

# SOUTHERN THORNLANDS PDA - PRECINCT 1

## LAND USE PLAN

### Precinct Intents & Land Uses

The overall intent of the proposed development is:

- Creation of a residential community, centred on a village heart and respecting the natural environment
- A variety of retail, commercial and community opportunities will be incorporated to service this community and adjacent residential areas
- A diversity of living options is provided to suit a wide range of lifestyles and budgets
- The total residential yield is anticipated to be up to 800 dwellings at full development
- Average net density of 25-35 dwellings per hectare
- Consistent with the ILUP there is a target that 20% of housing will be affordable for low to moderate income households, first home buyers and key workers.

The precinct intent and permitted land uses within each Precinct of the Land Use Plan are detailed in the following sections.

### MIXED USE PRECINCT

Intent: Primary focus of this precinct is to provide a range of retail, business and community activities in a vibrant neighbourhood centre. The centre heart will be supported by medium density residential development, start up and home based businesses.

**Table 1: Mixed Use Permitted Land Uses**

Permitted Land Uses (where nominated on a Plan of Development)	
Commercial	Food and drink outlet, health care service, office, shop, shopping centre, sales office
Accommodation Activity (Residential)	Dwelling House, dual occupancy, display home, multiple dwelling, home-based business, retirement facility, residential care facility.
Community Activity	Childcare centre, community use
Other	Park, utility installation, indoor sport and recreation (gymnasium)

**Table 2: Mixed Use Village Heart Development Controls**

Development Controls	
Building Height	6 Storeys
Building Setbacks & Site Cover	As nominated on an approved POD
Product Mix (Shaping SEQ 2023 Categories)	<ul style="list-style-type: none"><li>• Low-rise – attached</li><li>• Medium Rise – Attached (not exceeding six storeys)</li></ul>
Special Criteria	<ul style="list-style-type: none"><li>• Maximum of 2500sqm GFA retail floor space</li><li>• Building design contributes to activated streetscapes where fronting streets internal to Precinct 1 by facilitating pedestrian activity and/or casual surveillance.</li><li>• Buildings fronting Springacre Road should be articulated and address the street with design elements and frontage treatments that promote visual engagement.</li></ul>

## INTEGRATED RESIDENTIAL

Intent: The primary focus of this precinct is to provide a range of lot sizes to facilitate a diversity of housing options.

**Table 3: Integrated Residential Permitted Land Uses**

Permitted Land Uses	
Accommodation Activity (Residential)	Dwelling House, dual occupancy, display home, multiple dwelling, home-based business.
Other	Park, utility installation, sales office (temporary)

**Table 4: Integrated Residential Development Controls**

Development Controls	
Building Height	3 Storeys
Building Setbacks & Site Cover	As nominated on an approved POD
Product Mix (Shaping SEQ 2023 Categories)	<ul style="list-style-type: none"><li>• Detached</li><li>• Low-rise – attached</li></ul>

Ensure a maximum of 40% of the developments adjoining Springacre Road are single storey product, the remainder must deliver varied built form and height (of at least two storeys) in accordance with the applicable precinct height controls above.

## OPEN SPACE

Intent: These areas provide the locations for local open space, identified corridors and conservation areas.

**Table 5: Open Space Permitted Land Uses**

Permitted Land Uses	
Other	Park, utility installation, outdoor sport and recreation, temporary uses

### AMENDED IN RED

By: Nicole Tobias  
Date: 27 October 2025



### PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1656  
Date: 31 October 2025

