DELIVERING FOR QUEENSLAND

Queensland Government

Economic Development Queensland

Southern Thornlands Priority Development Area

Proposed Development Scheme

For Public Consultation

Economic Development Queensland

Queensland Government

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Table of Contents

1 Introduction 4
1.1 Economic Development Act 4
1.2 Priority Development Area 4
1.3 Application of the development scheme 4
1.4 Content of the development scheme 4
2 Land Use Plan 7
2.1 Components 7
2.2 Development Assessment Procedures 8
2.3 PDA Vision 11
2.4 PDA Structural Elements Plan and Criteria 11
2.5 PDA Wide Criteria 19
3 Infrastructure Plan 24
3.1 Purpose 24
3.2 Infrastructure Networks 25
3.3 Development Charges, Credits and Exemptions 54
3.4 Infrastructure Offsets and Refunds 59
3.5 Indexation 62
4 Implementation Strategy 63
4.1 Purpose 63
4.2 Objectives and Actions 63
5 Schedules 64
5.1 Schedule 1 – Categories of Development 64
5.2 Schedule 2 – PDA accepted development 65
5.3 Schedule 3 – Definitions 67

List of Maps – to be updated

Map 1: Southern Thornlands PDA boundary (cadastral) 5
Map 2:Southern Thornlands PDA boundary (aerial) 6
Map 3:Structural Elements Plan 12
Map 4: Green Network - Strategic ecological corridors and habitat investigation areas 16
Map 5: Waterway Classification 21
Map 6: Sewerage Network – Municipal and Sub-regional 27
Map 7: Water Supply Network 31
Map 8: Transport Network Plan - Municipal and Sub-regional Road Corridors, Intersections and Structures 36
Map 9: Active Transport Network Plan - Municipal and Sub-regional Routes 37
Map 10: Parks and Land for Community Facilities Network Plan 44
Map 11: Parks and Land for Community Facilities Network Plan 49
Map 12: Stormwater Quantity Trunk Infrastructure Network Plan 52

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1 Introduction

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and powers of the ED Act.

The main purpose of the ED Act[2] is to facilitate economic development, development for community purposes, diverse housing and premises for commercial or industrial uses. The ED Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

1.2 Priority Development Area

The Southern Thornlands PDA (PDA) was declared by regulation[4] on 4 April 2025.

The PDA, identified in Map 1, covers 890 hectares of land in the Redland City Council (Council) Local Government Area. The PDA is bounded by Boundary Road to the north, Eprapah Creek to the south, Mount Cotton Road to the West and established residential areas to the east.

1.3 Application of the Development Scheme

The Southern Thornlands PDA Development Scheme (Scheme) applies to development in the Southern Thornlands PDA.

The Southern Thornlands PDA boundary is identified on Map 1 and Map 2.

From the date of approval, this Scheme replaces the Southern Thornlands PDA Interim Land Use Plan (ILUP), which commenced on declaration of the PDA.

1.4 Content of the Development Scheme

The Scheme consists of:

1. Introduction (Section 1) – explaining the context of the PDA,
2. Land Use Plan (Section 2) – regulating development in the PDA,
3. Infrastructure Plan (Section 3) – describing the infrastructure required to support the Land Use Plan and the applicable Development Charges,
4. Implementation Strategy (Section 4) – describing the objectives and actions that complement the Land Use Plan and Infrastructure Plan to achieve the main purpose of the ED Act, and
5. Schedules (Section 5) – detailing Assessable Development, Accepted Development, definitions, Transport, access, parking and servicing requirements and PDA-associated development.

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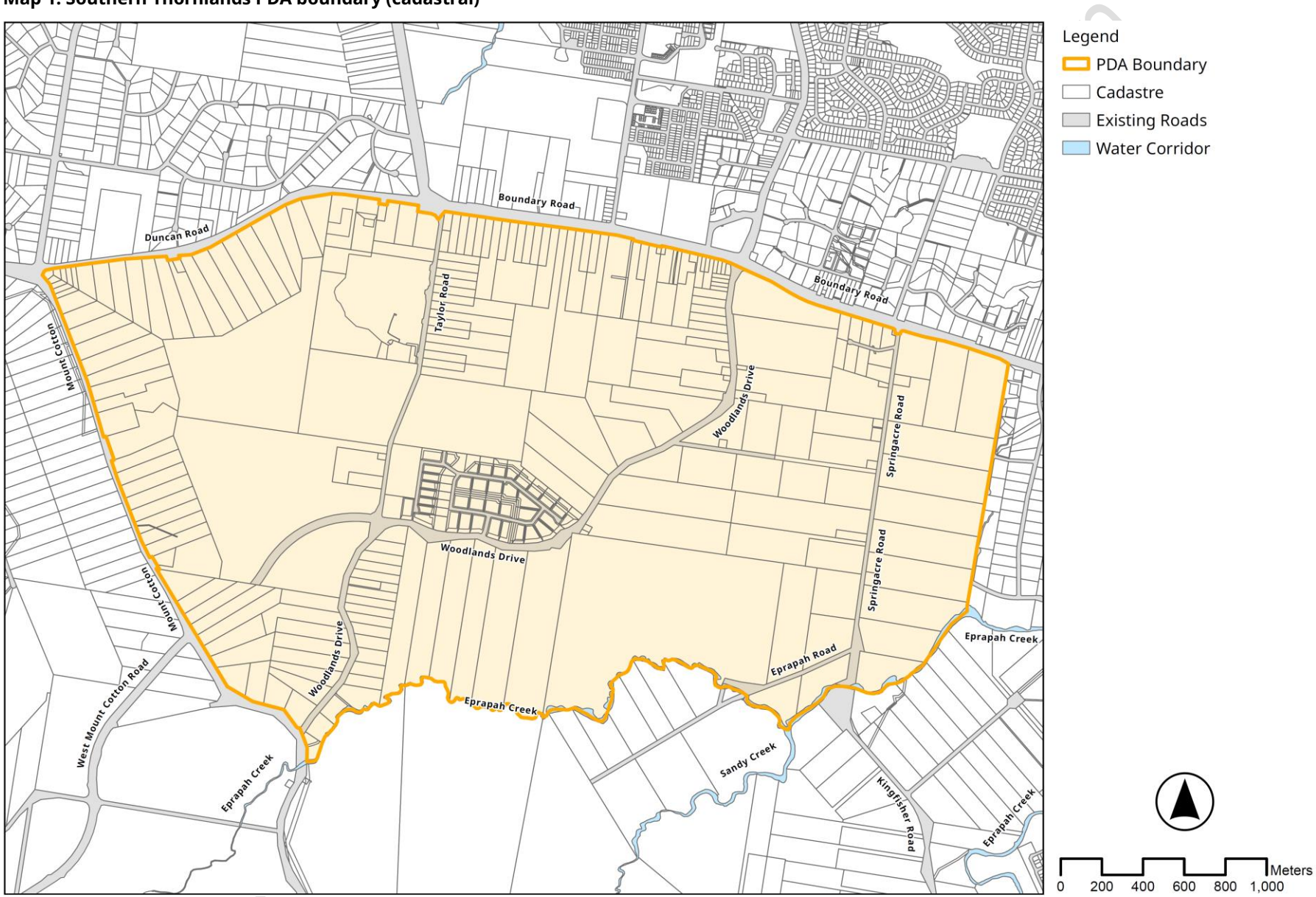
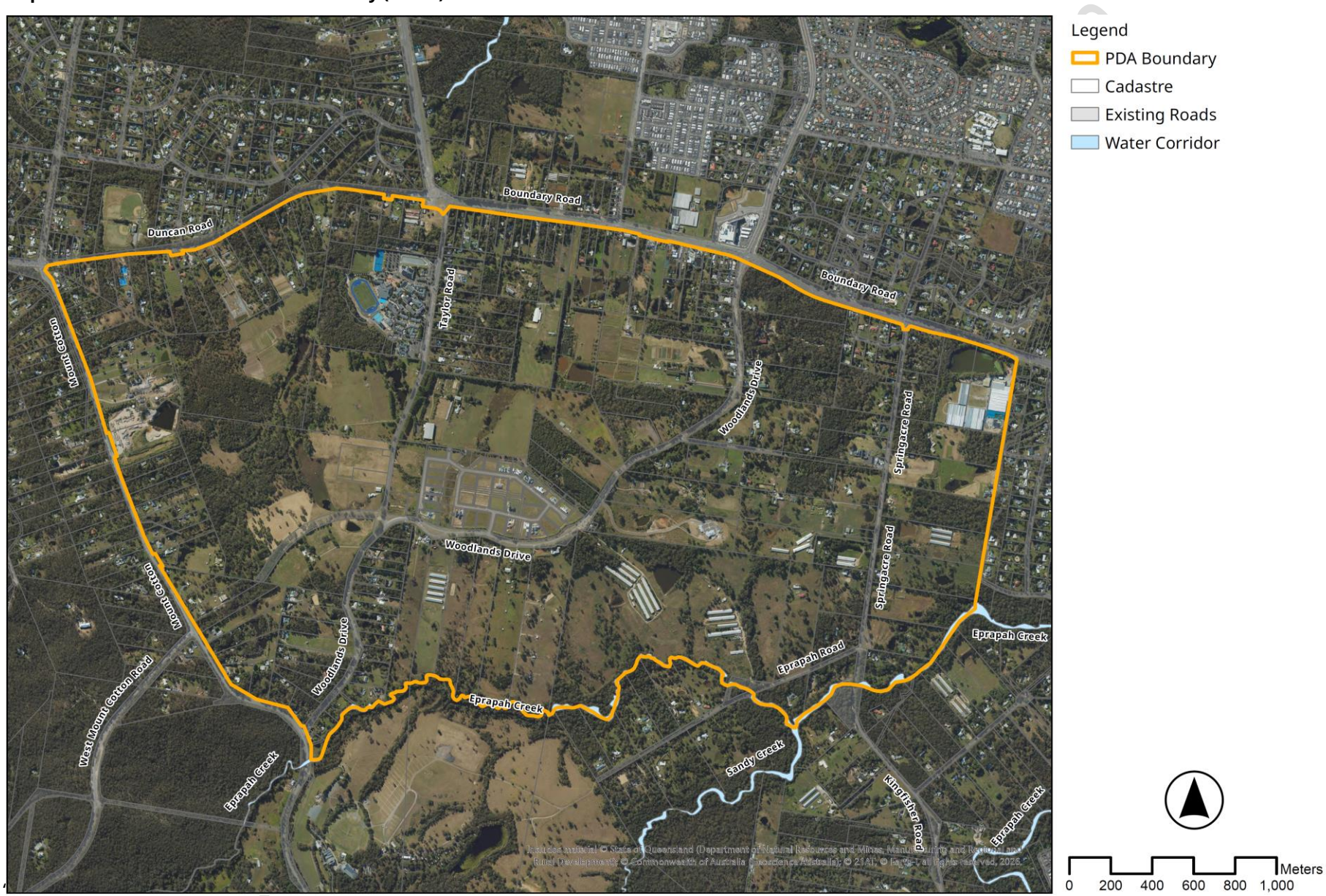
[1] Section 8 of the ED Act
[2] Section 3 of the ED Act
[3] Section 4 of the ED Act.
[4] S Section 37 of the ED Act.

Map 1: Southern Thornlands PDA boundary (cadastral)



Map 2: Southern Thornlands PDA boundary (aerial)



2 Land Use Plan

2.1 Components

The Land Use Plan consists of the:

1. PDA vision (section 2.3), and
2. PDA Development Requirements (sections 2.4 and 2.5).

The PDA Vision identifies the overall outcomes to be achieved in the PDA.

The PDA Development Requirements establish the outcomes sought to achieve the PDA Vision. They apply to all PDA Assessable Development and consist of:

1. PDA Structural Elements comprising a Structural Elements Plan (Map 3) and Structural Elements Criteria (Section 2.4), and
2. PDA-wide criteria (Section 2.5)

Acceptable Outcomes are one way of demonstrating that development is consistent with the relevant PDA Development Requirements. The MEDQ will consider alternative performance-based solutions that are consistent with the PDA Vision.

Guidance material assists in interpreting the PDA Development Requirements. Guidance material includes the EDQ Guidelines[5] and any other documents or guidelines referenced in the Scheme. Where relevant, an applicant may be required to demonstrate how the guidance material has been considered in the preparation of a PDA development application.

The application of the Scheme also relies on the following schedules:

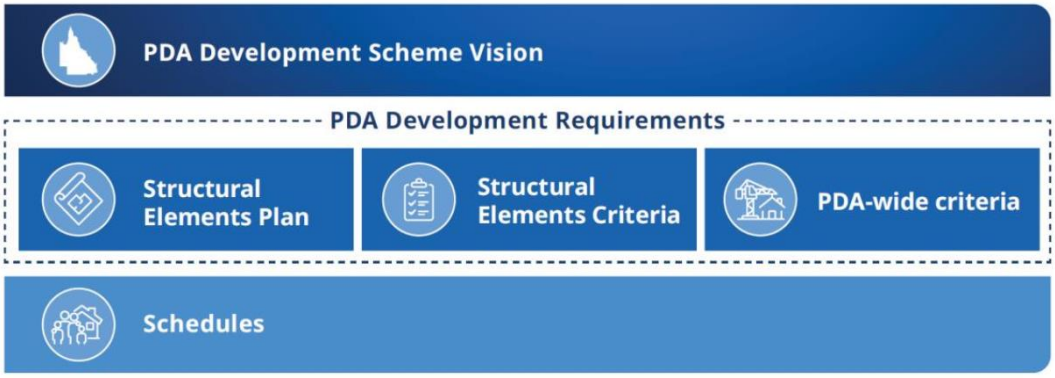
Schedule 1 – PDA Accepted Development

Schedule 2 – Categories of Development

Schedule 3 – Use and administrative definitions to interpret and apply the Scheme

Figure 1 below illustrates components of the Land Use Plan and their relationship to each other.

Figure 1: Land Use Plan Components and Relationships



[5] Available at www.edq.qld.gov.au

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2.2 Development Assessment Procedures

2.2.1 Categories of Development

Schedule 1 of the Scheme identifies development that is either:

1. PDA Accepted Development (Column 1), or
2. PDA Assessable Development (Column 2).

PDA development approval is not required for PDA Accepted Development.

PDA development approval is required prior to commencing PDA Assessable Development.

2.2.2 Interpretation

The interpretation of terms and definitions relies on:

1. The ED Act, including Section 33 which defines development,
2. Schedule 3 – Definitions, which applies the Use definitions and administrative terms from the Redland City Plan 2018, unless otherwise defined in the Scheme or the ED Act, and
3. The *Acts Interpretation Act 1954*.

A reference in the Scheme to any planning scheme or act includes any regulation or statutory instrument made under the referenced act, as amended or replaced.

A reference to a specific guideline, document or standard means the latest version of that guideline, document or standard, unless otherwise specified in the Scheme.

2.2.3 Development inconsistent with the Land Use Plan

Development inconsistent with the Scheme cannot be granted a PDA Development Approval.[6]

PDA Assessable Development identified in Schedule 1 as Prohibited Development is inconsistent with the Scheme.

2.2.4 Development consistent with the Land Use Plan

PDA Assessable Development is consistent with the Land Use Plan if it is consistent with the relevant PDA Development Requirements.

Development that is inconsistent with the relevant PDA Development Requirements may be consistent with the Scheme if:

1. the development is an interim use, or
2. the development supports the achievement of the PDA Vision (section 2.3) and there are grounds in the opinion of the MEDQ to justify the approval of the development despite an inconsistency with the relevant PDA Development Requirements.

2.2.5 Notice of Application

A PDA development application will require public notification 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 is of a size or nature which warrants public notification.

Public notification may also be required for a PDA development application for PDA-associated development.[7]

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[6] Section 86 of the ED Act.
[7] Section 84 of the ED Act.

2.2.6 State Interests

Relevant matters of State Interest have been considered in the preparation of this Scheme. State Interests will be considered further as part of the assessment of a PDA development application.[8,9]

2.2.7 Relationship with other legislation

In addition to assessment against the Scheme, development may require assessment against other State and Commonwealth legislation including, for example, the *Transport Infrastructure Act 1994, Environmental Protection Act 1994, Nature Conservation Act 1992, Plumbing and Drainage Act 2018, Building Act 1975* and the *Planning Act 2016* (Planning Act) including subordinate legislation.

In addition to a PDA development approval, approval under the *Planning Act 2016* may be required for certain development made assessable by the *Planning Regulation 2017*.

2.2.8 Local laws and by-laws

Local laws made under the *Local Government Act 2009* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

2.2.9 Relationship with the local government planning scheme

Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from making PDA-related development assessable under the *Planning Act 2016*.

However, the Scheme references various parts of the Redland City Plan as guidance material. If there is a conflict between the Scheme and the Redland City Plan or an assessment benchmark prescribed by the regulation under another Act, the Scheme prevails to the extent of any inconsistency.[10]

Unless defined in Schedule 3 of the Development Scheme or in the ED Act, the definitions in section 7 and administrative terms in schedule 4 of the Planning Regulation and Schedule 1 of the Redland City Plan 2018 apply to all development.

2.2.10 Interim Uses

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land, but may be appropriate for a short or medium-term period as the PDA develops.

