

**MCU013287 – SERPENTINE CREEK ROAD, REDLAND BAY – MASTER  
PLANNED URBAN COMMUNITY (SHORELINE)**

**Objective Reference:** A325072  
Reports and Attachments (Archives)

**Attachments:** [Shoreline Plan of Development](#)  
[Aerial photograph of the site](#)  
[Infrastructure Agreement](#)  
[Zone Comparison Table](#)  
[SEQ Koala Conservation SPRP Map](#)  
[Assessment of Request under Division 9 of the  
SEQ Koala Conservation SPRP](#)  
[SPP Mapping Extracts](#)  
[Planning Study 2008 – Summary](#)  
[State Concurrence Agency Conditions](#)  
[Habitat Protection Overlay – Extract](#)  
[Protection of Poultry Industry Overlay –  
Extract](#)  
[Assessment of Shoreline whole of life costs for Council](#)

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## **PURPOSE**

This development application is referred to Council for determination.

The development application involves a preliminary approval under Section 242 of the *Sustainable Planning Act 2009* (SPA) for a material change of use to vary the effect of the Redlands Planning Scheme (RPS) for a master planned urban community, including town centre, town centre frame, residential and open space precincts. The application has been assessed against the relevant planning instruments and the proposed development is considered to comply with the Redlands Planning Scheme subject to conditions, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be approved.

## **BACKGROUND**

The following timeline details the planning history of the subject land:

- A development application (MC008684) was lodged with Council in October 2004 by Redland Bay Southpark Corporation Pty Ltd and Medallist Developments Pty Ltd for a Preliminary Approval (Overriding the Planning

Scheme) Material Change of Use for a Master Planned Residential Community (including Low and Medium Density Residential Uses {approximately 3,500 tenements}, Associated Commercial and Retail Uses, Associated Community Service Uses, Associated Environment Protection, Open Space and Recreational Uses {including a Greg Norman designed golf course}) over 698.76ha of land. Discussions were held with the applicants regarding the supporting information and the necessary application fee, however the application was withdrawn in December 2006 before an Acknowledgement Notice was issued.

- Version 1 of the Redlands Planning Scheme (RPS) was adopted in March 2006 in which 310ha of the 699ha, subject of the 2004 application, was zoned Investigation and the South East Queensland Regional Plan 2005 was adopted, which also identified the land within the Southern Redland Bay Investigation Area. Both Investigation designations stipulated that further work would be required to assess the potential impacts of development, the infrastructure requirements and the most appropriate use/layout of the land.
- In June 2007 Council resolved to adopt a draft Local Growth Management Strategy (LGMS) and submitted it for first state review, this recognised that studies were underway to investigate the most appropriate use of the Southern Redland Bay Investigation Area. The subject land was included in the population and dwelling estimates for the city, although the State later required the land be removed from the calculations.
- In October 2007 Council resolved to endorse the draft Planning Study and associated background reports (the result of the aforementioned studies), for public display.
- In January 2008, following the completion of a community engagement exercise, Council resolved to submit the Planning Study and supporting work to the Minister for Infrastructure and Planning in support of the area's inclusion in the urban footprint as part of the 2009 review of the SEQ Regional Plan.
- In April 2008 the newly elected Council resolved to withdraw the LGMS and the Planning Study to reconsider its growth strategy. It was decided that further community engagement was required following the concern expressed during the election regarding the forecast population growth, the identified new development areas and the timing of that growth.
- In July 2008, Council resolved to submit a revised Redlands LGMS to the State Government for consideration as part of the SEQ Regional Plan review. This included the removal of the Southern Redland Bay Investigation Area on the basis that it was not considered necessary to meet the dwelling target in the SEQ Regional Plan and the lack of infrastructure to service the development. The submission encouraged the State to include the subject land in the Regional Landscape and Rural Production Area in the 2009 SEQ Regional Plan.
- The new SEQ Regional Plan was adopted in 2009 having removed the subject land from the Investigation Area and included it in the Regional Landscape and Rural Production Area. The consultation report provided to Council at the time noted that the decision was made based on Council's request and also based on wider koala policy matters and outcomes.

- The Investigation zoning of the land however remains extant in the Redlands Planning Scheme v6.2.
- The current development application was lodged with Council by Shoreline Redlands Pty Ltd on 30<sup>th</sup> June 2014. The application was considered properly made on 11<sup>th</sup> July 2014 following the amendment of IDAS form 31. The statutory timeframes prescribed under the *Sustainable Planning Act 2009* stipulate that a decision is due by 20 November 2015.

## ISSUES

### Development Proposal & Site Description

#### Proposal

The proposal comprises a preliminary approval to vary the effect of the Redlands Planning Scheme for a material change of use for a master planned urban community, including Shoreline town centre core, Shoreline town centre frame, Shoreline residential and Shoreline open space precincts.

These precincts function in the same way as zones under the Redlands Planning Scheme. They are supported by tables of assessment that detail the level of assessment and assessment criteria for various uses and other development, and by codes that contain the overall outcomes, specific outcomes and probable solutions. In order to provide an overview of these areas a summary of the key intent of each precinct, as well as examples of code assessable development in each area, is listed below:

- **Shoreline Town Centre Core Precinct**

This precinct is modelled on the District Centre Zone in the Redlands Planning Scheme. It is intended to provide for the daily needs of the local community, providing a supermarket, speciality stores, commercial and leisure activities as well as community services. The town centre will also accommodate medium to high density residential development.

Code assessable uses within this precinct are:

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	• if less than 14m height
Apartment Building	• if less than 14m height
Bulk Goods Showroom	
Caretakers Dwelling	
Child Care Centre	
Commercial Office	
Community Facility	
Display Dwelling	
Drive Through Restaurant	
Education Facility	
Emergency Services	
Estate Sales Office	
Funeral Parlour	
Health Care Centre	
Home Business	
Indoor Recreation Facility	
Multiple Dwelling	• if less than 14m height
Park	
Passenger Terminal	

Use	Limitations on development being code assessable
Place of Worship	
Refreshment Establishment	
Retail Warehouse	
Service Industry	
Shop	<ul style="list-style-type: none"> <li>• if 6,000m<sup>2</sup> or less; and</li> <li>• does not result in total GFA for this use in the town centre being above 6,000m<sup>2</sup></li> </ul>
Telecommunications Facility	
Temporary Use	
Tourist Accommodation	
Utility Installation	
Vehicle Parking Station	
Veterinary Surgery	

• **Shoreline Town Centre Frame Precinct and Town Centre Frame (Reduced Density) Sub-precinct**

This precinct is modelled on the Medium Density Residential Zone in the Redlands Planning Scheme. It is intended to provide a variety of medium density mid-rise housing options within close proximity of the centre, with the predominant land use being Apartment Buildings, Aged Persons and Special Needs Housing and Multiple Dwellings. The precinct is also expected to comprise some mixed use development to provide small scale employment opportunities.

The Sub-precinct will provide lower-density housing options, predominantly dwelling houses and dual occupancies. The sub-precinct will also accommodate a service node close to Serpentine Creek Road that will comprise a service station and associated commercial tenancies.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	<ul style="list-style-type: none"> <li>• Excluding sub-precinct; and if less than 14m height; or</li> <li>• In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Apartment Building	<ul style="list-style-type: none"> <li>• Excluding sub-precinct; and if less than 14m height; or</li> <li>• In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Caretakers Dwelling	
Commercial Office	<ul style="list-style-type: none"> <li>• Excluding the sub-precinct; and</li> <li>• Part of a mixed use development; and</li> <li>• 400m<sup>2</sup> or less</li> </ul>
Display Dwelling	
Dual Occupancy	<ul style="list-style-type: none"> <li>• if in sub-precinct; and</li> <li>• on 700m<sup>2</sup>+ lot; and</li> <li>• 9.5m height</li> </ul>
Dwelling House	<ul style="list-style-type: none"> <li>• Self-assessable if in sub-precinct</li> </ul>
Education Facility	
Estate Sales Office	
Health Care Centre	<ul style="list-style-type: none"> <li>• excluding sub-precinct; and</li> </ul>

Use	Limitations on development being code assessable
	<ul style="list-style-type: none"> <li>Part of a mixed use development</li> </ul>
Home Business	
Indoor Recreation Facility	<ul style="list-style-type: none"> <li>excluding sub-precinct; and</li> <li>Part of a mixed use development</li> </ul>
Multiple Dwelling	<ul style="list-style-type: none"> <li>Excluding sub-precinct; and if less than 14m height; or</li> <li>In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Park	
Refreshment Establishment	<ul style="list-style-type: none"> <li>excluding the sub-precinct; and</li> <li>Part of a mixed use development; and</li> <li>400m<sup>2</sup> or less</li> </ul>
Shop	<ul style="list-style-type: none"> <li>excluding the sub-precinct; and</li> <li>Part of a mixed use development; and</li> <li>250m<sup>2</sup> or less</li> </ul>
Tourist Accommodation	<ul style="list-style-type: none"> <li>excluding the sub-precinct</li> </ul>
Utility Installation	

### • Shoreline Residential Precinct

This precinct is modelled on the Urban Residential Zone in the Redlands Planning Scheme. It is intended to establish walkable neighbourhoods with a mix of housing choice and access to leisure opportunities within the open space network. The precinct incorporates a Tourism/Recreation Activity Area in the north of the site close to the coastline that will provide opportunities for medium density living and mixed use development focused at leisure, recreation and tourism. Development within 100m of a bus stop will also provide medium density housing options.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	<ul style="list-style-type: none"> <li>If 9.5m height;</li> <li>2 storeys or less</li> </ul>
Apartment Building	<ul style="list-style-type: none"> <li>Within 250m of Tourism / Recreation Activity Area or 100m of a bus stop; and</li> <li>14m height</li> <li>3 storeys or less</li> <li>800m<sup>2</sup>+ lot</li> </ul>
Bed and Breakfast	
Caretakers Dwelling	
Display Dwelling	
Dual Occupancy	<ul style="list-style-type: none"> <li>On a lot 700m<sup>2</sup>+; and</li> <li>9.5m height</li> </ul>
Dwelling House	<ul style="list-style-type: none"> <li>Self-assessable</li> </ul>
Estate Sales Office	
Home Business	
Multiple Dwelling	<ul style="list-style-type: none"> <li>Within 250m of Tourism / Recreation Activity Area or 100m of a bus stop; and</li> <li>14m height</li> <li>3 storeys or less</li> <li>800m<sup>2</sup>+ lot</li> </ul>
Park	

### • Shoreline Open Space Precinct

This precinct is modelled on the Open Space Zone in the Redlands Planning Scheme. It is intended to provide a network of environmental and open space corridors that will incorporate improved habitat connectivity for safer fauna movement, a community and destination park, district sports parks and local neighbourhood parks. The network will also accommodate stormwater management facilities, cycleways and footpaths.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Caretakers Dwelling	
Community Facility	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council;</li> <li>• Otherwise – code assessable</li> </ul>
Emergency Services	
Outdoor Recreation Facility	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council;</li> <li>• Otherwise – code assessable</li> </ul>
Park	<ul style="list-style-type: none"> <li>• Self-assessable; or</li> <li>• Code assessable</li> </ul>
Refreshment Establishment	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council; or</li> <li>• Code assessable if not exempt and 150m<sup>2</sup> or less</li> </ul>
Temporary Use	
Utility Installation	

The application seeks approval for a Plan of Development (PoD) to guide the assessment of future development applications on the subject land. (Attachment 1 – Shoreline Plan of Development)

The PoD comprises the following:

- Shoreline Master plan;
- Shoreline Precinct Plan;
- Desired Environmental Outcomes for Shoreline  
(these are to be read in addition to those set out in the RPS);
- Overall Outcomes for each precinct;
- The tables of assessment for each precinct, including the level of assessment and assessment criteria;
- Precinct codes (in their amended form);
- Details of the proposed variations to the overlays, use, other development and general codes and schedules in the RPS; and
- Appendices:
  - A list of addresses subject to the planning application;
  - The full suite of RPS parts varied by the PoD (in their amended form); and
  - Shoreline Redlands' Water Sensitive Urban Design Strategy
  - Open Space Landscape Strategy

- Bushfire Management Plan
- Biting Insect Management Plan

### Changes to the application

In accordance with Section 351 of SPA the applicant lodged a number of minor changes to the application (16 October 2015), these are summarised below:

- a) Relocation of the main access road serving the town centre (approximately 80m north) to Lot 73 on S31102, the subsequent realignment of the intersection of this road with Serpentine Creek Road and finally the location of the corresponding road across Serpentine Creek Road to the west. All internal roads were renamed as “conceptual”;
- b) Relocation of the Open Space Corridor to the north;
- c) Northern boundary of the Town Centre Core precinct moved north;
- d) The removal of the Town Centre Core precinct, and the reduction of the Town Centre Frame precinct, on Lot 1 on RP133830;
- e) Creation of the Town Centre Frame (Reduced Density) Sub-precinct on Lot 11 on SP268704;
- f) Creation of Sub-area 1 to trigger compliance with a new building design code to address the impact of biting insects; and
- g) Amendments to the Residential Precinct code to ensure development appropriately considers the Energex future substation at Lot 1 on SP226358 (in accordance with the Energex advice agency comments)

Section 351 of SPA requires that a change cannot be made to an application that would lead to it not being properly made or involving prohibited development, the above changes do not result in either. Section 353 of SPA states that provided the change meets the definition of “minor change” it has no effect on the IDAS (Integrated Development Assessment System) process, meaning the assessment of the application can continue without the need to repeat any parts of the IDAS process (e.g. public notification). The definition of minor change is detailed under Section 350 of SPA. It includes:

- a) Correcting mistakes about the name/address of the owner/applicant;
- b) A change of applicant;
- c) Correcting spelling or grammatical errors; or
- d) A change that –
  - i. Does not result in substantially different development; and
  - ii. Does not require the application to be referred to any additional referral agencies; and
  - iii. Does not change the type of development approval sought; and
  - iv. Does not require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

The changes made to the application do not involve a), b) or c), nor do they trigger additional referral agencies, change the type of development or the level of assessment (the original application was impact assessable) (d) ii-iv). In relation to d)i, *Statutory Guideline 06/09 Substantially different development when changing applications and approvals* identifies the following as examples of changes that should be considered to result in substantially different development:

- Dramatically changes the built form in terms of scale, bulk and appearance.

Officer comments: The application does not seek approval for built development and as such does not dramatically change the built form in terms of scale, bulk and appearance. Moreover, whilst the creation of the Town Centre Frame (Reduced Density) Sub-precinct does change the intent for that part of the subject site from that envisaged in the original proposal, the area remains a residential precinct with the change reducing the anticipated density and scale of development. The impact of the change will therefore be less than that proposed. In this regard the changes are considered minor.

- Changes the ability of the proposal to operate as intended

Officer comments: The changes do not affect the operation of the development.

- Removes a component that is integral to the operation of the development.

Officer comments: The only component of the development proposed for removal is the Town Centre Frame Precinct on Lot 11 on SP268704. The other changes related to precincts that had been relocated rather than removed. The sub-precinct still provides for residential development, as such the operation of the development is not affected.

- Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.

Officer comments: The changes to the application will result in minor alterations to the location of the signalised intersection for the main access road to the town centre, however the proposed altered location is still generally in accordance with the original location. Further, the Department of Transport and Main Roads identified during the assessment process that the preferred separation between signalised intersections on their network is 800m. The previous location of this intersection did not achieve this separation with the intersection of Serpentine Creek Road / Scenic Road, however the changed position does. The change is therefore likely to improve the efficiency of the state road network in this location.

- Introduces new impacts or increases the severity of known impacts.

Officer comments: The creation of the Town Centre Frame (Reduced Density) sub-precinct to reduce the density of development on Lot 11 on SP268704 is likely to reduce the impact of development on that lot. In relation to the altered roads, these are generally considered to result in no new or increased impacts of development. It is noted that a submission received during the notification period raised safety concerns with the proximity of residential precincts on Lot 11 on SP268704 to Lot 1 on RP89514 (that is not part of the development application and contains a number of mature eucalypts close to the boundary). The proposed realignment of the road to the west of Serpentine Creek Road would address this potential impact by increasing the setback of properties in



the sub-precinct to these trees. It is considered that the changes will not result in new or increased impacts of development.

- Removes an incentive or offset component that would have balanced a negative impact of the development.

Officer comments: No incentives or offsets have been removed.

- Impacts on infrastructure provision, location or demand.

Officer comments: Although the change does include an alteration to the location of infrastructure with respect to the road layout and open space corridor, it is noted that the necessary infrastructure is still provided. Given the application is for a Preliminary Approval under Section 242 of the Act the location of such infrastructure is generally conceptual and the altered location is still generally in accordance with the original locations (especially given the scale of development). Finally as discussed above, the change is not expected to result in an increase in traffic impacts as a result of the change.

It is acknowledged that the above list is not exhaustive however given the scale of the development it is considered that the alterations made to the proposal are minor and are considered to meet the requirements under Section 350 and 353 of SPA.

### **Site & Locality**

The development is proposed on land described as Lot 2 on RP149309, Lot 8 on R1291, Lots 69, 70, 71, 72, 73, 74 on S31102, Lot 1 on RP133830, Lots 1, 3 and 4 on RP105915, Lot 11 on SP268704, Lot 2 on SP226358, Lot 1 on RP212251, Lot 1 on RP103265, Lots 1 and 2 on RP140163, Lot 1 on RP71630, and Lots 83, 84, 86, 247, 252, 255, 256, 257, 259 on S312432 and situated at 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 446-486 Serpentine Creek Road; 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road; and 91-111 Orchard Road, Redland Bay (Attachment 2 – Aerial photograph of the subject site)

The subject site covers some 279.5ha of land to the south of the Redland Bay urban area, less than 2km from the boundary with Logan City Council. The site extends across both sides of Serpentine Creek Road. Approximately 101.4ha of the total land area is located on the western side with 1km of Serpentine Creek Road frontage. The remaining 178.1ha of land is located on the eastern side of Serpentine Creek Road with approximately 3km of road frontage. Scenic Road bisects the land on the eastern side of Serpentine Creek Road, with Orchard Road serving as the south-eastern boundary to the site.

The land has approximately 2km of frontage to Moreton Bay, which forms the eastern boundary of the site) and generally slopes eastward towards the bay with a ridge line crossing the site from the north-west to the south east. The land is undulating with a number of natural drainage lines and associated artificial dams related to the various rural uses of the land. It is largely cleared for a variety of agricultural uses including arable and poultry farming, grazing, plant nurseries and rural residential living with a number of isolated areas of dense vegetation.

To the south east the site is bounded by an existing residential community located at the end of Scenic Road comprising a mix of Urban Residential, Conservation, Environmental Protection and Investigation zoned land. Lots within this

neighbourhood vary in size from 675m<sup>2</sup> to 2ha lots and have access to reticulated water but not reticulated sewer.

To the south the site is bounded by farming uses, another small residential community at the end of Lagoon View Road and estuarine wetlands associated with the mouth of the Logan River located further to the south.

Land to the west is heavily vegetated Council owned land zoned Conservation, comprising dense bushland.

To the north the site is separated from the Redland Bay urban area by 4 lots on the eastern side of Serpentine Creek Road. This includes:

- 2 x Conservation zoned lots that comprise single detached dwellings on large lots (Lot 1 on SP125999 and Lot 1 on RP222423);
- Sandy Cove Park which is zoned Environmental Protection (Lot 800 on SP125999); and
- Community Purposes (CP7: Infrastructure) zoned land owned by Council that comprises the SEQ water main from North Stradbroke Island and is also used by Council as a base for mosquito control operations (Lot 3 on RP222423).

On the western side of Serpentine Creek Road the northern site boundary is adjoined by large rural lots and a poultry farm. The poultry farm (lots 2 and 3 on RP89514) also accommodates a telecommunications tower in the south eastern corner of the site.

## **Application Assessment**

### **Sustainable Planning Act 2009**

The application has been made in accordance with the *Sustainable Planning Act 2009* (SPA) Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application under Section 242 of SPA for a Material Change of Use under the Redlands Planning Scheme.

