VIVA Property Group

TOWN PLANNING REPORT

Multiple Dwelling

2 Auster Street, Redland Bay QLD 4165
Lot 6 on RP75327

September 2026

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PROJECT INFORMATION

Prepared for:	2 AUSTER STREET PTY LTD
Viva Reference:	260035
Viva Job Name:	2 Auster Street, Redland Bay QLD 4165
Document Type:	Town Planning Report
Document Title:	Multiple Dwelling

REVISION HISTORY

VERSION	PURPOSE	AUTHOR	REVIEWER	ISSUE DATE
DRAFT	Draft	JK	JS	September 2026
FINAL	DA	JK	JS	September 2026

IMPORTANT NOTE

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EXECUTIVE SUMMARY

SITE DETAILS	
Site Address	2 Auster Street, Redland Bay QLD 4165
Real Property Description	Lot 6 on RP75327
Landowner	2 AUSTER STREET PTY LTD
Site Area	1095m^2
Application Details	
Proposal Description	Multiple Dwelling
Approval Sought	▪ Development Permit for Material Change of Use for Multiple Dwelling (7 Units).
Level of Assessment	**Permissible**
Public Notification	None deemed required due to general compliance with PDA
Referrals	No external referral agencies are identified for the PDA development application. Relevant State interests identified in the SARA Matters of Interest Report are addressed in Section 6.2 of this report and the supporting specialist material.
Assessment Framework	
Regional Plan	ShapingSEQ 2023
Regional Plan Land Use	Urban Footprint
Local Government	Redland City Council
Planning Scheme	Weinam Creek Priority Development Area Development Scheme
Approved POD	Not Applicable
Area Classification/Zoning	Precinct 3 - Weinam Creek
Applicant Details	
Applicant	2 AUSTER STREET PTY LTD c/o- Viva Property Group
Contact Details	James Stott / Jason King T: 07 3831 5577 E: info@vivapropertygroup.com.au
Our Reference	260035

1. INTRODUCTION

2 AUSTER STREET PTY LTD (the Applicant) have engaged Viva Property Group to seek development approval for the development of land located at 2 Auster Street, Redland Bay QLD 4165, formally described as Lot 6 on RP75327.

This application seeks development approval for the following aspects of development:

- Development Permit for Material Change of Use for Multiple Dwelling (7 Units).

This report addresses the merits of the proposal against the relevant provisions of the *Weinam Creek Priority Development Area Development Scheme* and other relevant legislation. Detailed analysis of the proposal against the local and state planning framework is included within this report and its attachments.

Accompanying this Town Planning Report is the supporting information identified in *Table 1* below.

TABLE 1 SUPPORTING INFORMATION

DOCUMENT	AUTHOR	DATE
Proposal Plans	DANIELLI ARCHITECTS	August 2026
Civil Report	UD Civil	September 2026
Traffic Report	PTT	September 2026
Landscape Concept Plan	LAUD ink	September 2026

Approval is recommended subject to reasonable and relevant conditions.

2. SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located at 2 Auster Street, Redland Bay QLD 4165, and is formally described as Lot 6 on RP75327.

Figure 1 below provides an overview of the location of the subject site.



FIGURE 1 SITE LOCATION PLAN

2.2 SITE DETAILS

Key details of the subject site are outlined in *Table 2* below and detailed property searches are provided in *Appendix A*. A Cadastral Plan of the subject site is provided in *Figure 2*, and Aerial Photography is provided in *Figure 3*.

TABLE 2 SITE DETAILS

SITE ANALYSIS	
Existing Development	
Built Form	The subject site currently contains a Dwelling house.
Storeys	Two
Vehicle Entry Points	Access from Auster Street.
Site Characteristics	
Topography	The subject site is generally level.
Vegetation	The site does not contain remnant vegetation. The site does not contain regrowth vegetation.
Waterways	The site does not feature any waterways.
Wetlands	The site does not feature wetlands.
Contaminated Land	The site is not registered on the EMR or CLR.
Notifiable Activities	The site has not been used for a Notifiable Activity.
Heritage Places	The site is not listed on the Local or State Heritage Registers.
Infrastructure and Services	
Road Frontages	Auster Street.
Water Supply	The proposed development will be able to be connected to the reticulated water supply system.
Sewerage	The proposed development will be able to be connected to the sewerage network.
Stormwater	Stormwater will be able to be directed to a lawful point of discharge.
Electricity and Telecommunications	The proposed development will be able to be connected to the electricity and telecommunications networks.

