

TOWN PLANNING REPORT

PROPOSAL: Development permit for a Material change of use for Multiple Residential
SITE ADDRESS: 13 Wellspring Drive, Riverbend – Lot 73 on SP345739

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1. ATTACHMENTS TO THIS REPORT

This report refers to attachments which should be read / reviewed in conjunction with this report – listed as follows.

Attachment #	Purpose	Title	Author	Date	Revision
1.	Plans	LOT 73, NO. 13 WELLSPRING DRIVE	Allegra Homes	4 August 2026	PC



2. EXECUTIVE SUMMARY

Elevate Development Solutions (“EDS”) has been engaged to prepare and lodge a development application seeking the approval of Economic Development Queensland for a Development Permit for a Material Change of Use for a “**Multiple Residential**” at 13 Wellspring Drive, Riverbend, also described as Lot 73 on SP345739. Specifically, the proposal is for two (2) dwelling units that are four (4) bedrooms and generate an appropriate scale in the developing context, consisting of functional and liveable dwellings that will cater to the developing area.

The site is located within the Greater Flagstone Urban Development Area, specifically the Urban Living Zone. The site is currently subject to an existing approval for Reconfiguring a Lot (2 Lots into 313 Lots with Associated Roads and Parks with a Plan of Development) and Material Change of Use Utility Installation (Wastewater Pump Station) (DEV2018/988/13). Under the current Plan of Development approval, the Multiple Residential land use is included and anticipated on the provision it is a Dual Occupancy, however the proposal does not comply with the Plan of Development designated building envelope. Consequently, separate approval is required for this proposal. However, as the site is located within the Priority Development Area (PDA), a new development application must instead be submitted to EDQ to seek approval for the Multiple Residential Development.

The information provided in this report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework and for this reason, warrants the approval of EDQ subject to reasonable and relevant conditions.



3. SITE & APPLICATION DETAILS

3.1. Application Details

A summary of basic information applicable to the site is outlined in tabular form below.

SITE ADDRESS	13 Wellspring Drive, Riverbend	AREA	625m ²
REAL PROPERTY DESCRIPTION	Lot 73 on SP345739		
EASEMENTS	N/A		
EXISTING USE	N/A - Vacant		
LANDOWNER	TD & DL PROPERTY HOLDINGS TR PTY LTD		
APPLICANT	TD & DL PROPERTY HOLDINGS TR PTY LTD C/- Elevate Development Solutions Pty Ltd		
TYPE OF APPLICATION	PDA Development Permit - Material Change of Use for Multiple Residential		
LEVEL OF ASSESSMENT	PDA Assessable Development		
SEQ REGIONAL PLAN DESIGNATION	Urban Footprint		
LOCAL GOVERNMENT	Logan City Council		
PDA	Greater Flagstone Urban Development Area		
ZONE	Urban Living		
OVERLAY MAPS (Logan City Council)	• OM-02.00 Biodiversity areas trigger ○ Primary Vegetation Management Area ○ Secondary Vegetation Management Area • OM-03.00 Bushfire hazard trigger • OM-05.04 Flood risk areas ○ Low Flood Risk Area • OM-13.00 Water resource catchments trigger ○ Water resource catchments		
REFERRAL AGENCY – CONCURRENCE AND ADVICE	None triggered		

3.2. Site and Environment

The site sits within the residential enclave of Riverbend in the Greater Flagstone Urban Development Area. The surrounding residential area includes a mix of 1-2 storey Dwelling houses, Dual occupancies and Multiple Dwellings of varying scale and design.



The existing site:

- is rectangular in shape for a total area of 625m².
- is currently vacant.
- has a frontage to Wellspring Drive of 17.682 metres.
- is connected to reticulated water, sewer, electrical and telecommunication services.
- Access is gained by Wellspring Drive.



Figure 1 - Site Aerial

3.3. Local Context

The surrounding locality is characterised of residential uses comprising dwelling houses and dual occupancies ranging from 1 and 2 storeys in height. The broader area consists of new schools, sports precincts and shopping centres along Homestead Drive, approximately 15 minutes drive from the subject site. The following figure details the surrounding development from the subject site:

3.4. Background

The site is currently part of the “Riverstone Springs” development which features an existing approval for Reconfiguring a Lot (2 Lots into 313 Lots with Associated Roads and Parks with a Plan of Development) and Material Change of Use Utility Installation (Wastewater Pump Station) (DEV2018/988/13).



