendix E.</b> | Engineering Services Report           | Prepared by Arcadis                |
| <b>Appendix F.</b> | Traffic Impact Assessment             | Prepared by Bitzios                |
| <b>Appendix G.</b> | Site Based Stormwater Management Plan | Prepared by Arcadis                |
| <b>Appendix H.</b> | Ecological Assessment Report          | Prepared by 28 South               |
| <b>Appendix I.</b> | Bushfire Management Plan              | Prepared by Bushfire Risk Reducers |
| <b>Appendix J.</b> | Pre-lodgment Minutes                  | Prepared by EDQ                    |



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# 1. Introduction

Saunders Havill has been engaged by Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenbank Road Trust (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- PDA Development Permit for Reconfiguration of a Lot – 1 lot into 16 industrial lots, new road and balance lot with temporary access easement, and
- PDA Development Permit for a Material Change of Use for uses in accordance with a Plan of Development.

The application is made over land located at 824-908 Greenbank Road, North Maclean (the 'subject site') formally described as Lot 1 on RP121663.

The application proposed consists of 16 industrial lots, new roads and a balance lot. Development of the balance lot is not proposed at this time, pending resolution of environmental constraints and EPBC approvals. Notwithstanding this, any future development on the balance lot will likely be serviced by and connected to the infrastructure delivered in Stage 1. As such, whilst the technical assessments and reporting focuses on Stage 1 the infrastructure requirements have been based off an anticipated ultimate yield for the site, circa 29 industrial lots in total.

This Town Planning Report assesses the proposal against the relevant provisions of the Greater Flagstone Priority Development Area Development Scheme (the Development Scheme), the *Economic Development Act 2012* and other relevant legislation.

This report is accompanied by the following specialist reports/plans:

- Subdivision Plan prepared by Saunders Havill (Appendix C)
- Plan of Development prepared by Saunders Havill (Appendix D)
- Engineering Services Report prepared by Arcadis (Appendix E)
- Traffic Impact Assessment prepared by Bitzios (Appendix F)
- Site Based Stormwater Management Plan prepared by Arcadis (Appendix G)
- Significant Biodiversity Assessment Report prepared by 28 South (Appendix H)
- Bushfire Management Plan prepared by Bushfire Risk Reducers (Appendix I)



## 2. Site Overview

## 2.1. Site Location

The subject site is located at 824-908 Greenbank Road, North Maclean. The site is more properly described as Lot 1 on RP121663. The site has a total area of 14.245ha and has a frontage of ~750m to Greenbank Road and ~620m to Willowbrook Road.

The following aerial photo extract shows the location of the subject site:



Figure 1: Site location plan (Source: QLD Globe)

Property searches, including a Smart Map and Current Titles Search are included within **Error!**  
**Reference source not found..**

## 2.2. Ownership and Encumbrances

The subject site is held in Fee Simple by Hsin Ten International Enterprise Pty Ltd.

The site does not contain any easements or encumbrances.



A copy of the Current Titles Search, Smart Map and relevant Contaminated Land Register and Environmental Management Register documents are provided in **Error! Reference source not found..**

## 2.3. General site observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

| Characteristic                           | Observation                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing land uses and improvements      | The site is improved by an existing dwelling and associated outbuildings (sheds).                                                                                                                                                                                                                                                                                                   |
| Adjoining land uses and character        | To the east - 41-53 Scotts Lane includes a domestic dwelling and a warehouse building (Council approval: MCUI/95/1996).<br>To the north – 820 Greenbank Road is transitioning to industrial purposes (EDQ Approval: DEV2025/1661). There is also an active application for an industrial subdivision at 782-804 Greenbank Road, North Maclean (EDQ Application: DEV-2026-FLA-5008). |
| Surrounding land uses and character      | Predominantly rural and rural-residential properties.                                                                                                                                                                                                                                                                                                                               |
| Topography, drainage and retaining walls | The site falls from a high point of approximately 37 metres AHD at its north-western corner to approximately 28 metres AHD in the vicinity of an existing dam near the eastern boundary                                                                                                                                                                                             |
| Vegetation – site and verge              | The vegetation within Stage 1 comprises open, weed-dominated pasture, with exotic ground cover of 80–85% and only sparse native ground species.                                                                                                                                                                                                                                     |
| Servicing                                | New water and sewer connections are being constructed under EDQ approval DEV2025/1661. These are proposed to be extended to connect to this proposed development. Internal water and sewer reticulation will be constructed as part of this development.                                                                                                                            |
| Access                                   | Existing access to the current dwelling is from Greenbank Road.<br>Proposed access for the development is from Willowbrook Road.                                                                                                                                                                                                                                                    |

## 2.4. Utilities

The following plan extract shows the location of existing mains infrastructure in the vicinity of the subject site:



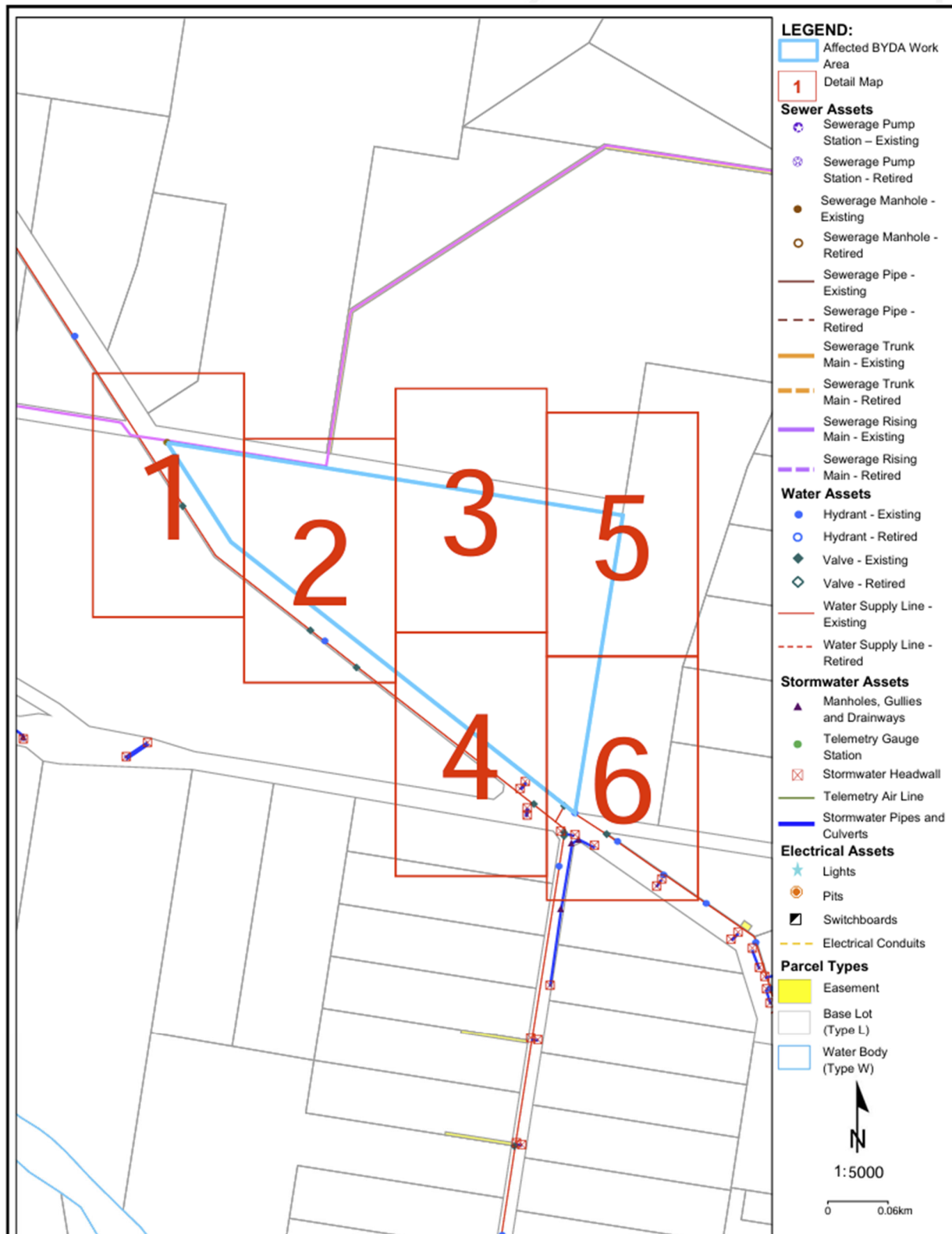


Figure 2: Existing servicing arrangements (Source: BYDA)