### **State Planning Policies & Regulatory Provisions**

<b>State Planning Policy/Regulatory Provision</b>	<b>Applicability to Application</b>
SEQ Regional Plan SPRP	The site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031. Table 2E - <i>Residential development and rural residential development</i> in Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions (SPRP) therefore applies. A full assessment of the application against these criteria is included under the associated heading in this report.
SEQ Koala Conservation SPRP	The majority of the site is within the Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and includes Bushland Habitat and High, Medium and Low Value Rehabilitation. The subject land is not considered to be in an area specified for open space, conservation, rural or rural residential purpose. It is not therefore considered to be prohibited development under the SPRP.  The application must be assessed against the provisions of column 2 Table 6 – <i>Development in</i>

State Planning Policy/Regulatory Provision	Applicability to Application
	<p><i>a Priority Koala Assessable Development Area.</i> This assessment is contained under the SEQ Koala Conservation SPRP heading in this report.</p> <p>Additionally, the applicant, under Division 9 of the SPRP, has requested that Council determine whether parts of the habitat mapping are erroneous. This matter is also discussed under the SEQ Koala Conservation SPRP heading in this report.</p>
State Planning Regulatory Provision (Adopted Charges)	<p>The development is subject to infrastructure charges in accordance with the SPRP (adopted charges), however, the land is located outside of Council's Priority Infrastructure Area so under Section 650 of SPA Council can require additional work / levy charges for the provision of required trunk infrastructure where necessary.</p> <p>The appropriate contributions relating to infrastructure provision are therefore detailed within the Infrastructure Agreement between Council and the Applicant. The content is summarised under the Infrastructure Provision heading in this report and the full Agreement is attached at Attachment 3 – Infrastructure Agreement.</p>
State Planning Policy (SPP) July 2014	<p>Sections 314 and 316 of SPA stipulate that the assessment manager must have regard to the SPP to the extent its policies are not reflected in the planning scheme. Given the RPS was adopted in 2006 before the SPP (2014) commenced and it has not been amended to address these policies, it is considered that the SPP policies are not appropriately reflected in the RPS. The assessment of the application must therefore have full regard to the SPP.</p> <p>Part E: <i>Interim Development Assessment Requirements</i> of the SPP outlines the considerations that must be taken into account when assessing a development application.</p> <p>The SPP mapping for development assessment identifies the following relevant matters for consideration in determining this planning application:</p> <ul style="list-style-type: none"> <li>• Transport noise corridor</li> <li>• Biodiversity: <ul style="list-style-type: none"> <li>○ MSES – Wildlife Habitat</li> <li>○ MSES - Regulated Vegetation</li> <li>○ MSES - Regulated vegetation intersecting a watercourse</li> <li>○ MSES - High Ecological Significance - wetlands</li> <li>○ Coastal Management District</li> <li>○ Stormwater Management Design Objectives</li> </ul> </li> <li>• Hazards and Safety: <ul style="list-style-type: none"> <li>○ Bushfire Hazard Area</li> <li>○ Potential Bushfire Impact Buffer</li> <li>○ Coastal Hazard Area – Erosion</li> </ul> </li> </ul>

State Planning Policy/Regulatory Provision	Applicability to Application
	Prone <ul style="list-style-type: none"> <li>○ Coastal Hazard Area – Medium Storm Tide</li> </ul> These are assessed under the heading State Planning Policy in this report.

### ***SEQ Regional Plan State Planning Regulatory Provisions (SEQRP SPRP)***

The site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031. Table 2E - *Residential development and rural residential development* under Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions therefore applies. The table identifies that the development requires impact and referral agency assessment and must demonstrate compliance with the following criteria:

- a) *the locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint;*
- b) *there is an overriding need for the development in the public interest.*

The Chief Executive of the *Sustainable Planning Act 2009* is identified under Schedule 7, Table 3, Item 12 of the *Sustainable Planning Regulations 2009 (SPR)*, as a concurrence agency for this matter. At the time of lodgement this was the Department of State Development, Infrastructure and Planning (DSDIP). It is noted that following a change of State Government during the assessment period and a subsequent departmental restructure, the Chief Executive of the *Sustainable Planning Act 2009* at the time of Council's general meeting is the Department of Infrastructure, Local Government and Planning.

#### Background

Paragraph (1)(a) of Section 1.5 of the SEQRP SPRP states that if the premises the subject of an application is in an urban area under a planning scheme the criteria in Section 2.1 (detailed above) does not apply.

The applicant argued that Section 2.1 does not apply in this case. The development application was supported by legal advice highlighting that the Investigation zone should be considered a future urban area in the Redlands Planning Scheme, similar to the Emerging Urban Community zone, with the key difference being the timing of delivery.

Neither Council officers, nor officers at the Department of State Development, Infrastructure and Planning (DSDIP), as concurrence agency on this matter, accepted this view and considered the development was not exempted from the SEQRP SPRP assessment criteria. Council officers subsequently issued an Acknowledgement Notice on 14 July 2014 identifying this matter as a referral trigger, requiring the assessment of DSDIP. DSDIP subsequently issued an information request asking the applicant to address Table 2E of the SEQRP SPRP, with particular reference to Schedule 3, which the applicant responded to on 16<sup>th</sup> October 2014 (the content of this response is discussed under the assessment subheading below).

The State Assessment Referral Agency (SARA) issued a formal response on 18 February 2015. The response did not direct Redland City Council to refuse the

application, to only approve part of it, to approve different variations from those proposed, nor to attach any conditions relating to the SEQRP SPRP.

This should be considered in the context of the role of a concurrence agency under the SPA:

- Section 4 of SPA requires that if a power is conferred on a referral agency in assessing and deciding a matter they must have regard to the purpose of the Act, including for example, ensuring decision-making processes are accountable, coordinated, effective and efficient;
- The purpose of the referral stage of the assessment is, inter alia, to give “*concurrence agencies the opportunity to exercise their concurrence powers*” (Section 270)
- The referral agency assessment (Section 282) must assess the application against the following (NB - this is not an exhaustive list):
  - the State planning regulatory provisions applied by the referral agency;
  - the regional plan for a designated region (to the extent it is not appropriately reflected in the planning scheme)
- If a concurrence agency wants the assessment a manager to include concurrence agency conditions in the development approval, or to refuse the application, or to do something else in relation to the application, the concurrence agency must give a response to the assessment manager (Section 285).
- In their response a concurrence agency may require the following actions that must be taken (Section 287) (NB - this is not an exhaustive list):
  - The conditions that must be attached to any development approval
  - That the approval must be for only part of the development;
  - That the concurrence agency has no requirements relating to the application; or
  - To refuse the application.
- Conversely, the response powers of a referral agency that is identified as an advice agency, is limited to making a recommendation to the assessment manager to take particular action (Section 292). The assessment manager in this situation is not obliged to take those actions under SPA.
- If an application is approved and a concurrence agency response stated an action however, then the assessment manager must take the action and if the concurrence agency’s response requires the application to be refused the assessment manager must refuse it (Section 328).

As previously mentioned, the concurrence agency response did not direct Redland City Council to refuse the application, to only approve part of it, to approve different variations from those proposed, nor to attach any conditions relating to the SEQRP SPRP, despite DSDIP having the powers under SPA to do so. It is clear that DSDIP did consider the SEQRP SPRP in their assessment as the concurrence agency response tells us they did (Page 2 identifies the respective trigger under *SPR*). In this case it is considered that DSDIP has demonstrated that they were satisfied that the proposed development is consistent with the criteria set out in the SEQRP SPRP.

Notwithstanding this, Sections 314 and 316 of SPA require Redland City Council, as assessment manager, to also assess the application against the State planning regulatory provisions to the extent relevant to the development. Section 327(3) further states that the assessment manager’s decision must not be inconsistent

with a SPRP. Council is therefore also required to assess the application against the SEQRP SPRP criteria detailed above whilst also 'having regard to', inter alia, any referral agency's response (Section 314(3)(c) of the SPA).

In the interest of clarity it is necessary to stipulate that significant weight should be afforded to the concurrence agency response for the following reasons:

- The SEQRP SPRP is a state planning instrument reflecting regional strategy and objectives, including the Urban Footprint;
- The referral trigger in the *Sustainable Planning Regulations 2009* (the Regulations) was drafted to ensure the Chief Executive of SPA could assess the application against these criteria;
- The Regulations identify the chief executive of SPA as a concurrence agency not an advice agency; and
- Under Section 287 of SPA the Chief Executive of SPA, as a concurrence agency, has the power to, inter alia, instruct Council to refuse the application, to apply conditions and to approve different variations than those proposed.

### Assessment

In the first instance it should be noted that officers agree with the view of DSDIP that the proposed development is not located in an 'urban area' under the Redlands Planning Scheme. The Investigation Zone code clearly establishes that it is intended to restrict development and prevent land fragmentation that would otherwise frustrate future comprehensive development of the land *should* further investigations determine the land suitable for urban use.

The applicant, in their Information Request response to the state, compared the zone to an Emerging Community Zone and argued that the only difference is the timing of delivery. Council does not accept this is the case. In an Emerging Community Zone the suitability of the land for urban development has been established in principle (see the note in para 4.5.7 in the Emerging Urban Community Zone code), this is not the case for the Investigation Zone. As such Table 2E - *Residential development and rural residential development* in Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions is considered to apply.

#### *a) The locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint*

The proposed development is for a master planned urban community, with a town centre, residential neighbourhoods (comprising some 4000 dwellings), sports and recreation facilities, public cycling and pedestrian routes, public open space and environmental corridors. It is noted that Schedule 3 of the SEQRP SPRP recommends that in assessing the application against the SPRP criteria an assessment to determine if the material change of use could reasonably be located in the Urban Footprint may be necessary.

It is considered reasonable that this review only considers alternative locations that could accommodate the development as a whole. Master planned communities are generally considered to deliver superior planning and community outcomes through the ability to deliver increased infrastructure. This is a material consideration in the assessment of the application itself and as such a meaningful assessment of alternative provision should consider the entire context of the development.

Additionally it is also pertinent to reflect on the case highlighted by the applicant of *Hymix Australia Pty Ltd v Brisbane City Council & Ors [2014] QPEC 35*, in which Judge Rackemann determined that the term “*necessitate*” in the SEQ Regional Plan SPRP criteria is taken to mean ‘practically reasonable’, rather than absolutely necessary or a mere preference.

During the preparation of the draft City Plan Council explored other potential growth areas, all of which are located outside the Urban Footprint. It is not therefore considered necessary to review these. In itself this demonstrates a lack of alternative development land within the Urban Footprint to accommodate this size of development. A review of the Urban Footprint has reaffirmed this and it is considered that there are no alternative locations that are deliverable, large enough or less environmentally constrained than the subject site.

It is considered that the development does meet the locational requirements.

*b) There is an overriding need for the development in the public interest*

*Schedule 2 - Dictionary* of the SPRP identifies that “overriding need in the public interest” has the meaning provided for by *Schedule 3 - How to determine overriding need for the development in the public interest*.

It states:

*To determine an overriding need for the development in the public interest an application must establish—*

- a) the overall social, economic and environmental benefits of the material change of use weighed against—*
  - i. any detrimental impact upon the natural values of the site; and*
  - ii. conflicts with the desired regional outcomes of the SEQ Regional Plan, especially in relation to promoting the consolidation of development within the Urban Footprint and preventing land fragmentation in the Regional Landscape and Rural Production Area; and*
- b) that the community would experience significant adverse economic, social or environmental impacts if the material change of use proposal were not to proceed.*

*This may require an assessment to determine if the material change of use could reasonably be located in the Urban Footprint.*

In relation to (a)(i) it is noted that the proposed development will attract considerable investment to the southern Redland Bay area of the City. Although much of the investment will provide for the establishment of the new community and facilities designed to support this community it is important to acknowledge that the development will also deliver infrastructure serving a wider catchment, including much needed district sports facilities, a new destination park along the foreshore of the site, a new district community facility, extensions to Council’s cycleway network and a reticulated sewer network that could enable nearby residents to access the network. The development will also provide medium-term employment opportunities during the construction period (estimated at 15 years), long-term employment opportunities within the town centre as well as some employment opportunities within the town centre frame precinct.

Finally, the proposed development will establish a network of habitat corridors, with two fauna underpasses and one fauna overpass that will greatly improve fauna movement within the site and particularly between the isolated areas of

remnant vegetation to the east of Serpentine Creek Road with larger conservation areas to the west. It is acknowledged that a development of this scale cannot be without environmental impact and this matter is considered in greater detail under the relevant headings in this report, however it is considered that the social, economic and environmental benefits to be delivered by the proposed development do outweigh any detrimental impact to the natural values of the site.

In relation to (a)(ii) a detailed assessment of the proposed development against the desired regional outcomes of the SEQ Regional Plan is included under the associated heading in this report. It is considered that the proposed development can be made to comply with the SEQ Regional Plan desired regional outcomes through the application of appropriate conditions, including compliance with the Infrastructure Agreement.

In relation to (b) the applicant has argued that there is an 'overriding need' for more housing land within Redland City and if the proposed development were refused the community would experience significant adverse economic and social impacts through increased land values caused by an undersupply of housing land to versus demand. They argue that the imbalance would substantially decrease affordability.

In the first instance the land supply reviews (2012 and 2014) prepared by Urbis Pty Ltd as part of Council's background studies for the draft City Plan identified a 'potential' shortfall of housing land supply of up to 5,061 detached dwellings and an oversupply of attached dwellings (up to 12,874). The report acknowledges that the City "*theoretically*" has sufficient land appropriately zoned to accommodate the population growth predicted by Queensland Treasury and Trade to 2041; however it advises that "*In reality... the region is unlikely to be able to accommodate this population in the form of dwellings they will require and in the locations they wish to reside*". This is based on the distinct preference in the City for detached housing demonstrated by the City's current dwelling profile, which comprises 87% detached dwellings and 13% attached dwellings.

Additionally it is noted in the report that this preference also manifests in new development approvals, which for the last three years has comprised only 16.7% attached dwellings. In order to accommodate the predicted population growth within the areas already zoned for residential development this figure would need to increase to 53%. It is considered unlikely that policy measures alone could reverse these trends with immediate effect. For example this would also need to be supported by significant investment in infrastructure and services.

In the *Redland Land Supply Review 2014* Urbis identified an alternative, perhaps more realistic target, of 35% attached dwellings / 65% detached dwellings. In this scenario the City would experience an undersupply of detached dwellings of between 4,397 and 5,061. Considering the identified supply (8,879 detached dwellings) and the review period of 27 years (2014-2041) this means it is unlikely that the undersupply would occur until after 2031. This provides Council sufficient time to address this potential undersupply through the City Plan drafting process in consultation with the local community, which is currently underway. It is acknowledged that the proposed development is one means by which this unmet 'need' could be addressed, however it is not accepted that the community would experience significant adverse social and economic impact if this application were not approved, given that Council has the ability to address this potential shortfall and sufficient time to do so.



In assessing the application against criteria a), it was determined that the development would provide social and economic benefits beyond the subject site through the provision of infrastructure and employment opportunities. It is therefore necessary to also consider whether the refusal of the application and the loss of this investment would cause the community to experience significant adverse economic and social impacts. Although the City would indeed benefit from the community and destination park there is not an established unmet need or shortfall of such facilities. Likewise, although the reticulated sewer network could provide an opportunity for the existing residents neighbouring the subject site to connect to this service, this has not been identified as a Council objective and is unlikely to be Council funded in the near future (this is reaffirmed by the fact that it is not identified in Council's Priority Infrastructure Plan).

It is therefore better described as an added benefit of development rather than addressing an unmet need. A new community facility is currently needed in the southern part of the City, however it is understood that this need is expected to be accommodated within the Weinam Creek Priority Development Area, which is more centrally located in relation to the community it needs to serve. This means the facility proposed by Shoreline is an additional benefit rather than a critical provision. The two district sports facilities proposed by Shoreline would address a significant unmet need in the south of the City, however Council's City Spaces team has advised that a community of 10,000 residents would generate the need for district sports facilities in its own right. It is therefore considered that although the proposed development would temporarily relieve an existing community need it would eventually reproduce it. So whilst a refusal would result in the current need remaining unmet this is considered a short term disadvantage and given the development would ultimately regenerate the need for more facilities it is not considered that the loss of these facilities could be described as having a significant adverse impact.

Based on the above assessment, it is considered that the development does not comply with criteria b) of the SEQRP SPRP.

Finally, Schedule 2 makes some additional qualifications regarding the overriding need criteria that should also be considered, specifically that the following do not establish overriding need in the public interest:

- a) activities with relatively few locational requirements such as residential development and shopping centres; or*
- b) interests in or options over the site; or*
- c) the site's availability or ownership.*

In relation to a) it is considered that this requirement is targeted at incremental development on the edge of the urban footprint that put significant strain on existing infrastructure networks rather than master planned communities that deliver their own infrastructure. This is supported by the assessment of the application against the Desired Regional Outcomes of the SEQ Regional Plan, in which the key area of conflict relates to the impact on infrastructure (see the relevant section of this report). Criteria b) and c) are not applicable in this case, as weight has not been applied to these factors in the assessment.

In conclusion, it is considered that the proposed development does not comply with the criteria contained in the SEQRP SPRP, however before concluding that this constitutes a conflict with the instrument it is important to reflect on its intent and purpose and have regard to the concurrence agency response issued by

DSDIP. In relation to the former, Section 1.3 clarifies the relationship of the SPRP to the SEQ Regional Plan, stating that the instrument implements the regional plan. It is therefore considered appropriate to also reflect on the assessment of the proposed development against the policies contained in the Regional Plan. This is detailed under the relevant heading in this report, however it concludes that the application, through conditions, is able to comply with the SEQ Regional Plan policies. It is reasonable to therefore consider that the development upholds the intent and purpose of the SEQRP SPRP. Finally, in relation to the latter, it has been established under the background subheading for this section that significant weight should be afforded to the concurrence agency response on this matter, being that the development is considered to comply with the assessment criteria of these provisions.

When these additional matters are taken into account, the balance of the assessment shifts such that the application is considered to comply with the SEQRP SPRP.

### **SEQ Koala Conservation SPRP**

The development application is for a Material Change of Use of premises and the subject land is mostly located within an area identified as being a “priority koala assessable development area”. Division 6 of the SEQ Koala Conservation SPRP therefore applies.

#### Prohibited Development

Division 6, section 6.2 identifies prohibited development under the SPRP as:

*Development to which this division applies, that is a material change of use of premises, is prohibited development to the extent that:*

- a. it is for an urban activity, other than rural residential development; and*
- b. is in an area specified under a local planning instrument as having an open space, conservation, rural or rural residential purpose.”*

The proposed development is a material change of use comprising residential and town centre precincts, it is therefore considered to propose urban activities. It is not however considered by officers as having an open space, conservation, rural or rural residential purpose in the Redlands Planning Scheme (v6.2). Notwithstanding this, officers sought legal advice from one of its panel law firms. After considering that advice, officers formed a view that there was an argument that the proposed development may constitute prohibited development. Accordingly, Council requested that the developer provide separate, independent legal advice on that issue. The developer engaged Mr Christopher Hughes QC and Mr Michael Williamson of Counsel – two leading planning and environment law barristers in Queensland. Their joint opinion asserts that the proposed development does not constitute prohibited development.

In the interest of clarity it is therefore necessary to detail the arguments for and against the interpretation of the Investigation Zone having a rural purpose.

Argument that the Investigation Zone has a rural purpose

Under the Redlands Planning Scheme the land is zoned Investigation. Clause 4.8.7 of the Investigation Zone code states that the Overall Outcomes are the purpose of the zone code. The Overall Outcomes comprise, inter alia:

- a) *Uses and Other Development*
  - i. *Provide for a limited range of uses that-*
    - a. *Protect the productive traditional rural activities that rely on the use of the land;*
    - b. *Maintain the current low-intensity and open character of the land;*
    - c. *Provide for a rural lifestyle with detached housing on existing individual lots;*
    - d. *Restrict development, including reconfiguration, until such time as the suitability or otherwise of the land for possible future urban purposes is established.*
- b) *Built Form and Density*
  - i. *The scale of uses and other development contributes positively to the maintenance of a rural landscape setting by -*
    - a. *limiting building height to maintain a low-rise appearance;*
    - b. *protecting the open landscape and Moreton Bay setting;*
    - c. *ensuring buildings have recognisable elements in relation to siting, width, depth and bulk that are consistent with lot size and the rural landscape setting;*
  - ii. *The density of uses and other development are characterised by a predominance of land being used for rural purposes and associated structures on large lots;*
- c) *Amenity*
  - i. *Uses and other development achieve a high standard of rural amenity by -*
    - a. *protecting and enhancing places of cultural significance or landscape value;*
    - c. *providing a landscape setting that complements the rural nature of development;*
    - d. *mitigating impacts associated with light, noise, air and traffic to a level commensurate to a rural environment.*
  - ii. *Uses are compatible with the maintenance of a high standard of rural amenity that is characterised by -*
    - a. *the retention of scenic landscapes and vistas, including productive rural land, bushland, waterways and Moreton Bay;*
    - b. *buildings and other structures minimising visual impacts on the rural landscape setting.*

These Overall Outcomes indicate a strong preference for development that protects and maintains the rural character and amenity of the local area. Given that clause 4.8.7 highlights these overall outcomes as the purpose of the zone code it can be argued that the zone has a rural purpose.

Further, a recent case in the Planning and Environment Court (*Jimboomba Lakes Pty Ltd v Logan City Council and Ors* [2014] QPEC 61) considered the interpretation of “purpose” of a zone under a planning scheme. The Judge concluded that the criteria in that case did not explicitly refer to the predominant purpose and as such to determine the purpose of the zone consideration should be given to whether the land is favoured for a particular use. Critically the Judgment also identified that an area could have more than one purpose. Whilst it is noted that this Judgment relates to criteria contained in the SEQ Regional Plan

SPRP that exempts development from its provisions if “*the premises are in - an urban area under a planning scheme...*” its conclusions on “purpose” are pertinent to the consideration of this application against the SEQ Koala Conservation SPRP criteria. When consideration is given to the conclusions of the aforementioned Judgment it could be argued that the Overall Outcomes of the Investigation Zone and the identification of rural uses (e.g. Agriculture and Animal Keeping) as consistent in the zone, demonstrate that the area favours rural uses and can therefore be said to have a rural purpose. Moreover, given the criteria in this case refers to a “specified” purpose it could also be argued that less is required to establish a rural purpose than in the Jimboomba Lakes case. The Macquarie Concise Dictionary defines the word specified as “1. *to mention or name specifically or definitely; state in detail.* 2. *to give a special character to.*” On this basis it could be said that rural purposes merely have to be named or mentioned to give the area a rural purpose.

