

Economic Development Queensland

Proposed Southern Thornlands Priority Development Area Development Scheme

Submissions Report

October 2026

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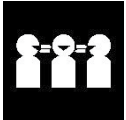


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1.0 Introduction

Before the Minister for Economic Development Queensland (MEDQ) can make a development scheme under section 63 of the *Economic Development Act 2012* (ED Act), a proposed development scheme must undergo public notification.

In making a development scheme, the MEDQ must consider all submission received during the submissions period and may consider those received after the period has ended.

The proposed Southern Thornlands Priority Development Area (PDA) Development Scheme (Scheme) was publicly notified for 30 business days from 3 August to 15 September 2026.

This document, the *Southern Thornlands Priority Development Area Development Scheme Submissions Report* (Submissions Report) summarises the 271 submissions received, contains information about their merits and details any changes made to the Scheme.

2.0 Public notification process

Scope of community engagement

During the public notification period, the following community engagement initiatives were conducted:

1. a notice about the proposed Southern Thornlands PDA Development Scheme and the public notification process was added to the Southern Thornlands PDA – Development Scheme page on the EDQ website (<https://www.edq.qld.gov.au/our-work/priority-development-areas-pda/southernthornlands>),
2. a mailbox postcard drop,
3. a mailbox brochure drop,
4. social media engagement,
5. an online webinar,
6. 3 x in-person community engagement sessions,
7. an Industry Reference Group (IRG) forum, and
8. a 'Have Your Say' (HYS) webpage with:
 - a downloadable copy of the proposed Scheme document and a factsheet explaining 'how to make a submission', and
 - responses to Frequently asked Question (FAQs) about the PDA.

Community engagement summary

The postcard and the brochure were delivered to the mailbox of approximately 5,800 homes and businesses within and surrounding the PDA.

Four community engagement sessions were held including the webinar on 13 August and in-person events on 15, 17 and 22 August 2026.

The IRG forum was held on 25 August.

Tables 1 and 2 below detail how many views were received to the Southern Thornlands HYS webpage and how many times the proposed Scheme was downloaded during the public notification period.

Table 1: Number of views by Webpage during public notification

Webpage	Views
'Have Your Say' page	6,966
EDQ webpage	3,688

Table 2: Number of downloads by document during public notification

Document	Downloads
Proposed Southern Thornlands PDA Development Scheme (HYS)	1,262
Proposed Southern Thornlands PDA Development Scheme (EDQ)	1324

Submission review process

Submissions were received by email, post and EDQ's Southern Thornlands PDA – HYS webpage.

Table 3 below explains the method used for considering submissions.

Table 3: Method for considering submissions

Step		Action
1	Registration	All 271 submissions were registered and given a unique identifier.
2	Summarising submission issues	As each submission usually raised several matters and similar matters were raised in multiple submissions, the submissions were reviewed to identify the distinct matters raised about the proposed Scheme. These matters were then grouped by theme (e.g. traffic, flooding).
3	Evaluation and matters	Matters were considered in detail, responses prepared, and if required, appropriate changes to the proposed Scheme identified for consideration by the MEDQ in making the Scheme
4	Submissions report	This Report summarises the submissions, presents the evaluation of the merits of the submissions, and details the changes (if any) made by the MEDQ in response to the submissions about the proposed Scheme.
5	MEDQ approval	This Report was considered by the MEDQ in making the Scheme.
6	Publishing and notification of the Scheme	After making the Scheme, the MEDQ published: - a gazette notice establishing the date the Scheme came into effect, - the Scheme and Submissions Report on the EDQ website, and - a notice on the EDQ website, stating the Scheme had been approved and is available. Submitters, Redland City Council and State agencies were notified the Scheme was in effect.

3.0 Submissions overview

Submission numbers

A total of 271 submissions were received by EDQ and considered in the preparation of this report. Of these, 270 were received during the public notification period and one submission from Council was received after the notification period had ended.

Submitter type

Table 4 below provides a breakdown of the number of submissions received by stakeholder.

Table 4: Breakdown of submissions by stakeholder

Stakeholder	Number
Individual residents who identified as living in or near the PDA	136
Landowner in the PDA	55
Interested member of the public not living in the PDA	37
Representative of a development organisation	24
Advocacy or Community groups	11
Business Owner	4
Government entities (i.e. Council and State agencies)	3
Proforma	1 (62 signatories)
TOTAL	271

4.0 Summary of matters raised through submissions

Table 5 details:

- matters raised in the submissions about the proposed Scheme,
- EDQ's consideration and response to the matters raised, and
- changes made by the MEDQ to the Scheme in response to submissions.