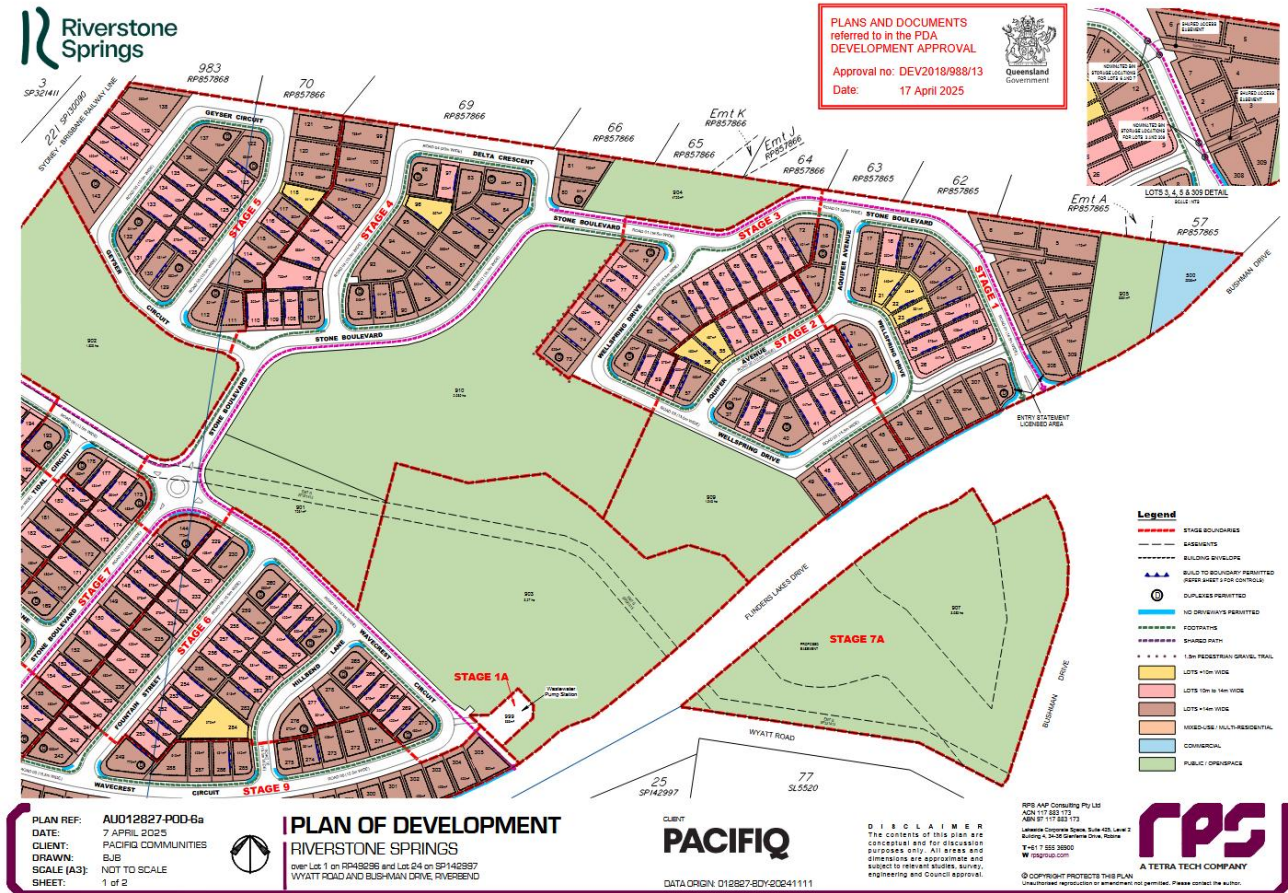


Figure 2 - Plan of Development

Under the current Plan of Development approval, the Multiple Residential (Duplex) land use is included and anticipated, however the proposal does not comply with the Plan of Development designated setbacks. Consequently, separate approval is required for this proposal. However, as the site is located within the Priority Development Area (PDA), a new development application must instead be submitted to EDQ to seek approval for the Multiple Residential Development.

3.5. Easements

The site is not identified as containing any easements.

3.6. Infrastructure

The site is existing and established, with all connections to necessary infrastructure including telecommunications, reticulated sewer, and water.

3.7. Vegetation/Landscaping

The site does not contain any assessable vegetation. The proposed new driveway and crossover locations design allows for new canopy trees with the site and surrounds.



4. BACKGROUND

As mentioned previously, the site is currently part of the “Riverstone Springs” development which features an existing approval for Reconfiguring a Lot (2 Lots into 313 Lots with Associated Roads and Parks with a Plan of Development) and Material Change of Use Utility Installation (Wastewater Pump Station) (DEV2018/988/13). Condition 50 and 51 of PDA Decision Notice DEV2018/988/13 states:

Condition 50 – Carry out the Approved Development - POD

“Carry out the approved development generally in accordance with the approved Plan of Development.”

Condition 51 – Compliance Assessment – Detailed design documentation

“Carry out the approved development generally in accordance with the approved Plan of Development.”

- a) *Submit to EDQ Development Assessment for compliance assessment detailed design documentation for any Duplex on a nominated ‘Duplex Allotment’ as indicated on the approved Plan of Development.*

Detailed design documentation must include the following:

- i. *Site location*
- ii. *Lot size and configuration*
- iii. *Building height*
- iv. *Plot ratio, gross floor area and site cover*
- v. *Number of dwelling units and bedrooms*
- vi. *Interface with adjoining dwellings*
- vii. *Building design including elevations and materials*
- viii. *On-site parking and servicing arrangements*
- ix. *Open space provision.*

- b) *The development shown in the detailed design documentation is to be generally in accordance with the provisions of the approved Plan of Development.”*

The subject site is located on a designated Duplex allotment, however the proposal does not comply with the Plan of Development designated setbacks. Consequently, a new approval is required for this proposal.



5. PROPOSAL

5.1. Development Attributes

The main development statistics are outlined in the table and the information below.

Main Development parameters	
BUILDING HEIGHT	1 storey with topmost part of building, being the roof parapet. 4.31 metres
SITE COVERAGE	44.79%
SETBACKS	Front (Wellspring Drive): 4.05m to OMP, 4.5m to wall, 6m to garage Side (North): 2.075m to OMP, 2.525m to wall Side (South): 2.076m to OMP, 2.526m to wall Rear (West): 4.85m to OMP, 6.17m to wall
RESIDENTIAL DENSITY	2 x dwellings as a Multiple Residential comprising of: 2 x 4-bedrooms Total Bedrooms 8 bedrooms Residential Density: 1 dwelling per 312.5m ² or 32 dwellings per ha
ON SITE CAR PARKING	Car Parking Total Car Parking Provided: 4 spaces (2 resident spaces)

5.2. Built Form

The following plans provide an initial view of the proposed development.





