Southern Thornlands PDA
Interim Land Use Plan

September 2026

Economic Development Queensland
Creating and investing in sustainable places for Queensland to prosper

Queensland Government

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1 Preliminary

1.1 Economic Development Act

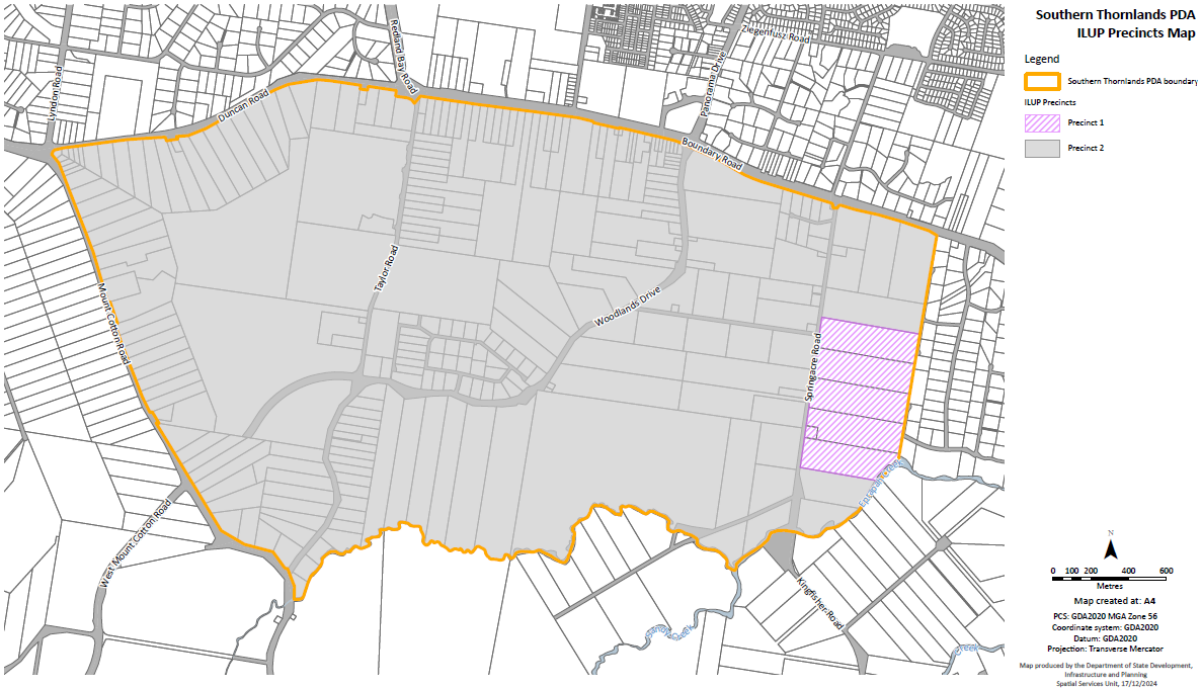
The *Economic Development Act 2012* (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act[2] is to facilitate economic development and development for community purposes. The ED Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for parts of the State declared as priority development areas (PDAs).

1.2 Priority Development Area description

The Southern Thornlands PDA (the PDA) was declared by regulation[4] on 4 April 2025. The PDA, identified in Map 1, covers approximately 896 hectares of land in the Redland City Local Government area.

1.2.1 Map 1: Southern Thornlands PDA and precincts



[1] See section 8 of the ED Act
[2] See section 3 of the ED Act
[3] See section 4 of the ED Act
[4] See section 37 of the ED Act

1.3 Application of the Interim Land Use Plan

The PDA Interim Land Use Plan (ILUP) has been prepared under Section 38 of the ED Act and applies to land within the declared Southern Thornlands PDA boundary identified on Map 1.

1.4 Components of the ILUP

This ILUP consists of the following components:

1. Vision (section 2)
2. Development assessment procedures (section 3)
3. PDA Development requirements (section 4)
4. Categories of development (section 5)
5. Infrastructure requirements (section 6), and
6. Schedules (section 7)

1.4.1 Vision

The Vision establishes the overall outcomes to be achieved in the PDA that:

a. seek to achieve the purpose of the ED Act for the PDA, and
b. provide the basis for the PDA development requirements.

1.4.2 Development assessment procedures

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

1.4.3 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate:

a. PDA-wide criteria, and
b. precinct provisions.

[5] See section 40AB of the ED Act

1.4.4 Categories of development

The categories of development for all development within the PDA are set out in section 5:

a. Table 1 Column 1 - PDA accepted development, which is development that does not require a PDA development approval under the ED Act, and

b. Table 1 Column 2 - PDA assessable development, which requires a PDA development approval. A PDA development permit is required to carry out PDA assessable development[6].

1.4.5 Infrastructure requirements

This component identifies how infrastructure requirements will be determined for development. These must be considered in the preparation of PDA development applications.

