

Our ref: TLX380242

Level 8, 31 Duncan Street
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Date: 18 June 2025

Attention: Jen Sneesby / Nicole Tobias

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001
Dear Sir / Madam,

Lodgement of a Development Application Pursuant to Section 82 of the *Economic Development Act 2012*

**Reconfiguring a Lot – one (1) Lot into two (2) Lots
62-74 Springacre Road, Thornlands QLD 4164 (Lot 12 on RP53653)**

We act on behalf of Mirabel Thornlands Pty Ltd ('the Applicant') in lodging this application seeking approval from the *Minister for Economic Development Queensland* (MEDQ) for Reconfiguring a Lot (one (1) Lot into two (2) Lots) over the abovementioned land. The site is formally described as Lot 12 on RP53653 and has an area of 8.453 hectares.

In short, this application seeks approval for:

- **Development Permit for Reconfiguring a Lot** (1 into 2 Lots);

The site comprises the northernmost portion of Precinct 1 of the Southern Thornlands Priority Development Area (PDA), which was gazetted on the 4 April 2025. This application represents the first application made to EDQ in relation to the Southern Thornlands PDA and has been prepared in accordance with the *Southern Thornlands PDA Interim Land Use Scheme* (ILUP), which prescribes the level of assessment for the proposed development as 'permissible'. Although the application is the first for the Southern Thornlands PDA, as previously discussed with EDQ, the application will not substantially provide for the realisation of development of Precinct 1, and is for management purposes to excise a house that will not form part of the future Precinct 1 applications and as such does not require public notification.

It is intended that the proposed subdivision will excise a park living style lot for the existing residential dwelling located on Georgina Close from the balance of the site. This pre-emptive subdivision separates the dwelling to be retained in its current form from the balance of Precinct 1, which will ultimately accommodate future stages of development along the East of Springacre Road.

This report provides greater detail on the nature of the proposal and provides an assessment against the relevant code requirements and statutory planning documents. Full details of the site, proposal and relevant planning framework are set out in **Table 1** below.

1 Background

1.1 Site / Application Summary

Table 1 below summarises the key site details. **Table 2** includes key application information. **Figures 1-3** show the site's context, extent and cadastral depiction.

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Table 1: Site Details

Site Details	
Site Address:	62-74 Springacre Road, Thornlands QLD 4164
RPD:	Lot 12 on RP53653
Area:	8.453 hectares
Priority Development Area:	Southern Thornlands
Owner(s):	Michael Colin Mellish

Table 2: Application Details

Application Details	
Permit Type Sought:	Development Permit
Application Type / Description:	Reconfiguring a Lot
Assessment Manager:	Economic Development Queensland
Development Scheme:	<i>Southern Thornlands PDA Interim Land Use Plan (ILUP)</i>
Precinct:	Precinct 1: Eastern Precinct
Zone:	Not specified under ILUP
Context Area:	Not applicable
Level of Assessment:	Permissible
Relevant State Interests:	<ul style="list-style-type: none">• Natural Hazards, Risk and Resilience<ul style="list-style-type: none">– Flood hazard area - local government flood mapping area– Bushfire prone area• SEQ Regional Plan Triggers<ul style="list-style-type: none">– SEQ Regional Plan land use categories (Urban Footprint)– SEQ development area requirements superseded by declaration of PDA• Fish Habitat Areas – Waterway Barrier Works<ul style="list-style-type: none">– Low• Native Vegetation Clearing<ul style="list-style-type: none">– Regulated vegetation management map Site identified as Category X (small sliver of Category C on balance lot)• Koala Priority Area<ul style="list-style-type: none">– Koala priority area• Koala Habitat Area<ul style="list-style-type: none">– Core koala habitat area (small sliver on balance lot)

Applicant Contact Details		
Applicant:	Mirabel Thornlands Pty Ltd c/- RPS AAP Consulting Pty Ltd Level 8, 31 Duncan Street Fortitude Valley 4006	
Applicant Contact Person:	Joanne Cousins Technical Director – Planning Lead T +61 7 3539 9500 E joanne.cousins@rpsconsulting.com	Stewart Owen Senior Planner T +61 7 3539 9534 E stewart.owen@rpsconsulting.com

1.2 Site Context

The site is included wholly within the boundaries of the Southern Thornlands PDA. More specifically, the site falls within the northernmost portion of *Precinct 1: Eastern Precinct*, defined under the ILUP. The site comprises one (1) freehold lot with two (2) established residential dwellings – located on the eastern and western sides of the block.

