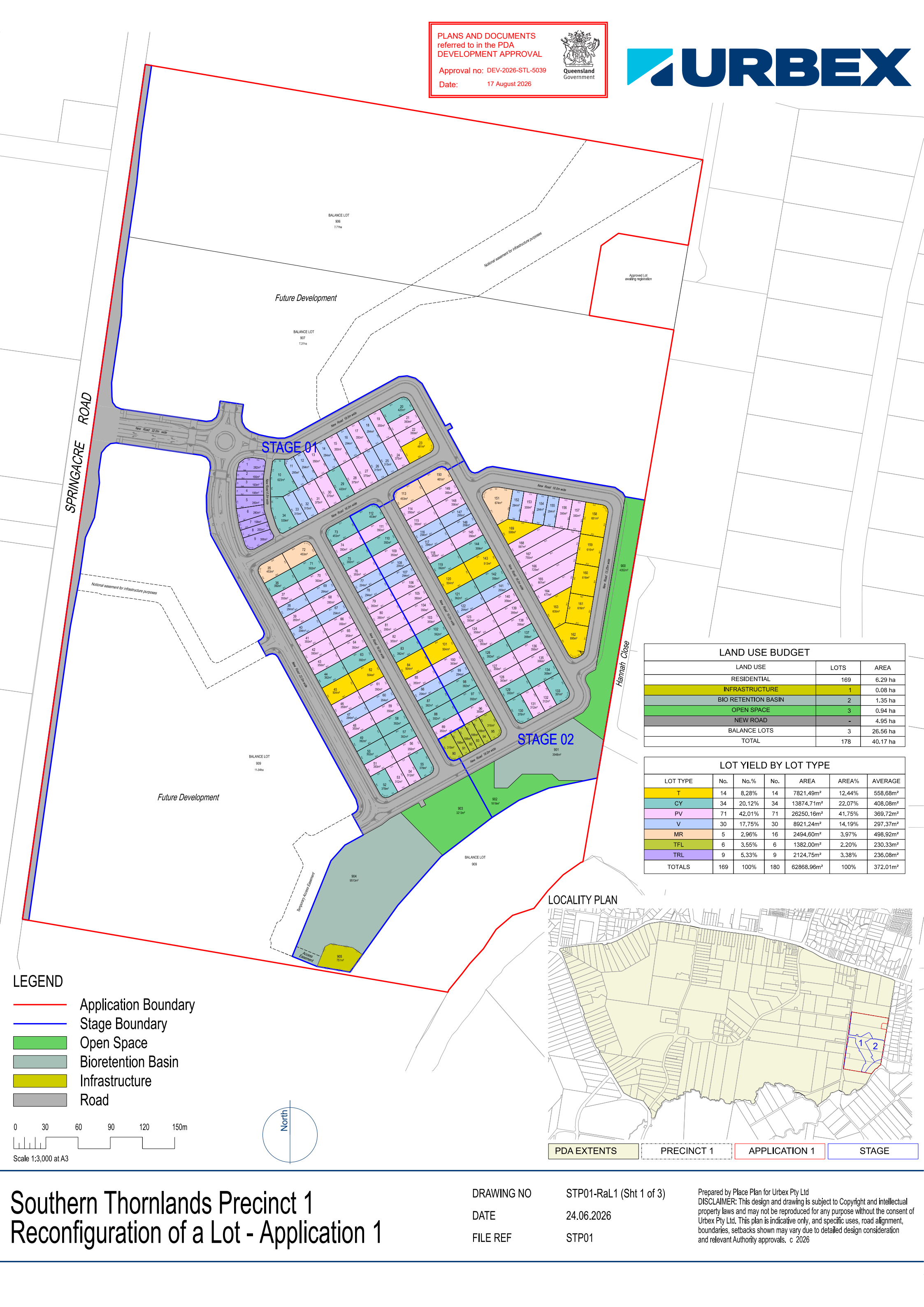




LAND USE BUDGET

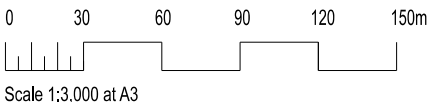
LAND USE	LOTS	AREA
RESIDENTIAL	169	6.29 ha
INFRASTRUCTURE	1	0.08 ha
BIO RETENTION BASIN	2	1.35 ha
OPEN SPACE	3	0.94 ha
NEW ROAD	-	4.95 ha
BALANCE LOTS	3	26.56 ha
TOTAL	178	40.17 ha

