PACIFIQ

FLINDERS LAKES, GREATER FLAGSTONE



PRECINCT 1 VEGETATION CLEARING

UPS URBAN PLANNING SERVICES

OPERATIONAL WORKS

LOT 3 DAIRY ROAD, FLINDERS LAKES

SECTION 2: SUPPORTING INFORMATION



PACIFIQ

ATTACHMENT 3

Town Planning Report by UPS

PACIFIQ



TOWN PLANNING REPORT

Operational Works (Vegetation clearing in accordance with a Vegetation Management Plan)

Precinct 01 – Vegetation Clearing Application

October 2026 | #3231D

UPS
URBAN PLANNING SERVICES

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Town Planning Report

14 October 2026

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1. Executive summary

Urban Planning Services Pty Ltd ('**UPS**') acts on behalf of Pacific International Development Corporation Pty Ltd (the '**Applicant**', or, **PIDC**) in the lodgement of a development application seeking approval for Operational Works for Vegetation clearing in accordance with a Vegetation Management Plan (VMP), over land located at Lot 3 Dairy Road, Flinders Lakes (the **'subject site'**).

The application is supported by two separate VMPs and two corresponding Significant Biodiversity Assessment Reports (SBARs). While each VMP and SBAR has been prepared as a separate document, the vegetation clearing to which they relate will be undertaken concurrently as a coordinated program of works.

The proposed clearing is wholly contained within the Urban Living Zone under the Greater Flagstone Development Scheme (the 'Development Scheme'). Table 2 – Levels of Assessment – Column 3A of the Development Scheme, identifies Operational Works for vegetation clearing as Permissible development.

The proposed clearing is required to facilitate the construction of the approved Flinders Lakes Drive, including the extension of the trunk road identified as DCOP – R032 into the site. Clearing is also proposed across the broader Neighbourhood Areas to facilitate roadworks and associated earthworks, including the redistribution of fill material from the Neighbourhood Areas to support the construction of Flinders Lakes Drive. This approach forms part of the planned earthworks strategy for the site and aligns with the intended neighbourhood residential pattern and broader development of the site.

The VMPs and SBARs supporting this application are also be submitted as part of the relevant neighbourhood development applications, ensuring a consistent ecological and vegetation management framework is applied across the proposed development. The NH3B/C development application is currently under assessment with EDQ (DEV-2026-FLA-4938), with applications for NH3A intended to be lodged shortly.

The standalone Operational Works application provides a mechanism for the vegetation clearing to be approved and undertaken independently of the neighbourhood development applications, thereby allowing the approved extension of Flinders Lakes Drive to progress into construction. The road approval, together with this associated vegetation clearing approval, represents the commencement of physical development delivery for this important component of the Flinders Lakes project. Securing approval is a significant project milestone and an important step in maintaining the momentum of development delivery across the site. In particular, enabling the extension of Flinders Lakes Drive into the site will establish the infrastructure necessary to support the subsequent delivery of the adjoining neighbourhood areas and facilitate the orderly progression of the broader development program.

Full details of the site, proposed works and applicable planning framework are provided in the sections that follow. As demonstrated throughout this Town Planning Report, the proposed development appropriately addresses the relevant assessment benchmarks and is consistent with the intent of the Development Scheme.

The application therefore warrants approval by EDQ, subject to reasonable and relevant conditions.

2. Project Team and Structure of Application

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

Table 1 - Project Team

CONSULTANT		DISCIPLINE
UPS	**URBAN PLANNING SERVICES (UPS)**	Town Planning
MORTONS urbansolutions	**MORTONS URBAN SOLUTIONS**	Civil Engineer
saunders havill group	**SAUNDERS HAVILL GROUP**	Environmental planning

The following reports are included as part of this application.

Table 2 - Application Structure

Section 1: Forms	
1	DA Form
2	Searches - Title-EMR-CLR
SECTION 2: SUPPORTING INFORMATION	
3	Town Planning Report by UPS
SECTION 3: SPECIALIST REPORTS	
4	4A - Environmental Reporting: Vegetation Management Plan - Part 1 - NH3BC and R032, by Saunders Havill
	4B - Environmental Reporting: Vegetation Management Plan - Part 2 - NH3A and R032, by Saunders Havill
5	5A - Significant Biodiversity Assessment Report - Part 1 - NH3BC and R032, by Saunders Havill
	5B - Significant Biodiversity Assessment Report - Part 1 - NH3A and R032, by Saunders Havill
SECTION 4: Supporting Approvals	
6	Flinders Lakes Drive – Trunk Road Approval – DEV-2026-FLA-4459
7	'Overarching Development Approval' – DEV2017/844 - Precinct One – Land Use and Development Code – Flinders Lakes Stamped Approved Plans

