



Assessable Development Application Report

140-152 Springacre Road, Thornlands

Preliminary Approval for a Material Change of Use (Precinct 2A Land Use Plan)

On behalf of
Albany Creek Reserve Pty Ltd

May 2026

T1 Impact Assessable Development Application Report

140-152 Springacre Road, Thornlands
Being Described as Lot 17 on RP53653

On behalf of
Albany Creek Reserve Pty Ltd

May 2026

Document History				
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Executive Summary

Site Details

Address:	140-152 Springacre Road, Thornlands
Lot Description:	Lot 17 on RP53653
Zone:	Rural
Site Area:	5.69ha
Registered Landowners:	Alfio and Rosa Tomarchio

Application Details

Application:	Material Change of Use – Preliminary Approval (Precinct 2A Land Use Plan)
Application Types:	Preliminary Approval
Assessment Level:	-
Applicant:	Albany Creek Reserve Ltd C/- DTS Group Qld Pty Ltd PO Box 3128 WEST END QLD 4101
DTS Reference:	BNE250622

Synopsis

A PDA development approval is sought in relation to the area comprising proposed “Precinct 2A” under the *Southern Thornlands Priority Development Area Interim Land Use Plan* (ILUP) which is located east of Springacre Road, Southern Thornlands. The site is formally described as Lot 17 on RP53653 and has an area of 5.69ha and part of Springacre Road.

This development application seeks approval for the Precinct South Land Use Plan which will provide residential development in the form of future residential lots and a balance lot for the purposes of a dedicated environmental area. More specifically, this application seeks:

- Preliminary Approval for Material Change of Use (Precinct 2A Land Use Plan)

The site is located in the south-eastern corner of the recently gazetted Southern Thornlands PDA and is subject to assessment under the *Economic Development Act 2012* (EDA 2012). The ILUP for the PDA will be utilised to assess this application.

This application proposes a preliminary approval to establish a Land Use Plan for residential development of the subject site. The application for the land use plan seeks to resolve, road widening, conversion of road to development footprint, future residential allotments, internal road network and a balance lot dedicated as environmental space which will also provide a stormwater management basin. Additionally, a series of specialist reports confirm the suitability of the site for residential development.

The proposed development includes the ability to deliver a residential, low density development, consistent with the expectations of the Southern Thornlands PDA ILUP. Key features of this development include the ability for:

- The delivery of up to a total of 2.5ha environmental space on the site;
- A strategy for ultimate delivery of road access locations including a left in/ left out access to Springacre Road and road connections to the approved development to the north;
- Future 6m road dedication along the site frontage
- Inclusion of road reserve of 2,276m² for incorporation within the development footprint; and
- A strategy for connection to urban services, including stormwater quality and quantity management, subject to future development permits.

Consistent with the intent of the Southern Thornlands PDA ILUP, the residential development is intended to establish a mix of residential dwellings and affordability outcomes reflective of the preferred lot type mix for new communities in the *ShapingSEQ 2023* and the *Redland Housing Strategy 2024-2026*.

1 Introduction

This planning assessment report accompanies a Development Application for a Preliminary Approval for a Material Change of Use (Precinct South Land Use Plan).

The subject land parcel of this application is located at 140-152 Springacre Road, Southern Thornlands, being described as Lot 17 on RP53653 (hereafter referred to as “the subject site”). The locational context of the subject site is illustrated in **Figure 1** and **Figure 2** of this report.

The site is mapped within the Rural zoning under the Redland City Council Planning Scheme. Currently, the site is located within the Southern Thornlands Precinct South and therefore the PDA overrides the current Planning Scheme. The development has been assessed against the desired outcomes, intents and acceptable solutions of the relevant Southern Thornlands PDA ILUP as well as relevant state and regional provisions. The below reporting has been prepared to logically address the town planning considerations relevant to the application for Material Change of Use, and, based on assessment, illustrate sufficient urban planning grounds to warrant approval.

Having regard to the definition of “development” at Schedule 2 of the *Planning Act 2016*, the proposal is considered to constitute:

- Preliminary Approval for Material Change of Use

Accompanying this report are the following supporting reports and plans:

- Land Use Plan prepared by DTS attached under **Appendix A**;
- Land Use Plan – Development Controls by DTS attached under **Appendix B**;
- Traffic Report by ITE Consulting under **Appendix C**; and
- Civil Report by Civil 360 under **Appendix D**.

1.1 Level of Assessment – Material Change of Use

Table 1 provides an assessment against Division 5 of the ILUP and has determined that the applicable level of assessment for this application is assessable development.

Table 1 – Categories of Development

Column 1 – PDA Accepted Development	Column 2 – PDA assessable Development	Column 2B – Prohibited development	Comment
Precinct 1			
All development specified in Schedule 1	Any development not mentioned in column 1	Nil	The site is not within Precinct 1
Precinct 2			
All development specified in Schedule 1	Any development not mentioned in column 1	Nil	<i>The proposed development is assessable development as it is not accepted development.</i>
PDA Associated development			
All development specified in Schedule 1	Any development not mentioned in column 1	Nil	The proposal is not for PDA associated development mentioned in schedule 3.

2 Site Characteristics

2.1 Site Details

The subject site is located on land over 140-152 Springacre Road, Thornlands, on Lot 17 on RP53653. The site has an area of 5.69ha and is abutted by Springacre Road along the western boundary. The site currently includes a Dwelling house and ancillary structures, all of which will be demolished to facilitate the proposed development. There are no easements currently located over the site.