1.4.6 Schedules

Schedule 1 identifies PDA accepted development.

Schedule 2 defines terms used in the ILUP.

Schedule 3 identifies PDA-associated development.

[6] Section 94(2) of the ED Act

2 Vision

The Southern Thornlands PDA will support the growth and establishment of a diverse residential community and thriving employment centre. The PDA will include a variety of land uses including residential, commercial, mixed industry, schools and community facilities that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community.

The PDA will provide housing diversity catering to the changing needs of the community, that is accessible and well-connected to services, employment and infrastructure.

The PDA will provide a major new employment area to accommodate a mix of business and industrial uses supporting local jobs and contributing to Redland's employment land requirements.

Urban design and built form outcomes will enhance the character, amenity and safety of the PDA. Neighbourhoods will develop a strong and positive identity by responding to site characteristics, settings, landmarks and views.

The PDA will protect significant biodiversity values and support the region's ecological value through the preservation and rehabilitation of critical habitat corridors and the appropriate location of major infrastructure and distribution of land uses. The risks associated with natural hazards will be avoided or mitigated to protect people and property and enhance the community's resilience.

Infrastructure to service the PDA will be planned, delivered and managed such that existing natural and developed systems are not unduly burdened or impacted. The PDA will deliver a high degree of connectivity for both vehicles and active transport modes, providing safe and efficient access throughout and into the broader transport network.

The PDA will provide a network of diverse, accessible, high quality parks and recreation facilities that contribute to the amenity and vitality of communities and enhance people's health and wellbeing.

3 Development Assessment Procedures

3.1 Development consistent with the ILUP

PDA assessable development is consistent with the ILUP if it is consistent with the relevant PDA development requirements set out in section 4.

However, development that is inconsistent with one or more of the relevant PDA development requirements could be considered consistent with the ILUP if:

a. the development is an interim use that due to its nature, scale, form or intensity does not conflict with the vision, or
b. both of the following apply:
    i. the development does not conflict with the vision for the PDA (section 2), and
    ii. there are sufficient grounds to justify the non-compliance with the relevant PDA development requirements.

In this section 'grounds' means matters of public interest which include the matters specified as the main purpose of the ED Act as well as:

a. superior design outcomes, and
b. community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval [7].

PDA assessable development identified in Column 2B of Table 1 as prohibited development is inconsistent with the ILUP.

3.3 Plans of Development

Plans of Development (PoD) typically comprise maps, graphics and text that collectively demonstrate how proposed uses, works and reconfiguration of lots will contribute towards the achievement of relevant PDA development requirements and the Vision for the PDA[8].

PoD may be used as both a master planning tool for a broader precinct or for the

[7] See section 86 of the ED Act
[8] For further advice on preparing a PoD refer to the applicable EDQ practice note

development of individual sites. PoD may include concept designs, deal with the sequencing of development and set criteria for subsequent PDA accepted development.

PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other. PoD cannot deal with land beyond the boundary of land subject to a particular PDA development application.

PoD are prepared by an applicant and may accompany a PDA development application for a material change of use or reconfiguring a lot. They may deal with any proposed use and any associated building work or operational work. Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.

3.4 Notice of applications

A PDA development application will require public notice if, in the opinion of the MEDQ, the development:

1. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership; or
2. is for a use or of a size or nature which warrants public notification[9]; or
3. compromises the implementation of the ILUP.

3.5 State interests

Relevant matters of State interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application[10].

3.6 Relationship with other legislation

In addition to assessment against this ILUP, development may require assessment against other legislation including, but not limited to, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Environmental Protection and Biodiversity Conservation Act 1999*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation and any relevant Commonwealth legislation.

Relevant local laws made under the *Local Government Act 2010* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

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[9] Applications that substantially provide for the realisation of development within Precinct 1 will be subject to public notice

[10] Section 87 of the ED Act states that any relevant state interest must be considered in deciding a PDA development application. For the purposes of addressing state interests in development assessment, the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application. For further advice on the consideration of state interests, refer to the EDQ Practice note 14: State interests in development assessment in priority development areas.

3.7 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate the PDA-wide criteria (section 4.1) and the Precinct provisions (section 4.2).

3.8 Relationship with *Redland City Plan 2018*

This ILUP prevails to the extent of any inconsistency with the Redland City Plan 2018[11].

However, where the ILUP applies certain definitions of the Redland City Plan 2018, this is not a conflict and is not inconsistent with the ILUP.

Where identified in a footnote of the ILUP, the Redland City Plan 2018 may be used as guidance material when assessing PDA development applications and applying the ILUP PDA development requirements.

If there is a conflict between the ILUP and a planning instrument or assessment benchmarks prescribed by regulation under the Planning Act or another Act, the ILUP prevails to the extent of any inconsistency.

3.9 Interim uses

An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

a. an appropriate long-term use
b. an appropriate intensity of development, or
c. infrastructure delivery envisaged by the vision for the PDA.