LOT YIELD BY LOT TYPE

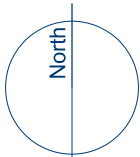
LOT TYPE	No.	No. %	No.	AREA	AREA %	AVERAGE
T	14	8.28%	14	7821.49m ²	12.44%	558.68m ²
CY	34	20.12%	34	13874.71m ²	22.07%	408.08m ²
PV	71	42.01%	71	26250.16m ²	41.75%	369.72m ²
V	30	17.75%	30	8921.24m ²	14.19%	297.37m ²
MR	5	2.96%	16	2494.60m ²	3.97%	498.92m ²
TFL	6	3.55%	6	1382.00m ²	2.20%	230.33m ²
TRL	9	5.33%	9	2124.75m ²	3.38%	236.08m ²
TOTALS	169	100%	180	62868.96m ²	100%	372.01m ²

LEGEND

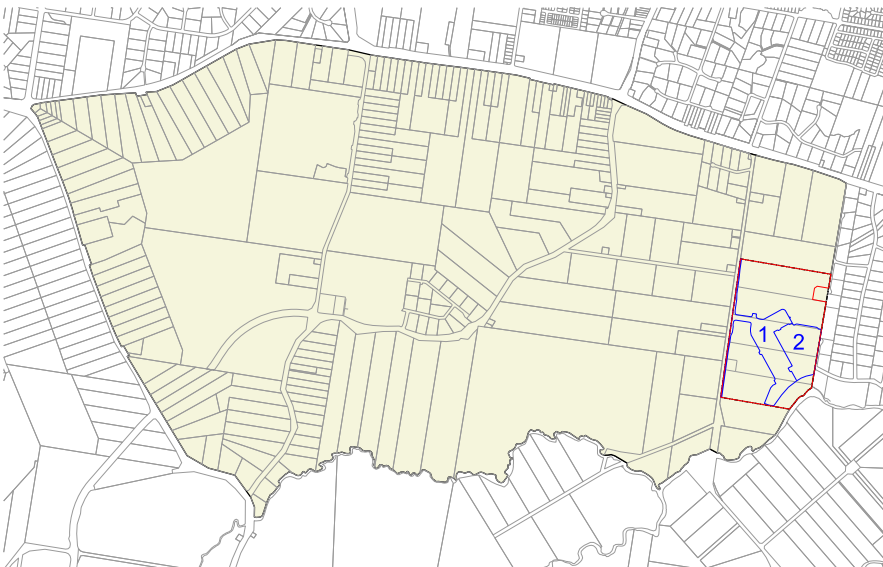
- Application Boundary
- Stage Boundary
- Open Space
- Bioretention Basin
- Infrastructure
- Road



Scale 1:3,000 at A3



LOCALITY PLAN



PDA EXTENTS	PRECINCT 1	APPLICATION 1	STAGE
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Southern Thornlands Precinct 1
Reconfiguration of a Lot - Application 1

DRAWING NO STP01-RaL1 (Sht 1 of 3)
DATE 24.06.2026
FILE REF STP01

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-STL-5039
Date: 17 August 2026