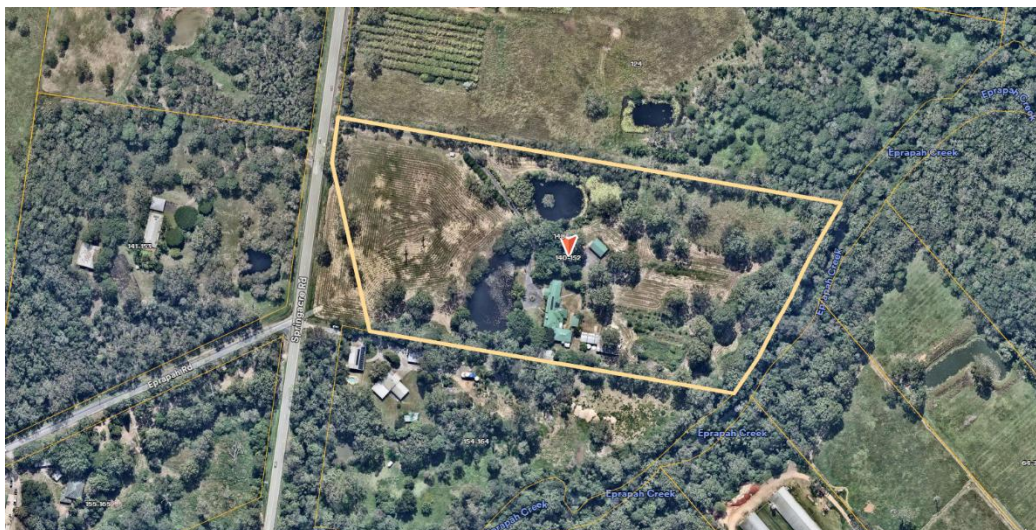


Figure 1 Locational Context

Source: Nearmap, 2026

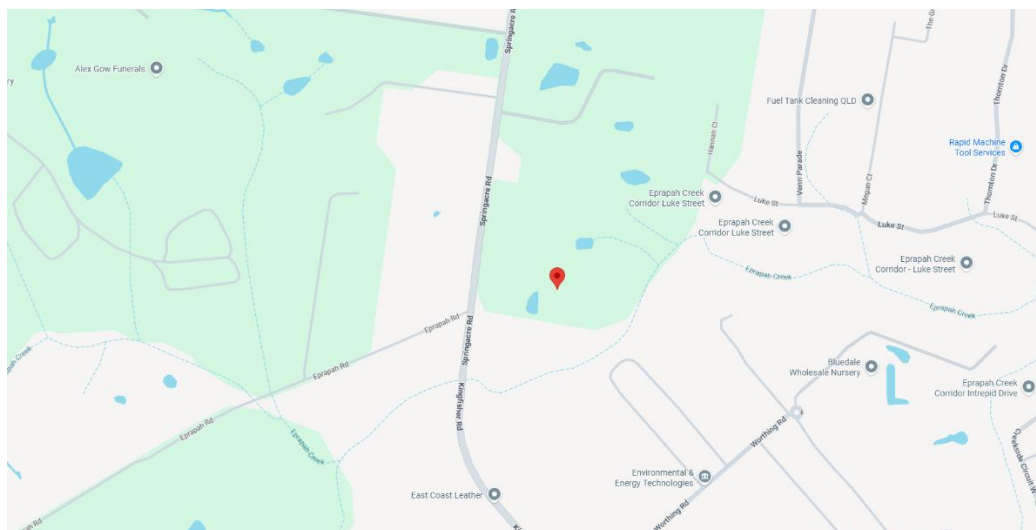


Figure 2 Subject Site

Source: Google Maps, 2026

2.2 Planning Scheme Zones and Overlays

Economic Development Queensland (EDQ) plays a strategic land use planning function to plan and develop land within priority development areas (PDAs) in accordance with the *Economic Development Act 2012*.

EDQ as the assessing authority work in consultation with local governments (in this instance Redland City Council) to facilitate development over complex sites. Due to the declaration of the Southern Thornlands PDA in 2025, no Development Scheme is in place to guide development outcomes over the site. In lieu of this, the proposal will be assessed against the ILUP prepared

- Southern Thornlands PDA ILUP;
- Economic Development Queensland PDA Guidelines;
- State Planning Policy;
- Redland Housing Strategy;
- ShapingSEQ 2023; and
- Redland City Plan 2018 (where relevant).

Table 2 – Planning Context

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2.3 Topography

The site is relatively flat, with a slope at the rear of the site where Eprapah Creek traverses the site at a level of 11m AHD. From the western site frontage, the site slopes from 20m AHD to 14m AHD to the rear of the site before the creek.

2.4 Frontage and Access

The subject site has a frontage of:

- Approximately 171.2m to Springacre Street along its western boundary.

The site has an existing crossover to Springacre Street at the north-western corner which will be removed as part of this proposal.

2.5 Urban Services

The site is serviced by adequate urban infrastructure and will be extended to service the lot.