The existing infrastructure arrangements are summarised below and can be read in conjunction with the figure above:



| Network                   | Comments                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stormwater</b>         | Existing runoff generally drains in two directions due to topography: <ul style="list-style-type: none"> <li>▪ South towards Greenbank Road</li> <li>▪ North generally towards the existing on-site dam</li> </ul>                                                                                                                                      |
| <b>Water</b>              | Water infrastructure is located in Greenbank Road and passes the site.                                                                                                                                                                                                                                                                                  |
| <b>Sewer</b>              | The site is currently unserved by sewer. However: <ul style="list-style-type: none"> <li>▪ A rising main is located within Willowbrook Road reserve and passes the site; and</li> <li>▪ The developer of 820 Greenbank Road is delivering external infrastructure works that will enable this site to be connected into a reticulated sewer.</li> </ul> |
| <b>Gas</b>                | N/A                                                                                                                                                                                                                                                                                                                                                     |
| <b>Electrical</b>         | The site is connected to existing overhead powerlines in Greenbank Road.                                                                                                                                                                                                                                                                                |
| <b>Telecommunications</b> | The site is connected to telecommunications in Greenbank Road.                                                                                                                                                                                                                                                                                          |

## 2.5. Site Photos

The following images are of the site and its surrounds:



*Figure 3: Site from Greenbank Road (Looking North) (Source: Google Streetview)*



*Figure 4: Site from Greenbank Road (Looking Southeast) (Source: Google Streetview)*

## 3. Development application & approval history

### 3.1. Subject Site

A search of EDQ's PDA development approvals/applications online platform service found no relevant development approval history on the subject site.

A search of Council's Development Hub has identified the following issued approvals on the site:

| Reference     | Description                                                                                                                                  | Approval Date | Comments               |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------|
| COM/37/2006   | Material Change of Use (Town Planning)<br>Combined MCU and ROL (1 into 7 allotments)<br>Combined Material Change of Use &<br>Reconfiguration | 27/11/2007    | Application has lapsed |
| COM/65/2008   | Material Change of Use and Reconfiguring a lot<br>(1 into 8 lots)                                                                            | 27/11/2007    | Application has lapsed |
| COM/65/2008/A | Material Change of Use and Reconfiguring a lot<br>(1 into 8 lots)                                                                            | 01/04/2009    | Application has lapsed |

### 3.2. Surrounding Sites

The following recent development approval history is relevant to the surrounds:

| EDQ/Council Reference | Address                  | Description                                                                      | Approval Date                     |
|-----------------------|--------------------------|----------------------------------------------------------------------------------|-----------------------------------|
| DEV2025/1661          | 820 Greenbank Road       | Reconfiguration of a lot - 1 lot into 28 lots plus stormwater basin and new road | 27/11/2025                        |
| DEV-2026-FLA-4569     | 806 - 818 Greenbank Road | Reconfiguration of a lot - 1 lot into 9 lots                                     | Currently under assessment by EDQ |



## 4. Development Proposal

### 4.1. Proposal Intent

This application seeks to create an industrial subdivision within the Industry and Business zone of the Greater Flagstone Priority Development Area. The application also seeks approval for a range of industrial and compatible uses through a Material Change of Use application supported by a plan of development. As such, a plan of development also accompanies the application which provides the supportable uses and development controls.

### 4.2. Proposal Summary

This application seeks the following:

- PDA Development Permit for Reconfiguration of a Lot – 1 lot into 16 industrial lots, new road and balance lot with temporary access easement, and
- PDA Development Permit for a Material Change of Use for uses in accordance with a Plan of Development.

#### 4.2.1 Reconfiguration of a Lot

The application proposed consists of 16 industrial lots, new road and a balance lot with temporary access easement. The proposed 16 industrial lots will be accessed off Willowbrook Road and are of a size and shape that will support a wide range of industrial and other compatible uses.

Each lot will be serviced with water and sewer. Stormwater will be managed independently on each lot, via lot specific quantity and quality measures as outlined in the Site Based Stormwater Management Plan.

A temporary turnaround area has been provided in the balance lot to ensure vehicles are able to turnaround without undertaking a multi-point turn. This temporary turnaround area is benefited with a temporary access easement. This temporary access easement will be removed with the future development of the balance site.

Development of the balance lot is not proposed at this time, pending resolution of environmental constraints and EPBC approvals. Notwithstanding this, any future development on the balance lot will likely be serviced by and connected to the infrastructure delivered in Stage 1. As such, whilst the technical assessments and reporting focuses on Stage 1, the infrastructure requirements have been based off an anticipated ultimate development for the site, circa 29 industrial lots in total.



## PROPOSAL PLAN

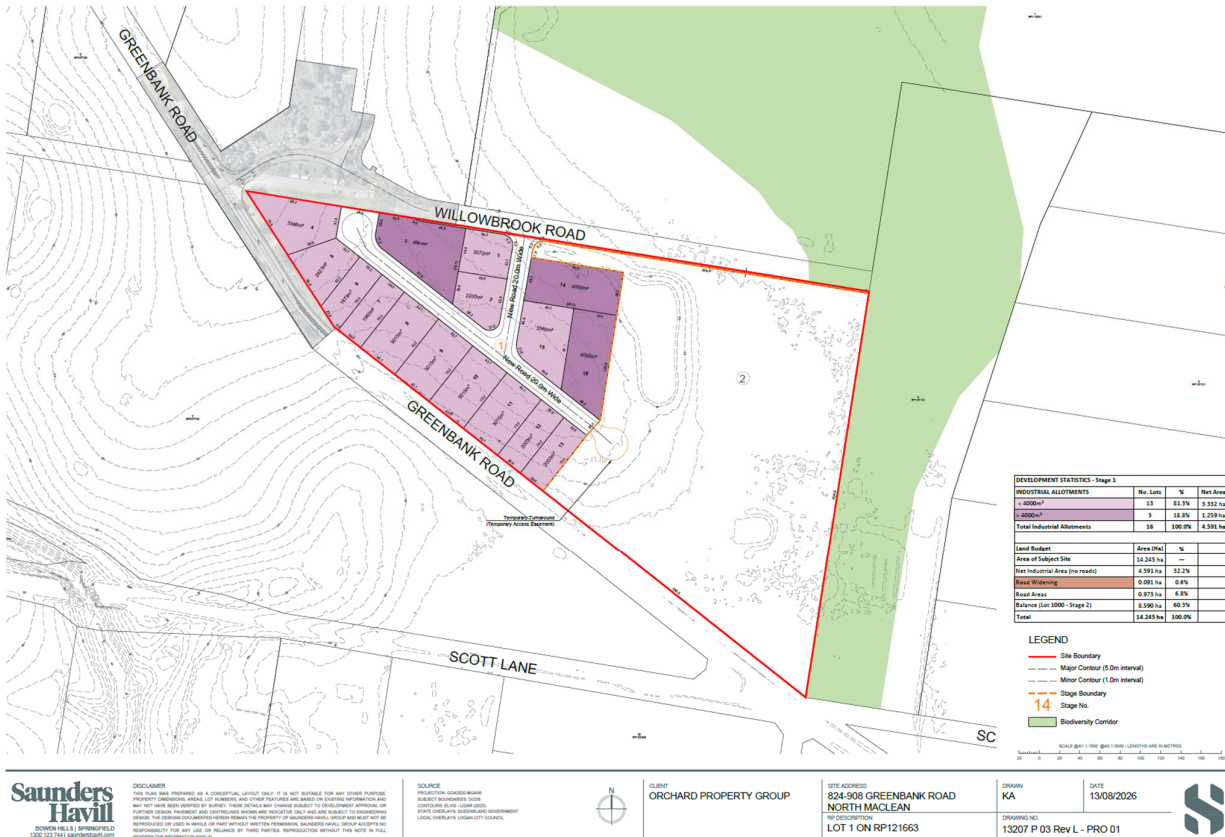


Figure 5: Proposed Subdivision

#### 4.2.2 Material Change of Use and Plan of Development

The application seeks a Development Permit for a Material Change of use for uses in accordance with a Plan of Development (POD). The specific uses sought are:

- Bulk landscape supplies;
- Emergency services;
- Funeral parlour;
- Garden centre;
- Indoor sport and recreation;
- Low impact industry;
- Medium impact industry;
- Outdoor sales;
- Outdoor sport and recreation;
- Place of assembly;
- Research and technology facility;
- Service industry;
- Showroom;
- Telecommunications facility;
- Utility installation;
- Veterinary hospital; and

- Warehouse.

