PACIFIQ

FLINDERS LAKES,
GREATER FLAGSTONE



PRECINCT 1
VEGETATION CLEARING

UPS
URBAN PLANNING SERVICES

OPERATIONAL WORKS
LOT 3 DAIRY ROAD, FLINDERS LAKES
SECTION 4: SUPPORTING APPROVALS



PACIFIQ

ATTACHMENT 6

Flinders Lakes Drive – Trunk Road Approval – DEV-2026-FLA-4459

DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-FLA-4459

14 April 2026

Pacific International Development Corporation Pty Ltd
ATF The PIDC Trust
c/- Urban Planning Services Pty Ltd
admin@urbanps.com.au

Dear Applicant

Changed PDA Decision Notice
Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	**Greater Flagstone**
PDA Development Approval:	**Change to PDA Development Approval DEV2019/1058**
Property Location:	**1109 Undullah Road, Flinders Lakes 4285**
Property Description:	**Lot 3 on S311896**

On 14 April 2026, Economic Development Queensland (EDQ) decided to approve **part** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Amanda Dryden
Group Director
Development Services
Economic Development Queensland

Cc: Logan City Council: council@logan.qld.gov.au

1 William Street Brisbane
GPO Box 2202 Brisbane
Queensland 4001 Australia
Telephone +61 7 3452 7880
Email contact@edq.qld.gov.au
Website www.edq.qld.gov.au
ABN 76 590 288 697

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	1109 Undullah Road, Flinders Lakes 4285	
Lot on plan description	Lot number	Plan description
	3	S311896

PDA Development Approval details	
DEV Reference No.	DEV-2026-FLA-4459
Original Approval details	DEV2019/1058 - PDA Development Approval for Development Permit for Reconfiguring a Lot (1 into 5 Management Lots, 2 Park Lots, Access Easements and Associated Roads)
Change to Approval Decision	EDQ has decided to grant **part** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Approved plans and documents to incorporate changes to road alignment and super lot boundaries
Original decision date	4 October 2019
Change to Approval decision date	14 April 2026
Currency Period	10 years from the Original decision date

Approved plans and documents

Plans and documents

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

	Approved plans and documents	**Number** *(if applicable)*	**Date** *(if applicable)*
1.	Management Lots and Staged Road Reserve Plan	AU416385-27, Revision A	11/02/26
2.	Concept Roadworks, Typical Sections 01	23301-SPR-SK012, Revision B	04/02/26
3.	Entry Road Concept Roadworks Overall Keyplan	23301-SPR-SK003, Revision B	04/02/26
4.	Entry Road Concept Roadworks	23301-SPR-SK004, Revision B	04/02/26

	Plan Sheet 01		
5.	Entry Road Concept Roadworks Plan Sheet 02	23301-SPR-SK005, Revision B	04/02/26
6.	Entry Road Concept Roadworks Plan Sheet 03	23301-SPR-SK006, Revision B	04/02/26
7.	Entry Road Concept Roadworks Plan Sheet 04	23301-SPR-SK007, Revision B	04/02/26
8.	Entry Road Concept Roadworks Plan Sheet 05	23301-SPR-SK008, Revision B	04/02/26
9.	Entry Road Concept Roadworks Plan Sheet 06	23301-SPR-SK009, Revision B	04/02/26
10.	Entry Road Concept Roadworks Plan Sheet 07	23301-SPR-SK010, Revision B	04/02/26
11.	Concept Roadworks Roundabout Detail Plan Sheet 01	23301-SPR-SK001, Revision B	04/02/26
12.	Concept Roadworks Roundabout Detail Sketch Sheet 02	23301-SPR-SK002, Revision B	04/02/26
13.	Concept Roadworks Typical Sections Sheet 02	23301-SPR-SK012A, Revision B	04/02/26

Supporting Plans and Documents

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

Supporting plans, reports and specifications		**Number** *(if applicable)*	**Date** *(if applicable)*
Endorsed Context Plan			
14.	Flinders - Precinct 01 Context plan	RD1002, Rev Q	14.07.17 (endorsed 25 Oct 2017
Endorsed Infrastructure Master Plans			
15.	Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan	23301/IMP, Rev. B	25.05.2018 (endorsed 27 August 2018) as amended from time to time

16.	Precinct 1 (Lake Concept) Movement Network Infrastructure Master Plan	23301/IMP, Rev. 9	22.03.2019 (endorsed 14 June 2019) as amended from time to time
17.	Precinct 1 (Lake Concept) Sewer Supply Infrastructure Master Plan	23301/IMP, Rev. C	04.07.2018 (endorsed 27 August 2018) as amended from time to time
Traffic Impact Statement			
18.	Traffic Impact Statement, prepared by SLR Consulting	620.041435.00001, Revision 1.0	12/02/26

Compliance assessment

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

a) The Applicant must:

   i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule[1] (as amended from time to time).

   ii) submit to EDQ DA a duly completed Compliance Assessment form[2].

   iii) submit to EDQ DA the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

   i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.

   ii) **within 20 business days** – EDQ assesses the documentation and:
      1. if satisfied, endorses the documentation; or
      2. if not satisfied, notifies the Applicant accordingly.

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

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

iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.

iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the Applicant accordingly.

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

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

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentservices@edq.qld.gov.au

PDA Development Conditions		
No	**Condition**	**Timing**
General		
1.	**Carry out the Approved Development** Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stage
2.	**Certification of Operational Works** All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the *Certification Procedures Manual.*	As required by the *Certification Procedures Manual*
3.	**Street Naming** Submit to EDQ Development Assessment a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Engineering		
4.	**Construction Management Plan** a) Submit to EDQ Development Assessment, a site based Construction Management Plan (CMP),	

	prepared by the principal site contractor that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the *Environmental Protection Act 1994*; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
5.	**Traffic Management Plan** a) Submit to EDQ Development Assessment, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with	a) Prior to commencement of site works for the road

	Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.	b) At all times during construction
6.	**Retaining Walls** a) Submit to EDQ Development Assessment, detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance with *PDA Practice Note No. 10 – Plans of development* unless otherwise approved by EDQ Development Assessment. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
7.	**Compliance Assessment - Filling and Excavation** a) Submit to EDQ Development Assessment, for compliance assessment detailed earthworks plans certified by a RPEQ, generally in accordance with *AS3798 – 2007 "Guidelines on Earthworks for Commercial and Residential*	a) Prior to commencement of site works for the relevant stage

	Developments and EDQ Guideline 13 – Engineering Standards. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 18; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	**Compliance Assessment - Flinders Lakes Drive – interim two lane road** a) Submit to EDQ Development Assessment, for compliance assessment, detailed engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with EDQ Guideline 13 – Engineering Standards and the following plans/documents: i. Precinct 1 (Lake Concept) Movement Network Infrastructure Master Plan ii. Concept Roadworks, Typical Sections 01, Drawing No. 23301-SPR-SK012, Revision B, dated 04/02/26 and prepared by Mortons Urban Solutions iii. Concept Roadworks, Typical Sections 02, Drawing No. 23301-SPR-SK012A, Revision	a) Prior to commencement of site work for the relevant stage