Relevant PDA development requirements also apply to PDA assessable development that is an interim use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support a PDA development application for an interim use may include:

a. a suitability assessment, and
b. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

[11] Section 71 of the ED Act

3.10 PDA-associated development

Schedule 3 identifies development external to the PDA that is PDA-associated development. The development specified in Schedule 3 as PDA-associated development is PDA-assessable development under Table 1: . Under section 84(1)(c) notice of application may be required for an application for PDA-associated development.

4 PDA Development Requirements

4.1 PDA-wide criteria

4.1.1 Built form, urban design and public realm[12]

The form, type and arrangement of buildings, streets and the public realm are designed to deliver high-quality urban design and built form outcomes by ensuring:

1. Development is designed to enhance the character, safety and attractiveness of the Southern Thornlands PDA such as through:
   a. incorporating the principles of best practice urban design and landscaping to deliver attractive, adaptable, accessible and inclusive built environments
   b. maintaining or enhancing important cultural landscapes and areas of high scenic amenity
   c. maintaining local landscape character and the natural environment, and
   a. having regard to Crime Prevention Through Environmental Design (CPTED) principles.
2. Development is of a height and scale that:
   a. makes efficient use of land
   b. is consistent with planned infrastructure
   c. is commensurate with the site area, and
   d. where development is for mixed-use centres, is of a scale and nature that services the day-to-day retail, commercial and community needs of a walkable neighbourhood catchment.
3. Building design demonstrates:
   a. appropriate building orientation and adequate building separation to allow light penetration and air circulation, reduces overshadowing and protects the privacy of residents and adjoining land uses
   b. variation and reduction of building bulk
   c. generous, well-integrated private open space, and
   d. provides sufficient carparking, access and servicing facilities to meet the necessary functional requirements of development.
4. Development creates a public realm that:
   a. is functional, accessible, legible, safe and connected
   b. supports universal access
5. Development landscaping includes:

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[12] For guidance refer to the following components of the *Redland City Plan 2018*:
   a. Landscape code
   b. Planning scheme policy 2 Infrastructure works (part 4 - Landscaping)

and the following:

   a. Crime prevention through environmental design, Guidelines for Queensland (Queensland Government 2021) and the following relevant EDQ guidelines and practice notes:
   b. No,1 Residential 30, No.7 Low rise buildings and No.8 Medium and high rise buildings
   c. No.5 Neighbourhood Planning and design, No.6 Street and movement network, No. 18 Development interfaces
   d. No.12 Park planning and design
   e. No.11 Community facilities

EDQ may seek guidance on the assessment and acceptance of design outcomes from a design review panel

a. species endemic to the local area[13]
b. shade to open car parking areas and footpaths
c. a physical and visual buffer for adjoining sensitive land uses, and
d. areas suitable for deep planting of large subtropical shade trees that are open to the sky with access to light and rainfall.

4.1.2 Responsible growth

1. Neighbourhoods are designed to reduce urban heat island effects and improve thermal comfort such as through:
   a. orientating blocks to maximise cooling effects from prevailing breezes and avoids heat loading on west facing slopes
   b. retaining existing mature vegetation where possible in streets and public realm[14]
   c. providing significant revegetation in streets and the public realm that increases the proportion of tree canopy cover, and
   d. incorporating materials and finishes that minimise heat retention.
2. Development demonstrates location, design, construction and operation that minimises energy use and supports climate responsive buildings such as through:
   a. site layout, setbacks, building orientation and thermal design that enables cross ventilation and passive cooling techniques to reduce the need for mechanical cooling and heating
   b. use of natural light
   c. façade treatment, landscaping, deep planting and material selection.
3. Neighbourhoods and development demonstrate integrated stormwater management systems that are designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces.

4.1.3 Housing choice and affordability[15]

1. Development provides for housing diversity to meet community needs, including housing affordable for key workers in accessible locations that are well connected to services, employment and infrastructure.
2. Residential development caters to diverse groups across the current and projected demographic, economic and social profile of the Redland City local government area.
3. Housing is diverse and seeks to incorporate good practice, innovation and adaptable design and siting.

[13] For guidance, refer to *Redland City Plan 2018* Planning Scheme Policy 2 – Infrastructure works, section 4.2 and 4.3 and Appendix B
[14] For guidance, refer to EDQ Practice Note No. 6 Tree retention in residential subdivisions
[15] For guidance, refer to EDQ Guideline 16. Housing

4.1.4 Connectivity

The design and layout of development[16] demonstrates:

1. a highly permeable movement network within the PDA and with the surrounding network that improves connectivity to key regional destinations
2. safety and efficiency, mitigating impacts to the broader transport and traffic network in the surrounding area[17]
3. the safety, function and efficiency of the road network including the state-controlled roads of Mt Cotton Road, Duncan Road and Boundary Road[18]
4. safe and convenient access to public passenger transport infrastructure and active transport infrastructure, and maintains the operating performance of the state-controlled road network[19]
5. safe, accessible and well-connected pedestrian, cycling and public transport infrastructure networks
6. safe and visible pedestrian access connections to external pedestrian and cycle networks, including principal cycle networks, and

