KEVIN HOLT CONSULTING

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APPLICATION REF
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Town Planning Report

1397 Ipswich Road, Rocklea 4106

Application under the *Brisbane City Plan 2014* for a Development Permit

for Material Change of Use for an Outdoor Sport and Recreation Use and Community Care Centre on part of the land described

as Lot 835 on SP143376.

June 2026

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1.0 EXECUTIVE SUMMARY

This Development Assessment Report has been prepared on behalf of Equus Terra, the licence holder of part of the subject site.

Equus Terra provides Therapeutic Horse Riding and equine-assisted activities for individuals living with Autism Spectrum Disorder (ASD), intellectual impairment, developmental delays, mental health challenges and other support needs. The organisation also delivers educational, recreational, life-skills and community participation programs that support inclusion, personal development and wellbeing outcomes for participants.

This established community service has operated from the current location for a number of years and supports participants from across the Brisbane metropolitan area.

The service is undertaken at the current location, currently owned by Sunwater Limited.

This application is made to allow the current operation to continue in its current location and to formalise the necessary planning approvals associated with the ongoing use.

Based on a review of the Brisbane City Council City Plan 2014 Use definitions, this application seeks a Development Permit for Material Change of Use for the Use of an Outdoor Sport and Recreation Facility and Community Care Centre (Equestrian Therapy) over land at 1397 Ipswich Road, Rocklea.

The Outdoor Sport and Recreation component covers the physical riding, stabling and associated activities while the Community Care is intended to cater for the for the educational, vocational training, life – skills development and participant support activities delivered through the Equus Terra model.

The proposal represents an established, low-impact community use that provides significant social, recreational and developmental benefits while maintaining compatibility with the surrounding industrial locality.

Further information regarding the community need for the service, strategic importance of the location and social benefits associated with the proposal is provided in Appendix C – Community Need, Strategic Location and Social Benefit Statement.

Application Details

Proposal	Material Change of Use for an Outdoor Sport and Recreation and Community Care Centre
Approval Type	Development Permit
Level of Assessment	Impact Assessment
Referral	None

1.1 Site Details

Description	Lot 835 on SP143376
Address	1397 Ipswich Road, Rocklea 4106
Owner	Sunwater Limited
Applicant	Kevin Holt Consulting (QLD)
Site Area	88,270m2 (total site) application is for part only, License Area approx 3.5 Ha, Operational Area 2.1 Ha.
Zoning	IN2 Industry (General Industry B)
Neighbourhood Plan	Stephens Districts Neighbourhood Code

2.0 SITE INFORMATION AND ANALYSIS

2.1 Existing Uses

The subject site is zoned IN2 Industry (General Industry B. The immediately surrounding sites lie in the same zone. The site is currently predominately occupied by Sunwater Hydraulics Laboratory, the subject area for the application is a licenced area at the south - west corner of the property.