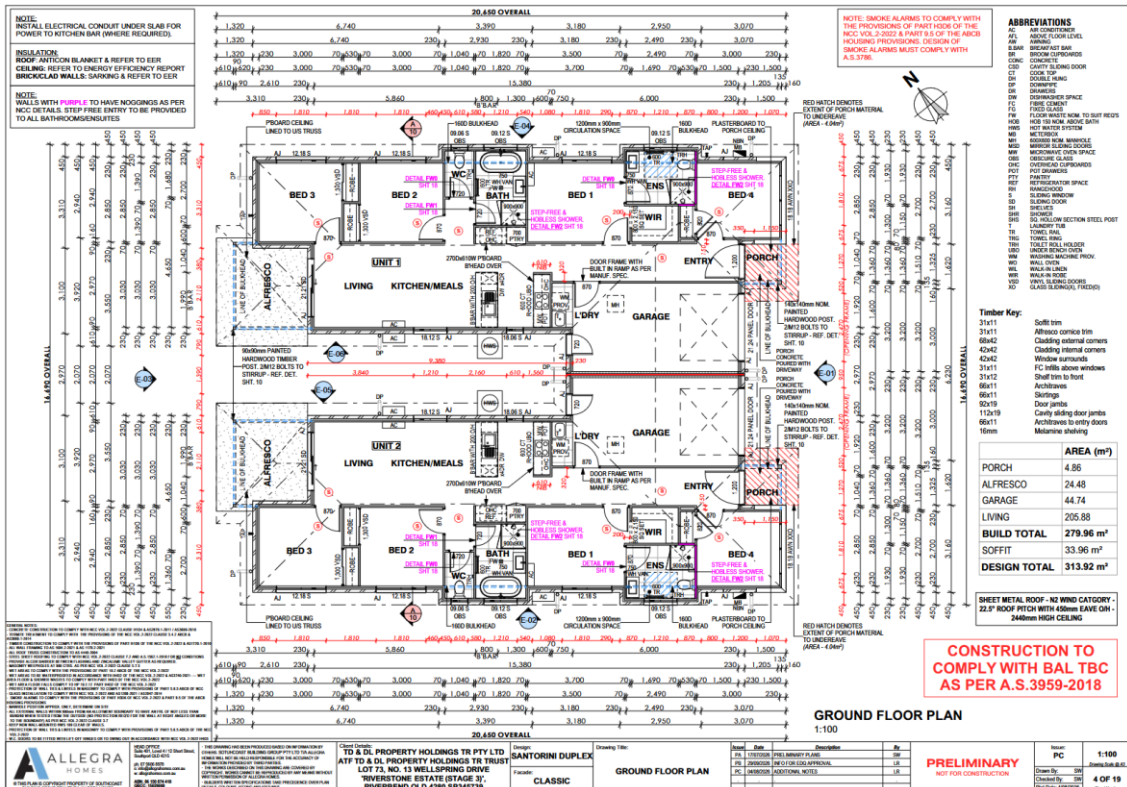


Figure 5 - Ground Floor Plan (Source: Allegra Homes)

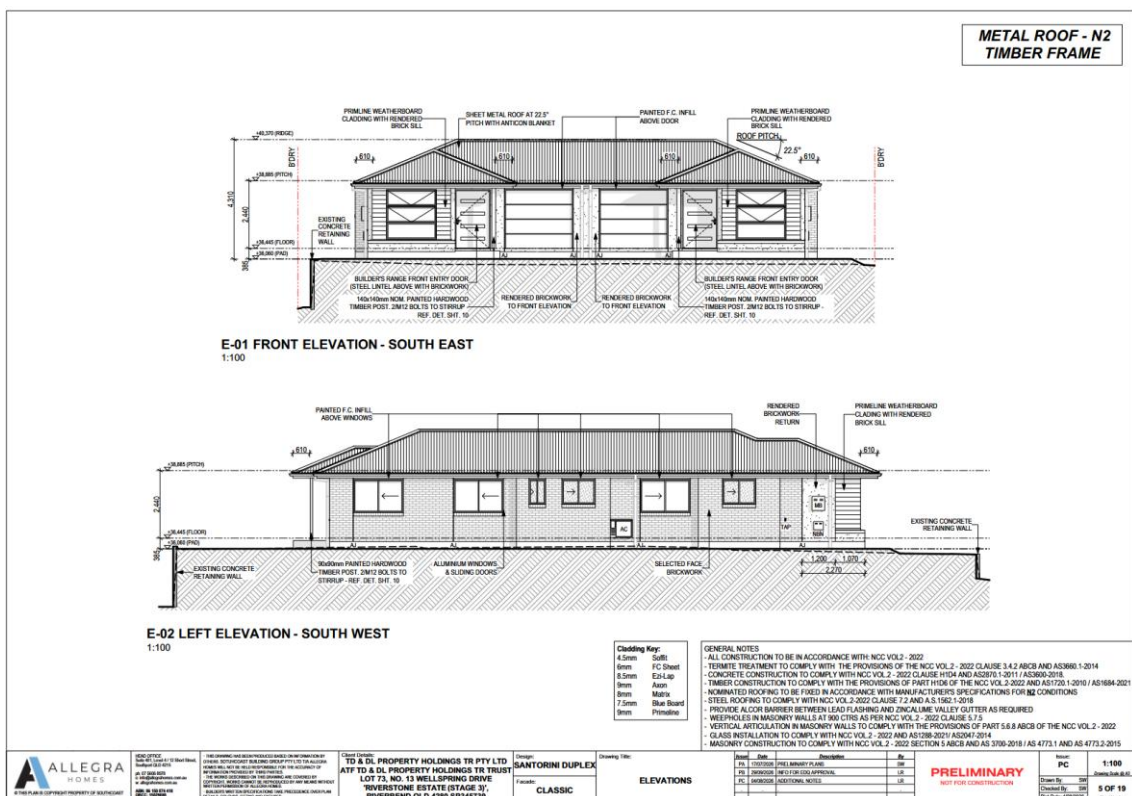
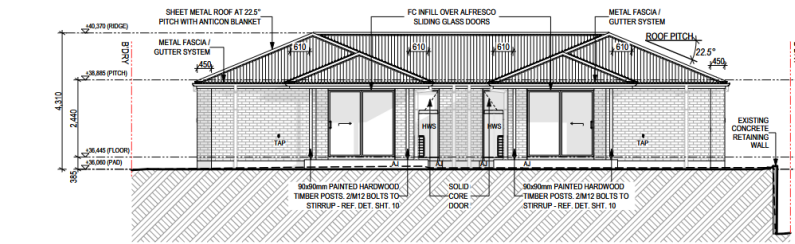
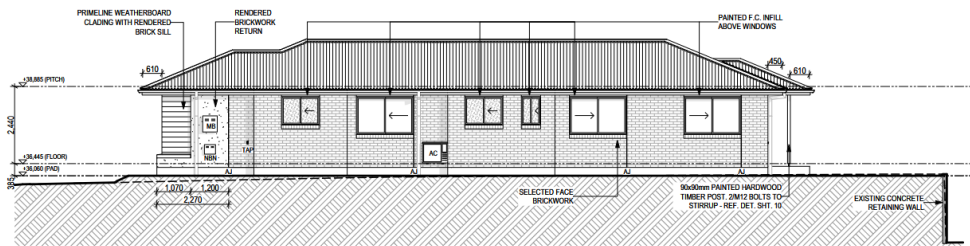


