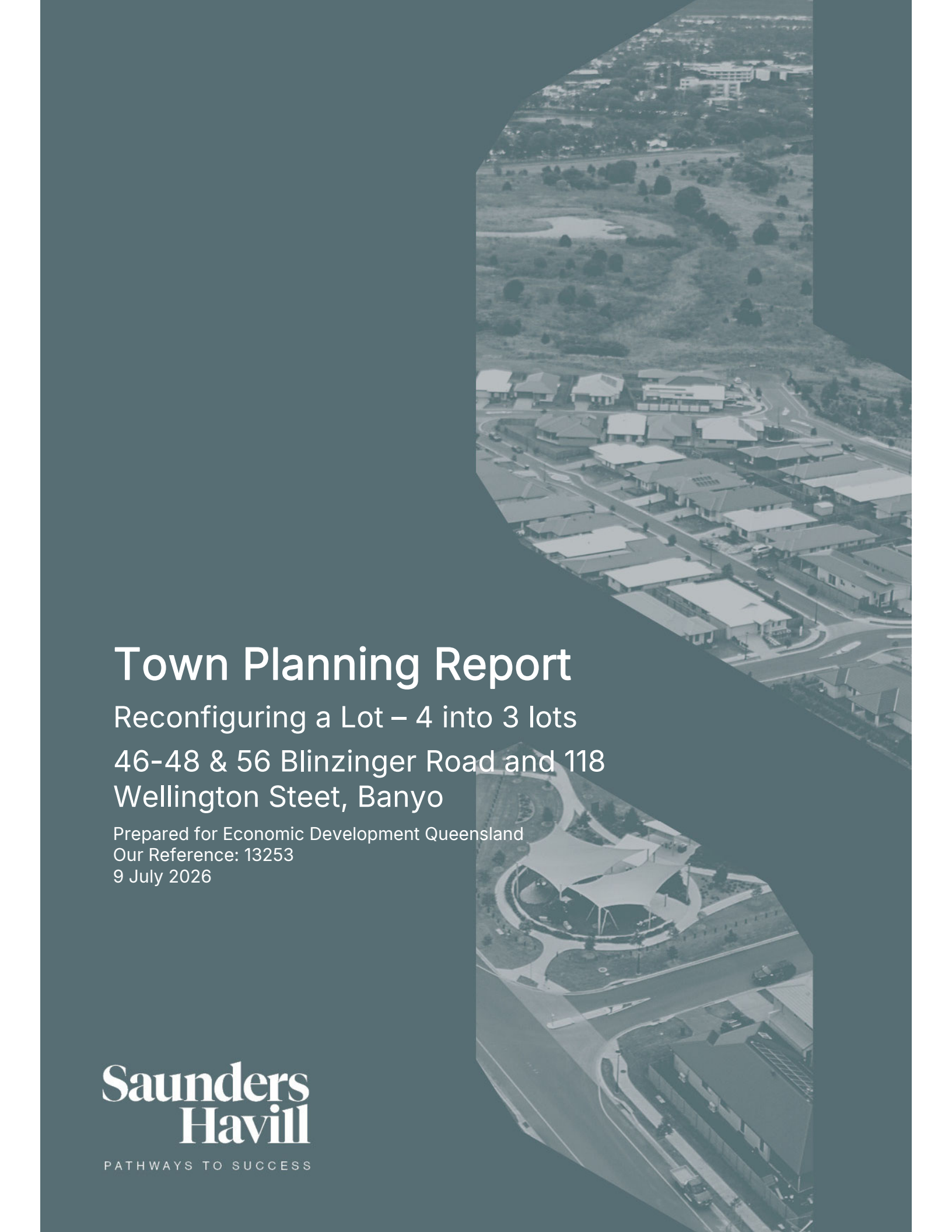




Town Planning Report

Reconfiguring a Lot – 4 into 3 lots
46-48 & 56 Blinzinger Road and 118
Wellington Steet, Banyo

Prepared for Economic Development Queensland
Our Reference: 13253
9 July 2026

**Saunders
Havill**

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Document Issue

Issue	Date	Prepared By	Checked By
Draft (for QA)	22 June 2026	AH	BB
Draft (for client review)	7 July 2026	AH	JW
Final (for lodgement)	9 July 2026	AH	AH



Executive Summary

This report is written on behalf of Economic Development Queensland (EDQ) who proposed to reconfigure land situated at 46-48 & 56 Blinzinger Road and 118 Wellington Street, Banyo to facilitate the transfer of land for future development. In particular, the proposal will reconfigure 4 existing lots into 3 new lots.