3. Site and Development Parameters

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

Table 3 - Site and Application Details

ADDRESS	Lot 3 Mount Elliott Road, Flinders Lakes
REAL PROPERTY DESCRIPTION	Part of Lot 3 on S311896
DESCRIPTION LAND AREA IDENTIFIED IN RELEVANT APPROVALS (SUPERLOT)	Context Plan approval (DEV2017/844): NH3B / NH3C and Lineal Park (P) Road and Superlot approval (DEV-2026-FLA-4459): Lot 100, Lot 101 Lot 900 and Lot 901
AREA	• Whole of site: 1,027ha; • Vegetation Clearing Area: ~62ha.
APPLICANT	Pacific International Development Corporation Pty Ltd C/- Urban Planning Services Pty Ltd PO Box 2091 SURFERS PARADISE QLD 4217
APPLICATION	Operational Works (Vegetation clearing in accordance with a Vegetation Management Plan)
LEVEL OF ASSESSMENT	PDA Assessable development
ZONE	Greater Flagstone Priority Development Area: Urban Living;
CONTEXT PLAN AREA	Greater Flagstone
AUTHORITY	Economic Development Queensland

4. Site location & Details

4.1 Allotment Address and Description

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

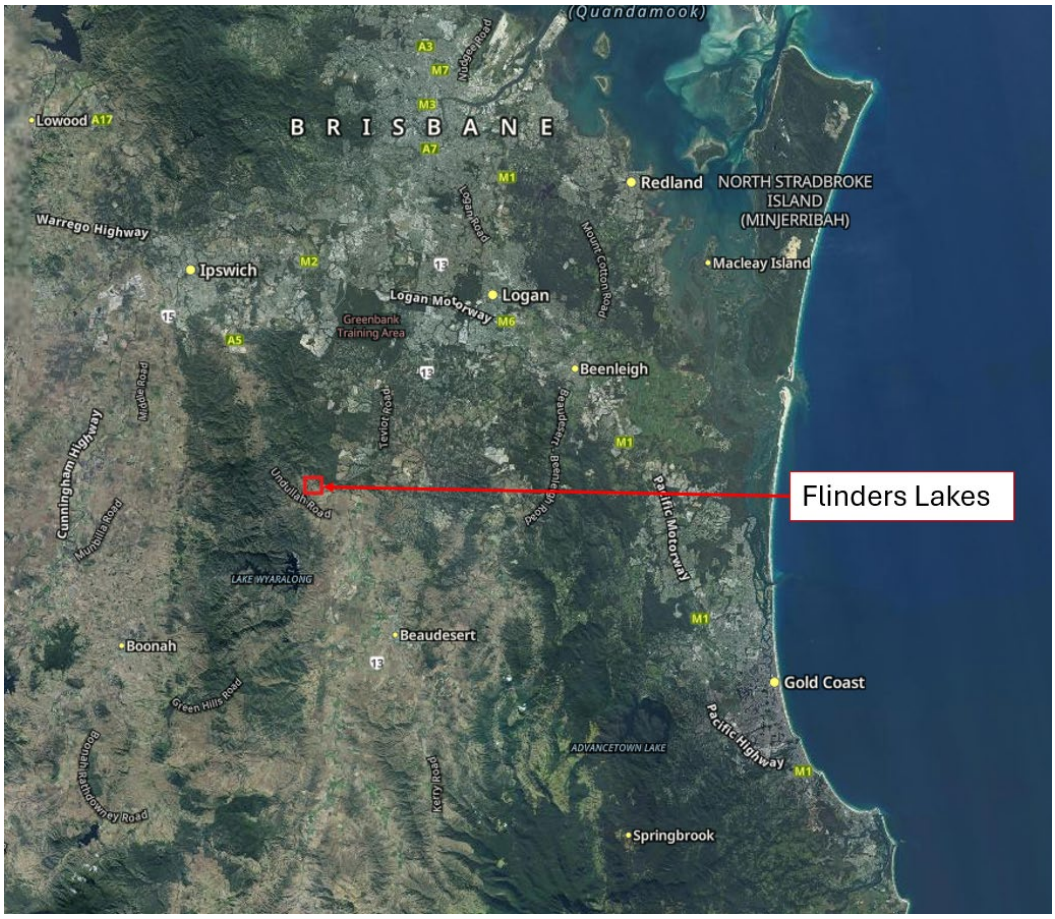


Figure 1 Flinders Lakes Precinct 1 and Whole of site Land Use plan approved by DEV2017/844