Matters unrelated to the content and application of the proposed Scheme are not addressed in this report.

Table 5: Summary of matters and responses

#	Matter	Response	Amendment Required
General			
1.	PDA boundary.	The PDA boundary is set by regulation, not through the Scheme. A change to the PDA boundary was not considered at this time.	No
2.	Strategic need for the PDA and preference for accommodating growth within other urban areas, centres or locations with existing infrastructure.	Southern Thornlands was identified as a future Priority Growth Area through the ShapingSEQ 2023 regional planning process and was subsequently declared a Priority Development Area. The Scheme provides a framework to support the coordinated delivery of much needed housing, employment, infrastructure and environmental outcomes in a location identified for future growth. The housing, density and employment outcomes in the Scheme are considered appropriate to support the planned growth of Southern Thornlands.	No
3.	Supporting more community engagement opportunities for local stakeholders to determine planning outcomes.	The Scheme was publicly notified in accordance with the requirements of <i>the Economic Development Act 2012</i> and during which a variety of activities ensured the scheme was widely publicised for consultation. All submissions received during the consultation period, and one late submission, were reviewed and considered during finalisation of the Scheme, with feedback informing amendments where appropriate.	No
4.	Development categories and assessment procedures should require traffic and infrastructure assessment.	Development applications will be required to demonstrate compliance with relevant Scheme provisions and support applications with technical assessments.	No

#	Matter	Response	Amendment Required
Land Use Plan			
5.	Land use designations across the PDA, including requests for site-specific changes to environmental and urban land use outcomes, and changes to the location and extent of industrial land.	Following extensive consultation with Council and Utility providers, the land use designations within the Scheme are considered appropriate to support the planned housing, employment, infrastructure and environmental outcomes for the PDA.	Yes - site-specific amendments have been made, to align with refinements made to the transport network and Green Network.
6.	The economic demand for the Industrial precinct, land use flexibility and the size of the residential interface.	The Scheme identifies an Industry and Enterprise Area to support future employment and economic growth within Redland City. The size, location and configuration of the precinct have been informed by planning, economic and infrastructure considerations and consultation. Detailed interface treatments will be determined through future development assessment processes.	Yes - The Scheme refines the spatial arrangement of industrial land to reduce interfaces with residential development and improve integration with planned transport infrastructure.
7.	The Habitat Investigation Areas, the width of the Green Network corridor and mapped versus actual vegetation.	The Scheme retains a connected Green Network and ecological corridor framework to support habitat protection and wildlife movement across the PDA. The Scheme provides a performance-based framework that enable site-specific outcomes to be determined through the development assessment processes.	Yes - Minor amendments have been made to the Green Network to improve its alignment with outcomes.
8.	Workability of wildlife movement corridors and connected habitat areas. Wildlife crossings, fauna fencing, traffic calming and other measures are sought to reduce road strike for fauna.	The Scheme retains a connected Green Network and ecological corridor framework to support habitat protection and wildlife movement across the PDA. Development affecting environmental areas will be subject to assessment requirements. The Scheme includes opportunities for site-specific investigations and refinements to inform future development outcomes. Transport and environmental planning will continue to consider measures that support fauna movement and reduce habitat fragmentation where appropriate.	No

#	Matter	Response	Amendment Required
9.	The number, size and location of the State school sites and childcare facilities to support population growth.	The Department of Education (DoE) has confirmed the number of State schools required to service the ultimate residential population, as well as the current preferred site sizes: 7 hectares for a primary school and 12 hectares for a secondary school. DoE's guidelines set out the characteristics for State school sites. EDQ has worked with DoE to identify the most suitable potential school sites across the PDA, considering factors such as topography, the future road network, school catchment sizes, current and future land use, and current tenure. The timing and funding of State school delivery in Southern Thornlands will be subject to future Queensland Government decisions. The indicative school network depicted on the Structural Elements map remains unchanged, with the final location to be confirmed through future DoE land acquisition.	Yes - The Scheme has been amended to remove property descriptions associated with the indicative school sites with final locations to be confirmed through future DoE land acquisition.
10.	Achievability of 25 dwellings per hectare density targets.	The PDA-wide density target aligns with the dwelling targets in the SEQ Regional Plan. The Scheme recognises that achieving 25 dwellings per hectare may not be feasible across all parts of the PDA or on all sites due to site characteristics, such as topography, and market factors. The Scheme provides a performance-based framework that enables site-specific and alternative design responses, where these achieve the intended planning outcomes.	No
11.	Residential design and siting controls should provide a default framework for detached housing while allowing approved Plans of Development to facilitate alternative outcomes. Plans of Development should be maintained in a publicly accessible digital register so applicable development controls can be readily identified for individual lots.	The Scheme contains provisions for Plans of Development that allow alternative development outcomes where appropriate. Information relating to approved Plans of Development are available on the EDQ website. EDQ publishes details of development applications and approvals on its webpage: www.edq.qld.gov.au/applications-approvals/	No

