

## Fact Sheet – Redlands Planning Scheme Amendments (RPS V.3)

The Redlands Planning Scheme (RPS) is a planning instrument that helps Council manage future growth and development in the City to achieve sustainable development and growth.

This is achieved by:

- identifying development outcomes for Redland City
- ensuring new development meets these outcomes.

Since the RPS took effect on 30 March 2006, specific amendments 1A and 1B have been adopted so as to improve the effectiveness and efficiency of the RPS as a planning instrument. The amendments discussed below have been prepared in accordance with the *Integrated Planning Act 1997*.

### What amendments were included in Version 2?

#### Domestic development

Reducing the number of development applications required for dwelling houses, sheds, garages and swimming pools. This applies to the Dwelling House Code, Domestic Additions Code, Domestic Outbuilding Code, On-site Raising or Relocation Code, and in some instances Private Swimming Pools Code. Non-compliance with only nominated provisions that relate to site cover, boundary setbacks, built-to-boundary walls, access and parking, and privacy issues will not require lodgement of a development application for a Material Change of Use. These amendments recognise recent changes in building legislation.

The scheme has been amended to:

- remove the requirement for on-site raising and domestic additions (where habitable rooms are not included) to consider road and rail noise impacts overlay.
- allow domestic driveway crossovers of up to 6 metres in width as self-assessable development to accommodate wider driveways for on-site manoeuvring flexibility.

#### Reconfiguration approvals

All new reconfiguration approvals are subject to relevant overlays that deal with a hazard, value, resource or amenity issues. Amendments are proposed to ensure subsequent development on a newly created lot will not have to re-address these overlays.

#### SMBI Residential Code

Simplifying the Southern Moreton Bay Islands (SMBI) Residential Zone Code to:

- remove the need to consider codes for development near underground infrastructure, infrastructure works or stormwater management for Dwelling House, Domestic Outbuildings, Domestic Additions, Raising or Relocation of Existing Dwellings developments.
- remove the need to consider stormwater management code for small lot houses and relatives apartments.
- expand requirements for on-site stormwater systems to ensure effective management of the quantity and quality of stormwater run-off.

The Domestic Additions Code has been amended to term domestic additions up to 36m<sup>2</sup> within the SMBI Residential Zone as self-assessable development.

#### Centre Activity or Commercial Activity uses

Removing the requirement for uses involving only a change of tenancy or minor building works to an existing building, to address the Flood Prone, Storm Tide and Drainage Constrained land, Habitat Protection and Waterways, Wetlands and Moreton Bay overlays. This applies to a range of industry, shop and commercial uses.

#### Home Business in a Domestic Outbuilding

Adding criteria that the Development Near Underground Infrastructure Code, Erosion Prevention and Sediment Control Code and Excavation and Fill Code need to be considered by a home business conducted within domestic outbuildings.

#### Development Near Underground Infrastructure

Adding self-assessable criteria to include uses and other development that may occur within the 1.5m setback or are located over underground infrastructure that is less than 300mm in diameter.



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### **Excavation and Fill**

Clarifying that continual 'one-off' excavation and fill activities are accumulative so that they are not treated as exempt development.

### **Extractive Resources Overlay**

Including Bed and Breakfast, Caretakers Dwelling, Community Facility, Dwelling House, Refreshment Establishment, Relatives Apartment and Tourist Accommodation as self-assessable development where sited on that part of a lot outside of the Resource Buffer Area shown on the Extractive Resources Overlay.

### **Bushfire Hazard and Habitat Protection Overlay**

Ensuring that development located within an approved development envelope remains self-assessable in the Bushfire Hazard Overlay and Habitat Protection Overlay.

### **Schedule 3 – Dictionary, Division 2 – Administrative Terms**

- Including the definition for *Alternative provision*.
- Amending *Domestic additions* to incorporate structures that are providing mandatory covered car accommodation which can be attached or detached, and roof top recreation areas.
- Amending *Minor building work* to remove reference to private swimming pools and to clarify that minor building work can include internal and external work in any Centre Zone, Commercial Industry Zone, General Industry Zone, Island Industry Zone or Marine Activity Zone.
- Amending *Minor heritage building work* to apply to all properties triggered by the Heritage Place and Character Precinct overlay.

### **Small Lot Houses**

The definition for Small Lot House has been amended to include lots between 400 - 500m<sup>2</sup> or with a frontage of 10 metres or less.

### **Reconfigurations**

Amendments have been included:

- clarifying that any proposal to create lots (subdivision, boundary re-alignment) with a frontage of 10 metres or greater is Code Assessable. New lots with a frontage of less than 10 metres (14 metres in SMBI Residential) are now deemed to be Impact Inconsistent
- requiring reconfigurations to account for the slope of the land to minimise the need for excavation and fill. This can be achieved by designing new lots with maximum overall slopes along the long and short axis of 1 in 7 (15 percent).