Queensland
Government

LEGEND

Application Boundary

Stage Boundary

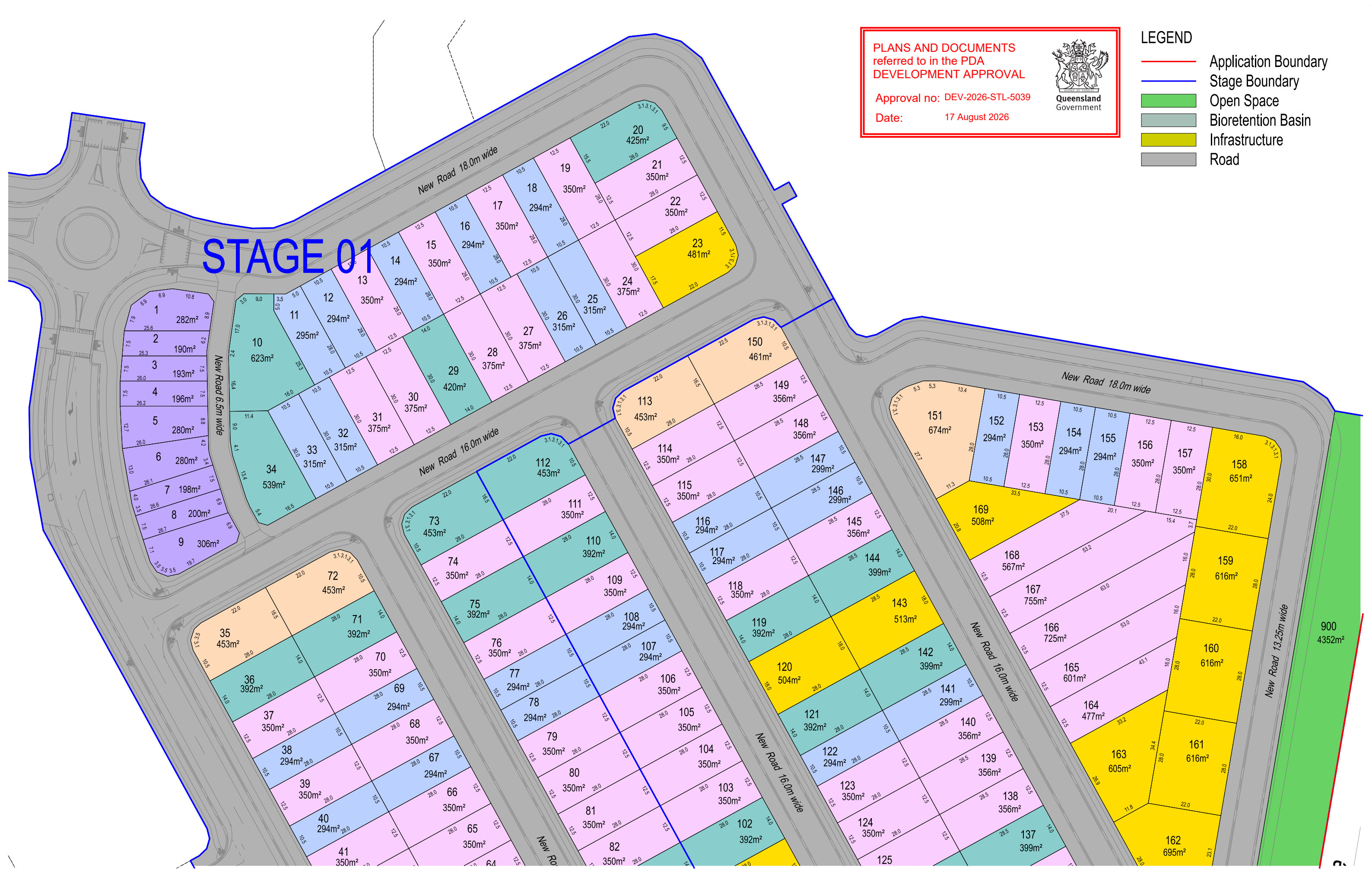
Open Space

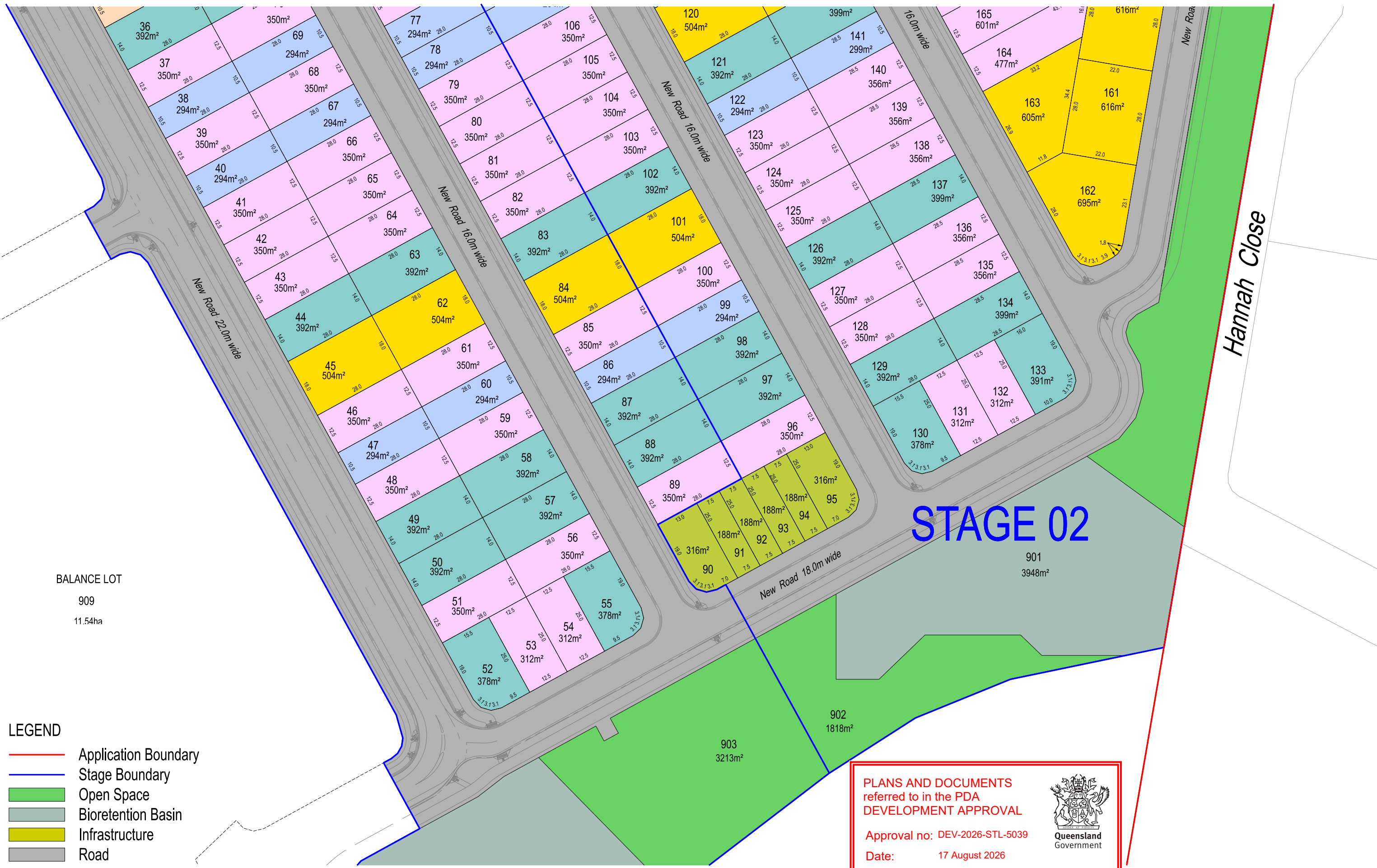
Bioretention Basin

Infrastructure

Road

STAGE 01

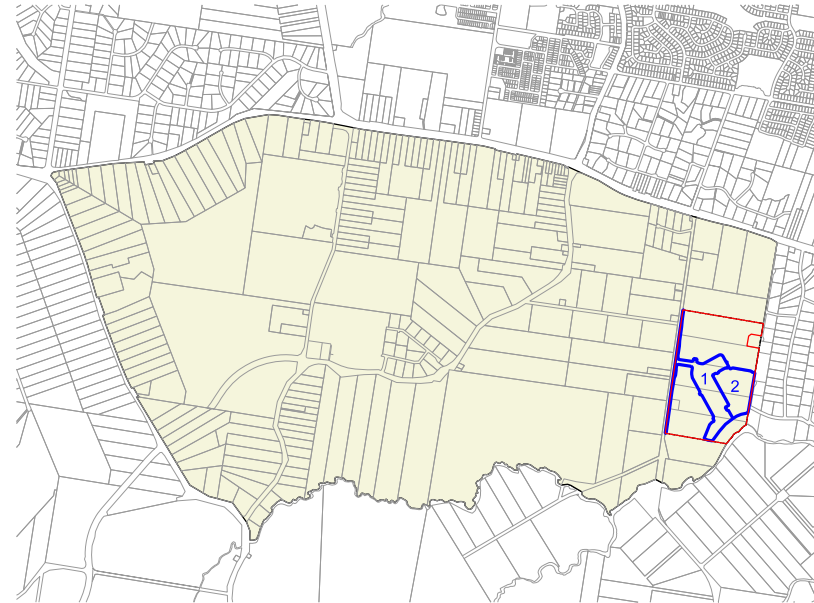




LEGEND

- Application Boundary
- Stage Boundary
- Optional Build to Boundary
- Mandatory Build to Boundary
- Indicative Driveway Location
- (3) Indicates maximum number of dwellings on multi-residential lots
- (S) Single Storey Dwellings only permitted
- Mandatory Primary Frontage
- ★ Multiple Residential lot
- B Refer to Bushfire plan for Building Requirements
- * Indicative Bin collection location

LOCALITY PLAN



PDA EXTENTS PRECINCT 1 APPLICATION 1 STAGES

NOTE: This plan should be read in conjunction with Development Controls on Sheets 4 and 5

Plan of Development Table	FRONT-LOADED TERRACE ALLOTMENTS		REAR LOADED TERRACE ALLOTMENTS		MULTIPLE RESIDENTIAL		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS	
	7.5m - 9m		7.5m - 9m Wide		VARIES		10.5m Wide		12.5m Wide		14m Wide		16m Wide +	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage Setback (metres)														