The site is located within a Provisional Priority Development Area (PPDA) (Banyo Precinct) and is subject to a Draft Preliminary Land Use Plan which sets out an intent for the land to be ultimately developed into a well-integrated residential neighbourhood offering diverse housing choices.

To facilitate the intended development across the site, this application seeks approval for the following aspects of development:

- Reconfiguring a Lot (Development Permit)

The proposed development is assessable development, however is not expected to be subject to notification.

This application is supported by:

- DA Form and owners' consent;
- Property searches – RP, Titles and CLR/EMR;
- A Subdivision Proposal Plan, prepared by Saunders Havill; and
- Floodwise Property Report

Having regard to the subject site and surrounds, the proposed development and the relevant planning framework, the following key considerations have been identified:

- Servicing to be resolved as part of subsequent Material Change of Use applications

The proposal has had proper regard to the provisions of the Draft Preliminary Land Use Plan and to the extent that the scope of works is limited to a 'management type subdivision' to facilitate the transfer of land to others for future development (subject to separate development applications), and provides lots that are adequately sized and dimensioned. It is recommended that the development application be approved, subject to relevant and reasonable conditions.



Project Summary

Applicant Details

Applicant	Economic Development Queensland (EDQ) c/- Saunders Havill 9 Thompson Street Bowen Hills QLD 4006
Contact	Anna Havill Principal Associate Partner (07) 3251 9423 0421 778 323 annahavill@saundershavill.com

Property Summary

Site Address	46-48 Blinzinger Road, 56 Blinzinger Road, and 118 Wellington Street, Banyo Q 4014
Real Property Description	Lot 1 & 2 on RP124669, Lots 1 & 2 RP82824
Site Area and Frontage	6.4561ha approx. 185m to Blinzinger Road and approx. 280m to Wellington Street
Easements / Encumbrances	Yes – Energex PMT (Easement A on SP294937)
Contaminated Land Search / Environmental Management Register	Yes – see Appendix B and section 2.5 of this report for further detail.
Land Owners	State of Queensland
Local Government	Brisbane City

Planning Framework Summary

Development Scheme	Draft Provisional Land Use Plan (PLUP) – SEQ Tranche 1
Precinct	Banyo Precinct (Precinct 1)
Category of assessment	Assessable development
Notification	Not required
Overlays	N/A
Other	Existing services – sewerage and stormwater Existing trees BCC Floodwise Property Report



Application Summary

Proposal overview	4 existing lots into 3 new lots (management type subdivision)
Type of Approval Sought	Reconfiguring a Lot (Development Permit)
Defined land use	N/A
Assessment Manager	Economic Development Queensland
Category of Assessment	Assessable
Referral Details	N/A
Public Notification	Not expected

Supporting Documentation

	Report / Plan	Consultant
Appendix A.	DA Form and consent	Compiled by Saunders Havill and signed by EDQ
Appendix B.	Property Searches	Compiled by Saunders Havill
Appendix C.	Subdivision Proposal Plan	Saunders Havill
Appendix D.	Floodwise Property Report	BCC



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1. Introduction

Saunders Havill has been engaged by Economic Development Queensland (EDQ) (the Applicant) to prepare this development application. The development application seeks approval for the following aspects of development:

- Reconfiguring a Lot (Development Permit)

The application is made over land located at 46-48 & 56 Blinzinger Road and 118 Wellington Street, Banyo Qld 4014, formally described as Lots 1 & 2 RP124669 and Lots 1 & 2 RP82824.

This Town Planning Report assesses the proposal against the relevant provisions of the Draft PLUP, the Economic Development Act 2012 (the ED Act) and other relevant legislation.



2. Site Overview

2.1. Site Location

The subject site is located at 46-48 & 56 Blinzinger Road and 118 Wellington Street, Banyo and is more formally described as Lots 1 & 2 RP124669 and Lots 1 & 2 RP82824. The site has an area of 6.4561ha and has a frontage of approx. 185m to Blinzinger Road and approx. 280m to Wellington Street. Easement A on SP29437 is for electricity purposes (existing pad-mount transformer).