2.6 Prelodgement Meeting Engagement

The applicant has held two prelodgement meetings with EDQ to discuss the prospective development. The first meeting was held on the 8th of January 2026. A second prelodgement meeting was held on the 24th of February 2026. The meeting noted:

- EDQ are supportive of a residential outcome on this site.
- Provided a partial road closure application is endorsed, EDQ would support the converted land along Springacre Road being used for residential development.
- The proposed road dedication aligns with the 6m dedication anticipated along the Precinct 1 Springacre Road frontage.
- EDQ recommends avoiding cul-de-sac road layouts and implementing road reserve widths aligning with EDQ's Guideline 6 – Street Movement Networks.
- EDQ has not yet determined the future function of Eprapah Road and whether a four-way intersection would function in this location. An application would need to demonstrate how it is an appropriate location given the constraints identified in previous advice. It was acknowledged that other options are being considered, including an intersection further north.
- The proposal plan submitted shows road reserve and residential lots within the 150m setback of the Eprapah Creek corridor. EDQ would consider the outer most 50m of the corridor having the potential to accommodate complementary infrastructure such as active transport pathways and stormwater basins (similar to what is proposed on the development applications in Precinct 1).
- An odour report will need to accompany applications where sensitive land uses (including residential dwellings) are located within 300m of operating poultry farms (300m being measured from the edge of the closest poultry shed). The report is to demonstrate the proposed development meets the requirements of the Environmental Protection Policy (Air).

2.7 Owners Consent

Owners consent has been provided as part of this request being the subject site a required by s82(1)(b) of the Economic Development Act 2012.

The development application includes part of Springacre Road. Advice from Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development is included with this request which advised that their owners consent is not required for this development application, as the site is located within a PDA.

3 The Proposed Development

The development application seeks approval for a residential development on the subject site within the Southern Thornlands Precinct South at 140-152 Springacre Road, Thornlands, as described in the following sections.

3.1 Development Summary

The site is within the declared Priority Development Area of Southern Thornlands and is therefore subject to assessment by Economic Development Queensland (EDQ). The subject development is proposed to be an extension of Southern Thornlands Precinct One development (DEV2025/1656) located at 62-138 Springacre Road and will include a mix of various sized residential allotments, open space, stormwater treatment and a road connection from the Precinct One development through to Springacre Road.

The proposed development comprises:

- Preliminary Approval for a Material Change of Use (Precinct 2A Land Use Plan).

The application will facilitate the development of the site for residential uses over the subject site. The final configuration and layout will be determined by the residential and open space concept plan.

A future development parcel is identified, to allow the delivery of residential uses, consistent with the outcomes envisioned for the Precinct affecting the subject site.

The development seeks preliminary approval for the material change of use, being for a future residential development over the site including an internal road network. The use is consistent with the intent of the ILUP. The proposed land use concept is illustrated in **Figure 5** below.

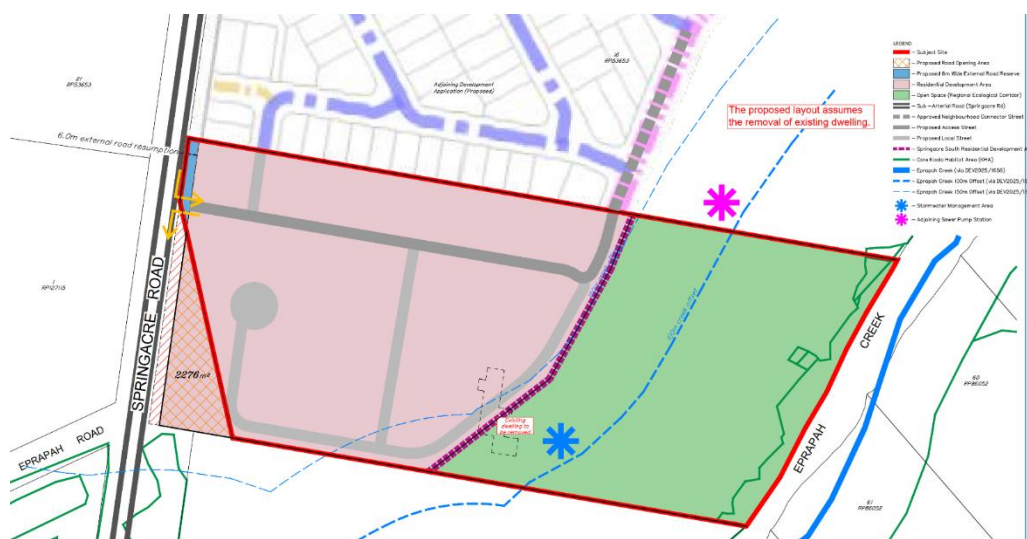


Figure 3 Proposed Land Use Concept (not for approval)

3.2 Preliminary Approval for Material Change of Use

The development application includes a request for a Preliminary Approval for Material Change of Use (Precinct 2A Land Use Plan). This application seeks approval which will provide for a residential development over a portion of the site, while also dedicating a portion at the rear of the site dedicated as an environmental open space lot due to the vegetation and creek located at the rear of the site.

The development will provide for residential development intended to cater to the needs of the local community, specifically by providing an increase in housing supply and diversity, while providing an extension to the green corridor established as part of the development directly north. The development is situated on a well located and accessible site, at the corner of Springacre Road and Epparah Road. Given the intended development of Precinct 1 & Precinct 2 of the

Southern Thornlands PDA, this development will eventually access a variety of retail, educational, and employment opportunities in the immediate area.