	B, dated 04/02/26 and prepared by Mortons Urban Solutions iv. Entry Road Concept Roadworks Plan, Sheets 01 - 07, Drawing No. 23301-SPR-SK004 – SK010, Revision B, dated 04/02/26 and prepared by Mortons Urban Solutions v. Concept Roadworks Roundabout Detail Plan, Sheet 01, Drawing No. 23301-SPR-SK001, Revision B, dated 04/02/26 and prepared by Mortons Urban Solutions vi. Concept Roadworks Roundabout Detail Sketch, Sheet 02, Drawing No. 23301-SPR-SK002, Revision B, dated 04/02/26 and prepared by Mortons Urban Solutions. Proposed indented bus bays and in line bus stops shall be designed in accordance with the *Translink Public Transport Infrastructure Manual 2015* and *Disability Standards for Accessible Public Transport 2004*. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition. *Note: The ultimate four-lane road is not identified in the Greater Flagstone Priority Development Area Development Charges and Offset Plan (July 2025) (DCOP) at the time of this PDA approval. No offset will be available for the construction of the four-lane road unless prior to construction it can be demonstrated that the projected traffic volumes necessitate the four-lane road and the DCOP and Movement Network IMP, or other relevant documents current at the time of construction, identify the four-lane road as being required.*	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9.	**Compliance Assessment - Water Main Along Flinders Lakes Drive** a) Submit to EDQ Development Assessment, for compliance assessment, a detailed water reticulation design plans along the Flinders Lakes	a) Prior to commencement of site works for the first stage

	Drive road reserve, certified by a RPEQ, generally in accordance with *PDA Guideline No. 13 Engineering standards – Sewer and Water* and the following documents: i. Endorsed Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	**Compliance Assessment - Water – External** a) Submit to EDQ Development Assessment, for compliance assessment detailed water reticulation design plans for the proposed DN375 water main. The detailed plans are to include connection details to the existing network, certified by a RPEQ, generally in accordance with *PDA Guideline No. 13 Engineering standards – Sewer and Water* and the following documents: i. Endorsed Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	**Compliance Assessment – Sewer Main Along Flinders Lakes Drive**	

	a) Submit to EDQ Development Assessment, for compliance assessment, a detailed sewer reticulation design plans along the Flinders Lakes Drive road reserve, certified by a RPEQ, generally in accordance with *PDA Guideline No. 13 Engineering standards – Sewer and Water* and the following documents: i. Endorsed Precinct 1 (Lake Concept) Sewer Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	**Stormwater Management (Quality)** a) Submit to EDQ Development Assessment, detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with *PDA Guideline No. 13 Engineering standards*. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	**Compliance Assessment - Stormwater Management (Quantity)**	

	a) Submit to EDQ Development Assessment, for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system along Flinders Lake Drive generally in accordance with *PDA Guideline No. 13 Engineering standards – Stormwater quantity*. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage
14.	**Street Lighting** Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system is to: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; and d) be generally in accordance with Australian Standard AS1158 –'*Lighting for Roads and Public Spaces'*.	Prior to survey plan endorsement for the relevant stage
15.	**Public Infrastructure – Damage, Repairs and Relocation** Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant stage

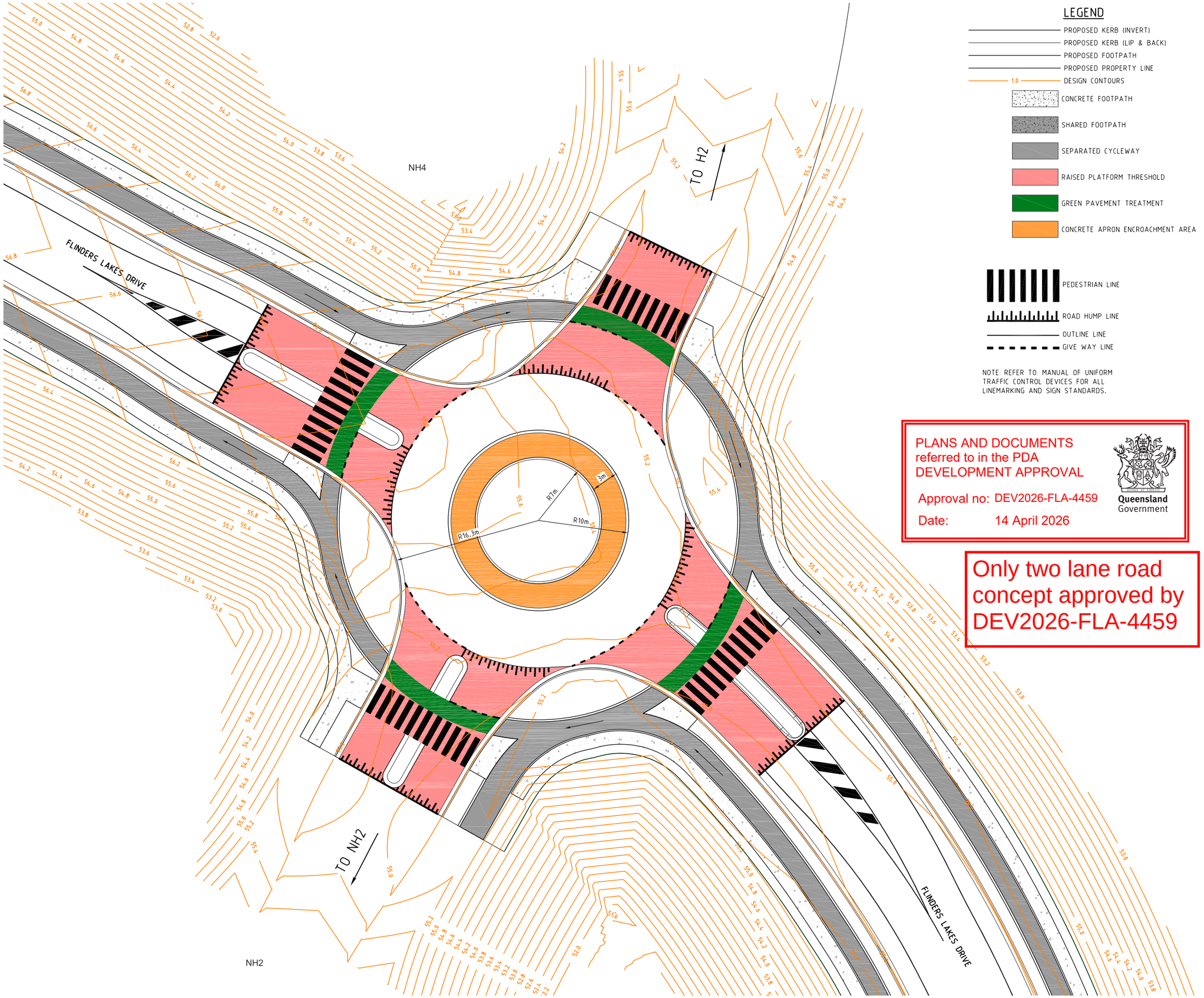
Landscaping and Environment		
16.	**Streetscape Works** a) Submit to EDQ Development Assessment, detailed streetscape works drawings, including a schedule of proposed standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans. The detailed streetscape works drawings are to include, where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –*'Lighting for Roads and Public Spaces";* 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	**Acid Sulfate Soils (ASSMP)** a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	certified ASSMP summitted under part a) of this condition.	
18.	**Erosion and Sediment Management** a) Submit to EDQ Development Assessment, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
Surveying, land dedications and easements		
19.	**Access Easement for Water Reservoir** Provide an access easement to enable access to the water reservoir where a road reserve to the water reservoir is not provided.	At the registration of the survey plan creating the water reservoir lot
20.	**Easements over Infrastructure** Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage

