



Our ref: DEV2025/1656

31 October 2025

Mirabel Thornlands Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Stewart Owen
PO Box 1559
FORTITUDE VALLEY QLD 4064

Email: stewart.owen@rpsconsulting.com

Dear Mr Owen

S89(1)(a) Approval of PDA Development Application

PDA Preliminary Approval for Material Change of Use for Precinct 1 Land Use Plan at 62-74, 76-94, 96-108, 110-118, 120-122 and 124-138 Springacre Road, Thornlands described as Lots 12, 13 and 14 on RP53653, Lots 1 and 2 on RP128089, and Lot 16 on RP53653

On 31 October 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Services, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
**A/Group Director
Development Services
Economic Development Queensland**



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Southern Thornland PDA	
Site address	62-74, 76-94, 96-108, 110-118, 120-122 and 124-138 Springacre Road, Thornlands	
Lot on plan description	Lot number	Plan description
	Lot 12	RP53653
	Lot 13	RP53653
	Lot 14	RP53653
	Lot 1	RP128089
	Lot 2	RP128089
	Lot 16	RP53653
PDA development application details		
DEV reference number	DEV2025/1656	
'Properly made' date	2 July 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Preliminary Approval for a Material change of Use - Precinct 1 Land Use Plan	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The preliminary approval is for:</p> <ul style="list-style-type: none"> • Land Use Plan for Precinct 1 	
Decision date	31 October 2025	
Currency period	10 years from the date of the decision	

Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner
Manager	Jennifer Sneesby, Manager
Engineer	Matt Sturley, Senior Engineer
Delegate	Amanda Dryden, A/Group Director

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Southern Thornlands PDA – Precinct 1 Land Use Plan Development Controls prepared by RPS		August 2025 and as amended in red on 27/10/2025
2.	Southern Thornlands Precinct 1 – Land Use Plan prepared by Empower for Urbex	B00702-MC-LU01 Revision A	20 June 2025 and amended in red on 27/10/2025
3.	Southern Thornlands Precinct 1 – Context Plan, prepared by Empower for Urbex	B00702-MC-CP01 Revision A	20 June 2025
4.	Preliminary Civil Services and Engineering Report prepared by Empower	B00702	20 June 2025
Supporting plans and documents		Number	Date
5.	Traffic Impact Assessment – Southern Thornlands – Precinct 1, Springacre Road prepared by SLR	620.0403030.00004 v1.1	23 June 2025
6.	Preliminary Geotechnical Assessment Precinct 1 prepared by Core Consultants Pty Ltd	J002123-002-R-Rev4	June 2025
7.	Preliminary Road Traffic Noise Assessment – Southern Thornlands – Precinct 1 prepared by SLR	620.040369.00001 v4.0	10 June 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.

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

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

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services, use the following email addresses:

- a) EDQ: developmentsservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
GENERAL		
1.	<p>Preliminary Approval – Development Controls</p> <p>a) Demonstrate future development applications, including those for Development Permits, are in accordance with the approved Southern Thornlands PDA - Precinct 1 – Development Controls, prepared by RPS, dated August 2025, including:</p> <ul style="list-style-type: none"> i. Southern Thornlands Precinct 1 – Land Use Plan, BOO702-MC-LU01 Revision A, prepared by Empower for Urbex, dated 20 June 2025; and ii. Southern Thornlands Precinct 1 – Context Plan, BOO702-MC-CP01 Revision A, prepared by Empower for Urbex, dated 20 June 2025 	As indicated

PDA Development Conditions

No.	Condition	Timing
	<p>b) Any development not listed in the Development Controls, including a Reconfiguring a Lot, Operational Works or Material Change of Use, will need to be assessed against the relevant planning instrument (ILUP or Development Scheme) and EDQ Guidelines and Practice Notes for guidance.</p>	
<p>2.</p>	<p>Conservation Area – Eprapah Creek</p> <p>Demonstrate in future development applications, including those for Development Permits, a riparian corridor with a minimum average width of 150m which is to ensure:</p> <ul style="list-style-type: none"> a) The riparian corridor within an average width of 100 metres of the centre line of Eprapah Creek remains free of all development including but not limited to, built-form, earthworks, and infrastructure. Existing vegetation within this zone is to be retained, and any degraded areas must be rehabilitated and maintained. b) The riparian corridor between 100 metres and 150 metres (average width) from the centre line of Eprapah Creek may be used for stormwater management infrastructure and utility services only, subject to detailed design demonstrating minimal environmental impact and integration with rehabilitation objectives. 	<p>As indicated</p>
<p>3.</p>	<p>Linear Park adjacent to Hannah Close</p> <ul style="list-style-type: none"> a) Demonstrate in future development applications, including those for Development Permits, a minimum 18.5m average width Linear Park link between Eprapah Creek conservation area to the south with the conservation area to the north is maintained. b) Provide a detailed landscape concept plan for the Linear Park that: <ul style="list-style-type: none"> i. Provides a screen to adjoining residential lots of Hannah Close consisting of screening trees that are bushfire retardant. ii. Incorporates opportunities for fauna connectivity whilst not increasing the bushfire risk for surrounding residences. 	<p>As indicated</p>
<p>4.</p>	<p>Acoustic Mitigation and Streetscape Treatment</p> <ul style="list-style-type: none"> a) Submit an acoustic report with future development applications, including those for Development Permits for residential uses adjoining Springacre Road, to demonstrate appropriate acoustic measures are implemented along Springacre Road. b) The design of acoustic barriers are to address the following: <ul style="list-style-type: none"> i. Acoustic walls are to have a maximum height of 2m; ii. Provision of treatments to the acoustic walls to soften the visual impacts of the length of wall in one plane. This may include landscaping in the road reserve, fence indentations and articulation or other approved treatments. 	<p>As indicated</p>