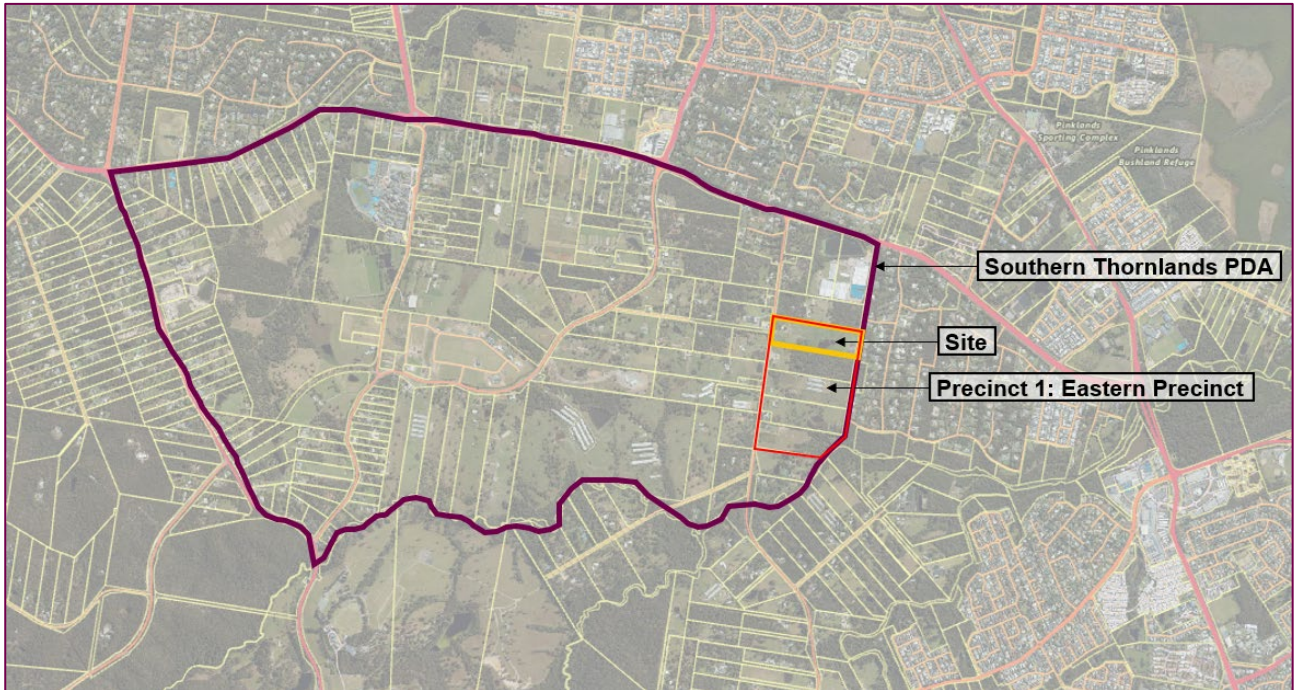


Figure 1: Site Location

Source: QLD Globe, retrieved 15.05.2025



Figure 2: Aerial Overview

Source: NearMap, retrieved 15.05.2025

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The eastern residence fronts the Geogina Close cul-de-sac, and is located within the south-eastern corner of the site. The western residence fronts Springacre Road and is accessed via the frontage's midpoint, with buildings oriented towards the northern boundary. Both residences are rural residential in nature. The block is also traversed by a drainage line, which includes three dams, located just beyond the eastern residence.