4.2 Flinders Lakes – Precinct 1

Flinders Lakes Precinct 1 comprises of three (3) allotments (Lot 3 on S311896, Lot 200 on SP133189 and Lot 1 on RP97710) with a total area of 1,027 Hectares. It has an approved whole of site Masterplan **Attachment 6**.

Development will be sequenced in a manner that progressively delivers a staged release of trunk infrastructure (i.e. Road), neighbourhoods through tailored subdivision plans, Plans of Development ('POD') and where required Material change of use applications in accordance with the whole of site land use intentions.

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

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

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

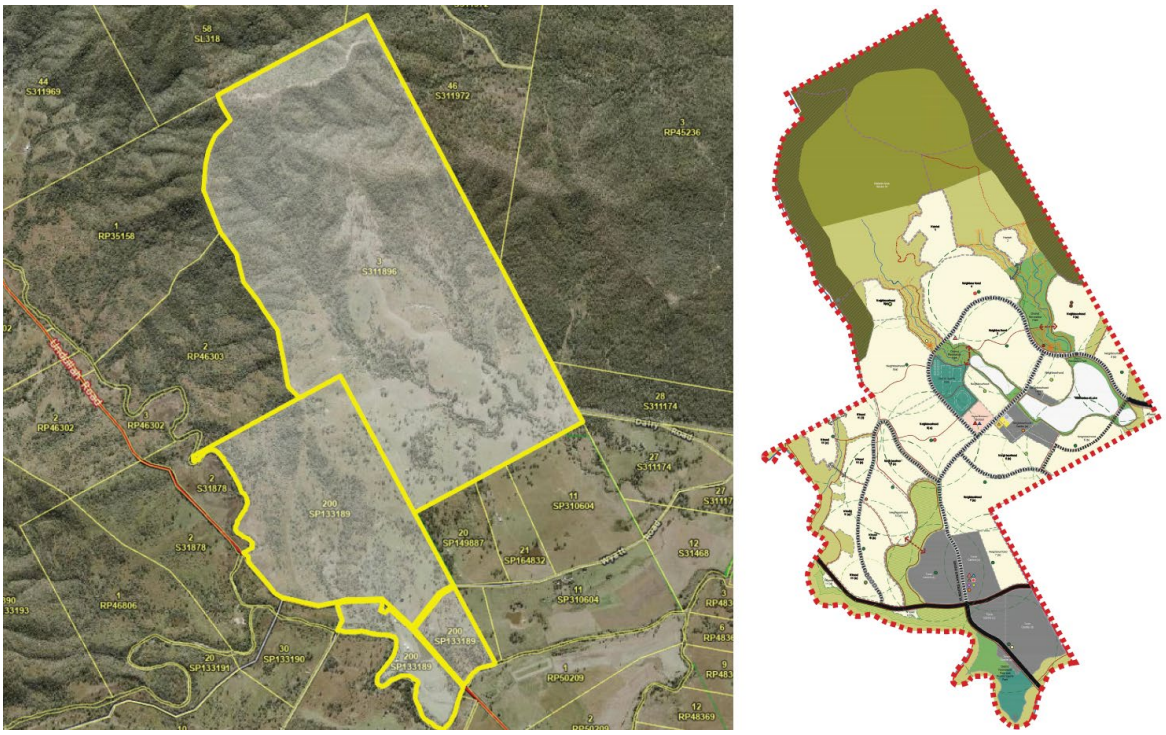


Figure 2 Flinders Lakes Precinct 1 and Whole of site Land Use plan approved by DEV2017/844

The overarching approval (DEV2017/844), its conditions, the approved plans and the Precinct One Land Use and Development Code (Flinders) together coordinate development and land uses across each neighbourhood.

Because this operational works application supports the first entry road rather than an endorsed Plan of Development, the clearing is PDA permissible development requiring EDQ approval. It is nonetheless intrinsically linked to the overall delivery program, as the road enables the neighbourhoods that follow.