STANDARD ADVICE

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

**** End of Package ****



LEGEND

- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- 1.0 DESIGN CONTOURS
- CONCRETE FOOTPATH
- SHARED FOOTPATH
- SEPARATED CYCLEWAY
- RAISED PLATFORM THRESHOLD
- GREEN PAVEMENT TREATMENT
- CONCRETE APRON ENCROACHMENT AREA
- PEDESTRIAN LINE
- ROAD HUMP LINE
- OUTLINE LINE
- GIVE WAY LINE

NOTE: REFER TO: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ALL LINEMARKING AND SIGN STANDARDS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 2 4 6 8 10m
Scale 1:200 - A1 (1:400 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

CONCEPT
ROADWORKS
ROUNDABOUT DETAIL
PLAN
SHEET 01

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

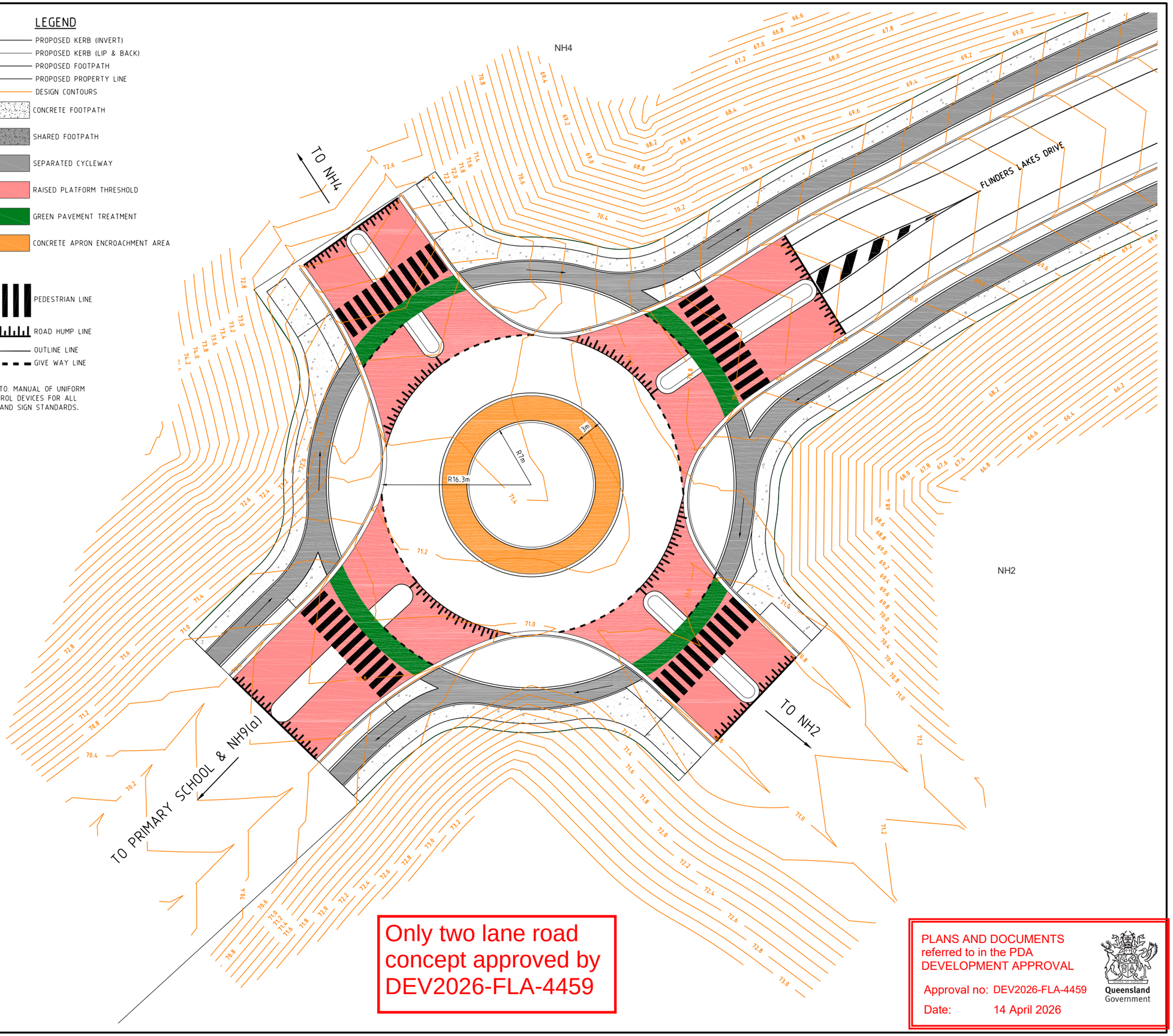
DRAWING NUMBER	REV
23301-SPR-SK001	B

y:\233 - pids trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK001-002 ROUNDABOUT DET.dwg, ROUNDABOUT DETAIL - PLAN SHEET 01, 11/02/2026 9:44:52 PM, 1:2

LEGEND

- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- 1.0 DESIGN CONTOURS
- CONCRETE FOOTPATH
- SHARED FOOTPATH
- SEPARATED CYCLEWAY
- RAISED PLATFORM THRESHOLD
- GREEN PAVEMENT TREATMENT
- CONCRETE APRON ENCROACHMENT AREA
- PEDESTRIAN LINE
- ROAD HUMP LINE
- OUTLINE LINE
- GIVE WAY LINE

NOTE: REFER TO: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ALL LINEMARKING AND SIGN STANDARDS.



Only two lane road concept approved by DEV2026-FLA-4459

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 2 4 6 8 10m
Scale 1:200 - A1 (1:400 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