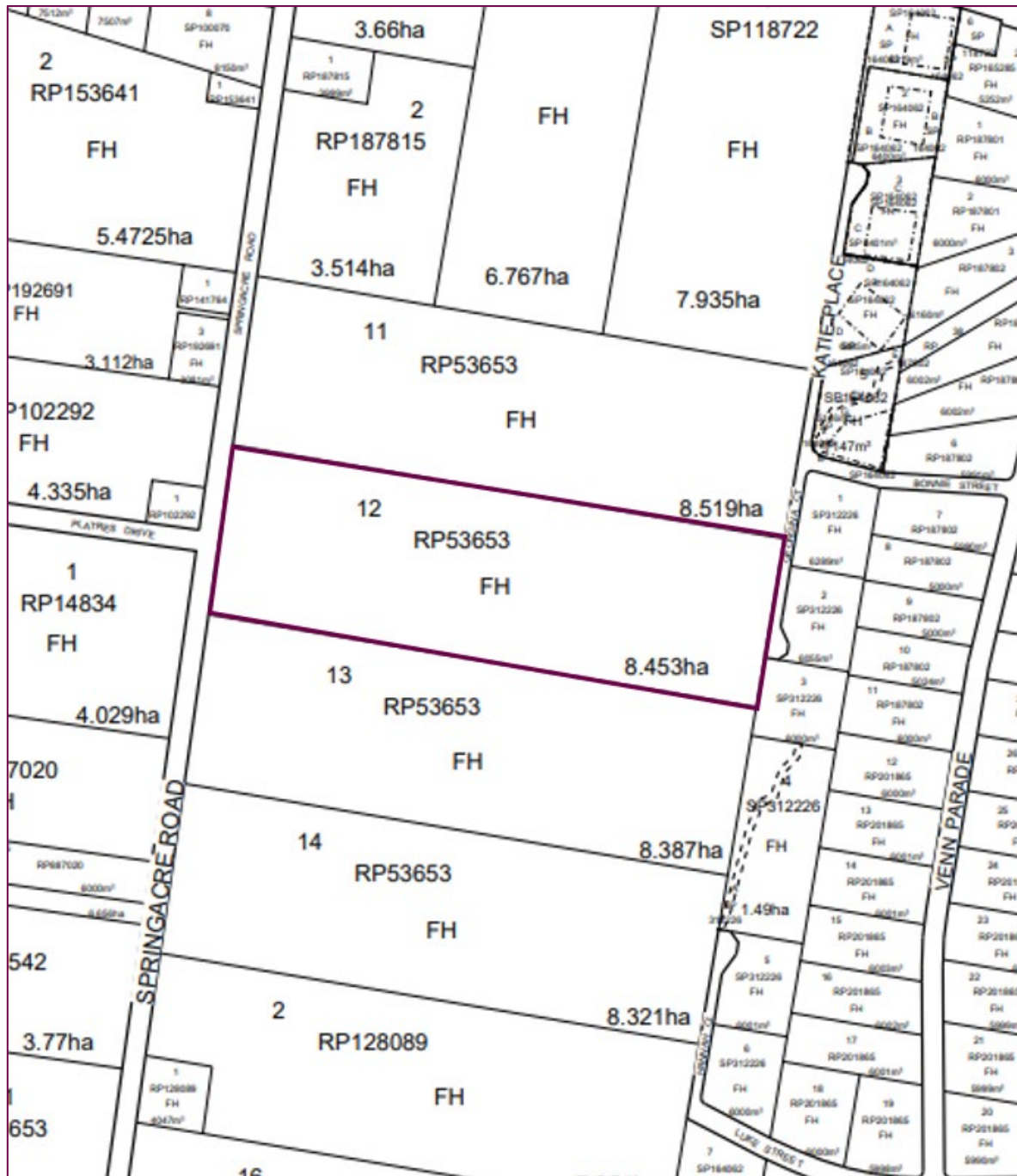


Figure 3: Cadastral

Source: SmartMap (QLD Globe), retrieved 15.05.2025

2 Proposal

2.1 Overview

The proposed one (1) into two (2) Lot subdivision is for management purposes, seeking to separate the south-eastern dwelling and ancillary structures located on Georgina Close from the balance of the site. The proposed subdivision arrangement will allow for the unimpeded continuation of the park living use of the dwelling house on Georgina Close whilst facilitating development across the rest of the site in accordance with the intent of the PDA.

Figure 4 below demonstrates the proposed development.