#	Matter	Response	Amendment Required
12.	Adequate provision of local centres, employment, parks, recreation and community facilities.	The Scheme provides for a network of centres, employment land, parks, recreation areas and community facilities to support the planned population. The location and distribution of these uses have been informed by technical investigations and seeks to balance housing, employment, infrastructure, community and environmental outcomes across the PDA.	No
13.	Agricultural land and food production values in Southern Thornlands should be retained.	Existing agricultural and rural activities within the PDA can continue to operate in accordance with existing use rights. The Scheme balances the retention of existing uses with the delivery of planned housing, employment, infrastructure and environmental outcomes.	No
14.	Established lawful rural and other activities should be protected through reverse amenity provisions including appropriate separation, buffering and design.	The Scheme includes provisions to manage potential reverse amenity impacts between new development and existing lawful activities. Development is required to consider existing surrounding uses and incorporate appropriate design and mitigation where relevant.	No
15.	Provision of emergency services including police, fire, SES and ambulance services should be identified, planned and delivered to support increased population.	The timing and funding of police, fire, ambulance stations within the PDA is subject to future Queensland Government decisions and supported by relevant departments.	No
16.	Development controls should address disaster risk, climate resilience, geotechnical stability, drainage, flood and bushfire resilience, long-term maintenance and compliance auditing.	The Scheme includes provisions addressing community safety, natural hazards and development constraints, including bushfire, flood risk, emissions, contaminated land, acid sulfate soils and landslide hazard. Development is required to respond to these matters through site planning, design and assessment processes to ensure risks to people, property and the environment are appropriately managed. Compliance with relevant development conditions and statutory requirements is addressed through EDQ's development assessment and compliance frameworks.	No

#	Matter	Response	Amendment Required
17.	Development-related runoff and sediment require management to minimise downstream environmental impacts.	Development in the PDA is required to manage stormwater runoff quality and quantity in accordance with EDQ guidelines.	No
Infrastructure Plan			
18.	Road network connections, access arrangements and the alignment of the indicative transport network.	The Scheme was reviewed in response to submissions about the road network, access arrangements and the indicative transport network. Several targeted amendments have been made to the transport network to improve connectivity, network efficiency and outcomes, including refinements to indicative road connections and intersection arrangements.	Yes - amendments have been made to the transport network to improve connectivity, network efficiency and outcomes
19.	Infrastructure planning assumptions, methodology and cost inputs.	The Southern Thornlands PDA Infrastructure Planning Background Report, which outlines the planning assumptions, methodology and infrastructure cost inputs, will be published on the EDQ website. The Scheme's Infrastructure Plan will be reviewed periodically as development progresses within the PDA.	No
20.	Infrastructure should be delivered before or concurrently with residential development, with clear staging, funding responsibilities and accountable delivery thresholds.	The Scheme includes an infrastructure planning framework that supports the coordinated delivery of infrastructure alongside development. Future development approvals may include specific conditions requiring the delivery of relevant infrastructure upgrades and the payment of PDA developer charges.	No
21.	Infrastructure funding arrangements, charges, offsets and refunds, including how the costs of infrastructure are shared between development, infrastructure providers and the community.	The Scheme includes an infrastructure planning framework to support coordinated infrastructure delivery. Development charges are levied to contribute towards trunk infrastructure required to support development within the PDA. Additional funding sources, including Queensland Government grants, loans and other funding programs, may also contribute to the delivery of planned infrastructure. The cost of development charges must be weighed against the additional price increase it adds for the end purchaser of the home.	No