Finally, although the Overall Outcomes of the Investigation Zone code do identify that the ultimate intent of the area is not established, the language is decisively uncertain on this matter, relying on terms such as “*until such time*” and “*future*”. It could be argued that although the ultimate purpose of the area is not established the current purpose, based on the above analysis, is rural and therefore the development could be considered prohibited under the SEQ Koala Conservation SPRP.

*Argument that the Investigation Zone does not have a rural purpose, nor an open space, conservation or rural-residential purpose*

It is important to point out that Section 4.8.7(1) stipulates that “*the overall outcomes are the purpose of the Investigation Zone Code*”. It does not specify that the overall outcomes are the purpose of the zone/or area. The function of a code is focused at the assessment of development applications and the consideration of whether a proposal aligns with the outcomes sought for that area. It is therefore limited in the context of determining the purpose of an area for the SEQ Koala Conservation SPRP criteria. It is considered that in order to determine the specific purpose of the area under the Redlands Planning Scheme it is appropriate to consider the planning scheme as a whole. On this basis it is necessary to have regard to the following:

- a) the Investigation Zone code, including
  - i. the name of the zone;
  - ii. the Table of Assessment in the Investigation Zone, which describes the level of assessment for various uses within the zone;
  - iii. the list of development considered to be inconsistent in the zone;
  - iv. a comparison to other zones, particularly the Rural Non-Urban and Emerging Urban Community zones;
  - v. the Overall Outcomes of the zone code; and
- b) the Strategic Framework.

In relation to a)i it is noted that the applicable zone is named Investigation, this provides the first intimation to the purpose of the zone, namely the investigation of strategic options for the land.

In relation to a)ii, iii and iv it is necessary to review the Table of Assessment and Inconsistent Uses table in the Investigation Zone Code alongside the corresponding tables in the Emerging Urban Community Zone code (EUC) and the Rural Non-Urban Zone code (RNU) (Attachment 4 – Zone Comparison Table). The RNU zone identifies land that has a rural purpose. The EUC zone identifies land that has generally been identified as suitable for urban development, but within which development should be restricted until it has been structure planned. A comparison of these zone codes to the Investigation Zone will provide the broader context of the whole planning scheme.

Although prima facie the tables of assessment merely outline a list of uses, it is considered that through analysing the lowest levels of assessment for each use and the uses that are identified as being inconsistent in the zone, then comparing them across the above three zones a clearer picture of their purpose and intent emerges. When considering the lowest levels of assessment for the listed uses it is noted that the Emerging Urban Community and Investigation zones are identical. Specifically, 8 of the 20 uses listed have a higher level of assessment in both the EUC and Investigation zones than the RNU zone. 5 of these are rural; Agriculture, Forestry, Intensive Agriculture, Produce Shop and Rural Enterprise. The remaining three have a generally more urban nature; Dwelling House, Display Dwelling and Estate Sales Office.

Additionally, the EUC and Investigation zones have identical lists of inconsistent uses comprising 43 uses in total (urban and rural in nature) as well as Reconfiguring a Lot. All of these are inconsistent throughout the zone with no exceptions. Conversely the RNU zone identifies only 25 uses that are inconsistent throughout the zone, with 20 uses and Reconfiguring a Lot inconsistent and only in some instances/areas. This demonstrates that considerably more control is applied to all development in the EUC and Investigation zones, applying to rural, urban and recreation uses alike. The reason for this is that both zones are intended to restrict development that could otherwise prejudice the ultimate intent for the land (whether that is urban or rural).

In relation to a)v it is also considered appropriate to compare the Overall Outcomes of the Investigation Zone code with those contained in the EUC and RNU zone codes. Whilst the Overall Outcomes of the Investigation Zone code focus on rural objectives, as already explained, it is considered this is due to the existing rural uses of the land. The Investigation Zone code must continue to regulate development on the land until the ultimate purpose of the area is established. On the basis that the ultimate purposes of the area could be rural these provisions must ensure that any interim development is compatible with the current character and uses of the land.

This is further supported when the language of the Overall Outcomes is analysed and compared to that contained in the EUC and RNU zone codes. In both the Investigation and EUC zones the language in the Overall Outcomes is heavily limiting, using words such as “*protect*” “*maintain*” and “*restrict*” allowing in both instances only for a “*limited range of uses*”. Conversely, the language of the Overall Outcomes of the RNU Zone focus on enabling appropriate uses, with more active words such as “*provide for uses that...promote... encourage... [and]... generate*”. It is only in relation to residential uses that it stipulates “*Provide a limited range of residential uses...*” This further compounds the argument that the purpose of the Investigation Zone is to hold the land, restricting development until the ultimate strategic intent is determined.

Additionally, the Overall Outcomes of both the EUC and Investigation Zones comprise substantial explanatory notes that further clarify the purpose of these zones. The EUC Zone identifies that land within it is generally considered suitable for urban development and the restrictions on the land apply until Council completes the necessary structure planning to determine the best use and layout of the area. The Investigation Zone note identifies that the suitability of the land for potential urban use has not been established and that further investigative work needs to be undertaken. Notwithstanding the differences, the review of the Tables of Assessment, Inconsistent Uses tables and the wording of the Overall Outcomes demonstrates that the specific purpose of both zones is to limit development that would otherwise frustrate the strategic purpose of the land being realised.

Finally, it is also important to review the Strategic Framework of the Redlands Planning Scheme. Although this part of the scheme does not have a statutory role in development assessment (as referenced in para 3.2.1(2) of the RPS), it is considered that in determining the purpose of an area in the context of the SEQ Koala Conservation SPRP criteria the Strategic Framework provides critical understanding of the purpose of all areas in the City. The pertinent parts of the strategic framework are contained under clause 3.2.3 *Strategies for the City*, which identifies the following subheadings that are of particular relevance:

- (1) Urban Settlement Pattern and Population Growth
- (5) Rural Areas
- (6) Natural Environment
- (7) Recreation and Open Space

Subheading (1), as indicated by its name, highlights the urban settlement and population growth strategies for the City. Paragraph (g) in this section identifies the subject land as being included in the Investigation Zone. It clarifies that "*The Investigation Zone will protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies and investigations as required by the Regional Plan are conducted and completed.*" This reaffirms previous conclusions that the purpose of the Investigation Zone is to protect the land. Relevantly a review of sub-headings (5), (6) and (7) also highlights that the areas of the city that are specified as having a rural, conservation and open space purpose are zoned accordingly:

(5) *Rural Areas*

*"Redlands Planning Scheme recognises the economic, character and scenic amenity and environmental value of the City's rural areas and provides for the protection of these values through the inclusion of such areas in the Rural Non-Urban Zone and in some cases the Environmental Protection and Conservation Zones."*

(6) *Natural Environment*

*"The protection of areas of ecological, habitat and/or biodiversity significance is facilitated by the inclusion of such areas within the Conservation Zone or Environmental Protection Zone."*

(7) *Recreation and Open Space*

*“The City’s key recreational resources are identified and protected for recreational purposes through complementary inclusion generally in the Open Space and Conservation Zones.”*

Neither the Rural Areas, Natural Environment nor Recreation and Open Space strategies specify that the Investigation Zone has any of these purposes, nor do they even mention that the zone supports the objectives of these strategies. The only reference to the Investigation Zone in the Strategic Framework is under the *Urban Settlement Pattern and Population Growth* strategy heading as discussed above. It is clear that in drafting the Redlands Planning Scheme Council could have included the land in any of the above zones if the purpose of the subject site was rural, conservation or open space. Likewise, if it was considered as having a rural residential purpose it could have been included in the Park Residential Zone. Additionally, if the purpose of the Investigation Zone was truly rural and the investigation components only a reference to the land’s strategic potential, Council could have zoned it Rural Non-Urban and simply identified this in the Strategic Framework. Instead it was decided that the land be allocated its own zone, the only purpose of doing so is to ensure the land is protected from inappropriate development with heavy restrictions on all types of development, with very few uses identified as appropriate.

In conclusion, when the Redlands Planning Scheme is considered as a whole it is officers’ opinion that the purpose of the Investigation Zone is to protect the subject land from inappropriate development until such time as the suitability (or otherwise) of the land for urban development is determined. For this reason, it is considered that the proposed development does not constitute prohibited development under Section 6.2 of the SEQ Koala Conservation SPRP.

### Assessment

It is noted that the overarching intent of this SPRP is to achieve a “net benefit” for koala habitat in South East Queensland. This is intended to be achieved by ensuring the retention and protection of existing koala habitat, where practicable, and to offset the loss of any koala habitat through rehabilitation.

The SPRP breaks land up into different habitat designations, which identify the differing koala habitat values of the land (Attachment 5 - SEQ Koala Conservation SPRP map). The Shoreline land comprises a number of different designations:

- *Generally not suitable / not assessable* (shown in grey) – covers land in the south-west that accommodates a nursery, an area in the south-east of the site that is a large dam, land along the foreshore (including some areas of remnant vegetation). This designation identifies that the SPRP is not applicable to this portion of the site, and therefore clearing can occur without any need to offset koala habitat loss. Notwithstanding this it is noted that the areas of remnant vegetation included within this classification are protected by vegetation clearing conditions imposed under the concurrence agency response issued by SARA.
- *Low Value Rehabilitation* (shown in very light pink) – covers part of the subject site to the west of Serpentine Creek Road. The area is a drainage corridor. This designation does not necessarily require offset planting where existing vegetation is lost.
- *Medium Value Rehabilitation* (shown in light pink) – covers the majority of the site. This designation requires offset planting where existing vegetation is lost,

and represents areas that logically complement and expand the bushland designations.

- *High Value Rehabilitation* (shown in dark pink) – covers a very small area of the lot in the south western corner of the site (on Lot 252 on S312432). This designation requires offset planting where existing vegetation is lost, and represents areas that logically complement and expand the bushland designations.
- *High Value Bushland* (shown in dark green) – covers the balance of the site, the northernmost lot (Lot 2 on RP 149309), a large area at the centre of the site (across a number of lots) and a portion of the most easterly lot (Lot 2 on RP140163). This designation precludes all clearing of non-juvenile koala habitat trees and represents areas that currently play a role in providing koala habitat.

#### Request under Division 9 of the SPRP

As part of the development application the applicant has lodged a request that Council make a determination that parts of the subject site are of a different koala habitat type than that shown on the abovementioned map. The table below details the proposed amendments and the justification behind each.

A critical part of this assessment was the definitions of Bushland habitat and Rehabilitation habitat contained in Schedule 4 of the SPRP. These are:

*Bushland habitat means:*

- a. *an area that is mapped as bushland habitat on the Map of Assessable Development Area Koala Habitat Values; or*
- b. *an area:*
  - i. *that is either:*
    1. *greater than two hectares in size; or*
    2. *less than two hectares in size but is within 50 metres of surrounding bushland habitat; and*
  - ii. *that is characterised by intact contiguous native vegetation and may include remnant and non-remnant or regrowth vegetation; and*
  - iii. *that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and*
  - iv. *that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and*
  - v. *that is not a plantation forest.*

*Rehabilitation habitat is an area that is:*

- a. *mapped as rehabilitation habitat on the Map of Assessable Development Area Koala Habitat Values; or*
- b. *an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:*
  - i. *has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and*



- ii. *provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.*

Officers have reviewed the request lodged by the application under Division 9 of the SEQ Koala Conservation SPRP and considered whether the vegetation on the subject lot meets the definition for the corresponding habitat value as mapped. The agricultural and rural-residential uses that have occurred on the land have resulted in large amounts of vegetation being cleared, which has resulted in areas of habitat value becoming smaller and more isolated over time. Very little of what remains on site meets the definition of bushland habitat (as described above), the patches of vegetation are generally too small or separated from other areas of bushland habitat. The majority of the subject site comprises a mix of forest, scattered trees and grassed areas in accordance with the definition of rehabilitation habitat however some areas do meet the bushland habitat definition and will therefore maintain that designation. Officers support the amendments proposed by the applicant. On this basis it is recommended that the application be assessed against the SPRP having regard to the recommended changes to the koala habitat type mapping.

The detailed assessment undertaken by officers is included in Attachment 6 (Attachment 6 – Assessment of request under Division 9 of the SEQ Koala Conservation SPRP).

Division 6 of the SPRP is applicable to the subject application, as it relates to “Development in a Priority Koala Assessable Development Area”. The following assessment criteria are from Division 6 of the SPRP.

Criteria from SPRP	Comments
Site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat.	<p>The proposed Precinct Plan does identify areas of bushland habitat within the Town Centre Frame and Residential precinct. In order to ensure compliance with this criterion a condition is required to ensure there is no clearing of non-juvenile koala habitat trees in areas of bushland habitat.</p> <p>It is noted that the Town Centre Frame precinct proposed on Lot 1 on RP133830 is not recommended for approval and instead is subject to a requirement of the Infrastructure Agreement that the land be dedicated for conservation purposes.</p>
Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution.	<p>The majority of the subject site is identified as Medium Value Rehabilitation. There is sufficient cleared land to deliver the proposed development, however it is likely that some clearing will occur.</p> <p>The proposed layout comprises environmental / conservation / rehabilitation corridors. Given that large areas of the site are currently grassed grazing and cropping land, it is considered that the proposed layout will result in a net gain of koala habitat.</p> <p>Notwithstanding this it is noted that the criterion specifies that “unavoidable” clearing is</p>

Criteria from SPRP	Comments
	<p>minimised and offset. Given the high level of the proposed development it is difficult to determine this now. It will therefore be an assessment matter for the detailed development permit stage. It is however acknowledged that if the application is approved Division 2 of the SPRP will apply and these provisions will fall away. As such, to ensure the detailed applications appropriately address this criterion a condition will need to be applied consistent with these provisions, with the required offset rate aligning with the <i>Environmental Offsets Act 2014</i>.</p>
<p>Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2.</p>	<p>The main design feature that will provide for safe koala movement opportunities are the proposed rehabilitated corridors.</p> <p>Notwithstanding this it is acknowledged that there will be a number of barriers that will restrict koala movement, such as:</p> <ul style="list-style-type: none"> <li>- Serpentine Creek Road - increased width and traffic volumes;</li> <li>- Infrastructure within the corridors, particularly stormwater; and</li> <li>- Roads crossing the corridors</li> </ul> <p>It is recommended that a condition be applied requiring a conceptual layout plan of the environmental corridors to ensure that they are designed to maximise koala movement. This will need to address the detail of the three proposed fauna crossings at Serpentine Creek Road, the design of the corridors around stormwater and recreation facilities and the design of roads through the corridors to reduce vehicular speed.</p> <p>This condition will also require that the layout plan be in accordance with the strategic objectives of the approved Open Space and Landscape Strategy.</p> <p>Koala movement through the site is considered to be generally improved as the increase in trees will permit easier progress from tree to tree rather than over extended areas of open grassland, and the overpasses/underpasses will allow safer movement across Serpentine Creek Road.</p>
<p>During construction phases:</p> <p>a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and</p> <p>b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and</p>	<p>It is considered that these matters will be assessed in detail at the development permit stage.</p> <p>It is noted that this requirement is also reflected in Division 2 and will therefore apply to future development application if this Preliminary Approval is approved.</p>

Criteria from SPRP	Comments
rehabilitated.	
Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree.	<p>No clearing is proposed as part of this application.</p> <p>This requirement is carried over in Division 2 of the SPRP. Future development applications will be required to demonstrate compliance with this criterion.</p>
Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	<p>The application does not detail landscaping activities as part of this application. It is noted however that these provisions are not carried into Division 2 of the SPRP that will apply to the detailed application stages.</p> <p>It is considered necessary to condition this criterion to be included in the Plan of Development for each precinct. The Open Space Landscape Strategy identifies that koala food trees will be planted where appropriate within the open space corridors and foreshore open space. However for clarity it is considered necessary to ensure that these requirements are explicitly expressed. This will be a recommended conditioned amendment to the Open Space Landscape Strategy.</p>

The development is considered to result in a net increase in koala habitat and is considered to comply with SEQ Koala Conservation SPRP.

#### ***State Planning Policy (SPP)*** (Attachment 7 - SPP mapping extracts)

The State Planning Policy came into effect in December 2013 and in accordance with Sections 314 and 316 of SPA applies to the assessment of this development application. The SPP is not considered to be appropriately reflected in the Redlands Planning Scheme given the adoption of the RPS preceded that of the SPP.

#### Transport noise corridor

It is noted that Serpentine Creek Road has an associated noise corridor for the entire length adjoining the site. There are no related policies in the SPP to be considered as part of this assessment. Further, Serpentine Creek Road is a State controlled road and the concurrence agency response from SARA included a condition requiring the erection of an acoustic fence along the road frontage of the site.

The scale of the acoustic fence required by the concurrence agency condition is likely to cause unacceptable impacts to the streetscape along Serpentine Creek Road. It is therefore recommended that a new specific outcome is inserted for the precincts that will accommodate the acoustic fence, being the Town Centre Frame, Residential and Open Space precincts, requiring appropriate design and landscaping to reduce its visual impact:

*Acoustic barriers along Serpentine Creek Road –*

- a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
- b) *Are designed for longevity; and*
- c) *Are provided with maintenance access; and*
- d) *Provide for pedestrian and fauna permeability and protection; and*
- e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
- f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

State interest – biodiversity

There are four matters of state environmental significance affecting the site: wildlife habitat (koala bushland and migratory birds), regulated vegetation, regulated vegetation intersecting a watercourse and high ecological significance (wetlands). As such the state interest for biodiversity applies and the application must be assessed against the following criteria:

*Development:*

- (1) *enhances matters of state environmental significance where possible, and*
- (2) *identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*
- (3) *manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.*

Wildlife Habitat (koala bushland, migratory birds)*Koala bushland*

The subject site has been extensively cleared over the previous fifty years to facilitate the agricultural activities that have occurred. This has caused significant damage to koala habitat causing fragmented and isolated habitat. The proposed development incorporates a network of open space corridors and conservation areas that will provide a net increase in koala habitat, improved connectivity between pockets of existing bushland habitat and will provide for safer koala movement over what presently exists.

The application incorporates an Open Space Landscape Strategy that identifies the critical objectives of the various parts of the network. For the open space corridors and conservation area the critical objective is continuity of habitat and safe fauna movement. This strategy also requires that the design of the corridors ensure that infrastructure located in these areas does not inhibit safe fauna movement.

A condition requiring the submission of a master plan detailing corridor design including the proposed fauna overpass and underpasses across Serpentine Creek Road and how the various functions of the corridors can be achieved whilst maintaining the safe movement of koalas (and other fauna) through the site, is recommended.

### *Migratory Birds*

All areas of the subject land identified in the SPP mapping as being habitat for migratory birds are located in the proposed open space precinct or adjoining the site to the east. This is reaffirmed by the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd (BAAM). Preliminary assessments undertaken by them identified that there were no significant high tide roosts for shorebirds within or adjacent to the development area. Moreover, they assessed the man-made dams located within the subject land and advise that whilst they may offer some habitat value for migratory species, none had significant habitat value to be considered critical for migratory birds. BAAM recommend that more detailed assessments be undertaken of high tide feeding areas for listed species to inform the detailed planning stages and the EPBC Act referral.

It is considered that for the purposes of this S.242 preliminary approval the assessment undertaken by BAAM is sufficient to address the state interest. However, it will be necessary to condition the undertaking of further assessment in accordance with the recommendations of BAAM to ensure that the uses proposed within the vicinity of the mapped habitat are suitable and do not pose a significant adverse impact.

### *Regulated vegetation*

The site contains two patches of regulated vegetation (reflecting Not of Concern Remnant Ecosystem under the Vegetation Management Act 1999).

- A section of the proposed central waterway / habitat corridor east of Serpentine Creek Road; and
- a patch of vegetation east of the “circular dam” in the north which will become part of the foreshore Open Space precinct.

Development is not proposed in these two areas, with rehabilitation and enhancement where required. Both are required to be dedicated to Council for Conservation purposes in the Infrastructure Agreement and are subject to State conditions controlling any clearing activities.

### *Regulated vegetation intersecting a watercourse and Wetlands (Palustrine and Lacustrine)*

The historic agricultural land uses of the subject site have substantially altered the landscape and waterways from their natural state, particularly through the creation of multiple dams throughout the site. The land is predominantly cleared of wetland areas with much of the mapped vegetation being grassland used for grazing. The proposed open space corridors are located along natural drainage lines, the restoration and revegetation of which will enhance their environmental values.