Additional assessment criteria are proposed for minor reconfigurations requiring:

- lots created through a minor reconfiguration to not exceed a frontage to depth ratio of 1 in 4 -to avoid elongated small lots
- the provision of adequate manoeuvring area within internal lots for vehicles to enter and leave in a forward gear

### **General Industry Zone (Capalaba)**

Land at Steel and Smith Street, Capalaba has been subdivided into industrial lots generally between 1000m<sup>2</sup> and 1400m<sup>2</sup>. This area has been rezoned from 'general industry' to 'commercial industry' to ensure appropriate uses are facilitated on these relatively small industrial lots.

### **High Impact Industry**

A new definition of 'high impact industry' has been included to identify uses that are considered hazardous or high risk and generally inappropriate in the City. Activities such as oil refining and processing, gas production, fuel gas refining or processing, abattoirs (other than poultry) and manufacturing of asbestos products have been removed from the 'general' and 'heavy industry' definitions and placed in 'high impact'.

The location and lot sizes of our industrial areas makes the City an unlikely location for the development of these industries. The RPS has been amended to clearly indicate that 'high impact industry' is considered inappropriate and not preferred within the Redlands.

### **Landslide Hazard**

State Planning Policy 1/03 'Mitigating the adverse impacts of flood, bushfire and landslide' requires natural hazards to be adequately considered when making decisions about development. The Redland Landslide Hazard Assessment investigated the potential for landslide instability in the City. The results indicated that the potential for mainly shallow landslides is confined to:

- the steeper slopes around the Mount Cotton range
- the steeper slopes within coastal areas near Wellington Point, Cleveland, Victoria Point and Redland Bay
- the steeper slopes of North Stradbroke Island, in particular where there is little vegetation cover.

The above areas have been identified as Landslide Hazard Management Areas within the overlay map. It is proposed to include the landslide hazard overlay and associated Planning Scheme Policy – landslide hazard within the RPS.

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The landslide hazard overlay is primarily concerned with ensuring development on steep slopes (ie >30%) does not increase the risk landslide through poor design, inappropriate excavation and fill or removal of vegetation. Where development is proposed on moderate to very high slopes a geotechnical engineering report will be required. (See Fact Sheet 13 - Hazard Overlays).

### **Site coverage provision (Conservation, Environmental Protection and Park Residential Zones)**

Site coverage provisions under RPS V1 were limited to the percentage of the site covered by buildings. Amendments have been adopted within the Conservation, Environmental Protection and Park Residential Zones to ensure that all elements of a development's footprint, such as car parking and access ways, on-site wastewater disposal, service facilities and private open space, are limited to reduce adverse impacts on environmental values and the landscape setting.

### **Habitat Protection Overlay – Self Assessable Development**

The Habitat Protection Overlay currently regulates small scale development such as domestic outbuildings and domestic additions. These structures are often attached to the existing dwelling house, are located in cleared areas and not likely to create adverse environmental impacts. The RPS has been amended to include self-assessable criteria to minimise the requirement for applications for domestic development such as swimming pools, patios, carports, sheds, decks and dwelling additions.

### **Advertising Devices**

Amendments to the Advertising Devices Code have been made to clarify that the erection of above-awning signs, billboards, created roof signs, projected image signs and sky signs are not supported within the City.

Minor amendments have been made to the definition ascribed in the code to improve consistency between the RPS and Local Law 11 Exhibition of Advertisements.

### **Waste Management provisions**

Amendments have been carried out throughout the RPS to provide clearer direction for waste management provisions including vertical clearance for waste service vehicles, design of dedicated bin storage areas, bin volumes and dimensions, bin cleansing, manual handling of bins, surface grades, waste chutes and hoppers.

New waste management definitions have also been included for the terms - commercial waste, domestic waste, recyclable waste and waste container.

### **Heritage Place and Character Precinct Overlay**

Amendments to the Heritage Places Register are proposed to:

- update the State Heritage listed locations to maintain consistency with information provided from the Environmental Protection Agency
- update local heritage listed locations following the Local and State Heritage Register Review. This includes the identification of new sites on the mainland and North Stradbroke Island and amendment of descriptions and locations of existing sites.

### **Access and Parking**

Amendments to access and parking requirements are proposed to require:

- one boat storage space to be provided for every 8 dwelling units
- vehicle repair premises to provide 2.5 parking spaces per service bay instead of 5 spaces per service bay
- warehouse parking to provide a greater number of car spaces (ie 1 parking space per 50m<sup>2</sup> GFA) to provide flexibility for the interchange of tenancies with Service Industry uses.

### **Mapping Changes**

Since the RPS came into effect on 30 March 2006, there have been reconfiguration approvals and new lot registrations. Changes to the zoning and overlays of these recently created lots will be made to reflect these recent reconfiguration approvals.

### **What amendments were included in Version 3?**

Version 3 of the Redlands Planning Scheme came into force on the 19<sup>th</sup> April 2010 as a result of the adoption of the South East Thornlands Structure Plan. This was incorporated into Part 5 (Overlays) as Division 14 South East Thornlands Structure Plan Overlay.

### **RPS V.4**

At the time of writing a further set of amendments (Amendment Package 2A) had been presented to the State for review. These changes will be presented for public comment and upon eventual adoption will form Version 4 of the planning scheme.

#### **Disclaimer -**

This fact sheet is intended to help people gain an understanding of the Redlands Planning Scheme and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redlands Planning Scheme.