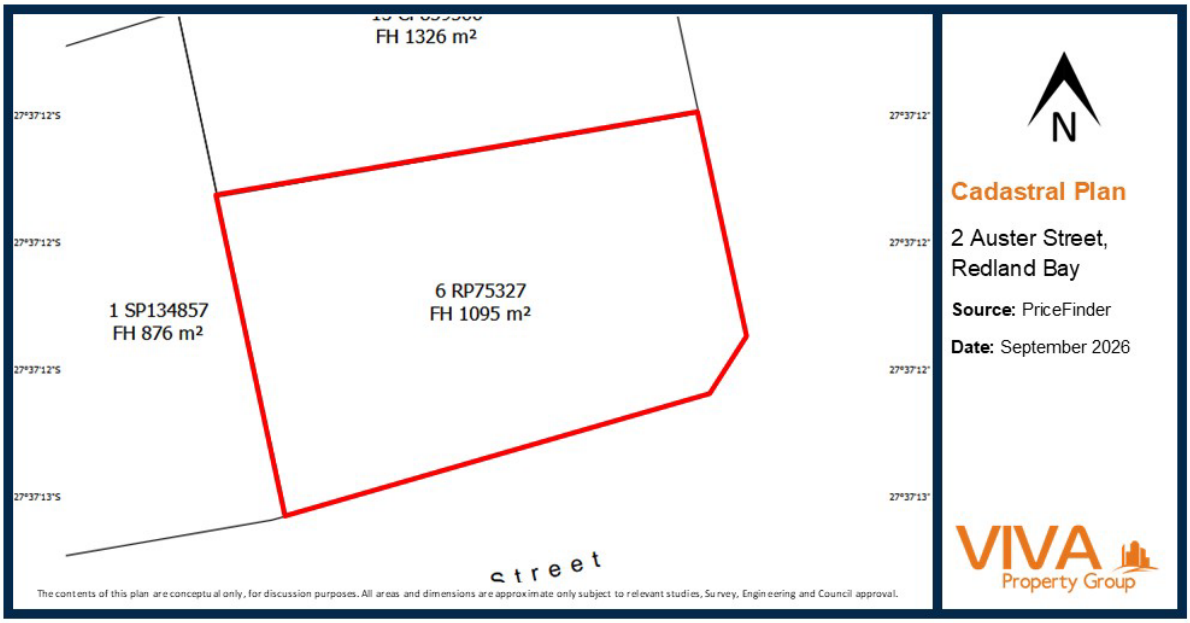


FIGURE 2 CADASTRAL PLAN



FIGURE 3 AERIAL PHOTOGRAPH

2.3 SURROUNDING LAND USES

Development surrounding the subject site primarily consists of low and low-medium density residential development in the form of detached and attached housing.

2.4 LANDOWNER

The subject site is owned in Fee Simple by 2 AUSTER STREET PTY LTD. A Certificate of Title is provided within *Appendix A*.

3. BACKGROUND

3.1 PREVIOUS APPROVALS

There are no previous approvals in relation to this application.

4. PROPOSAL DESCRIPTION

4.1 GENERAL DESCRIPTION

The proposed development is for the development of a new Multiple dwelling (7 units) on the subject site.

As demonstrated throughout this Report and its appendices, the proposed development generally complies with all relevant Development Scheme requirements applicable to the proposal.

The proposed development is depicted in *Figure 4* below.



FIGURE 4 PROPOSED DEVELOPMENT

The general development statistics are set out below in *Table 3*. Detailed proposal plans are provided in *Appendix B*.