4.3 Site approval history and alignment

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

Table 4 - Summary of Approvals

EDQ REFERENCE	DESCRIPTION	STATUS	APPROVAL DATE	Consistency
DEV2017/844	PDA Development Permit for Material Change of Use for whole of site (Commercial; Industrial; Residential; Retail; Rural; Service, Community and other; Sport, Recreation and Entertainment) The area subject of this application more broadly forms part of the land referred to as Neighbourhood 3(b) and 3(c) as approved by EDQ on 25 October 2017.	**APPROVED**	25 October 2017	The clearing proposed is to facilitate redistribution of fill to enable construction of Flinders Lakes Drive. Areas of the proposed clearing are located within areas that will be disturbed in future neighbourhood and civils programs, remaining entirely consistent with the overarching site approval.

	The proposal represents the first neighbourhood development application and the second phase of development within Flinders Lakes. The first being the entry road and super lots (DEV-2026-FLA-4459). The overall development is comprised of a range of precincts across this area that will connect with each other to deliver a range of residential, recreation and local services as part of a new community development within the Greater Flagstone PDA.			
DEV-2026-FLA-4459 (change to DEV2019/1058)	Change to PDA Development Approval DEV2019/1058. PDA Development Approval for Development Permit for Reconfiguring a Lot (1 into 6 Management Lots, 2 Park Lots, Access Easements and Associated Roads)	**APPROVED**	14 April 2026	The clearing proposed will facilitate the redistribution of fill to enable construction of the endorsed road.

5. Proposed Development

5.1 Flinders Lakes Drive Road works

The extension of Flinders Lakes Drive is an established component of the approved development framework for the site, endorsed originally via DEV2019/1058 and more recently via change approval DEV-2026-FLA-4459. The extension of Flinders Lakes Drive is a significant project milestone for the Flinders Lakes development and provides the infrastructure necessary to facilitate the orderly commencement and ongoing delivery of the adjoining neighbourhood areas.

The endorsed road plan provided in **Attachment 7** are being advanced through this application and should be read as the primary reference for the proposed construction program. The vegetation clearing addressed by this application is an enabling component of those works, necessary to allow the approved road and associated earthworks to progress.

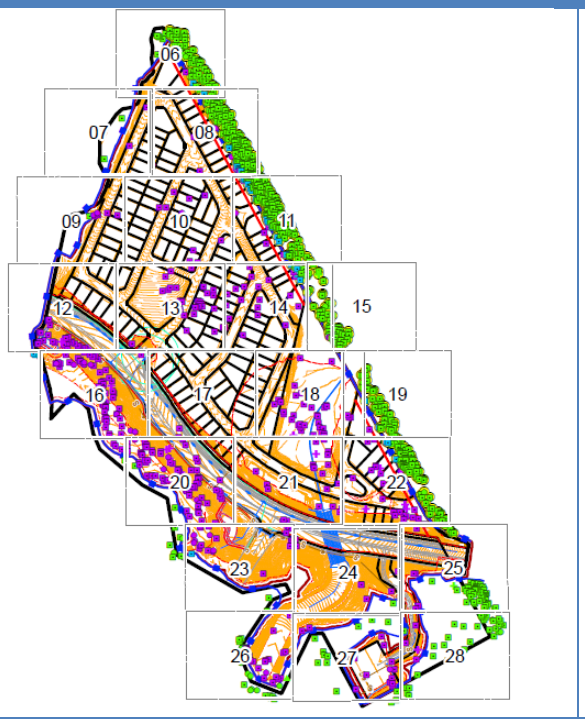
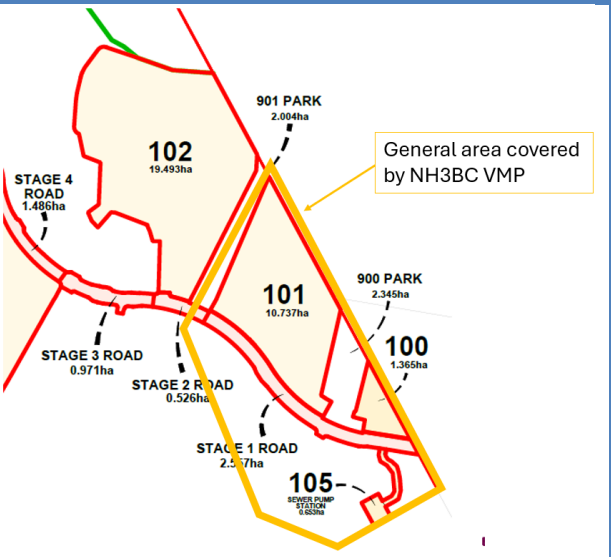
Accordingly, the vegetation clearing and associated environmental management measures should be considered in the context of the broader Flinders Lakes Drive construction program. The VMPs and SBARs described in the following sections provide the necessary environmental framework to facilitate the clearing required for the civil works, while ensuring that vegetation management, protection and mitigation measures are appropriately incorporated into the delivery of the works.