CONCEPT
ROADWORKS
ROUNDABOUT DETAIL
PLAN SHEET 02

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

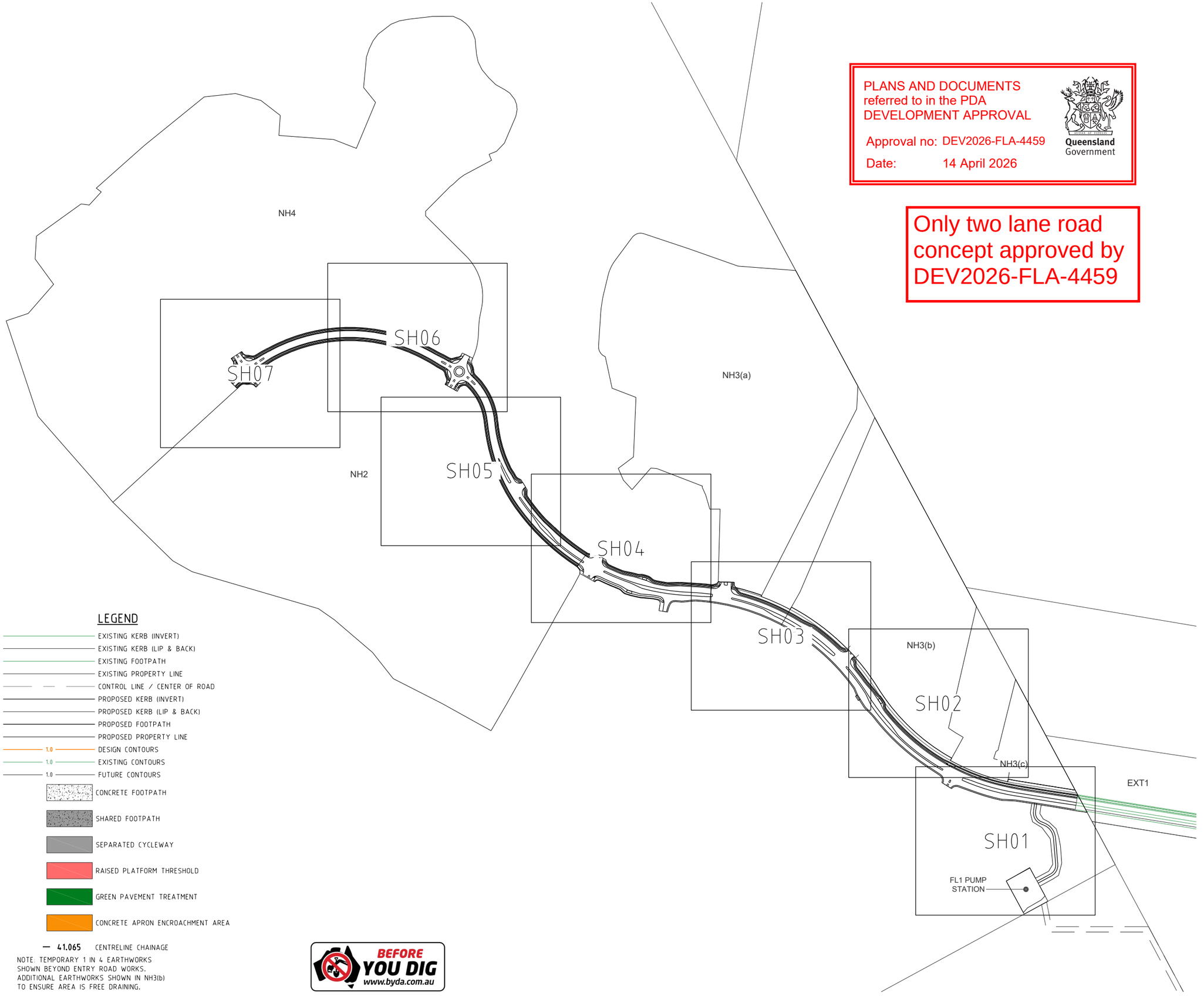
Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK002	B

y:\233 - pidc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK001-002 ROUNDABOUT DET.dwg, ROUNDABOUT DETAIL - PLAN SHEET 02, 11/02/2026 9:45:28 PM, 1:2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

LEGEND

- EXISTING KERB (INVERT)
- EXISTING KERB (LIP & BACK)
- EXISTING FOOTPATH
- EXISTING PROPERTY LINE
- CONTROL LINE / CENTER OF ROAD
- PROPOSED KERB (INVERT)
- PROPOSED KERB (LIP & BACK)
- PROPOSED FOOTPATH
- PROPOSED PROPERTY LINE
- 1.0 DESIGN CONTOURS
- 1.0 EXISTING CONTOURS
- 1.0 FUTURE CONTOURS
- CONCRETE FOOTPATH
- SHARED FOOTPATH
- SEPARATED CYCLEWAY
- RAISED PLATFORM THRESHOLD
- GREEN PAVEMENT TREATMENT
- CONCRETE APRON ENCROACHMENT AREA
- — 41.065 CENTRELINE CHAINAGE

NOTE. TEMPORARY 1 IN 4 EARTHWORKS SHOWN BEYOND ENTRY ROAD WORKS. ADDITIONAL EARTHWORKS SHOWN IN NH3(b) TO ENSURE AREA IS FREE DRAINING.

BEFORE YOU DIG www.byda.com.au

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 30 60 90 120 150m
Scale 1:3000 - A1 (1:6000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS
OVERALL KEY PLAN

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

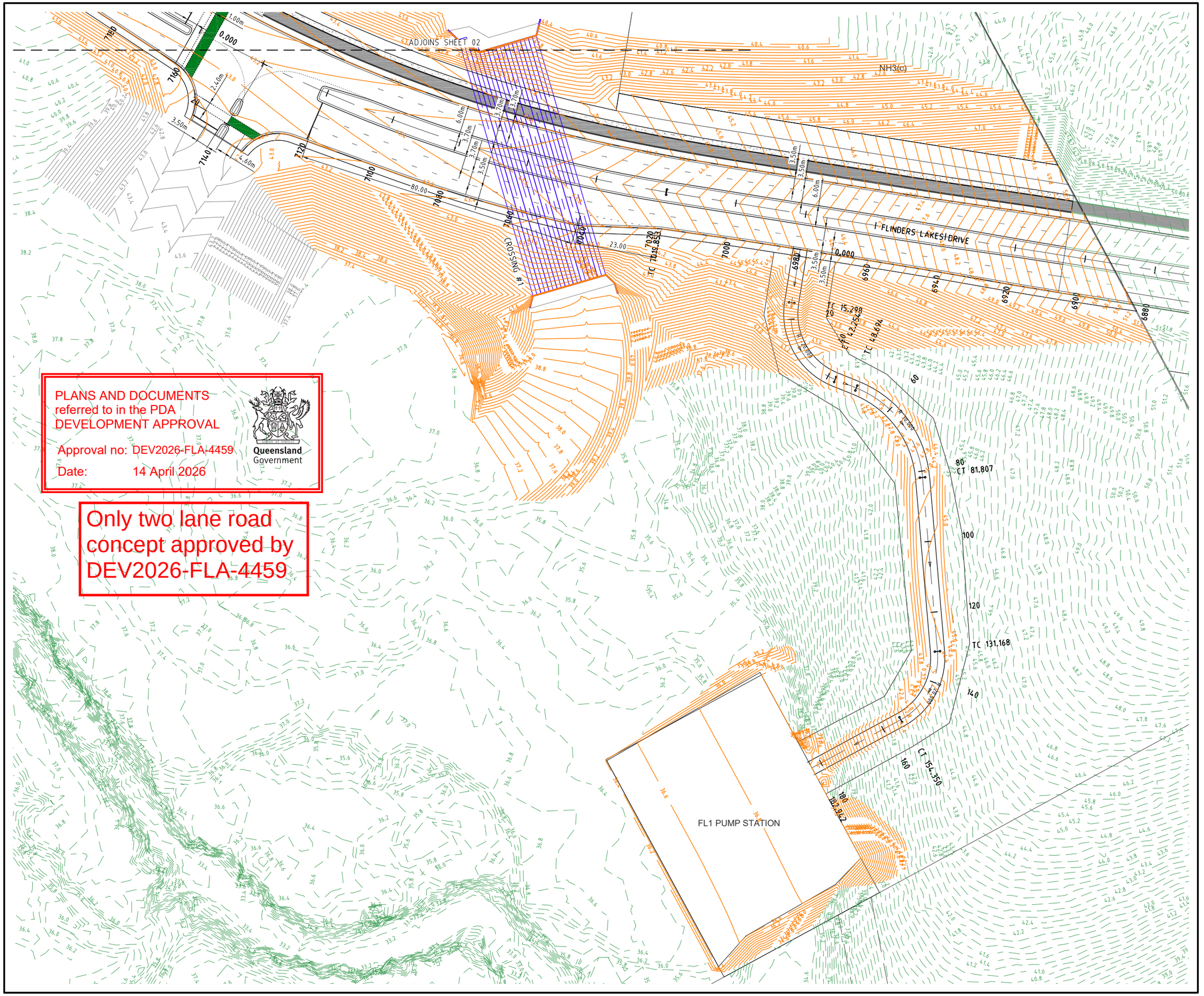
Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER 23301-SPR-SK003 | REV B

y:\233 - pldc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, OVERALL KEY PLAN, 11/02/2026 9:46:20 PM, 1:2