4.1.5 Environment

1. Development demonstrates location, design, construction and operation that avoids, or where this is not reasonably possible, minimises and mitigates adverse impacts on:
   a. the environmental values of receiving waters[20]
   b. the habitat values of **significant vegetation** (including in waterways)[21]
   c. the ability for fauna to move along ecological corridors and across infrastructure22
   d. the ability for fish and other marine animals to move unimpeded along waterways[23]
2. Impacts on significant vegetation are avoided where possible, or minimised and mitigated[24].
3. Development:
   a. does not cause an unacceptable impact on the habitat requirements of threatened and endangered native species including the Koala[25].
   b. incorporates appropriate buffers to ensure adverse impacts on areas containing matters of state or national environmental significance or adjoining conservation areas are managed

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[16] For guidance, refer to EDQ Guideline no.6 Street and movement network and State code 1: Development in a state-controlled road environment

[17] Any development impacting on the State-controlled road network is to be in accordance with the Department of Transport and Main Roads 2018, Guide to traffic impact assessment (GTIA)

[18] Refer to State code 1: Development in a state-controlled road environment for further guidance

[19] Refer State code 6: Protection of state transport networks for further guidance

[20] Consideration should be given to State Planning Policy (SPP) in particular the State interest of Water quality, Agriculture and Biodiversity, and the SPP code: Water quality

[21] Consideration should be given to State Development Assessment Provisions State Code 11: Removal, destruction or damage of marine plants and State code 16: Native vegetation clearing

[22] Refer to TMR Fauna Sensitive Road Design guideline

[23] Consideration should be given to SPP state interest Agriculture and Biodiversity and State Development Assessment Provisions State Code 18: Constructing or raising waterway barrier works in fish habitats

[24] Offset planting may be required for impacts on significant vegetation

[25] The Koala is an endangered species protected under the *Environment Protection and Biodiversity Conservation Act 1999*. Refer to State code 25: Development in South East Queensland koala habitat areas, and the Department of Environment and Science, Koala Sensitive Design Guideline for further guidance.

c. supports ecological connectivity and avoids fragmentation of areas of environmental significance to ensure ecological processes and areas of significant habitat as well as safe koala movement is maintained or enhanced
d. seeks to retain significant vegetation for street trees and feature trees in streets, public realm and open space areas
e. involving the constructing or raising of waterway barrier works in a fish habitat avoids impacts and maintains connectivity throughout waterways and between fish habitats[26]

4. Stormwater discharges:
    a. achieve water quality objectives prescribed in the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* and management of prescribed water contaminants under section 440ZG of the *Environmental Protection Act.*
    b. will not adversely affect the hydrology of wetland and heathland ecosystems in a manner harmful to flora and fauna of those ecosystems.

4.1.6 Cultural heritage

1. Development considers Aboriginal cultural heritage sites, values and significance of the lands and waters and incorporates appropriate buffers to any identified Aboriginal cultural sites or matters of significance.
2. Development promotes identity and character, by incorporating landscape, historical and Indigenous cultural features of the area that create places with a connection to country.

4.1.7 Community safety and development constraints

Community safety

1. Personal safety, security and well-serviced built environments are promoted (including through well-located emergency services facilities).
2. Development for a sensitive use to ensure compatibility with any existing use in the vicinity that could present hazards and risks to the new development.

Emissions

3. Development siting, design, construction and operation supports community safety and considers constraints by avoiding, or where this is not reasonably possible, then minimising and mitigating:
    a. impacts of emissions on the natural environment, residential amenity and public health[27]
    b. impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design[28])
    c. impacts from light nuisance
4. Development involving the use, storage and disposal of hazardous chemicals and

[26] Refer to State code 18: Constructing or raising waterway barrier works in fish habitats for further guidance

[27] For guidance refer to the *Environmental Protection Act 1994* for management of prescribed water contaminants, the *Environmental Protection (Air) Policy 2019*, the *Environmental Protection (Noise) Policy 2019*. Vibrations resulting from the development do not exceed the maximum acceptable levels identified in Australian Standard AS2670 *Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1- 80Hz)* and the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011*

[28] The Department of Transport and Main Roads 2013, *Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise)* and Department of Transport and Main Roads 2016

other hazardous materials[29] demonstrates location and management that minimises health and safety risks to surrounding land uses and individuals.

Acid sulfate soils

5. Development:
   a. involving filling, excavation or any other form of development that may disturb potential or actual acid sulfate soils (ASS) be supported by ASS investigation reports
   b. ensures ASS is treated in accordance with current best practice in Queensland[30]
   c. ensures the disturbance of ASS is:
      i. avoided to the greatest extent practical, and is
      ii. managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health.