An interim use:

1. may be subject to a limited duration, and
2. must not prejudice or delay appropriate long term uses, or infrastructure delivery envisaged by the PDA Development Requirements and the PDA Vision.

Relevant PDA Development Requirements also apply to all interim uses that are assessable development. The MEDQ may impose PDA development conditions limiting the operation, management or duration of an interim use, or the provision of infrastructure for an interim use.

Information to support a PDA development application for an interim use may include:

1. a suitability assessment,
2. an infrastructure demand assessment, and
3. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

[8] See Appendices 1 and 2 of EDQ Practice note 14. Section 87 of the ED Act states that any relevant state interest must be considered in deciding a PDA development application. The State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), provide guidance in identifying if a state interest is relevant to the assessment of a PDA development application.
[9] See Section 3.2.7 State Infrastructure and Facilities Network.
[10] Section 71 of the ED Act.

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2.2.11 Context Plans

The MEDQ may require a Context Plan to be submitted with a development application, explaining how the proposed development:

1. integrates with surrounding land and
2. does not prejudice the orderly and efficient development of surrounding land in a manner consistent with the Scheme.

A Context Plan does not form part of a PDA development approval, so it does not prescribe or set future development outcomes. Its role is to assist with the assessment of a PDA development application by demonstrating that the proposed development can proceed without compromising the future development potential of surrounding land or strategic infrastructure as required or anticipated by the Scheme.

2.2.12 Plan of Development[11]

A Plan of Development (POD) may be lodged and approved with a PDA development application. A POD:

1. may establish criteria for future development within the area to which it applies,
2. may include concept designs and deal with the sequencing of development, and
3. cannot apply to land that is not subject to the PDA application.

Schedule 1 (Categories of Development) and Schedule 2 (PDA Accepted Development) make development carried out in accordance with an approved POD, PDA Accepted Development.

Development that is not carried out in accordance with an approved POD is PDA Assessable Development, unless another provision of this development scheme applies, and requires a further PDA development approval.

The approval of a POD does not prevent the making of PDA Assessable Development applications for development that is not in accordance with the POD.

Where a subsequent PDA development approval is inconsistent with an approved POD, or would render the POD inoperable, the POD may require amendment to ensure it remains compatible with approved development.

2.2.13 PDA-Associated Development

PDA-Associated Development may be:

1. declared by regulation, or
2. identified as PDA-Associated Development in the relevant development instrument for the PDA.

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[11] See EDQ practice note no.10 Plans of Development.

2.3 PDA Vision

The Southern Thornlands PDA accommodates a variety of land uses including residential, commercial, mixed industry, schools and community facilities to meet the diverse demographic, social, cultural, economic and lifestyle needs of the community.

The PDA accommodates approximately 8,000 homes that meet residents' needs throughout their lives. Residential density is predominantly concentrated around centres and key public transport routes.

The PDA is supported by a district and local centres that meet the day-to-day needs of residents and workers, reinforcing and complementing existing centres rather than competing with them.

The PDA includes employment areas that accommodate a mix of business and industrial uses supporting local jobs and contributes to Redland's employment land requirements. Industry and Enterprise Areas are located along the main transport routes of Boundary Road and Mt Cotton Road ensuring they are accessible and well connected. An appropriate transition from employment and industrial uses to residential and sensitive uses will be provided.

Two state primary schools and one state high school, in addition to Sheldon College, support the local community's education needs.

A Green Network of parks, open spaces, waterways and habitat conservation areas, and environmental corridors sustain local biodiversity and natural ecological processes. The Green Network consolidates and rehabilitates important environments and landscape. Key waterways are protected and active transport pathways and stormwater management solutions are integrated with areas that do not contain significant vegetation.

Infrastructure to service the PDA is planned, delivered and managed to integrate with existing natural and developed systems.

The PDA will deliver a high degree of connectivity for both vehicles and active transport modes, providing safe and efficient access throughout and into the broader transport network.

2.4 PDA Structural Elements Plan and Criteria

The PDA Structural Elements identified support the delivery of the Southern Thornlands PDA Vision. These must be considered in preparing a PDA development application and in the assessment of PDA Assessable Development.

Map 3 and 4 provides a spatial depiction of the key Structural Elements of the Southern Thornlands PDA.

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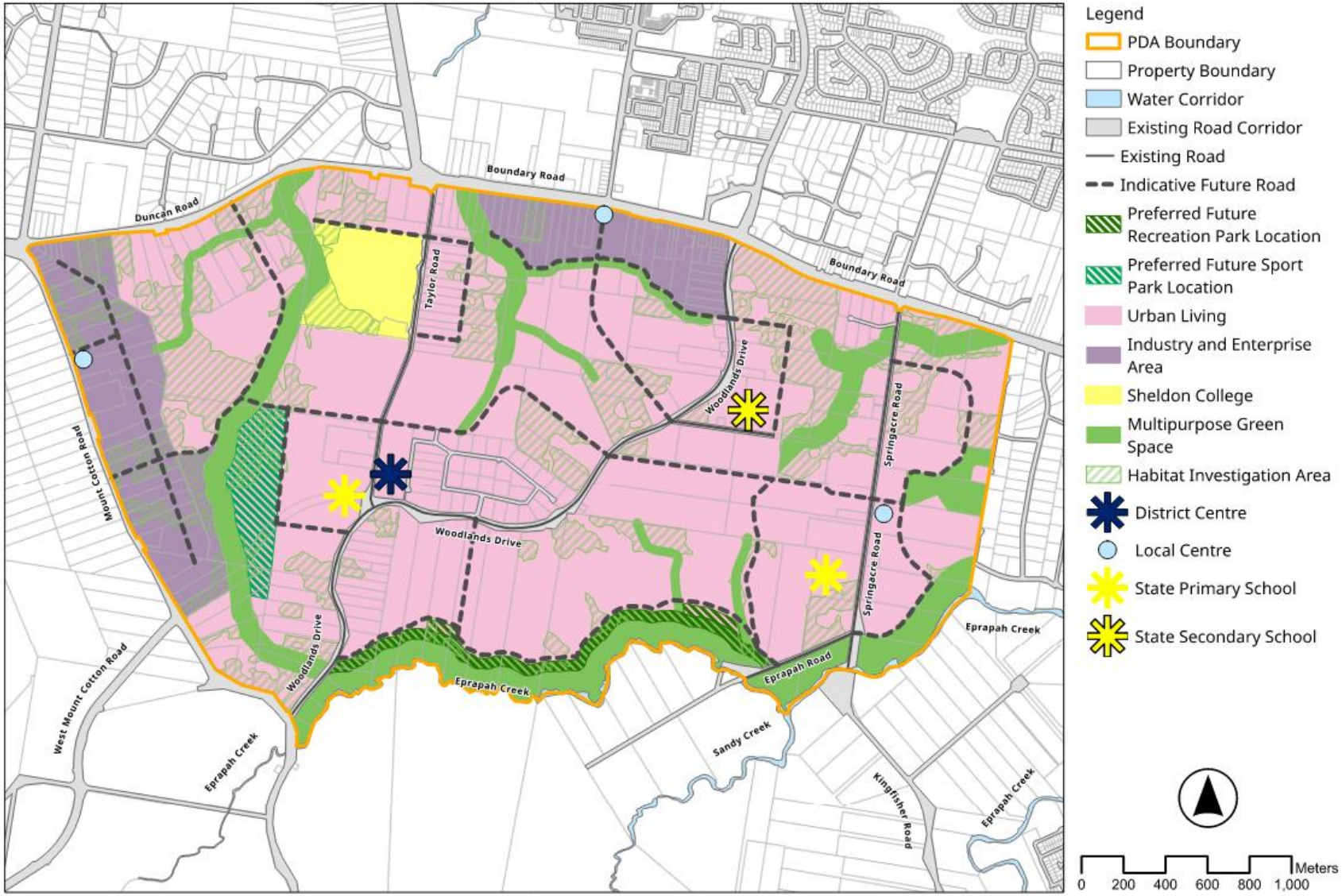
Map 3: Structural Elements Plan



2.4.1 PDA Structural Elements

2.4.1.1 Urban Living

Development delivers neighbourhoods that:

1. provide a range of lots sizes distributed throughout the neighbourhood to support a variety of homes, targeting a net residential density of 25 dwellings per hectare[12],
2. orientate blocks and lots having regard to site topography, prevailing breezes and thermal comfort,
3. maintain and enhance local landscape character, scenic amenity and important cultural landscapes by retaining mature vegetation and integrating natural features such as waterways and slope,
4. are cohesive and liveable, providing setbacks, site cover and built to boundary walls in accordance with EDQ Guidelines, to provide privacy to occupants and adjoining residents, maintain high levels of amenity and create suitable transitions and variation in height and form[13],
5. incorporate materials and finishes, including roofs, that minimise heat retention,
6. facilitate housing that provides for secondary dwellings, dual occupancies, terraces and multiple dwellings up to 3 storeys in height, particularly where in proximity to centres, schools and other activity nodes,
7. provide a permeable and legible street network that promotes walkability, connects to parks, schools and centres, and supports public and active transport modes,
8. provide adequate car parking, access and bicycle parking. Other servicing is in accordance with Redland City Plan provisions[14],
9. incorporate Crime Prevention Through Environmental Design (CPTED) principles to ensure safety and passive surveillance of streets and open spaces and mid-block links, and
10. deliver parks at a rate[15] which services the anticipated population of the PDA, designed and sited to service the needs of the community and complement the residential character of the area.

2.4.1.2 Industrial and Enterprise Area

The Industrial and Enterprise Area supports the employment needs and economic growth of Redlands.

Development in the Industrial and Enterprise Area:

1. provides a range of lot sizes and configurations to accommodate diverse business types, including small-scale enterprises, service industries, and larger industrial operations,
2. accommodates a wide range of compatible industrial and commercial activities, including low and medium impact industry, research and technology facilities, warehouses, service industry and small-scale offices (where complementary to industry uses),
3. supports complementary non-industrial activities where they provide a service to the local workforce, such as service stations, retail and commercial activities, hardware and trade supplies,
4. provides local centres[16] that complement and support the primary industrial and enterprise use at junctions or access roads,
5. minimises impacts of emissions on the natural environment, residential amenity and public health,
6. avoids impacts beyond the enterprise and employment area by providing a suitable transition and interface to the Urban Living area and locating lower impact uses at the periphery of the industrial area with a 100m transition to Urban Living areas within the PDA,

[12] See EDQ Guideline 01: Residential 30
[13] See EDQ Guideline 07: Low rise buildings
[14] See Redland City Plan Transport, servicing, access and parking code
[15] See Section 3 Infrastructure Plan
[16] See Structural Elements Map and Criteria – Centres

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7. incorporates appropriate mitigation measures into building design to minimise noise, vibration and light nuisance impacts beyond the boundary of the site, and minimises health and safety risks to surrounding land uses and individuals from uses involving the use, storage and disposal of hazardous chemicals and other hazardous materials[17],
8. does not include high impact industry or sensitive land,
9. facilitates flexible building design and site planning to support changing business needs, innovation, and long-term adaptability,
10. uses a variety of materials and delivers a distinctively industrial-commercial appearance[18],
11. promotes passive surveillance and activation of the street frontage with clearly identifiable and accessible entrances to the building and landscaping to promote high-amenity streetscapes, and
12. provides access from higher order roads to prevent heavy vehicles passing through residential areas and delivers a connected and legible movement network that supports efficient freight access and integration with surrounding land uses.

2.4.1.3 Centres

The District and Local Centres service the retail and commercial needs of the local community.

Table 1: Centres hierarchy

Centre Type	# of Centres	Role	Target GFA
District Centre	1	Full line supermarket and specialty retail	Up to: • 9,400m² retail floor space • 2,000m² of commercial office floor space • 1,300m² of health floor space
Local Centre	3	Local centres are the intermediate tier providing a wide range of goods and services that support the communities	Up to (per centre): • 3,900m² retail floor space • 1,000m² of commercial office floor space • 600m² of health floor space

Development in centres:

1. provides a mix of uses that support economic activity, community interaction, and day-to-day convenience for residents and workers,
2. complements the existing network of centres within Redland City by providing a District Centre and Local Centres that support the population growth within the PDA and have a gross floor area commensurate with the target gross floor area identified in Table 1,[19]
3. creates active frontages that provide a high-quality public realm and a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles including passive surveillance of the street and public spaces,
4. incorporates public and civic spaces that are safe, inclusive, and contribute to a sense of place,
5. ensures built form and architectural design reinforce the role and identity of the centre, with appropriate scale, massing, and articulation,

[17] Development involving the storage of a quantity of Work Health and Safety Regulation schedule 15 chemicals, equal to or exceeding 10% of their aggregate threshold, is referred to the Queensland Government Major Hazard Facilities Unit for advice.
[18] See EDQ Guideline 10: Industry and Business Areas
[19] See Redland City Plan for guidance on the hierarchy and scale of centres.

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6. locates car parking areas that do not dominate the street with rates in accordance with the Redland City Plan,
7. provides access via multiple transport modes such as walking, cycling, public transport and private vehicles, with priority given to active and public transport, and
8. incorporates landscaping and mature vegetation along boundaries, streets, in hard-stand areas, along major pathways, in the public realm and open space areas to create amenity, reduce heat exposure and to provide buffers to sensitive land uses.

2.4.1.4 Future State Schools

Two state primary schools and one state high school are required to support the ultimate population of the PDA and will be delivered over time.

Development facilitates State School sites by:

1. recognising and retaining the land required to accommodate the State schools identified on Map 3 and in Table 2, and
2. ensuring development does not compromise the ability for State School sites to be planned and delivered in accordance with the Department of Education's site selection and delivery processes[20].

Table 2: Preferred future State school sites

State School Site	Net Useable Area	Property Description
State Primary School 1 (SPS1)	7 hectares	Lots 3 RP105284, Lot 4 RP105284, Lot 1 RP104432 and Lot 2RP216886
State Primary School 2 (SPS2)	7 hectares	Lot 1 RP14834 and Lot 2 RP14834
State Secondary School (SSS)	12 hectares	Lot 1 RP216886

2.4.1.5 Sheldon College

Sheldon College provides vital education services to the community. Intensification of Sheldon College is considered consistent with the Vision for the PDA.

2.4.1.6 Green Network

The Green Network protects areas with significant natural environmental values and improves local amenity. It supports biodiversity, wildlife habitat, passive recreation and flood management by linking native vegetation and waterways within the PDA to larger areas of intact vegetation to the west.

Map 4 provide a spatial depiction of the Green Network in the PDA and is indicative of the planned outcome. The final alignment of the Green Network boundaries will be determined through site planning in the PDA development assessment process[21].

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[20] See Department of Education New School Site Selection Guidelines (September 2023), Design standards for Queensland Government education facilities (December 2025), and EDQ Guideline 11: Community Facilities for guidance on design principles and technical standards.

[21] Hatched areas indicate further investigations are required to determine the final extent of the Green Network. Hatched areas and solid areas are to be given equal weighting in assessment.

Map 4: Green Network - Strategic ecological corridors and habitat investigation areas

Development:

1. protects and strengthens local and regional ecological connectivity through the strategic ecological corridors identified on Map 4 with indicative average corridor widths as follows:
    a. significant corridor – 300m (Eprapah Creek, note 150m within the PDA)
    b. moderate corridors – 100m, and
    c. minor corridors – 50m
2. establishes core conservation areas within ecological corridor that:
    a. are on average 100m wide in significant corridors and 50m wide in moderate and minor corridors, measured from the top of bank
    b. prioritise environmental protection, ecological restoration and long-term land management through retention of significant vegetation, and
    c. establishes multi-purpose green space areas within the balance of ecological corridors, identified on Map 4, to accommodate compatible uses such as informal open space, low-impact recreation, active transport, flood management and stormwater infrastructure where these uses:
        i. do not compromise existing or future environmental values or corridor function, and
        ii. provide separation from areas of current or future bushfire hazard.[22]
3. maintains corridor integrity by:
    a. avoiding fragmentation through the careful location and design of development, infrastructure and earthworks,
    b. restricting development within corridors to uses that support conservation, rehabilitation and land management objectives, and
    c. addressing potential edge effects adjacent to ecological corridors or valuable ecological features through appropriate buffers and planting.[23]
4. implements good practice environmental management, including weed and pest control, erosion and sediment management, and rehabilitation using locally appropriate native species, to:
    a. restore degraded land,
    b. enable revegetation within and adjacent to strategic ecological corridors, and
    c. offset unavoidable vegetation clearing elsewhere within the PDA.
5. manages impacts on significant vegetation identified on Map 4 as Habitat investigation area by:
    a. considering site-specific ecological investigations,
    b. avoiding impacts on areas of high ecological or habitat value,
    c. minimising and mitigating impacts where avoidance is not practicable, and

allowing clearing of isolated or lower value habitat where it does not disrupt a critical ecological linkage.