It is noted that all areas of high ecological significance (wetlands) are located on land proposed to be included within the Open Space precinct within the development. No clearing or disturbance to this vegetation is proposed. The applicant lodged the *Shoreline Ecological Assessment* prepared by BAAM and *Preliminary Advice with respect to Aquatic Ecology* prepared by FRC Environmental, both of which confirm that the areas mapped will be protected by the Open Space precinct and will result in improvements in water quality as part of the proposal.

### State interest – coastal environment

The coastal management district affects approximately 73ha of land on the eastern side of Serpentine Creek Road adjoining Moreton Bay. The proposed development is likely to impact on the views to the bay currently available at some parts of Serpentine Creek Road, however it is considered that public access to a new destination park along the foreshore, an area currently in private ownership, will offer a substantially improved view of the bay and to a greater number of people. It is considered that this benefit is sufficient to outweigh the impact to the existing views along parts of Serpentine Creek Road.

It should be noted that the proposed development is not considered to constitute an adverse impact to an important natural coastal landscape. This area has been extensively farmed for more than 50 years and as such very little remains of the 'natural' coastal landscape. The areas of vegetation below the Highest Astronomical Tide, including mangroves along the coast and clusters of remnant vegetation will be retained and are not included in the developable areas of the proposal.

Finally, the development application does not comprise any private marine development, canals, dry land marinas, artificial waterways, reclamation of tidal land or provide for the handling and disposal of ship source pollutants.

The proposal is considered to comply with the requirements for the coastal environment state interest.

It is also pertinent to note that the matter of the coastal management district was a concurrence agency referral matter. The response received from SARA included a condition requiring that the proposed 'Foreshore Subprecinct' is maintained as a development free buffer, except for infrastructure and non-habitable structures.

### State interest – water quality

The applicant has lodged a Water Sensitive Urban Design (WSUD) Preliminary Advice report that is consistent with the performance outcomes of the SPP code: Water quality (appendix 3 of the SPP). The WSUD report identifies that the proposed development will decommission the existing dams and formalise the existing ephemeral waterways. Stormwater management (treatment and storage) will comprise the re-established waterways, wetlands and bioretention basins. The report is not a detailed strategy but establishes the regional principles with which future development will be required to comply.

It should be noted that in relation to Performance Outcome P02 of the SPP code: Water quality, the method by which wastewater will be discharged has not been finalised. The wastewater strategy lodged as part of the development application proposed irrigation on the development site and adjoining land. The applicant also presented the option of transporting treated effluent to the Cleveland Power biomass plant. The proposal did not include any indication of direct disposal to a waterway. It is understood that the applicant is exploring alternative wastewater treatment and disposal solutions and may not implement the strategy they lodged as part of the application. This matter has been addressed in the Infrastructure Agreement, which requires the applicant secure a final wastewater solution that complies with a number of standards and approved by Council before the first lot is sealed. The applicant will need to obtain the necessary approvals and permits.

It is considered that the development complies with the performance outcomes of the SPP code: Water quality and therefore maintains the state interest water quality.

#### State interest – natural hazards, risk and resilience

This state interest applies as the development application is on land identified in the SPP mapping as in a bushfire hazard area and a coastal hazard area (erosion prone and medium storm tide).

#### Bushfire Hazard Area and impact buffer

The development application is supported by a Bushfire Management Plan (prepared by The Consultancy Bureau). This document is lodged to facilitate the assessment of the application and also to partially replace Council's Bushfire Hazard Overlay.

The management plan identifies that the risk posed by existing vegetation within the development site is generally low. It confirms that the revegetated corridors will pose an increased bushfire risk, however it is recommended that with appropriate separation from development it is considered a low risk. The report identifies that the main bushfire risk is posed by the dense vegetation on the adjoining land. On the eastern side of Serpentine Creek Road the highest level of risk is the south-east of the site, with areas of medium and high risk vegetation to the south east. The management plan recommends that the entire eastern portion of the site (that is the area to the east of Serpentine Creek Road) can be designed with perimeter roads, manicured separations, walking tracks, sporting and recreational facilities to ensure safety to people and property.

The area to the west of Serpentine Creek Road is at greater risk, although the area is virtually cleared from vegetation and at low risk itself, it is adjacent to a large conservation area with medium to high risk and no active bushfire management. An unplanned fire in this area would threaten this part of the development. The management plan provides a list of actions to be implemented in this area including, but not limited to, the development of a 20m wide perimeter road for access and separation, the provision of water points along the interface with the conservation area and the implementation of an awareness program for all residents. Building attenuation measures will also be required for all dwellings within 100m of an area of medium high bushfire risk.

The Bushfire Management Plan establishes principles to mitigate the bushfire risk posed by vegetation largely outside of the development area. It is considered to satisfy the requirements of the SPP.

#### Coastal Hazard Area – Erosion Prone

All land within the coastal hazard area that is identified as being erosion prone is located in the Open Space precinct of the development proposal. This area is proposed to be used predominately for open space/recreational use, with some areas reserved for conservation. As such no coastal protection work is required. Moreover the concurrence agency response issued by SARA included a condition requiring the land be maintained development free (except infrastructure and non-habitable structure associated with the open space use).

The development is considered to comply with the requirements of the SPP.

### Coastal Hazard Area – Medium Storm Tide

All land identified in the coastal hazard area as being at medium storm tide risk is located in the Open Space precinct. There will be no habitable structures within this area and the State's condition requires that area is to be maintained development free with few exceptions. It is considered the layout of the proposed development responds to the natural risks posed by the site's proximity to the coast and is designed to avoid risk to public safety and property.

The development is considered to comply with the requirements of the SPP.

### **South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)**

The subject site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031 and the proposed development incorporates residential development. Table 2E in Section 2.1 of the SEQ Regional Plan State Planning Regulatory Provisions (SPRP) therefore applies. The application has been assessed against these provisions (see the relevant heading in this report).

Notwithstanding the SPRP criteria, Sections 314 and 316 of SPA identify that the application must also be assessed against the SEQ Regional Plan to the extent it is not reflected in the Redlands Planning Scheme (RPS). The RPS was adopted in 2006 and despite a number of amendments since this time it cannot be deemed to reflect the current SEQ Regional Plan. However, the proposed development is considered to be generally consistent with the SEQ Regional Plan policies. There are a number of areas requiring further explanation to clarify compliance, these are discussed below:

#### Desired Regional Outcome (DRO) 1: Sustainability and climate change

Policies 1.3.1 and 1.3.2 aim at reducing greenhouse gas emissions from transport fuel consumption by adopting patterns of urban development that reduce the need to travel and the distance travelled, for example by increasing the availability of active and public transport modes. The notes associated with this DRO identify that one method of achieving this objective is through co-locating schools, shops, other services and major trip generators close to population centres. It is therefore considered that whilst the location of the subject site is outside the urban footprint away from existing infrastructure compliance can be achieved provided critical infrastructure such as schools and public transport are delivered and appropriately timed to reduce potential external vehicular trips. Moreover the proposed layout incorporates planning and design measures that encourage active transport, including a network of pathways and cycleways connecting the proposed town centre and school with the wider residential areas.

It is noted that both schools and public transport are state funded infrastructure and as such Council cannot require the provision of these facilities. Condition 10 of the updated concurrence agency response issued by SARA on 28 October 2015 requires the applicant to design and construct Serpentine Creek Road (adjoining the subject land) and any road identified as a possible future bus route in accordance with the development standards of the *Transport Planning and Coordination Regulation 2005*. Although this does not require the applicant to provide the infrastructure it does ensure that the development is appropriately designed to facilitate the appropriate services.



In relation to the provision of a school, Council has liaised with the Department of Education and Training (DET) and identified an appropriate condition that will halt the progress of development until either confirmation can be provided from DET that a state school has been planned for delivery or a non-state primary school has been granted the relevant approvals. It is considered that the applicant can, through conditions, comply with this DRO. Further detail on this recommended condition is included under the subheading DRO8 (compact settlement) in this Section.

Policy 1.4.1 aims to reduce risk from natural hazards by requiring that development avoid areas with high exposure to flooding, storm tide or sea level inundation, coastal erosion, bushfires and landslides. These matters have been appropriately addressed under the State Planning Policy heading in this report (refer to previous discussion). It is considered that the development complies.

#### Desired Regional Outcome 2: Natural Environment

Policies 2.1.1 - 2.1.5 stipulate that impacts (including offsite impacts) on areas with significant biodiversity value should be avoided or where it is unavoidable the impacts should be offset in accordance with the Queensland Government Environmental Offsets Policy. Additionally, ecological connectivity should be improved with an emphasis on rehabilitating degraded areas. The applicant commissioned BAAM to undertake an Ecological Assessment and FRC Environmental Aquatic Ecologists to provide additional specialist advice in this regard.

BAAM's report advises that habitat supporting species of state significance and significant vegetation will mostly be protected in environmental corridors contained within the proposed Open Space precinct. BAAM confirm that small areas mapped as habitat for the Vulnerable Wallum Froglet (on lot 11 on SP268704) will be offset by the restoration and expansion of other suitable habitat. BAAM further confirm that no undue negative impacts to the long-term future of the local Wallum Froglet population will be caused. It is recommended that a detailed assessment of possible Wallum Froglet (*crinia tinnula*) habitat is undertaken by a suitably qualified professional and if evidence of the species is confirmed, the applicant must demonstrate how the design of the waterways and corridors (including stormwater management/treatment facilities) has considered this.

Matters relating to the impact on Koala habitat are dealt with under the SEQ Koala Conservation SPRP and State Planning Policy heading above. Additionally, the report prepared by FRC Environmental in relation to aquatic ecology advises that providing the water sensitive urban design objectives are achieved there will be an improvement to water quality entering Moreton Bay that will benefit the Marine Park.

#### Desired Regional Outcome 4: Natural Resources and Desired Regional Outcome 5: Rural Futures

Policies 4.2.2 and 5.2.6 seek to protect the region's good quality agricultural land from incompatible development and provide for its long-term and sustainable agricultural use. Map 8 in the regional plan further identifies parts of the subject land as good quality land for cropping/horticulture and grazing/intensive animal production. Notwithstanding this fact, the mapping also highlights the very limited capacity for the site to contribute to regional agricultural objectives. The areas identified comprise two small isolated parcels across a number of smaller lots that incorporate good quality land adjacent to the urban footprint. It is not considered a

sustainable location for long term agricultural production and provides limited strategic benefit at a regional level. The applicant has provided some additional commentary on this matter within the Economic and Employment Assessment Report prepared by Giles Consulting International, which attests to the decline of the wider Redlands' agricultural industry. It is considered that although some of the subject land is identified as good quality for agriculture the long term future of the land for such uses is unsustainable in terms of its relative small size, isolation and unfavourable land prices. Its protection for such uses would therefore be counterintuitive and would not of itself support the region's most valuable agricultural land.

#### Desired Regional Outcome 8: Compact Settlement

The commentary associated with DRO 8 identifies that traditional low density settlement patterns have resulted in increased adverse effects to SEQ residents through increased traffic and congestion and longer journeys to/from work. Therefore in order to promote liveability, transport efficiency and to reduce car dependence the SEQ Regional Plan focuses growth in the urban footprint and towards existing communities to ensure the efficient use of land and existing infrastructure. The applicant justifies development outside the urban footprint on the following key matters;

- (1) Demand for housing land
- (2) Unachievable infill target based on Redlands' historic building trends
  - a. The SEQ Regional Plan 2009 target is to accommodate 21,000 additional dwellings in Redland City by 2031, with 71% of these to be infill development and/or redevelopment of existing sites.
  - b. Between 2001/2 and 2012/13 infill/redevelopment accounted for 20% of the approved dwelling stock. On average 24% since the adoption of the SEQ Regional Plan in 2009.
- (3) Insufficient economic and infrastructure drivers in Redlands to generate consumer demand for higher density development
  - a. The applicant lodged an *Economic and Employment Assessment Report* prepared by Giles Consulting International outlining that access to employment and service opportunities reflected in effective job density as a key explanatory factor in the attraction of apartment construction activity.
  - b. Giles Consulting's report goes on to state that Redland City does not have the transport infrastructure and links with major employment nodes to support higher density residential development.
  - c. The applicant argues that this compounds the issue of such a high infill/redevelopment target set by the State.
- (4) Insufficient land supply – over dependence on small lots
  - a. Broadhectare Study 2013 – land parcels less than or equal to 1.2ha account for almost 59% of all parcels available for future supply. Such small lots are the hardest to develop in an integrated way and are often slow and fragmented.
  - b. Urbis Study (update for RCC, 2014) – Likely to be an undersupply in detached dwellings over the period 2014-2041 with the scale of the

shortfall up to c.5000 dwellings. Urbis recommend the following strategic options for Council:

- i. Extend the urban footprint
  - ii. Incentivise the reconfiguration of urban residential lots
  - iii. Convert appropriate areas of low density residential lots to urban residential zoned lots.
- c. Impact of insufficient land supply – increased house prices, decreased affordability and reduced opportunity for young economically active residents to stay in the City and contribute to the economy.

The above points suggest there are a number of factors restricting Redland City from achieving the housing target set by the state and upholding desired regional outcome 8: compact settlement. Officers accept that the lack of sufficient infrastructure (in particular transport) and employment opportunities in Redlands reduce its capacity to substantially increase the uptake of high density development and accommodate housing demand through infill development. This is further reflected in a local preference for traditional detached housing (discussed in more detail under the SEQ Regional Plan SPRP heading in this report). Moreover, the proximity of large employment centres on the Gold Coast and Brisbane will continue to be a significant attractor outside Redland City's bounds. Whilst officers also accept there is a need for more housing land than currently identified for in Redland City, it is not considered an urgent overriding need but one that is most likely to occur in the latter part of the regional plan period (post-2031 as explained under the SEQ Regional Plan SPRP heading in this report). Notwithstanding this, it is important to give weight to the fact that a developer consortium has lodged this application with the intent to develop the land, addressing the supply concern and delivering community benefit.

Additionally, it is pertinent to reflect that the proposed development does itself constitute a compact settlement, comprising a town centre, employment opportunities, recreational and sporting facilities, a vast network of cycleways and footpaths and comprises an average dwelling yield of 18 dwellings per hectare (dph) across the developable parts of the site. Policy 8.1.4 of the SEQ Regional Plan identifies a minimum yield of only 15 dph. The application also seeks to facilitate the extension of the bus network to service the site and conditions imposed by the State will ensure the internal road network can accommodate it.

Weight should also be given to the fact that there is not considered to be an alternative location within the Urban Footprint that could accommodate the potential unmet demand for housing land. This is discussed in more detail under the SEQ Regional Plan SPRP heading in this report.

Nonetheless, being outside the Urban Footprint means the area is also outside state and local government infrastructure delivery programs. This means there is some uncertainty around the funding and timing of necessary infrastructure. Redland City Council has negotiated an Infrastructure Agreement to secure the provision of local infrastructure and SARA has applied conditions to address the provision of necessary upgrades to the State road network however there remains uncertainty over some state funded infrastructure such as schools and public transport. This does raise concern over the impact of this development on existing state infrastructure capacity, particularly schools.

Policy 8.2.4 specifies that *“Proponents must demonstrate how necessary infrastructure and services for broadhectare areas outside current state and local government infrastructure delivery programs will be delivered and funded”*.

Beyond applying the concurrence agency conditions to any approval Redland City Council, as assessment manager, does not have the jurisdiction to condition the delivery of further state infrastructure. Therefore, in order to ensure the development can satisfy this policy it is recommended that a condition be applied preventing the development proceeding beyond the capacity of existing schools. In order to determine an appropriate timing, officers have liaised with the Department of Education and Training (DET). These discussions have confirmed that the new development will generate the need for at least one new primary school. DET officers have advised that considering existing capacity at local primary schools and the feasible expansion of those schools, a trigger to halt development would appropriately be applied at 1000 lots to ensure sufficient time to accommodate future students. DET officers have recommended that a trigger related to secondary school provision is not necessary. It is therefore recommended that a condition be applied requiring the applicant to provide either confirmation from DET that additional growth has been planned for; or demonstrate that a non-state primary school has the appropriate approvals within the subject land, prior to the plan sealing of the 1000<sup>th</sup> lot.

This policy indicates that the critical concern of this compact settlement objective is to ensure that the existing infrastructure networks and services (roads, schools etc) are not exposed to undue strain. The efficient operation (or otherwise) of these services has a considerable impact on the liveability of an area for existing and future residents. Compliance with this DRO is therefore considered to rely on the ability to ensure that required infrastructure is provided by the applicant or that the impacts are appropriately mitigated.

With the application of the aforementioned condition and the concurrence agency conditions required by SARA and the execution of the Infrastructure Agreement it is considered that the application can be made to comply with this desired regional outcome.

#### Desired Regional Outcome 10: Infrastructure

The background commentary for this DRO states that *“Development proposed without existing or planned infrastructure will have to demonstrate how infrastructure can be provided and funded prior to the development being approved.”* Nonetheless the policies that underpin this objective are focused at plan making processes and development assessment of Development Areas identified in the Regional Plan. Policy 10.8.3 does specify that sites for social infrastructure should be identified and secured in outlying areas with high service and transport needs. The note attached to this section of the DRO clearly states that to address these challenges it is necessary to *“ensure new developments include the timely provision of social infrastructure.”*

In relation to social infrastructure the Infrastructure Agreement prepared in communion with the applicant requires the provision of a community facility and recreation and sports parks. It details the standard of service for that provision as well as the timing for its delivery. As detailed previously in this report a condition is recommended to ensure the timely delivery of a primary school. It is considered that the application complies with this policy.

Additionally, Principle 10.6 (information and communication) states “*Provide affordable access to high-speed broadband telecommunications*”. On this basis adjustments to the proposed Plan of Development are proposed to be conditioned to ensure that the requirement to provide telecommunications within new developments includes the National Broadband Network.

It is therefore considered that the application can be made to comply with this desired regional outcome.

### **Redlands Planning Scheme (RPS)**

The application has been assessed under the Redlands Planning Scheme version 6.2.

The application site is zoned Investigation under the Redlands Planning Scheme and is subject to the following overlays:

- Acid Sulfate Soils Overlay
- Bushfire Hazard Overlay
- Habitat Protection Overlay
- Flood Storm and Drainage Constrained Land Overlay
- Heritage Place and Character Precinct Overlay
- Landslide Hazard Overlay
- Protection of Poultry Industry Overlay
- Road and Rail Noise Impact Overlay
- Waterways Wetlands and Moreton Bay Overlay

The application is Impact Assessable and must be assessed against the Redlands Planning Scheme as a whole; however the key issues associated with the RPS are detailed below.

### ***Principle of urban development in the Investigation Zone***

The subject land is zoned Investigation under the Redlands Planning Scheme. The purpose of this zoning is to “*protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies and investigations requested by the SEQ Regional Plan are conducted and completed*” (Note to 4.8.7). This is reaffirmed by Overall Outcome (a)(i)d of the zone code which states the zone will provide for a limited range of uses that will “*restrict development, including reconfiguration, until such time as the suitability or otherwise of the land for possible future urban purposes is established*”. The rest of the overall outcomes (4.8.7) and Specific Outcomes (4.8.8) are predominantly aimed at maintaining the open character, rural landscape setting and traditional rural activities associated with the land. This is discussed in more detail under the SEQ Koala Conservation SPRP heading of this report, however it is important to note that it is considered the likely reason for these provisions is to provide guidance to a restricted set of compatible uses, until the suitability of the land (or otherwise) has been determined.

Notwithstanding this, the proposed development is considered to conflict with Overall Outcomes a), b) and c) of the Investigation Zone code (with the exception of part (a)(i)d referred to above) and this must be addressed. However, in order to determine whether this equates to a conflict with the Investigation Zone code itself further consideration should be given to the explanatory note contained within the Overall Outcomes of the Investigation Zone code.

Section 4.8.7 (1), which specifies that the overall outcomes are the purpose of the Investigation Zone code, incorporates an explanatory note. It is important to clarify that Section 2.1.4(5) of the Redlands Planning Scheme identifies that notes are declared extrinsic material and are provided to assist in the interpretation of the Redlands Planning Scheme, and ultimately do not have the force of the law. In this instance given the overall outcomes of the Investigation Zone code represent a dichotomy of objectives, with the maintenance and protection of the existing rural setting on the one hand and the potential strategic urban use of the land on the other, it is considered that the explanatory note should be given weight to assist with the clarification of the outcomes sought for the area (Section 1.1.3 of the RPS). Section 14B of the *Acts Interpretation Act 1954* (Qld) supports this approach providing that consideration may be given to extrinsic material that is capable of assisting with the interpretation of a provision of an act if, inter alia, the provision is ambiguous or obscure.

On this basis, if the application can demonstrate compliance with the criteria contained in the explanatory note it should be considered consistent with the intent of the Zone and should not be deemed to conflict with the code.

Note: Investigation Criteria

The note stipulates that “*Before development of the Southern Redland Bay area could proceed, a number of specific issues need to be resolved...*” These include:

1. *Optimum and most suitable use of the land;*
2. *Form and intensity of development;*
3. *Impact on the adjacent area of scenic conservation value;*
4. *Protection and full public access to the coastline and the bay; and*
5. *Impact on external infrastructure.*

As detailed in the background section of this report a Planning Study and various supporting reports were prepared on behalf of Council in 2007 to specifically address these criteria as part of a submission to the State Government. The Planning Study demonstrated that each could be appropriately addressed and recommended a strategy for development. This Planning Study was published for public consultation and although this Planning Study was withdrawn from Council’s submission to the State Government in 2008, it is understood that no concerns over the soundness of the report/s were raised.