Contaminated land

6. Development[31]:
   a. avoids, and where this is not reasonably practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land
   b. manages contaminated land to ensure all land is suitable for its proposed future use, and sensitive uses are to be protected from the impacts of previous hazardous activities
   c. ensures that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.

4.1.8 Natural hazards

1. Development:
   a. is designed and located to avoid natural hazard areas including bushfire and flood hazard or mitigated to achieve an acceptable level of risk that protects personal safety and property.
   b. in natural hazard areas does not hinder disaster management responses or capacity and capabilities for existing and new development areas
   c. ensures community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event

Bushfire

2. Development manages potential impacts from bushfire hazard[32] using measures that avoid, and where this is not reasonably practical, minimise and mitigate the risk to life and property from bushfire hazard by:
   a. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in a bushfire risk area,

[29] Development involving the storage of a quantity of Work Health and Regulation schedule 15 chemicals equal to or exceeding 10% of their aggregate threshold is referred to the Major Hazard Facilities Unit for advice

[30] Refer to *Queensland acid sulfate soil technical manual: Soil Management Guidelines v4.0*, Department of Science, Information Technology, Innovation and the Arts, 2014

[31] Development on contaminated land under the *EPA 1994* must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act

[32] Refer to the SPP

b. locating development in areas with the lowest risk from bushfire
c. avoiding potential for entrapment during a bushfire, and
d. providing effective separation from sources of bushfire risk.

Flood

3. Development ensures that flood risk to life, property and the environment is mitigated to an acceptable or tolerable level, and that risks are managed having regard to changes associated with climate change by:[33]:
   a. avoiding flood hazard areas or mitigating the risk to people from flood events up to and including the probable maximum flood level
   b. protecting floodplain storage, waterway flood conveyance capacity and maintaining or enhancing the protective function of landforms and vegetation that can mitigate risks associated with the hazards of flood
   c. avoiding an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties and infrastructure
   d. supporting and not hindering or unduly burdening disaster management response and recovery capacity and capability
   e. ensuring essential network and community infrastructure maintains effective function during and immediately after flood and storm tide events into the future,
   f. avoiding risks to public health and safety and the environment from the location of hazardous materials and the release of these materials because of a flood hazard, taking into account the predicted effects of climate change
   g. providing public realm surfaces which are durable and flood resilient; and
   h. ensuring habitable rooms and non–habitable areas have acceptable levels of flood immunity.

4.1.9 Reconfiguring a lot – lot layout[34]

1. Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, convenient vehicle access and parking.
2. Lot size and dimensions must demonstrate consideration of siting buildings to:
   a. protect natural or cultural features
   b. address site constraints including slope, soil erosion, flooding and drainage
   c. retain special features such as trees and views
   d. ensure reasonable buffers between existing or potential incompatible land uses; and
   e. maximise solar orientation benefits and support climate responsive design.

[33] Refer to the mapping, requirements, standards and guidance identified in the *Redland City Plan 2018* Flood overlay code and Flood planning scheme policy for guidance
[34] For guidance refer to EDQ Guidelines 1, 5 and 6

4.1.10 Infrastructure

1. Development:
   a. supports the efficient and effective delivery and operation of infrastructure by:
      (i) ensuring the delivery of planned infrastructure is not adversely impacted
      (ii) provides infrastructure and services in a timely, orderly, integrated and coordinated manner to support land uses and works
      (iii) supports public and active transport accessibility and use
      (iv) ensures all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity
      (v) allows for future advancements in information technology, and
      (vi) ensures infrastructure and services are located and designed to maximise efficiency and ease of maintenance.
   b. facilitates opportunities for sustainable, integrated localised water, wastewater, waste, energy or other systems provided they:
      (i) do not result in any undue impact on the amenity or visual quality of the surrounding area
      (ii) will not result in any environmental harm or nuisance
      (iii) achieve a level of service, environmental performance and life-cycle cost that is equivalent to or better than normal servicing arrangements
      (iv) do not detract from the ability to develop and use the PDA as intended, and
      (v) do not affect the delivery of the planned infrastructure to achieve the PDA vision.
   c. provides the site frontage works, access and manoeuvring arrangements, and on-site infrastructure and services required to accommodate the use, and is constructed according to accepted engineering standards, and