Figure 6 - South East & South West Elevations (Source: Allegra Homes)

**METAL ROOF - N2
TIMBER FRAME**



E-03 REAR ELEVATION - NORTH WEST
1:100



E-04 RIGHT ELEVATION - NORTH EAST
1:100

Cladding Key:	
4.5mm	Softie
6mm	PC Sheet
8.5mm	Ezi-Lap
9mm	Acorn
8mm	Matra
7.5mm	Blue Board
9mm	Primline

GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC VOL 2 - 2022
- TERNITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL 2 - 2022 CLAUSE 3.4.2 ABCB AND AS3660-1:2014
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL 2 - 2022 CLAUSE 5.1.1 AND AS2870-1:2011 / AS3600-2018
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART 11.0 OF THE NCC VOL 2-2022 AND AS1720-1:2010 / AS1684-2021
- NOMINATED ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR ALL CONDITIONS
- STEEL ROOFING TO COMPLY WITH NCC VOL 2-2022 CLAUSE 7.2 AND AS 1562-1:2018
- PROVIDE ALUMINUM BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
- WEEPHOLES IN MASONRY WALLS AT 900 CTRS AS PER NCC VOL 2 - 2022 CLAUSE 5.7.5
- VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL 2 - 2022
- GLASS INSTALLATION TO COMPLY WITH NCC VOL 2 - 2022 AND AS1288-2021/AS2047-2014
- MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL 2 - 2022 SECTION 5 ABCB AND AS 3700-2019 / AS 4773.1 AND AS 4773.2-2015

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Client: **TD & DL PROPERTY HOLDINGS TR PTY LTD**
Project: **ATF TD & DL PROPERTY HOLDINGS TR TRUST**
Lot: **LOT 73, NO. 13 WELLSRING DRIVE**
Address: **RIVERSTONE ESTATE (STAGE 3), RIVERBEND QLD 4286 SP345739**

Designer: **SANTORINI DUPLEX**
Framer: **CLASSIC**

Drawing Title: **ELEVATIONS**

Rev	Date	Description	By
PS 1	2023/08/08	PRELIMINARY PLANS	SW
PS 2	2023/08/08	INFO FOR EDC APPROVAL	LR
PS 3	2023/08/08	ADDITIONAL NOTES	LR

PRELIMINARY
NOT FOR CONSTRUCTION

Issue: **PC**
Scale: **1:100**
Drawn By: **SW**
Checked By: **SW**
Date: **4/8/2023**
Sheet Number: **5 OF 13**

Figure 6 - North West & North East Elevations (Source: Allegra Homes)

6. STATUTORY PLANNING FRAMEWORK

6.1. Economic Development Act 2012

The proposed development is assessable and subject to assessment under the Economic Development Act 2012. The Economic Development Act 2012 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. Level of Assessment

Under the provisions of the Greater Flagstone Priority Development Area, the proposed development is classified as “Multiple Residential”, which is defined as:

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

The subject site is located on a designated Multiple Residential (Duplex) allotment, however the proposal does not comply with the Plan of Development designated setbacks. Consequently, a new approval is required for this proposal.

The proposed development is PDA Assessable.

6.3. Greater Flagstone Priority Development Area

The Greater Flagstone Priority Development Area commenced on 8 October 2011. The Greater Flagstone Urban Development Area Development Scheme applicable to all development on land within the boundaries of the Greater Flagstone Priority Development Area.

6.3.1. UDA-wide Criteria

The UDA-wide criteria set outcomes for Neighbourhoods, Centres, Housing Diversity and Affordability, Employment Opportunities, Movement Network, Community Greenspace Network, Community Facilities, Natural and Cultural Values, Service Infrastructure and General Requirements. Upon review of the UDA-Wide Criteria, it is considered that the following assessment benchmarks are relevant for the proposal:

- Neighbourhoods
- Housing Diversity and Affordability
- General Requirements

Further considerations, specific to the relevant UDA-wide criteria assessment benchmarks is addressed below.