TABLE 3 PROPOSAL OUTLINE

DEVELOPMENT STATISTICS	
Multiple dwelling	
Proposed Use	Multiple Dwelling
Site Cover	55%
Building Height	Four storeys
Front Setback	The setbacks are provided in accordance with the dimensions identified on the Proposal Plans.
Rear Setback	Not Applicable

DEVELOPMENT STATISTICS	
Side Setbacks	The setbacks are provided in accordance with the dimensions identified on the Proposal Plans.
Car Parking	Fourteen resident parking spaces and two visitor parking spaces are provided, being a total of 16 on-site parking spaces.
Bicycle Parking	Bicycle storage can be accommodated within each dwelling garage.
Vehicle Entry Points	Vehicle access is provided via one 6.5m wide all-movements crossover to Auster Street, generally at the location of the existing crossover.
Servicing	The proposal can accommodate low-frequency small rigid vehicle servicing, as demonstrated in the Traffic Report provided in *Appendix D*.
Refuse Storage and Collection	Kerbside waste and recycling collection is proposed from Auster Street and the Esplanade. The Traffic Report demonstrates that the site can accommodate the required on-site small rigid vehicle servicing arrangements.

4.2 STAGING

The proposed development will be undertaken over a single stage.

4.3 DESIGN AND BUILT FORM

The proposed development comprises seven townhouses arranged within two articulated built-form components, separated by a central driveway and landscaped areas. Townhouses 1 to 3 address the Esplanade, while Townhouses 4 to 7 are located to the west of the common driveway.

The proposal incorporates a residential architectural character through articulated façades, balconies, varied roof forms, landscaping and deep planting. The built form is designed to provide a clear street address, passive surveillance to the adjoining streets and an appropriate landscaped interface to adjoining development.

Roof terraces are proposed to Townhouses 4 to 7 and are incorporated within the overall roofscape. The associated planting will assist in softening views of the upper-level elements and maintaining residential amenity.

4.4 LANDSCAPING

4.4.1 LANDSCAPE DESIGN

The proposed development will be landscaped with a subtropical collection of hard and soft elements that will assist in softening, screening and greening the site. Landscaping will be provided to each boundary of the site as well as to the visitor car parking areas.

It is considered that the proposed landscaping will effectively soften the scale of the development, ensure an appropriate and sympathetic interface to adjoining development and public space, and will enhance the visual amenity of the locality.

A Landscape Concept Plan has been prepared by LAUD ink in support of this development application and is provided within *Appendix E*.

4.5 ENGINEERING AND SERVICES

4.5.1 SEWER

The subject site has an existing sewer connection which will be able to service the proposed development.

4.5.2 WATER RETICULATION

The subject site has an existing water connection which will be able to service the proposed development.

4.5.3 ELECTRICITY

The proposed development will be able to ensure that an electricity supply is provided to the development.

Suitable evidence from an authorised electricity supplier will be able to be provided prior to commencement of the use.

4.5.4 TELECOMMUNICATIONS

The proposed development will be able to provide telecommunications infrastructure in accordance with telecommunications industry standards.

Suitable evidence from an authorised supplier will be able to be provided prior to commencement of the use.

4.5.5 STORMWATER

The Civil Report prepared by UD Civil identifies an existing stormwater gully pit within the Esplanade frontage, which connects to the existing stormwater network.

The proposed stormwater strategy directs minor stormwater flows, up to and including the 5% AEP event, through a pit and pipe network to the lawful point of discharge. Major stormwater flows will bypass the internal drainage network and continue as overland flow to the road reserve.

The Civil Report demonstrates that on-site detention is undesirable having regard to the location and characteristics of the subject site. Further details are provided within the Civil Report in *Appendix C*.

4.5.6 BULK EARTHWORKS

The Civil Report identifies that earthworks are required to achieve the minimum finished floor levels necessary for flood immunity and to establish a lawful stormwater discharge from the site.

Approximately 858m^3 of fill is proposed. Retaining is required principally along the northern part of the site and will be located wholly within the subject site, including all footings unless separate owner consent is obtained.

The Civil Report also identifies that acid sulfate soils may be present due to the site's elevation. Any investigation and associated management measures can be appropriately addressed through reasonable and relevant conditions of approval and detailed design requirements.

Further details are provided within the Civil Report in *Appendix C*.

4.6 TRANSPORT, ACCESS, PARKING AND SERVICING

4.6.1 PARKING PROVISION

In accordance with the relevant Redland City Plan Transport, Servicing, Access and Parking Code, the proposed development requires two resident parking spaces for each dwelling and one visitor space for every four dwellings.