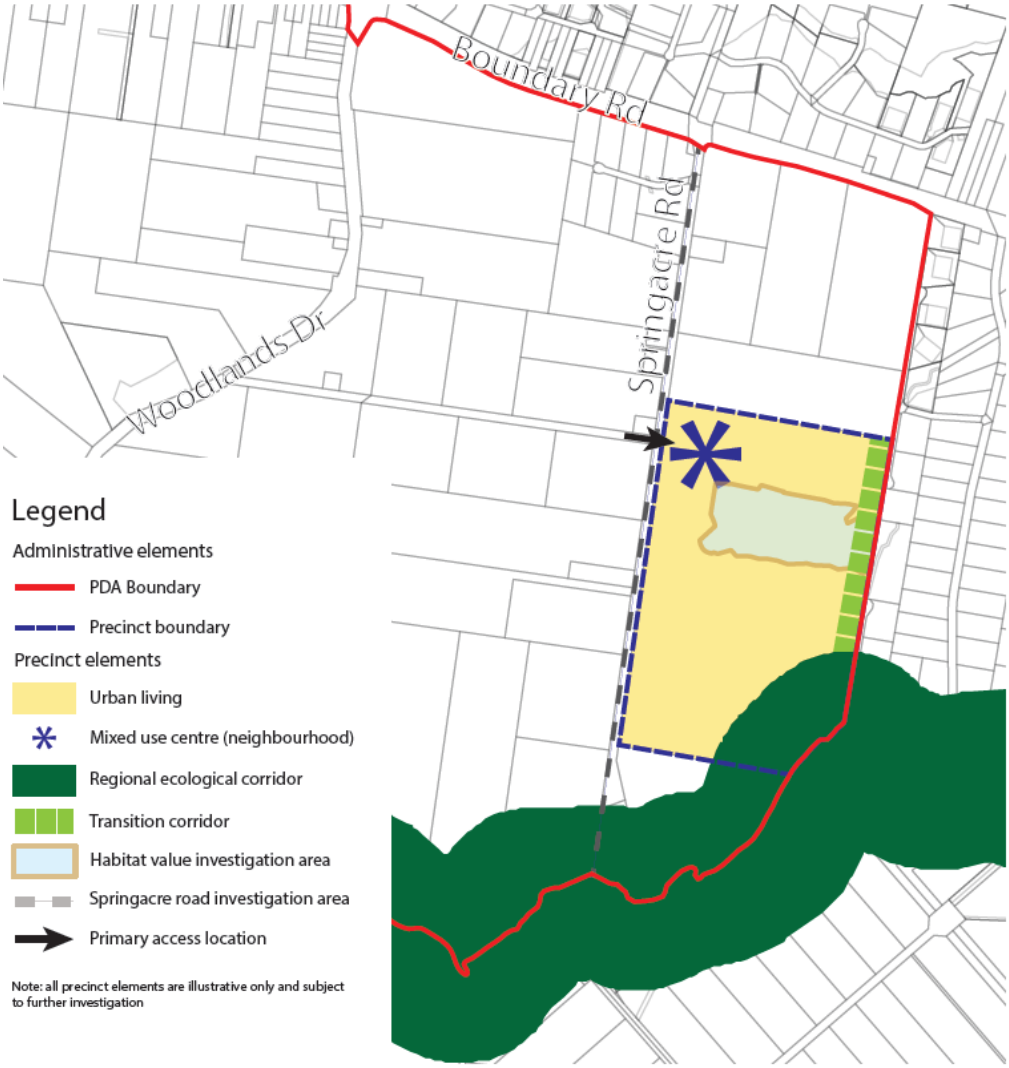
4.2 Precinct Provisions

4.2.1 Precinct 1: Eastern Precinct

4.2.1.1 Precinct intent

Precinct 1 establishes a new neighbourhood with a positive identity that responds to site characteristics, setting, landmarks and views. The precinct comprises a range of residential uses, dwelling types and centre uses connected by a clearly legible street and open space network that incorporates high quality streetscapes and urban design. The precinct provides diverse housing, catering for the changing needs of the Redlands community including housing that is affordable, accessible and enables ageing in place and intergenerational living. Key elements of the precinct are shown in Map 2.

4.2.1.2 Map 2 – Precinct 1 plan[35]



[35] Infrastructure, including roads, stormwater, water and sewer infrastructure required to support the development may need to be

4.2.1.3 Development criteria for Precinct 1

4.2.1.3.1 Affordable housing

Development within Precinct 1 will deliver housing affordability, choice and diversity to cater for range of household compositions. A housing strategy[36] will support development in the precinct, outlining the strategies and mechanisms that will be applied to deliver a target for 20% of dwellings within the precinct as a mix of social and affordable housing (including market affordable housing) with a nominal target of 5% social housing (including housing provided by community housing providers).

4.2.1.3.2 Built form, character and protection of amenity

1. Residential development will comprise a diverse mix of dwellings both attached and detached with an overall net residential density target of between 25-35 dwellings per hectare.
2. The scale and intensity of development provides for:
   a. A legible mixed-use neighbourhood centre incorporating:
      (i) residential and attached medium rise comprising buildings up to 6 storeys, and
      (ii) a maximum anticipated GFA for retail and commercial uses of 2,500sqm
   b. A suburban neighborhood consisting of a variety of attached and detached dwellings in generally up to 3 storeys. Additional building height, of no more than 6 storeys, that maximises amenity and provides suitable density transitions may be considered in response to appropriate building and neighbourhood design.
   c. A transitional area with residential dwellings included on larger lots.
3. Development minimises adverse impacts from development on significant vegetation.
4. Development minimises adverse impacts from non-residential uses on sensitive uses.