Figure 4 - Extract from Subdivision Proposal Plan

Source: RPS, 2025

The subdivision is proposed to generally align with the existing physical boundary around the Georgina Close dwelling house, giving the created lot an area of 6,300m². A small area outside of the existing physically fenced area, which houses an underground septic tank, will also be incorporated into Proposed Lot 1 (refer **Attachment B**). Apart from sewerage, the existing dwelling house is fully serviced from Georgina Close, from which it currently obtains access, and will not require physical infrastructure works to facilitate the subdivision.

Under the ILUP, Proposed Lot 1 is also included in the 'transition corridor', which intends to soften the built-form transition between the higher density Precinct 1 area and the adjacent low-density park living residential area along Georgina Close and to the east. The proposed lot dimensions and built form of Proposed Lot 1 match this intent, featuring a single storey detached dwelling on a large block of land. This is consistent with character of the large detached residential lots located along the rest of Georgina Court.

The siting of the existing dwelling house on proposed Lot 1 is generally compliant with the Low-density residential zone code of the *Redland City Plan 2018*, which applies to the adjoining lots along Georgina Close, maintaining consistency with the intent of the Redland City Plan 2018.

Development statistics relating to the proposed subdivision are included in **Table 3** below:

Table 3: Development Statistics

Allotment	Fronting	Type	Area	Frontage Width
Proposed Lot 1	Georgina Close	Dwelling House	6300m2	80m
Proposed Lot 2	Springacre Road	Management	7.823ha	161m

3 Legislative Requirements

This section assesses the application against the relevant statutory planning provisions of the *Economic Development Act 2012* (the Act) and the *Southern Thornlands PDA Interim Land Use Plan* (ILUP).

3.1 Economic Development Act 2012

Section 87 of the *Economic Development Act 2012* (the Act) identifies considerations for MEDQ in making a decision on any development application. Compliance is considered below:

Section 87 Criteria	Response
(a) Main Purpose of the Act	The proposed development is consistent with the purpose of the Act to 'facilitate economic development, and development for community purposes, in the state'. The management subdivision makes proposed Lot 2 available for development within Precinct 1 of the PDA.
(b) Any relevant state interest	State interests are addressed in Section 3.3 below. The proposal is not impacted by matters of state interest and/or is compliant with the requirements of the state interest.
(c) any submissions made to it about the application, during the submission period; and	Not applicable - This application does not require a submission period.
(d) the following instruments—... (ii) for an application for development in, or PDA-associated development for, another priority development area—... (C) if a development scheme is not in effect for the area when the application is decided and there is no proposed development scheme for the area—the interim land use plan for the area; and...	The proposed subdivision is compliant with the ILUP in that it is being undertaken to excise an existing dwelling on Georgina Close which is to be retained in the transition area, and it allows the balance lot (Lot 2) to become available to be incorporated into the future Precinct 1 development applications for development envisaged by the PDA ILUP (residential purposes and open space)
(e) any PDA preliminary approval in force for the relevant land; and	Not applicable – There is no PDA preliminary approval in force over the land
(f) any preliminary approval under the Planning Act in force for the relevant land; and	Not applicable – There is no preliminary approval in force over the land
(g) if the application is for development in a place renewal area— (i) a place renewal framework in effect for the area under part 4A when the application is decided; and (ii) any advice sought by MEDQ in relation to the place renewal framework or the application.	Not applicable – The site is not located within a place renewal area.

In seeking to excise a lot for a dwelling within Precinct 1 that is to be retained and allow the balance of the lot to be included in the applicant's subsequent Southern Thornlands PDA Precinct 1 development applications this application is consistent with the purposes of the Act and the ILUP. Notably, the proposed new lot fronting Georgina Court will be provided areas and dimensions consistent with the intended transition corridor lots anticipated within Precinct 1, and its creation facilitates the change of use over the balance of the property for purposes identified in the ILUP.

3.2 Southern Thornlands PDA Interim Land Use Plan

The site is subject to the Southern Thornlands PDA ILUP which is intended to regulate initial development in the PDA, allowing development of the PDA to commence simultaneously alongside preparation of the final PDA Development Scheme by EDQ. The ILUP identifies two (2) precincts:

- *Precinct 1: Eastern Precinct – located east of Springacre Road. Precinct 1 provides for a residential neighbourhood supported by a mixed-use centre. Development applications may be lodged, assessed and decided while the ILUP is in effect.*
- *Precinct 2: Investigation Precinct – comprising the balance of the PDA. Development in Precinct 2 is restricted to interim or temporary uses until the PDA Development Scheme is finalised.*

The development site is located entirely within Precinct 1. In accordance with Table 1 of the ILUP, the proposed development is considered 'permissible' development.