6.3.1.1. Neighbourhoods

Development delivers neighbourhoods that are compact and walkable. Neighbourhoods comprise the area within a 5-minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre.	Not Applicable
Neighbourhoods have a highly permeable, legible street pattern designed to promote walking and cycling as the primary modes for local movements. They contain a variety of dwelling types, including affordable and accessible housing.	The proposal will include a high-quality landscape outcome characterised by new trees and utilises the existing network for pedestrians, cyclists, and vehicles. The architectural language of the proposed development is of exceptional quality, with the form and composition skilfully arranged to create a stylish and visually attractive interface with the streetscape.  COMPLIES
They are designed to respond to local site characteristics, settings, landmarks, scenic amenity, and views, and use natural features such as ridges and waterways, or man-made features such as built form and public parks, to provide local identity and character.	The proposed development has been designed to respond appropriately to the local site characteristics and surrounding setting. The built form adopts a low rise and low intensity typology that is consistent with the established residential character of the area. The proposal also incorporates a considered landscape outcome, including private open space areas and planting, which contributes to the overall streetscape and reinforces local character. Given the site is located within an established estate and does not interface with significant natural features such as waterways or ridgelines, the primary response is to the built environment. In this regard, the development achieves a well-managed and cohesive outcome that enhances the visual amenity of the locality.  COMPLIES
Neighbourhoods have a centrally located focal point, which must comprise at least a local recreation park, but may also include a public transport stop, community facility, local shop, or similar. They are interconnected and provide good access to public transport, parks, schools, and other community facilities and neighbourhood centres.	Not Applicable.



They provide a safe environment through the application of Crime Prevention Through Environmental Design principles, such as passive surveillance of public spaces and a legible street network that minimises traffic impacts on residential areas.	The proposed development provides a safe residential environment through appropriate application of CPTED principles. The dwellings are orientated to achieve passive surveillance of the street, with habitable rooms and entries addressing the public realm. The development maintains a legible and direct interface with the existing street network, with clearly defined pedestrian and vehicle access points. As the proposal utilises an established road network, it does not introduce any adverse traffic impacts or compromise the safety or functionality of surrounding residential streets.  COMPLIES
Higher density residential development is located close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres. Neighbourhoods are designed to promote optimum solar access and use of prevailing breezes.	Not Applicable
Neighbourhoods around transport nodes and higher order centres are designed to maximise accessibility. They appropriately interface with existing residential development adjoining the UDA boundary by considering densities through minimum lot sizes and the location of property boundaries, access arrangements, uses, and building height.	Not Applicable
Neighbourhoods are also designed to achieve the standards set out in the applicable ULDA guideline and meet the minimum residential densities and other specific requirements outlined in Table 1.	The proposal features a density of 1 dwelling per 312.5m² or 32 dwellings per ha, which exceeds the 15 dwellings per ha minimum density outlined within Table 1.

6.3.1.2. Housing Diversity and Affordability

Development delivers housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs.	The proposed development contributes to housing choice and diversity within the neighbourhood through the provision of two new dwellings, representing an increase in density and an alternative housing typology to the predominantly detached dwelling character. The development delivers a low rise and low intensity built form that integrates with the existing streetscape, with each dwelling providing functional layouts, private open space, and appropriate car parking to meet the needs of a variety of household types. The proposal is considered to support a broader mix of housing options within the locality,
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	catering to different lifestyles and life cycle needs, without resulting in any adverse impact on the established character or amenity of the neighbourhood. ✓ COMPLIES
Development delivers residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment.	The proposed development is of a low rise and low intensity form and is considered to complement and enhance the existing character of the neighbourhood. The design utilises articulated built form, varied materials, and fragmented massing to reduce visual bulk and integrate with the established streetscape. The development maintains a sense of openness through appropriate building separation, landscaping, and low site cover, ensuring the increased density is largely unnoticeable. The proposal achieves a well-managed interface with all boundaries and provides passive surveillance to the street, contributing to a safe and attractive residential environment. Therefore, there are no adverse, unreasonable impacts on surrounding amenity introduced, and the development is consistent with a low rise built form typology anticipated within the area. ✓ COMPLIES
Development delivers dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs.	The proposed development delivers dwellings that provide appropriate levels of amenity and privacy consistent with a low rise and low intensity residential typology. Each dwelling is designed with functional internal layouts, access to private open space, and adequate separation between buildings to maintain a high level of residential amenity. The design ensures that built form articulation and orientation minimise opportunities for overlooking, resulting in no adverse unreasonable impacts on the privacy of adjoining properties. Additionally, the proposal allows for generous outdoor areas and landscaping, contributing to a sense of openness and providing usable private open space for each dwelling. The proposal also features two spaces per dwelling, ensuring the development meets the needs of varying household types without impacting the surrounding streetscape. ✓ COMPLIES
Development delivers energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.	The proposed development incorporates energy efficient and climatically responsive design measures consistent with residential standards. The dwellings are designed to achieve appropriate solar access, natural lighting, and ventilation outcomes through building orientation, window placement, and internal layout. The proposal includes energy efficiency initiatives such as insulation to walls and ceilings, roof eaves, and weather sealing to external openings, contributing to improved thermal performance. These measures support passive cooling and reduce reliance on mechanical systems. The design facilitates cross ventilation and access to natural light for habitable spaces, ensuring a comfortable internal environment while maintaining a low rise and low intensity built form. Overall, the development achieves a well-resolved and sustainable outcome that aligns with the intent of the UDA criteria. ✓ COMPLIES



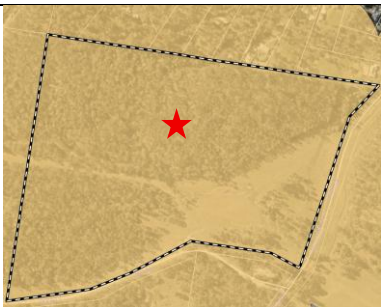
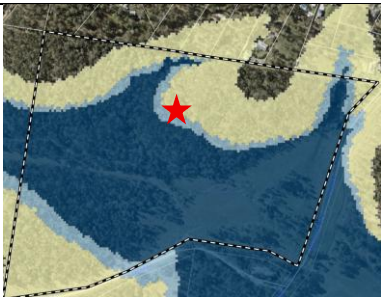
6.3.1.3. General Requirements