Given the above identified conclusions that are reached under the requisite reporting, the applicant has suitably assessed the proposal under the PDA and demonstrates that the material change of use is compliant with the relevant parts of the Southern Thornlands PDA and the EDQ Guidelines.

3.3 Land Use Plan

The proposal includes two land use areas which require consideration of future controls, being the Residential Development Area and the Open Space (Regional Ecological Corridor) area.

A land use plan has been provided.

Refer **Attachment B** for further information.

3.4 Traffic and Access

3.4.1 External Road Network

The existing Springacre Road is a sub-arterial road within the Redland City Council Network. The existing road has a rural profile with a spray sealed wearing course and roadside swale drains. The proposed development site provides access to all lots via a new intersection on Springacre Road. The detailed design of the interim and ultimate intersections shall be in accordance with Austroads Guide to Road Design. The interim and ultimate intersection designs throughout the project shall consider input from all key stakeholders including EDQ, Council, Traffic Consultants and other relevant parties.

Access to the site is proposed to be obtained from Springacre Drive. This will include a new all way movement priority controlled intersection as an interim access solution. The interim access proposes a BAR and BAL arrangement as shown in section 5.1.1 of the Traffic report (refer **Appendix C**).

The interim access will be decommissioned and closed off once the access to the Southern Thornlands PDA has been established and a road connection is available to the subject site from the road network to the north. The proposed internal roads will serve Lots as Urban Access Streets for design purposes. The internal roads will tie in with the proposed Neighbourhood Access Streets within the surrounding network and proposed developments to the north.

3.4.2 Internal Road Network

It is proposed that the development will be accessed via proposed 22.0m wide Neighbourhood Connector Road to be established by the Southern Thornlands Precinct One immediately to the north of the subject site (DEV2025/1656). The proposed development will extend this road (as a 16.0m wide residential access street) through the site to connect to Springacre Road. An internal residential street network with 7.5m pavement widths within 16.0m wide road reserves will be established to service all lots with the exception of three lots which shall be serviced by a Laneway with 5.5m pavement within an 8.0m wide road reserve.

It is anticipated that kerbside collection will occur for the collection general and recycled waste by council. The street layout will be able to facilitate forward entry and exit movements of the waste collection vehicle at all times. A swept path analysis was also prepared illustrating kerbside collection for the development in its entirety. The swept paths are provided in Appendix B. Overall, ITE Consulting consider the service vehicle arrangements suitable for the development.

Overall, ITE Consulting considers that the traffic and transport characteristics associated with the residential development at 40–152 Springacre Road, Thornlands, will not result in a significant adverse impact on the surrounding road network. The upgrade of the Kingfisher Road / Bunker Road intersection is required to address existing oversaturated PM peak conditions and is to be coordinated and delivered by EDQ as part of the planned LGIP works, with the development's

contribution to be addressed through bulk infrastructure charges. Refer to **Appendix C** for the Traffic Report in full.

3.5 Utilities

3.5.1 Stormwater

As the site is >2,500m², a sediment basin will be required. It is proposed that sediment basins and erosion measures shall be employed during the civil works, until the erosion risk is appropriately reduced to less than the SPP thresholds or the site is adequately stabilised.

Stormwater runoff from the undeveloped site currently flows via overland flow as there is no underground stormwater infrastructure constructed within the proposed development site. A drainage network comprising both underground pipe drainage and overland flow paths will be designed and constructed in accordance with Redland City Council Planning Scheme.

3.5.2 Sewerage & Water

There is currently no existing sewerage infrastructure within the vicinity of the development site. The sewerage reticulation to service the development shall be provided by establishment of a new sewer pump station located immediately north of the site within the adjacent Southern Thornlands Precinct One development. Establishment of this pump station will allow the site to be serviced via a conventional gravity sewerage system. Refer to **Figure 8** below for extract of plan from the Empower Engineering report for Southern Thornlands Precinct One.