PDA Development Conditions		
No.	Condition	Timing
5.	<p>Vegetation Management Controls</p> <p>Submit vegetation management reports where the development application involves, adjoins or impacts any of the Open Space, Conservation and WSUD per the Southern Thornlands Precinct 1 – Land Use Plan, BOO702-MC-LU01 Revision A, prepared by Empower for Urbex, dated 20 June 2025:</p> <ul style="list-style-type: none"> a) Detailed Vegetation Management Plan; b) Detailed Fauna Management Plan; and c) Detailed Rehabilitation Management Plan. 	As indicated.
6.	<p>Bushfire Mitigation Measures</p> <p>Submit a Bushfire Assessment Report with future development applications, including those for Development Permits, to demonstrate that bushfire risks to people and property have been mitigated to a tolerable level.</p>	As indicated.
7.	<p>Odour Mitigation</p> <p>Submit an Odour Impact Report with future development applications, including those for Development Permits, where proposing sensitive land uses (including residential dwellings) within 300m of operating poultry farms. The report is to demonstrate the proposed development meets the requirements of the Environmental Protection Policy (Air).</p>	As indicated.
ENGINEERING		
8.	<p>Traffic Impact Assessment – Local Network</p> <p>Submit a Traffic Impact Assessment (TIA) with future development applications, which considers the development's impact on the External Transport Network and demonstrates compliance with EDQ Guideline 13 – Engineering Standards.</p> <p>The TIA must include (but not be limited to):</p> <ul style="list-style-type: none"> a) Demonstration that traffic generated by the proposed development will not impact the safety or operating efficiency of surrounding local road network, including Kingfisher, Bunker and Double Jump Roads. b) Details of the intersection treatment requirements for intersection upgrade works on any local intersections required for the proposed development. c) Demonstration that trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data. All assumptions about trip rates, directionality and any discounts for existing use of the site must be clearly identified and justified. <p>Note: Where an application is made prior to the release of the Development Scheme and associated whole of PDA traffic strategy, the interim solutions should not prejudice overall design requirements.</p>	As indicated.

PDA Development Conditions

No.	Condition	Timing
9.	<p>Traffic Impact Assessment – State Controlled Roads</p> <p>Submit a Traffic Impact Assessment (TIA) with future development applications for over 200 lots, assessing the development's impact on the External Transport Network using the TMR's <i>Guide to Traffic Impact Assessment</i> (https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment).</p> <p>The TIA must include (but not be limited to):</p> <ul style="list-style-type: none"> a) Demonstration that traffic generated by the proposed development will not impact the safety or operating efficiency of Boundary Road (State-controlled Road). b) Details on the intersection treatment requirements for intersection upgrade works on Boundary/Springacre Road required for the proposed development. c) Demonstration that trip generation, distribution and traffic growth rates are appropriately justified and supported. All assumptions about trip rates, directionality and any discounts for existing use of the site must be clearly identified and justified. <p>Note: Where an application is made prior to the release of the Development Scheme and associated whole of PDA traffic strategy, the interim solutions should not prejudice overall design requirements.</p>	
10.	<p>Roadworks – Springacre Road</p> <p>Submit Springacre Road Functional Layout Plans with future development applications, including those for Development Permits, including all intersection layouts, certified by a RPEQ, generally in accordance with:</p> <ul style="list-style-type: none"> a) Approved Traffic Impact Assessment report(s); and b) PDA Guideline No.13 – Engineering Standards. 	As indicated.
11.	<p>Vehicle Access</p> <ul style="list-style-type: none"> a) Ensure the vehicle access to the proposed development from Georgina Close, Hannah Court & Luke Street is not permitted other than for emergency or maintenance access purposes at any times. b) No direct vehicle access to Springacre Road for individual lots is permitted at any time unless otherwise approved. 	As indicated.
12.	<p>Stormwater Management and Flooding</p> <ul style="list-style-type: none"> a) Submit with future development applications, including those for Development Permits, a Stormwater Management Plan addressing the following: <ul style="list-style-type: none"> i. Flood and stormwater quantity and quality management for both the development and any associated roadworks or civil infrastructure works must not result in worsening or actionable nuisance to upstream or downstream properties, waterways, and local or state-controlled roads, generally in 	As indicated

PDA Development Conditions		
No.	Condition	Timing
	<p>accordance with the Approved Civil Services and Engineering Report.</p> <p>ii. Peak runoff calculations for both pre and post-development conditions, with a tabulated comparison of the two scenarios to demonstrate no worsening impact on State-controlled Road.</p> <p>iii. Reports are to be prepared in accordance with EDQ Guideline 13 – Engineering Standards.</p>	
13.	<p>Water & Sewer Supply</p> <p>Submit with future development applications, including those for Development Permits, water and sewerage precinct plans for the entire ERA, demonstrating how the proposal will be connected to the existing Council's networks in accordance with <i>EDQ Guideline 13 – Engineering Standards - Water and Sewer</i>. The network plan shall:</p> <ul style="list-style-type: none"> • Be aligned with the overarching water and sewerage infrastructure strategies to service the PDA (currently being developed by EDQ) • Include any suitable interim solutions required to service the proposal prior to the permanent connection to the network be available. <p>Note: Where an application is made prior to the release of the Development Scheme and associated whole of PDA servicing strategy, the interim servicing strategy should be mindful of establishing suitable and ultimate solutions that do not prejudice the delivery of the ultimate network.</p>	As indicated

STANDARD ADVICE

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

Please note that Infrastructure Charges will be applicable in future development applications.

**** End of Package ****