The following aerial photo extract shows the location of the subject site:



Figure 1: Site location plan (Source: Qld Globe)

2.2. Ownership and Encumbrances

The subject site is held in Fee Simple by the State of Queensland

Lot 1 on RP124669 is encumbered by the following easements:

- Easement A on SP29437 – electricity purposes

A copy of a Smartmap, Registered Plans, Current Title Searches, the Easement documents as well as the CLR/EMR searches are provided in **B**.



2.3. General site observations

A site inspection has been carried out and the following observations, as relevant to the proposal, are made:

Characteristic	Observation
Existing land uses and improvements	Vacant (previous Energex Depot)
Adjoining land uses and character	Predominantly dwelling houses – up to 2 storeys
Surrounding land uses and character	Predominantly low density residential Virginia Golf Course to the west
Topography, drainage and retaining walls	See Contour and detail survey by others
Vegetation – site and verge	Some existing mature trees in site's south corner Street trees along both site frontages
Servicing	Existing sewer and stormwater mains and manholes within the site
Access	Blinzinger Road and Wellington Street

2.4. Utilities

The following BCC Community Maps extract shows utilities (green: stormwater, orange: sewer, blue: water) -

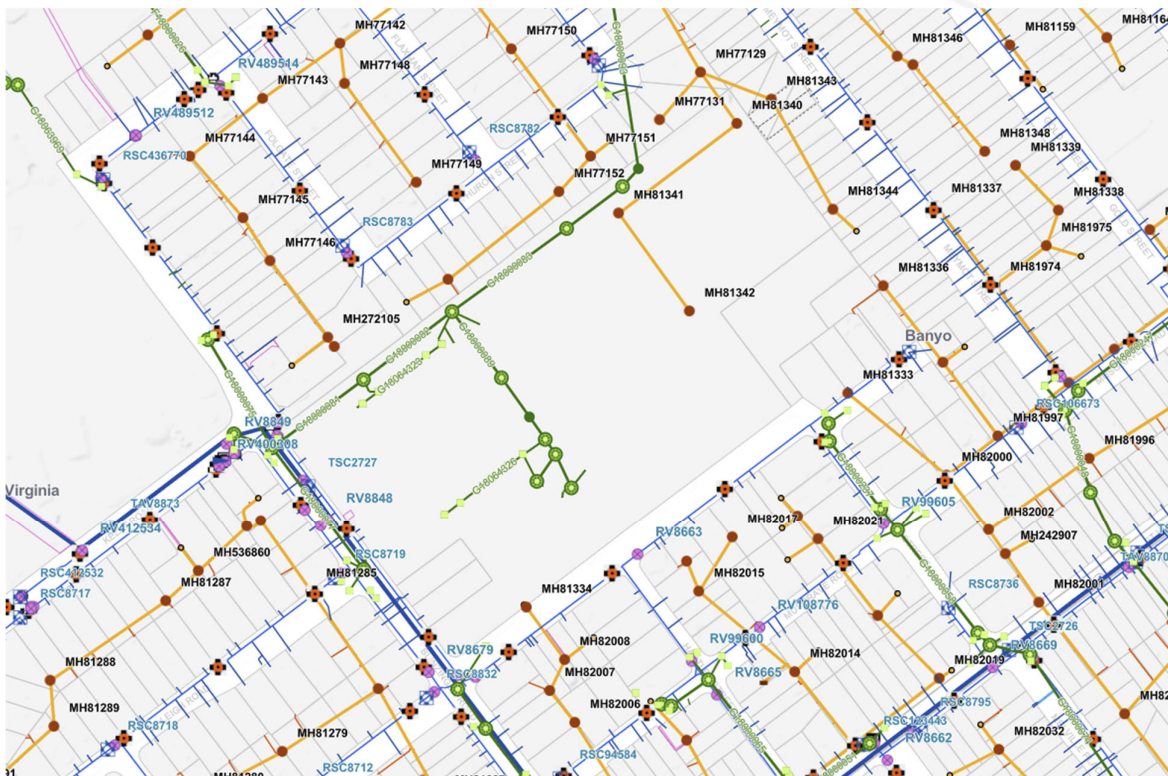


Figure 2 - Utilities Map extract - green: stormwater, orange: sewer, blue: water (Source: BCC Community maps)

2.5. Contaminated Land

Lot 1 RP124669 is not included on the CLR, but is included on the EMR as it has been subject to the following Notifiable Activity or Hazardous Contaminants:

- Petroleum product or oil storage
- Electrical Transformers
- Waste storage, treatment or disposal
- Hazardous contaminant