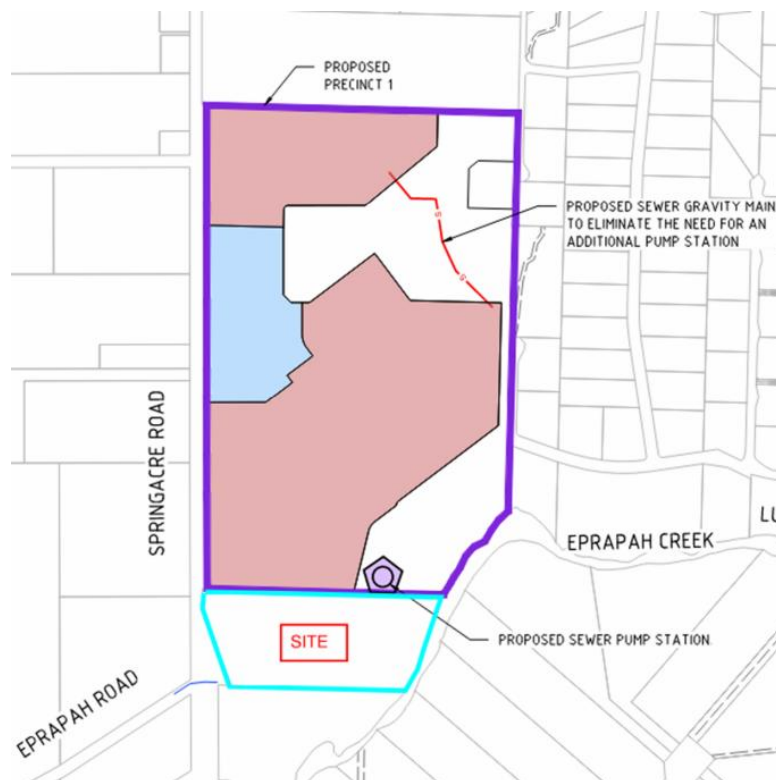


Figure 8 Proposed Sewer Pump Station

Source: Appendix D

There is an existing 150mm AC water main located within Springacre Road extending along the western verge. A new water reticulation system shall be constructed to service the new allotments within the proposed development. This system will connect to the existing water main and proposed water mains within the Southern Thornlands Precinct One development immediately to the north of the subject site.

3.5.3 Earthworks

The site generally falls from the northern boundary, south towards an internal gully, then to the southern site boundary and onto Erapah Creek.

All earthworks filling across the site shall be carried out under Level One Geotechnical Supervision in accordance with the requirements of AS3798 Guidelines on Earthworks for Commercial and Residential Developments. Only clean fill will be used and any unsuitable materials will be removed from the site to a suitable location.

Where required, concrete sleeper retaining walls will be used to create flat building pads, including walls along proposed common side boundaries and at the rear of allotments. All retaining walls (including all associated footings and drainage material) will be located entirely within the boundaries of the subject site and will typically be located on the low side of lots. Sediment fences and mulch bunds will be placed at the base of all stockpiles, site boundaries etc on-site to prevent sediment runoff.

3.5.4 Flooding

The site is affected by the Redland City Council Flood and Storm Tide Hazard Overlay Mapping. The extent of the flooding over the site is constrained to the Erapah Creek corridor which shall be retained by the development. The flooded area does not impact the proposed footprint proposed for residential development as shown at Figure 7 Flood Overlay Map below.

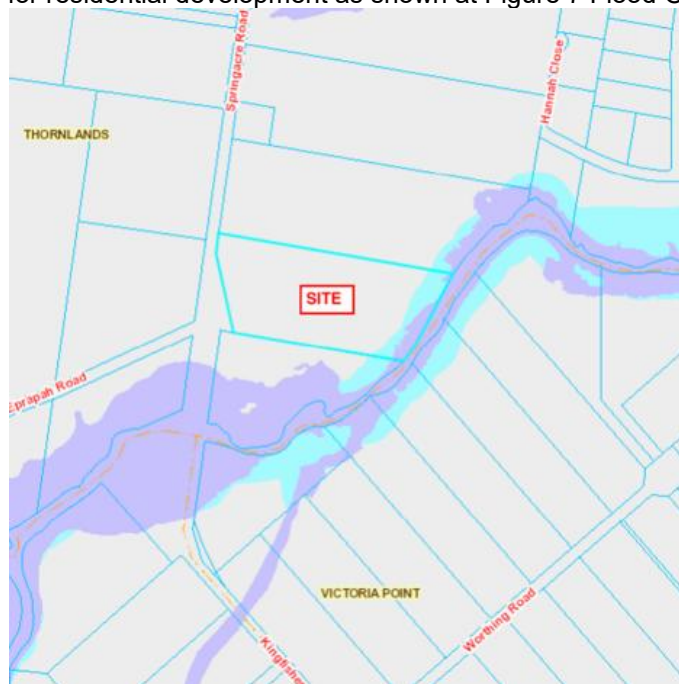


Figure 7 Flood Overlay Map

Source: Appendix D

4 State Planning Framework

4.1 Assessment Manager

Development applications for PDAs are assessed by Economic Development Queensland. In accordance with Division 3 of the Economic Development Act 2012, this PDA development application is made to the Minister for Economic Development Queensland. The Economic Development Act 2012 (ED Act) establishes a streamlined planning and development assessment framework that applies to declared priority development areas (PDAs) within the state.

4.2 Economic Development Act 2012

4.2.1 Purpose of the Act

The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State. The main purpose of the act is primarily achieved by:

- a. establishing MEDQ to plan, carry out, promote or coordinate activities to facilitate economic development, and development for community purposes, in the State; and*
- b. providing for a streamlined planning and development framework for particular parts of the State (declared as priority development areas under this Act) to facilitate economic development, and development for community purposes, in or for the parts.*

The proposed development is consistent with the purpose of the Act to 'facilitate economic development, and development for community purposes, in the state' in that the proposed Land Use Plan is the first component of an approval structure that will allow residential development to proceed in Precinct 2.

4.2.2 Declaration of PDA

The Minister for Economic Development Queensland (MEDQ) may declare a Priority Development Area under the provisions of the ED Act. The Act's main purposes are achieved through meeting the detailed development requirements of the PDA Development Scheme which has been prepared pursuant to the Act, or through the Interim Land Use Plan prior to establishment of the Development Scheme.

The Southern Thornlands Priority Development Area was declared on 4 April 2025. This application has been prepared in accordance with the Southern Thornlands ILUP.

4.2.3 Type of Development Approval

This Development Application seeks approval for a PDA Preliminary Approval. Section 94 of the ED Act defines a PDA preliminary approval as being a development approval that—

- a. approves development, but does not authorise PDA assessable development to take place; and
- b. approves development—
 - i. to the extent stated in the approval; and
 - ii. subject to the conditions of the approval.