Section 3.4 of the ILUP contemplates public notification for PDA assessable development under the following criteria:

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 ; or*
- 3. compromises the implementation of the ILUP.*

In this instance, it is submitted that the proposed development, being for a one (1) into two (2) Lot management subdivision, will have a negligible effect on the surrounding development, and facilitates the eventual development of Precinct 1 by allowing the creation of the balance lot (Lot 2) which will be included in the future PDA applications, and hence will not necessitate public notification under Section 3.4 of the ILUP. We note that EDQ has provided advice confirming that the management subdivision will not trigger a requirement for public notification.

3.3 State Interests

3.3.1 South-East Queensland Regional Plan 2023

The site is situated wholly within the Southern Thornlands PDA and the Urban Footprint of the *SEQ Regional Plan 2023* (ShapingSEQ 2023). The proposal ensures that the development of land uses and proposed infrastructure plan can be integrated to achieve sustainable urban outcomes in accordance with the intent of the Urban Footprint. The SEQ Development Area requirements associated with ShapingSEQ 2023 were superseded by the declaration of the PDA, and as such development as envisaged by the PDA can proceed on the subject site.

3.3.2 Vegetation & Biodiversity

- Regulated Vegetation (Category B)
- Koala Habitat Area

The subject site is primarily mapped as being Category X and consistent with the previous rural residential use the majority of the site is cleared. A small sliver of remnant vegetation is location on the north eastern boundary of the lot. However, as this is a management subdivision to excise and existing dwelling and the proposed development does not involve any physical site works or removal of vegetation, it will not impact on any vegetation or biodiversity values contained within or adjoining the site.

3.3.3 Natural Hazards, Risk and Resilience

The site is identified as containing potential for bushfire and flood risk on the state mapping. Further interrogation of the Redland City Council planning scheme mapping indicates that the existing dwelling on

proposed Lot 1 is not flood affected (both existing dwellings will remain outside of flood hazard areas identified within Redland City Council's Flood and Storm Tide Hazard Overlay mapping). Similarly, the existing detached dwelling on proposed Lot 1 is separated from potential bushfire hazard by a cleared area and is not mapped as being at risk from hazard. The cleared area around the dwelling is maintained by the proposed management subdivision.

Therefore, the proposed development for a one (1) into two (2) Lot management subdivision will not exacerbate or introduce new flooding or bushfire risk factors to either proposed lot.

3.3.4 Fish Habitat & Waterways

The north eastern corner of the site is identified on the Queensland waterways for waterway barrier works map by a "low" risk of impact waterway. As no works or waterway barrier works are proposed as part of this management subdivision, there are no anticipated impacts to this drainage line or its habitat value.

4 PDA Development Requirements

4.1 PDA-wide Criteria

Table 4: PDA-Wide Criteria

PDA-Wide Criteria	Response
Built form, urban design and public realm	
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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No opportunity exists to amend built form, urban design, or public realm. Notwithstanding this, the proposed lot 1 is consistent with the streetscape character of Georgina Court and remains consistent with the intent of Precinct 1 within the ILUP.
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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No further development of built form is proposed.
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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No new or altered buildings are proposed.