In addition, the proposed POD includes the necessary built form, landscaping, car parking and engineering outcomes for the above uses.

The POD is specifically sought as the Development Scheme does not provide for uses listed within a POD to be treated as exempt development in the Industry and Business Zone, unless a Development Permit for a Material Change of Use has first been obtained.

By incorporating the POD as part of the Material Change of Use approval, future development undertaken in accordance with the approved POD, including building work and operational work, may be carried out as Exempt Development under Schedule 1 of the Development Scheme, subject to EDQ's compliance assessment process.

It is recognised that EDQ is likely to require the review and endorsement of any of the approved uses on the site through their compliance assessment process. As such, it is expected that EDQ will include a Compliance Assessment condition for this purpose.

The POD is broken down into the following components:

- Accepted uses – the uses (and their definition and other specific requirements) approved to be constructed on the lots.
- Design Criteria – the specific requirements for the use specific outcomes on the site, including built form, landscaping, car parking and engineering.
- Telecommunications tower – to ensure any tower has a maximum height, finishes that reduces glare and reflectivity, and meets relevant industry standards.
- Advertising devices – to ensure any future use on the site can provide advertising devices on the building/premises without the need to obtain separate operational works approvals.

### 4.3. Proposal Details

The specific details of the proposal are included below:

| Stage          | Area            | Description        | No. of Lots | Area of Road Widening | Area of New Road |
|----------------|-----------------|--------------------|-------------|-----------------------|------------------|
| 1              | 4.585ha         | 16 industrial lots | 16          | 0.091ha               | 0.979ha          |
| <b>Balance</b> | 9.66ha          |                    | 1           |                       |                  |
| <b>TOTAL</b>   | <b>14.245ha</b> |                    | <b>17</b>   | <b>0.091ha</b>        | <b>0.979ha</b>   |

### 4.4. Proposed Servicing Arrangements

The following is a summary of the proposed servicing arrangements for the proposed development:



| Network           | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stormwater</b> | <p>Stormwater will be managed through the following:</p> <ul style="list-style-type: none"> <li>the northern industrial allotments will be managed by individual on-site detention systems prior to discharge to the lawful point of discharge - the northern drainage corridor.</li> <li>the southern industrial allotments will be managed by individual on-site detention systems before discharging to the lawful point of discharge - the existing Greenbank Road roadside table drain.</li> <li>The runoff from the road reserves will be directed to stormwater pits and distributed to Biopods systems located in the road reserve prior to being discharged to their lawful point of discharge.</li> </ul> <p>The proposed development is intended to connect to the planned trunk water infrastructure associated with future development in the North Maclean area, including the proposed Willowbrook Road corridor.</p> |
| <b>Water</b>      | <p>An internal reticulation main will be constructed within the Stage 1 road reserve to service the proposed allotments. Final connection arrangements, pipe sizing, metering, hydrant provision and network capacity will be confirmed in consultation with Logan Water and the relevant infrastructure delivery parties during detailed design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Sewer</b>      | <p>The proposed Stage 1 allotments will be serviced via property connections to a proposed DN225 gravity sewer main located within the proposed road corridor. The conceptual sewer servicing strategy has been developed to facilitate future servicing of the balance lot and the broader upstream development catchment, with ultimate discharge to the proposed SPS006 sewer pump station as per the DCOP plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## 4.5. Civil

An Engineering Services Report has been prepared by Arcadis that identifies:

- Conceptual grading will provide suitable industrial allotment platforms and road grades while generally maintaining the existing northern and southern drainage directions;
- Final levels, earthworks quantities, batters, retaining structures and flood-storage considerations will be confirmed during detailed design;
- Potable-water servicing will be provided through a connection to the planned trunk water main associated with future Willowbrook Road and the adjoining development;
- An internal looped water reticulation network will service the Stage 1 allotments;
- The development will be serviced by an internal gravity sewer network connecting to the broader planned external gravity sewer network;
- Access will be provided by an internal road connecting to Willowbrook Road.

## 4.6. Stormwater/Flooding

A Site Based Stormwater Management Plan been prepared by Arcadis that identifies:



- The proposed Stage 1 development maintains the existing drainage pattern, with runoff discharging to the nominated lawful points of discharge along the northern drainage corridor and Greenbank Road.
- A hydrological assessment has been undertaken using DRAINS and demonstrates that the proposed on-site detention strategy will mitigate post-development peak flows to existing conditions prior to discharge from the site;
- A specifically designed stormwater quality treatment system has been proposed to meet Council's water quality objectives;
- The proposed developable area is flood free during the regional 1% AEP event. However, regional flooding affecting Greenbank Road may temporarily isolate the site. A flood emergency management plan should be prepared by subsequent owners/developers of the individual.

#### 4.7. Traffic

A Traffic Impact Assessment has been prepared by Bitzios that identifies:

- The proposed development is expected to generate in the order of 98 peak hour vehicle trips;
- SIDRA assessment demonstrates that the Greenbank Road / Willowbrook Road intersection form can cater for expected traffic generated by the proposed development, adjacent approved development and potential future development of the eastern portion of the subject site;
- Willowbrook Road is proposed to be extended to the intersection of the industrial access street servicing the proposed development. Consistent with advice provided by EDQ, Willowbrook Road is proposed as a 24m trunk connector road which conforms with Council's requirements; and
- The industrial access street internal to the development is proposed to be delivered as per the Logan City Council industrial access standard, which is considered appropriate for the internal access roads.

#### 4.8. Ecological assessment of the site

An Ecological Assessment Report (EAR) has been prepared by 28 South Environmental that:

- Describes the existing environmental and ecological characteristics of the Site;
- Assesses the potential impacts of design options and encroachment into mapped ecological overlays;
- Determines relevant Commonwealth, State and local legislation, policy and planning instruments, and demonstrate compliance where necessary;
- Identifies ways through which development of the Site can avoid, minimise and mitigate the potential impacts on the environmental characteristics of the Site; and
- Demonstrates consistency with the biodiversity objectives of the Development Scheme.

In summary, the proposed development is located towards the modified and lower ecological value portions of the site, while incorporating targeted measures to avoid and minimise impacts



on identified ecological values. Environmental Protection and Biodiversity Conservation Act (EPBC) referral for the proposed development area is not required for Stage 1 as the development does not impact significantly on MNES.

## 4.9. Bushfire

A Bushfire Management Plan (BMP) prepared by Bushfire Risk Reducers provides a review of the site's bushfire impact and the protection measures to be undertaken to reduce the exposure to the impacts of bushfire (refer Appendix I). The protection measures include:

- Built form for Lot 14 is to be a concrete tilt up panel construction;
- Asset Protection Zones and a 20m wide slashed fire break between Lots 13 and 16;
- Reticulated water supplies accessed via hydrants and fire hydrants;
- Lot buyers shall be made aware of the existence of the Bushfire Management Plan and their responsibilities.



## 5. Pre-lodgement Discussions

Two formal pre-lodgement meeting has been undertaken with Economic Development Queensland on 03 March 2026 and 23 June 2026. A copy of these minutes is provided at Appendix J.