5.2 Overview of Vegetation clearing and environmental reporting

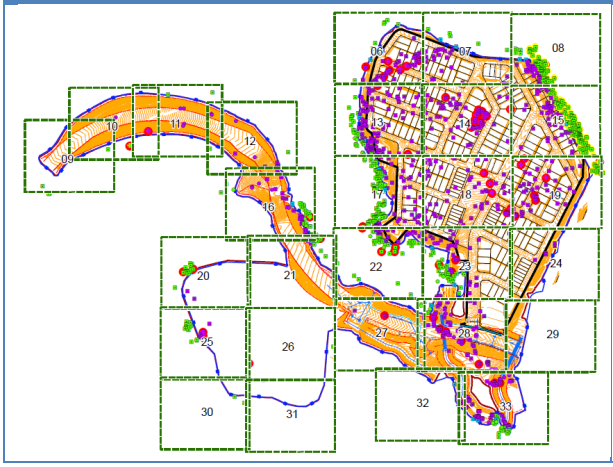
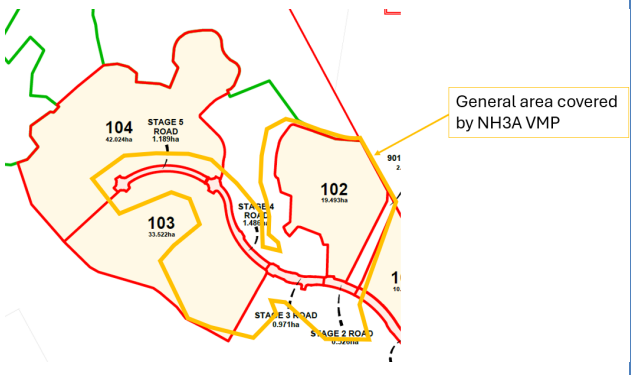
While two separate VMPs and corresponding SBARs are submitted in support of this application, they collectively address the full extent of vegetation clearing proposed and are intended to be considered and endorsed as part of the single Operational Works approval.

The NH3A-R032 VMP and NH3B/C-R032 VMP have each been prepared to correspond with their respective neighbourhood areas and are also being submitted with the relevant neighbourhood development applications. Accordingly, while the two VMPs are presented separately, the current application seeks approval for the coordinated clearing program across the combined areas. This approach provides flexibility for the approved clearing to be delivered either under the current Operational Works approval or, where appropriate, through the subsequent neighbourhood development approvals as detailed design progresses.

NH3B/C - R032 clearing works: Covers vegetation clearing associated with Stage 1 of road construction, associated culverts and batters, Lots 900, 100, 101, 105.

VMP – NH3B and Flinders Lakes Drive (R032)	DEV2026-FLA-4459 Road/Super lot approval boundaries
	

NH3A-R032 clearing works: Covers vegetation clearing associated with Stage 1 of road construction, associated culverts and batters, Lots 901, 10102, 103, 104 and balance land.

VMP – NH3A and Flinders Lakes Drive (R032)	DEV2026-FLA-4459 Road/Super lot approval boundaries
	

5.3 Vegetation Management Plan

Two VMPs have been prepared by Saunders Havill and are provided in **Attachment 4**. Collectively, the VMPs address approximately 62 hectares of proposed vegetation clearing associated with the works, with individual trees identified for retention or removal. Where removal is proposed, the VMP includes the reason for clearing.

Importantly, all proposed vegetation clearing is contained within land identified within the Urban Living Zone of

the Greater Flagstone PDA Development Scheme. No clearing is proposed within the Environmental Protection Zone.

The VMPs provide the practical framework for managing vegetation before, during and following the proposed civil works and address, among other matters:

- trees identified for removal;
- civil works likely to impact existing vegetation;
- temporary and permanent exclusion and protection fencing;
- roles and responsibilities of site contractors, the developer and consultant team;
- stockpiling and reuse of cleared vegetation and site access arrangements; and
- integration with weed management and revegetation measures.