Accordingly, the seven townhouse development requires 14 resident parking spaces and two visitor parking spaces.

As demonstrated in *Table 4* below, the proposal provides 14 resident parking spaces within the dwelling garages and two visitor spaces, being a total of 16 spaces. As such, the proposed development complies with the applicable parking requirement.

TABLE 4 PARKING PROVISION

PARKING PROVISION	
Car Parking	
Resident Spaces	14 spaces
Visitor Spaces	2 spaces
Total	16 spaces

4.6.2 ACCESS

The proposed development will be accessed from Auster Street via a single 6.5m wide all-movements crossover, generally at the location of the existing access. The proposed access is approximately 19m west of the Auster Street and Esplanade intersection.

As outlined in the Traffic Report provided in *Appendix D*, the proposed access location and design are appropriate for the scale of development and will provide suitable sight distance and low-speed vehicle operation. The access can be constructed in accordance with the relevant Australian Standards and the recommended IPWEA General Flare crossover design.

The Traffic Report also recommends a pedestrian footpath along the Auster Street and Esplanade frontages and low landscaping within the pedestrian sight splay. These matters can be appropriately addressed by reasonable and relevant conditions of approval.

4.6.3 SERVICING AND REFUSE COLLECTION

Kerbside waste and recycling collection is proposed from Auster Street and the Esplanade. This is an appropriate arrangement for a residential development comprising fewer than 10 dwellings.

The Traffic Report demonstrates that a small rigid vehicle can reverse into the site and stand within the internal parking aisle when required. Having regard to the low frequency of such servicing movements, it is considered that the proposed servicing arrangement is appropriate and will not result in an unacceptable impact on the safe and efficient operation of the site or adjoining road network.

5. LEGISLATIVE REQUIREMENTS

5.1 ECONOMIC DEVELOPMENT ACT 2012

The proposed development is a PDA development application to be assessed under the Economic Development Act 2012 and the Weinam Creek PDA Development Scheme.

No referral trigger under Schedule 10 of the *Planning Regulation 2017* has been identified.

5.2 WEINAM CREEK PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME

The subject site is mapped within the Weinam Creek Priority Development Area and is within Precinct 3 – Weinam Creek.

All development on land within the boundaries of the PDA is subject to assessment against the Weinam Creek Priority Development Area Development Scheme.

It is considered that the proposed development of a Multiple dwelling on the subject site appropriately advances the purpose of the Weinam Creek Priority Development Area Development Scheme as it provides for residential development on the site generally in accordance with the intent for the relevant precinct (Precinct 3 – Weinam Creek).

5.3 PLAN OF DEVELOPMENT

There is no approved plan of development over the subject site.

No further assessment in this regard is required.

6. PLANNING CONSIDERATIONS

The proposed development has been assessed against the Weinam Creek PDA Development Scheme. The proposal is for a Multiple dwelling comprising seven townhouses at 2 Auster Street, Redland Bay. Multiple dwelling is a preferred land use within Precinct 3.

It is considered that the proposal achieves the relevant PDA vision, PDA-wide criteria and Precinct 3 intent. While the proposal includes a four-storey component and variable setbacks which are less than the indicative 3 m line shown on the plans in some locations, the proposal provides an appropriate built-form, landscape, access and servicing response for the site.

6.1 PDA VISION

The Weinam Creek PDA vision anticipates a compact and connected waterfront community comprising residential, marine, recreational, transport and public-realm outcomes.

The proposed development will provide a medium-density residential outcome on an existing urban allotment within walking distance of existing bus services and Redland Bay Marina. The proposal will contribute to the residential population intended within the PDA without relying on, or preventing, the future delivery of broader waterfront, ferry terminal, recreation, marine or public-realm works.

The proposal provides seven townhouses with a consolidated vehicle access from Auster Street, on-site resident and visitor parking, deep planting and private open space. The development will therefore provide a functional residential outcome while maintaining the ability for the balance of Precinct 3 to deliver the broader waterfront and movement outcomes sought by the Development Scheme.