The following key changes have been made to the proposed development in response to the pre-lodgement discussions:

- A revised subdivision plan has been submitted to provide for 16 industrial lots, with the remainder of the site being a balance site.
- Proposed uses are limited to industrial and other compatible uses that require a larger footprint.
- While a dedicated landscape buffer along Greenbank Road is not specifically identified, the POD requires landscaping along Greenbank Road frontages which, together with existing vegetation within the road corridor (refer Figures 6 and 7), will contribute to visual screening of future industrial development from the existing rural / rural-residential properties.
- A maximum building height of 9.5m along Greenbank Road is included in the POD to manage the interface and amenity with land outside the PDA. For lots not adjoining Greenbank Road, a maximum height of 4 storeys (15 metres) is supported in accordance with the Greater Flagstone Development Scheme.
- Conflicts with intersections have been avoided via 'No Driveway Access' notations on the POD.
- Details flood modelling and stormwater outcomes are provided that demonstrate negligible impacts on upstream/downstream properties.
- The extension of Willowbrook Road is proposed as a 24m wide trunk connector, which conforms with Council's requirements. This extension will be to the intersection of Stage 1.
- The internal industrial access road will be constructed as per Council's industrial access standard.
- A temporary turnaround has been provided in the balance lot.
- A Flood Emergency Management Plan is to be prepared by subsequent developers of the lots, noting the Flood Emergency Management Plan will be different dependent on the final land use.
- Lot specific stormwater quality and quantity is proposed. This outcome is consistent with industrial land in other PDAs and ensures much needed industrial land within the Logan local government area can be brought online without waiting for an EPBC approval.
- If 'end of line' stormwater treatment was proposed, there would be two separate treatment areas due to split catchments, which would reduce the land available for industrial lots and employment outcomes.





*Figure 6: Greenbank Road looking South showing extent of mature vegetation  
(Source: Google Streetview)*



*Figure 7: Greenbank Road looking North showing extent of mature vegetation  
(Source: Google Streetview)*

## 6. State Framework and Assessment

### 6.1. Economic Development Act 2012

The proposed development is assessable and subject to assessment under the *Economic Development Act 2012* (The Act). The Act provides for particular parts of the State to be declared as areas called Priority Development Areas. Its main purpose is to facilitate economic development, and development for community purposes, in the State.

### 6.2. Greater Flagstone Priority Development Area

The Greater Flagstone Priority Development Area (PDA) was declared by regulation on 08 October 2010. The planning functions and controls within a PDA are removed from Council's regulatory framework and are managed under the adopted Development Scheme.

EDQ assesses all development applications for the PDA.

### 6.3. Greater Flagstone Priority Development Area Development Scheme

The Greater Flagstone Priority Development Area Development Scheme (Development Scheme) is applicable to all development on land within the boundaries of the PDA. It is the regulatory document which assists with planning, carrying out, promoting, coordinating and controlling land development.

Section 3.2.3 of the Development Scheme identifies when development is considered to be consistent with the Land Use Plan:

- "(i) the development complies with all relevant UDA-wide criteria and the relevant zone intents, or*  
*(ii) the development does not comply with one or more of the UDA-wide criteria or zone intents but:*
- a. the development does not conflict with the UDA vision, and*
  - b. there are sufficient grounds to justify the approval of the development despite the non compliance with the UDA-wide criteria or zone intents."*

As outlined in the following sections, the proposed development complies with the relevant provisions of the Vision and the Land Use Plan.

#### 6.3.1 Greater Flagstone Priority Development Area Development Scheme – Vision

The following table outlines how the proposed development aligns with the Vision of the Development Scheme:



| Theme                                         | Response                                                                                                                                                                                                                                                                 |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A community framed by green landscapes</b> | The endorsed North Maclean Context Plan (see section 6.5) identifies a biodiversity corridor through the site. This corridor is currently located within the balance lot. No development is proposed within the balance lot pending resolution of any EPBC requirements. |
| <b>A liveable community</b>                   | Existing rural-residential properties are buffered from the industrial aspects of the proposal through the utilization of existing mature vegetation within Greenbank Road, and on-site landscaping required by the POD.                                                 |
| <b>A prosperous community</b>                 | The proposed industrial development will provide jobs for residents of Greater Flagstone which will support the 60% self-containment rate set-out by this theme.                                                                                                         |
| <b>An inclusive community</b>                 | Not applicable to this proposed development. Housing and community assets, such as community facilities and parks are not provided through this proposed development.                                                                                                    |
| <b>A connected community</b>                  | The site is located on Greenbank Road, which provides established connections to the Mt Lindesay Highway, a State Controlled Road and other major road networks.                                                                                                         |

### 6.3.2 Greater Flagstone Priority Development Area Development Scheme – Land Use Plan

The following table outlines how the proposed development aligns with the Vision of the Development Scheme:

| PDA Wide Criteria                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Neighbourhoods</b>                      | Not applicable. Proposal is for industrial development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Centres</b>                             | Not applicable. Proposal is for industrial development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Housing diversity and affordability</b> | Not applicable. Proposal is for industrial development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Employment opportunities</b>            | <p>The proposed development is for industrial development, which will support a wide range of accessible employment opportunities.</p> <p>The scale of the development is consistent with existing approved industrial developments.</p> <p>Buffering of the employment opportunities/uses to the nearby rural-residential properties will be maintained through the existing mature vegetation within the Greenbank Road corridor, noting there are no publicly available plans for any upgrade of Greenbank Road that will require the removal of this vegetation, and the on-site landscaping outcomes outlined in the POD.</p> |
| <b>Movement network</b>                    | The proposed development provides an effective and efficient movement network with access from Willowbrook Road. While it recognises that Willowbrook Road will be extended to the east to connect to the future Mt Lindesay Highway Service Lane, this extension is not currently possible due                                                                                                                                                                                                                                                                                                                                    |



| PDA Wide Criteria                                   | Response                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     | to the extent of private land holdings between the existing road reserve and Mt Lindesay Highway.                                                                                                                                                                                                 |
| <b>Community greenspace network</b>                 | The proposed development is retaining remnant and significant vegetation within the balance land, which will be subject to a future EPBC referral. The accompanying Ecological Assessment Report notes that the location of the 16 industrial lots does not trigger EPBC referral and assessment. |
| <b>Community facilities</b>                         | Not applicable. No community facilities are proposed or required.                                                                                                                                                                                                                                 |
| <b>Natural and cultural values</b>                  | The proposed development is retaining remnant and significant vegetation within the balance land, which will be subject to a future EPBC referral. The accompanying Ecological Assessment Report notes that the location of the 16 industrial lots does not trigger EPBC referral and assessment. |
| <b>Community safety and development constraints</b> | The proposed development responds to potential hazards as outlined in the accompanying reports.                                                                                                                                                                                                   |
| <b>Service infrastructure</b>                       | Infrastructure will be delivered in accordance with any conditions to ensure appropriate servicing of the site can occur.                                                                                                                                                                         |
| <b>General requirements</b>                         | The POD outlines landscaping, car parking and sub-tropical designs in alignment with the other existing industrial approvals in North Maclean.                                                                                                                                                    |

## 6.4. Use Definition

The proposed development is for PDA Development Permit for Reconfiguration of a Lot – 1 lot in 16 industrial lots, new road and balance lot with temporary access easement, and PDA Development Permit for a Material Change of Use for uses in accordance with a Plan of Development. For the purposes of the Development Scheme, the proposed uses are defined as:

| Use                            | Definition                                                                                                                                                                                                                                                                                                                         |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bulk landscape supplies</b> | Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.                                                                                                            |
| <b>Emergency services</b>      | Means the use of premises by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.                                                                           |
| <b>Funeral parlour</b>         | Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium. |



| Use                                     | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Garden centre</b>                    | Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.                                                                                                                                                                                                                             |
| <b>Indoor sport and recreation</b>      | Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.                                                                                                                                                           |
| <b>Low impact industry</b>              | Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.<br>The manufacturing aspects of the use are undertaken indoors.<br>Any off site impacts including air, noise and odour emissions are able to be readily mitigated.                                                                                                                                                          |
| <b>Medium impact industry</b>           | Means the use of premises for industrial activities that have offsite air, noise and odour emissions.<br>Despite mitigation measures these activities would still have noticeable impacts on non industrial uses.<br>The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.<br><br><i>Note: Medium impact industry is only permitted on lots that do not adjoin Greenbank Road, i.e. Lots 1-3 and 14-16 only.</i> |
| <b>Outdoor sales</b>                    | Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.                                                                                                                                                                                                        |
| <b>Outdoor sport and recreation</b>     | Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.<br><br>The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.                                               |
| <b>Place of assembly</b>                | Means the use of premises for worship and activities of a religious organisation, community or association.                                                                                                                                                                                                                                                                                                                                       |
| <b>Research and technology facility</b> | Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component. The use may include emerging industries such as energy, aerospace, and biotechnology.                                                                                                                                                  |
| <b>Service industry</b>                 | Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.                                                                                                                                                                                                                                                                 |



| Use                                | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Showroom</b>                    | <p>Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires</p> <ul style="list-style-type: none"> <li>▪ a large area for handling, display or storage and</li> <li>▪ direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>                                                                                                          |
| <b>Telecommunications facility</b> | <p>Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.</p> <p>The term does not include low impact facilities that are exempt from State planning laws under the <i>Telecommunications Act 1994</i> and specified in the <i>Telecommunications (Low-impact facilities) Determination 1997</i>.</p>                                                         |
| <b>Utility installation</b>        | <p>Means the use of premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>▪ supply of water, hydraulic power, electricity or gas</li> <li>▪ sewerage or drainage services</li> <li>▪ transport services including road rail or water</li> <li>▪ waste management facilities</li> <li>▪ network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p> |
| <b>Veterinary hospital</b>         | <p>Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight, or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.</p>                                                                                                                                                                                                                                       |
| <b>Warehouse</b>                   | <p>Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.</p>                                                                                                                                                                                                                                                                                                                                               |