A Site Management Plan (SMP) has been prepared for this site and is included as part of the CLR/EMR Search. Importantly, it has been determined that the site is suitable for the following uses, providing the site is used and managed according to the SMP:

- Land Use B (Residential, childcare centres, preschools and primary schools with minimal opportunities for access to impacted soils (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); and/or
- Land Use C (Public open space, including parks, playgrounds, and playing fields (eg ovals); secondary schools; and footpaths); and/or
- Land Use D (Commercial/industrial, including shops, offices, factories and industrial sites)

Lot 2 RP124669 is not included in the CLR, but is also included on the EMR as it has been subject to the following Notifiable Activity or Hazardous Contaminant:

- Hazardous contaminant

Lot 2 is also subject to a SMP and it has been determined that it is suitable for the following uses, providing the site is used and managed according to the SMP:

- Land use B (Residential, childcare centres, preschools, and primary schools with minimal opportunities for access to impacted soil (capped site), vapour and/or groundwater; dwellings with fully and permanently paved yard space such as units, high-rise buildings and apartments); AND/OR
- Land use C (Public open space, including parks, playgrounds, and playing fields (e.g. ovals); secondary schools; and footpaths); AND/OR
- Land use D (Commercial/industrial, including shops, offices, factories and industrial sites).

A copy of the CLR/EMR Searches (including the relevant SMPs) are included at **Appendix B**.



2.6. Site photos

The following photographs are of the site and surrounds:



Figure 3 - Trees at corner of Blinzinger Rd and Wellington St



Figure 4 - Blinzinger Rd frontage - view to north-west



Figure 5 - Blinzinger Rd frontage - view to south-east



Figure 6 - Subject site - view from west corner towards east





Figure 7 - view from Blinzinger Rd frontage towards north-east



Figure 8 - Corner of Blinzinger Rd and Wellington St



Figure 9 - Wellington St frontage - view towards Blinzinger Rd



Figure 10 - Wellington St frontage - view to north-east





Figure 11 - Subject site - view from Wellington St frontage towards north-west



Figure 12 - Existing crossover at Wellington St frontage



3. Site history

3.1. Subject site

The site is a former Energex depot site (operations ceased in 2007) that has been decommissioned, demolished and remediated. The following plan extract shows the arrangement of the former depot -