PDA-Wide Criteria	Response
<p>4. Development creates a public realm that:</p> <ul style="list-style-type: none"> (a) is functional, accessible, legible, safe and connected (b) supports universal access 	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The new allotment layout maintains the existing interface of buildings to Georgina Court and Springacre Road and thus maintains existing legibility, access, and functionality.</p>
<p>5. Development landscaping includes:</p> <ul style="list-style-type: none"> (a) species endemic to the local area (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. 	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No landscaping is required.</p>
Responsible growth	
<p>1. Neighbourhoods are designed to reduce urban heat island effects and improve thermal comfort such as through:</p> <ul style="list-style-type: none"> (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 (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. 	<p>This is not a neighbourhood scale subdivision, and therefore the requirements of this performance criteria are not relevant to this application. The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. However proposed lot 1 maintains existing orientations and thus will not compromise cooling effects already afforded to the retained dwelling. No removal of mature vegetation is proposed as a consequence of this management subdivision.</p>
<p>2. Development demonstrates location, design, construction and operation that minimises energy use and supports climate responsive buildings such as through:</p> <ul style="list-style-type: none"> (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 	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Proposed lot 1 maintains an allotment design consistent with the intent of the transition corridor for Precinct 1, providing generous setbacks which provide access to light and breezes.</p>
<p>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 (IWCN) for buildings, streets and public spaces.</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No change to the existing stormwater arrangements for the dwelling are proposed. The positioning of the management Lot 1 does not limit the establishment of appropriate stormwater management for the future development of the balance lot.</p>
Housing choice and affordability	
<p>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.</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No new housing is being created at this time.</p>
<p>2. Residential development caters to diverse groups across the current and projected demographic, economic and social profile of the Redland City local government area.</p>	<p>The management subdivision will allow for a more streamlined delivery of housing as part of future development over the balance lot.</p>
<p>3. Housing is diverse and seeks to incorporate good practice, innovation and adaptable design and siting.</p>	

PDA-Wide Criteria	Response
Connectivity	
The design and layout of development demonstrates:	
1. a highly permeable movement network within the PDA and with the surrounding network that improves connectivity to key regional destinations	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No opportunity exists to amend or improve the movement network. Each new allotment maintains their existing respective access point to Georgina Court and Springacre Road.
2. safety and efficiency, mitigating impacts to the broader transport and traffic network in the surrounding area	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The residential density is not increased and thus no impacts to the traffic network are anticipated.
3. the safety, function and efficiency of the road network including the state-controlled roads of Mt Cotton Road, Duncan Road	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The residential density is not increased and thus no impacts to the traffic network are anticipated.
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	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The residential density is not increased and thus no additional demand for public passenger transport is created.
5. safe, accessible and well-connected pedestrian, cycling and public transport infrastructure networks	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The residential density is not increased and thus no additional demand for pedestrian, cycling or public transport infrastructure networks is created.
6. safe and visible pedestrian access connections to external pedestrian and cycle networks, including principal cycle networks	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No amendments to pedestrian or cycle networks are required.
Environment	
1. Development demonstrates location, design, construction and operation that avoids, or where this is not reasonably possible, minimises and mitigates adverse impacts on: <ul style="list-style-type: none"> (a) the environmental values of receiving waters (b) the habitat values of significant vegetation (including in waterways) (c) the ability for fauna to move along ecological corridors and across infrastructure (d) the ability for fish and other marine animals to move unimpeded along waterways 	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The site is located approx. 500m from Erapah Creek and will not result in an altered physical form, resulting in no anticipated impacts to receiving waters, including fish habitats.</p> <p>The proposed allotment layout does not require the removal of any mature vegetation and thus will not impact upon habitat values or fauna movement.</p>
2. Impacts on significant vegetation are avoided where possible, or minimised and mitigated	The proposed allotment layout does not require the removal of significant vegetation and thus no impacts are anticipated.
3. Development: <ul style="list-style-type: none"> (a) does not cause an unacceptable impact on the habitat requirements of threatened and endangered native species including the Koala (b) incorporates appropriate buffers to ensure adverse impacts on areas containing matters of 	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No removal of mature vegetation is required to accommodate the proposed lot layout. Additionally, no new dwellings or infrastructure is proposed as part of this management subdivision, maintaining existing buffers to ecologically sensitive areas.