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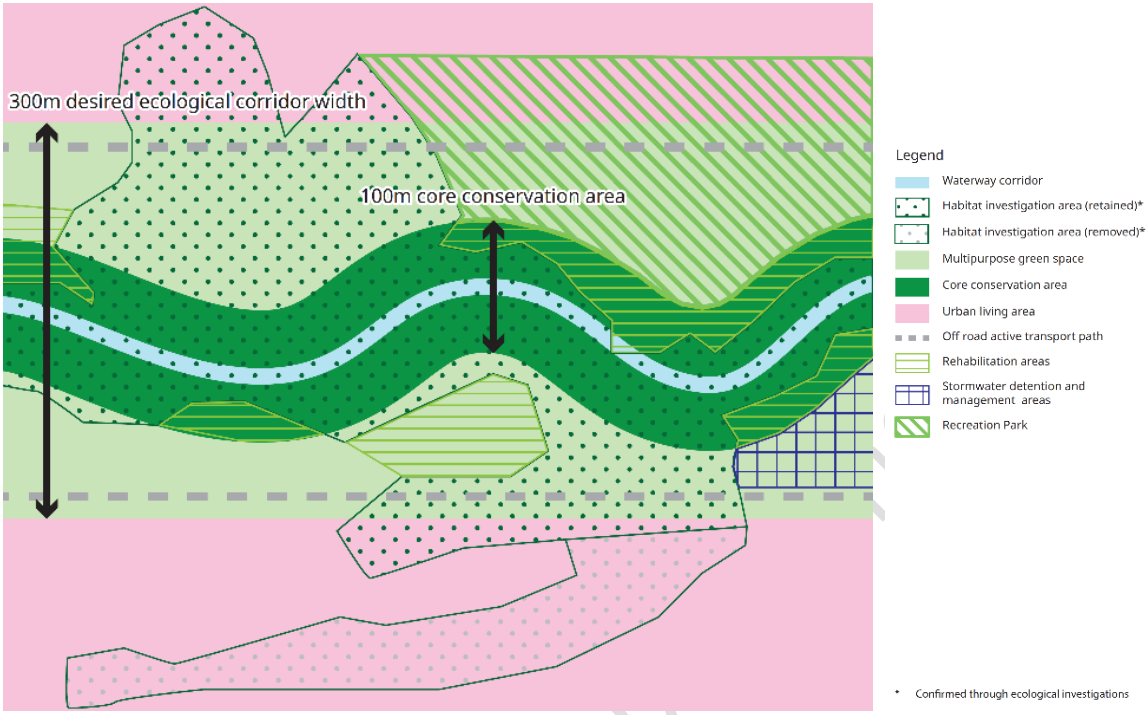
[22] See Chapter 8 of the Bushfire Resilient Communities Technical Reference Guide (QFES 2019).
[23] See EDQ Guideline no. 18: Development interfaces.

Figure 2 demonstrates how multiple characteristics of the Green Network can be incorporated into the design and function of strategic ecological corridors.

Figure 2: Design and Function of Strategic Ecological Corridors



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2.5 PDA Wide Criteria

2.5.1 Transport and Connectivity

2.5.1.1 General

Development provides an effective, efficient and integrated movement network that is consistent with the transport network in Section 3 and delivers a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport modes for local trips.

2.5.1.2 Roads[24]

Development delivers a road network that:

1. connects new roads and existing roads upgrades in the PDA and sub-regional roads and intersection upgrades external to the PDA,
2. has a functional hierarchy that provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas,
3. connects centres in the PDA with the neighbourhoods they serve, and
4. accommodates a range of users including pedestrians, cyclists, people on public transport and those in private and service vehicles.

2.5.1.3 Public and Active Transport

Development contributes to:

1. providing a public transport network and supporting infrastructure that: connects residents to key destinations within the PDA and is integrated with the active transport network, and
2. a continuous and legible active transport network that provides safe, direct and convenient walking and cycling connections to and through key destinations, including on and offroad connections[25].

2.5.2 Infrastructure

Development:

1. supports the efficient and effective delivery and operation of infrastructure as outlined in Section 3,
2. provides infrastructure and services in a timely and coordinated manner to support land uses and works,
3. ensures all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity,
4. allows for future advancements in technology,
5. ensures infrastructure and services are located and designed to maximise efficiency and ease of maintenance,
6. wherever possible, collocates services in shared corridors/easements to minimise the infrastructure or services footprint, and
7. facilitates opportunities for integrated localised water, wastewater, waste, energy or other systems provided they do not:
    a. result in adverse impact on amenity,
    b. impede the ability to develop, and
    c. affect the delivery of planned infrastructure.

[24] Refer to Section 3 Infrastructure Plan for trunk network design standards and network plans.
[25] Active transport paths are of a sufficient width and include appropriate levels of shade and embellishments in accordance with Section 3 of this document.

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2.5.3 Parks

Parks:

1. function as multi-purpose destinations, serve multiple neighbourhoods, accommodate a range of active and passive recreation activities and support community gathering and events,
2. are co-located and integrated with other community facilities and environmental corridors to enhance usability, landscape character and network connectivity,
3. are located to maximise accessibility, visibility and safety by integration with walking and cycling networks, centres, schools and other community infrastructure where appropriate,
4. provide walkable, local-scale open space that supports informal recreation, social interaction and neighbourhood amenity, and
5. are of a size, configuration and form suitable to accommodate their intended function, without being unduly constrained by environmental hazards, infrastructure or servicing requirements.

2.5.4 Waterways

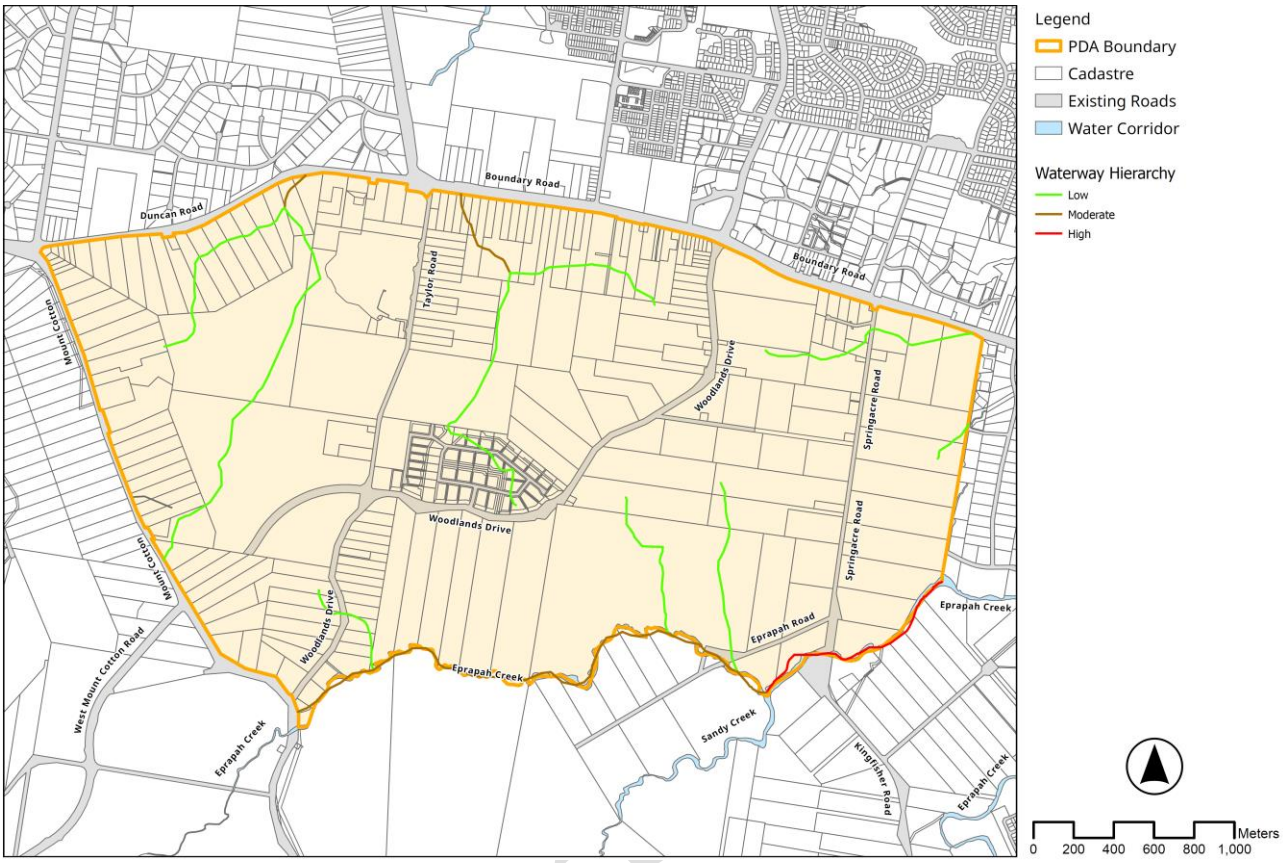
Development:

1. is located, designed and operated to protect aquatic habitat,
2. avoids, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on aquatic species and aquatic habitat values within the waterway,
3. retains waterways of High or Moderate significance (in accordance with Map 5) in their existing alignment,
4. may realign waterways of Low significance (as shown on Map 5) provides the classification of waterways in the PDA.
5. Map 5 shows where a diversion is designed to replicate natural waterway processes and ecological functions. Acceptable solutions may include designs that:
    a. are of the same length or greater than that existing waterway,
    b. tie in with the natural bed levels upstream (where relevant) and down,
    c. are a relatively constant upstream to downstream grade,
    d. are concave in shape so that lower flows are concentrated in the bottom of the channel, and
    e. are an open channel that contains natural fish habitat features.

Map 5 provides the classification of waterways in the PDA.

PROPOSED - for public notification

Map 5: Waterway Classification



2.5.5 Community Safety, Natural Hazards and Development Constraints

2.5.5.1 Natural Hazards

Development responds to mapped natural hazards by:

1. designing, siting and locating development in any area subject to a constraint to minimise the potential risk to people, property and the environment through avoidance of the hazard in the first instance to achieve a tolerable or acceptable risk,
2. ensuring effective and efficient disaster management response and recovery capabilities for both existing and new development areas, and
3. ensuring community infrastructure and State School infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.

2.5.5.2 Bushfire

Development:

1. avoids areas of bushfire hazard[26] to the greatest extent practical
2. is located in areas of lowest risk from bushfire,
3. for vulnerable uses, difficult to evacuate uses and assembly uses is not located in areas of bushfire risk, and if it is, manages potential impacts from bushfire hazard using measures that minimise and mitigate the risk to life and property from bushfire hazard to a tolerable level or acceptable level,

[26] Where located in a bushfire prone area as per the State Planning Policy mapping, development is supported by a Bushfire Hazard Assessment or Management Plan. Refer to relevant supporting material from Council and Queensland Fire Department for guidance on the preparation of a Bushfire Hazard Assessment or Management Plan.

4. avoids the potential for entrapment during a bushfire by providing alternate egress routes that are not subject to the same or higher level of hazard, and
5. provides effective separation from sources of bushfire risk.

2.5.5.3 Flood Risk Management

Development

1. minimises risk to life, property, community, economic development and the environment from flood hazard,
2. is appropriate for the flood hazard category, [27][28]
3. mitigates flood risk through site planning, stormwater management, and appropriate finished floor levels,
4. incorporates flood-resilient design measures such as elevated structures and water-resistant materials, and
5. provides suitable access and evacuation routes, including for emergency services.

2.5.5.4 Emissions

Development [29]:

1. avoids, or where this is not reasonably possible, minimises and mitigates:
   a. impacts of emission on the natural environment, residential amenity and public health[30],
   b. impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the building design)[31]
   c. impacts from light and nuisance.
2. of sensitive land uses is located, designed and managed to avoid adverse impacts from emissions (including odour, dust and air pollutants) generated by existing or approved poultry farming activities,
3. does not constrain the lawful ongoing operation of existing poultry farms operating under an Environmentally Relevant Activity permit,
4. demonstrates compliance with the Environmental Protection Policy (Air), including relevant air quality objectives and odour criteria, and
5. proposed in proximity to poultry farms is sited and incorporates measures in layout and design that minimise exposure of sensitive receptors to emissions.

2.5.5.5 Contaminated Land[32]

Development:

1. avoids, or where not practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land,

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[27] See the Flood and Storm Tide Hazard Overlay Map prepared by Redland City Council and the requirements, standards and guidelines identified in the Redland City Plan Flood overlay code and Flood planning scheme policy.
[28] To the extent the SPP has not been identified in the Redland City Plan, the Assessment Benchmarks – natural hazards, risk and resilience is to be considered.
[29] Environmental Protection Act and Environmental Protection Policy (Air)
[30] See the *Environmental Protection Act 1994* and relevant policies relating to the management of emissions.
[31] See Transport and Main Roads' 2013 Transport Noise Management: Code of Practice: Volume 1 (Road Traffic Noise), Transport Noise Management: Code of Practice, Development Affected by Environmental Emissions from Transport Policy, Department of Transport and Main Roads 2016, Transport Noise Management: Code of Practice: Volume 2 – Construction Noise and Vibration, and where relevant, the Queensland Development Code Mandatory Part 4.4 "Buildings in a Transport Noise Corridor", each as amended or replaced from time to time.
[32] Development on contaminated land under the EPA 1994 must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act.

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2. ensures the land is suitable for its proposed future use,
3. for sensitive uses is protected from the impacts of previous hazardous activities, and
4. implements management measures to prevent contamination spreading beyond its existing extent due to development activities.

2.5.5.6 Potential and actual Acid Sulfate Soils

Development

1. involving filling or excavation or any other form of development that may disturb potential or actual acid sulfate soils (ASS) is to be supported by appropriate ASS investigation reports,
2. mitigates environmental risks from acid sulfate soils by:
3. ensures ASS is treated in accordance with current best practice in Queensland[33], and
4. ensures disturbance of ASS is:
   a. avoided to the greatest extent practical, and is
   b. managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health

2.5.5.7 Landslide Hazard

Development in areas at risk of landslide[34] mitigates landslide risk to people and property through appropriate site planning and landslide-resilient design, including responsive built form, terracing, retaining structures and slope stabilisation.

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[33] See Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines v4.0, Department of Science, Information, Technology, Innovation and the Arts, 2014.
[34] See Landslide Hazard Overlay Map and Code contained in the Redland City Council Planning Scheme.

3 Infrastructure Plan

3.1 Purpose

The purpose of the Infrastructure Plan is to ensure that the Vision is achieved through:

1. integrating infrastructure delivery with outcomes established in the land use plan,
2. identifying the infrastructure responsibilities of the local government, State Government, water supply and sewer provider or developers,
3. identifying trunk infrastructure and associated schedules of works,
4. providing a basis for imposing conditions on development approvals increasing demand on the relevant infrastructure networks,
5. identifying Development Charges trunk infrastructure provision for the following PDA networks:
    a. water supply
    b. sewerage
    c. stormwater
    d. transport
    e. land for local government community facilities
    f. parks
6. setting out how credits, offsets and refunds are treated in relation to Development Charges.

3.1.1 Infrastructure Network

The following infrastructure networks require enhancements or additions to support growth in the PDA:

1. Local Government transport
2. Local Government community facilities
3. parks
4. stormwater
5. sewerage
6. water supply
7. State Roads and transport facilities
8. State community facilities
9. electricity and gas
10. telecommunications.

3.1.2 Infrastructure Charges

The infrastructure planned for the PDA falls into one of the following categories:

1. trunk infrastructure (Municipal and Sub-regional infrastructure),
2. non-trunk infrastructure, or
3. other infrastructure.

3.1.2.1 Trunk Infrastructure

Trunk infrastructure is the higher order shared infrastructure that is planned to service the wider catchments within the PDA (Municipal) or external to the PDA (Sub-regional). Trunk infrastructure may be delivered by the relevant infrastructure provider, including Redland City Council, or by developers if required by a condition of a PDA development approval. Trunk infrastructure may be wholly or partly funded by Development Charges.

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3.1.2.2 Non-trunk Infrastructure

Non-trunk Infrastructure is lower order infrastructure which generally services a single development site, is internal to a development site, or connects the development site to trunk infrastructure and protects or maintains the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component.

Non-trunk infrastructure will be provided by the developer, in accordance with the ultimate asset owner's requirements and as specified in a condition of a PDA development approval. Non-trunk infrastructure will not be eligible for a Development Charges offset.

3.1.2.3 Other Infrastructure

Other Infrastructure may include:

1. State community facilities, State transport facilities and State-controlled road infrastructure,
2. Council infrastructure items that are not funded from Southern Thornlands PDA development charges, and
3. Electricity, gas or telecommunications networks.

Other infrastructure will be delivered by State government, Council, other infrastructure providers or by developers who may be required to have regard to, deliver or preserve land for the purposes of enabling and/or providing this infrastructure by a condition of a PDA development approval.

State expenditure on infrastructure (including public passenger transport servicing and/or infrastructure) will be subject to normal budgetary processes and any subsequent approved state agency investment program. The provision of infrastructure (including public passenger transport servicing and/or infrastructure) by the State and other providers is not determined by the PDA declaration and follows separate planning processes governed by other legislation.

3.2 Infrastructure Networks

3.2.1 Sewerage Network

3.2.1.1 Desired Standard of Service

The South East Queensland (SEQ) Water Supply and Sewerage Design and Construction Code 2020 design criteria has been adopted for key parameters and design standards.