Front Wall	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	5.0	N/A	N/A	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A
Corner Allotments (metres)														
Secondary Frontage (Road)	1.2	1.2	1.2	1.2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Rear Setback (metres)														
Rear Setback	1.0 ³	1.0 ³	0.9	0.9	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹
Side - General Lots (metres)														
Build to Boundary	0.0	0.0	0.0	0.0	0.0 ⁴	1.0	0.0 ⁴	0.9	0.0 ⁴	1.0	0.0 ⁴	1.0	0.0 ⁴	1.0
	Mandatory ²		Mandatory ²		Optional		Optional		Optional		Optional		Optional	
Non Build to Boundary	0.9	0.9	0.9	0.9	1.5	1.5	0.9	1.0	0.9	1.0	0.9	1.0	1.0	1.5
Other Requirements														
Build to Boundary Length	80% of lot length		80% of lot length		10 m		10 m		10 m		10 m		10 m ⁵	
Garage Location	Garages are to be located along one of the BTB walls, preferably on the low side.				Garages are to be located along the BTB wall where it is available. Additional garaging should align to preferred driveway locations.		Garages are preferred to be located along the BTB wall, or adjacent to preferred driveway locations.Garages must align with any shown mandatory driveway locations.							
On Site Parking Requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages acceptable. Double garages are permitted on two storey dwellings only.		2 spaces, 1 space to be covered and enclosed. Garage to be located to laneway frontage unless noted on plan.		1 covered space per dwelling plus 0.5 addional spaces per dwelling		Minimum of two (2) car parking spaces on-site. 1 space to be covered and enclosed for lots less than 12.5m wide. Both spaces to be covered and enclosed for lots 12.5m and wider. Single, tandem or double garages acceptable.							
Site Cover (maximum)	75%		75%		75%		60%		60%		60%		60%	

- Where adjoining a retaining wall >1.5m, the setback is 1.2m.
- Except for ends of Terrace pack.
- Where the rear of the lot adjoins a road or a park, the rear setback will be 1.5m.
- Build to boundary length limited to 10m. Build to boundary length can be increased to 50% of the depth of the lot if such lengthening does not cause adverse impacts for winter solar access for adjacent lots.
- Traditional lots with a primary frontage over 18m cannot Build to the Boundary.