6.2 PDA WIDE CRITERIA

6.2.1 URBAN DESIGN AND STREETSCAPE

The PDA-wide criteria seek a compact and walkable urban environment, high-quality built form, appropriate street address and a built-form response which manages the interface between development, the public realm and adjoining land.

The proposal provides a townhouse development with a site cover of 603m², representing 55% of the 1,096m² site, and 143m² of deep planting. The development is arranged in two building groups separated by the central access and parking area, rather than presenting as one continuous building mass across the site.

It is acknowledged that parts of the proposed development are located within the indicative 3 m setback line shown on the proposal plans. The line is not a prescribed setback requirement under the Development Scheme, and the proposal is to be assessed on the actual built-form, landscape and interface outcome.

Importantly, it is considered that the proposed variable setbacks are appropriate having regard to the design of the development and the relevant PDA-wide criteria. Specifically, the proposed buildings are separated into two distinct townhouse groups and incorporate breaks in the built form, deep planting and private open space around the site boundaries and street interfaces.

Attention is drawn to the fact that the reduced setbacks do not result in a continuous or unrelieved building presentation. The landscaped areas, varied building lines and separation between the building

groups provide the architectural and landscape resolution necessary to manage building bulk and maintain an appropriate interface to the adjoining streets and surrounding development.

As such, notwithstanding that parts of the development are located within the indicative 3 m setback line, it is considered that the proposal provides an appropriate landscaped medium-density residential development outcome and achieves the relevant PDA-wide urban-design intent.

6.2.2 BUILDING HEIGHT

Map 4 of the Development Scheme identifies the subject site as being generally up to three storeys. It is acknowledged that the proposal includes a four-storey built form, with the roofed rooftop terraces to Townhouses 4 to 7 properly constituting a fourth storey.

However, it is considered that the fourth-storey component is an appropriate outcome for the site and does not result in the same planning consequence as a conventional enclosed fourth residential floor. The fourth-storey elements are confined to relatively small rooftop terraces, being approximately 12.8m² for each of Townhouses 4 to 6 and 19.3m² for Townhouse 7. They provide private outdoor space to the existing dwellings and do not facilitate additional dwellings, bedrooms or car-parking demand.

Importantly, while roofed, the rooftop terraces are substantially open to the external environment. The resulting built form has materially less visual bulk and perceived scale than a fully enclosed fourth-storey level extending across the building footprint. The relevant visual outcome is therefore that of a limited and open rooftop-terrace component above the principal building form, rather than a full additional residential storey.

Attention is also drawn to the fact that the rooftop terraces are integrated into the overall architectural composition and incorporate the garden-for-privacy treatment shown on the roof plan. This landscaping will assist in managing overlooking and softening the upper-level built form when viewed from adjoining land and the surrounding streetscape. The retention of this privacy treatment can be secured by a reasonable and relevant condition of approval.

As such, notwithstanding the four-storey Performance outcome being sought, it is considered that the proposal achieves the intent of the Map 4 height outcome. The roofed rooftop terraces are properly acknowledged as a fourth storey, but their limited area, substantially open form and absence of additional residential intensity ensure that they do not result in an undue bulk, scale or amenity impact.

6.2.3 LANDSCAPE AND RESIDENTIAL AMENITY

It is considered that the proposal retains adequate area for meaningful deep planting, with 143m² provided across the site. The deep planting is not limited to residual areas. Rather, it is positioned to establish a landscaped interface to the street frontages and adjoining properties, soften the presentation of the townhouse buildings and provide genuine visual separation between the proposed development and its surrounds.

Attention is drawn to the fact that the roofed rooftop terraces to Townhouses 4 to 7 incorporate garden-for-privacy areas as part of the proposed architectural design. These areas are intended to provide a landscaped privacy buffer to the elevated terraces while also reducing the apparent scale and visual bulk of the upper-level built form. The rooftop planting is therefore an integral component of the proposal's amenity and built-form response, rather than an ancillary landscape treatment.

The combined outcome of the deep planting, landscaped street interfaces and rooftop privacy gardens will provide an appropriate level of privacy, visual relief and residential amenity for future occupants and adjoining properties. As such, it is considered that the proposed development will not result in an unreasonable adverse amenity impact and achieves an appropriate landscaped medium-density residential outcome for the site.