## 6.5. North Maclean Context Plan

On 03 September 2021, EDQ endorsed the North Maclean Context Plan (Context Plan) (refer figures 8 -11 below). The Context Plan sets out the broad spatial framework to guide development within the PDA and provide the intermediate level of spatial planning between the scheme maps and individual development proposals.



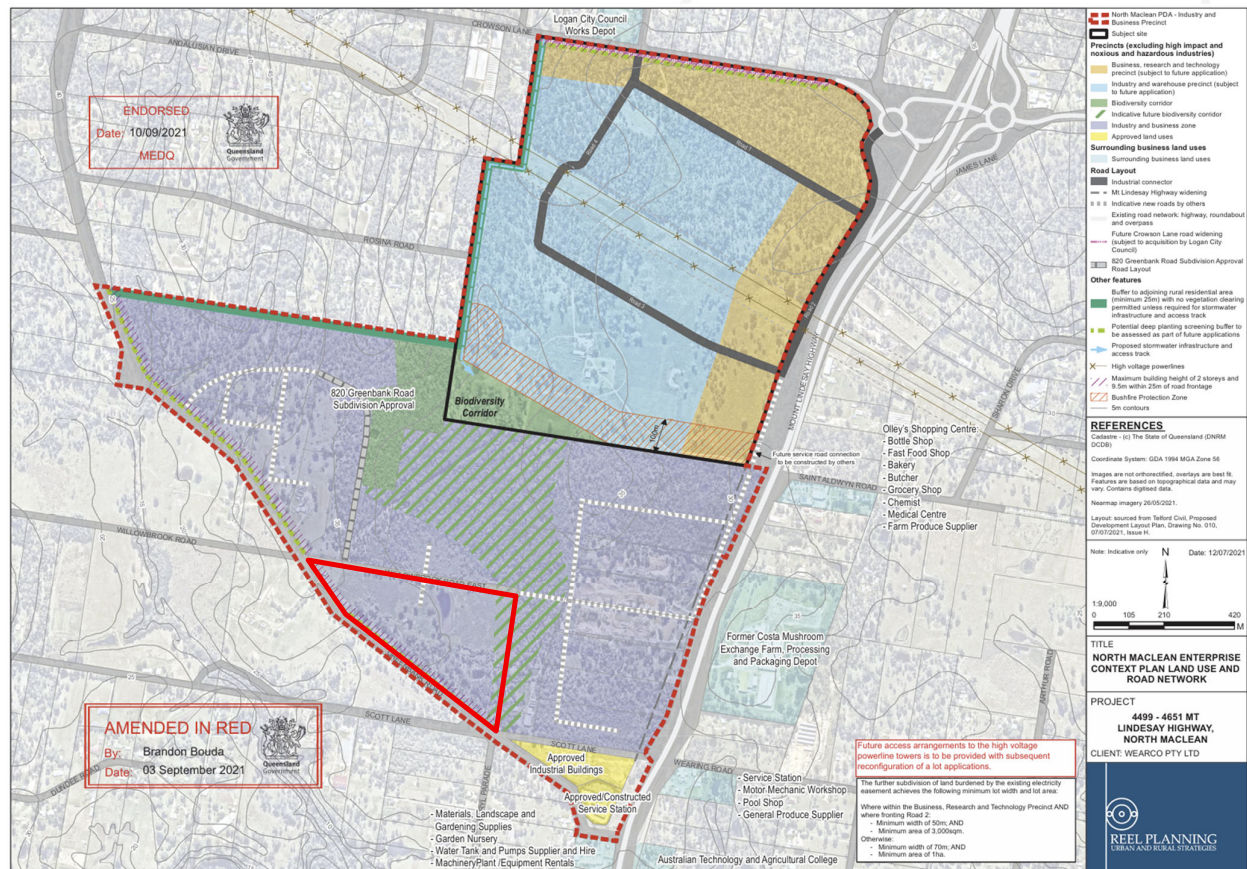


Figure 8: North Maclean Context Plan – Land Use and Road Hierarchy (Source: EDQ)



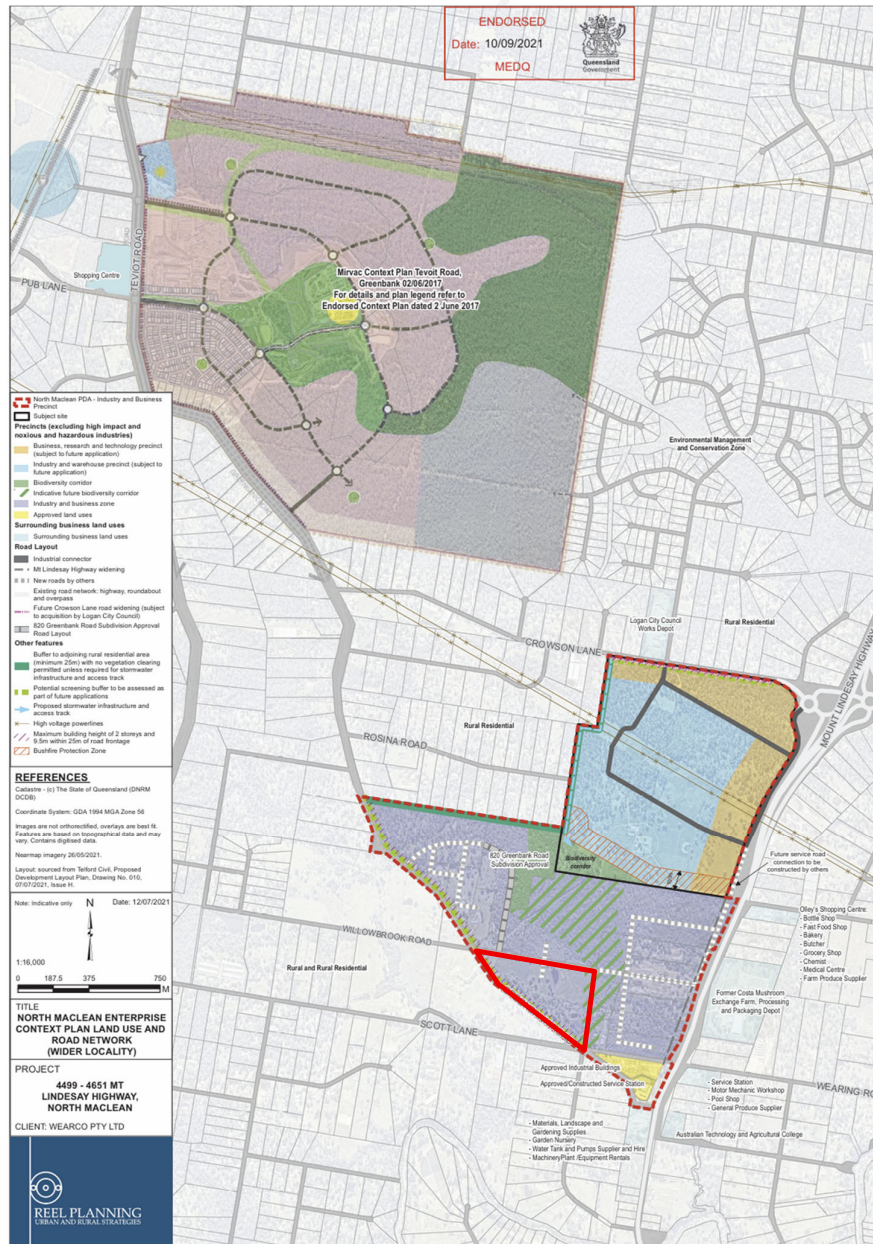


Figure 9: North Maclean Context Plan –Road Network (Source: EDQ)