The Preliminary Approval is sought in relation to the Southern Thornlands Precinct 1 Land Use Plan, which is proposed to guide future development within the subject sites. Subsequent development applications will be lodged with EDQ for PDA Development Permits for future ROL and MCU applications within Precinct 2.

4.3 Southern Thornlands PDA

4.3.1 Level of Assessment

Due to the recency of the designation of the Southern Thornlands area as a PDA, there is currently no Development Scheme to designate a level of assessment for the proposed development. The Southern Thornlands Interim Land Use Plan (ILUP) stands in place of the Development Scheme as an interim scheme document.

The ILUP identifies two precincts – those being Precinct 1 and Precinct 2. Under the ILUP, it is intended that Precinct 1 is to be developed first in accordance with the set criteria assigned to Precinct 1 under the ILUP, whilst development of Precinct 2 (comprising the balance of the PDA) is intended to be commenced after a finalised PDA Development Scheme and Development Charges and Offsets Plan (DCOP) are put in force for the PDA by EDQ.

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

4.3.2 Public Notification

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.

The application will otherwise be treated as 'Permissible Development'.

4.4 ShapingSEQ 2023

The commencement of the Shaping SEQ 2023 document on 15 December 2023 expanded the Urban Footprint to include the Southern Thornlands Priority Development Area. Within Shaping SEQ 2023 the new areas of Urban Footprint in Southern Thornlands were designated as "Category 1 SEQ Development Areas", which is a regulatory tool to assist with the sequencing of development and prevents development from occurring until such time that appropriate structure planning has been completed. The Southern Thornlands PDA declaration and ILUP which identifies Precinct 1 over the subject site meets the requirement of Shaping SEQ 2023 to permit development to occur in a Development Area.

5 Southern Thornlands ILUP

5.1 Southern Thornlands ILUP

The following section provides a complete assessment of the proposed development against the Southern Thornlands PDA Interim Land Use Plan (ILUP), as well as the EDQ Guidelines.

Table 3 – Development scheme Vision Response

Development Scheme Vision Statements	Response
4.2.2 Precinct 2: Investigation area The investigation area comprises that part of the PDA which requires further work to understand a range of matters including, infrastructure requirements and environmental values. This work will be undertaken when preparing the Development Scheme. Interim uses or development that does not have a permanent impact on the planning for the investigation area may be appropriate, provided it does not result in development, including land fragmentation, that could otherwise prejudice the achievement of the vision for the PDA.	The development is for a MCU for a Land Use Plan for a future residential development. The proposal intends to provide residential development that will contribute to housing diversity in the area at an appropriate scale that respects the immediate surrounding area and the environmental values at the rear of the subject site.

Table 4 – PDA Wide Criteria

PDA-Wide Criteria	Response
<i>Built form, urban design and public realm</i> 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 proposed development responds to the site's context and enhances character, safety and attractiveness, in particular: i. the proposal includes an indicative internal road network which connects to the approved development to the north ii. The development has made provision for future landscaping through the site which would be detailed as part of a future application for a development permits iii. The proposal provides a legible and connected internal road network iv. The site dedicating the rear of the site as an environmental balance lot and open space area, protecting the vegetation and creek areas

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 does not provide building plans at this stage. The intended low density residential style of development will remain consistent with the expected outcomes for the site and surrounding area.
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 does not provide building plans at this stage. The intended low density residential style of development will remain consistent with the expected outcomes for the site and surrounding area.
4. Development creates a public realm that: (a) is functional, accessible, legible, safe and connected (b) supports universal access	The proposal does not include any public realm works.
5. Development landscaping includes: (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.	All landscaping over the subject site will be appropriate for the land use and site specific requirements. No sensitive land uses adjoin the site.
Responsible growth	
1. Neighbourhoods are designed to reduce urban heat island effects and improve thermal comfort such as through:	The proposed development will mitigate the potential urban heat island effects of development by locating residential development across the higher faces of the site's slope (facing east),