4.2.1.3.3 Environment

Development within the precinct will protect, enhance and provide an appropriate buffer to the natural water course and associated vegetation communities along Eprapah Creek. Neighbourhood planning and design is to preserve and enhance the regional ecological corridor along Eprapah Creek. Development should be setback to ensure sufficient width of the regional ecological corridor is maintained.

Development within the **Habitat value investigation area** is located, designed, constructed and operated to minimise and mitigate adverse impacts on the habitat values. Development does not cause an unacceptable impact on the habitat requirements

accommodated outside the precinct. Inclusion of land within the Precinct 1 does not imply that all such land can be developed. Some land may not be available or appropriate to be developed due to local site conditions of other constraints.

[36] A housing strategy is to be prepared in support of the first development application for residential lots or dwellings

of threatened and endangered native species including the Koala.[37]

4.2.1.3.4 Infrastructure

Development ss supported by suitable servicing solutions that do not affect the delivery of the planned infrastructure to achieve the PDA vision. Each lot or dwelling within the precinct must be serviced by essential services including water, sewer, stormwater, energy, telecommunications and capable of being serviced by public transport. Development ensures that the safety and efficiency of the movement network is maintained, including through undertaking upgrade works to Springacre Road necessary to accommodate the development within the precinct.

4.2.2 Precinct 2: Investigation area

The investigation area comprises that part of the PDA which requires further work to understand a range of matters including, infrastructure requirements and environmental values. This work will be undertaken when preparing the Development Scheme. Interim uses or development that does not have a permanent impact on the planning for the investigation area may be appropriate, provided it does not result in development, including land fragmentation, that could otherwise prejudice the achievement of the vision for the PDA.

[37] The Koala is an endangered species protected under the *Environment Protection and Biodiversity Conservation Act 1999*. Refer to State code 25: Development in South East Queensland koala habitat areas, and the Department of Environment and Science, Koala Sensitive Design Guideline for further guidance

5 Categories of Development

Table 1: Categories of development

Column 1 – PDA accepted development	Column 2 – PDA assessable development	
	Column 2A – Permissible development	Column 2B – Prohibited development
Precinct 1		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil
Precinct 2		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil
PDA-Associated Development		
All development specified in Schedule 1	PDA-associated development specified in schedule 3	Nil

6 Infrastructure Requirements

Infrastructure requirements to achieve the vision of the Southern Thornlands PDA will be determined through the development assessment process, conditioned as part of a PDA development approval and delivered as part of the development of the site.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in Schedule 2 of the Planning Act 2016. Infrastructure charges will be based on an infrastructure agreement between the applicant and the MEDQ or other parties and service providers prior to a PDA development application being approved. The infrastructure charges (subject to indexation) included in an executed infrastructure agreement remain in force unless a development charges and offset plan (DCOP) is approved for the PDA.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges.

Wastewater servicing strategy

There is limited capacity in the existing regional wastewater treatment and effluent management infrastructure to service development within the PDA and other emerging development fronts within the Council area. Upgrades will be required to enable Council's planned growth and current development proposals, and to deliver the vision for the PDA. In collaboration with Redland City Council, the MEDQ will prepare a DCOP that provides for the planning and funding of the ultimate wastewater conveyance and the wastewater treatment and effluent management upgrades required to support development in the PDA, and which considers contribution to an appropriate apportionment of sub regional demand network solutions, commensurate with an appropriate sequencing of infrastructure investment and development delivery across the Council area..

Development approved under the ILUP may require an interim wastewater solution that enables development to be approved prior to the completion of the DCOP. Any proposed interim wastewater solution must ensure it does not adversely impact existing network operations. Works undertaken for an interim wastewater solution may be applicable for an offset where they form part of the ultimate network upgrade. The interim wastewater solution shall be developed in consultation with the relevant Service Provider being Redland City Council.

2 Schedules

Schedule 1 – PDA accepted development

Schedule 1 identifies development that is PDA accepted development for the whole of the PDA and any PDA-Associated development areas.

Table 2: PDA accepted development

Building work
Carrying out minor building work associated with a use that results in an increase in the gross floor area of the building(s) of less than 5% of the existing area, or 50m^2, whichever is the lesser.
Carrying out building work, where for demolition of a building or other structure.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA accepted development.
Reconfiguring a lot
Reconfiguring a lot for road widening and truncations required as a condition of PDA development approval.
Material change of use
Making a material change of use for a home-based business if complying with all acceptable outcomes in Redland City Council's home-based business code.
Making a material change of use of premises for a sales office.
Making a material change of use of premises for a market, if not involving building work or operational work.
Making a material change of use of premises for a Park if undertaken by a public sector entity.
Operational work
Operational work in accordance with the conditions of a PDA development approval.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: • carried out by or on behalf of Redland City Council or a public-sector entity, where the works are authorised under a State law, or • carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted development.
Operational work involving filling or excavation where: i. involving cumulative filling or excavation of not more than 50m^3 of material; or ii. top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with placing an advertising device on premises.