<u>Site area and landscaping</u> • sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping • landscaping is provided to enhance the visual amenity of the locality • incorporate endemic plant species including koala habitat trees.	The subject site has sufficient dimensions to accommodate the proposed development, including buildings, parking, access, circulation areas, and landscaping, whilst maintaining a low rise built form. The development incorporates a considered landscaping outcome, including private open space areas, garden beds, and turf, which contribute positively to the visual amenity of the locality and reinforce the established streetscape character. The low site cover ensures a generous landscape setting and a sense of openness despite the increased density.  COMPLIES
<u>Sub-tropical design measures</u> Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.	The proposed development incorporates built form elements that respond appropriately to the sub-tropical environment. The dwellings include eaves, roof overhangs, and articulated façades.  COMPLIES
<u>Parking and end of trip facilities</u> Parking is provided in accordance with the rates and standards set out in the planning scheme¹⁰. The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including: • availability of on-street car parking • public transport accessibility • overall accessibility, including for all residential development, location within or adjoining a centre • potential for sharing car parking spaces by different uses and activities • target markets for residential development.	The proposed development provides car parking in accordance with typical residential standards, with two car parking spaces provided per dwelling. This ensures that the parking demands of the development are appropriately accommodated on-site without reliance on on-street parking. Given the nature of the development and its location within an established residential area, the provision of two spaces per dwelling is considered sufficient to meet the needs of varying household types and aligns with UDA expectations.  COMPLIES

6.3.2. Logan Planning Scheme

Pursuant to the Logan Planning Scheme (Version 9.2), the subject site is located within various Planning Scheme Overlay Maps, as identified in Table below.



Map	Designation	Review
OM-02.00 - Biodiversity areas trigger		
	 Biodiversity area	The subject is currently clear of vegetation with all matters of Environmental Significance addressed as part of DEV2018/988.
OM-03.00 Bushfire hazard trigger		
	 Bushfire hazard area	The subject is currently clear of vegetation with all Bushfire Hazard matters addressed as part of DEV2018/988.
OM-05.04 Flood risk areas		
	 High flood risk area  Moderate flood risk area  Low flood risk area	All Flood Risk matters were addressed as part of DEV2018/988.
OM-13.00 Water resource catchments trigger		
	 Water resource catchment area	All Stormwater matters were addressed as part of DEV2018/988.



6.3.3. State Planning Instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The Planning Scheme appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (hazards). The proposal does trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (bushfire). This is addressed in Section 6.3.4 below.
South East Queensland Regional Plan	The subject site is located within the Urban Footprint land use designation under the SEQ Regional Plan (Refer to Part 2 - iv). The proposed development is considered to support the intent of the urban footprint designation by providing opportunity for further residential development. The intent is therefore considered consistent with the outcomes of the planning principles and policies under the SEQ Regional Plan. The proposal is consistent with the goals, elements, and strategies; and the Southern Sub-regional directions of the Southeast Queensland Regional Plan 2023 (Shaping SEQ).
Schedule 10 (Development assessment) of the Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks in Schedule 10 (Development assessment) of the Planning Regulation 2017.
Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks in Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the Planning Regulation 2017.

6.3.4. State Planning Policy (SPP)

The State Planning Policy 2017 (the 'SPP') commenced on 3 July 2017, coinciding with the commencement of the Planning Act 2016. Part B of the SPP explains that 'The SPP applies as a 'matter to have regard to' under the Planning Regulation 2017 only if the relevant state interests in the SPP are identified as having not been appropriately integrated in a local planning instrument, and only to the extent of any inconsistency'. It further explains that Part E of the SPP also contains assessment benchmarks for certain development, which apply when a local government is assessing a development application, only if the relevant state interests in the SPP are identified as having not been appropriately integrated in a local planning instrument, and only to the extent of any inconsistency with the provisions of that instrument.

The Planning Scheme appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk, and resilience (bushfire hazard).



As identified in the extract below, the site is identified as being subject to the Natural hazards, risk, and resilience (bushfire) State interest. The subject site is located within a Bushfire Hazard area including the Medium Potential and Potential Impact Buffer Bushfire Intensity area.