The study considered the constraints and opportunities of the site, assessed the merits of various development options for the land and then scored these options in relation to urban form, transport, natural resources, open space, sustainability, infrastructure, economic, community and social impact. It demonstrated that the higher density options were preferable as they proved a more efficient use of land, had greater capacity to support transport and utility services, increased employment self-sufficiency and wider housing choice for all sectors of the community. It also identified that a population of 10,000 is the critical mass necessary to support a number of social and community facilities.

In relation to the specific criteria in the note the report made the following recommendations:

Planning Study 2008 – conclusions / recommendations	Shoreline development application
Optimum and most suitable use of the land	
<ul style="list-style-type: none"> <li>▪ Urban use at higher density than traditional detached housing</li> <li>▪ A strong conservation outcome.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The development application proposes high and medium density development in the town centre and town centre frame. Outer residential precinct will provide for lower density housing options</li> <li>▪ Population of 10,000 anticipated</li> <li>▪ A network of open space corridors, conservation land and parks are proposed.</li> </ul>
Form and intensity of development	
<ul style="list-style-type: none"> <li>▪ A vibrant urban village</li> <li>▪ A range of housing types including medium and lower density</li> <li>▪ A strong town centre to encourage employment growth.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town centre precinct incorporating the main employment centre</li> <li>▪ As above, high, medium and lower density development are provided for</li> </ul>
Impact on the adjacent area of scenic conservation value	
<ul style="list-style-type: none"> <li>▪ Development can result in stronger flora and fauna connections between coastal foreshore and koala conservation areas to the west.</li> <li>▪ Scenic impacts to be managed by detailed urban design and protection of important views from Serpentine Creek Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ As above, the proposal incorporates a network of open space corridors and conservation areas that will connect the foreshore and areas of remnant vegetation on the eastern side of Serpentine Creek Road with the dense conservation land to the west.</li> <li>▪ A foreshore park will ensure public access to the scenic amenity provided by the views of Moreton Bay. The views currently available from Serpentine Creek Road are not safely enjoyed by the community. The road is undulating with a posted speed limit of 90km/hr. There is no shoulder to safely stop and enjoy the views at present, as such the amenity provided is somewhat limited. Moreover all lots are privately owned and could at any time plant vegetation that would ultimately obscure the views. It is therefore considered that the provision of a destination and community park along the foreshore will improve the scenic conservation value of the area.</li> </ul>
Protection and full public access to the coastline and the bay	
<ul style="list-style-type: none"> <li>▪ Minimum 100 metre wide foreshore reserve along the entire length of the site</li> <li>▪ A pedestrian path linking to Redland Bay township.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of a 100m wide foreshore community and destination park.</li> <li>▪ Provisions of a footpath and cycleway through the community and destination park that will connect to the network in Redland Bay.</li> <li>▪ Provision of two kayak launch points</li> </ul>

Planning Study 2008 – conclusions / recommendations	Shoreline development application
	<ul style="list-style-type: none"> <li>▪ Financial contribution toward a new public boat ramp.</li> </ul>
Impact on external infrastructure	
<ul style="list-style-type: none"> <li>▪ Impacts can be managed and at reasonable cost.</li> <li>▪ Minimal public cost compared to more isolated greenfield locations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Applicant to deliver all infrastructure required to service the development</li> <li>▪ Infrastructure Agreement secures timing of delivery to ensure it is responsive to the growing needs of the community.</li> <li>▪ Infrastructure charges will still apply to the land.</li> </ul>

The Planning Report was accompanied by a recommended conceptual layout for the land, based on the findings of the supporting studies (Attachment 8 – Planning Study 2008 Summary). It should be noted that the proposed layout is generally in accordance with the conceptual one prepared by Council’s consultant.

The explanatory note references some additional requirements that derive from the 2005 Regional Plan. These are detailed and addressed in the table below.

<b>A detailed study to determine potential development opportunities and constraints</b>
This has been addressed above.
<b>The proposed development is consistent with the intent of the Regional Plan</b>
The application has been assessed against the current SEQ Regional Plan and considered to comply. Further the application was referred to the Chief Executive of SPA, who assessed the application and issued an approval subject to conditions.
<b>There is a clearly demonstrated public need for the development</b>
<p>The matter of need has been discussed in detail under the SEQ Regional Plan SPRP heading of this report. It has been acknowledged that the professional advice prepared by Urbis Pty Ltd demonstrated a shortage of housing land supply within Redland City to meet the population demands expected to 2041.</p> <p>Although it is argued within this report that the identified shortfall was not sufficient to address the criteria of the SEQ Regional Plan SPRP, the criteria referenced in the explanatory note is substantially different. It is considered that a need for housing land has been clearly demonstrated.</p>
<b>Significant environmental values, open space corridor and inter-urban breaks identified and protected</b>
As discussed above, the proposal incorporates open space corridors and seeks to protect the areas with highest environmental values as conservation or open space land.
<b>Major transport and infrastructure corridors are identified and protected</b>
No major transport or infrastructure corridors are affected by the proposed development. The impact of development to the state road network has been assessed by the state and conditions applied.



Land incorporated into the Urban Footprint, with the balance area in appropriate regional land use categories

The land has not been incorporated in the Urban Footprint under the SEQ Regional Plan. Notwithstanding this, it should be noted that the application was referred to the Chief Executive of SPA on the basis that it is located outside the Urban Footprint. SARA issued an approval with conditions when it could have instructed Council to refuse the application. It is clear that the State Government deem the application consistent with the Regional Plan and its objectives. Finally, the application has been assessed against the SEQ Regional Plan and it is considered to comply with the desired regional outcomes.

A structure plan has been developed setting out the overall intent of the proposed development

The application comprises a Plan of Development that details the overall intent of the subject land.

Appropriate State Infrastructure Agreement(s) have been finalised

To officers' knowledge there are no state infrastructure agreements drafted. This is a matter outside of Council's jurisdiction and it is noted that the state had an opportunity to enter into an agreement if it considered it necessary. The State did however apply conditions related to its infrastructure networks, it is therefore considered that this matter has been addressed.

The planning scheme is amended

The current Redlands Planning Scheme maintains the Investigation zoning of the land. It is noted that the letter from the Minister for Infrastructure, Local Government and Planning approving Council's City Plan 2015 for public consultation, advises Council to consider an alteration to the proposed zone following a decision on this application.

In conclusion, not only has Council received independent professional advice that endorses the suitability of the subject land for urban development with a recommended layout, it has been demonstrated above that the proposed development generally complies with the recommendations of that report and the criteria identified in the explanatory note. Consequently it is considered that the application does not constitute a conflict with the Investigation Zone code.

### **Traffic Impact**

The applicant submitted a *Traffic impact assessment (modelling and forecasts)* prepared by Veitch Lister Consulting (VLC) and a *Traffic Study* prepared by Holland Traffic Consulting (HTC) in support of the development application. It is noted that the applicant's traffic modelling consultant, VLC is the author of the traffic model that informed the preparation of Council's Priority Infrastructure Plan. Their traffic model is used throughout South East Queensland (and further afield) for strategic planning and large scale development projects. The work submitted by the applicant argued that the development could be accommodated without the need for substantial upgrades to the local road network. The applicant argued that the critical traffic impacts were generally contained on the state road network.

The application was referred to the state for a concurrence agency decision and assessed by the Department of Transport and Main Roads (Attachment 9 – State concurrence agency conditions). The assessment culminated in the application of eight traffic related conditions. The critical matters in these conditions are summarised below:

- Serpentine Creek Road must be upgraded along the frontage of the site as follows:

- 4 lanes
- 40m road reserve
- 6m median
- 2m shoulders to allow on-road cycle lanes
- 5m road verges
- 5 intersections along Serpentine Creek Road
  - 3 four way signalised intersections
  - 2 un-signalised left-in/left-out intersections
- 8 intersections external to the site to be upgraded
  - 3 intersections along Beenleigh-Redland Bay Road within Logan City Council area (Bryants Road, California Creek Road and Mount Cotton)
  - 5 intersections north of the site
    - Cleveland-Redland Bay Road and Serpentine Creek Road
    - Cleveland-Redland Bay Road and German Church Road
    - Cleveland-Redland Bay Road, Giles Road and Gordon Road
    - Cleveland-Redland Bay Road and Boundary Street
    - Cleveland-Redland Bay Road and Double Jump Road
- Construction of a 3m high acoustic wall along the Serpentine Creek Road site frontage

As a significant development impact and a matter of particular concern to the community officers sought a peer review. MRCagney Pty Ltd (MRC) was appointed and reviewed all the material lodged by the applicant. They identified some concerns with the use of a strategic model alone to provide the necessary data of likely traffic generation (including levels of self-containment) and trip distribution associated with the development, and therefore also to determine the likely impact of the development. MRC put together a recommended strategy to address these concerns this included the model being re-run assuming a higher number of expected vehicular trips, with trip diversion rates reduced and the application of a manual diversion of traffic from the state network to the local network (it was considered that the model underestimates the efficiency of the state network and therefore underestimates the likely proportion of trips diverted onto local roads west of Cleveland-Redland Bay Road).

This work was undertaken and demonstrated that in order to accommodate the development several upgrades of the local road network are required. The vast majority of these are projects planned for in Council Priority Infrastructure Plan (PIP) and associated with the Victoria Point bypass. The PIP works amount to some \$22 million worth of work. It is noted that the capped charge infrastructure contributions for road infrastructure payable by the developer significantly exceeds this sum (being approximately \$40 million). In addition to the PIP works two further intersections were identified as requiring upgrades beyond that planned for in the PIP and specifically triggered by the Shoreline development - a signalised intersection at Heineman Road / Double Jump Road and a 2 lane roundabout at Bunker Road / Kingfisher Road. The former is recommended to be required as a condition of the approval. The second will be covered by the \$40 million financial

contribution to be collected from the developers (given the roundabout will require the resumption of land these works cannot be conditioned).

It is noted that the peer review also identified significant concerns regarding the capacity of the state road network (even after the conditioned works are completed) and the subsequent impact this would have on the efficacy of the Victoria Point bypass to facilitate traffic movement in the area. The intersections of particular concern are Cleveland-Redland Bay Road / Double Jump Road intersection, the Springacre Road / Boundary Road intersection and the Cleveland-Redland Bay Road / Serpentine Creek Road intersection. Council, however, has no jurisdiction to require works on these roads. Notwithstanding these concerns, it is considered that the applicant can, through a condition and the Infrastructure Agreement, mitigate the impact of development on the local road network.

### ***Environmental Impact***

#### Habitat and impact to fauna

The matter of ecological impact to existing habitat and identified species is covered in detail under the SEQ Koala Conservations SPRP, State Planning Policy and SEQ Regional Plan headings of the report. Notwithstanding this, it is also necessary to consider the application in the context of the environmental objectives in the Redlands Planning Scheme. The application is affected by the Habitat Protection overlay (Attachment 10 – Habitat Protection Overlay Extract), which identifies the following designations over the site: bushland habitat, enhancement corridors and enhancement links.

The key objectives of these designations are to protect existing vegetation and enhance the connectivity of these areas with other areas of habitat value. The proposed development is considered to maintain these objectives. The layout establishes a network of open space corridors and conservation areas that will protect the areas of highest environmental value and connect them to larger conservation areas.

It is however noted that in relation to Lot 1 on RP 133830 (identified as bushland habitat under the habitat protection overlay), the applicant has proposed to develop the cleared portion of the site (associated with an existing dwelling house), and only identifies the southern half of the lot to be dedicated for conservation land, with the remaining land proposed to be in the Open Space Precinct. The Lot is densely vegetated with a mix of remnant and regrowth vegetation. A review of historic aerial photographs of the site indicates that even the regrowth vegetation is more than 30 years old. Structurally, the bushland is intact with high species diversity represented in the ground, shrub, mid canopy and canopy layer. Further the land represents a node within the proposed open space corridors, and intrinsically can provide habitat for a variety of fauna and flora species. The *Shoreline Ecological Assessment* prepared on behalf of the applicant by Biodiversity Assessment and Management Pty Ltd (BAAM) does not include a detailed environmental assessment to demonstrate why this land should not be protected and maintained for conservation purposes. On this basis it is recommended that the changes proposed to the Habitat Protection Overlay as it applies to this site are not approved. The Infrastructure Agreement includes the requirement for the land to be dedicated for conservation purposes.

The areas of vegetation noted as bushland habitat on lots 3 and 4 on RP105915 have been the subject of a division 9 request under the SEQ Koala Conservation SPRP. The areas are significantly smaller than the overlay mapping demonstrates and would require rehabilitation to meet the definition of bushland habitat. These areas would be more accurately described as enhancement areas. They will be affected by the recommended condition that the clearing of non-juvenile koala habitat trees within areas of rehabilitation should be avoided, and where not possible offset at a ratio of 3 trees for each one removed. (See the SEQ Koala Conservation heading of this report for more detail on this matter)

The remaining areas of bushland habitat are included within the foreshore open space and are proposed to be designated for conservation in the applicant's Master Plan (14009\_SK013 [23] 01 October 2015).

### Water Quality

The matter of water quality is discussed in detail under the State Planning Policy heading of this report. Notwithstanding this, it is also necessary to consider the specific objectives in the Redlands Planning Scheme in relation to water quality impacts. The Waterways, Wetlands and Moreton Bay Overlay Code and Stormwater Management code aim to ensure that stormwater run-off does not adversely impact on the quality of receiving waters and that water sensitive urban design principles are implemented.

The applicant has lodged a water sensitive urban design strategy as part of the application. It establishes the WSUD objectives for the development, being the reduction in post development loads of total suspended solids (80% reduction), total phosphorus (60% reduction), total nitrogen (T45% reduction) and Gross pollutants (90% reduction). The strategy also outlines that waterways will be re-vegetated, existing dams decommissioned and the waterways re-established. These objectives are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection.

The conceptual stormwater treatment areas proposed are within the expected size range for the proposed development, however as a strategic document it is not an in depth analysis, it is therefore recommended that a condition is applied requiring the applicant to lodge a detailed Stormwater Management Plan for each catchment when the first application in that catchment is lodged.

The subject land has accommodated agricultural uses for more than 50 years and as such is not without significant impact to existing water quality levels. On this basis it is likely that some water quality parameters (and therefore the effect on seagrasses and marine life generally) will improve as a result of development and others are likely to worsen. For example contamination from agricultural chemicals will decrease, while urban and road development related pollutants will increase. It is considered that compliance with the objectives of the WSUD strategy lodged by the applicant, with the detailed Stormwater Management Plans will ensure the development complies with the water quality objectives of the Redlands Planning Scheme.

### ***Mosquito Management***

The subject site is located adjacent to the most significant salt marsh mosquito breeding areas in Redland City, this includes locations along the coastline adjoining the site and the islands situated off the coast, particularly Pannikin,

Lagoon and Long Islands (there are numerous other breeding areas in close proximity to the subject site, including adjacent islands of Gold Coast). The most common mosquito found in these areas is the *Ae. Vigilax*, a species known to transmit Ross River and Barmah Forest viruses to humans. These viruses pose a risk to public health and no vaccines exist to address the occurrences.

It should be noted that Queensland Health's *Guideline to minimise mosquito and biting midge problems in new development areas* recommends avoiding development on land that may expose significant numbers of people to biting insects. Research has demonstrated that the critical impact/pest zones are those within 5km of a breeding site, although evidence suggests that mosquitoes can travel up to 50km [Queensland Health '*Guidelines to minimise mosquito and biting midge problems in new development areas*']. It is important to highlight that most of Redland City is located within the critical 5km pest range. Notwithstanding this, the impact is considerably higher closer to breeding areas and the subject site not only adjoins some breeding areas, but is within close proximity to several of the largest breeding areas in the City. Given the risk posed to the whole City it was considered unreasonable to discount the development of the area entirely on this basis however given the elevated level of risk at the subject site it was considered appropriate to require the applicant to address the risk. This was discussed with the applicant prior to lodgement of the application.

The applicant submitted a Biting Insect Management Strategy, prepared by Darryl McGinn a qualified Medical Entomologist. The report detailed key strategic measures, including urban design tools to help reduce the risk posed by mosquitoes. It identified that studies related to *Ae vigilax* show a significant reduction in mosquito numbers between 20 and 100m from breeding or roosting habitat (although it is noted that only one of these studies identified significant reduction at 20m with the rest recommending approximately 100m). The report also confirmed that the studies demonstrated significant dispersal levels across open ground. The report therefore recommended that these principles should be incorporated within the master plan design by including open space buffer zones to the bay foreshore, watercourses and vegetated ecological corridors that may also harbour biting insects. Further, the report recommended consideration of the location of sensitive uses such as aged care facilities, child care centres, outdoor performance space (e.g. cinemas/theatres) and other public buildings.

The proposal incorporates a foreshore park that is 100m wide for the majority of its length. This will incorporate some landscaping vegetation, however the supporting Open Space Landscape Strategy, which forms part of the application, requires that these are predominantly high canopy trees in order to allow sun and wind to circulate throughout the area and assist in the dispersal of mosquitoes. Where there are areas of retained existing vegetation that connect with the foreshore, the applicant has proposed a sub-area that triggers compliance with the mandatory criteria of a new development code; *Building Design Code to reduce biting insect nuisance*. This requires development within 100m of such vegetation to incorporate building attenuation measures to further protect residents from biting insects. Of particular note is the requirement that any Child Care Centre use must install fly screens with a fine mesh and also comprise a screened outdoor play area. All other uses within the sub-area must also incorporate fine mesh fly screens.

The use of building attenuation measures is not expected to resolve the risk but it will reduce the risk to public health. It should be noted however, that building attenuation has not been accepted as an appropriate mitigation method in the south east of the subject site (eastern boundaries of lots 86 and 247 on S312432). These two lots are located across Orchard Road from two large conservation zoned lots that comprise dense vegetation extending to the coast (Lots 80 and 81 on S31102 totalling 36ha). Adjoining the coastline of these properties is a large saltmarsh mosquito breeding area. The vegetation on the conservation lots is therefore ideal mosquito roosting habitat and so the residential precincts on lots 86 and 247 have only Orchard Road as a buffer. It is important to note that Council's Health and Environment team sought independent advice from a qualified Entomologist (Dr Jon Darbro of the Mosquito and Arbovirus Research Committee, Inc.). Dr Darbro reaffirmed the above concerns about this interface. It is therefore recommended that an 80m development free buffer be conditioned on the eastern boundary of these lots, to ensure the development can provide the 100m buffer recommended by the applicant's Biting Insect Management Strategy (Orchard Road provides the remaining 20m setback).

The applicant has proposed substantial environmental corridors throughout the subject site. During the assessment of the application these were also identified as roosting habitat and therefore also require a buffer. Council Health and Environment officers and Environmental Assessment officers have worked closely with the applicant to agree a design resolution that maintains the biodiversity objectives of the corridors whilst also considering the public health risk posed by nearby saltmarsh mosquito breeding areas. The agreed design comprises a central environmental core of dense vegetation that incorporates a complex habitat and is no less than 50m in width. This central core will be framed with 25m wide strips of open native grassland and high canopy trees on either side. This design will allow the sea breeze to flow through the area and the sun to infiltrate it, both of which frustrate mosquito movement. This area will still provide critical habitat for a variety of species and it is important to note that this area is still considered part of the environmental corridor and does not form a recreation park. Finally, esplanade roads will adjoin these corridors with 20m road reserves. These will extend the buffer and ensure maintenance access to the corridors and other infrastructure.

The applicant has proposed that Aged Care and Special Needs Housing and Child Care Centre uses throughout the subject site must install mandatory fly screens. The proposed building code also incorporates additional design and siting measures that are recommended to reduce biting insect nuisance.

The Biting Insect Management Strategy lodged by the applicant recommended the preparation of a Biting Insect Management Plan. The Information Request issued by officers therefore requested the preparation and submission of this document. The applicant lodged a Biting Insect Management Plan in February 2015.

The Biting Insect Management Plan, along with the building attenuation measures referenced above, provide a strategy for the design of stormwater management devices, construction practices and future land management strategies to be implemented by the applicant. It is noted however that the largest risk is posed by saltmarsh mosquitoes that breed in areas adjacent to the site. This is crown land (Council as trustee) and as such the management of mosquito risk on this land is outside the control of the applicant. Council operates a mosquito management program in accordance with the Local Government Mosquito Management Code

of Practice and as a mandatory requirement under Council's Marine Park Permit. The introduction of the proposed community will require increased mosquito surveying, treatment and evaluation activity by Council including both aerial and land-based treatments. This is likely to result, for example, in an increase in aerial treatments from the current level of between 8 and 12 treatments per annum to approximately 24 per annum with the new development, as well as additional surveys and treatment of the public areas of the site and monitoring mosquito breeding opportunities on private land. Notwithstanding this, it is considered that the proposed design features, building attenuation and onsite management of freshwater mosquito species is an appropriate strategy within the limits of the applicant's control to address the critical concerns around public health as far as possible and is supported by officers.