Table 3: SEQ Sewerage Design and Construction Code Design Criteria

Provision	Specification
Loading	
Average Dry Weather Flow (ADWF)	210 L/EP/d for existing systems 200 L/EP/d for proposed systems
Peak Wet Weather Flow (PWWF)	5 x ADWF
Gravity Network	
Proposed system depth of flow	75% pipe diameter
Minimum Pipe Grade	DN225 – 1:300 >=DN300 – 1:400
Rising Mains	
Minimum velocity	0.75 m/s
Maximum velocity	3.0 m/s
Preferred velocity	1 – 1.5 m/s
Pump Stations	
Total pump capacity	PWWF
Pump Configuration	Duty Assist
Operational Storage	0.9*Q/N, where Q = total pump capacity, N = pump starts
Emergency Storage*	4 hours ADWF in local catchment

* Emergency storage has not been assessed for the PDA due to the maturity of the network. The local reticulation network can greatly influence available emergency storage.

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3.2.1.2 Sewer Asset Types

The following Asset Types are trunk infrastructure for the Southern Thornlands PDA Sewer network:

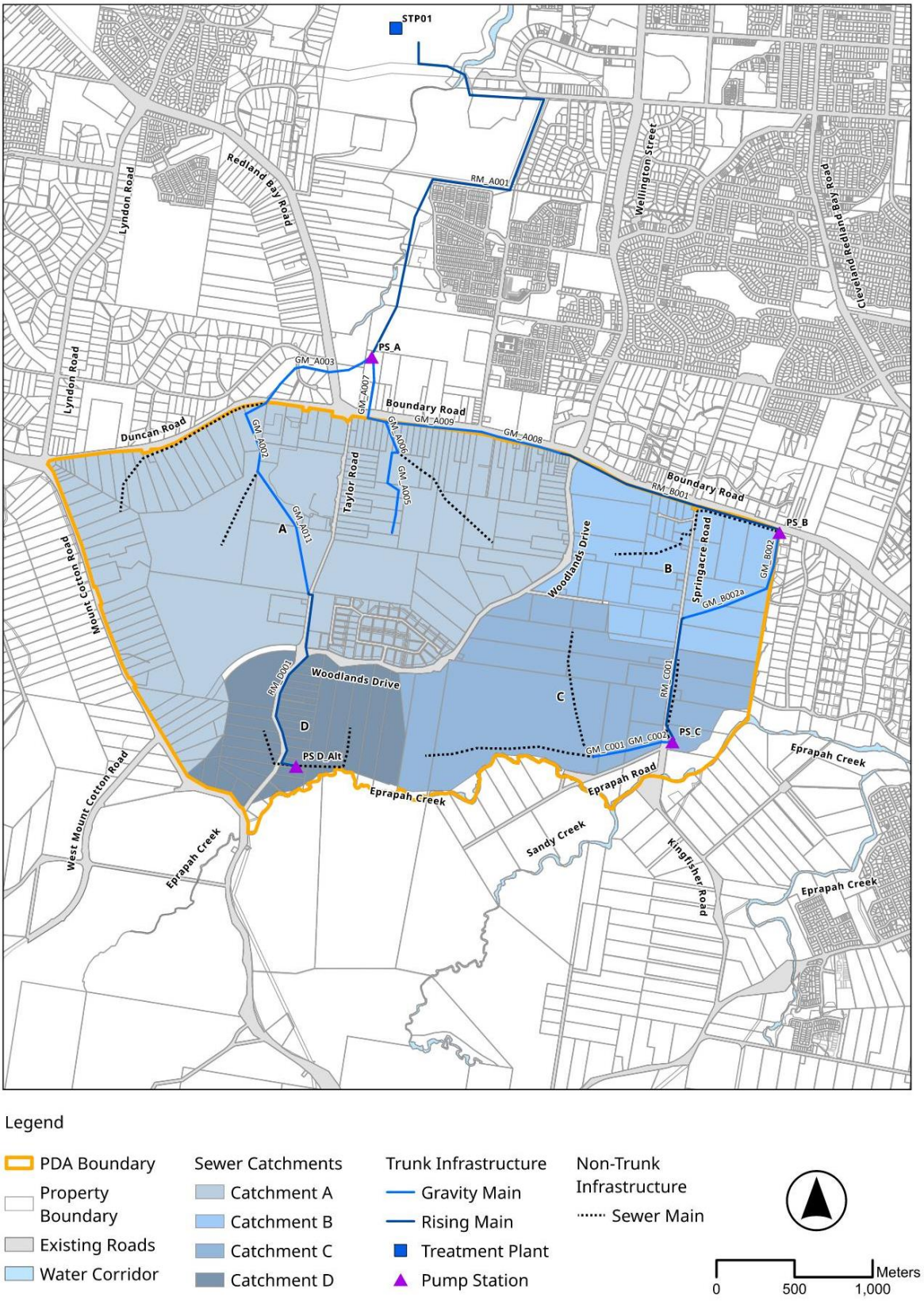
1. Pump Stations,
2. Rising mains associated with a trunk pump station,
3. Gravity Mains with an internal diameter of 300mm or greater, and
4. Gravity Mains with an internal diameter of less than 300mm, where identified as trunk infrastructure on the Sewerage Network – Municipal and Sub-regional map, and where providing a critical link function to ensure the function and continuity of the wider trunk infrastructure network.

3.2.1.3 Sewerage Network Infrastructure Plans

The plans for the Southern Thornlands PDA Sewerage network trunk infrastructure are shown on Map 6.

PROPOSED - for public notification

Map 6: Sewerage Network – Municipal and Sub-regional



3.2.1.4 Schedule of Works

This Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 4: Schedule of works – Municipal Sewerage Network

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
PS_A	Pump Station	264 L/s (185kW), Wet well 4.8m dia, 5.06m depth	2027	37,500	1,496,485	224,473	299,297	2,020,255	2,057,755	2,057,755
PS_B	Pump Station	111 L/s (79 kW), Wet well 3.5m dia, 3.9m depth	2031	37,500	1,149,132	172,370	229,826	1,551,328	1,588,828	1,588,828
PS_C	Pump Station	70 L/s (31 kW), Wet well 3m dia, 3.61m depth	2028	37,500	1,052,737	157,911	210,547	1,421,195	1,458,695	1,458,695
PS_D	Pump Station	28 L/s (15 kW), Wet well 3m dia, 3.77m depth	2046	37,500	1,116,656	167,498	223,331	1,507,486	1,544,986	1,544,986
GM_A002	Gravity Main	300mm dia, 534m length	2031		777,367	116,605	155,473	1,049,446	1,049,446	1,049,446
GM_A003	Gravity Main	375mm dia, 823m length	2031		1,343,113	201,467	268,623	1,813,202	1,813,202	1,813,202
GM_A005	Gravity Main	300mm dia, 593m length	2031		865,885	129,883	173,177	1,168,945	1,168,945	1,168,945
GM_A006	Gravity Main	375mm dia, 209m length	2031		332,208	49,831	66,442	448,481	448,481	448,481
GM_A007	Gravity Main	450mm dia, 522m length	2027		966,250	144,937	193,250	1,304,437	1,304,437	1,304,437
GM_A008	Gravity Main	375mm dia, 531m length	2027		1,127,093	169,064	225,419	1,521,576	1,521,576	1,521,576
GM_A009	Gravity Main	375mm dia, 617m length	2027		1,302,423	195,363	260,485	1,758,271	1,758,271	1,758,271
GM_A011	Gravity Main	225mm dia, 862m length	2041		1,094,510	164,176	218,902	1,477,588	1,477,588	1,477,588
GM_B002a	Gravity Main	300mm dia, 565m length	2031		827,579	124,137	165,516	1,117,231	1,117,231	1,117,231
GM_B002	Gravity Main	375mm dia, 371m length	2031		587,171	88,076	117,434	792,681	792,681	792,681
GM_C001	Gravity Main	300mm dia, 224m length	2036		329,855	49,478	65,971	445,305	445,305	445,305

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ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
GM_C002	Gravity Main	375mm dia, 276m length	2036		451,965	67,795	90,393	610,152	610,152	610,152
RM_A001	Rising Main	450mm dia, 3,354m length	2027		2,771,707	415,756	554,341	3,741,805	3,741,805	3,741,805
RM_B001	Rising Main	375mm dia, 1,486m length	2027		1,421,353	213,203	236,892	1,918,826	1,918,826	1,918,826
RM_C001	Rising Main	300mm dia, 807m length	2028		564,144	84,622	112,829	761,594	761,594	761,594
RM_D001	Rising Main	225mm dia, 1,416m length	2046		953,425	143,014	190,685	1,287,124	1,287,124	1,287,124
			Totals	**150,000**				**27,716,927**	**27,866,927**	**27,866,927**

Table 5: Schedule of works – Sub-regional Sewerage Network

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($m)	PDA Apportioned Cost ($m)
SR_S01	Sewer Treatment	Treatment and Effluent Disposal Works	2027						15	15
SR_S02	Sewer Treatment	Treatment and Effluent Disposal Works	2028						50	50
SR_S03	Sewer Treatment	Treatment and Effluent Disposal Works	2029						44	44
			Totals						**109**	**109**

PROPOSED - for public notification

3.2.2 Water Supply Network

3.2.2.1 Desired Standard of Service

The SEQ Water Supply and Sewerage Design and Construction Code (2020) design criteria have been adopted for key parameters and design standards. Average day and non-revenue water unit demands have been adopted from the 2022 Redlands Water Supply Masterplan.

Table 6: SEQ Water Supply Design and Construction Code (2020) Design Criteria

Provision	Specification	Source
Loading		
Average Day Demand (ADD)	215 L/EP/d	2022 RCC Water Supply Masterplan
Non-Revenue Water (NRW)	15 L/EP/d	2022 RCC Water Supply Masterplan
Peak Day Demand (PDD)	2 x ADD	SEQ Code (same as 2022 RCC Water Supply Masterplan)
Peak Hour Demand (PHD)	2 x PDD for Low and Medium Density Residential 1.75 x PDD for High Density Residential 1.4 x PDD for Non-Residential	SEQ Code (same as 2022 RCC Water Supply Masterplan)
Servicing Requirements		
Minimum Service Pressure	22m	SEQ Code
Target Maximum Service Pressure	55m	SEQ Code
Maximum Velocity	2.5m/s	SEQ Code
Maximum Head loss	3m/km for DN >=200mm	SEQ Code
Reservoir Storage	3 x (PD – MDMM) + Emergency Storage (ground level)	SEQ Code

3.2.2.2 Water Supply Asset Types

The following asset types are trunk infrastructure for the Southern Thornlands PDA Water Supply network:

1. Water Reservoir,
2. Water Mains with an internal diameter of 250mm and greater, and
3. Water Mains with an internal diameter less than 250mm where identified as trunk infrastructure in the Water Supply Infrastructure Plans, and where providing a critical link/loop function to ensure the function and continuity of the wider trunk infrastructure network.

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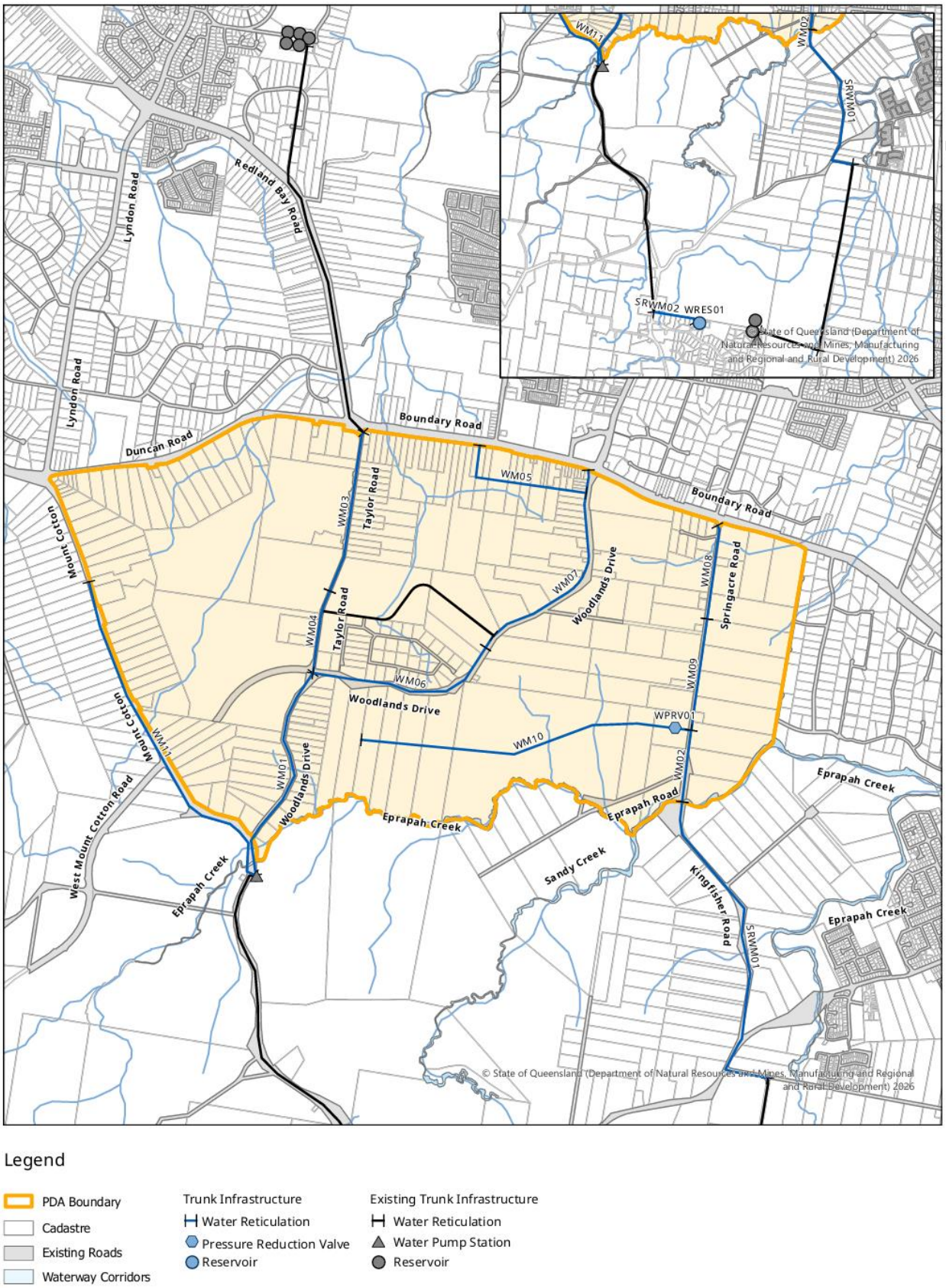
3.2.2.3 Water Supply Infrastructure Plans

The plans for the Southern Thornlands PDA Water Supply Network are shown on Map 7.

Map 7: Water Supply Network



Legend

- PDA Boundary
- Cadastre
- Existing Roads
- Waterway Corridors

Trunk Infrastructure
- Water Reticulation
- Pressure Reduction Valve
- Reservoir

Existing Trunk Infrastructure
- Water Reticulation
- Water Pump Station
- Reservoir

3.2.2.4 Schedule of Works

The Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 7: Schedule of Works – Water Supply Network – Municipal

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
WRES01	Water Main	8ML	2031	0	8,075,000	1,211,250	1,615,000	10,901,250	10,901,250	10,901,250
WM01	Water Main	DN450, 1,400m length	2031	0	2,408,772	361,316	481,754	3,251,842	3,251,842	3,251,842
WM02	Water Main	DN375, 450m length	2029	0	613,416	92,012	122,683	828,111	828,111	828,111
WM03	Water Main	DN200, 1,078m length	2034	0	576,556	86,483	115,311	778,350	778,350	778,350
WM04	Water Main	DN300, 482m length	2034	0	302,795	45,419	60,559	408,773	408,773	408,773
WM05	Water Main	DN200, 889m length	2044	0	467,718	70,158	93,544	631,420	631,420	631,420
WM06	Water Main	DN300, 1,162m length	2039	0	735,800	110,370	147,160	993,331	993,331	993,331
WM07	Water Main	DN300, 1,458m length	2044	0	911,859	136,779	182,372	1,231,010	1,231,010	1,231,010
WM08	Water Main	DN200, 692m length	2029	0	354,662	53,199	70,932	478,794	478,794	478,794
WM09	Water Main	DN300, 581m length	2029	0	364,189	54,628	72,838	491,656	491,656	491,656
WM10	Water Main	DN300, 2,211m length	2049	0	1,382,442	207,366	276,488	1,866,296	1,866,296	1,866,296
WM11	Water Main	DN200, 2,156m length	2049	0	1,111,463	166,720	222,293	1,500,476	1,500,476	1,500,476
SRWM01	Water Main	DN375, 2,130m length	2029	0	2,903,500	435,525	580,700	3,919,725	3,919,725	3,919,725
SRWM02	Water Main	DN600, 562m length	2046	0	1,086,697	163,005	217,339	1,467,041	1,467,041	1,467,041
			Totals	**0**				**28,748,074**	**28,748,074**	**28,748,074**

PROPOSED - for public notification

3.2.3 Transport Network

3.2.3.1 Desired Standard of Service

3.2.3.2 Transport Network Asset Types

The following asset types are trunk infrastructure for the Southern Thornlands PDA:

1. Road network
   a. Trunk Connector (4 lanes)
   b. Trunk Connector (2 lanes)
   c. Industrial Connector
   d. Intersections, at intersecting trunk roads
   e. Bridges associated with trunk roads
   f. Culverts associated with trunk roads.
2. Active transport network:
   a. In trunk road corridor:
      i. Footpaths
      ii. Cyle paths
   b. Off Road:
      iii. Cycle paths

3.2.3.3 Transport Network Design Criteria

PDA Guideline No. 6 Street and Movement Network has been adopted as the trunk road design standard for the Southern Thornlands PDA. Standards specified in Table 8, Table 9 and Figures 3, 4 and 5 prevail where they differ from the PDA Guideline.