(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.	orienting the majority of the development to have access to prevailing winds, and maintaining the site's high ecological value areas.
2. Development demonstrates location, design, construction, and operation that minimises energy use and supports climate responsive buildings such as through: (a) site layout, setbacks, building orientation and thermal design that enables cross ventilation and passive cooling techniques to reduce the need for mechanical cooling and heating. (b) use of natural light. (c) façade treatment, landscaping, deep planting and material selection.	Residential development has been oriented to allow for future climate responsive design, with future dwellings to be oriented in part to the north and south, with access to natural light.
3. Neighbourhoods and development demonstrate integrated stormwater management systems that are designed to deliver the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces.	The proposed development will incorporate WSUD and IWCM principles as part of detail design for the stormwater treatment network, which would be detailed as part of an application for a future development permit. (Refer Appendix D)
Housing choice and affordability	
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.	The proposed development provides the ability to allow for a diverse residential development which can service the community needs.
2. Residential development caters to diverse groups across the current and projected demographic, economic and social profile of the Redland City local government area.	The proposed development provides a diverse residential development which can provide additional housing supply to the wider community.
3. Housing is diverse and seeks to incorporate good practice, innovation and adaptable design and siting.	The proposed development provides a diverse residential development which can provide additional housing supply to the wider community.
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 proposed development provides walkable layout with a clearly defined residential development area and open space oriented adjacent Eprapah Creek. The open space area along Eprapah creek will connect to the greenspace network to the north, whilst also allowing for pedestrian networks.
2. safety and efficiency, mitigating impacts to the broader transport and traffic network in the surrounding area.	A Traffic Impact Report has been prepared for this application (refer Appendix C) which demonstrates the proposal will not negatively impact upon the external road network.
3. the safety, function and efficiency of the road network including the state-controlled roads of Mt Cotton Road, Duncan Road.	Detailed assessment of the traffic impacts is included in Appendix C of this application.
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 site is located south of the existing bus stop on Boundary Road, which includes bus services which connect to Capalaba and the heavy rail network. The proposal also provides a pedestrian network to the proposed bus stop located within Precinct 1 to the north of the site..
5. safe, accessible and well-connected pedestrian, cycling and public transport infrastructure networks.	Active transport infrastructure will be provided within the development and is provided in adjoining development(s) to the subject site.
6. safe and visible pedestrian access connections to external pedestrian and cycle networks, including principal cycle networks.	Active transport infrastructure will be provided within the development and is provided in adjoining development(s) to the subject site.
Environment	
1. Development demonstrates location, design, construction and operation that avoids, or where this is not reasonably possible, minimizes and mitigates adverse impacts on: (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	The proposed development retains the greenspace network which is proposed along Eprapah Creek, which include a buffer area and vegetation at the rear of the site.
2. impacts on significant vegetation are avoided where possible, or minimized and mitigated	The site contains limited existing vegetation with the development footprint areas. The proposal

	includes a large open space network along Eprapah Creek.
3. Development: (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 state or national environmental significance or adjoining conservation areas are managed (c) supports ecological connectivity and avoids fragmentation of areas of environmental significance to ensure ecological processes and areas of significant habitat as well as safe koala movement is maintained or enhanced (d) seeks to retain significant vegetation for street trees and feature trees in streets, public realm and open space areas (e) involving the constructing or raising of waterway barrier works in a fish habitat avoids impacts and maintains connectivity throughout waterways and between fish habitats	The site includes limited vegetation mapped as Core Koala Habitat. The proposal includes a large open space network along Eprapah Creek. This corridor will support connectivity along the creek, and will link to the corridor provided to the north of the site. Vegetation within this area will be retained and rehabilitated.
4. Stormwater discharges: (a) achieve water quality objectives prescribed in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 and management of prescribed water contaminants under section 440ZG of the Environmental Protection Act. (b) will not adversely affect the hydrology of wetland and heathland ecosystems in a manner harmful to flora and fauna of those ecosystems.	The Civil Engineering report attached under Appendix D provided indicative proposal for stormwater management, including a stormwater basin.
Cultural heritage	
1. Development considers Aboriginal cultural heritage sites, values and significance of the lands and waters and incorporates appropriate buffers to any identified Aboriginal cultural sites or matters of significance.	There is no registered Aboriginal sites or place, or tangible (physical) Aboriginal cultural heritage within the subject site.
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.	There is no registered Aboriginal sites or place, or tangible (physical) Aboriginal cultural heritage within the subject site.
Community safety and development constraints	

1. Personal safety, security and well-serviced built environments are promoted (including through well-located emergency services facilities).	The proposal does not proposed any emergency services.
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.	The proposed development is able to mitigate any existing hazards in proximity to the subject site.
Emissions	
3. Development siting, design, construction and operation supports community safety and considers constraints by avoiding, or where this is not reasonably possible, then minimising and mitigating: (a) impacts of emissions on the natural environment, residential amenity and public health (b) impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design) (c) impacts from light nuisance	The proposed development will support community safety during construction with specialist reports able to be provided to ensure no external impacts in regards to noise, vibration and light.
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 proposed development is for a land use plan and does not propose the storage or disposal of hazardous chemicals and other hazardous materials.
Acid sulfate soils	
5. Development: (a) involving filling, excavation or any other form of development that may disturb potential or actual acid sulfate soils (ASS) be supported by ASS investigation reports (b) ensures ASS is treated in accordance with current best practice in Queensland (c) ensures the disturbance of ASS is: i. avoided to the greatest extent practical, and is ii. managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health.	The Redland City Council Planning Scheme Figure 9.4.1.3.1 Potential Acid Sufate Soils also nominates the potential for of acid sulfate soils on site. Refer to Figure 4 Redland City Council superseded Planning Scheme mapping below. A Geotechnical and Acid Sulfate Soils Investigation report and associated management plan(s) will be required to be completed by a suitably qualified consultant to specify treatment of these soils (if encountered).
Contaminated land	

6. Development: (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 site is not included on the CLR and does not include contaminated land.
Natural hazards	
1. Development: (a) is designed and located to avoid natural hazard areas including bushfire and flood hazard or mitigated to achieve an acceptable level of risk that protects personal safety and property. (b) in natural hazard areas does not hinder disaster management responses or capacity and capabilities for existing and new development areas (c) ensures community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event	The proposed development is designed to avoid areas prone to natural hazards, with the development footprint not flood affected and a green corridor provided along Erapah creek. No community infrastructure is proposed.
Bushfire	
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: (a) ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in a bushfire risk area, (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.	The site is not affected by any Bushfire hazards.