AMENDED IN RED

By: Tiana Hill
Date: 30 July 2026



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

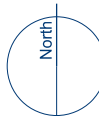
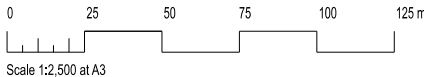
Approval no: DEV-2026-STL-5039
Date: 17 August 2026



Southern Thornlands Precinct 1
Plan of Development - Application 1

DRAWING NO STP01-POD1 (Sht 1 of 5)
DATE 24.06.2026
FILE REF STP01

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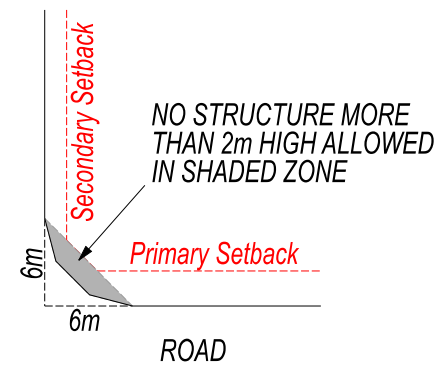
NOTE: This plan should be read in conjunction with Development Controls on Sheets 4 and 5

STAGE 01

CORNER ALLOTMENTS

LEGEND

- Application Boundary
- Stage Boundary
- Optional Build to Boundary
- Mandatory Build to Boundary
- Indicative Driveway Location
- (3) Indicates maximum number of dwellings on multi-residential lots
- (S) Single Storey Dwellings only permitted
- Mandatory Primary Frontage
- * Multiple Residential lot
- B Refer to Bushfire plan for Building Requirements
- * Indicative Bin collection location



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-STL-5039

Date: 17 August 2026

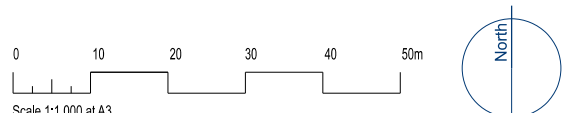
PRODUCT TYPE
16m Wide + (T)
14m Wide (CY)
12.5m Wide (PV)
10.5m Wide (V)
Multiple Residential (MR)
Front-loaded Terrace (TFL)
Rear-loaded Terrace (TRL)



Southern Thornlands Precinct 1 Plan of Development - Application 1

DRAWING NO STP01-POD1 (Sht 2 of 5)
DATE 24.06.2026
FILE REF STP01

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1.

General
- 1.1

All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- 1.2

The maximum height of buildings shall not exceed three (3) storeys or 10.5m above Natural Ground Level, except where noted on the POD. Lots marked with an (S) have a maximum building height of 1 storey or 6.0 m above natural ground level.
- 1.3

Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- 1.4

Buildings shall be constructed in accordance with Bushfire AS3959. Refer to the BAL Rating advice relevant to the lot.
- 1.5

Secondary dwellings are not permitted on lots less than 400m².
- 1.6

Approved uses are Dwelling House, dual occupancy, display home, multiple dwelling, home-based business.
- 1.7

Advertising Devices, where associated with a display home/village/selling of lots subject to this POD and temporary in nature, are Exempt Development.
- 1.8

Where Mandatory Primary Frontage is required the dwelling must address the nominated frontage by incorporating an entry, portico / verandah, front door, windows, letter box, appropriate fencing and pedestrian entry facing this frontage.

2.

Setbacks

- 2.1

Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- 2.2

The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table.
- 2.3.1

Boundary setbacks are measured to the Outermost Projection (OMP) of the structure.
- 2.3.2

Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- 2.3.3

Eaves and window shades are permitted to extend into side and rear setbacks provided they do not encroach closer than 450mm to the lot boundary (other than where buildings are built to boundary).
- 2.4

Excluding Terrace product, the maximum length of a wall built on the BTB line shall not exceed 10 metres, unless it can be shown that a greater length will not adversely impact overshadowing of adjoining lots. Excluding Terraces, the maximum height of a wall built on the BTB line shall not exceed 4.0 m.
- 2.5

Where a retaining wall on the rear boundary is either terraced or a single face wall over 2.0m high, a 2.5m rear setback is required.
- 2.6

A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. For lots that abut a shared access driveway, laneway or a pedestrian link / landscape buffer, a secondary frontage setback does not apply. Buildings on corner lots are to be sited in accordance with the 'Special Siting Requirements for Corner Allotments'.
- 2.7

Setbacks on corner lots are determined by the frontage that the primary facade addresses. The primary facade is the frontage where the front door and letterbox are located, and requires Primary Frontage setbacks. Secondary frontage setbacks are required on the alternative frontage.