Table 8: Road Design Standards

Street Type	Industrial Connector	Trunk Connector (2-lane road)	Trunk Connector (4-lane road)
Reservation	22 m	22 m for a 2-lane road	32 m for a 4-lane road
Median (width)	Not required unless identified through detailed design for safety reasons.	2-lane: optional	4-lane: 5 m
Trafficable Lane Width	4 m	3.5 m	3.5 m
Parking	2.5 m parking lane on both sides	No on street parking	No on street parking
Bus Route	No	Yes	Yes
Bus facilities[35]	No	Indented bus bays	Indented bus bays
Verge width	4.5 m	6 m for a 2-lane road	6.5 m for a 4-lane road
Footpath	1.5 m on both sides	1.5 m on both sides	1.5 m on both sides
Cycle lane	No	Separated 2 m cycle path in the verge on both sides	Separated 2.5 m cycle path in the verge on both sides
Property Access	Direct vehicle access is generally not permitted.		

[35] See EDQ Guideline no. 13 Engineering Standards, and subject to PT service planning at the time of development assessment. Additional verge width may be required at locations where indented bays are proposed.

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Posted Speed	50 km/h	50-60 km/h	50-60 km/h
Intersection Spacing	150 m minimum	300 m minimum	300 m minimum

Figure 3: Cross section – Trunk Connector (4 lanes)

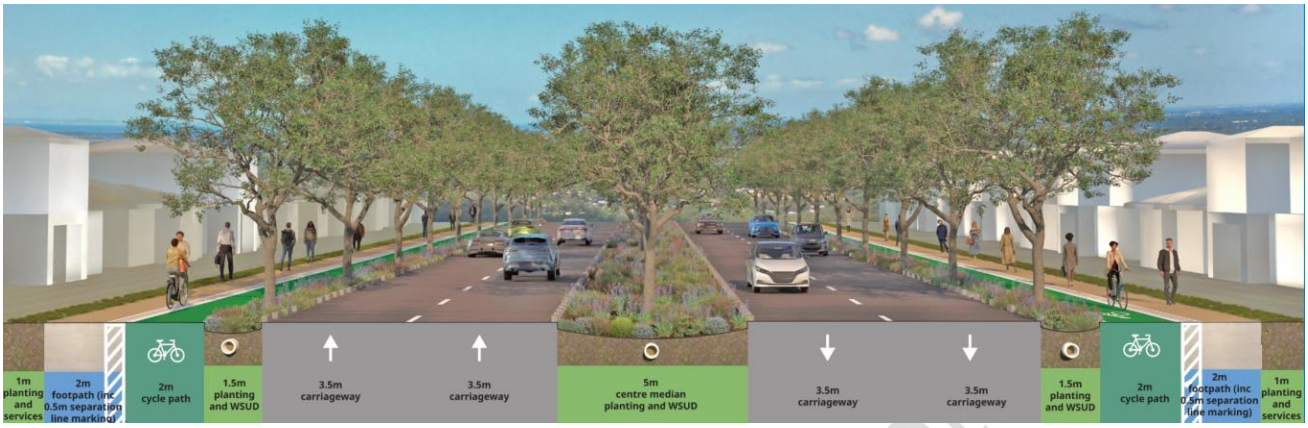


Figure 4: Cross section – Trunk Connector (2 lanes)

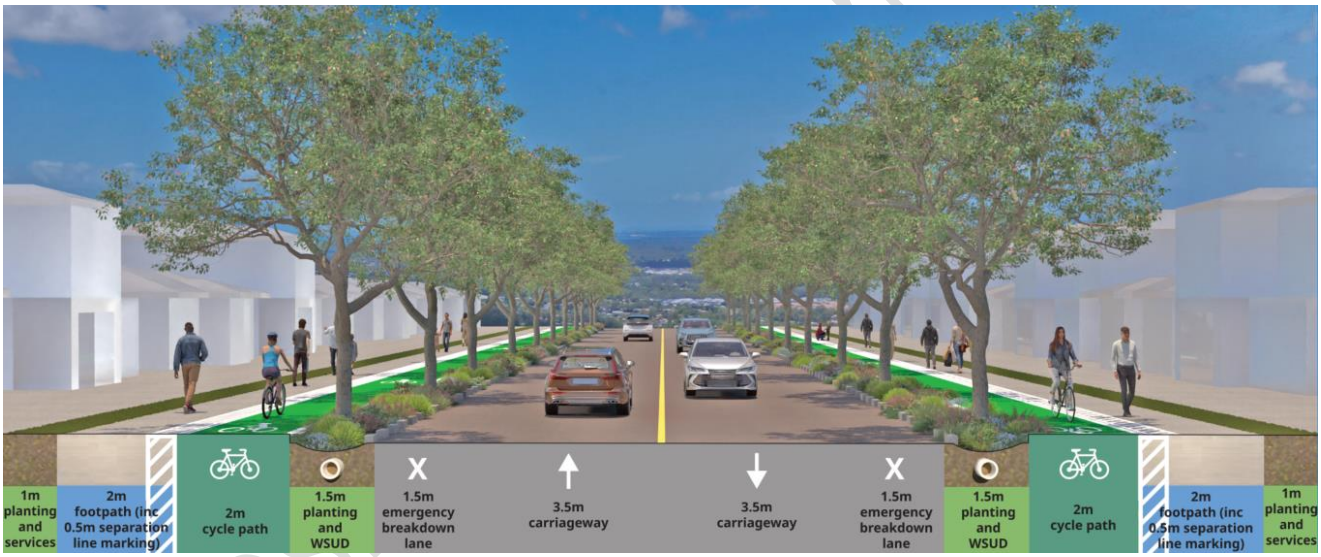


Figure 5: Cross section – Industrial Connector

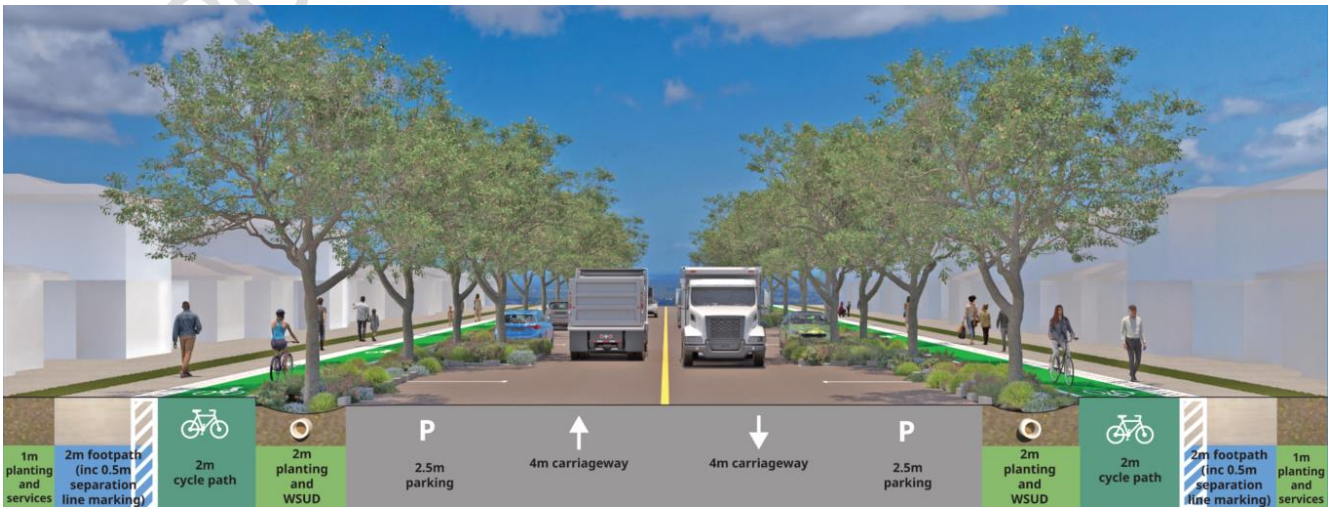


Figure 6: Cross section – District Collector (2 Lanes)

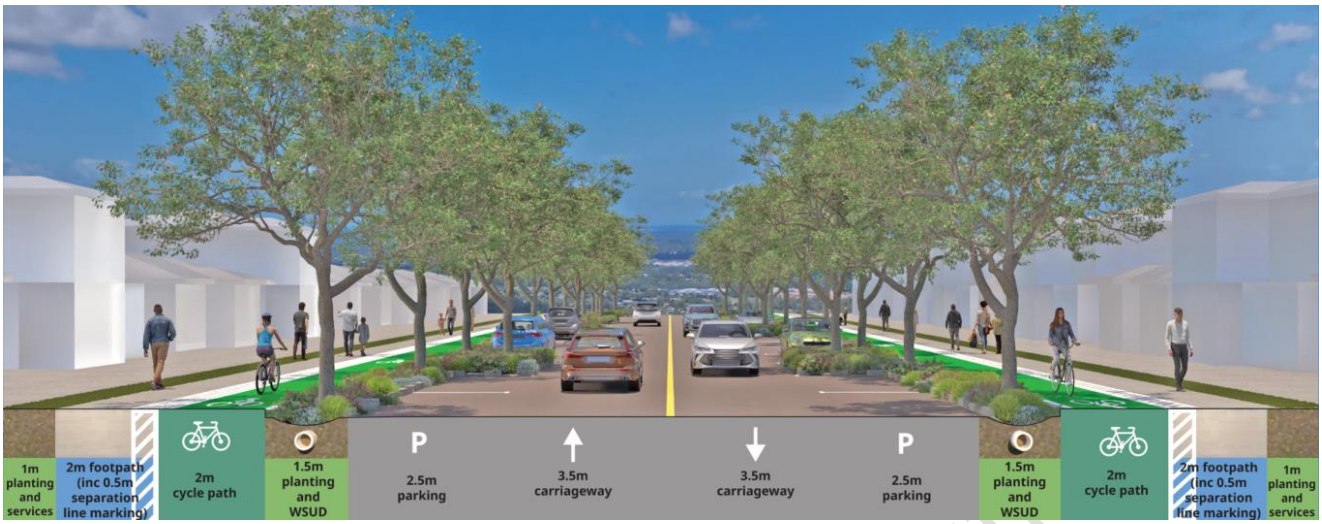


Table 9: Active Transport Network - Out-of-Road Corridor Design Standards

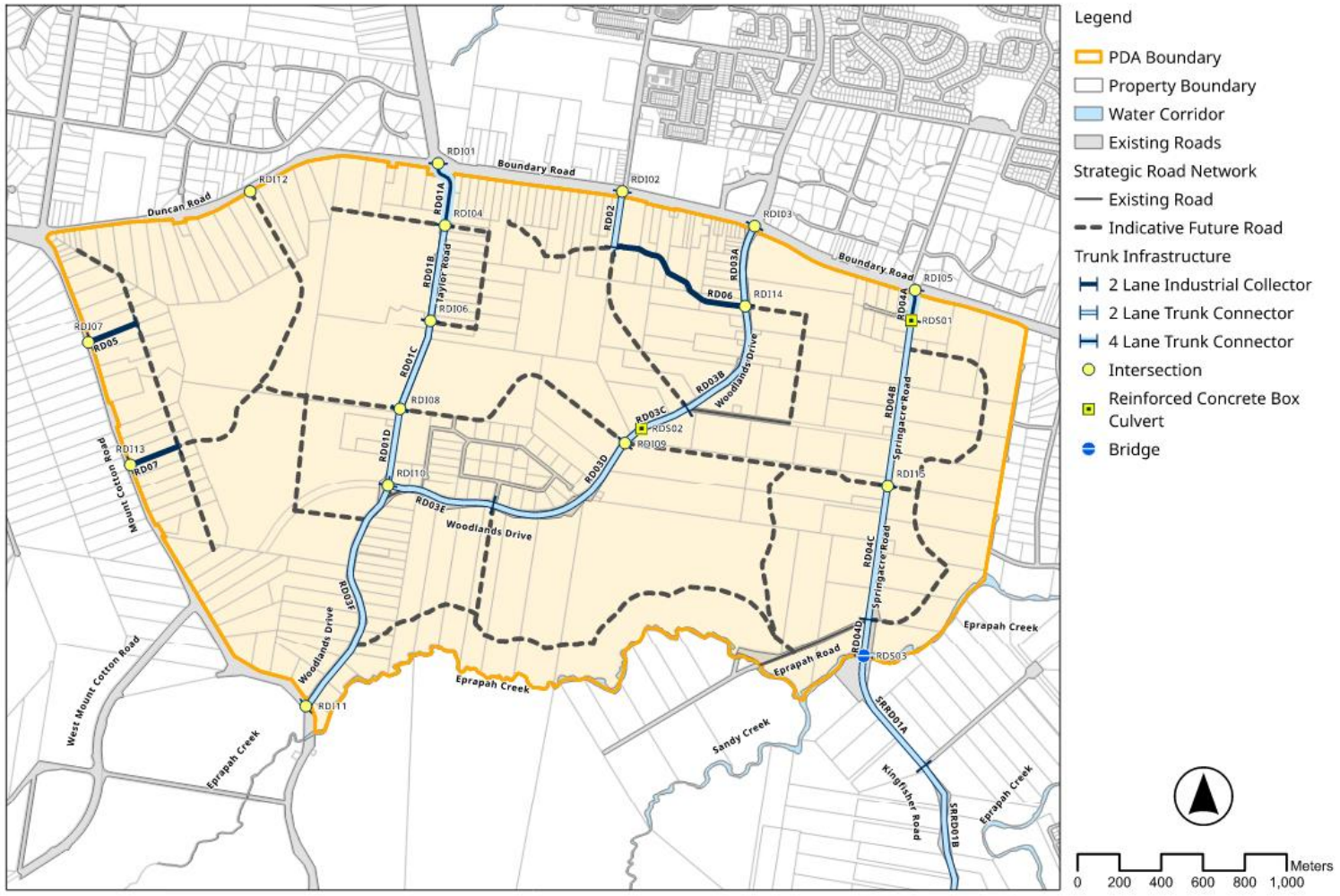
Description	Other requirements
3.5 m Shared pathway	1.5 m clearance on either side of shared pathway Preferred to be located within or adjacent to Green Network Where constraints apply – a minimum 6 m dedicated corridor

PROPOSED - for public notin

3.2.3.4 Plans for Trunk Infrastructure

Plans for the Southern Thornlands PDA Transport and Active Transport Network is shown on Maps 8 and 9.

