

i) **Shaping South East Queensland Regional Plan 2017-2041 (SEQRP)**

- The Shaping SEQRP commenced in August 2017 retained the site within the Regional Landscape and Rural Production Area (RLRPA) regional land use category. This regional land use category restricts any further reconfiguration or development of the site for residential development or an urban activity but does allow for a range of uses including community use, small scale industry, tourism, residential care facility, service stations, sport and recreation activity. The thresholds for particular uses are:
 - Tourism activity, sport and recreation activities and community activity becomes assessable development when the proposed development:
 - has a GFA greater than 5,000m²;
 - involves ancillary commercial or retail activity with a GFA greater than 250m²; or
 - provides accommodation for more than 300 persons.
 - Indoor recreation facility becomes assessable if the use will result in a GFA greater than 3000m², more than 250 persons will be on the premises at any time or provides accommodation for more than 100 persons.
 - The SEQRP provide opportunity for residential care facility within the RLRPA provided GFA is less than 5,000m².
 - Biotechnology industry becomes assessable development if the use results in GFA of more than 800m² or total outdoor areas associated with the use is more than 1,500m².
 - Service station becomes assessable development if located within 25m of a state controlled road, GFA exceeds 1,250m² or total outdoor area is more than 2,000m².
 - A material change of use for other urban activity would become assessable development if the use results in a GFA of more than 800m² on the premises or the total outdoor areas on the premises associated with the use if more than 1,500m².

ii) **City Plan**

- The predominantly cleared portions of the site are included within the Community Purpose zone (CF8: Commonwealth facilities - radio receivers) while the vegetated parts are included in the Conservation zone. This zoning is consistent with the zoning applied under the former Redland Planning Scheme and reflects the existing use of the site.
- The strategic framework of City Plan identifies the potential of the site to be utilised as a special enterprise area.

3.4.1.13 Birkdale special enterprise area

A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land.

- The overlays of the City Plan identify the site as being affected by a range of hazards and containing the following values. The overlays that may limit development potential in parts of the site are:
 - **Environmental Significance** - site identified as containing Matters of State and Local Environmental Significance. The areas identified as MSES and MLES generally align with the high and medium koala bushland habitat and the regional ecosystem, however, some additional areas of MLES identified within the community purpose zoned portion of the site.
 - **Flood and Storm Tide** – parts of the site identified as being affected by storm tide inundation and overland flooding during 1 in 100 year events.

Other overlays identified on the site unlikely to limit the development potential of the site and would likely require technical assessment and design responses are:

- **Bushfire Hazard** - Consistent with the State Planning Policy the City Plan identifies the site is affected by bushfire hazard. Almost the entire site is identified as being exposed to high and medium potential bushfire intensity or located within potential bushfire impact buffers. Technical assessment and design response would be required to appropriately address this hazard.
- **Landslide Hazard** - relatively small portion of the site along the creek embankment identified as being affected by high, medium and low landslide hazard. This area is located within conservation zoned portion of the site;
- **Coastal Protection** – Consistent with the State Planning Policy and Coastal Act the site is identified as being located within a coastal management district;
- **Waterway Corridor and Wetland** – the strip of land adjoining Tingalpa Creek and included within conservation zoned is identified as a waterway corridor;
- **Transport Noise** – the site adjoins a designated transport noise corridor;

iii) **Planning Regulation 2017 – Koala Habitat Values**

- The site is located within a priority koala assessable area and identified as containing High and Medium Value Bushland Koala Habitat as well as High and Medium Value Rehabilitation areas.
- Under the *Planning Regulation 2017*, a material change for an urban activity within conservation zoned portion of the site is prohibited development. An urban activity means the use of premises for a residential, industrial, retail or commercial activity. The definition of urban activity does not include a range of uses that could be applied for over the site including educational establishment, outdoor sport and recreation, hospital, activity that relies on the tourist trade, tourist accommodation relating to outdoor sport and recreation community hall and some low key commercial and retail activity that is ancillary to some specific uses.
- Within the community purpose zoned portion of the site the *Planning Regulation 2017* assessment benchmarks for development in a priority koala assessable development area require that:
 - Development does not involve the clearing non-juvenile koala habitat in bushland habitat areas;

- Avoids clearing in non-juvenile koala habitat trees in high and medium value rehabilitation areas;
- If clearing of non-juvenile koala habitat trees in high and medium value rehabilitation areas cannot be avoided the amount of clearing is minimised and any significant residual impact of the clearing is offset.

iv) **State Planning Policy**

Under the Queensland Governments SPP, the site is identified as being affected by a range of constraints and containing particular values. The key constraints and values identified on the site include:

- **Bushfire hazard area** - almost the entire site is identified as being exposed to high and medium potential bushfire intensity and within potential bushfire impact buffers. In considering any potential alternative use of the site this hazard would need to be considered and addressed;
- **Coastal Management District** - The site is located within a Coastal Management District;
- **Erosion Prone Area** – a thin strip of land adjoining Tingalpa Creek is identified as an erosion prone area;
- **Storm tide inundation** - land in close proximity to Tingalpa Creek identified as being medium and high storm tide inundation area; and
- **Matters of State Environmental Significance** - the site is identified as containing wildlife habitat, regulated vegetation, essential habitat, small area of high ecological significance wetland and bushland koala habitat

v) **Other relevant matters**

Indigenous Cultural Heritage

Reporting provided by the Federal Government Department of Finance has identified a number indigenous cultural heritage sites on the southern part of the site. These sites are in close proximity to the creek and are located within conservation zoned portion of the site.