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 01

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065

mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK004	B

y:\233 - pldc true\101 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 01, 11/02/2026 9:47:15 PM, 1:2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

ADJOINS SHEET 03

ADJOINS SHEET 01

FLINDERS LAKES DRIVE

NH3(b)

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 02

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN: 39 116 375 065

mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK005	B

y:\233 - pldc true\101 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 02, 11/02/2026 9:48:11 PM, 1:2

NH3(a)

NH3(b)

ADJOINS SHEET 04

ADJOINS SHEET 02

FLINDERS LAKES DRIVE

CROSSING #2

5.50m

20

60.00

0.000

60.00m

23.00m

7740 7720 7700 7680 7660 7640 7620 7600 7580 7560 7540 7520 7500 7480 7460 7440 7420 7400 7380 7360

Only two lane road concept approved by DEV2026-FLA-4459

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 03

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK006	B

y:\233 - pidc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 03, 11/02/2026 9:49:06 PM, 1:2

ADJOINS SHEET 05

ADJOINS SHEET 03

FLINDERS LAKES DRIVE

CROSSING #3

SHARED PATH

Only two lane road concept approved by DEV2026-FLA-4459

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION.
DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 04

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065

mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

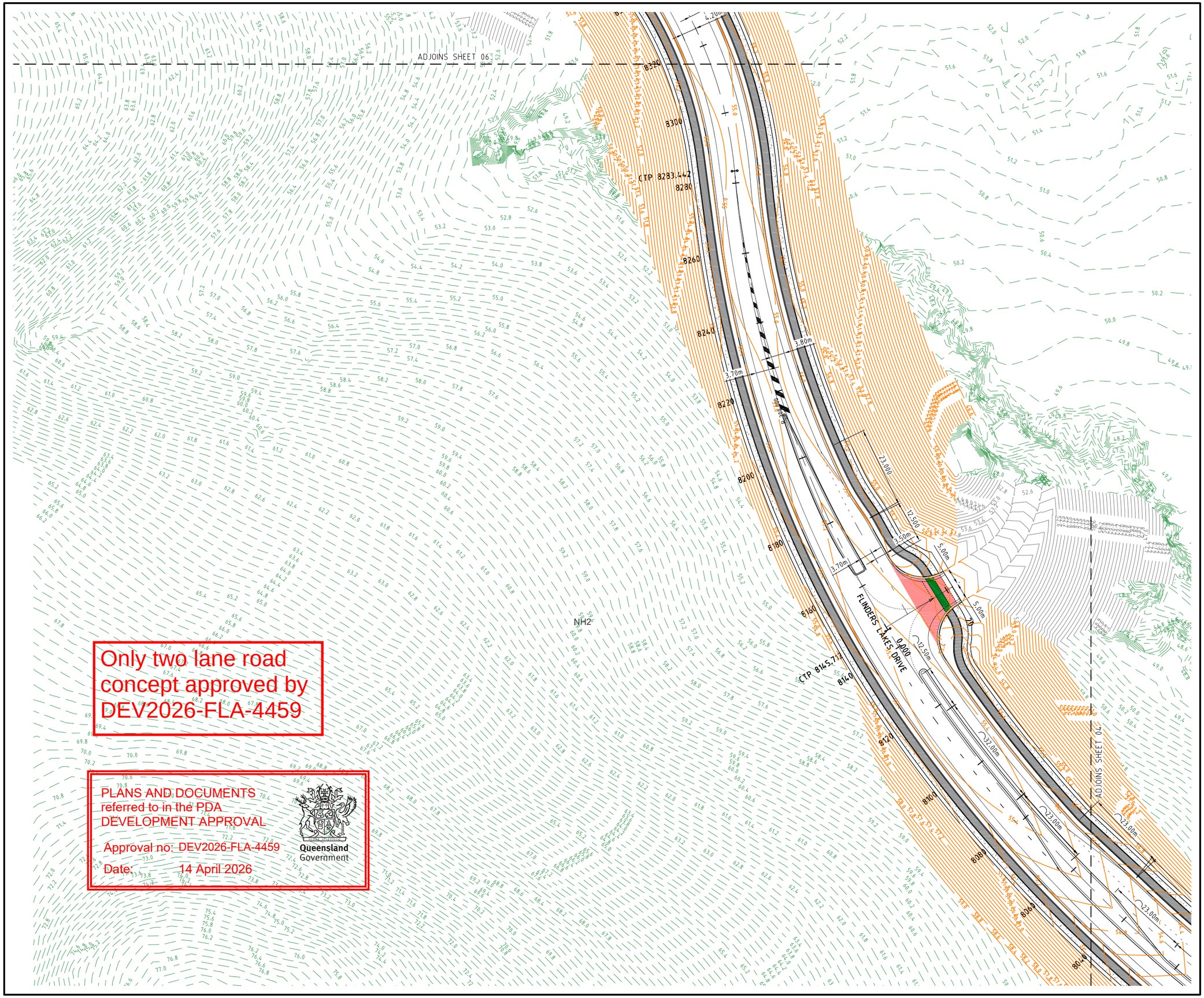
Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER 23301-SPR-SK007 REV B

y:\233 - pldc true\101 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 04, 11/02/2026 9:50:02 PM, 1:2



Only two lane road concept approved by DEV2026-FLA-4459

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT UPS saunders havill group RPS A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 05

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK008	B

y:\233 - pldc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 05, 11/02/2026 9:50:59 PM, 1:2

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

NH4

NH2

FLINDERS LAKES DRIVE

ADJOINS SHEET 07

ADJOINS SHEET 05

REFER DWG.23301-SPR-SK001
FOR ROUNDABOUT DETAIL

8540 8600 8580 8560 8540 8520 8500 8480 8460 8440 8420 8400 8380 8360 8340 8320

R 120.000

4.20m

4.20m

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m

Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION.
DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 06