Map 8: Transport Network Plan - Municipal and Sub-regional Road Corridors, Intersections and Structures



Map 9: Active Transport Network Plan - Municipal and Sub-regional Routes

3.2.3.5 Schedule of Works

The Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 10: Schedule of Works – Transport Network – Municipal Road Corridors

ID	Asset Type	Hierarchy	# of Lanes	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency excluding Land (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RD01A	Road	Trunk Connector	4 lanes	Taylor Road	2034	275,400	4,553,743	683,062	910,749	6,147,554	6,422,954	6,422,954
RD01B	Road	Trunk Connector	2 lanes	Taylor Road	2034	0	5,084,485	762,673	1,016,897	6,864,055	6,864,055	6,864,055
RD01C	Road	Trunk Connector	2 lanes	Taylor Road	2034	68,250	4,953,835	743,075	990,767	6,687,677	6,755,927	6,755,927
RD01D	Road	Trunk Connector	2 lanes	Taylor Road	2034	61,500	4,463,895	669,584	892,779	6,026,258	6,087,758	6,087,758
RD02	Road	Trunk Connector	2 lanes	New Road	2044	432,300	2,336,243	350,436	467,249	3,153,928	3,586,228	3,586,228
RD03A	Road	Trunk Connector	2 lanes	Woodland Drive	2044	0	4,289,694	643,454	857,939	5,791,087	5,791,087	5,791,087
RD03B	Road	Trunk Connector	2 lanes	Woodland Drive	2044	0	6,859,155	1,028,873	1,371,831	9,259,860	9,259,860	9,259,860
RD03C	Road	Trunk Connector	2 lanes	Woodland Drive	2044	0	3,614,666	542,200	722,933	4,879,799	4,879,799	4,879,799
RD03D	Road	Trunk Connector	2 lanes	Woodland Drive	2039	0	8,492,288	1,273,843	1,698,458	11,464,588	11,464,588	11,464,588
RD03E	Road	Trunk Connector	2 lanes	Woodland Drive	2044	0	5,639,750	845,963	1,127,950	7,613,663	7,613,663	7,613,663
RD03F	Road	Trunk Connector	2 lanes	Woodland Drive	2044	0	13,206,596	1,980,989	2,641,319	17,828,905	17,828,905	17,828,905

PROPOSED - for public notification

ID	Asset Type	Hierarchy	# of Lanes	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency excluding Land (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RD04A	Road	Trunk Connector	4 lanes	Springacre Road	2029	136,800	2,261,990	339,299	452,398	3,053,687	3,190,487	3,190,487
RD04B	Road	Trunk Connector	2 lanes	Springacre Road	2029	119,400	8,666,489	1,299,973	1,733,298	11,699,760	11,819,160	11,819,160
RD04C	Road	Trunk Connector	2 lanes	Springacre Road	2029	97,200	7,055,131	1,058,270	1,411,026	9,524,427	9,621,627	9,621,627
RD04D	Road	Trunk Connector	2 lanes	Springacre Road	2034	120,750	8,764,476	1,314,671	1,752,895	11,832,043	11,952,793	11,952,793
RD05	Road	Industrial Connector	2 lanes	New Road	2044	495,000	3,822,171	573,326	764,434	5,159,931	5,654,931	5,654,931
RD06	Road	Industrial Connector	2 lanes	New Road	2044	1,194,600	6,588,695	988,304	1,317,739	8,894,738	10,089,338	10,089,338
RD07	Road	Industrial Connector	2 lanes	New Road	2044	495,000	3,822,171	573,326	764,434	5,159,931	5,654,931	5,654,931
					Totals	**3,496,200**				**141,041,889**	**144,538,089**	**144,538,089**

Table 11: Schedule of works - Transport Network – Municipal Road Intersections

ID	Asset Type	Asset Sub Type	Description	Estimated timing of delivery	Total Land Cost	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RDI04	Intersection	Signalised	Signalised - 4 lane	2034	0	2,913,818	437,073	582,764	3,933,655	3,933,655	3,933,655
RDI06	Intersection	Priority Controlled	Priority Controlled	2034	0	2,245,907	336,886	449,181	3,031,974	3,031,974	3,031,974
RDI08	Intersection	Signalised	Signalised - 4 lane	2034	0	2,913,818	437,073	582,764	3,933,655	3,933,655	3,933,655
RDI10	Intersection	Signalised	Signalised - 4 lane	2039	0	4,554,931	683,240	910,986	6,149,157	6,149,157	6,149,157
RDI09	Intersection	Signalised	Signalised - 4 lane	2039	0	5,224,291	783,644	1,044,858	7,052,793	7,052,793	7,052,793

PROPOSED for public notification

ID	Asset Type	Asset Sub Type	Description	Estimated timing of delivery	Total Land Cost	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RDI14	Intersection	Signalised	Signalised - 4 lane	2044	0	2,913,818	437,073	582,764	3,933,655	3,933,655	3,933,655
RDI15	Intersection	Signalised	Signalised - 4 lane	2039	0	4,631,991	694,799	926,398	6,253,188	6,253,188	6,253,188
				Totals	**0**				**34,288,076**	**34,288,076**	**34,288,076**

Table 12: Schedule of works - Transport Network – Municipal Road Structures

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RDS03	Bridge	2 lanes	2031	0	10,094,784	1,514,218	2,018,957	13,627,958	13,627,958	13,627,958
RDS01	Culvert	4 lanes	2029	0	2,042,656	306,398	408,531	2,757,586	2,757,586	2,757,586
RDS02	Culvert	2 lanes	2044	0	537,198	80,580	107,440	725,218	725,218	725,218
			Totals	**0**				**17,110,762**	**17,110,762**	**17,110,762**

Table 13: Schedule of works - Active Transport Network - Out-of-Road Corridor

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
ORC01A	Cycle Path	Offroad Cycleway	2039	0	477,095	71,564	95,419	644,079	644,079	644,079
ORC01B	Cycle Path	Offroad Cycleway	2039	0	65,513	9,827	13,103	88,443	88,443	88,443
ORC01C	Cycle Path	Offroad Cycleway	2049	0	969,596	145,439	193,919	1,308,955	1,308,955	1,308,955
ORC01D	Cycle Path	Offroad Cycleway	2049	0	67,968	10,195	13,594	91,757	91,757	91,757
ORC02A	Cycle Path	Offroad Cycleway	2039	0	864,297	129,645	172,859	1,166,801	1,166,801	1,166,801
ORC02B	Cycle Path	Offroad Cycleway	2044	0	65,442	9,816	13,088	88,347	88,347	88,347
ORC02C	Cycle Path	Offroad Cycleway	2044	0	215,396	32,309	43,079	290,784	290,784	290,784
ORC02D	Cycle Path	Offroad Cycleway	2044	0	487,374	73,106	97,475	657,955	657,955	657,955
ORC03A	Cycle Path	Offroad Cycleway	2034	0	576,400	86,460	115,280	778,140	778,140	778,140

PROPOSED for public notification

ID	Asset Type	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
ORC04A	Cycle Path	Offroad Cycleway	2044	0	381,881	57,282	76,376	515,539	515,539	515,539
ORC04B	Cycle Path	Offroad Cycleway	2044	0	746,678	112,002	149,336	1,008,016	1,008,016	1,008,016
ORC04C	Cycle Path	Offroad Cycleway	2049	0	67,597	10,139	13,519	91,255	91,255	91,255
ORC04D	Cycle Path	Offroad Cycleway	2049	0	144,440	21,666	28,888	194,994	194,994	194,994
ORC04E	Cycle Path	Offroad Cycleway	2049	0	94,747	14,212	18,949	127,909	127,909	127,909
ORC04F	Cycle Path	Offroad Cycleway	2034	0	335,022	50,253	67,004	452,280	452,280	452,280
ORC04G	Cycle Path	Offroad Cycleway	2029	0	329,264	49,390	65,853	444,507	444,507	444,507
ORC04H	Cycle Path	Offroad Cycleway	2029	0	153,423	23,013	30,685	207,121	207,121	207,121
				0				**8,156,881**	**8,156,881**	**8,156,881**

Table 14: Schedule of works - Transport Network – Sub-regional Road Corridors

ID	Asset Type	Asset Sub Type	# of Lanes	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
SRRD01	Road	Trunk Connector	2	Kingfisher Road	2031							11,537,044
RDI01	Intersection – State Controlled			Augmentation works	2034							19,064,662
RDI02	Intersection – State Controlled			Augmentation works	2044							5,244,478
RDI03	Intersection – State Controlled			Augmentation works	2044							2,337,582

PROPOSED - Public notification

ID	Asset Type	Asset Sub Type	# of Lanes	Description	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
RDI05	Intersection – State Controlled			Augmentation works	2034							4,315,988
RDI07	Intersection – State Controlled			Augmentation works	2044							1,410,434
RDI11	Intersection – State Controlled			Augmentation works	2039							3,221,957
RDI12	Intersection – State Controlled			Augmentation works	2044							1,861,427
RDI13	Intersection – State Controlled			Augmentation works	2044							3,221,957
					Totals							**52,215,528**

PROPOSED - for public notification

3.2.4 Land for Local Government Community Facilities Network

The District community facility - Multi-purpose community centre shown in Map 10 is the only Community Facilities Network asset classified as trunk infrastructure for the Southern Thornlands PDA.

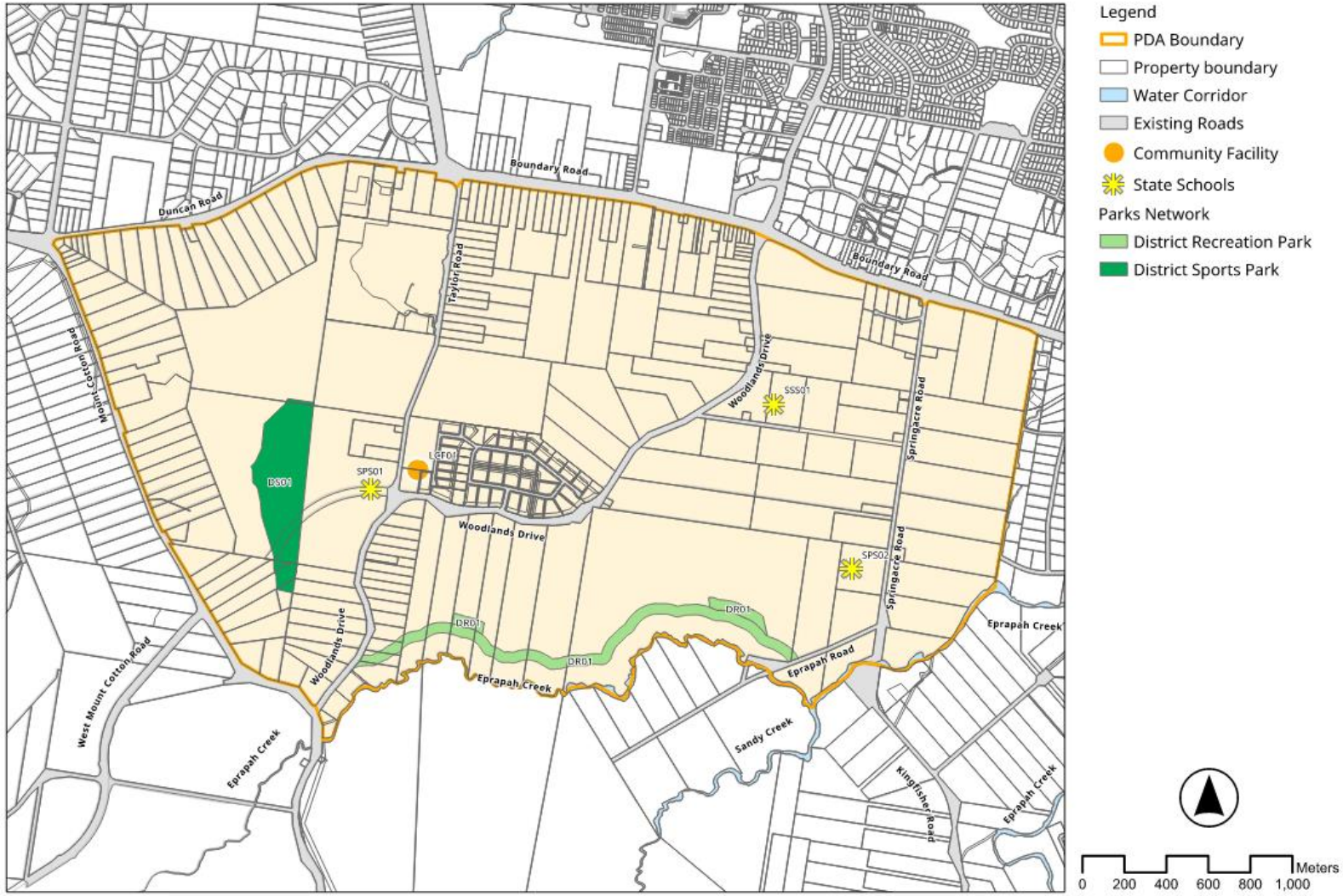
Land for community facilities is located within or adjacent to Activity centres, State schools or parks to optimise residential access. Bulk earthworks, Service connections and footpaths are included as the desired standard of embellishment for this land.

PROPOSED - for public notification

3.2.4.1 Plans for Trunk Infrastructure

Plans for the Southern Thornlands PDA Community Facilities Network is shown on Map 10.

Map 10: Parks and Land for Community Facilities Network Plan



3.2.4.2 Schedule of Works

The Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 15: Schedule of works - Land for Local Government Community Facilities Network

ID	Asset Type	Asset Sub Type	Area (m2)	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
OPC-CF-O1	Community service/leisure	Community service/group space (Principal)	10,000	2039	750,000	557,362	83,604	111,472	752,439	1,502,439	1,502,439
				Totals	**750,000**				**752,439**	**1,502,439**	**1,502,439**

PROPOSED - for public notification

3.2.5 Parks Network

3.2.5.1 Desired Standards of Service

The DSS set out in Council's Planning Scheme Local Government Infrastructure Plan (LGIP) applies for the Southern Thornlands PDA Parks Network apart from where the standards listed in Table 16 and Table 17 prevail.

3.2.5.2 Park Asset Type

The following asset types are trunk infrastructure for Southern Thornlands PDA Parks Network:

1. Neighbourhood recreation parks
2. District recreation parks
3. District sports parks, and
4. Local Linear Parks.

All other park asset types identified in the Council's Planning Scheme are considered non-trunk infrastructure.

3.2.5.3 Accessibility, Park Size, and Rates of Provision

Table 16 sets out the accessibility, park size, and rate of provision standards for the Southern Thornlands PDA Parks Network.

Table 16: Standards for Parks Network

Hierarchy	Description	Rate of provision (population trigger)	Minimum Park size	Accessibility standard
Recreation				
District	A large park that caters for the varied active and passive recreational needs and community activities for a group of neighbourhoods. District recreation parks should provide a variety of settings, spaces and facilities to cater for large numbers of people, including large groups of people at significant community events, and for all age groups and levels of ability in the community. These parks are well-utilised and residents will walk or drive to these parks. Existing examples include William Stewart Park, Thornlands Community Park, Windemere Road Park, Raby Esplanade Park, Brosnan Drive Park, and Apex Park	1:10,000 to 15,000	5 ha	90% of dwellings within 2.5 km
Neighbourhood	A moderately sized park that provides a focal point for a neighbourhood and provides spaces and facilities for passive and active recreation activities including a range of local community activities and events. These parks serve the catchment within a walkable distance (500 m) of most residents within a community.	1:2,500	1 ha	90% of dwellings within 500 m catchment

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	Existing examples include Lorikeet Drive Park, Snowdon Street Park, Crotona Road West Park, Heffernan Road Park and O'Gorman Street Park			
Sports				
Major	N/A	1:25,000+	15 ha	-
District	A large park that provides spaces and facilities for practising and playing structured or organised sports. District sports parks normally accommodate several sporting organisations that share the sports facilities and also provide some informal recreation activities and spaces for the immediate area and visitors to the park. The park accommodates facilities including: • 2 Sports Ovals with lighting • Soccer Fields • Netball Courts • Maintenance/storage sheds • Carparking for approximately 300 cars Existing examples include EGW Wood Sportsfield, Henry Ziegenfusz Park, Judy Holt Sportsfields and John Fredericks Park with Sam Sciaccia Sportsfield	1:10,000 - 20,000	7.5 ha	90% of dwellings within 4 km

Notes:

- In addition to the rate of provision, size and accessibility standards, the assessment also considers factors such as the acceptable level of constrained land and park design requirements.
- Base requirement of local recreation parks for neighbourhood or local area planning purposes (e.g. context plans) for areas that do not include a designated higher order recreation or sports park. Local parks must be provided within or adjacent to the neighbourhoods they serve and cannot be offset by contributions elsewhere within the PDA.

3.2.5.4 Embellishment Standards

Table 17 identifies embellishment standards for each trunk infrastructure park asset within Southern Thornlands PDA.

Table 17: Embellishment Standards for Parks Network

		Neighbourhood Recreation	District Recreation	District Sport
Size m²		**5,000 – 10,000**	**50,000**	**75,000**
Embellishments				
Earthworks	Minor earthworks/levelling			
	Bulk earthworks	X	X	X
Amenities	Barbecues (electric)		2	
	Play equipment (small)	1		1
	Play equipment (large)		1	

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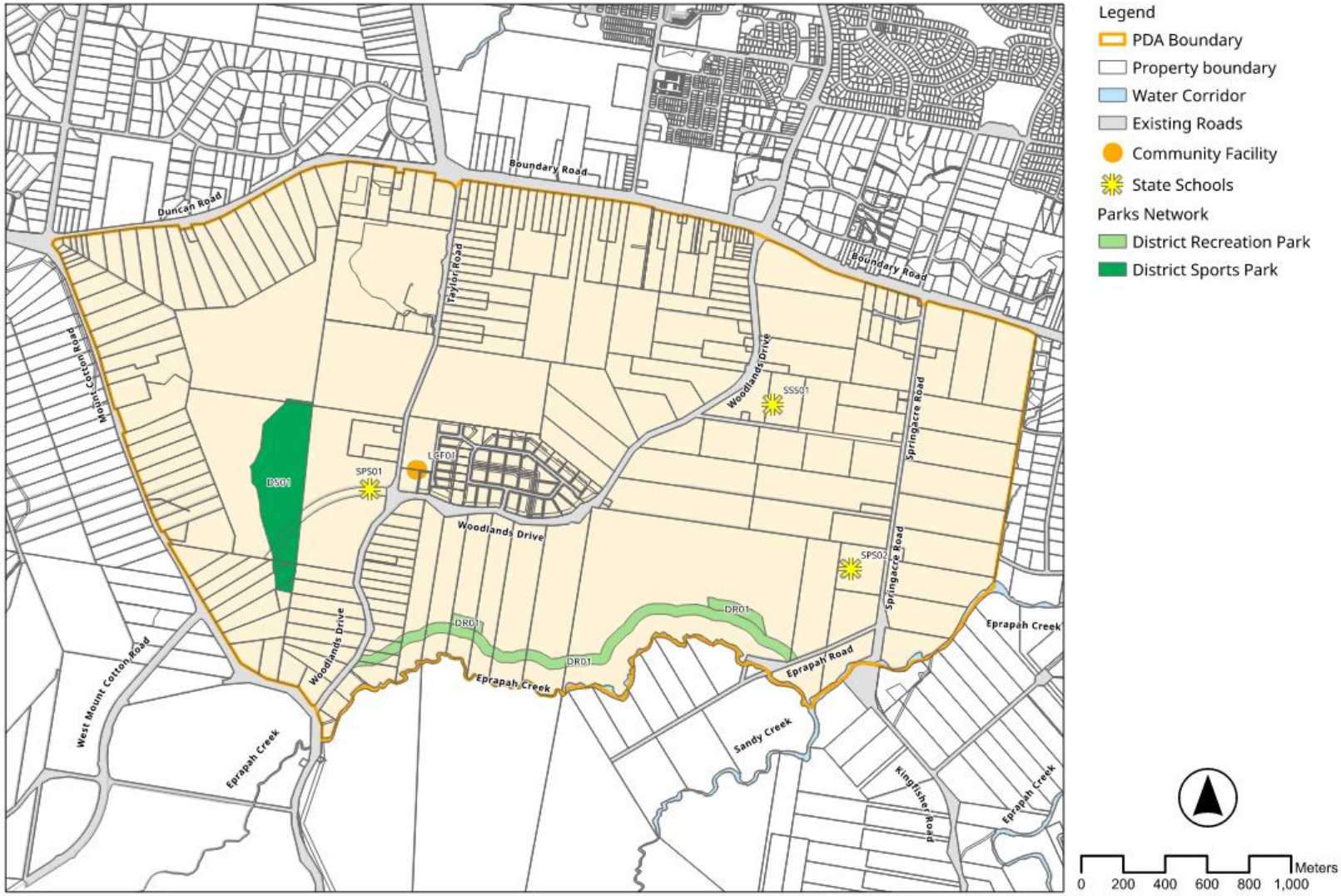
	Shade structure	1	1	1
	Rubbish bin	2	4	4
	Table and bench set (sheltered)	1	2	2
	Table and bench set (unsheltered)	2	2	2
	Bench seating	2	2	6
	Toilets		1	1
	Water bubbler (including water connection)	1	2	2
	Signage	1	1	1
	Dog off-leash area		1	
	Fitness equipment node		1	
	Informal active recreation space	1	1	
	Community Event Space		1	
Sport facilities	Playing field surface turf			X
	Tennis / netball / basketball Court			X
	Basketball half-Court		X	
	Spectator seating			X
Landscaping	Mulching and planting	X	X	
	Shade trees	X	X	X
	Turf	X	X	X
Infrastructure	Irrigation			X
	Field lighting			X
	Pathway lighting	X	X	X
	Fencing	X	X	X
	Bollards	X	X	X
	Post and lock rail	X	X	X
	Service connections (including Wi-Fi)	X	X	X
	Pathways (concrete)	X	X	X
	Internal access road		X	X
	Bicycle parking	X	X	X
	Car parking (Bitumen)		X	X

3.2.5.5 Plans for Trunk Infrastructure

The Southern Thornlands PDA Parks Network is shown on Map 11.

