

1 Land Use Plan – Development Controls

1.1 Introduction

1.1.1 Application

This land use plan applies to the subject site, within the assessment managers ILUP area.

1.1.2 Relationship to the Economic Development Act 2012

1. This plan functions as part of the Material Change of Use for a PDA Preliminary Approval which approves development, but does not authorise PDA assessable development to take place.
2. The development to which the plan of development and the preliminary approval applies is to be completed within 10 years of the preliminary approval taking effect.

1.1.3 Purpose of the Land Use Plan

The purpose of the Plan of Development is to provide a framework for managing development in Land Use Plan area by:

1. Identifying the spatial parameters of The Land use Plan;
2. Identifying in respect of Land Use Plan, assessment categories for development being accepted development and assessable development;
3. Identifying in respect of Land Use Plan, any codes for assessing assessable development.

1.2 Structure

The Land Use Plan the Land Use Plan Map – Precinct 2A (Appendix A);

1.3 Interpretation

1.3.1 Terms defined in the Southern Thornlands PDA Interim Land Use Plan (ILUP)

Terms defined in the Southern Thornlands PDA Interim Land Use Plan (ILUP) which are used in the plan of development have the meaning given in the ILUP.

1.4 Precincts

The proposed Land Use Plan includes two precincts, being the Residential Development Area and the Open Space (Regional ecological corridor) area.

1.4.1 Precinct Intent - Residential Development Area

- Provide an average net density of 25-35 dwellings per hectare;
- A suburban neighbourhood consisting of a variety of attached and detached dwellings in generally up to 3 storeys.

1.4.2 Precinct - Open Space (Regional ecological corridor) area

- Development within the precinct will protect, enhance and provide an appropriate buffer to the natural water course and associated vegetation communities along Eprapah Creek;
- Development is located, designed, constructed and operated to minimise and mitigate adverse impacts on the habitat values.

1.5 Level of Assessment

Table 1 below identifies the proposed level of assessment.

Table 1 Level of Assessment

Column 1 – PDA Accepted Development	Column 2 – PDA assessable Development	Column 2B – Prohibited development <i>Comment</i>
Precinct 2A		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil
PDA Associated development		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil

1.6 Permitted Land Uses

Table 2 Permitted land uses – Residential Development Area

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

Table 3 Permitted land uses – Open Space (Regional ecological corridor)

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

1.7 Residential Development Area Development Controls

Table 4 Residential Development Area Development Controls

Height	1-2 Storeys - Multiple Dwellings – 3 Storeys
Building Design	As nominated on an approved POD
Future Dwelling Product Mix (Shaping SEQ Categories)	- Detached - Low Rise



Appendix A

Land Use Plan

by DTS Group