6.2.4 ACCESS, PARKING AND MOVEMENT

The development provides a single all-movements access from Auster Street. The access is 6.5m wide and will service the proposed townhouse development, resident parking and visitor parking.

The proposal provides 14 resident parking spaces and 2 visitor parking spaces, consistent with the parking requirement identified in the supporting Traffic Impact Assessment. The Traffic Impact Assessment concludes that the access and parking arrangements are appropriate and that the traffic generated by the development can be accommodated by the surrounding road network.

The site is also located within walking distance of existing bus services and Redland Bay Marina. It is considered that the proposal supports the PDA's movement and connectivity objectives by providing a development form which is capable of being accessed by private vehicle, public transport, walking and cycling.

6.2.5 INFRASTRUCTURE AND STORMWATER

The proposed development is supported by a Civil Report addressing site levels, earthworks, drainage and stormwater discharge. The proposed drainage strategy directs stormwater to the existing pit within Esplanade, with final design to be determined during the detailed design stage.

It is considered that the proposal can be appropriately serviced and that the final infrastructure, drainage and construction requirements can be addressed by reasonable and relevant conditions of approval. The development will not compromise the orderly delivery of infrastructure within the broader PDA.

6.2.6 FLOOD AND STORM TIDE HAZARD

In assessing the proposal under the Weinam Creek PDA Development Scheme, regard has also been had to the relevant provisions of the Redland City Plan, including the Flood and Storm Tide Hazard Overlay Code. Council's Property Report identifies a predicted year-2100 storm-tide level of 3.21m AHD for the subject site, based on the 1% AEP event and incorporating climate-change allowances.

It is considered that the proposed development appropriately responds to this constraint. Specifically, the Civil Report prepared by UD Civil, provided in *Appendix C*, includes an assessment against Council's overlay code. The accompanying grading and drainage plan identifies habitable floor levels of at least 3.51m AHD, providing a minimum 300mm freeboard above the identified storm-tide level. The proposed earthworks establish these levels and provide drainage to the nominated lawful point of discharge. UD Civil advises that the proposed filling is not expected to worsen inundation impacts on adjoining properties, with the proposed mitigation works contained within the subject site.

The civil assessment also addresses evacuation and disaster management. While access may be affected during a storm-tide event, UD Civil advises that sufficient time is available for evacuation by vehicle before inundation. Accordingly, the proposal's response comprises elevated habitable accommodation together with evacuation before an event.

As such, having regard to the proposed floor levels, freeboard, earthworks and supporting engineering assessment, it is considered that the development complies with the relevant assessment benchmarks of the Flood and Storm Tide Hazard Overlay Code and the community safety and development constraints criteria under section 3.4.6 of the PDA Development Scheme.

6.3 PRECINCT PROVISIONS

Precinct 3 is intended to accommodate a mix of residential, marine, recreational and waterfront-related activity. Multiple dwelling is identified as a preferred land use within the precinct.

The proposal provides a medium-density residential development on an existing urban allotment. It will contribute to the residential component of the precinct without preventing the future delivery of the wider waterfront, public-realm, marine, recreational and movement outcomes envisaged by the Development Scheme.

The development does not require changes to the future precinct road network, ferry-terminal area, boat-ramp area, waterfront promenade or other broader public infrastructure. It is therefore considered that the proposal will not compromise or unreasonably prejudice future development opportunities within Precinct 3.

Accordingly, it is considered that the proposed Multiple dwelling is consistent with the intent of Precinct 3 and the Weinam Creek PDA Development Scheme.

7. CONCLUSION

This Town Planning Report supports an application for the development of land located at 2 Auster Street, Redland Bay QLD 4165, formally described as Lot 6 on RP75327.

This development application seeks development approval for the following aspects of development:

- Development Permit for Material Change of Use for Multiple Dwelling (7 Units).

As demonstrated in this Town Planning Report and the supporting technical appendices, the proposed development is generally consistent with the provisions of the *Weinam Creek Priority Development Area Development Scheme* and other relevant legislation.

Approval is recommended subject to reasonable and relevant conditions.