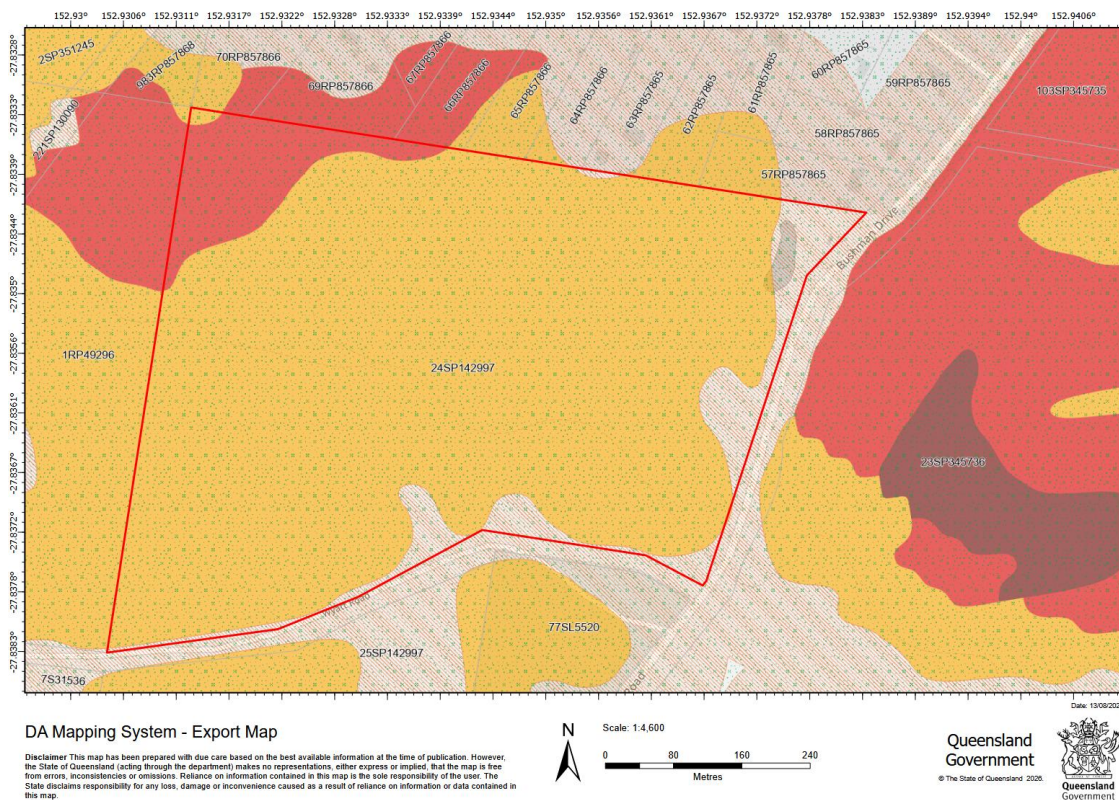


Figure 12 – Subject site within the Bushfire Hazard area, DA Mapping System

Please find below assessment against the relevant benchmarks of the State Planning Policy as follows:

Assessment Outcome 3 reads as follows:

“(3) Development ... avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.”

Comment: The proposal does not avoid the natural hazard area. However, the proposal is for a residential development that is part of a broader subdivision, with all aspects of Bushfire Hazard being addressed in the parent subdivision.

Assessment benchmark 4 reads as follows:

“(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.”

Comment: The proposal increases the number of people to be at risk from bushfires. However, the proposal does not hinder disaster management response or recovery capacity and capabilities.



Assessment benchmark 5 reads as follows:

“(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.”

Comment: The proposal does not increase the severity of the natural hazard and the potential for damage on the site or to other properties.

Assessment benchmark 6 reads as follows:

“(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.”

Comment: The proposal is for a residential development with no hazardous materials proposed to be stored onsite.

Assessment benchmark 7 reads as follows:

“(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.”

Comment: There are no significant landforms or vegetation capable of providing a protective function to mitigate risks associated with natural hazards located on the site. As such, the development will not compromise natural processes and protective functions of landforms or vegetation.

Based on the assessment provided above, the proposed development is considered to comply with the assessment benchmarks of the Natural hazard, risk and resilience of the State Planning Policy.

6.3.5. State Assessment and Referral Agency (SARA) & State Development Assessment Provision (SDAP's)

The State Development Assessment Provisions (‘SDAP’) set out the State interests in development assessment, and the matters to be considered by the State Assessment Referral Agency, when assessing a development application on behalf of the chief executive. As identified within this Report above, the Assessment Manager for this development application will be Economic Development Queensland. Furthermore, review of Schedule 10 of the Planning Regulation 2017, identifies that **no** referral agencies are triggered in relation to this development application.

Application Triggers	Applicable	Comments
State Controlled Roads	No	The subject site is not located within 25m of a State Road.
Development Impacting on State Infrastructure	No	The proposal does not exceed the number of Dwellings to enable this trigger.
Coastal Management Districts	No	The site is not contained within a coastal management district.
Land Designated for Community Infrastructure	No	The site is not designated for community infrastructure.
Electrical Infrastructure	No	The site does not contain electrical easement or within 100m of an electrical substation.



Clearing Vegetation	No	The proposal does not involve the removal of mapped vegetation.
Land Contaminated from an Unexploded Ordnance	No	The site is not identified as potentially containing unexploded ordnance.
Regional Plans	No	Division 2 of the SRRP does not apply to this land.
Public Passenger Transport	No	The proposal is not located within 400m of a public transport corridor.
Railways	No	The subject site is not within 25m of a state railway.
State Controlled Tunnels	No	The subject site is not within 25m of a state tunnel.
Oil and Gas Infrastructure	No	The site is not subject to an oil and gas infrastructure agreement.
Land in or near a wetland	No	The site is not located on or near a protected wetland area.
Removal, destruction or damage of marine plants	No	The proposal does not involve the removal or destruction of marine plants.
Urban Design	No	The proposal is not for a use that triggers this requirement, nor does it go above the thresholds.



7. ASSESSMENT

7.1. Key Considerations

An assessment of the proposed development has been undertaken against the relevant provisions of the Economic Development Act 2012, the Greater Flagstone Priority Development Area (PDA) Development Scheme, and the approved Plan of Development (PoD). There are several key considerations relevant to the subject site and the proposed development, as summarized below:

- The proposal facilitates a residential outcome that is consistent with the approved development framework for the site and contributes to the delivery of planned housing within the broader precinct.
- The development is generally compliant with the PoD, with only minor variations to setback requirements, which do not alter the overall built form intent, scale or presentation of development within the streetscape.
- The proposal has been demonstrated to comply with, or appropriately address, the relevant assessment benchmarks, with any non-compliances limited in nature and resulting in acceptable planning outcomes.
- Amenity impacts are appropriately managed through building siting, design and separation, ensuring no unreasonable impacts on adjoining properties in terms of privacy, outlook or built form character.
- The development responds appropriately to site constraints and integrates with the broader servicing strategy, including stormwater management, without increasing risk to surrounding land or infrastructure.
- The proposal does not adversely impact the function of the surrounding road network, infrastructure or adjoining land and can be accommodated within the existing access and servicing arrangements.