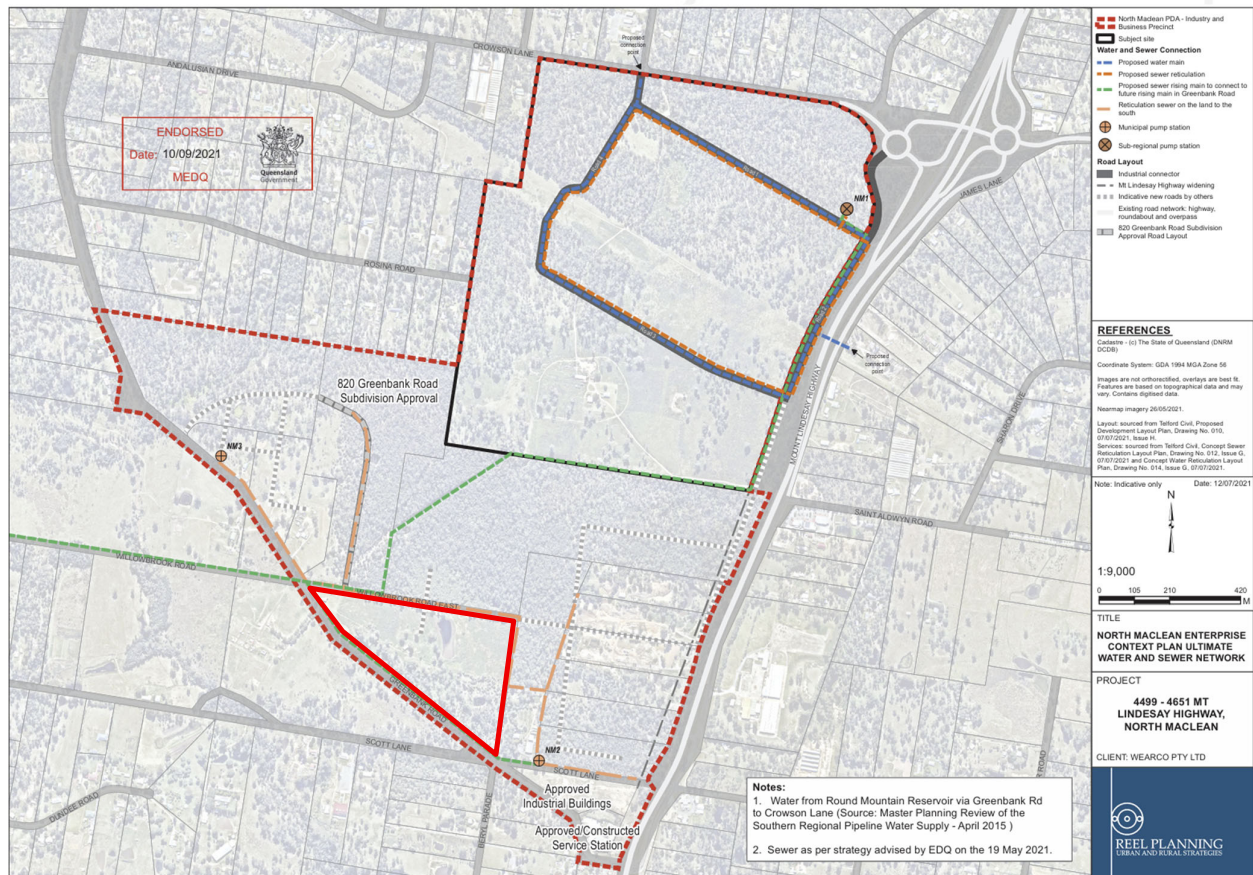


Figure 10: North Maclean Context Plan – Water and Sewer Network (Source: EDQ)



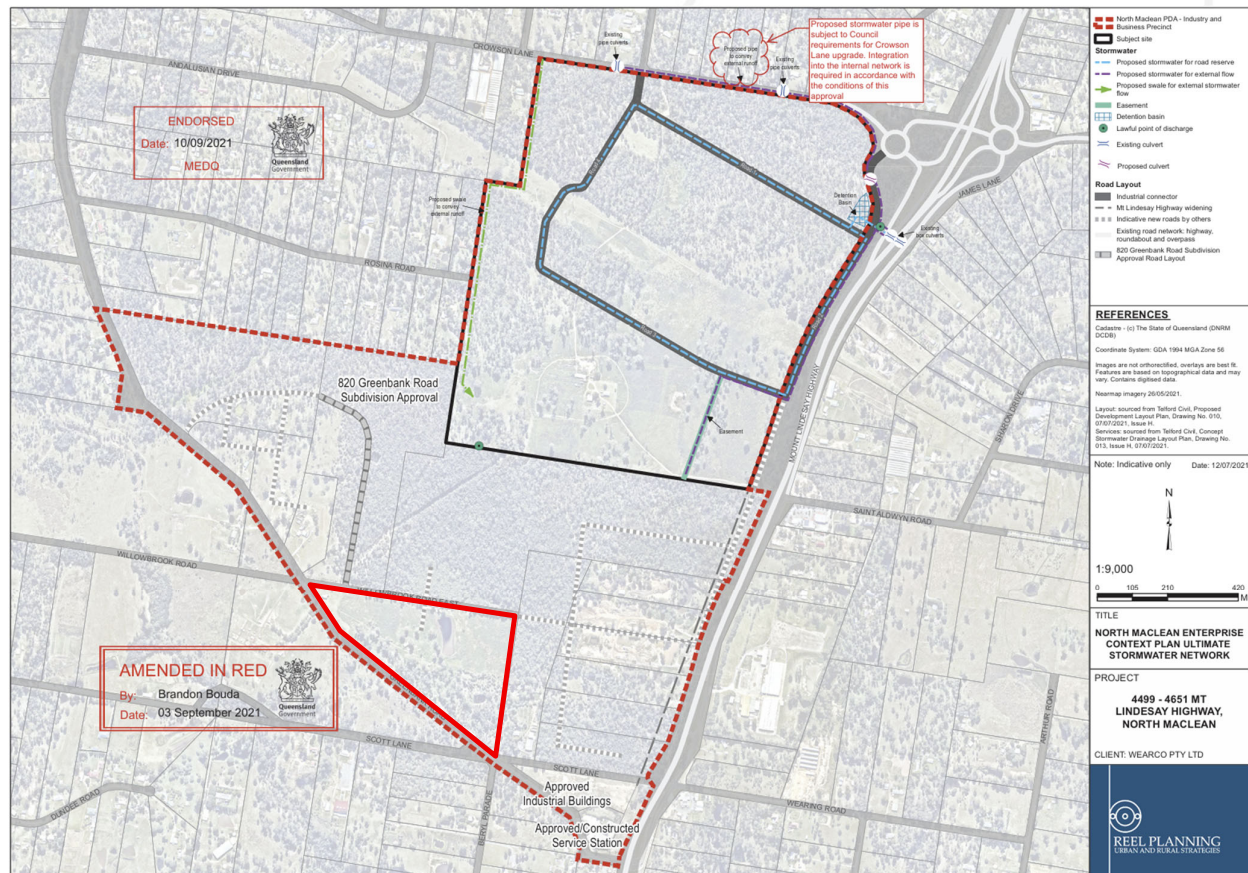


Figure 11: North Maclean Context Plan – Stormwater Network, (Source: EDQ)

The proposed development is consistent with the intent of the endorsed context plan. It:

- provides for industrial uses in an area earmarked for industrial development;
- provides a connection to Willowbrook Road;
- includes a sewer connection with the trunk sewer being delivered by the developers of 820 Greenbank Road under approval DEV2025/1661; and
- enables the protection of nearby rural-residential properties through the retention of existing mature vegetation within the Greenbank Road road reserve and onsite landscaping outcomes.