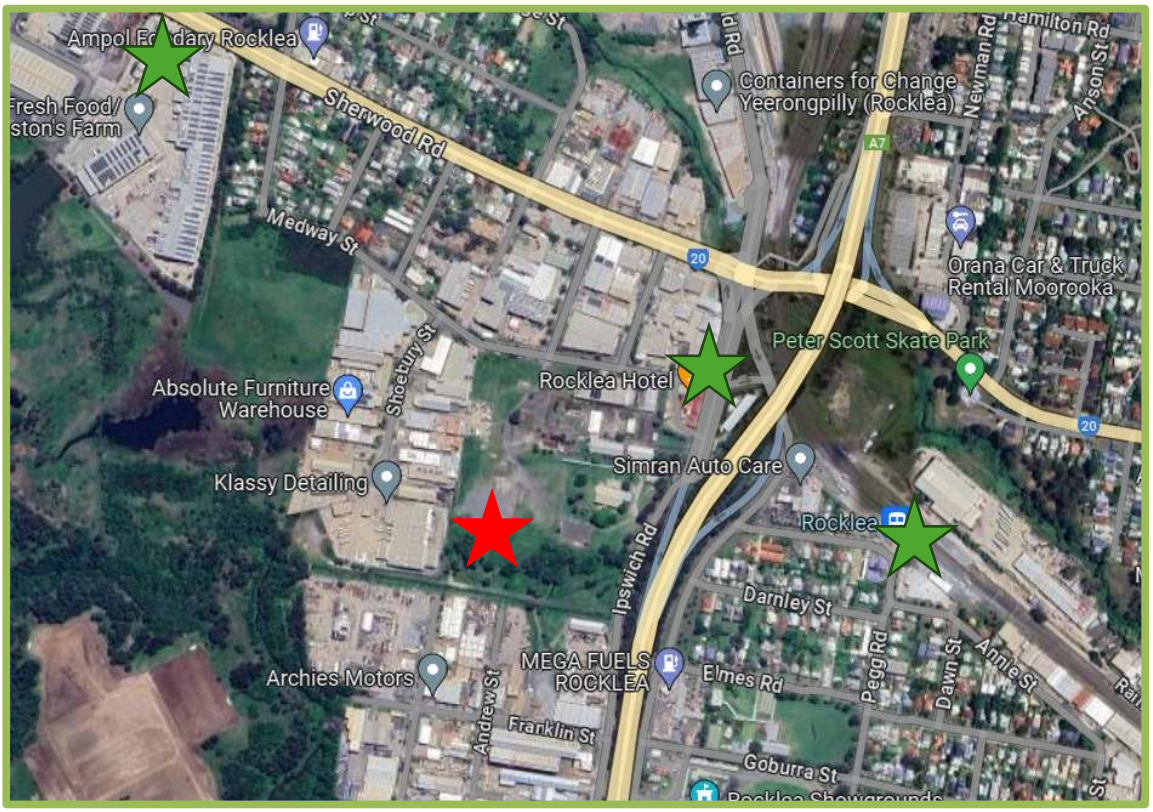


2.2 Context

The site is in the Industry IN2 (General Industry B) Zone. The land to the north, south and west of the site is included in the same zone. The site and the land surrounding are contained in the Stephens district Neighbourhood Plan. The land is predominantly surrounded by general industry warehouses.

Situated within the broader area, near the subject site are the following notable land uses and features:

- Rocklea train station is located 800m to the east of the site.
- The Rocklea hotel is located 270m east from the site.
- Market Organics is located 1km east from the site.



2.3 Community Need and Strategic Location

Equus Terra is an established community service operating from the subject site, providing therapeutic horse riding, equine-assisted activities and community participation programs for individuals living with disability and other support needs.
The proposed use represents the continuation of an existing operation that has demonstrated compatibility with the surrounding industrial locality and provides a valuable community service within Brisbane.
The subject site occupies a strategically accessible location, enabling participation from across the Brisbane metropolitan area while utilising established equestrian infrastructure and facilities.
The proposal formalises an existing low-impact community use that delivers recreational, educational and developmental outcomes for participants while maintaining consistency with the surrounding land use context.
Further detail regarding the community need for the service, strategic importance of the location and associated social benefits is provided in Appendix C – Community Need, Strategic Location and Social Benefit Statement.

3.0 PRELODGEMENT COMMUNICATION

A Pre-lodgement Meeting was not held for the proposal.

4.0 PROPOSAL

4.1.1 Material Change of Use

This application seeks council approval for a material change of use for Outdoor Sport and Recreation and Community Care Centre for an Equine Therapy (Equus Terra) facility in the IN2 Industry (General Industry B). The facility is being licenced from the current owners. The proposed use for Outdoor Sport and Recreation and Community Care Centre is an approximate area of 3.5 hectares including riding area, associated stabling and carparking and access off Medway Street.

4.1.2 Adjoining Approvals and Access

There are currently 5 development approvals shown listed on the subject site.

A006619214 Carry Out Building Work; Local Government as Referral Agency; Material Change of Use Flood hazard area; high impact industry;

A006438918 Carry Out Building Work; Local Government as Referral Agency; Material Change of Use Flood hazard area; research and technology industry;

A006199945 Carry Out Building Work; Local Government as Referral Agency; Material Change of Use Flood hazard area; research and technology industry;

A004481638 Reconfigure a Lot

A002418066 Subdivision of Land;

Liaison has been undertaken with Sunwater regarding the impact of the more recent approvals on the proposed use by our client proposed in this application and received the following response.

Good morning Irina

I hope this finds you well.

As discussed when we met, Sunwater has an approved DA in place. Your town planners can access through the BCC website and should take these approved plans into consideration when making an application on your behalf.

I can confirm that the driveway will remain in its current state until we commence works in accordance with the current approved DA, and that we will liaise with you regarding access to your area during construction, the timing of which is yet to be finalised.

Regards

Toby

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On that basis we advise the access to the subject area of the site is located on Medway Street. This will be used as access to the Equus Tera Facility for all visitors and staff with suitable access and manoeuvring room for horse trailers etc. The existing crossover and access track are proposed to be retained.

5.0 ASSESSMENT FRAMEWORK

5.1 State Framework

5.1.1 Regional Plan

The South-East Queensland Regional Plan 2017 (Shaping SEQ) provides a regional framework for growth management, and sets planning direction for sustainable growth, global economic competitiveness, and high-quality living. It establishes a blueprint for SEQ's future.

Under Shaping SEQ, the subject site is located within the 'Urban Footprint'. As the proposal is for an urban use in an urban area, it is consistent with the intent and principles set out by Shaping SEQ.

5.1.2 Referrals and State Development Assessment Provisions

Schedules 9 & 10 of the Planning Regulation 2017 identify all referral agencies and their jurisdiction where an assessment against this criterion has been undertaken. This assessment has determined that the proposal does not trigger referral to SARA or any other entity.

As such, an assessment against the State Development and Assessment Provisions is not required.