3.

Private Open Space

- 3.1

Private open space must measure a minimum of 12m² with a minimum dimension in any direction of 2.4 metres. Private Open Space cannot include driveways and must have a minimum grade of less than 5%.
- 3.2

Private open space must be directly accessible from a living space.

4.

On-site car parking and driveways

- 4.1

On-site car parking is to be provided in accordance the requirements setout in the Plan of Development table.
- 4.2

Driveways are to accord with Redland City Council's (RCC) standards. Prior to construction, approval from RCC for Vehicular Access to Residential Premises is required. Driveways within the verge must be built at the grade of the verge.
- 4.3

The maximum width of a driveway within the verge-shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- 4.4

Double garages are permitted on terraces where they are accessed from the laneway.
- 4.5

Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
- 4.6

Maximum of one driveway per dwelling.
- 4.7

Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- 4.8

Where there is a footpath within the verge, the driveway prevails and the footpath should be cut at the nearest joint and the footpath reinstated to either side of the driveway without compromising the structural integrity of the footpath.
- 4.9

Driveways must be completed prior to occupation of the dwelling.
- 4.10

Driveways must be atleast 300mm from side property boundaries.

5.

Onsite Parking lots 10 to 12.49m wide

- 5.1

Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:

a.

The front facing building wall, which includes the garage door, must not exceed an external width of 5.7m

b.

The garage door must have a sectional tilt or roller door and:

i.

must not exceed 4.8m wide,

ii.

must have a minimum 450mm eave above it, and

iii.

must be setback a minimum of 240mm behind the pillar of the garage door

c.

The front façade of the dwelling must be forward of the alignment of the garage wall, and must include a front entry door with glass inserts, sidelights, other street facing windows or a habitable room with a window. Additionally a front veranda, portico or porch must be located over the front entry and extend 1.6m forward of the front wall/door and include front piers with distinct materials and/or colours.

d.

Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.
- 5.2

Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m.

6.

Fencing

- 6.1

Fencing erected by developer must not be altered, modified or removed without their prior written approval.
- 6.2

Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- 6.3

Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- 6.4

Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- 6.5

Where fencing is not proposed in front of the house, all side fencing must return to the house a minimum of 1.0 metre behind the front facade, unless a side fence is required for safety above a retaining wall.
- 6.6

If elevated construction is to be used, under floor services must be located or screened from adjoining properties and public spaces.

7.

Garbage Bin Storage and pick up locations

- 7.1

Garbage bins on all detached, front loaded terraces and multi dwelling lots must be stored so they are not visible from the street. Preferably, the bins should be stored behind the front building line, but a bin enclosure on the front building line (but not on the front property line) is also permitted for detached and multi dwelling lots.
- 7.2

Garbage bins on dual loaded terrace lots should preferably be stored in an enclosure integrated into the garage or gatehouse. Bin storage enclosures cannot be visible from the street or lane. **Bins must be stored separately to a garage or carport.**
- 7.3

Indicative bin pad locations are shown for some lots. These are indicative only to illustrate the preferred bin collection locations.

9.

Building Articulation

- 9.1

All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:

-

Balconies, porches or verandahs;

-

Articulation of roof lines and walls
- 9.2

Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, through the incorporation of at least one (1) habitable room orientated towards the open space.
- 9.3

Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- 9.4

Air-conditioners, gas bottles, hot water systems, clothes lines, sheds, satellite dishes, water tanks and other household services must be screened and/or located to minimise visual impact to public streets or parks (solar panels and hot water system panels (not tanks) can be sited to optimise orientation).
- 9.5

Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- 9.6

Screened drying areas and rubbish bins area must be behind the main face of the dwelling.

10.

Slope and Building Footings

- 10.1

Buildings on sloping sites built to the boundary on the low side of the lot must project-the footing deep enough to be below the adjoining property building pad level. If the pad level is not nominated the pad level is assumed to be the average of the four corners of the adjoining property using as constructed levels.
- 10.2

Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

11.

Electric Vehicle Readiness

- 11.1

All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

12.

Additional Criteria for Multiple Residential Allotments

- 12.1

Buildings must address all street frontages with driveways, pedestrian entries or both.
- 12.2

All dwellings must have a clearly identifiable front door, which is undercover.
- 12.3

Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screened from public streets and park frontages.
- 12.4

Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.
13.