### ***Bushfire Risk***

The matter of bushfire risk has been addressed under the SPP heading in this report. It is however also necessary to consider the proposal against the bushfire strategy of the Redlands Planning Scheme.

The applicant has proposed to retain the current Bushfire Hazard overlay mapping and the associated Tables of Assessment on the subject site. They have however proposed to amend the overlay code to require compliance with the submitted Bushfire Management Plan prepared by The Consultancy Bureau (authored by professional consultants with recognised credentials in bushfire prevention and management). The Plan identifies that the portion of the subject land at greatest risk is that on the western side of Serpentine Creek Road as it is surrounded by extensive areas of dense bushland. The report identifies the fuel reduction areas that apply to the various parts of the site and the design measures that should be incorporated, including perimeter roads adjoining higher risk land (particularly for Lot 11 on SP268704), suitable access to the environmental corridors for emergency services, water access for firefighting, any re-vegetation uses low flammability species in higher risk areas (i.e. western and southern part of the subject site) and culs-de-sac proposed within 50m of medium hazard areas should not exceed 200m in length. Finally the report recommends that any habitable structures within 100m of higher risk vegetation will require a Bushfire Attack Level assessment for building approval.

It is considered that the Bushfire Management Plan reflects the objectives and purpose of Council's current Bushfire Hazard Overlay and the risk assessment methodology is consistent with that generally promoted by Australian fire authorities.

### ***Impact on adjacent poultry industry***

The subject site is affected by Council's Protection of Poultry Industry Overlay. The purpose of this overlay is to "*protect the ongoing operation of the poultry industry from uses that are sensitive to its operations... [and]... to ensure uses and other development are sited and designed to ameliorate odour impacts generated by the poultry industry*". In this location the overlay extends from two poultry farms at Lot 11 on SP268704 (275-385 Serpentine Creek Road) and Lots 2 and 3 on RP89514 (205-229 Serpentine Creek Road). Attachment 11 – Protection of Poultry Industry Overlay – extract)

It is noted that Lot 11 on SP268704 is controlled by the applicant. In relation to the remaining poultry farm at Lots 2 and 3 on RP89514 the applicant has contended that whilst the farm's poultry licence is extant the poultry farm use on the lots has

ceased and the recommencement of any poultry use on the property would require a new planning approval.

Council requested proof that the use had been abandoned in the Information Request issued to the applicant on 26 August 2014. The applicant provided photographic evidence of some poultry sheds in a significant state of disrepair and others being used for storage for miscellaneous items, including scrapped motor vehicles. These photographs along with aerial imagery (current at 4 October 2015 - nearmap) demonstrate that the poultry farm, if not entirely abandoned has been significantly scaled back for some time, with a number of sheds appearing to be in an abandoned state (i.e. large portions of the roof missing). Notwithstanding this evidence, it is noted that more is required to establish that a use has been abandoned.

The explanatory notes that accompanied the Sustainable Planning Bill 2009 stated "The test of whether a former use has been abandoned is intended to establish a "high bar", including evidence of an intention to abandon the use". Case law further supports this, for example in the case of *Benter Pty Ltd v Brisbane City Council* [2006] QPELR 451 the Judge determined that consideration must be given to the intent of the relevant person/operator. The Judgment clarified that this cannot be established by assertion alone but must also consider objective evidence. In this instance the operator of the poultry farm at Lots 2 and 3 on RP89514 has a current licence with the Department of Agriculture and Fisheries (DAF), albeit suspended. It is noted that this is an elective suspension and was not imposed by DAF. An operator can request to suspend their licence for a period of between 1 and 3 years, during this time they must not operate the farm. Although the suspension demonstrates that the operations have ceased, requesting a suspension rather than relinquishing the licence altogether also demonstrates intent to recommence. Whilst there is no cap on the number of suspensions that an operator can apply for, this does demonstrate that the operator must at least be in regular contact with DAF to retain the licence.

It is considered that the proposed development represents a conflict with the overlay, and as such it is recommended that the removal of the overlay relating to this poultry farm is not approved.

Notwithstanding this, sufficient evidence exists to indicate that the future operation of the poultry farm is uncertain. This is reaffirmed by the applicant's information response report in which they refer to the Australian Bureau of Statistics *Value of Agricultural Commodities Produced 2010-2011* data. This data shows the declining role of poultry industries in the City, noting particularly that in the period 2005/6 – 2010/11 egg production fell 27.5% and poultry meat processing (which accounts for 56.4% of all production in the City in 2010/11) declined by 42%. It is considered that the presence of the poultry industry overlay should not itself prevent the longer term delivery of development at the subject site. Nonetheless, in accordance with the overlay, the development should not prevent the ongoing operation of existing farms. The retention of the overlay on the subject site will ensure this is the case.

### ***Impact to a site of state heritage significance***

The subject site is affected by the Heritage Place and Character Precinct Overlay as it adjoins a site of state heritage significance being the Serpentine Creek Road Cemetery (Lot reference 601927 in the State Heritage Register). Overall outcome b) of the code seeks to ensure that "*development on lands adjoining or in the*



*vicinity of a State Listed heritage place retain or enhance the heritage, streetscape and character values of the heritage place.”* The specific outcome S2 provides assessment criteria about the design and construction of uses and other development and for proposed reconfiguration. This application does not deal with the detailed design stage of development. The development application does not propose to alter the Heritage Place and Character Precinct Overlay. If the application were approved the Overlay would continue to affect the land, as such the detailed design stages of assessable development will need to demonstrate compliance with the overlay. Development made exempt or self-assessable under the proposed Plan of Development could still be elevated to code or impact assessable under the Overlay. It is not therefore considered that the proposed precincts themselves undermine the objectives of the Overlay.

### ***Plan of Development (PoD)***

The Shoreline Plan of Development details how the applicant proposes to vary the effect of the Redlands Planning Scheme. In doing so it establishes the framework under which future development applications relating to the subject land would be assessed if approved. It is important to note that any part of the Redlands Planning Scheme not proposed to be amended by this application will remain extant for the life of any approval and will be applicable to any development. The PoD comprises the following:

- Shoreline Masterplan;
- Shoreline Precinct Plan;
- Desired Environmental Outcomes for Shoreline  
(these apply in addition to those set out in the RPS);
- Overall Outcomes for each precinct;
- The tables of assessment for each precinct, including the level of assessment and assessment criteria;
- Precinct codes (in their amended form);
- Details of the proposed variations to the overlays, use, other development and general codes and schedules in the RPS; and
- Appendices:
  - A list of addresses subject to the planning application;
  - The full suite of RPS parts varied by the PoD (in their amended form); and
  - Shoreline Redlands' Water Sensitive Urban Design Strategy v.7
  - Open Space Landscape Strategy
  - Bushfire Management Plan
  - Biting Insect Management Plan

### **Zoning**

The Plan of Development incorporates four (4) precincts (zones) within the development area to guide future development. These are: the Town Centre Precinct, the Town Centre Frame Precinct, the Residential Precinct and the Open Space Precinct. These precincts have been modelled on the District Centre Zone

code, Medium Density Residential Zone code, Urban Residential Zone code and the Open Space Zone code from version 6.2 of the Redlands Planning Scheme. The majority of the objectives of these zones have been carried forward into the applicant's Plan of Development however there are a number of proposed alterations. These are detailed in the Plan of Development itself.

#### *Town Centre Core Precinct*

This precinct has been modelled on Council's District Centre Zone. It proposes a number of minor amendments that will have little material impact and given this is a proposal for a master planned community, they are considered appropriate. The key changes are summarised below:

- Maximum cap of 6,000m<sup>2</sup> of retail space and 6000m<sup>2</sup> of commercial space. Shop use proposed to have a 6000m<sup>2</sup> gross floor area (GFA) cap for code assessable development, also providing application does not cause the town centre to exceed a total GFA of 6000m<sup>2</sup> retail space.

Officer's comments: The Economic Market Report prepared by MacroPlan Dimasi and lodged by Shoreline in response to Council's information request demonstrates that the Shoreline development is likely to generate demand for a large supermarket of approximately 4000m<sup>2</sup> (considering a rate of 400m<sup>2</sup> per 1000 population). It is considered that this cap is appropriate to provide for these facilities, and complementary uses. The information lodged by the applicant to date has demonstrated intent to deliver a town centre of approximately 9,000m<sup>2</sup> GFA, however it is considered that allowing a higher maximum will allow greater flexibility. The Economic Market Report demonstrates that the retail space at Victoria Point comprises some 30,000m<sup>2</sup>, therefore a cap of 12,000m<sup>2</sup> is considered appropriate and will not undermine the vitality of this centre. It is noted that the applicant has also amended the definition of shop in the proposed Plan of Development to remove Discount Department Stores. This means any proposal for such a use will require impact assessment. It is considered an appropriate variation.

- Residential development within the zone provides opportunities for higher density development, with up to 50 dwellings per hectare identified as the probable solution. The code also requires that building height adopt a mid-rise built form, with a probable solution maximum height of 14m.

Officer's comments: It is considered appropriate that the town centre core enable high density development. This demonstrates an efficient use of land and takes suitable advantage of proximity to employment opportunities, services and public transport. Whilst it is considered that the masterplanning of the area provides an opportunity to increase height well beyond the proposed 14m, as this is the process by which expectations for the area are established, it is also noted that public transport access in this location is limited. Both Capalaba and Cleveland are serviced by stronger public transport network connections and can therefore support greater density and heights.

- Aged Persons and Special Needs Housing and Apartment Building uses are made code assessable whether or not they are part of a mixed use development. The District Centre Zone code identifies both as impact assessable and apartment buildings as inconsistent where not part of a mixed use development.

Officer's comments: It is considered that both uses are appropriate in the centre and depending on the location within the town centre core should not have to be part of mixed use development. This is something that can be considered through code assessment. The code maintains the requirement for development to enhance and protect the role and function of the City's network of centres and to be designed to deliver active street frontages. It is considered an appropriate variation.

- Multiple Dwellings are made code assessable if 14m in height or less. The District Centre Zone code identifies it as Impact assessable and inconsistent where not part of a mixed use development

Officer's comments: The Town Centre Core precinct is a large area and most likely larger than required to deliver the retail and commercial space planned for. It is therefore possible that multiple dwellings could be appropriate in some locations. Further the expectation for the area is established through this application and therefore any future neighbours will be aware of potential future development. It is considered an appropriate variation to the Redlands Planning Scheme.

- Vehicle Parking Station – code assessable whether or not part of a mixed use development.

Officer's comments: As a masterplanned community it is considered that there may be occasions in the town centre core where a standalone vehicle parking station would be justified. It is considered an appropriate variation in this location.

#### *Town Centre Frame Precinct*

This precinct has been modelled on Council's Medium Density Residential Zone (sub area MDR1). It proposes a number of amendments to the code, however the following are considered the most notable:

- The applicant has proposed the inclusion of a sub-precinct in the Town Centre Frame Precinct, being part of Lot 11 on SP268704 on the western side of Serpentine Creek Road. It is named the Town Centre Frame (Reduced Density) Sub-precinct (TCF1) and it has been proposed to address an oversupply of land zoned for medium density housing options and in response to submissions concerned over the density of the proposal. Unlike the rest of the Town Centre Frame Precinct (where Multiple Dwelling, Apartment Building and Aged Persons and Special Needs Housing are the predominant land uses), in the sub-precinct Dwelling Houses and Dual Occupancies are identified as the predominant land use. The sub-precinct will also incorporate a service centre node close to Serpentine Creek Road that will provide a service station and some additional small scale commercial uses.

Officer's comments: As detailed above this sub-precinct was proposed to address a number of issues; in the first instance the area originally proposed for town centre frame was oversized, given Council's record for higher density housing product in the City (discussed in more detail under the SEQ Regional Plan SPRP heading of this report); it is also noted that the town centre core is also likely to deliver a large quantum of higher density housing, as well as the area surrounding the Tourism/Recreation Activity Centre in the north part of the subject site. It is further noted that a large number of submitters raised concerns with density of development proposed. It was considered that a more

appropriate approach would be to create a sub-precinct over the area and align the policies for that area to be consistent with the Residential precinct where the predominant land uses are dwelling houses and dual occupancies. In addition officers consider it appropriate to condition a trigger for higher density uses such as multiple dwellings within 100m of a bus stop. This will ensure that the land is still used efficiently in appropriate locations.

It is therefore considered appropriate that the area to the west of Serpentine Creek Road that had been identified for medium density development in the town centre frame be used predominantly for dwelling houses and dual occupancies.

- Minimum lot sizes reduced:
  - Dwelling House 500m<sup>2</sup> and 400m<sup>2</sup> in sub-precinct
  - Dual Occupancy 700m<sup>2</sup> (with 20m frontage)
  - 800m<sup>2</sup> in all other circumstances

Officer comments: The reduction of the minimum lot size to 800m<sup>2</sup> is considered acceptable. It is sufficient to deliver the predominant land uses for this precinct, being Multiple Dwellings, Aged Persons and Special Needs Housing and Apartment Buildings. It is noted that this minimum lot size is consistent with the minimum lot size in the equivalent zone in Brisbane's City Plan. Notwithstanding this, given the area is a masterplanned community it is not considered likely that 800m<sup>2</sup> lots will dominate this precinct. Larger lots will enable a more efficient use of land given the requirements for access, parking, waste collection and stormwater management.

Dual Occupancy and Dwelling Houses are not considered appropriate in the main part of the Precinct. There is sufficient land within the Residential Precinct and Town Centre Frame sub-precinct to provide for these land uses. It also gives little certainty of the type of development that can be expected within the precinct and generates some tension with other specific outcomes in the code that identify the predominant land uses in the precinct and sub-precinct. It is therefore recommended that these minimum lot sizes are accepted only in the sub-precinct and amendments are made to the Plan of Development to ensure the policies within the precinct code reflect the intent of the area.

- Probable Solution identifying 14m height in the precinct

Officer comments: Although the applicant has generally modelled this precinct code on the MDR1 sub-area in the Medium Density Zone code in the Redlands Planning Scheme, they have proposed a reduced height of 14m to align with the maximum height limit proposed for the Town Centre Core Precinct. It is understood that this is to achieve a mid-rise character in the zone. It is considered acceptable in this location, where public transport provision is unlikely to support more than 2 or 3 bus routes.

- Apartment Building uses elevated from code to impact assessable

Officer Comments: This proposal is considered inappropriate. Apartment Buildings are identified in the Town Centre Frame Precinct Code as one of three predominant uses in the precinct, along with Multiple Dwellings and Aged Persons and Special Needs Housing. The code also proposes a height limit in the precinct of 14m and 3 storeys. There is no material difference between these uses that would justify why a consistent use is automatically impact

assessable. It is recommended that this is not approved and Apartment Buildings are made code assessable in this precinct.

### *Residential Precinct*

This precinct has been modelled on Council's Urban Residential Zone (UR), with a number of alterations. The following were considered the most notable:

- a) Density and height within 250m of the Tourism/Recreation Activity Area (identified on the Precinct Plan) increase to 30 dwellings per hectare and 14m respectively. Apartment Buildings and Multiple Dwellings made code assessable if within 250m of the tourism/recreation activity area, 14m high or less, 3 storey or less, minimum lot size of 800m<sup>2</sup> and a 20m frontage.

Officer Comments: The Tourism/Recreation Activity Area in the north of the subject site provides for increased uses within the open space and represents a node for increased activities and services, it is therefore considered appropriate that it also facilitate increased density and building heights.

It does however highlight that there are other opportunities within the subject site to ensure the most efficient use of the land by increasing density in suitable locations. As such it is considered appropriate to apply a similar trigger where development is located in close proximity to bus stops. It is recommended that this trigger be a conditioned amendment to the Plan of Development, with a trigger zone of 100m from a bus stop.

- b) Height in the rest of the precinct raised from 8.5m in the UR zone to 9.5m

Officer Comments: As a master planned community it is considered that increasing building height limits by 1m has little impact. The expectations for the areas are established before development is commenced in the area and therefore the conflicts that would be more likely to occur for infill development are not a concern. It is considered an acceptable variation. It is however noted that the Queensland Development Code identifies a maximum building height for dwelling houses of 8.5m, therefore in order to ensure that dwelling houses do not require concurrence agency referral to Council on this matter an amendment to the Plan of Development will need to be conditioned making dwelling houses self-assessable and identifying this as an alternative provision under Section 33 of the Building Act.

- c) Dual occupancy minimum lot size reduced from 800m<sup>2</sup> in the UR zone to 700m<sup>2</sup>.

Officer Comments: 700m<sup>2</sup> is considered sufficient space to accommodate two dwelling units on a single lot, particularly given dual occupancies share service access. This proposal would result in a density of 1 per 350m<sup>2</sup>. This allows a greater housing mix on the subject site and provides an alternative affordable housing option to multiple dwelling units. Moreover the Urban Residential Zone in the Redlands Planning Scheme currently supports such a density in large scale subdivisions where impacts on existing neighbours can be mitigated. This proposal is part of a masterplanned community and these provisions establish the intent and character objectives for the areas. It is considered an appropriate variation to the Redlands Planning Scheme.

- d) Reconfiguration achieves a density of up to 15 dwellings per hectare (the UR zone code requires 12-15dph).

Officer Comments: This proposed amendment has removed the lower limit of the density target for the zone and maintains the upper limit. This has been proposed in order to provide some flexibility and allow some areas of the precinct to provide a selection of larger lots. This is not expected to have a significant impact on the overall density achieved in the precinct and is considered appropriate.

### *Open Space Precinct*

This precinct has been modelled on Council's Open Space Zone with a number of changes, the following have been identified as the most notable:

- a) Consistent uses include leisure and recreation activities such as restaurant/café/bar, tennis courts, informal open space for picnics/barbeques, open air theatre and playground at or in the vicinity of the Tourism/Recreation Activity Area.

Officer Comments: It is considered appropriate that the Open Space Precinct incorporate additional facilities that support the wider leisure and recreation activities of the area. The Infrastructure Agreement stipulates the applicant's requirements in relation to recreation provision, therefore alternative uses will be limited by the requirement that they comply with the Infrastructure Agreement.

It is important to note however that the Biting Insect Management Strategy lodged with the application recommended that "*Aged care facilities, child care centres, outdoor performance space (if intended to be used at night) and other public buildings may be sited to maximise the distance biting insects need to travel to obtain their blood meal.*" The above proposed amendment would allow an open/air theatre in the foreshore open space, in locations that are both close to the foreshore and areas of remnant vegetation. It is recommended that the identification of such a use be removed from the list of consistent uses. If an application were lodged proposing an open air theatre the implications of such a use could be considered at the time of lodgement and in full understanding of the location and the likely operation of the facility. It is not necessary for it be specifically listed in the specific outcome, especially considering that doing so would effectively establish the suitability of that use in that location.

- b) Estate Sales Office, self and code-assessable provisions have been added, the Open Space Zone code in the Redlands Planning Scheme makes these impact assessable and an inconsistent use. The applicant has also proposed to alter the Estate Sales Office use code to increase the period a sales office use can occur and to add the option of a tourism/recreation re-use of that facility.

Officer Comments: It is understood that the reason for this proposal is that the applicant intends to build an Estate Sales Office that can later be converted to a community facility or a recreation/tourism facility if located within the vicinity of the Tourism/Recreation Activity Area.

The Infrastructure Agreement requires the dedication of all open space land when an application is lodged on the parent lot. This amendment would mean the estate sales office would be located in dedicated park. Further, the assessment criteria in the Estate Sales Office code provides little framework to consider the design and siting of such a use that could ultimately be a permanent feature of the public landscape. It is considered the self-assessable

option is not appropriate. A code assessable option could be supported provided it is located in the vicinity of the Tourism/Recreation Activity Area, however there are still complications caused by the Infrastructure Agreement and timing of the provision of the parks. It is therefore recommended that the use remain impact assessable, this will ensure the use is assessed against the intent of the Plan of Development, the Infrastructure Agreement and any unvaried parts of v6.2 of the Redlands Planning Scheme. It also ensures that any development proposed in the open space, which is intended to be public land, is subject to public consultation.

### Overlays

The applicant has proposed to amend a number of overlays that currently affect the subject land. These are detailed below. All other overlays in the Redlands Planning Scheme v6.2 that affect the site will continue to apply to the land in their unamended form.

- Bushfire Hazard Overlay – The mapping and tables of assessment are not proposed to be altered. The code is varied to require future uses comply with the Bushfire Management Plan.

Officer comments: This matter is assessed under the bushfire hazard subheading in the Redlands Planning Scheme section of this report.

- Habitat Protection Overlay – Varied so that it does not apply to the land

Officer comments: A more detailed assessment of the environmental impact on the habitat values of the site is detailed in the SEQ Koala Conservation SPRP and State Planning Policy sections and Environmental Impact subheading in the Redlands Planning Scheme section of this report. It has been established that the proposed layout generally protects the most valuable habitat within the network of Open Space corridors. On this basis the removal of the overlay is generally supported. However, it has already been noted in this report that the applicant has not demonstrated that the habitat present on Lot 1 on RP133830 should not be protected to warrant the proposed Town Centre Frame Precinct. It is therefore recommended that the removal of the Habitat Protection Overlay on this lot is not approved. The Infrastructure Agreement includes a requirement that the land be dedicated for conservation purposes.