Map 11: Parks and Land for Community Facilities Network Plan



3.2.5.6 Schedule of Works

The Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 18: Schedule of works - Parks Network

ID	Asset Type	Asset Sub Type	Area (m2)	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
DR01	Recreation Park	District	140,800 *(Functional Park Area)* 22,500 *(Acquisition Area)*	2039	1,687,500 *(Acquisition Area)*	16,652,667	2,497,900	3,330,533	22,481,100	24,168,600	24,168,600
NR01	Recreation Park	Neighbourhood	10,000	2027	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR02	Recreation Park	Neighbourhood	10,000	2029	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR03	Recreation Park	Neighbourhood	10,000	2029	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR04	Recreation Park	Neighbourhood	10,000	2034	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR05	Recreation Park	Neighbourhood	10,000	2034	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR06	Recreation Park	Neighbourhood	10,000	2036	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR07	Recreation Park	Neighbourhood	10,000	2036	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR08	Recreation Park	Neighbourhood	10,000	2039	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR09	Recreation Park	Neighbourhood	10,000	2041	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR10	Recreation Park	Neighbourhood	10,000	2043	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
NR11	Recreation Park	Neighbourhood	10,000	2046	750,000	727,000	109,050	145,400	981,450	1,731,450	1,731,450
DS01	Sport Park	District	166,000	2037	10,500,000 *(Specific valuation)*	28,322,780	4,248,417	5,664,556	38,235,753	48,735,753	48,735,753
				Totals	**28,830,000**				**71,512,803**	**91,950,303**	**91,950,303**

PROPOSED - for public notification

3.2.6 Stormwater Network

3.2.6.1 Desired Standards of Service

The Southern Thornlands PDA Stormwater Network has been planned to maintain consistent stormwater conditions, (water levels and flood velocities) under PDA developed conditions.

3.2.6.2 Design Standards and Criteria

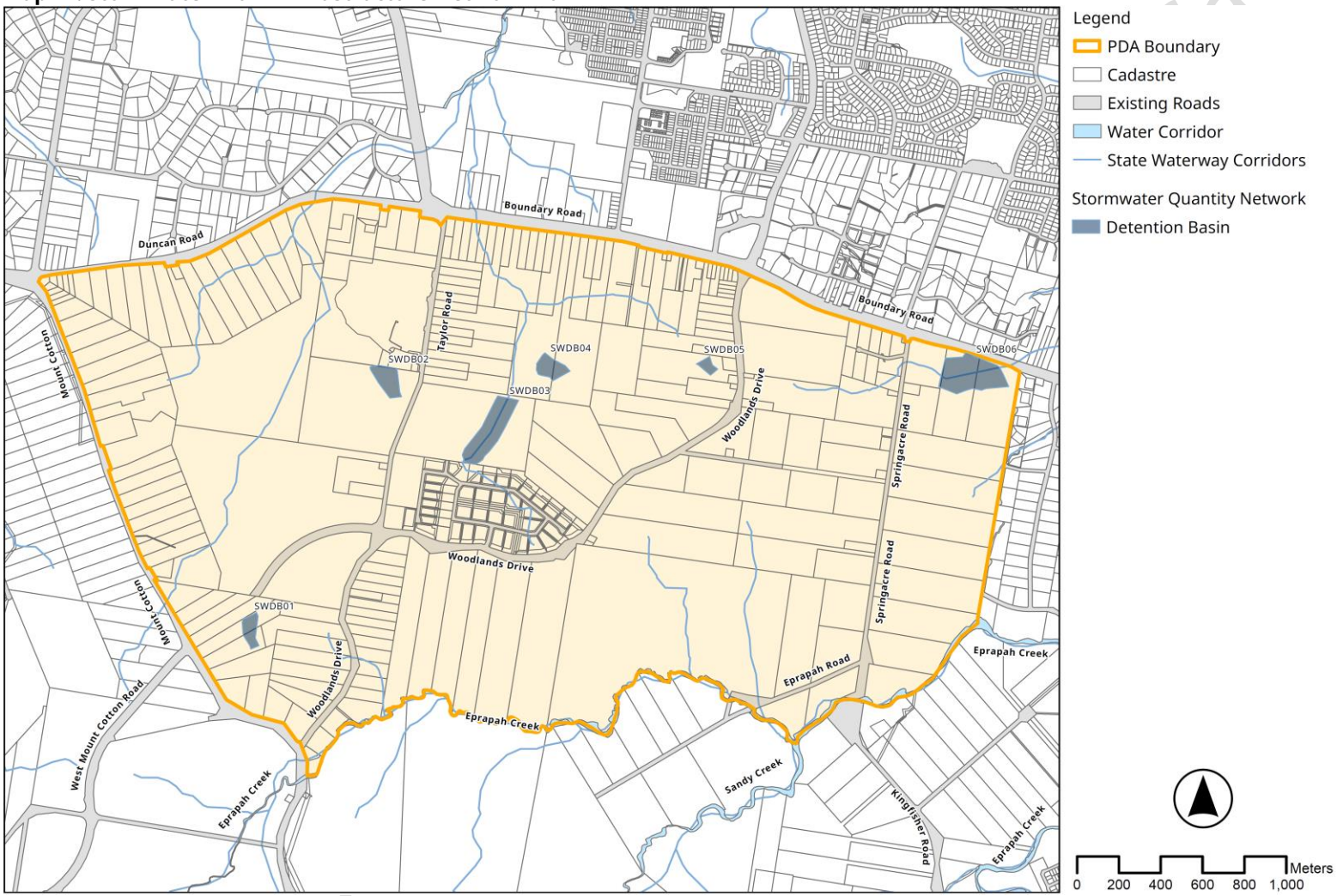
Planning and design standards for stormwater infrastructure are based on EDQ Guideline 13.

PROPOSED - for public notification

3.2.6.3 Plans for Trunk Infrastructure

The Southern Thornlands PDA Stormwater Network is shown on Map 12.

Map 12: Stormwater Trunk Infrastructure Network Plan



3.2.6.4 Schedule of Works

The Schedule of Works outlines future trunk land and works required to service the projected residential and non-residential development within the PDA. Base rates are shown in FY2025/26 dollars. The contingency rate for this network reflects the level of planning maturity and the delivery risks identified for this infrastructure network.

Table 19: Schedule of Works – Stormwater Network – Quantity and Quality

ID	Asset Type	Asset Sub Type	Volume (m3)	Estimated timing of delivery	Total Land Cost ($)	Works Base Cost ($)	Works On-cost (15%)	Works Contingency (20%)	Total Works Cost ($)	Total Project Asset Cost ($)	PDA Apportioned Cost ($)
ST-01	Stormwater	Quantity	9,100	2039	45,500	2,302,067	345,310	460,413	3,107,790	3,153,290	3,153,290
ST-02	Stormwater	Quantity	14,200	2039	71,000	3,533,248	529,987	706,650	4,769,885	4,840,885	4,840,885
ST-03	Stormwater	Quantity	26,900	2039	134,500	4,707,975	706,196	941,595	6,355,766	6,490,266	6,490,266
ST-04	Stormwater	Quantity	11,800	2044	59,000	4,027,718	604,158	805,544	5,437,419	5,496,419	5,496,419
ST-05	Stormwater	Quantity	4,100	2044	20,500	1,830,982	274,647	366,196	2,471,826	2,492,326	2,492,326
ST-06	Stormwater	Quantity	43,500	2034	217,500	4,597,667	689,650	919,533	6,206,850	6,424,350	6,424,350
				Totals	**548,000**				**28,349,537**	**28,897,537**	**28,897,537**

PROPOSED - for public notification

3.3 Development Charges, Credits and Exemptions

3.3.1 Charges Categories

Table 20 allocates uses defined in the PDA Development Scheme into charge categories.

Where a use type is not listed in Table 20 (including where a use is unknown), MEDQ will apply the charge rate for a similar charge category.

Table 20: Charge Categories and Uses

Charge Category	Use type under the PDA development scheme
Residential Development	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long-term)	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
Non-Residential Development	
Places of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Childcare centre, Community care centre, Educational establishment
Entertainment	Hotel (non-residential component), Nightclub Entertainment facility, Theatre, Resort complex
Indoor sport and recreational facility	Indoor sport and recreation
High impact industry or special industry	High impact industry, special industry
Industry	Low impact industry, Medium impact industry, Research and technology industry, Rural industry, Warehouse, Marine industry
High impact rural	Cultivating aquatic animals or plants for sale, Intensive animal industry, Intensive horticulture, Wholesale nursery, Winery
Essential services	Correctional facility, Emergency services, Health care services, Hospital, Residential care facility, Veterinary services
Other uses	Air services, Animal keeping, Car park, Crematorium, Extractive industry, Major sport recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation, Port service, Tourist attraction, Utility installation, Undefined use
Minor uses	Home based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use

3.3.2 Development Charges for Reconfiguring a Lot or Material Change of Use

The following types of charges (the sum of which equal the Development Charge) apply to development in the PDA:

1. Municipal charge – applicable to the trunk infrastructure typically within and providing service only to the PDA and includes trunk roads, sewer, water supply, serviced land for municipal community facilities, parks and open space.
2. Sub-regional charge – provides a contribution towards trunk infrastructure which is external to the PDA but is required to service the PDA and is shared with other development areas. Sub-regional infrastructure includes trunk sewer and water supply infrastructure required to service the PDA and provides necessary external connections to the wider infrastructure networks.

3.3.3 Base Development Charge Rates

The Base Development Charges Rates are payable for the following development:

1. Reconfiguring a lot – as per Table 21.
2. Material change of use – Residential – as per Table 22.
3. Material change of use – Non-residential – as per Table 23.

Table 21: Base Development Charge Rates for Reconfiguring a Lot

Unit	Municipal Charges	Sub-Regional Charges	Total Charges
Lot	43,000	10,500	53,500
Management Lot	0	0	0

Table 22: Development Charge Rates for Material Change of Use - Residential

Proposed Land Use	Unit	Municipal Charges	Sub-Regional Charge	Total Charges
Residential (1 or 2 bedroom dwelling)	Dwelling unit	30,714	7,500	38,214
Residential (3 or more-bedroom dwelling)	Dwelling unit	43,000	10,500	53,500
Accommodation (long-term) (1 or 2 bedroom dwelling)	Dwelling unit	30,714	7,500	38,214
Accommodation (long-term) (3 or more bedroom dwelling)	Dwelling unit	43,000	10,500	53,500
Accommodation (short-term)	1) suite/cabin with 2 or less bedrooms	15,357	3,750	19,107
	2) group of 2 tent/caravan sites or less	15,357	3,750	19,107
	3) suite/cabin with 3 or more bedrooms	21,500	5,250	26,750
	4) group of 3 tent/caravan sites	21,500	5,250	26,750
	5) bedroom that is not part of a suite/cabin	15,357	3,750	19,107
Accommodation (short-term) dwelling)	1) suite/dwelling site with 2 or less bedrooms	30,714	7,500	38,214
	2) suite/dwelling site with 3 or more bedrooms	43,000	10,500	53,500
	3) bedroom that is not part of a suite	30,714	7,500	38,214

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Table 23: Development Charge Rates for Material Change of Use – Non-residential

Proposed Land Use	Unit	Municipal Charges		Sub-Regional Charges	Total Charges	
		Transport, Parks, Community Facilities, Water & Sewer Network Charge	Stormwater Network Charge		m² GFA	m² Imp area
Place of assembly	m² of GFA for municipal charge and impervious area for stormwater charge	107.59	19.13	26.27	133.86	19.13
Commercial (bulk goods)	m² of GFA for municipal charge and impervious area for stormwater charge	215.00	19.13	52.50	267.51	19.13
Commercial (retail)	m² of GFA for municipal charge and impervious area for stormwater charge	276.46	19.13	67.51	343.97	19.13
Commercial (office)	m² of GFA for municipal charge and impervious area for stormwater charge	215.00	19.13	52.50	267.51	19.13
Education Facility	m² of GFA for municipal charge and impervious area for stormwater charge	215.00	19.13	52.50	267.51	19.13
Entertainment	m² of GFA for municipal charge and impervious area for stormwater charge	307.10	19.13	74.99	382.09	19.13
Indoor sport and recreation	m² of GFA for municipal charge and impervious area for stormwater charge	307.10	19.13	74.99	382.09	19.13
High impact industry or special industry	m² of GFA for municipal charge and impervious area for stormwater charge	107.59	19.13	26.27	133.86	19.13
Other Industry	m² of GFA for municipal charge and impervious area for stormwater charge	76.72	19.13	18.73	95.45	19.13
High impact rural	m² of GFA for municipal charge	30.64	0.00	7.48	38.12	0.00
Essential Services	m² of GFA for municipal charge and impervious area for stormwater charge	215.00	19.13	52.50	267.51	19.13
All other uses	The highest rate stated in this table for a use for which the building may lawfully be used.					

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3.3.4 Calculating a Development Charge Rate

A Development Charge Rate for each use type is equal to the sum of the indexed Base Development Charge Rates for the use type. Base Development Charge Rates are indexed in accordance with Section 3.5.

3.3.5 Calculating a Development Charge

A Development Charge is equal to the sum of all charge types applicable to the development type, as follows:

DC = MC + SRC

Where:

DC = Development charge

MC = Municipal charge

SRC = Sub-regional charge

A Development Charge will be calculated by:

multiplying the proposed Development Demand by the applicable Development Charge Rate set in section 3.3.4; and then

subtracting from it the applicable Credit calculated in accordance with section 3.3.6, as follows:

DC = (DD x DCR) – C

Where:

DC = the Development Charge, which cannot be less than zero.

DD = the Development Demand represented by the demand unit (i.e. a number of lots, dwellings, GFA and/or impervious area).

DCR = the applicable Development Charge Rate.

C = the value of any applicable Credit, represented in dollars.

3.3.6 Credits for Development Charges

A Credit may be applied to the calculation of a Development Charge.

A Credit for a Development Charge is an amount which is the greater of the following:

- the Development Charge for each existing lot, calculated using Table 21, or
- if the premises are subject to an Existing Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Existing Lawful Use calculated using Table 22 and Table 23, or
- if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Previous Lawful Use calculated using Table 22 and Table 23.

However, a Credit is not available:

- where the Existing Lawful Use or Previous Lawful Use commenced as accepted development, and charges were not levied, or
- where the Existing Lawful Use or Previous Lawful Use was an interim use and charges were not levied.

An applicant seeking a Credit must provide evidence of the Existing Lawful Use, Previous Lawful Use, creation of the lot or payment of charges for accepted development or an interim use.

The sum of the Credits for the Development Charges cannot exceed the sum of the Development Charges for the development.

3.3.7 Development Charges for Interim Uses

Where a PDA development approval includes a use, which is deemed to be an 'interim use', Development Charges will be applied in accordance with the following principles:

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1. where the approval is for an interim use that has a duration of less than six years, charges will not be levied,
2. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with Table 22 and Table 23, or
3. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with Table 22 and Table 23.