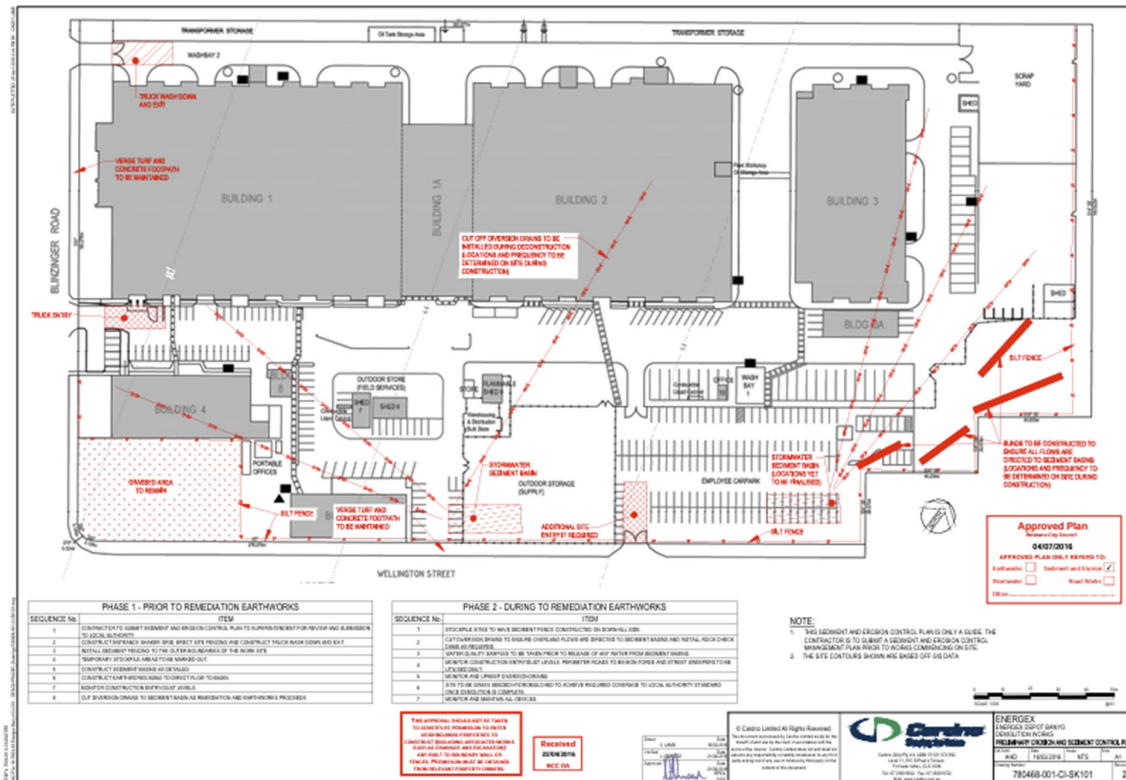


Figure 13 - OPW plan extract showing former depot (BCC Development i)

Importantly, it is understood that investigations confirm the site is suitable for development, subject to compliance with the Site Management Plan.

3.2. Development approval history

3.2.1 Subject site

A search of Council's Development i platform found no Material Change of Use or Reconfiguring a Lot approvals over the subject site, although there is some evidence of previous OPW, including:

Council Reference	Address	Description	Approval Date
A004368467	46 Blinzinger Rd	OPW – Filling and Excavation	July 2016

3.2.2 Surrounding Sites

A search of Council's Development i platform did not find any ROL or MCU approvals of note in relation to adjoining or nearby sites.



4. Development Proposal

It is proposed to reconfigure 4 existing lots into 3 'future development lots' to facilitate transfer from EDQ to one or more proponents for future development in line with the Draft Provisional Land Use Plan (PLUP). The specific details of the proposal are included below:

- Lot 100 – 4.862ha; frontage: 47.3m to Blinzinger Rd and 165.3m to Wellington St (and containing existing Easement A – electricity purposes);
- Lot 101 – 1.193ha; frontage: 102m to Blinzinger Road; and
- Lot 102 – 4320m²; frontage: 165.3m to Wellington Street.

A full copy of the subdivision proposal plan is included at **Appendix C** and an extract showing the 3 'future development lots' is shown below:



Figure 14 - Subdivision Proposal Plan extract

4.1. Staging

The proposal is not intended to be staged.

4.2. Proposed Titling Arrangements

The lots will be held by Economic Development Queensland until transferred to the Developers of the individual lots.

4.3. Proposed Servicing Arrangements

It is proposed that servicing of the lots will be resolved as part of subsequent Material Change of Use (MCU) applications and once actual demand is known.

Given that the lead proponent for the development of the site is exploring a whole of site stormwater solution and sewer servicing strategy, it is possible that existing stormwater and sewerage infrastructure within the site (that might otherwise require easements) will be decommissioned. As such, it is proposed not to establish easements at this stage and that rather they will be established as may be required as conditions of approval of subsequent MCU applications.

4.4. Existing trees

There is limited vegetation on site, with only a small number of mature trees remaining at the site's southern corner (see site photos at s2.6). In the Brisbane LGA, the Economic Development (Vegetation Management) By-Law 2023 prevails over the Brisbane City Council's Natural Assets Local Law (NALL) for any 'significant vegetation' on site, however the NALL will have effect for any proposed street trees to be impacted outside of the PDA boundary.

The current proposal does not involve the clearing of any vegetation on site or within the verges (street trees). Some further consideration may be required as part of future Material Change of Use applications should one or more of the proposals impact on existing trees.



5. Planning Framework

5.1. Economic Development Act 2012

The Economic Development Act 2012 (the ED Act) establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act. The main purpose of the ED Act is to facilitate economic development, development for community purposes, and the provision of diverse housing and premises for commercial or industrial uses. The ED Act seeks to achieve this by providing for a streamlined planning and development framework for parts of the State declared a priority development area (PDA) or provisional PPDA (PPDA).

5.2. Provisional Priority Development Area

The Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area (PPDA) was declared by regulation on 29 May 2026. The PPDA comprises four non-contiguous precincts located within the Brisbane and Logan local government areas at Banyo, Meadowbrook, Montague Road (South Brisbane) and Turbot Street (Spring Hill). The Banyo precinct is located within an established suburban neighbourhood in Brisbane's northern suburbs.