Although the removal of the overlay is supported elsewhere in the site, the Open Space Precinct also accommodates various environmental, recreation and operational functions. Therefore to ensure the design of the corridors supports the function of both existing and future habitat officers requested the applicant provide a guidance document to outline the key objectives for this land. In response the applicant prepared and submitted an Open Space and Landscape Strategy.

This document identifies three Open Space Management Areas; Foreshore Open Space Corridor, Primary Corridor / Open Space Linkage Areas and Conservation Areas. It sets out the land use purpose and revegetation strategy for each area as well as a Weed Management Plan. It has been drafted in communion with the Biting Insect Management Strategy to ensure a united approach to corridor design. Although the applicant has provided some typical sections of the corridor it is recommended that a condition be applied requiring a plan that demonstrates how the various functions in the corridor will be designed to comply with the Open Space Landscape Strategy. This will assist

Council with the assessment of the various development permit applications that will be lodged in stages over the land. This is also expected to be influenced by the Sport and Recreation Layout Plan that will be required to detail the recreation parks provision.

- Protection of the Poultry Industry Overlay – Varied so that it does not apply to the land

Officer comments: This is discussed in detailed under the associated subheading in the Redlands Planning Scheme section in this report.

- Road and Rail Noise Overlay – Varied so that it is retained for information purposes only

Officer comments: Given the overlay affects only the part of the site adjoining Serpentine Creek Road and the matter of noise has been addressed by condition 8 of the SARA concurrence agency response, it is not considered necessary to retain this overlay.

- Waterways, Wetlands and Moreton Bay Overlay – varied so that it does not apply

Officer comments: The matter of water quality is assessed in more detail in the State Planning Policy section and under the Water Quality subheading in the Redlands Planning Scheme section of this report.

The ecological reports and the Water Sensitive Urban Design Concept Report submitted as part of the development application have informed the layout and Plan of Development. The Waterways, Wetlands and Moreton Bay Overlay aims to ensure that stormwater run-off does not adversely impact on the quality of receiving waters and that water sensitive urban design principles are implemented. The WSUD Strategy outlines that waterways will be re-vegetated, existing dams decommissioned and the waterways re-established. It further sets targets for the reduction of nutrients and pollutants; these are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection. It is recommended that a condition is applied to any approval requiring that detailed Stormwater Management Plans for each catchment are lodged with the first development application in that catchment. On this basis it is considered acceptable to amend the overlay so that it does not apply to the subject land.

- Landslide Hazard Overlay - varied so that it does not apply

Officer comments: The landslide overlay has been amended so as to not apply to the Shoreline POD area which is partially covered by the low and medium landslide hazard overlay.

This is considered to be acceptable for the areas identified as low landslide hazard as where works are proposed in these areas excavation and filling will be required which will ameliorate the hazard and result in removal of the overlay from the lots at plan sealing stage. Therefore, removal of the overlay upfront simply brings forward this process. This is of minimal risk to Council as in area of low landslide hazard the planning scheme does not require a formal slope stability report and instead suggests development is designed to suit the grade of the site. Generally, earthworks are undertaken and retaining walls constructed to enable “slab on ground” construction of buildings, this process removed this risk of the landslide hazard in areas identified as low.



The areas identified as medium landslide hazard are located within the open space precinct along the foreshore. This area is not currently proposed to be developed however the applicant has discussed possible future construction of buildings within this area. It is therefore recommended that this part of the overlay remains, as future structures should be subject to assessment against the Landslide Hazard Overlay Code and associated Policy. The assessment process for development in areas identified as medium landslide hazard is generally the submission of a slope stability report which confirms the risks associated with construction occurring in this area and provides recommendations on the best construction methods and risk mitigation measure to ensure public safety. For this reason it is recommended that the medium landslide hazard overlay remain.

#### Other notable changes

- Site coverage throughout the Town Centre Frame and Residential precincts raised from 50% in the MDR and UR zone codes to 60%

Officer Comments: A 10% increase in site coverage is considered a minor increase in a masterplanned area and still provides sufficient space to allow for landscaping, services and maintenance access. It is recommended that this variation be supported.

- Landscaping requirements where adjoining an acoustic fence

Officer Comments: The applicant has proposed that the Town Centre Frame, Residential and Open Space Precincts (the Precincts that adjoin Serpentine Creek Road) incorporate the following requirements for acoustic barriers along Serpentine Creek Road:

- Are of a high visual quality;
- Designed for longevity;
- Provide maintenance access;
- Provide for pedestrian and fauna permeability;
- Are a combination of vegetated earth mounds, acoustic screens and acoustic treatments; and
- Incorporate landscaping to enhance the visual amenity and minimise visual impacts of noise screens

Whilst the principles are supported in general it is considered that these statements do not provide sufficient guidance to ensure a positive outcome along Serpentine Creek Road. It is recommended that further design parameters are outlined in relation to the fence itself, requiring the design to break up the bulk of the fence using design tools such as articulation and a mix of materials, as well as the design of the landscaping to ensure it is designed to both screen and create visual interest and is no less than 5m wide.

It is also recommended that these provisions be moved to the amenity sections in the respective codes, as they are currently proposed within the environment section.

- The applicant has proposed to remove all inconsistent uses tables.

Officer Comments: Development that is not anticipated in any Precinct is made impact assessable, this ensures it is assessed against the whole Plan of

Development and the unvaried parts of the Redlands Planning Scheme v.6.2 and must be publically notified. Each application will be assessed on its merits against the outcomes sought in the various codes. It is considered appropriate for a master planned community.

- Telecommunication Facility and Place of Worship have been made Impact assessable throughout all precincts, removing self-assessable and code assessable criteria.

Officer Comments: It is not considered necessary for either use to be made impact assessable as a rule throughout the subject site. In both instances commercial areas are entirely appropriate and should be facilitated by the development. Both provide essential services to the community. It is therefore recommended that the Plan of Development be amended to provide a code assessable option for both within the Town Centre Core Precinct.

### **Infrastructure Contributions**

If approved, the proposed development is subject to infrastructure contributions in accordance with the State Planning Regulatory Provision (adopted charges) and Section 650 of the *Sustainable Planning Act 2009*.

The infrastructure contributions relating to this application are detailed in the appended Infrastructure Agreement (Attachment 3 – Infrastructure Agreement). A summary is detailed below:

#### Wastewater and Water

The applicant will design and construct a reticulated sewer and water system that will service the entire development as well as the area of Investigation Zoned land that does not form part of this application. The applicant will also be responsible for maintaining these assets for a minimum of 5 years. There are no financial contributions relating to wastewater provision as the development will provide a complete network. This means the Shoreline wastewater network will not interact with, or rely on, Council's existing network and will not therefore result in cost implications for Council. It is noted that the Infrastructure Agreement also requires that the applicant is responsible for operating and maintaining the system for the first 5 years of operation. After this time the rate base is considered sufficient to ensure the costs to Council are mitigated.

There will however be financial contributions for water in accordance with Council's Infrastructure Charges Resolution rate. Part of the works is considered trunk and officers have agreed to a partial offset. The financial contribution will be payable on a per lot basis and is anticipated to be \$2,171,040.

#### Transport (Roads and Cycleways)

The applicant will design and construct a signalised intersection at Heinemann Road / Double Jump Road, Redland Bay. The applicant is also required to pay a financial contribution in accordance with Council's Infrastructure Charges Resolution rate towards road infrastructure. Officers have agreed to offset one internal road, being the main access servicing the proposed town centre. The financial contribution will be payable on a per lot basis and considering the single offset is anticipated to be approximately \$35,915,800.

The applicant will construct an extensive cycleway network throughout the development, including both on-road and off-road routes and will provide a connection through to Redland Bay. The applicant is also required to pay a financial contribution in accordance with Council's Infrastructure Charges Resolution rate towards cycleways. Part of the network provided by the applicant will include planned PIP projects and a cycleway in the foreshore that officers have agreed to offset, this means the total cycleway contribution will be approximately \$10,023,000.

The applicant will be responsible for maintaining these assets for a minimum of 5 years.

#### Stormwater

The applicant will design and construct all stormwater infrastructure required to service the development in accordance with Council's Infrastructure Works policy and the approved Stormwater Management Plans for each catchment. The applicant will also dedicate the land on which the infrastructure is located and will be responsible for maintaining these assets for a minimum of 5 years. The stormwater network will be closed and will not interact with Council's existing network. On this basis there are no financial contributions in addition to these works.

#### Recreation and Community Facilities

The applicant will provide land and embellishments for a destination and community recreation park (along the Moreton Bay foreshore), two district sports parks and local neighbourhood parks throughout the subject site. The applicant will also provide a new community facility and will be responsible for maintaining these assets for a minimum of 5 years.

The parks proposed by the applicant and required by the Infrastructure Agreement provide all park requirements generated by the proposed development, therefore there are no financial contributions in addition.

The community facility proposed by the applicant is sufficient to justify a partial offset against the capped charge fee that applies under Council's Infrastructure Charges Resolution. The financial contribution will be payable on a per lot basis and is anticipated to be approximately \$1,480,372.

#### Marine Facilities

The applicant will pay a financial contribution of \$924,000 towards the delivery of a new boat ramp that must be provided south of the Redland Bay township. The applicant will also provide two kayak launch points within the development or a financial contribution of \$150,000.

#### Conservation/Open Space Land

The applicant is required to dedicate all land within the Foreshore Open Space, Open Space Corridors and Conservation Land for park. This provision is intended to ensure that any leftover land not the subject of other infrastructure requirements and located within one of the aforementioned locations, in the Open Space Precinct, is dedicated. Council's Infrastructure Charges Resolution does not identify charges in relation to this infrastructure, therefore no contributions apply.

### **State Referral Agencies**

The application triggered State referral to the Department of State Development, Infrastructure and Planning (DSDIP) for five items under Schedule 7 of the *Sustainable Planning Regulations 2009*;

- Table 3 Item 1: State controlled road
- Table 3 Item 2: Development impacting on State transport infrastructure
- Table 3 Item 5: Coastal management districts
- Table 3 Item 10: Clearing vegetation
- Table 3 Item 12: Regional plans

The State Referral Agency (SARA) provided its formal concurrence agency response on the above matters on 18 February 2015. This was updated on 28 October 2015 following a minor change to the application.

The response instructed Council to attach conditions to any approval granted. The conditions required, inter alia, upgrade works to a number of State controlled intersections and Serpentine Creek Road, Redland Bay, the erection of an acoustic fence and development restrictions in relation to the coastal management district and any work to clear vegetation. The conditions are appended to this report (Attachment 9 – State concurrence agency conditions).

### **Public Consultation**

The proposed development is impact assessable and required public notification. The application was publicly notified for 30 business days from 17 October 2014 to 28 November 2014. A notice of compliance for public notification was received on 1 December 2014.

### **Submissions**

There were 851 properly made submissions received during the notification period. A further 118 submissions were received which were not properly made but which were accepted under s305(3) of the *Sustainable Planning Act 2009*.

Of the 969 submissions received during the notification stage:

- Eight hundred and fifty one (851) were properly made;
- One hundred and eighteen (118) were not properly made;
- An additional 67 non-principal submitters were recorded within the above submissions (45 properly made and 22 not properly made);
- Eight hundred and twenty six (826) or 85% of all submissions received were in support of the proposal;
- One hundred and thirty (130) of all submissions received objected to the proposed development (13.5%); and
- Thirteen (13) of all submissions received were generally supportive subject to the appropriate management of the anticipated impacts (1.5%)

It is pertinent to note that the majority (912 or 94%) of all submissions lodged with Council were via a form or template format. There were two dominant templates,

one in support and one in objection. These account for 809 and 103 of the total submissions received respectively. It is also notable that there were several other template submissions lodged.

The submissions in support of the proposed development included the following comments:

The Development will:

- Give all Redlanders access to Moreton Bay through a 2.2km people’s foreshore park;
- Bring hard and soft infrastructure to Redland Bay - sewerage, playing fields, walking and cycling tracks, playgrounds, schools, shopping and medical facilities;
- Provide \$40m of road upgrades that would otherwise not be delivered;
- Bring investment and create new jobs and opportunities for the City’s youth and all age groups;
- Give residents choice in housing style and price;
- Relieve pressure on need for high density development in existing suburbs;
- Improve the environmental value of 310ha of redundant farm land by creating more bushland and flora / fauna corridors; and
- Provide the catalyst for an efficient public bus route to service residents of the development.

The grounds of the submissions of objection are outlined in the following table:

Ground of Submission	Officers’ Comments
<b>TRAFFIC IMPACT</b>	
<p><b>CONGESTION:</b></p> <p>a) Insufficient capacity in the existing road network to cope with current traffic volumes</p> <p>b) Extended travel times will have a negative impact to lifestyle and amenity of existing residents</p> <p>c) Cumulative impact of other planned developments, i.e. the PDAs and the Riedel Road, Carbrook approval</p> <p>d) Insufficient local employment opportunities will result in high commuting traffic</p> <p>e) Density of the development will increase traffic impacts</p> <p>f) Congestion caused during the construction period.</p> <p>g) Challenge self-sufficiency. Isolated from public transport and no mechanisms to reduce car use</p>	<p><b>CONGESTION:</b></p> <p>a) The applicant has lodged a traffic impact assessment that considers the capacity of the local road network and then assesses the likely impact to the roads. The state and Council proposed conditions are reflective of this, as is the Infrastructure Agreement between Council and the applicant.</p> <p>b) This comment related to the state network, in particular Cleveland-Redland Bay Road between the subject site and the roundabout with Boundary Road at Victoria Point. This road is state controlled network. The impact of the development on it has been assessed by the state referral agencies and approved subject to conditions.</p> <p>c) The traffic model used by the applicant considers the whole of South East Queensland (and beyond) and takes into account the planned growth areas.</p> <p>d) The traffic model used by the applicant considers local employment opportunities within the site and external. It also considers the attractiveness of the various employment centres to consider the likely</p>

Ground of Submission	Officers' Comments
<p>h) Key road and intersections of concern:</p> <p>Roads:</p> <ul style="list-style-type: none"> <li>i. Serpentine Creek Road</li> <li>ii. Cleveland-Redland Bay Road – particularly between German Church Road and Victoria Point Shopping Centre</li> <li>iii. Beenleigh-Redland Bay Road</li> <li>iv. Meisner/Government/Gordon Roads – surface breaking up from current traffic levels</li> <li>v. Valley Way, Mount Cotton Cleveland-Redland Bay Road intersections:</li> <li>vi. Giles/Gordon Road intersection</li> <li>vii. Double Jump Road intersection</li> <li>viii. Anita Street T intersection</li> <li>ix. German Church Road intersection</li> <li>x. Scenic Road intersection</li> <li>xi. Lagoon View Road intersection</li> <li>xii. Rocky Passage Road intersection</li> </ul>	<p>traffic levels.</p> <ul style="list-style-type: none"> <li>e) The density of development is considered by the traffic model, therefore the level of traffic predicted has taken this into account in the assessment of the application.</li> <li>f) Congestion will be caused during the construction period. This is an unavoidable consequence of development. It is not however a material consideration in the assessment of the preliminary approval request.</li> <li>g) Council commissioned a peer review of the traffic impact assessment lodged by the applicant. This resulted in further work being undertaken that lowered assumptions of self-containment. Further, the applicant is required by State conditions to ensure that Serpentine Creek Road and the roads within the subject site that propose possible bus stops, are designed / constructed so that buses can be accommodated. The applicant has also demonstrated how two bus routes can be altered to serve the development.</li> <li>h) i, ii, iii and all intersections are on the state controlled road network. Council has no jurisdiction over these. These roads and intersections were assessed by the Department for Transport and Main Roads as part of the state referral. The state issued a preliminary approval subject to conditions.</li> </ul> <p>The impact to iv and v has been assessed as part of the applicant's traffic impact work.</p> <p>It is considered these matters have been addressed. Further detail on traffic impact is discussed under the relevant heading in the report.</p>
<p>ROAD SAFETY:</p> <ul style="list-style-type: none"> <li>a) Serpentine Creek Road is narrow, hilly and sidelined with deep drains and gullies. No pull over areas and loose adherence to the current speed limit. The road in its current alignment is dangerous with a number of blind spots on the 'seven hills'. Additional traffic on these roads will seriously impact road safety.</li> <li>b) Access to adjoining properties will be dangerous with increased traffic and the speed of the road. A service road should be provided with an acceleration and deceleration lane</li> <li>c) Existing heavy congestion and underperforming roads/intersections result in a number of black spots along</li> </ul>	<p>ROAD SAFETY:</p> <ul style="list-style-type: none"> <li>a) In the first instance it is noted that Serpentine Creek Road is a State Controlled Road. The concurrence agency response issued by SARA identifies at condition 3a) that the applicant must design and construct Serpentine Creek Road to a four (4) lane urban cross section in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices. This must include 2.0m shoulders and five upgraded intersections including three signalised intersections. It is considered that compliance with this condition will result in substantial improvement to road safety and will address the concerns raised in these submissions. The result will be lower traffic speeds, improved capacity for traffic passing, cycle lanes and improved sight lines.</li> <li>b) It is noted that Serpentine Creek Road is a State</li> </ul>

Ground of Submission	Officers' Comments
<p>Cleveland-Redland Bay Road. Additional traffic without proper upgrades will worsen this.</p> <p>d) Inefficiencies in the state road network already cause 'rat-running' at Giles Road. This makes Giles Road unsafe.</p> <p>e) Separate cycle lanes are essential for cyclist safety.</p> <p>f) Lagoon View Road intersection and Rocky Passage Road intersection with Beenleigh-Redland Bay Road will be made dangerous by the increased traffic on the road.</p>	<p>Controlled Road. Condition 6 of SARA's concurrence agency response requires that all existing access arrangements between Serpentine Creek Road and the lots not part of the subject site must be maintained. Further, the improvements required by SARA condition 3a) will slow traffic and improve safety substantially.</p> <p>c) Cleveland-Redland Bay Road is a state controlled road. SARA condition 5a) requires the applicant to upgrade eight (8) intersections along Cleveland-Redland Bay Road/Serpentine Creek Road/Beenleigh Redland Bay Road to address the traffic impacts, including safety and efficiency, caused by the proposed development.</p> <p>d) The impact of trip diversions from the state network to Council's network has been assessed as part of the traffic impact work undertaken by the applicant and as part of the peer review process.</p> <p>e) The concurrence agency response issued by SARA identifies at condition 3a) that the applicant must construct Serpentine Creek Road to include a minimum 2.0m shoulder to allow for on-road cyclists. In addition, the applicant will be required by Council to construct an off-road shared use path along Serpentine Creek Road to also facilitate safe cyclist movement through the site. The applicant has proposed an extensive network of on and off road cycleways.</p> <p>f) The impact to the safety and efficiency of intersections along the State road network was considered by the state during the referral period of IDAS. The state had no requirements in relation to this intersection.</p> <p>It is considered these matters have been addressed. Further detail on traffic impact is discussed under the relevant heading in the report.</p>
<p><b>SUPPORTING TRAFFIC WORK:</b></p> <p>a) Modelling should be sensitivity tested assuming a lower overall level of self-containment.</p> <p>b) Consideration should also be given to scenario based modelling (including interim year modelling) and staged delivery (including the land uses and facilities included in each stage as this may affect the incremental ratio self-contained trips).</p>	<p><b>SUPPORTING TRAFFIC WORK:</b></p> <p>a) As discussed above, the applicant's traffic assessment has been sensitivity tested with lower self-containment assumptions considered.</p> <p>b) A staged based model has not been undertaken it was considered that the sensitivity testing is sufficient to address these concerns.</p>
<p><b>PROPOSED UPGRADES:</b></p> <p>a) Object to Cleveland-Redland Bay Road, Serpentine Creek Road and Beenleigh-Redland Bay Road not</p>	<p><b>PROPOSED UPGRADES:</b></p> <p>a) DILGP condition 3a) requires the applicant to upgrade Serpentine Creek Road to a four (4) lane urban cross section.</p>