## 6.6. Category of Assessment

The proposed development is permissible/assessable development as outlined in Industry and Business Zone, Column 3A of Table 2.

## 6.7. Zone

The subject site is within the Industry and Business Zone of the Development Scheme as shown below:

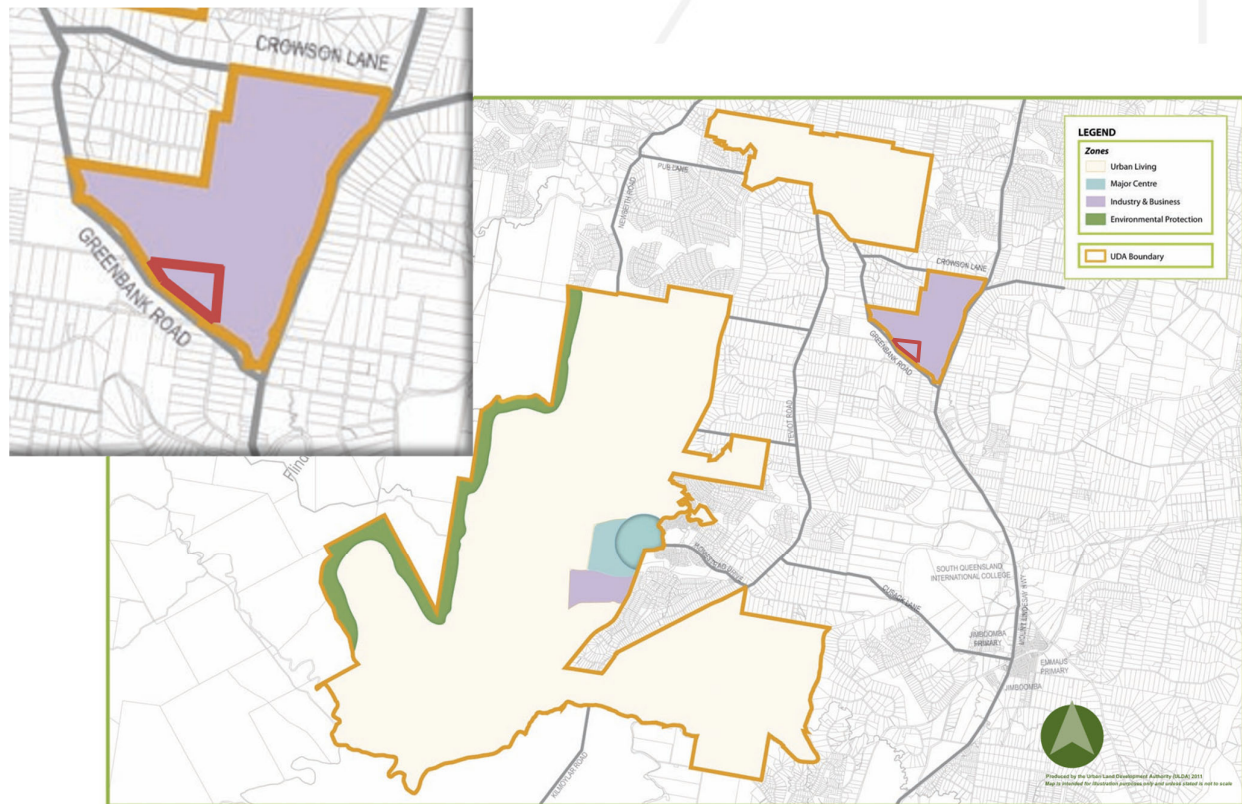


Figure 12: Development Scheme zoning (Source: EDQ)

The Vision for North Maclean as outlined in the Development Scheme is it *"will be a substantial mixed industry and business area providing a wide range of services and employment opportunities to a large catchment that includes Flagstone, Yarrabilba, Greenbank Central and extensive rural residential areas."*

The application supports the intent of the industrial and business zone as it is intended to provide development ready industrial lots.

## 6.8. State Interests

The following outlines the State Planning Policy and Development Assessment Mapping applicable to the site:

## State Planning Policy

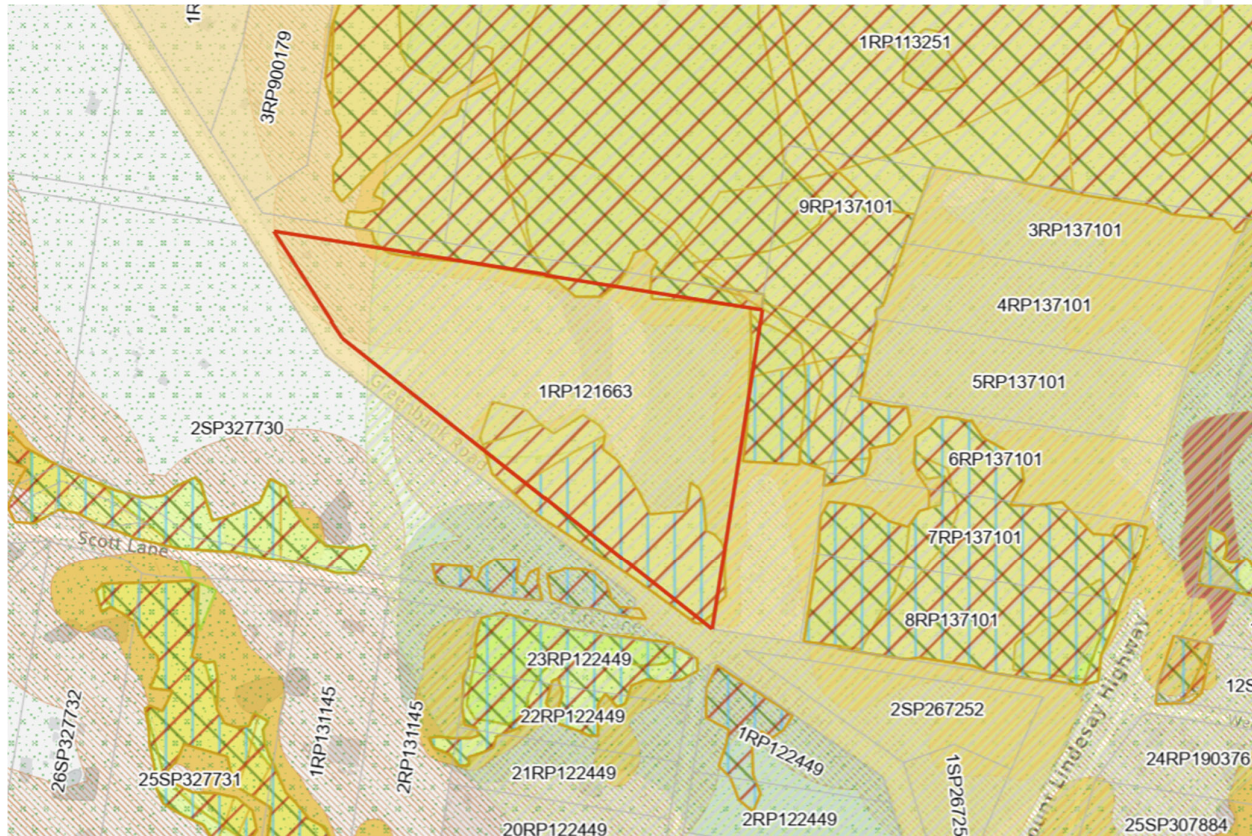


Figure 13: State Planning Policy Mapping (Source: Queensland Government)

| State Planning Policy Layers                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Biodiversity</b> <ul style="list-style-type: none"> <li>- MSES - Wildlife habitat (endangered or vulnerable)</li> <li>- MSES - Wildlife habitat (special least concern animal)</li> <li>- MSES - Wildlife habitat (koala habitat areas - core)</li> <li>- MSES - Regulated vegetation (category B)</li> <li>- MSES - Regulated vegetation (category C)</li> <li>- MSES - Regulated vegetation (essential habitat)</li> <li>- MSES - Regulated vegetation (wetland)</li> </ul> | It is proposed to include the land containing the ecological values within the balance lot. Any development of the balance lot will be confirmed once EPBC approval for clearing has been resolved. |
| <b>Agriculture</b> <ul style="list-style-type: none"> <li>- Important agricultural areas</li> <li>- Agricultural land classification - class A and B</li> </ul>                                                                                                                                                                                                                                                                                                                  | Not applicable. The Site has been earmarked for urban development under the PDA designation.                                                                                                        |
| <b>Development and Construction</b> <ul style="list-style-type: none"> <li>- Priority development area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                | Noted. Site is within a PDA with EDQ as the assessment manager.                                                                                                                                     |
| <b>Natural Hazards Risk and Resilience</b> <ul style="list-style-type: none"> <li>- Flood hazard area – Local Government flood mapping area</li> <li>- Bushfire prone area</li> </ul>                                                                                                                                                                                                                                                                                            | Refer accompanying Site Based Stormwater Management Plan and Bushfire reports.                                                                                                                      |