Flood	
3. Development ensures that flood risk to life, property and the environment is mitigated to an acceptable or tolerable level, and that risks are managed having regard to changes associated with climate change by: (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.	The proposed development is not located in a flood prone area and does not introduce any level of flooding risk, refer Appendix D.
Reconfiguring a lot – lot layout	
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	The proposal is for a land use plan. However, the internal road network allows for a walkable future residential lot layout, with limited rear lots.
2. Lot size and dimensions must demonstrate consideration of siting buildings to: (a) protect natural or cultural features	The proposal is for a land use plan. However, the area of important vegetation at the rear of the site has been retained in its own environmental open space lot. The proposed area of residential development addresses the site constraints

(b) address site constraints including slope, soil erosion, flooding and drainage (c) retain special features such as trees and views (d) ensure reasonable buffers between existing or potential incompatible land uses; and (e) maximise solar orientation benefits and support climate responsive design.	appropriately, and will not negatively impact the environmental features at the rear of the site.
Infrastructure	
1. Development: (a) supports the efficient and effective delivery and operation of infrastructure by: i. ensuring the delivery of planned infrastructure is not adversely impacted ii. provides infrastructure and services in a timely, orderly, integrated and coordinated manner to support land uses and works iii. supports public and active transport accessibility and use iv. ensures all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity v. allows for future advancements in information technology, and vi. ensures infrastructure and services are located and designed to maximise efficiency and ease of maintenance. (b) facilitates opportunities for sustainable, integrated localised water, wastewater, waste, energy or other systems provided they: i. do not result in any undue impact on the amenity or visual quality of the surrounding area ii. will not result in any environmental harm or nuisance iii. achieve a level of service, environmental performance and life-cycle cost that is equivalent to or better than normal servicing arrangements	The proposed development does not impact the delivery of planned infrastructure for the site as detailed in the ILUP. A high level review of infrastructure servicing has been undertaken, refer to Appendix D.

iv. do not detract from the ability to develop and use the PDA as intended, and v. do not affect the delivery of the planned infrastructure to achieve the PDA vision. (c) provides the site frontage works, access and manoeuvring arrangements, and on-site infrastructure and services required to accommodate the use, and is constructed according to accepted engineering standards, and	
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Table 5 – EDQ Guidelines

Guideline	Response
1. Residential 30	The proposed internal road network has been designed to provide future appropriately sized lots with appropriate frontages which best maximise the potential of the subject site, while also respecting the environmental features currently included within the site.
2. Accessible Housing	This application does not incorporate any proposed residential dwellings.
5. Neighbourhood Planning and Design	The underpinning principles of neighbourhood planning and design have been considered in the proposed land use areas, and includes connectivity or road networks, pedestrian networks and open space to the approved development to the north of the site..
6. Street and Movement Network	The proposal incorporates the relevant elements of the Street and Movement Network guidelines, providing Neighbourhood access streets which provide high levels of connectivity and provide direct access to properties, while also providing the expected road widths and lengths for a road within this classification.
7. Low Rise Buildings	This application does not propose detailed dwelling designs.
8. Medium and High Rise Buildings	This application does not propose detailed dwellings designs.
9. Centres	No centres are proposed within the subject site.
11. Community facilities	The proposed development does not seek the creation of community facilities.
12. Park planning and design	No parks are proposed within the subject site.
13. Engineering standards	Engineering standards identified within this guideline will be adopted where relevant. Refer to Appendix D for further information.
14. Environmental values and sustainable resource use	The environmental values at the rear of the subject site have been retained within an environmental open space lot prohibiting

	residential development from occurring within the lot.
16. Housing	A Housing Strategy has not been included as part of this application, however, it is intended that the proposed residential development will be able to provide a diversity in housing choice to the wider Southern Thornlands Precinct South and wider Redlands LGA.
18. Development interfaces	The proposed development has been designed to avoid impacts such a noise, and makes an efficient use of infrastructure. The development footprint is not in an area of high scenic amenity or conservation value.

6 Conclusion

This assessment report has identified and analysed the relevant planning issues of this proposed development, which requires a Preliminary Approval for a Material Change of Use (Southern Thornlands Precinct 2A Land Use Plan) to facilitate a future residential development with a dedicated open space area.

The conclusions, which can be drawn from this assessment report, are as follows:

- This application is Assessable Development having regard to the level of assessment table in the ILUP. This application relates entirely to Precinct 2 within the ILUP where development applications are permitted;
- Technical reporting demonstrating the developability of the subject site has been undertaken by suitably qualified consultants, including traffic and civil engineering. All technical reporting undertaken supports the development as proposed, subject to reasonable conditions.
- The proposed land use provides a logical continuation to the residential land use currently under assessment to the north of the subject site;
- The proposed land use plan reflects the strategy for development of an efficient and affordable residential development whilst retaining important environmental values on the site;
- Significant vegetation is retained in the proposed open space;
- The necessary urban services can be provided to the development.

This Assessment Report supports the development application and is recommended to EDQ, as the Assessment Manager, for approval subject to reasonable and relevant conditions.

7 Appendices

Appendix A

Land Use Plan

by DTS Group

Appendix B

Land Use Plan – Development Controls

by DTS Group

Appendix C

Traffic Report

By ITE Consulting

Appendix D

Civil Engineering Report

By Civil 360



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