5.4 Significant Biodiversity Assessment Report

SBARs have been prepared by SHG to support the proposed vegetation clearing and are provided in **Attachment 5**. The assessment considers the environmental values of the site and surrounding landscape and provides the ecological basis for the proposed clearing and associated vegetation management measures.

The proposed clearing is contained within the Urban Living Zone of the Greater Flagstone PDA Development Scheme. No clearing is proposed within the Environmental Protection Zone along the north western edge of the NH3A boundary, which coincides with the EPBC Act referral area currently being considered for approval.

The site benefits from a Property Map of Assessable Vegetation (PMAV) identifying Category X (non-remnant) vegetation. While the provisions of the *Vegetation Management Act 1999* do not apply within a PDA, the PMAV provides relevant background information regarding the vegetation values and areas of potential significance across the site.

Given the scale of the proposed works and the presence of significant environmental values within the broader landscape, including the Flinders–Karawatha Bioregional Corridor to the west, the SBARs identify appropriate recommendations for the management of vegetation and ecological values during delivery of the proposed works. These recommendations inform the VMPs and the environmental management framework for the clearing program. Further detail is provided in **Attachment 5.**

6. Planning Framework

6.1 Economic Development Act 2012 (ED Act)

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

6.2 Statutory Mechanism

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

6.3 Assessment Manager

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

6.4 Development Scheme

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

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

Notwithstanding, Operational Works for Vegetation Clearing in accordance with a Vegetation Management Plan are not covered by the overarching approval, despite that they are intrinsically linked.

The GFPDA Scheme is the statutory mechanism to which assessment is to be managed.

Greater Flagstone has been identified as a key residential growth area to help meet the region's housing needs. The PDA was first declared on 8 October 2010, then re-declared on 1 February 2013 when the *Economic Development Act 2012* commenced. The subject land sits within the PDA boundary identified in the Development Scheme.

The proposal does not qualify as exempt development under the vegetation clearing provisions in Schedule 1 of the Development Scheme, because it involves clearing 'significant vegetation' and none of the exemption circumstances apply. Clearing is exempt only where it is:

- consistent with an approved Plan of Development, which does not apply because Plans of Development are being assessed but not currently approved for the site;
- carried out by or for Logan City Council or a public sector entity under authority of a state law, which does not apply because the clearing is not being undertaken by either; or
- undertaken in accordance with a UDA development approval for a material change of use or reconfiguring a lot, which does not apply because no such approval has been issued for the land to which this application relates.

As the proposal is not exempt, the Table of Assessment applies and the development is permissible.

Clearing is proposed within the Urban Living Zone only and is carried out in accordance with a VMP, directly linked to the construction program of an approved road. The VMP is supported by a Significant Biodiversity Assessment Report. The proposal is consistent with the intent of the Urban Living Zone, the Environmental Protection Zone and the Development Scheme.

7. Conclusion

This Town Planning Report supports a development application made on behalf of PIDC to EDQ for Operational Works for vegetation clearing to facilitate the delivery of the approved road extension of Flinders Lakes Drive into the subject site and associated civil works across the adjoining neighbourhood areas.

The Flinders Lakes Drive extension forms an established component of the approved development framework for the site and provides a critical connection between the external road network and the future neighbourhood areas of Flinders Lakes. The current application represents an important step in progressing this approved infrastructure outcome into physical construction and, in turn, supporting the ongoing delivery of the broader Flinders Lakes development.

The application seeks a ***PDA Development Permit for Operational Works for vegetation clearing in accordance with Vegetation Management Plans.***

The application is supported by two VMPs and corresponding SBARs prepared by Saunders Havill Group. Collectively, the VMPs address approximately 62 hectares of proposed vegetation clearing directly associated with the civil works. The VMPs have been prepared as separate documents to align with the respective neighbourhood areas and future development applications, while collectively providing the vegetation management framework for the clearing proposed under this application.

The proposed development is permissible development under the Development Scheme and is consistent with the intent of the Urban Living Zone and the established development framework for Flinders Lakes. The supporting ecological assessment and vegetation management measures provide an appropriate framework for managing the environmental values associated with the proposed clearing and ensuring the works are undertaken in accordance with the relevant management requirements.

As demonstrated throughout this Town Planning Report and the supporting technical documentation, the proposed development appropriately addresses the relevant assessment benchmarks and provides for the orderly progression of approved infrastructure and future neighbourhood development.

The application therefore warrants approval by EDQ, subject to reasonable and relevant conditions.

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



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