Additional Criteria for Secondary Dwellings
- 13.1

Floor area must be between a minimum of 40m² and **maximum of 75m2**
- 13.2

Materials, detailing, colours and roof form are consistent with those of the primary house.
- 13.3

Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- 13.4

Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- 13.5

Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- 13.6

A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- 13.7

The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 4.8 metres.
- 13.8

Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- 13.9

Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

14.

Definitions

- 14.1

Laneway Allotment - Allotments serviced by a laneway, typically rear loaded Terrace Allotments.
- 14.2

Site Cover - Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is -

a.

in a landscaped or open space area, including, for example, a gazebo or shade structure; or

b.

a basement completely below ground level and used for car parking; or

c.

the eaves of a building; or a sun shade.

AMENDED IN RED

By: Tiana Hill

Date: 30 July 2026

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-STL-5039

Date: 17 August 2026



Southern Thornlands Precinct 1

Development Controls - Application 1

DRAWING NO	STP01-POD1 (Sht 4 of 5)
DATE	24.06.2026
FILE REF	STP01

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Plan of Development Table	FRONT-LOADED TERRACE ALLOTMENTS		REAR LOADED TERRACE ALLOTMENTS		MULTIPLE RESIDENTIAL		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS	
	7.5m - 9m		7.5m - 9m Wide		VARIES		10.5m Wide		12.5m Wide		14m Wide		16m Wide +	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Primary Frontage Setback (metres)														
Front Wall	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	5.0	N/A	N/A	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A	5.0	N/A
Corner Allotments (metres)														
Secondary Frontage (Road)	1.2	1.2	1.2	1.2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Rear Setback (metres)														
Rear Setback	1.0 ³	1.0 ³	0.9	0.9	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹	1.0 ¹
Side - General Lots (metres)														
Build to Boundary	0.0	0.0	0.0	0.0	0.0 ⁴	1.0	0.0 ⁴	0.9	0.0 ⁴	1.0	0.0 ⁴	1.0	0.0 ⁴	1.0
	Mandatory ²		Mandatory ²		Optional		Optional		Optional		Optional		Optional	
Non Build to Boundary	0.9	0.9	0.9	0.9	1.5	1.5	0.9	1.0	0.9	1.0	0.9	1.0	1.0	1.5
Other Requirements														
Build to Boundary Length	80% of lot length		80% of lot length		10 m		10 m		10 m		10 m		10 m ⁵	
Garage Location	Garages are to be located along one of the BTB walls, preferably on the low side.				Garages are to be located along the BTB wall where it is available. Additional garaging should align to preferred driveway locations.		Garages are preferred to be located along the BTB wall, or adjacent to preferred driveway locations.Garages must align with any shown mandatory driveway locations.							
On Site Parking Requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages acceptable. Double garages are permitted on two storey dwellings only.		2 spaces, 1 space to be covered and enclosed. Garage to be located to laneway frontage unless noted on plan.		1 covered space per dwelling plus 0.5 additional spaces per dwelling		Minimum of two (2) car parking spaces on-site. 1 space to be covered and enclosed for lots less than 12.5m wide. Both spaces to be covered and enclosed for lots 12.5m and wider. Single, tandem or double garages acceptable.							
Site Cover (maximum)	75%		75%		75%		60%		60%		60%		60%	

1. Where adjoining a retaining wall >1.5m, the setback is 1.2m.
2. Except for ends of Terrace pack.
3. Where the rear of the lot adjoins a road or a park, the rear setback will be 1.5m.
4. Build to boundary length limited to 10m. Build to boundary length can be increased to 50% of the depth of the lot if such lengthening does not cause adverse impacts for winter solar access for adjacent lots.
5. Traditional lots with a primary frontage over 18m cannot Build to the Boundary.

AMENDED IN RED

By: Tiana Hill

Date: 30 July 2026



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-STL-5039

Date: 17 August 2026





Southern Thornlands Precinct 1

Development Controls - Application 1

DRAWING NO

DATE

FILE REF

STP01-POD1 (Sht 5 of 5)

24.06.2026

STP01

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