PDA-Wide Criteria	Response
<p>state or national environmental significance or adjoining conservation areas are managed</p> <p>(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</p> <p>(d) seeks to retain significant vegetation for street trees and feature trees in streets, public realm and open space areas</p> <p>(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</p>	<p>As only a management subdivision, no impact to ecological corridors or fauna movement paths is anticipated.</p> <p>No waterway barrier works are proposed.</p>
<p>4. Stormwater discharges:</p> <p>(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.</p> <p>(b) will not adversely affect the hydrology of wetland and heathland ecosystems in a manner harmful to flora and fauna of those ecosystems.</p>	<p>Existing stormwater management infrastructure will be retained. The proposal is for a management subdivision that will not create any additional impervious area and thus will not alter the hydrology of the site.</p>
Cultural heritage	
<p>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.</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site and does not involve any physical works on the subject site or changes to the built form.</p>
<p>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.</p>	<p>Aboriginal cultural heritage values will be further investigated during future PDA development applications.</p>
Community safety and development constraints	
<i>Community safety</i>	
<p>1. Personal safety, security and well-serviced built environments are promoted (including through well-located emergency services facilities).</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No opportunity exists to improve the building environment for community safety. Notably, the residential layout remains, ensuring no increase in perceived or actual risk to safety.</p>
<p>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.</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. No new sensitive uses are created, with no increase to the number of dwellings within the site.</p>
<i>Emissions</i>	
<p>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:</p> <p>(a) impacts of emissions on the natural environment, residential amenity and public health</p> <p>(b) impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design)</p> <p>(c) impacts from light nuisance</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Existing sensitive uses are maintained with no new uses that would create environmental impacts.</p>

PDA-Wide Criteria	Response
4. Development involving the use, storage and disposal of hazardous chemicals and other hazardous materials demonstrates location and management that minimises health and safety risks to surrounding land uses and individuals.	The development does not involve the use, storage or disposal of hazardous chemicals.
<i>Acid sulfate soils</i>	
5. Development: <ul style="list-style-type: none"> (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 (c) ensures the disturbance of ASS is: <ul style="list-style-type: none"> 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. 	The proposed management does not involve filling or excavation, or any other ASS disturbing activities.
<i>Contaminated land</i>	
6. Development: <ul style="list-style-type: none"> (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. 	The subject site does not appear on the Environmental Management Register or the Contaminated Land Register. No works or changes to structures are proposed as part of this management subdivision which creates a separate title for the house fronting Georgina Court. A site contamination investigation will be undertaken over Lot 2 as part of any future PDA applications.
<i>Natural hazards</i>	
1. Development: <ul style="list-style-type: none"> (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 	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Uses are maintained in their current located and thus not subject to any additional risk. No new uses are proposed which would be subject to natural hazard or risk.
<i>Bushfire</i>	
2. Development manages potential impacts from bushfire hazard using measures that avoid, and where this is not reasonably practical, minimise and mitigate the risk to life and property from bushfire hazard by: <ul style="list-style-type: none"> (a) ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in a bushfire risk area, 	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Existing sensitive uses are maintained in their current located and thus not subject to any additional risk. No new uses / premises are proposed which would be subject to bushfire risk. As noted above the key potential hazard on the subject lot is from bushfire, but the dwelling location itself is not mapped as being in a hazard area as it is

PDA-Wide Criteria	Response
<ul style="list-style-type: none"> (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. 	<p>surrounded by cleared and mown grass which separates the dwelling from potential hazard.</p>
<i>Flood</i>	
<p>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:</p> <ul style="list-style-type: none"> (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. 	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Existing sensitive uses are maintained in their current located and thus not subject to any additional risk. No new uses are proposed which would be subject to flood risk.</p> <p>The dwelling on Lot 1 is not identified as being subject to flooding risk on the Redland City Council planning scheme maps.</p>
Reconfiguring a lot – lot layout	
<p>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</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Proposed lot 1 is provided with sufficient area and dimensions to provide outdoor space, convenient vehicle access and parking for the existing dwelling to be retained. The balance lot will be subject to further reconfiguration as part of a future development. Notwithstanding this, the retained dwelling on Proposed lot 2 is also provided with sufficient areas and dimensions to provide outdoor space, convenient vehicle access and parking.</p>
<p>2. Lot size and dimensions must demonstrate consideration of siting buildings to:</p> <ul style="list-style-type: none"> (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 	<p>Proposed Lot 1 has been created to be of a size that maintains the existing character of the yard area around the dwelling, and to be of a total size consistent with the other lots fronting Georgina Court. This lot size is also an acceptable urban form for the transition area identified in this location in the ILUP.</p>