5.2 Local Framework

5.2.1 Brisbane City Plan 2014 - Level of Assessment

5.2.1.1 Material Change of Use

The Level of Assessment table for Material Change of Use / Industry Zones (Table 5.5.16) shows the proposed development to be Impact Assesment.

It is therefore considered that this application is subject to **Impact Assessment**

5.2.2 Relevant Codes

The proposed development requires assessment against the provisions of the Brisbane City Plan 2014

5.2.2.1 Primary Codes

More specifically the proposal will require assessment against the following primary codes:

- Industry Zone Code- Refer **Appendix B** – Code Compliance Statement
- Outdoor Sport and Recreation Zone Code – Refer **Appendix B** – Code Compliance Statement
- Community Facilities Code – Refer **Appendix B** – Code Compliance Statement
- Stephens district neighbourhood plan code.

5.2.2.2 Prescribed Secondary Codes

Filling and Excavation Code	Applicable
Infrastructure Design Code	Applicable
Landscape Work Code	Applicable
Outdoor Lighting Code	Applicable
Park planning and design code	Applicable

Stormwater Code	Applicable
Transport, Access, Parking and Servicing Code	Applicable
Wastewater Code	Applicable

The application also identifies the following Prescribed Secondary codes for the Industry Code.

The proposed development is in its current location in an Industrial area as a result of Sunwater's generosity and recognition of the community benefit of the current operation. Equus Terra doesn't not need buildings and associated infrastructure to deliver its product. It needs the open space and the lack of impact from adjoining uses to deliver the equine therapy.

Given the extremely low impact operational nature of the proposal which works on a one-to-one level and the nature of the delivery of equine therapy it is considered that there is no need to address the secondary codes more commonly applicable to conventional developments. Activities are delivered through individual and small group sessions, typically ranging from 30 to 60 minutes.

At an infrastructure level the facility is service by on-site rainwater tanks, with water distributed via small solar powered pumps.

A portable toilet facility is provided on site and is professional serviced on a regular maintenance schedule.

5.2.2.3 Overlay Codes

The following are the overlay codes that the site triggers in the Brisbane City Plan 2014.

Only those that are considered directly relevant to the application and the area of the application are addressed.

- Airport environs overlay
- Bicycle network overlay
- Biodiversity areas overlay
- Coastal hazard overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Flood overlay
- Heritage overlay
- Potential and actual acid sulphate soils overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport noise corridor overlay

- Waterway corridors overlay

5.2.2.4 Specific Overlay Codes

Of the above-mentioned overlays and based on the same principle as the response to secondary codes the following comment is provided in relation to what are considered relevant overlays.

Flood, Coastal Hazard and Waterway Corridors Overlays

Given the nature of the proposal and the specifics of the operation, we have not engaged the services of a specific consultant to address these overlays codes.

Flood Overlay

We have reviewed the reports prepared for other developments on this site and at the outset acknowledge that specific parts of these reports are targeted at the details applicable to the application. The following passages are extracted from the Stormwater Consulting Report dated 13/02/2024.

The property is potentially impacted by Brisbane River and Creek/waterway flooding. An assessment of these flooding sources is presented below.

During the January 2011 River flood event, flood depths in the existing warehouse were approximately 1.8m. The flow velocities at the location of the site during a river flood event would be close to zero. This is due to the fact that the site is affected by slowly rising and falling backwater from the river. The flood hazard within the assessment area during a significant Brisbane River flood event is considered to be high due to the inundation depths.

During a major Brisbane River flood event, it is anticipated there would be significant warning time to allow safe evacuation for people and vehicles from the site. The flood hazard is therefore considered to be manageable.

Due to the nature of a Brisbane River flood event, there would be ample warning time prior to significant flood inundation occurring on the site. It is unlikely that the proposal will place any additional burden on emergency services.

Given the Equus Terra operation is primarily an outdoor activity with very limited facilities, it is considered the proposed (existing) uses do not contribute to any potential flood impacts.

Furthermore, with the operation being and outdoor based use and directly controlled by Equus Terra, as noted in the report cited, it is considered that there is little risk of any staff or those undertaking therapy through Equus Terra being placed in danger by a flood event.

Waterway Corridors Overlay

There are no direct activities undertaken in the south- eastern corner of the site, horses could potentially be grazed in fenced areas of the space from time to time.

Coastal Hazard Overlay

There are no direct activities undertaken around the site covered by the overlay. horses could potentially be grazed in fenced areas of the space from time to time.

Biodiversity Areas Overlay

The operational area of the proposal Is undertaken in areas excluding those mapped in the Biodiversity overlay.

6.0 CONCLUSION

This application seeks a Development Permit for Material Change of Use for an Outdoor Sport and Recreation Use on 1397 Ipswich Road, Rocklea also described as Lot 835 on SP143376.

The proposal is consequently considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks.

It is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

7.0 APPENDICES

Appendix A – Proposed Plan of Development

Appendix B – Code Compliance Statements

Appendix B – Community Need, Strategic Location and Social Benefit Statement