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

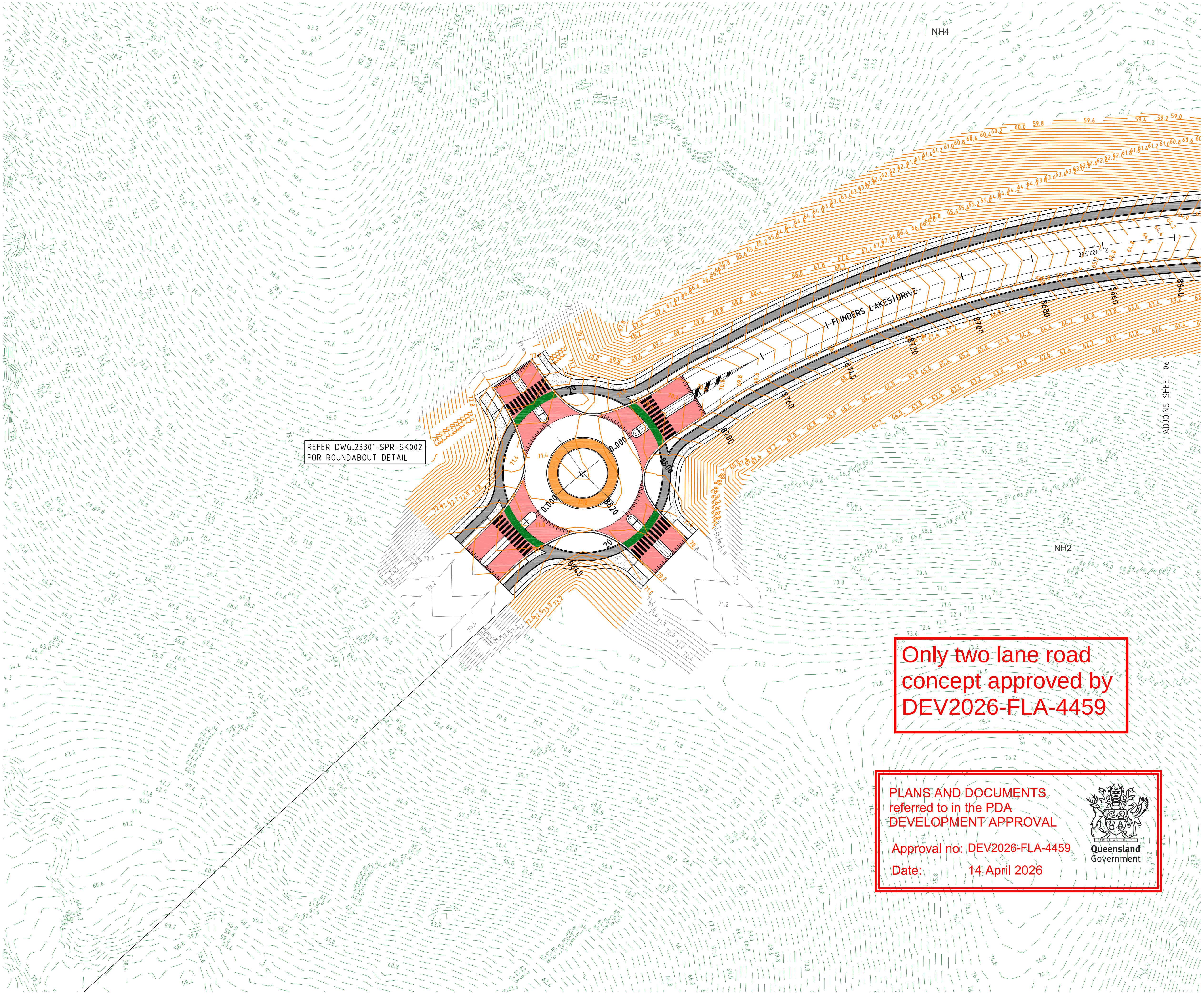
Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK009	B

y:\233 - pidc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 06, 11/02/2026 9:51:57 PM, 1:2



Only two lane road concept approved by DEV2026-FLA-4459

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

NORTH

0 5 10 15 20 25m
Scale 1:500 - A1 (1:1000 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	LAYOUT CHANGE	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT
UPS
saunders havill group
rps A TETRA TECH COMPANY

DRAWING TITLE

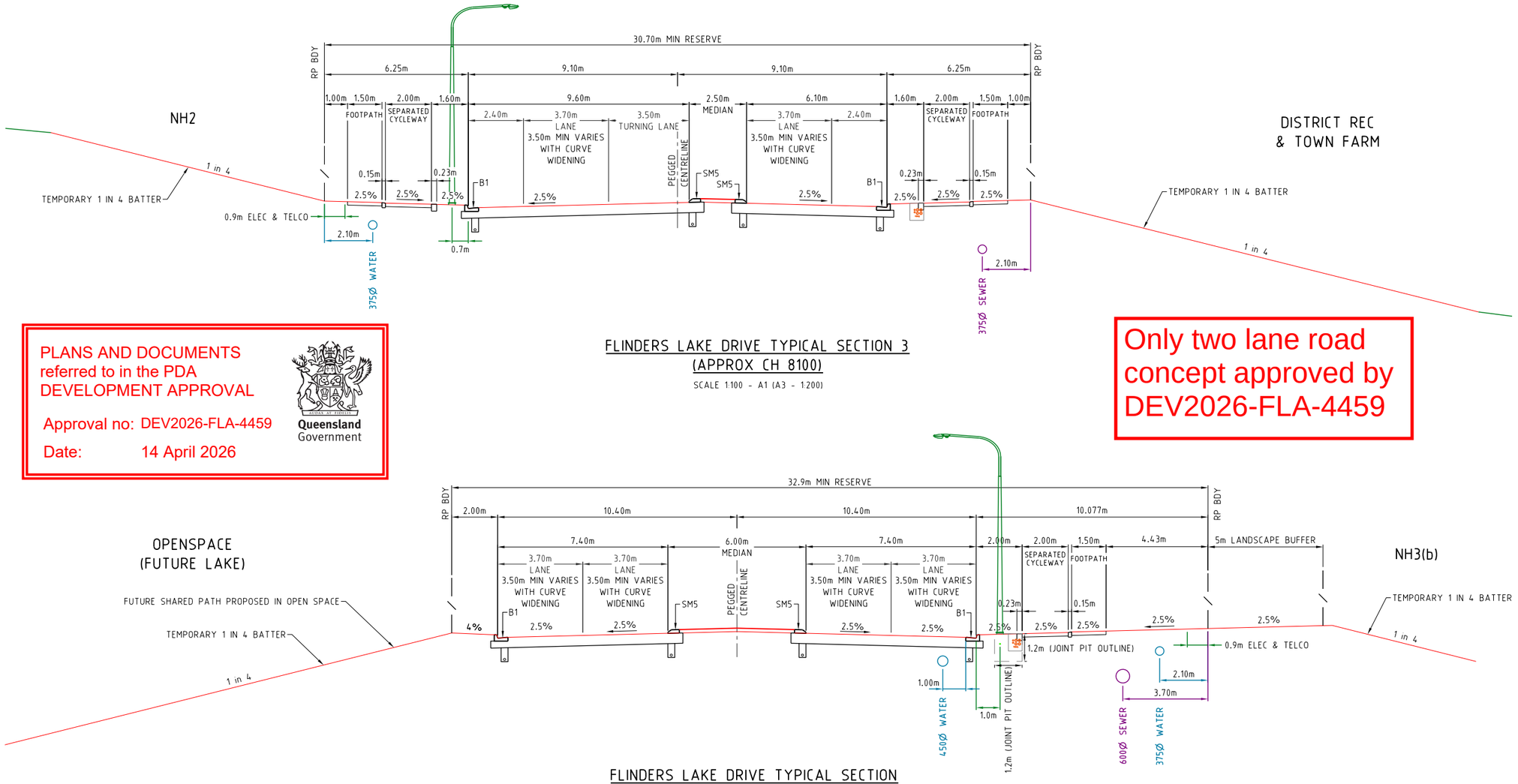
ENTRY ROAD
CONCEPT
ROADWORKS PLAN
SHEET 07