5.3. Application of the Draft Provisional Land Use Plan

The Land Activation Program (SEQ Tranche 1) Draft Provisional Land Use Plan (PLUP) took effect on 29 May 2026 and regulates development in the PPDA until the PLUP is finalised.

The PLUP must be made within 60 business days after the Draft PLUP takes effect. Before this, the MEDQ:

- must notify stakeholders about the Draft PLUP, provide for any person to make a submission about the Draft PLUP, consider & respond to any submissions received during the submission period, and
- may amend the Draft PLUP in any way it considers appropriate.

It is understood that a decision on this application can only be made once the PLUP has taken effect (expected to occur in August 2026).

5.4. Infrastructure Requirements

Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time a PDA development application is approved unless an infrastructure agreement is entered into between the applicant and the MEDQ or other parties and service providers. Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges. Infrastructure charges would be collected by EDQ, however, to the extent that the proposal does not result in additional lots (and does not propose to deliver infrastructure), infrastructure charges are not payable on this application.



6. Draft Provisional Land Use Plan

6.1. Vision

The Land Activation Program (SEQ Tranche 1) PPDA will transform underused land in four highly accessible locations, including Banyo.

The PPDA facilitates development at scale and pace to support housing delivery, employment generation and sustained economic growth, leveraging proximity to high frequency public transport, major centres and existing and planned infrastructure.

Through coordinated planning, integrated infrastructure delivery and place-based outcomes, the PPDA will play an important role in Brisbane's growth, providing new homes, jobs and community destinations.

Precinct 1, Banyo, will transform the long standing vacant former Energex Depot site into an integrated, medium density residential precinct that delivers much needed housing while responding to the established amenity and suburban context of the surrounding neighbourhood.

6.2. State Interests

At s3.5 of the Draft PLUP it is noted that matters of State interest have been considered in the preparation of the PLUP and to the extent that they will be considered further as part of the assessment of a PPDA development application, those relevant to the site are noted below:

- NATURAL HAZARDS RISK AND RESILIENCE
 - Flood hazard area - local government flood mapping area
- STRATEGIC AIRPORTS AND AVIATION FACILITIES
 - Obstacle limitation surface area
 - Lighting area buffer 6km
 - Wildlife hazard buffer zone
 - Aviation facility

Strategic Airports and Aviation Facilities 'State interest' has no impact on the proposed development.

A BCC FloodWise Property Report is included at **Appendix D** and identified the 1%AEP level as 6.1m AHD. According to the Report, site levels range from 4.7m to 7.1m AHD, however the BCC Flood Overlay mapping generally shows flood mapping extending to the site's boundaries but not within the site -





Figure 15 - BCC Flood Overlay map extract (BCC City Plan interactive mapping)

All proposed lots have frontage to roads that provide for flood free access and egress in case of emergencies. Further consideration of flooding and stormwater will occur as part of future Material Change of Use (MCU) applications for the development of respective lots.

6.3. Category of Development and Assessment

The proposal is assessable development.

6.4. Notice of application

The proposal is not of a size or nature that warrants public notice.

6.5. PPDA Development Requirements

The Draft PLUP includes PPDA-wide criteria relating to:

- Built form, urban design and public realm
- Movement, transport and connectivity
- Access, parking and servicing
- Community safety and development constraints
- Flood management and resilience
- Acid sulfate soils
- Contaminated land
- Noise
- Infrastructure

In the main, the PPDA-wide criteria will have greater applicability to the future MCU applications for the redevelopment of the respective lots, however to the extent relevant to the current ROL, the following comments are made:

- Built form, urban design and public realm – N/A
- Movement, transport and connectivity – proposed Lot 1 has frontage to both Blinzinger Rd as well as Wellington Street which will facilitate connection within the Precinct and to surrounding streets;
- Access, parking and servicing – all of the lots are adequately sized and dimensions for future development. Access, parking and servicing otherwise will be resolved as part of subsequent MCU applications for the specific land uses on each of the lots;
- Community safety and development constraints – Lots 1 and 2 on RP124669 are included on the EMR and are subject to Site Management Plans. Whilst these do not impact the current ROL proposal, the lots will need to be used and managed according to the SMP;
- Flood management and resilience – part of Blinzinger road is impacted by Creek/waterway flooding planning area 5 and overland flow mapping on BCC's Flood Overlay map, however the site itself is not impacted by the mapping. It is understood the lead proponent/developer for the Precinct is exploring a whole of site stormwater solution and in any event flooding and/or stormwater will be properly resolved as part of the MCU applications (and subsequent Operational Works applications/Compliance assessments) for the development of the respective works. The current ROL proposal does not involve OPW – earthworks that might otherwise impact flood characteristics of the surrounding sites or roads;
- Emissions – N/A – the proposal is limited to an ROL and does not involve emission generating activities;
- Contaminated land – N/A - the proposed ROL does not involve any ground disturbing works.
- Noise – N/A – the proposal is limited to an ROL only.
- Infrastructure – essential services are available to each of the lots, however the provision of infrastructure to the new lots will occur as part of future development once actual demand is known. It is not proposed to deliver infrastructure as part of the current ROL. It is a management type subdivision, intended to facilitate the transfer of future development lots to others.