3.3.8 Development Exempt from Development Charges

Development Charges do not apply to development undertaken by the State, Redland City Council, or another entity representing the State, for the following purposes:

1. education,
2. emergency services,
3. health care services.,
4. social housing, and
5. a community use.

3.3.9 Exemptions for Not for Profits or Charitable Organisations

On application, the MEDQ may exempt Development Charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

An exemption of 100% of infrastructure charges can be approved to a maximum of 150,000.00 per application. The exemption is available to organisations and groups that meet the following criteria:

1. there is no profit or gain by individual members of the group,
2. the organisation's constitution or governing documents prevent it from distributing profits or assets for the benefit of particular persons, both while it is operating and on winding up,
3. profits can still be incurred, but are used to carry out the purpose of the organisation or group,
4. make a vital contribution to the wider region, through the provision of community programs and services,
5. the organisation or group is incorporated under the Associations Incorporation Act 1981 (Queensland) or registered under the Collections Act 1966 or registered as a non-profit organisation or charitable group by the Australian Taxation Office,
6. the application is made at conclusion of the decision stage, and
7. the applicant is the owner or approved user (with owner consent) of the premises that are the subject of the application.

The MEDQ may consider, by exception, an application for exemption, where there is a community wide benefit and where a strict application of the infrastructure charges could cause hardship and reduce valuable services to the community. This consideration will include an assessment of community need and the financial capacity of the organisation or association through analysis of financial records and a report to the MEDQ.

If the MEDQ determines that an organisation meets the eligibility requirements, the MEDQ will provide a notice granting the exemption to the applicant.

3.3.10 Payment of Development Charges

A Development Charge is payable at the following time:

1. if the Development Charge applies for development that is reconfiguring a lot, prior to the MEDQ approving the plan of subdivision.
2. if the Development Charge applies for development that is a material change of use, prior to the earlier of the following:
    a. endorsement of a building format plan.
    b. the certificate of classification or final inspection certificate being issued for a building or structure, or
    c. commencement of use.

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3.4 Infrastructure Offsets and Refunds

3.4.1 Application of an Offset

This section applies where an applicant:

1. is required to, in accordance with a PDA development approved, provide a Land Contribution or Works Contribution,
2. requests the value of that Infrastructure Contribution be offset against Development Charges (an Infrastructure Offset), and/or
3. requests a refund for the value of that Infrastructure Contribution that exceeds the Development Charges (an Infrastructure Refund).

An applicant may lodge an application with the MEDQ for the following types of offset claim:

1. Provisional Offset (section 3.4.4), or
2. Final offset (section 3.4.5).

3.4.2 Works Contribution for Cost Estimate

The value of a Works Contribution is established in the Schedules of Works set out in Section 3.2. An Infrastructure Offset claim for a Works Contribution may include the following:

1. the construction cost for the works,
2. construction on-costs for the work which do not exceed a total of 15 per cent of the construction cost for the following:
   a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
   b. project management fees including but not limited to procurement and contract administration, and portable long service leave payment for a construction contract for the work
   c. The payment of 2% of the total value of the construction cost for the works at the final offset assessment stage, to recover EDQ's administration costs in assessing offset applications and infrastructure planning for the PDA. The applicant is entitled to claim an offset of that 2% against the final offset project owner's costs.
3. for a provisional offset, a reasonable contingency allowance that reflects both the complexity of the Infrastructure Contribution and the extent of design work completed.

An Infrastructure Offset claim for a Works Contribution may not include the cost of the following:

1. master planning of the Works Contribution or for the development.
2. carrying out temporary infrastructure works unless it is an agreed part of the Works Contribution, and it can be demonstrated that temporary or sacrificial works provide a more cost-effective solution than delivery of the ultimate design,
3. relocation of utilities, unless specifically identified as a cost factor within the cost estimate for the infrastructure item and constructed in the location required for the ultimate infrastructure alignment. Unidentified relocation of works may be considered Trunk at the sole discretion of MEDQ,
4. carrying out other infrastructure works which are not part of the agreed Works Contribution,
5. decommissioning, removal and rehabilitation of infrastructure identified in points 2 and 3 above, unless it is an agreed part of the works,
6. additional costs for the Trunk Infrastructure that have not been previously agreed with EDQ,
7. part of the Works Contribution provided by another party,
8. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work,
9. a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work,

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10. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant,
11. a cost of carrying out Non-Trunk Infrastructure works which is only made necessary by the development and does not contribute to the function of the Works Contribution,
12. a cost of carrying out Trunk Infrastructure works which relates to another infrastructure network,
13. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant,
14. a cost of carrying out infrastructure works in excess of the standard of service for the network of development infrastructure in the infrastructure plan, and
15. a cost of maintaining an infrastructure asset where required by a condition of approval unless specifically identified as an inclusion within the Development Scheme and associated background material.

3.4.3 Land Contribution Cost Estimate

The value of a Land Contribution, for the purposes of calculating an offset or refund, will be determined by applying the rates per m^2 specified in Table 24, unless otherwise identified as a 'Specific Valuation' within the Schedule of Works. These rates must be indexed in accordance with Section 3.5.

Offsets for land contributions only apply where identified within the Schedule of works, and where new land is provided to accommodate trunk infrastructure. Any existing reserves (e.g. roads, recreation, waterways, etc) will not be eligible for an offset.

Table 24: Land valuation rates

Land Type	Rate/m^2 – presented in FY 25/26 dollars
Unconstrained Land	75
Constrained Land	5

3.4.4 Provisional Offset Claim

Once a PDA development approval is issued, or later, (but prior to the provision of land or the commencement of works which constitute the contribution which is the subject of the offset request), an applicant may submit a provisional offset claim for MEDQ assessment and decision.

The MEDQ will require the applicant to provide all relevant information that will assist in deciding the Provisional Offset claim. The applicant must comply with any request for further information from the MEDQ.

A Provisional Offset claim is required where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in the Schedules of Works in Section 3.2.

In assessing the Provisional Offset claim the MEDQ shall:

1. determine whether an offset will be given for the contribution against Development Charges.
2. for a Works Contribution, determine the Provisional Offset Value based on the applicant's estimated cost of works pursuant to Section 3.4.2.
3. for a Land Contribution, determine the Provisional Offset Value to be offset against Development Charges with reference to the process outlined in Section 3.4.3.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

1. whether a Provisional Offset will be given for the contribution
2. if a Provisional Offset is to be given:
    a. the Provisional Offset Value for the Works Contribution, and/or
    b. the Provisional Offset Value for the Land Contribution.

A Provisional Offset Value has a currency period of 2 years from the date of decision.

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The MEDQ will not accept and apply an approved Provisional Offset claim against Development Charges which are levied upon a PDA development approval. A Final Offset Value must be approved prior to an offset being applied to a Development Charge.

3.4.5 Final Offset Claim

An applicant may submit a final offset claim for MEDQ assessment and decision at the following times:

1. for an infrastructure Works Contribution:
    a. for a complete Works Contribution, when the works have been accepted as on-maintenance, or
    b. for a partially complete Works Contribution, when the MEDQ has agreed to accept an uncompleted works bond for the contribution. However, an offset for a partially completed Works Contribution can only be for the value of the completed portion and not the uncompleted portion of the works.
2. for a Land Contribution, when the Infrastructure Contribution has been provided.

In assessing the final offset claim the MEDQ shall determine the amount of the Final Offset Value that is applicable to the Development Charges (the Infrastructure Offset), and the amount of any Unused Infrastructure Offset.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

1. whether a final offset will be given for the contribution.
2. if a final offset is to be given:
    a. the Final Offset Value for the Works Contribution,
    b. the Final Offset Value for the Land Contribution,
    c. the Unused Infrastructure Offset amount of the Works and/or Land Contribution, or
3. Where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

3.4.6 Using an Offset

A Final Offset Value cannot exceed the Development Charges for that development approval.

Where the value of a Works and/or Land Contribution for a development approval (the original development approval) exceeds the Development Charges for that approval, the excess amount (the Unused Infrastructure Offset) may be applied to reduce Development Charges for any future PDA development approval provided the future development approval:

- for land located in the Southern Thornlands PDA; and
- is issued to the applicant for the original development approval.

However, this clause 3.4.6, does not apply where a refund for the Unused Infrastructure Offset has been given in accordance with clause 3.4.7 below.

3.4.7 Infrastructure Refunds

A refund (Infrastructure Refund) may apply where a notice has been issued by the MEDQ stating the amount of an Unused Infrastructure Offset in accordance with section 3.4.5 and the stated amount (or part thereof) remains unused.

An applicant may submit a request to the MEDQ for an Infrastructure Refund. The request must contain the following information for each Infrastructure Contribution the subject of the proposed refund:

1. that the Infrastructure Contribution has been lawfully completed.
2. that the applicant seeks an Infrastructure Refund of the Unused Infrastructure Offset.
3. the value of the Unused Infrastructure Offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for an Infrastructure Refund.

The applicant must comply with any request for further information from the MEDQ.

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3.4.8 Entitlement to an Infrastructure Refund

Any Infrastructure Refund is to accord with the following terms, unless otherwise agreed with the MEDQ:

1. the Infrastructure Refund is not to exceed the value of the Unused Infrastructure Offset.
2. the Infrastructure Refund will only be made available when sufficient Development Charges have been collected by the MEDQ for the infrastructure item which is the subject of the Infrastructure Refund.
3. the Infrastructure Refund may be made over a series of payments.

3.4.9 Determining a Request for an Infrastructure Refund

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

1. whether an Infrastructure Refund is available or not,
2. if an Infrastructure Refund is not available, the reason, and
3. if an Infrastructure Refund is available, the value of the refund, including indexation and details of the timing for payment of the refund.

3.5 Indexation

3.5.1 Indexation of Development Charges, Trunk Infrastructure Estimated Costs, Land Contribution Cost Estimates and Unused Infrastructure Offsets

Development Charges, Trunk Infrastructure Estimated Costs and Unused Infrastructure Offsets will be subject to indexation. Indexation is applicable on 1 July each year. Indexation rates are calculated in accordance with the following formula:

$$= \frac{x}{y} - 1$$

Where:

x is the 3-yearly PPI average index value for March in the current calendar year.

y is the 3-yearly PPI average index value for March in the previous calendar year.

The 3-yearly PPI average has the meaning given to it by the *Planning Act 2016*. A PPI calculation spreadsheet is available on the Queensland Government's planning website.

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4 Implementation Strategy

4.1 Purpose

The ED Act requires a Development Scheme to include an Implementation Strategy to achieve the main purposes of the ED Act for the PDA, to the extent that they are not achieved by the Land Use Plan or Infrastructure Plan. The Implementation Strategy fulfils this requirement by identifying objectives and actions that support the achievement of the strategic intent and outcomes for the PDA, including the delivery of economic development and development for community purposes within the PDA.

4.2 Objectives and Actions

4.2.1 Project Funding and Prioritisation

Objective

Funding is required to accelerate essential infrastructure delivery that will unlock development in the PDA. Projects selected should enable provision of land for housing by bringing forward infrastructure that may otherwise be delayed.

Actions

EDQ will collaborate with Redland City Council to prioritise projects that align with planned growth and support new residential activities.

4.2.2 Sub-regional Sports Parks

Objective

The PDA's growing population requires fit for purpose sporting fields and facilities. Establishing a district sports park will enhance liveability and health outcomes for people living, working and visiting the PDA and surrounds.

Actions

EDQ will collaborate with Redland City Council to deliver sporting facilities that enhance community access, maximise useable open space and support a diverse range of recreational needs.

4.2.3 Sub-regional Wastewater management infrastructure

Objective

Additional bulk wastewater management infrastructure is required to support the ultimate development envisaged for the Southern Thornlands PDA.

Actions

EDQ will collaborate with Redland City Council and relevant state agencies to plan, fund and deliver cost-effective wastewater management infrastructure.

4.2.4 Schools Network Delivery

Objective

Development within the PDA will be supported by the timely provision of State school infrastructure to meet the needs of a growing population. New school delivery will be staged in line with demand, ensuring efficient use of public investment while maintaining access to high-quality education infrastructure for future communities.

Actions

EDQ will work with the Department of Education (DoE) to support school network planning, providing suitable sites in the Scheme. DoE will monitor population growth and projected student yield to inform planning for new schools in the PDA.

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5 Schedules

5.1 Schedule 1 – Categories of Development

Table 25: Categories of Development

Column 1 - PDA Accepted Development	Column 2 PDA Assessable Development	
	Column 2A – Permissible Development	Column 2B – Prohibited Development
All development specified in Schedule 2	All development other than development specified in Column 1 or Column 2B	Nil

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5.2 Schedule 2 – PDA Accepted Development

Table 26: PDA Accepted Development

Building work
Carrying out minor building work, where not on a heritage place, associated with a use that results in an increase in the gross floor area of the building(s) of less than 5% of the existing area, or 50m^2, whichever is the lesser.
Carrying out building work, where for demolition of a building or other structure where not on a State heritage place.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA accepted development.
Reconfiguring a lot
Reconfiguring a lot for road widening and truncations required as a condition of PDA development approval.
Material change of use
Making a material change of use for a home-based business if complying with all acceptable outcomes in Redland City Council's home-based business code.
Making a material change of use of premises for a sales office.
Making a material change of use of premises for a market, if not involving building work or operational work.
Operational work
Operational work for trunk infrastructure where consistent with the Infrastructure Plan and undertaken by or on behalf of the State or Redland City Council.
Operational work in accordance with the conditions of a PDA development approval.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: i. carried out by or on behalf of Redland City Council or a public-sector entity, where the works are authorised under a State law, or ii. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted development.
Operational work involving filling or excavation where: i. involving cumulative filling or excavation of not more than 50m^3 of material; or ii. top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with placing an advertising device on premises. *Note—the Redland City Council Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2017, as amended or replaced from time to time, apply in the PDA.*
Operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing and drainage work.

All aspects of development
Development prescribed in Schedule 7 and Schedule 7A of the *Planning Regulation 2017*.
Development prescribed in Schedule 6 of the *Planning Regulation 2017*, other than part 3 Section 18 and part 5 Section 28.
Development consistent with an approved plan of development.
Development a person is directed to carry out under a notice, order of direction made under a State law.
Development for an educational establishment delivered by or on behalf of the State where no building works or filling or excavation are proposed within 6 metres of a residential boundary and the development will not adversely impact upstream or downstream flooding.
Development for the expansion of an existing educational establishment where no building works or filling or excavation are proposed within 6 metres of a residential boundary and the development will not adversely impact upstream or downstream flooding.
Development for a Park if undertaken by or on behalf of a public sector entity.
Development for a Telecommunications facility – where undertaken by a Public sector entity, except when involving: i. works above the surface of the ground, or ii. the erection, alteration or reconstruction of a building.
Development for a Utility installation – where undertaken by a Public sector entity, except when involving: i. a maintenance depot, storage depot or other depot to service the utility installation, or ii. a waste management service, or iii. the erection, alteration or reconstruction of a building.

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5.3 Schedule 3 – Definitions

The Scheme adopts the Use definitions (including Defined activity groups and Industry thresholds) as well as the administrative terms and definitions from the Redland City Planning Scheme, unless otherwise defined below or in the *Economic Development Act 2012.*

Administrative definitions

Community housing means housing that is a form of social housing assistance, delivered by community organisations and local governments and funded by the state under the *Housing Act 2003*.

Redland City Planning Scheme means the *Redland City Council Planning Scheme*, as amended and replaced from time to time.

Net residential density means the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks, i.e. the overall englobo site minus the following:

a. encumbered areas (e.g. areas subject to flooding, protected vegetation, heritage etc.),
b. non-residential sites (e.g. centres, industrial, community facilities, education/health facilities, district and higher order public open space, significant stormwater management infrastructure), and
c. non-local transport (e.g. sub-arterial, arterial, and state roads, railway corridors etc.).

Public housing means housing:

a. provided by or for, the state or a statutory body representing the state,
b. for short or long-term residential use,
c. totally or partly subsidised by the state or a statutory body representing the state, and
d. includes services provided mainly for residents of the housing.

Public passenger transport means the carriage of passengers by a public passenger service using a public passenger vehicle.

Public passenger transport infrastructure is defined in schedule 1 of the *Transport Planning and Coordination Act 1994*.

Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.

Significant vegetation means all vegetation, except those listed as pest vegetation by State or local government that is significant in its:

a. ecological value at local, state or national levels including
   i. vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepares under the *Vegetation Management Act 1999*
b. contribution to the preservation of natural landforms
c. contribution to the character of the landscape, or
d. cultural or historical value.

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
b. a basement that is completely below ground level and used for car parking
c. the eaves of a building, and
d. a sunshade.

Social housing means housing that is for a residential use, other than crisis accommodation, that is either provided by:

a. the state as public housing, as defined in the Planning Regulation 2017, or
b. an entity other than the state (e.g. a not-for-profit organisation or local government) as community housing).

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Temporary use means a use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services and does not result in the clearing of significant vegetation.

Use definitions

Educational establishment means the use of premises for:

a. training and instruction to impart knowledge and develop skills; or
b. student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph a.; or
c. indoor sport and recreation, outdoor sport and recreation, kindergartens and community hubs, if the use is ancillary to the use in paragraph a.

Examples of an educational establishment include college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university.

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