Further to the above, the following key considerations have been identified for the development and are discussed in the sections below:

- Plan of Development and Setback
- Built Form and Amenity
- Stormwater Management and Infrastructure

7.1.1. Plan of Development and Setback

The proposed development has been assessed against the approved Plan of Development (PoD) applying to the site and is generally consistent with the intended land use, built form framework and development pattern established for the precinct.

A minor non-compliance with the prescribed setback requirements is identified. The variation is limited to the rear alfresco and southern side boundary bathrooms and eaves, as such the proposal does not introduce any adverse impact to the broader area.



Furthermore:

- The design ensures that key living spaces will maintain the privacy of adjoining residents and will not result in an overbearing or bulky building form that will have undue impacts on its neighbours.
- The asymmetry of the building allows for it to take advantage of its favourable western aspect, without unduly impacting adjoining residential amenity.
- The increase in setbacks proposed articulates the built form and is imperceptible and unlikely to differ from that of the acceptable outcomes.
- In the main, the side setbacks fully comply at the ground, with only minor encroachments due to the eaves at the front boundaries.
- At the north boundary where the proposal adjoins a new residential lot, the proposal is **fully** compliant with side setback requirements, therefore it is considered that adjacent amenity is protected.
- Therefore, there are no privacy or overlooking impacts to the northern dwellings due to the orientation of habitable areas and windows.
- The setbacks allow for natural light and ventilation into the proposed development, whilst maintaining the existing natural light and ventilation to adjoining sites.

Importantly, the reduced setbacks do not undermine the planning intent of the PoD, which is to achieve a coordinated and cohesive urban outcome. The proposal continues to align with this intent and does not prejudice the future development of adjoining land. On this basis, the identified non-compliance is considered minor and it is considered the development achieves compliance with the intent of the UDA.

7.1.2. Built Form and Amenity

The proposed development achieves an appropriate built form outcome that is consistent with the established and planned character of the surrounding residential area.

- The appearance and amenity of the frontage will be enhanced by distinguishable aesthetically pleasing landscaping and building materials and elements which will disguise visual building bulk and contribute to the streetscape character.
- The development exhibits a modern design, minimal dispensations and contributes to the streetscape and visual amenity of the locality.
- It is noted that the existing streetscape character of the broader area comprises a mixture of setbacks. As the proposal is compliant with front setback requirements, the proposal is not inconsistent or out of character with the existing streetscape.
- The outcome achieved by the design and form of the development will provide a strong street edge and reinforce frontage and surrounding urban setting.
- The dispensations sought still provide for generous landscaping to preserve and enhance the existing green and attractive streetscape.

The overall design and appearance of the development is of exceptional high-quality architectural merit, producing a positive contribution to the streetscape character and amenity. The architectural form, sophisticated composition of materials and finishes, and integrated landscape design, reflect the quality of the proposed residential dwellings, and respects the nature and scale of development anticipated in this location.

The proposal provides a high-quality architectural design that incorporates articulation in the façade,



deep recesses, a variety of finishes, window framing and integrated landscaping. As such, the proposal constitutes a contemporary addition to the locality and positively contributes to the streetscape character.

Therefore, the proposed setbacks are consistent with the existing built form and will provide a modernised development outcome, contributing to the streetscape character.

7.1.3. Stormwater Management and Servicing Infrastructure

The subject site is located within an established area, with infrastructure delivered in accordance with the broader PoD and associated approvals.

Of importance, the master Stormwater Management Plan (SWMP) by BMT dated 5 March 2019 has factored the subject site into the existing treatment systems. Additionally, as per Table D-1 of the SWMP, the broader estate has allowed for significant impervious area.

Table D-1 Summary of Source Node Properties Applied in the MUSIC Modelling

Parameter	Values		Comments
Assumed land usage for the proposed areas of the site	'Urban Residential' and 'Commercial'		'Urban Residential' and 'Commercial' pollutant export and rainfall-runoff properties were modelled in accordance with the <i>MUSIC modelling guidelines</i> (Water by Design 2010b).
Land Use	Total Impervious Fraction	Approx. Area (ha)	Comments
Urban Residential Roof	100%	8.7	Impervious fraction were estimated in accordance with the <i>MUSIC modelling guidelines</i> (Water by Design 2010a).
Urban Residential Roads	65%	6.9	
Urban Residential Ground	30%	7.1	
Commercial Roof	100%	0.67	
Commercial Roads	85%	0.40	
Commercial Ground	80%	0.27	

The development integrates with the existing servicing strategy for the precinct and does not require any changes to the established infrastructure framework.

Given the scale and nature of the proposal, the development:

- Does not place unreasonable demand on existing infrastructure networks
- Can be serviced efficiently using existing arrangements
- Will not result in any adverse drainage or flooding impacts

Accordingly, the proposal is considered to achieve acceptable outcomes in respect of stormwater management and servicing infrastructure



8. CONCLUSION

The proposed development has been assessed against the relevant provisions of the Economic Development Act 2012, the Greater Flagstone Priority Development Area (PDA) Development Scheme, applicable EDQ guidelines and practice notes, and the approved Plan of Development (PoD).

The assessment has demonstrated that the proposal is generally consistent with the applicable planning framework and achieves appropriate planning outcomes for the site.

While a minor non-compliance with the prescribed setback requirements under the PoD is identified, the variation is limited in extent and does not result in adverse impacts in terms of built form, streetscape character or residential amenity. The intent of the PoD is maintained, and the development continues to integrate appropriately with the surrounding precinct.

The proposal provides a well-designed residential outcome that is compatible with the established and planned development pattern, does not prejudice the future development of adjoining land, and can be adequately serviced by existing infrastructure, including stormwater management systems.

Overall, the development represents an appropriate and logical use of the land within the context of the broader approval framework and the Greater Flagstone PDA.

Accordingly, the application warrants approval, subject to reasonable and relevant conditions.