MORTONS urbansolutions
Civil Engineering
Project Coordination
MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099
Postal Address
PO Box 2484
Southport QLD 4215
Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON | DESIGNED PP | DRAWN CB
SIGNATURE | RPEQ 23873 | DATE 03-07-19

DRAWING NUMBER: 23301-SPR-SK010
REV: B

y:\233 - pidc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK003-010 CONCEPT ROADWORKS.dwg, PLAN SHEET 07, 11/02/2026 9:52:54 PM, 1:2



FLINDERS LAKE DRIVE TYPICAL SECTION 3
(APPROX CH 8100)

SCALE 1:100 - A1 (A3 - 1:200)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

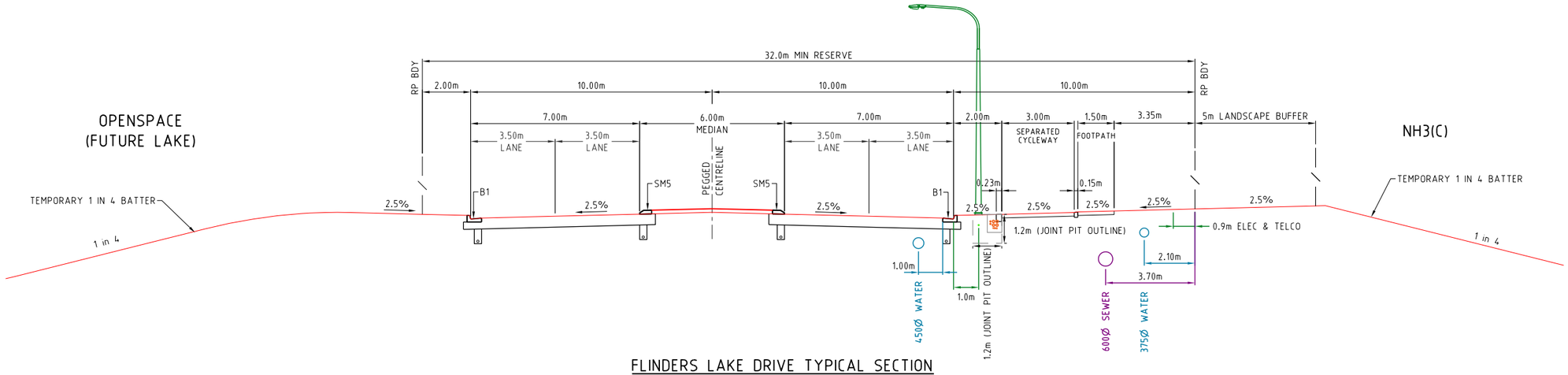
Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459

FLINDERS LAKE DRIVE TYPICAL SECTION
(APPROX CH 7300)

SCALE 1:100 - A1 (1:200 - A3)



FLINDERS LAKE DRIVE TYPICAL SECTION
(CH 6980)

SCALE 1:100 - A1 (1:200 - A3)

y:\233 - pldc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK012-012A TYP SECTIONS.dwg, TYPICAL SECTIONS SHEET 01, 11/02/2026 9:53:12 PM, 1:2

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

0 1 2 3 4 5m
Scale 1:100 - A1 (1:200 - A3)

REV	DATE	DESCRIPTION	INT
B	04-02-26	SECTIONS REVISED	EP
A	03-07-19	TEAM ISSUE	CB

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

CONCEPT
ROADWORKS
TYPICAL SECTIONS
SHEET 01

MORTONS urbansolutions
Civil Engineering
Project Coordination

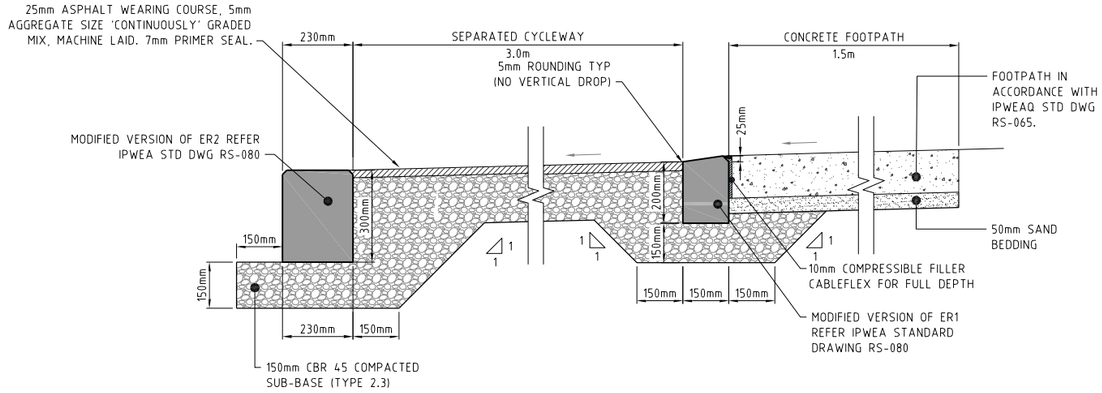
MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK012	B



FOOTPATH AND SEPARATED CYCLEWAY DETAIL

SCALE NTS

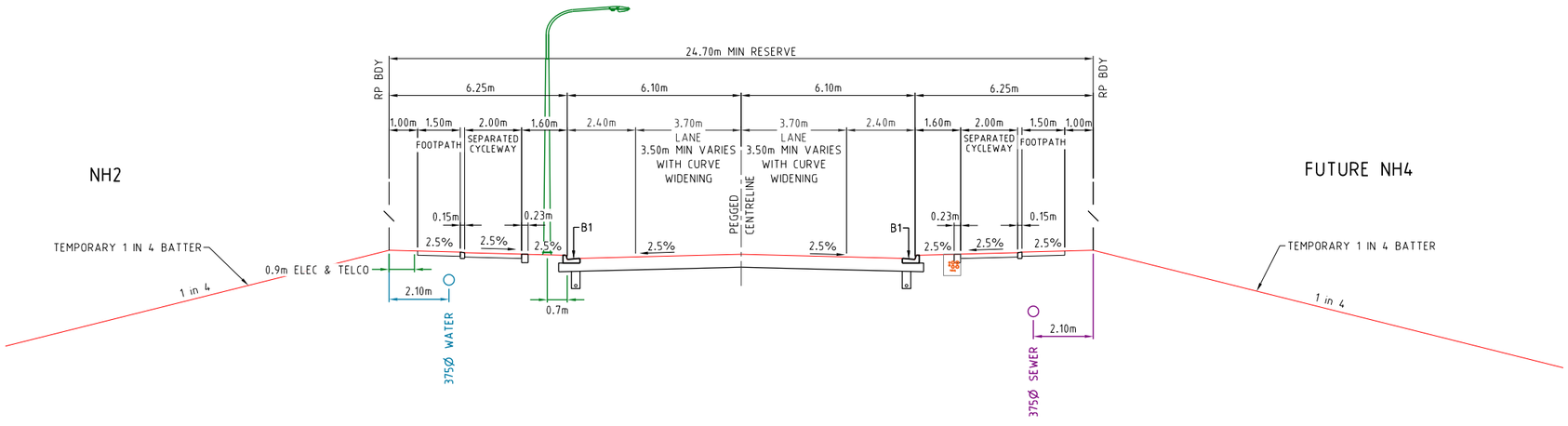
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026-FLA-4459