Note—the Redland City Council Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017, as amended or replaced from time to time, apply in the PDA.
Operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing and drainage work.
All aspects of development
Development prescribed in Schedule 7 of the Planning Regulation 2017.
Development prescribed in Schedule 6 of the Planning Regulation 2017, other than part 3 Section 18 and part 5 Section 28.
Development consistent with an approved plan of development.
Telecommunications facility – where undertaken by a Public sector entity, except when involving: a. works above the surface of the ground, or b. the erection, alteration or reconstruction of a building.
Utility installation –where undertaken by a Public sector entity, except when involving: a. a maintenance depot, storage depot or other depot to service the utility installation, or b. a waste management service, or c. the erection, alteration or reconstruction of a building.

Schedule 2 – Definitions

Unless defined below or in the *Economic Development Act 2012,* the definitions in section 7 and administrative terms in schedule 4 of the *Planning Regulation* and Schedule 1 of the *Redland City Plan 2018* apply to all development.

Note: Schedule 1 of the *Redland City Plan 2018* includes administrative terms.

Administrative definitions

Redland Planning Scheme means the *Redland City Plan 2018*, as amended and replaced from time to time.

Net residential density
means the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks, i.e. the overall 'englobo' site less the following:

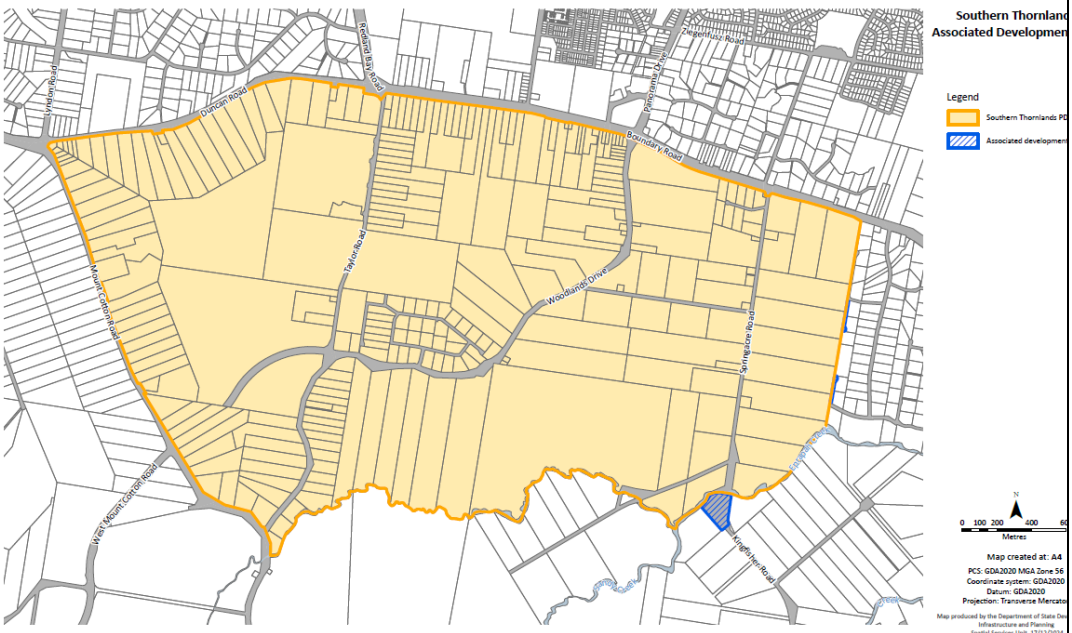
a. encumbered areas (e.g. areas subject to flooding, protected vegetation, heritage etc.),
b. non-residential sites (e.g. centres, industrial, community facilities, education/health facilities, district and higher order public open space, significant stormwater management infrastructure, etc), and
c. non-local transport (e.g. sub-arterial, arterial, and state roads, railway corridors etc).

Significant vegetation means all vegetation, except those listed as pest vegetation by State or local government, including its root zone[38] that:

a. is significant in its ecological value at local, state or national levels
b. maintains biodiversity
c. preserves natural landforms
d. contributes to the character of a landscape
e. has cultural or historical value, or
f. has amenity value.

[38] The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface

Schedule 3 – PDA-associated development

Description of PDA-associated developmen t	Operational work, if the works: I. provide development infrastructure for the Southern Thornlands PDA to address the impacts of any development within the Southern Thornlands PDA, whether or not the development infrastructure has another function or purpose. II. Include one or more of the following: • roadworks • landscape and footpath works • stormwater works • water connection service works • sewer connection service works • public transport infrastructure works, or • associated ancillary works.
Description of PDA-associated land	The road reserve as identified on Map 3 including part of Georgina Court, Hannah Close and Springacre Road.  Map 3 – PDA-Associated Development