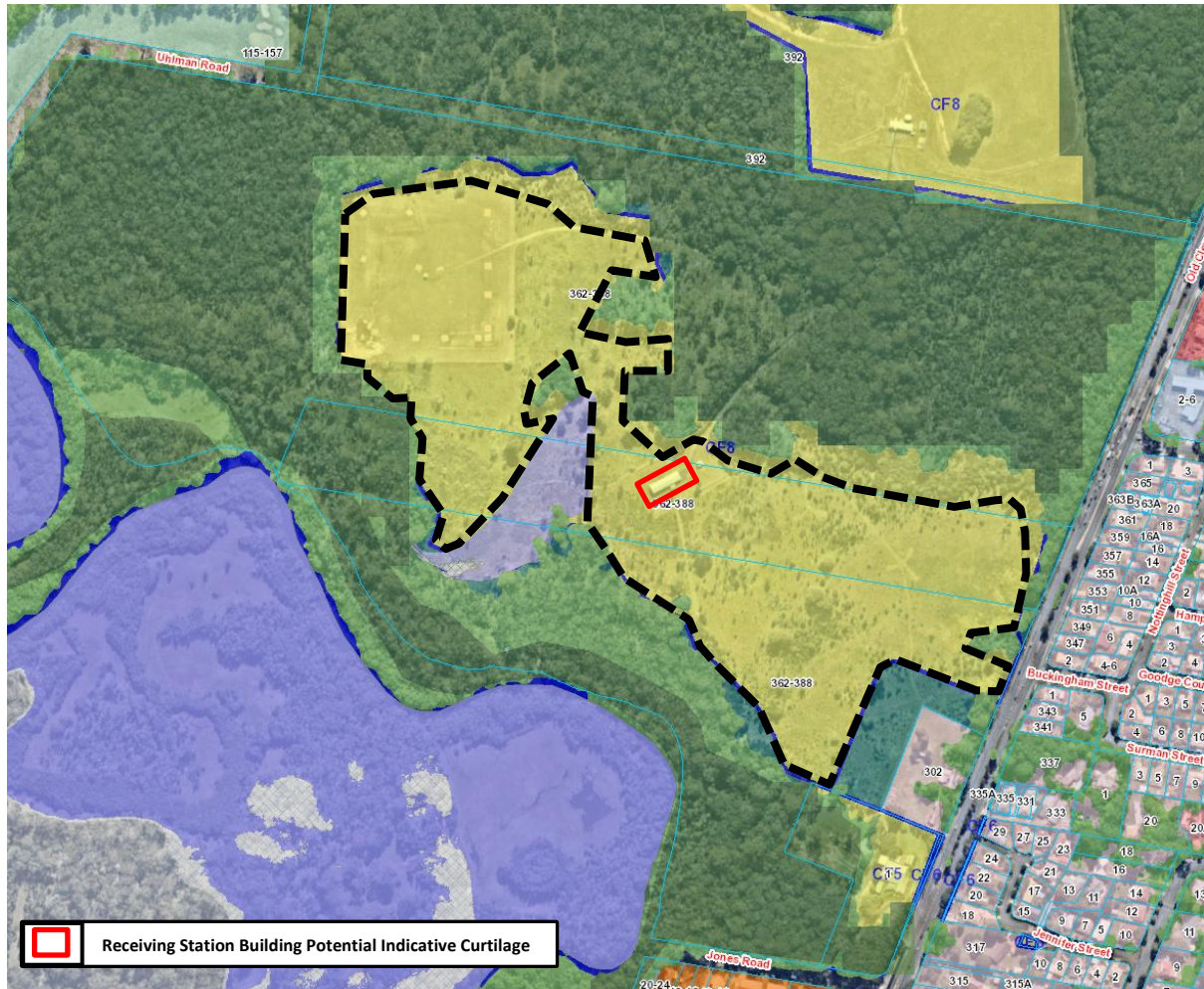
European Heritage

Reporting provided by the Federal Government Department of Finance has identified the site has heritage values of state significance. Report recommends that at a minimum the main receiving station should be considered for nomination for entry in the Queensland Heritage Register. Report also recommends heritage management plan be prepared either as part of the disposal process or by ACMA, or as a condition of transfer to new owner. Report notes that a management plan would provide:

- On-going plan for the conservation and preservation of the main receiving station;
- Recommendations for each of the main elements of the site and the measure for managing or mitigating any impacts from development of the site.

Constraints summary

Following a review of site investigations provided by the Department of Finance and desktop review of the site the following identifies the constrained and unconstrained portions of the site. The unconstrained portion of the site is approximately 17ha in size.



In accordance with the *Planning Regulation 2017* Koala Habitat Area provisions, a material change of use for an urban activity within the conservation zoned portion of the site would be prohibited development. The planning framework does provide some opportunity for community use, small scale industry, tourism, residential care facility, service stations, sport and recreation activity development within the Community Purpose zoned portion of the site, however, any development within this area would need to retain the non-juvenile koala habitat located in bushland habitat areas and avoid clearing non-juvenile habitat trees over the remainder of the area.