Date: 14 April 2026

Queensland Government

Only two lane road concept approved by DEV2026-FLA-4459



FLINDERS LAKE DRIVE TYPICAL SECTION 4
(CH 8540)

SCALE 1:100 - A1 (A3 - 1:200)

PROJECT NAME

FLINDERS LAKES

SUPER LOTS

RP DESCRIPTION
Lot3 ON S311896
LOCALITY OF FLINDERS LAKES
LOCAL AUTHORITY - LOGAN CITY COUNCIL

CLIENT

PACIFIQ

0 1 2 3 4 5m

Scale 1:100 - A1 (1:200 - A3)

REV	DATE	DESCRIPTION	
A	04-02-26	TEAM ISSUE	EP

COPYRIGHT IS VESTED IN MORTONS-URBAN SOLUTIONS AND WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION. DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS

BMT · UPS · saunders havill group · rps A TETRA TECH COMPANY

DRAWING TITLE

CONCEPT
ROADWORKS
TYPICAL SECTIONS
SHEET 02

MORTONS urbansolutions
Civil Engineering
Project Coordination

MUS Pty Ltd T/As:
Mortons-Urban Solutions
ABN: 39 116 375 065

Postal Address
PO Box 2484
Southport QLD 4215

mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

APPROVED JOHN HARRISON	DESIGNED PP	DRAWN CB
SIGNATURE	RPEQ 23873	DATE 03-07-19

DRAWING NUMBER	REV
23301-SPR-SK012A	A

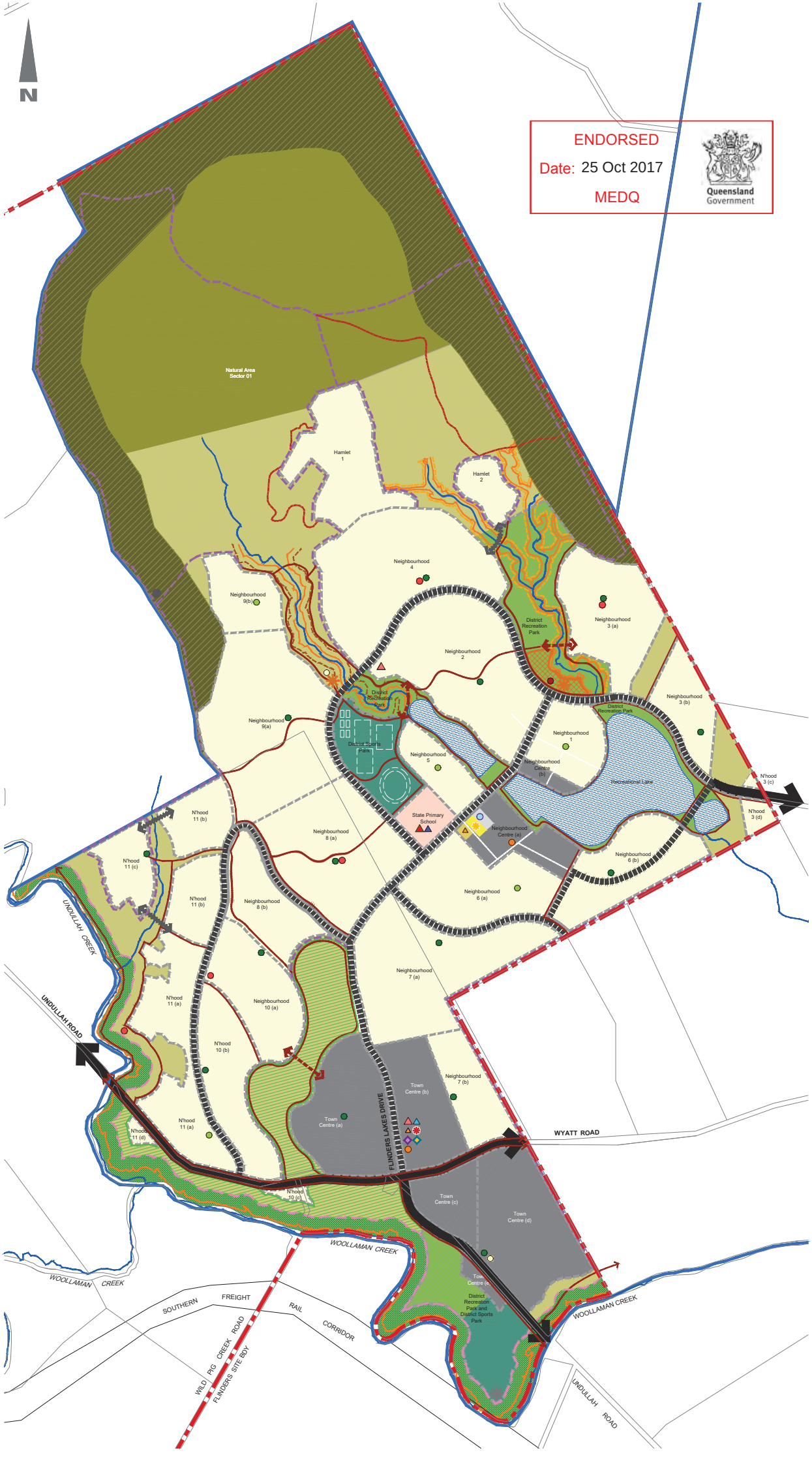
y:\233 - pldc trust\01 - flinders precinct 01\SUPER\Sketch\23301-SPR-SK012-012A TYP SECTIONS.dwg, TYPICAL SECTIONS SHEET 02, 11/02/2026 9:53:19 PM, 1:2



PACIFIQ

ATTACHMENT 7

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



FLINDERS
FLINDERS PRECINCT 01
CONTEXT PLAN

LEGEND

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

Community Facilities + Uses

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

Natural Area

- Environmental Protection Zone
- Natural Area (including waterways + stream protection zones)
- Recreational Lake (Indicative)
- Waterways - indicative centreline
- Woollaman Creek Biodiversity Corridor (50m setback from high bank)

Waterways - Offset lines from High Bank

- Approx. High Bank
- 10m Offset from High Bank
- 25m Offset from High Bank
- 50m Offset from High Bank

Open Space, Sport + Recreation

- Major Linear Park
- Local Recreation Park
- Neighbourhood Recreation Park
- District Recreation Park
- District Sports Park
- Outdoor Recreational (Golf Course) (subject to further approval)
- Swimming Pool
- Civic Park

Movement Network

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

* Refer Movement Network Plan

Bushfire Protection

- Fire Trails

Infrastructure

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

no.	revision	date	Initial
Q	Remove Movement Network outside of site	140717	YD
P	Show 50m Offset to Woollaman & Undullah Creeks	290617	AR
O	Include Second Potential Private School	060617	CC
N	Adjust Primary School	120417	YD
M	Add Major road types to legend	310317	YD
L	For Issue	300317	YD
K	Response to revised engineered lake extents	290317	DSC
A	DRAFT for Review	040215	JD

Title: FLINDERS - PRECINCT 01 CONTEXT PLAN

Prepared for: PACIFIQ

Prepared by: robertsday (www.robertsday.com.au)

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

PACIFIQ

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

UPS

URBAN PLANNING SERVICES

www.urbanps.com.au