PDA-Wide Criteria	Response
<p>(d) ensure reasonable buffers between existing or potential incompatible land uses; and</p> <p>(e) maximise solar orientation benefits and support climate responsive design.</p>	
Infrastructure	
<p>1. Development:</p> <p>(a) supports the efficient and effective delivery and operation of infrastructure by:</p> <ul style="list-style-type: none"> 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. <p>(b) facilitates opportunities for sustainable, integrated localised water, wastewater, waste, energy or other systems provided they:</p> <ul style="list-style-type: none"> 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. <p>(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</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site.</p> <p>No requirement exists to deliver additional infrastructure as the retained dwellings will maintain their respective connections to services and access points.</p>

4.2 Precinct 1: Eastern Precinct

Table 5: Precinct Provisions

Precinct Provisions	Response
Affordable housing	
<p>Development within Precinct 1 will deliver housing affordability, choice and diversity to cater for range of household compositions. A housing strategy will support development in the precinct, outlining the strategies and mechanisms that will be applied to deliver a target for 20%</p>	<p>The proposal involves a management subdivision to separate an existing dwelling from the balance of the site.</p> <p>The delivery of housing will be facilitated as part of a future development application over Lot 2.</p>

Precinct Provisions	Response
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).	Proposed Lot 1 is consistent with the character and purpose of the transition area along the eastern edge of Precinct 1
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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The delivery of housing will be facilitated as part of a future development. Proposed lot 1 is designed to remain consistent with the intent of the precinct, being located within the transition corridor along the eastern boundary of the precinct.
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 neighbourhood 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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The delivery of housing will be facilitated as part of a future development. Proposed lot 1 is designed to remain consistent with the intent of the precinct, being located within the transition corridor along the eastern boundary of the precinct and providing areas and dimensions consistent with the established pattern of Georgina Court.
3. Development minimises adverse impacts from development on significant vegetation.	The proposed allotment layout does not necessitate the removal of any significant vegetation within the site.
4. Development minimises adverse impacts from non-residential uses on sensitive uses.	The proposal does not result in non-residential uses interfacing with sensitive uses.
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 of threatened and endangered native species including the Koala.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. The site is located approx. 500m from Eprapah Creek and thus maintains a substantial buffer from the creek. The management subdivision is not proposed within the Habitat value investigation area. No removal of vegetation is required to facilitate the management subdivision. Additionally, no new built form is proposed. As such, no impacts upon habitat areas are anticipated.
Infrastructure	
Development is 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.	The proposal involves a management subdivision to separate an existing dwelling from the balance of the site. Existing connections to utilities will be retained for each dwelling on their respective resulting allotments. Access to reticulated water, electricity, and telecommunications

Precinct Provisions	Response
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.	infrastructure is available within Georgina Court and Springacre Road. Each dwelling being retained will maintain an existing on-site reticulated sewerage system within their respective allotment. Springacre Road and Georgina Court do not contain reticulated sewer infrastructure, providing no opportunity for connection. The residential density does not warrant additional public transport infrastructure. No new dwellings are being created.

5 Application Material

We ask that EDQ now proceed with the assessment of the development application and accordingly enclose the following documentation:

- **Appendix A:** MEDQ Development Application Form;
- **Appendix B:** Certificate of Title & Owner's Consent
- **Appendix C:** Proposed Subdivision Plan
- **Appendix D:** State Interest Matters Report

6 Conclusion

This town planning report supports a development application made on behalf of Mirabel Thornlands Pty Ltd to EDQ for a one (1) into two (2) Lot management subdivision, facilitating the separation of the existing dwelling house located at 19 Georgina Court, Thornlands from the balance of Mirabel Thornlands Precinct 1 development area land holdings.

The application seeks:

- **Development Permit for Reconfiguring a Lot** – one (1) into two (2) Lots.

The site comprises the northernmost portion of the *Southern Thornlands PDA Precinct 1: Eastern Precinct* and is classified as 'permissible' development under the ILUP. The proposal is for management purposes only, delineating the site on a previously established, physical boundary; and does not exacerbate or introduce any new development risks to either proposed Lot.

Approval is sought subject to reasonable and relevant conditions.

We trust this information is sufficient for your purposes and look forward to continuing working with you on this development. Should you require any further details, please contact the writer as per the details below or Joanne Cousins on 0402 100 662.

Yours sincerely,

for RPS AAP Consulting Pty Ltd



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