#	Matter	Response	Amendment Required
22.	Recognise and protect strategic infrastructure required to support development and service the PDA.	Amendments to the Scheme have been made to identify key infrastructure assets, including state-controlled roads and bulk water supply infrastructure, that will ensure ongoing service delivery in the PDA.	Yes - Amendments to the Scheme have been made to identify key infrastructure assets
23.	Consistency in infrastructure maps and schedules.	Infrastructure maps and schedules have been amended to improve legibility and alignment with the Schedules of Work.	Yes – improvements to ensure legibility and alignment.
24.	Process for delivering stormwater, water, sewerage and drainage infrastructure effectively.	EDQ has prepared an infrastructure plan to manage stormwater quantity and quality outcomes across the PDA. Delivery of this infrastructure will occur in tandem with the development of land. Individual developments will be required to address site-specific stormwater quantity and quality standards and support the delivery of trunk infrastructure items where applicable.	No
25.	The number, location and size of parks and retention of existing bushland.	The park network has been planned to cater for the ultimate population of future residents. Land for the parks network will be progressively secured through future development approvals conditions on land where parks are identified. The embellishment of parks with facilities will occur progressively as the community grows and funds become available through the collection of PDA developer charges and Council rates. The design of parks, and retention of vegetation will be subject to detailed site-based planning as the land is progressively secured for its intended park purpose.	No
26.	Early and adequate public transport provision.	The Department of Transport and Main Roads, supported by EDQ, will monitor growth and development in the PDA and deliver public transport services as necessary levels of population growth are realised.	No
27.	Existing health infrastructure does not have the capacity to support the population growth.	Planning and delivery of health services will continue to be undertaken by the Queensland Government Department of	No

#	Matter	Response	Amendment Required
		Health, supported by EDQ, in response to population growth and service demand.	
28.	Provide acquisition timing, valuation, compensation and interim-use arrangements for affected private land.	Where development is proposed on land that is identified for an infrastructure purpose, the development application will need to demonstrate how the planned infrastructure will be delivered or its future opportunity preserved. Any land acquisition, valuation and compensation arrangements will be undertaken in accordance with the relevant statutory requirements. Landowners will be consulted as part of future infrastructure planning and delivery processes.	No
29.	Mobile telecommunications infrastructure should be treated as essential infrastructure, with early provider engagement and suitable sites identified and preserved as development proceeds.	The Scheme recognises telecommunications as infrastructure required to support growth within the PDA and includes provisions that enable its delivery. The location of telecommunications infrastructure will be determined through future development assessment processes.	No

5.0 List of Amendments

Amendment #	Relevant section	Description of amendment
General		
1	Throughout the document	Minor formatting and editorial amendments including renumbering tables and figures and amending mapping.
Land Use Plan		
2	2.1 Components	Schedule 4 – PDA associated development added to the list of applicable schedules.
3	2.2.4 Development consistent with land use plan	The meaning of ‘grounds’ as it applies in this section has been added.
4	2.4.1 Structural Elements	Added provisions to support the delivery of State Government facilities, including emergency services, and local government community facilities. Property descriptions associated with indicative school sites have been removed. Additional guidance and a conceptual illustration have also been included to clarify how environmental outcomes and strategic ecological corridors can be achieved and integrated within future development.
5	Map 3 Structural Elements Plan, Map 4 Green network	Refinements to the indicative transport network, Green Network and site-specific land use designations in limited locations to improve connectivity, outcomes and overall plan integration.
6	2.5 PDA wide Criteria	Added provisions to clarify the application of Council standards for transport, access, parking and servicing, strengthen stormwater and water quality management outcomes, support integrated infrastructure delivery, facilitate State Government facilities, protect existing bulk water infrastructure, and maintain connectivity. Community safety provisions refined to include provisions relating to safe and well-served communities, bushfire resilience and flood risk management.
Infrastructure Plan		
7	Map 7 Water Supply Network	Updated to reflect the existing SEQ Northern Pipeline Connector easement and clarify select infrastructure items as being part of the SEQ Water Network.
8	Map 8 Transport Network Plan	Refinements to the indicative transport network to improve connectivity, access and network efficiency, including revised Kinross Road connection arrangements, a future four-way intersection at Mount Cotton Road and West Mount Cotton Road, rationalisation of industrial area access.

6.0 List of Acronyms

Acronym	
ED Act	Economic Development Act
EDQ	Economic Development Queensland
FAQ	Frequently Asked Questions
HYS	Have Your Say
MEDQ	Minister for Economic Development Queensland
PDA	Priority Development Area
SEQ	Southeast Queensland