6.6. Banyo Precinct

6.6.1 Intent

The Intent for the Banyo Precinct is set out in section 4.2.1 of the Draft PLUP as follows:

Development in Precinct 1 (Banyo) will support the redevelopment of surplus government land within an established suburban context, proximate to high frequency public transport, to deliver well-integrated medium density residential outcomes that contribute to housing supply and community wellbeing. The precinct will accommodate low to medium rise residential development while maintaining compatibility with surrounding neighbourhoods. Development is expected to integrate sensitively with surrounding residential neighbourhoods



through building scale, form and interface treatments that respect local amenity, privacy and streetscape character, while enabling contemporary residential outcomes on a consolidated site. Public realm outcomes will focus on creating a safe, legible and attractive neighbourhood environment, with high-quality streets, pedestrian connections and landscaping that support everyday use and community interaction.

The proposal is a management type subdivision and is intended to create 3 ‘future development lots’ that will be the subject of future Material Change of Use (MCU) applications. The proposal does not involve Operational Works or Building Works. Rather, the proposed subdivision will facilitate the transfer of land from EDQ to prospective developers.

6.6.2 Development criteria for Precinct 1

The Draft PLUP includes ‘development criteria for Precinct 1 as follows:

1. *Development responds to the precinct’s established suburban context, surrounding residential neighbourhoods and local street network, while enabling contemporary residential outcomes in a medium density built form, by:*
2. *Built form addresses streets and public spaces to support a safe, legible and attractive neighbourhood environment by:*
 - a) *Orienting buildings to streets and public spaces;*
 - b) *Incorporating frontages and entries that contribute to passive surveillance and street activity;*
 - c) *Minimising blank facades and service-dominated edges along street frontages.*

The proposal is limited to an ROL. It does not involve a change in use, operational works or building works for which the above development criteria would be more applicable. Nonetheless, the proposed lots are adequately sized and dimensioned to facilitate future development. Future development will be subject to separate MCU applications that will be assessable against the Draft PLUP (or PLUP once it is finalised).



7. Assessment overview

The proposal is limited to an ROL and involves the reconfiguration of 4 existing lots into 3 new future development lots. Each lot is adequately sized and dimensioned for future development in line with the Draft PLUP – Banyo Precinct.

The proposal does not involve impacts on existing vegetation, site works or the delivery of infrastructure. These matters, together with flooding/stormwater will be properly resolved as part of subsequent Material Change of Use (MCU) applications to be made over each of the respective lots.

Whilst Lots 1 and 2 RP124669 are on the EMR Register and there are SMPs in place, the current proposal does not involve any site disturbing works and as such ‘contamination’ is not a relevant consideration for the current application.

The proposal does not create additional lots and therefore infrastructure charges are not payable on this application.

There are no reasons why the proposed subdivision should not be approved.



8. Conclusion

This report is written on behalf of Economic Development Queensland who seek to reconfigure the 4 existing lots into 3 future development lots. The proposal is a 'management type' subdivision that will facilitate the transfer of land from EDQ to others to develop land in line with the intent of the Draft PLUP (or PLUP once it takes effect).

Matters of contamination, stormwater & flooding, impacts on trees, access & servicing etc will be resolved as part of subsequent Material Change of Use applications made by others. No infrastructure is proposed to be delivered at this stage.

It is therefore recommended that the proposed subdivision be approved.



Appendices

Appendix A

EDQ DA Form

Appendix B

Property Searches

Appendix C

Subdivision Proposal Plan

Appendix D

Floodwise Property Search



EDQ DA Form

Appendix A



Appendix B

Property Searches



Appendix C

Subdivision Proposal Plan



Appendix D

Floodwise Property Search