## Development Assessment Mapping



Figure 14: Development Assessment Mapping (Source: Queensland Government)

| Development Assessment Mapping Layers                          | Response                                                                                                                                                                                            |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SEQ major enterprise and industrial area (MEIA)                | Noted. The development proposal is for industrial purposes.                                                                                                                                         |
| SEQ Regional Plan land use categories                          | The site is within the urban footprint and the industrial activities are consistent with urban activities.                                                                                          |
| Water resource planning area boundaries                        | Noted. The accompanying Stormwater report identifies measures to manage water quality to protect water resources.                                                                                   |
| Regulated vegetation management map (Category A and B extract) | It is proposed to include the land containing the ecological values within the balance lot. Any development of the balance lot will be confirmed once EPBC approval for clearing has been resolved. |
| Core koala habitat area                                        | It is proposed to include the land containing the ecological values within the balance lot. Any development of the balance lot will be confirmed once EPBC approval for clearing has been resolved. |

## 6.9. EDQ Guideline No. 10 - Industry and Business Areas

EDQ Guideline No. 10 - Industry and Business sets out the standards for the planning and design of industry and business areas in the PDAs. A review against this guideline is provided in the following tables.

### Subdivision Layout

| Guideline criteria                           | Response                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Structure</b>                             | The site is connected to higher order roads which does not require heavy vehicles to pass through residential areas.<br>The higher impact uses (medium impact industrial uses) are specific to lots that are furthest from any sensitive use.<br>All lots have access from the internal street network.                                                                                         |
| <b>Internal street network</b>               | As there are no alternative solution available, cul-de-sacs are proposed within Stage 1.<br>It is demonstrated through the traffic assessment that turning movements for the design vehicle is appropriate.<br>The streets meet Council's industrial access street cross sections, which enable multiple transport nodes and large design vehicles to utilise it, as well as on-street parking. |
| <b>Internal street types</b>                 | Streets are designed to accommodate all necessary activities that take place in the street (such on-street parking and emergency vehicle access). Servicing will be undertaken internally to each site and demonstrated through subsequent compliance assessment applications.                                                                                                                  |
| <b>Lot layouts</b>                           | The proposed lots are regular in shape and capable of supporting the future intended development.<br>A range of lots sizes and shapes are proposed to support a wide variety of industrial and compatible uses.                                                                                                                                                                                 |
| <b>Lot sizes (minimum area and frontage)</b> | The proposed lots are between 1,726m <sup>2</sup> to 5,601m <sup>2</sup> and all lots have a road frontage in excess of 20m                                                                                                                                                                                                                                                                     |
| <b>Public Realm</b>                          | No areas of open space are identified for this lot.                                                                                                                                                                                                                                                                                                                                             |

### Built Form

The built form is managed through the plan of development (POD). The POD includes a statement that development is to be in accordance with EDQ Guideline 10, except as varied by the POD design criteria. Feedback on the POD design criteria is below:



| POD Requirements         | Justification                                                                                                                                                                                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Height</b>            | Two heights are proposed, 9.5m (2 storeys) where adjoining Greenbank Road and 15m (4 storeys) elsewhere.<br>The 9.5m has been made to ensure a level of amenity is afforded to the nearby rural / rural-residential properties outside the PDA. The 15m (4 storeys) meets the outcome of the Development Scheme. |
| <b>Site cover</b>        | Site cover is set at a maximum 75% to allow a variety of built form outcomes and uses to be established on the lots.                                                                                                                                                                                             |
| <b>Setbacks</b>          | Setbacks are varied, with the front being 6m and built to boundary allowed for rear and sides. Importantly, where a lot adjoins Greenbank Road or Willowbrook Road, a 2m setback is prescribed to allow for landscaping.                                                                                         |
| <b>Built form design</b> | Buildings must be broken up through a variety of methods including articulation and materials. This ensures visual interest in the building is maintained.                                                                                                                                                       |
| <b>Carparking</b>        | Carparking and bicycle parking are at rates prescribed by Logan City Council through their Planning Scheme, as per the PDA Development Scheme.                                                                                                                                                                   |

### Landscaping

The landscape provisions are managed through the POD, which includes a statement that development is to be in accordance with EDQ Guideline 10, except as varied by the POD design criteria. Feedback on the POD criteria is below:

| POD Requirements              | Justification                                                                                                                                                                                                                                                                                                       |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General</b>                |                                                                                                                                                                                                                                                                                                                     |
| <b>Minimum landscape area</b> | <p>A minimum 5% of the site must be landscaped, including:</p> <ul style="list-style-type: none"> <li>▪ 2m to all street frontages; and</li> <li>▪ Shade trees provided at a rate of 1 tree per 6 spaces.</li> </ul> <p>This is to reduce the amount of hardscape that would otherwise be provided on the site.</p> |



## 7. Key Considerations

### 7.1. Summary of Compliance / Merits of Proposal

An assessment of the proposal has been carried out against the relevant assessment benchmarks. The following provides a summary of the key matters relevant to the proposal:

- The site is located within the industry and business zone of the Greater Flagstone Development Scheme.
- The proposed development is for an industrial subdivision which is consistent with the industry and business zoning.
- The subdivision is limited to the first 16 industrial lots which is on part of the lot that is not impacted by EPBC requirements.
- The Plan of Development supports the future industrial uses on the site by providing, built form, car parking, stormwater measures and landscaping outcomes.
- The proposed development is consistent with and supports the outcomes of the endorsed North Maclean Context Plan:
  - Screening is still afforded to the rural residential properties along Greenbank Road;
  - Willowbrook Road is extended to the intersection with the entrance to the development;
  - Services will be extended to service the development;
  - Trunk sewer works are currently being delivered by the developer of 820 Greenbank Road.
- Access to the development will be provided from Willowbrook Road.
- A temporary turnaround has been provided on the balance land to ensure manoeuvrability of vehicles turning around.
- Industrial access streets are proposed to have a cross section of 20m, consistent with Council industrial cross sections.
- Water and sewer will connect into the broader planned reticulation networks.
- On-site stormwater measures are to be provided to manage quantity and quality, consistent with other PDA industrial areas. Site specific outcomes are expected with the separate compliance assessment applications.
- The part of the land subject of the development is not impacted by flooding.



## 8. Conclusion

This report is written on behalf of Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenbank Road Trust who seek to develop land situated at 824-908 Greenbank Road, North Maclean within Greater Flagstone Priority Development Area for the purposes of an industrial subdivision.

This Town Planning Report and accompanying specialist reports / plans have assessed the proposed development against the provisions of the *Greater Flagstone Development Scheme* and other relevant legislation. Based on this assessment we believe that the proposal is compliant with the Vision, PDA wide criteria and Land Use Plan. The site is located within the Industry and Business zone and the proposal is for a reconfiguration of a lot to create 16 industrial lots.

It is therefore recommended that the proposed development be approved, subject to relevant and reasonable conditions.



## 9. Appendices

Appendix A - Application Form and Property Searches prepared by Saunders Havill

Appendix B - Owners Consent prepared by Saunders Havill

Appendix C - Subdivision Plan prepared by Saunders Havill

Appendix D - Plan of Development prepared by Saunders Havill

Appendix E - Engineering Services Report prepared by Arcadis

Appendix F - Traffic Impact Assessment prepared by Bitzios

Appendix G - Site Based Stormwater Management Plan prepared by Arcadis

Appendix H - Significant Biodiversity Assessment Report prepared by 28 South

Appendix I - Bushfire Management Plan prepared by Bushfire Risk Reducers

Appendix J - Pre-lodgement Minutes prepared by EDQ