Ground of Submission	Officers' Comments
<p>being upgraded to 4 lanes. No strategic direction from the State government to duplicate them within the next 10 years</p> <p>b) Upgrading intersections only is not sufficient to mitigate impacts of development. Road upgrades are essential.</p> <p>c) Timing of upgrade works is critical to reducing impact to existing road users. Congestion will not be addressed.</p> <p>d) Road upgrades are already needed at Scenic Road / Vine Street area – none are proposed</p> <p>e) LCC should be party to any Infrastructure Agreement relating to their road network</p>	<p>b) Serpentine Creek Road is a state controlled road. Redland City Council has no jurisdiction to require road widening works on the State's road network. The State assessed the application, considered its impact and recommended conditions to be applied to any approval.</p> <p>c) SARA conditions 3-5, requiring upgrade works to the state road network are all required to be completed prior to the submission of the plan of subdivision for the first lot, or any use commencing.</p> <p>d) Scenic Road is proposed to be upgraded by the applicant in accordance with the proposed Master Plan (14009_SK013). The details of these works will be determined during the detailed application stages.</p> <p>e) Any Infrastructure Agreement regarding the state controlled road network and the development applicant is no relevance to Redland City Council. This request was nonetheless forwarded to SARA for their attention.</p> <p>These matters are considered addressed.</p>
<p><b>ECOLOGICAL IMPACT:</b></p> <p>a) Increased wildlife mortality. 1860 koalas killed or injured by vehicles in the last 15 years. Traffic report shows 116% increase in traffic on Cleveland-Redland Bay Road. Development within the Koala Coast core habitat area is horrendous. This is one reason for the removal of the Investigation Zone from the SEQ Regional Plan.</p> <p>b) Development will result in edge effects that will degrade the Days Road, Serpentine Creek Road and Kidd Street conservations reserves – there should be a wide buffer</p> <p>c) Wildlife corridors, road underpasses and habitat restoration are important to address the environmental impact.</p>	<p><b>ECOLOGICAL IMPACT:</b></p> <p>a) The proposed development incorporates two fauna underpasses and one overpass to enable safer fauna movement east-west. These align with proposed environmental corridors. It is considered that the proposed development supports improved koala habitat and connectivity than the site achieves at present.</p> <p>b) It is acknowledged that the proposed development on the western side of Serpentine Creek Road (Lot 11 on SP268704) will result in edge effects to existing conservation land to the west. Officers considered the application of a buffer however it is noted that little reliable research has been carried out to indicate an appropriate buffer depth, further the critical factors causing these are light and noise therefore a development free buffer would provide little efficacy in addressing these impacts and a vegetation buffer would conflict with bushfire hazard objectives.</p> <p>At its narrowest point the conservation land is over 1km in width and up to 3km (inside Redland City bounds). It is also noted that the subject site is almost completely cleared of vegetation which means it is currently not without edge effects. It is considered that the conservation area is large enough to absorb the impact of development and still allow native flora and fauna to use the land.</p> <p>c) As mentioned in a) above, the development will be required to provide a comprehensive network of open</p>



Ground of Submission	Officers' Comments
	<p>space and environmental corridors incorporating two fauna underpasses and one fauna overpass.</p> <p>These matters are considered addressed.</p>
<p>MISCELLANEOUS</p> <p>a) Proposal does not meet Austroads Guide to Road Design or the SEQ Principal Cycle Network Plan</p> <p>b) Schools are all north of the development site. This will exacerbate the existing traffic problems when children are picked up and dropped off.</p>	<p>MISCELLANEOUS</p> <p>a) The internal road layout is conceptual only. The design of each will be assessed in detail during the detailed application stages.</p> <p>b) School locations have been considered in the traffic modelling and a primary school will ultimately be delivered at the site.</p>
<b>NEED</b>	
<p>LAND SUPPLY REPORT – URBIS:</p> <p>a) Land supply report prepared by Urbis on behalf of Council demonstrates that RCC has sufficient appropriately zoned land within the Urban Footprint to accommodate expected growth.</p> <p>b) RCC has significant oversupply of land for detached housing and a potential undersupply of land for attached housing</p> <p>c) Urbis report doesn't take account the margin for error for such long term strategic planning</p> <p>d) Urbis report does not consider community objectives</p>	<p>The matter of need is discussed in detail under the South East Queensland Regional Plan State Planning Regulatory Provision heading.</p>
<p>MISCELLANEOUS</p> <p>a) Sufficient land on the southern Moreton Bay Islands to accommodate RCC growth with investment in infrastructure (e.g. bridge).</p> <p>b) Sufficient land in the SEQ region to accommodate growth requirements in more sustainable locations such as the Greater Brisbane growth areas of Springfield and Ripley. This is a better outcome for taxpayers.</p> <p>c) Greater demand for target higher density living choices within existing centres.</p> <p>d) Growth in Redlands is slow, therefore current supply is sufficient to 2035.</p> <p>e) Council must act in the public interest -</p>	

Ground of Submission	Officers' Comments
virtually all Councillors stood for election stating they would not support the expansion of the Urban Footprint	
<b>IMPACT ON EXISTING INFRASTRUCTURE</b>	
Impact to emergency services – Redlands Hospital, health services, ambulance, fire brigade and police.	Emergency services are state funded infrastructure. Council has no jurisdiction to consider them in our planning assessment.
Local primary and secondary schools already at capacity.	The capacity of local schools has been taken into account as part of this assessment. As state infrastructure Council does not have the jurisdiction to require the provision of this infrastructure. Notwithstanding this Council has liaised with the Department for Education and Training and in collaboration with them have drafted a condition to halt development until further school capacity is provided.
No evidence of supporting facilities and services – schools, shops, transport, general amenities and ancillary services.	<p>The application identifies a town centre precinct that will enable the establishment of these facilities within this zone. Further services and facilities will also be possible in the town centre frame and residential precincts. The provision of these uses will be driven by market demand.</p> <p>In relation to essential infrastructure the Infrastructure Agreement between Council will address this.</p> <p>Finally, in relation to public transport it is noted that this is state funded infrastructure, Council does not therefore have the jurisdiction to require its provision. It is noted however that the State has attached a condition that requires the internal road network to achieve a standard to support a bus route.</p>
Insufficient water supply – over dependence on NSI aquifer	The applicant lodged a Water Supply Report prepared by EnviroEngineering Solutions that demonstrated they can deliver the appropriate water supply to the proposed development. Further, officers have consulted with Redland Water regarding the applicant's ability to connect to adequate water supply. Redland Water has confirmed their approval.
No reticulated services – development is out of growth sequence	The developer will be required to provide reticulated sewer and water services to the new community. This is required in the Infrastructure Agreement. The other reticulated services will be secured at the detailed application stages.
<p>Redlands rail network (and parking facilities) already overloaded. Inadequate for influx in new passengers.</p> <p>Development should await increased capacity and completion of Capalaba busway extension.</p> <p>Public transport extensions to the development would not be viable.</p>	Public transport networks are state funded infrastructure and as such Council does not have the jurisdiction to require the developer to undertake works to these facilities.
Redlands infrastructure already not keeping pace. Development would result	The developer will be required to provide the infrastructure necessary to service the development. It is

Ground of Submission	Officers' Comments
in change of priorities and current projects slipping (e.g. already a need for upgrades to infrastructure on the SMBI).	not therefore considered that the development will redirect Council resources to this part of the City. Further, the new community will contribute rates to Council to cover future Council expenditure for the area.
<b>COST BURDEN TO COUNCIL / RATEPAYER</b>	
Developer should be responsible for providing all infrastructure otherwise there will be a fiscal burden to Council to provide out of sequence infrastructure.	<p>As part of the assessment of the application Council has negotiated an Infrastructure Agreement and appropriate conditions to ensure the developer (and any future developers of the land) is required to provide all necessary infrastructure to service the development at no cost to Council. This includes extended requirements around maintenance of that infrastructure to address the fact that Council has not planned for the infrastructure to be delivered and financial contributions under Council's Infrastructure Charges Resolution.</p> <p>As part of this exercise assessment officers worked with Council's finance team to assess the final Infrastructure Agreement to test that the development would be cost neutral for Council (Appendix 12 – Assessment of Shoreline whole of life costs for Council).</p>
Rates increase likely if there are cost implications to Council.	
What assurances are there that the development will be cost neutral? Full cost to the community and the state government unknown.	
Ongoing maintenance cost burden – including cost of mosquito controls.	
Increased need for more community facilities, services and infrastructure – this will cost the community	
Application fee discount has already cost the community.	<p>There is no cost to the community resultant of the agreed application fee. The fee paid by the applicant was calculated by officers considering the work required to assess the application, the time required to undertake that work and the associated costs to Council.</p> <p>It is important to clarify that Council's Fee and Charges Schedule does not provide an appropriate methodology for calculating this type and scale of development application. Using the tools within it to try and determine an appropriate fee would result in a charge substantially above that of the cost incurred by Council to assess the application. Under the <i>Local Government Act 2009</i> Council can only levy fees to recover costs incurred. In order to ensure compliance with this requirement officers calculated an estimate of Council costs (as described above) and charged this to the applicant.</p> <p>It is also noted that this fee was benchmarked against similar charges that would apply under neighbouring Councils' charging regimes. The charge paid by the Shoreline applicant is substantially higher (and in one case about double) than the charge that would be payable to those Councils for this type of application.</p> <p>It is not therefore considered that any fee reduction was granted to the applicant at cost to the community.</p>
<b>IMPACT ON AMENITY</b>	
Future residents will suffer – high density development without the benefit of trees or	The proposed development includes a network of habitat corridors. It is considered that future residents will not suffer as a result of high density development without the

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wildlife.	benefit of access to nature.
Substantial increase in vehicular traffic will result in extra pollution related cost due to the increased carbon falling and polluting water supply.	This is difficult to quantify and has a large number of varying factors e.g. the changes in weather patterns, the types and age of vehicles driven. These are not matters that can be considered in the assessment of the application.
Impact to quality of life as a result of the increased traffic, longer travel times and noise. These reduce the liveability for existing residents.	It is noted that traffic congestion can cause significant impacts to liveability. The application has been assessed against the traffic capacities of the local road network with conditions and an Infrastructure Agreement drafted to address these matters. The congestion causing the most significant concern amongst submitters is on the state road network and Council is not able to require any further works on this network, or consider refusing the application on the basis of these impacts. The state referral agencies has considered these and approved the application subject to conditions.
Increased crime caused by suburban lifestyle.	This is not a material planning consideration. Notwithstanding this it should be noted that the proposed Plan of Development that establishes the criteria against which future development applications will be assessed, includes requirements that align with CPTED principles (Crime Prevention Through Environmental Design).
Rural nature of the area is important to the character, culture and sense of place in the southern Redlands.	This matter is noted and it is acknowledged that the development will significantly alter the character of the area. Whilst it is considered a negative impact of development, it is also considered that the benefits provided by the development in terms of addressing an identified shortfall of housing land and the provision of large networks of infrastructure, e.g. recreation and sports parks, cycleways, community facilities, marine infrastructure and conservation land, outweigh this impact.
Impact of dust, noise and water from construction activities will continue for years.	These matters will be considered in the detailed application stages, with conditions requiring the developer implement controls to reduce the impact of these.
<b>LACK OF LOCAL EMPLOYMENT OPPORTUNITIES</b>	
The development will not be a net employer generator. The applicant's projections are extremely optimistic and based on untested assumptions.	It is agreed that the proposed development will create a limited number of permanent jobs, and will increase demand for employment. Notwithstanding this it is not an assessment criteria for the application and as such cannot be considered material to the determination of the application.
Little to no local employment will result in high commuting traffic.	The effect of employment self-containment (number of jobs generated versus the increased population) has been factored into the traffic modelling.
The development will increase competition for local employment	Employment competition is not a material consideration in the assessment of this application. The applicant has however provided an assessment of retail centres within

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	Redlands and Logan to consider the impact of the development on the viability of the centres. It demonstrates that the development will not have a significant adverse impact.
<b>SOUTHEAST QUEENSLAND REGIONAL PLAN &amp; SPRP / URBAN SPRAWL</b>	
<p>Outside the Urban Footprint – conflicts with the desired regional outcomes, principles, policies, programs and narrative of the SEQ Regional Plan.</p> <p>a) SEQRP – natural environment must be protected, maintained and restored – the development will not do this.</p> <p>b) SEQRP – development must achieve a net gain in bushland koala habitat – the development will not do this.</p> <p>c) SEQRP – development must protect/manage air and acoustic environment – the development will not do this</p> <p>d) SEQRP – development must protect/manage values of the region's coast (incl marine ecosystems and significant coastal values and marine waters)</p> <p>e) SEQRP – development must contribute to improving the regional landscape values. How does the development do this?</p> <p>f) Where there is a conflict between the SEQRP and SEQRP SPRP the higher order planning instrument must prevail.</p>	<p>These matters are discussed in more detail under the South East Queensland Regional Plan State Planning Regulatory Provision heading and the South East Queensland Regional Plan heading.</p>
<p>Contrary to Queensland Plan:</p> <p>a) Intent to halve population growth in SEQ region.</p> <p>b) Need to future proof growth by increasing density (go up rather than out). Need to manage urban sprawl.</p>	<p>In the first instance Sections 314 and 316 of the <i>Sustainable Planning Act 2009</i> do not identify the Queensland Plan or any such document to be considered in the assessment of the development application. It is not therefore a material consideration in the determination of this application.</p>
<p>Undermines the inter-urban break between Redlands and Brisbane/Logan and NE Gold Coast.</p>	<p>The proposed development is separated from the boundary with Logan City Council by dense conservation land and existing large rural properties. It is not considered that the proposed development would undermine the inter-urban break or result in coalescence of the urban areas.</p>
<p>Other broadhectare land within Redlands' Urban Footprint is sequentially preferable, e.g. Thornlands.</p>	<p>It is not clear what land in Thornlands is being referred to. Development at South East Thornlands and Kinross Road is well underway and will most likely be largely completed or planned before the first stage of Shoreline is decided (if this application is approved). Additionally, whilst Council could enforce measures to control development</p>

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	sequencing it is not considered necessary. If the application can demonstrate that it complies with the necessary assessment criteria then there is no reason to restrict it in this way.
Previous version of the SEQRP removed the investigation area due to impact on koala coast.	It is understood that there were a number of factors that led to the removal of the subject land being removed from an Investigation Area under the SEQRP. Notwithstanding this, environmental impact is a consideration in the assessment. Koala conservation impact is controlled under the South East Queensland Koala Conservation SPRP. This application has been assessed under this instrument and is considered to comply.
Why have RCC zoned the land Investigation in conflict with the SEQRP?	The zoning of the land was implemented in 2006 when the current planning scheme was first adopted. At that time the South East Queensland Regional Plan 2005 identified the land in an Investigation Area. It was not therefore in conflict.
<b>REDLANDS 2030 COMMUNITY PLAN</b>	
<p>Development conflicts with the Redlands 2030 Community Plan and therefore the will of the community. The plan identifies the following objectives that the proposed development does not meet:</p> <ul style="list-style-type: none"> <li>a) Protect natural assets</li> <li>b) Protect the koala population</li> <li>c) Increase habitat and conservation reserves</li> <li>d) Reduce urban sprawl by encouraging higher density development</li> </ul>	<p>Redlands 2030 Community Plan was drafted to inform the new City Plan. The assessment process delineated under Sections 314 and 316 of SPA does not require that the application be assessed against it.</p> <p>Notwithstanding the above, it is acknowledged that as a document developed in consultation with the community it is necessary to answer these questions.</p> <p>In relation to a), b) and c) the environmental impact of the development has been assessed. The development proposes increased habitat, improved connectivity and the retention of existing remnant vegetation.</p> <p>In relation to d) the matters of urban sprawl and density are covered within the associated section of this submissions table and also under the headings for the SEQ Regional Plan SPRP and the SEQ Regional Plan.</p>
<b>NOT PROPERLY MADE</b>	
The application should not be considered properly made as it is rural land – reaffirmed by SEQ Regional Plan and DSDIP advice/response.	The matter of prohibited development under the SEQ Koala Conservation SPRP is discussed in more detail under the relevant heading in this report.
Conflict with SEQ Regional Plan SPRP as it is outside the Urban Footprint – RCC should not have considered the application properly made due to this conflict.	<p>Additionally, it is not included in Schedule 1: Prohibited Development of the <i>Sustainable Planning Act 2009</i> and it is not declared prohibited under any other State Planning Regulatory Provisions (SPRP), the Redlands Planning Scheme nor any temporary planning instruments.</p> <p>The application was considered to comply with the criteria set out in Section 261 of the <i>Sustainable Planning Act 2009</i> on 11<sup>th</sup> July 2014 following the completion and submission of IDAS form 31. It was therefore deemed properly made.</p> <p>To clarify, being outside the Urban Footprint designated under the SEQ Regional Plan does not make this</p>

Ground of Submission	Officers' Comments
	application not properly made. It generates a further assessment against the SEQ Regional Plan SPRP – it is this assessment SARA's information request refers to.
<b>IMPACT ON LAND VALUES</b>	
Land use summary indicates almost 30% medium to high density. Likely to be dominated by investment properties (rental) – impact to local property values.	Impact to land values is not a material planning consideration. This matter has not been taken into account as part of this assessment.
Too much housing supply detrimental impact to house/land values across the City.	
<b>PRE-LODGEMENT CONSULTATION</b>	
Applicant's pre-lodgement consultation opt-in method of engagement flawed. Straw polls are not recognised as accurate predictors of what a community thinks - they are merely fast and cheap. The consultation was incentivised with a weekly draw from respondents for a free double movie pass with a grand draw a family weekend at South Stradbroke Island. Also very small snapshot of the community - less than 0.5% of the resident population.	This view is noted, however the survey has no determinative effect to the assessment of the application.
<b>DENSITY</b>	
Small blocks (400/450m <sup>2</sup> ) in some areas will not provide sufficient space for trees leaving most of the area covered by houses, driveways and roads  High density development not improving the quality of life of residents or the character of the Redlands	The proposed development provides for a mix of densities throughout the site. The network of habitat corridors and open spaces throughout the development as well as areas of retained remnant vegetation will ensure the development provides for biodiversity in appropriate areas where conflict with built form is minimised.  The application has an average density of 18 dwellings per hectare (excluding the designated open space areas), this accords with the recommended minimum density identified in the SEQ Regional Plan as representing efficient use of land, which recommends 15dph.
Cramped, tasteless development – will create a ghetto of little boxes	
<b>ECOLOGICAL IMPACT</b>	
Construction on the foreshore would drastically alter the mangrove habitat.	Condition 11 in the SARA concurrence agency response prevents the applicant from erecting structures in the foreshore open space sub-precinct except in a limited number of circumstances.
Run-off and impact to Moreton Bay ecosystem - proximity to mangroves and bay waters critical for migratory wading birds, fish and mud crab breeding - impact to these species.	The water sensitive urban design strategy lodged with the application demonstrates that the applicant will be required to implement best practice water quality measures. This will be assessed in more detail when the Stormwater Management Plans are submitted for each catchment.

Ground of Submission	Officers' Comments
	It is noted that the current agricultural use of the land is not without significant impact on water quality.
<p>Increased population will cause overuse of these areas affecting the fragile ecosystem - rare and endangered species in these reserves, incl wallum froglet and swamp orchids.</p> <p>Impact of stormwater run-off to the creeks within the reserve and will bring nutrients and weed seeds to cause degradation of the waterways. Also cause erosion issues</p>	<p>The WSUD Strategy lodged by the applicant outlines that waterways will be re-vegetated, existing dams decommissioned and the waterways re-established. It further sets targets for the reduction of nutrients and pollutants; these are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection. It is recommended that a condition is applied to any approval requiring detailed Stormwater Management Plans for each catchment.</p> <p>A condition is recommended requiring the submission of a detailed assessment of possible Wallum Froglet (<i>crinia tinnula</i>) habitat, by a suitably qualified professional and if evidence of the species is confirmed, the applicant must demonstrate how the design of the waterways and corridors (including stormwater management/treatment facilities) has considered this.</p>
<p>SEQRP - achieve a net gain in bushland koala habitat, protect/manage air and acoustic environment, values of the regions coast (incl marine ecosystems and significant coastal values and marine waters).</p>	<p>The assessment of the application against the SEQ Regional Plan policies is included under the relevant heading in the report.</p>
<b>FLOOD RISK / STORMWATER (Quantity)</b>	
<p>Biobasins of 0.9-1.0% are 10-15% undersized for Redland Bay rainfall which is generally greater than the Redlands average. Floods likely to occur when king tides and heavy rain coincide.</p>	<p>The applicant is required to submit a detailed stormwater management plan for each catchment as part of the detailed applications. The necessary size of the biobasins will be determined at that stage. The WSUD strategy lodged by the applicant establishes only the principles that must be achieved.</p>
<p>More detailed designs required to ensure WSUD objectives can be attained – this should be done before approval is granted.</p> <p>Open water bodies should be designed in accordance with the Water by Design Water Body Management Guidelines</p>	<p>As above, this will be done on a catchment basis. A detailed stormwater management plan will need to be lodged with the first detailed application within each catchment.</p> <p>Any open water bodies will be required to comply with any applicable standards.</p>
<p>Development over Flooding, Storm Tide and Drainage Constrained Land and natural drainage lines.</p>	<p>The majority of these areas are included in the open space precinct, however the Flood Prone, Storm Tide and Drainage Constrained Land overlay will continue to apply to the land and the detailed applications will be assessed against it.</p> <p>The applicant has proposed to vary the Waterways, Wetlands and Moreton Bay Overlay so it does not apply to the subject land. The ecological reports and the Water Sensitive Urban Design Concept Report have been used to inform the layout and Plan of Development.</p>



Ground of Submission	Officers' Comments
<b>GOOD QUALITY AGRICULTURAL LAND</b>	
<p>Land within the development area is Strategic Cropping Land (SCL) – this should be protected rather than developed for short term gain.</p> <p>a) Should protect mix of residential options, including larger lifestyle blocks and farm land for food production. Small scale farming would be more appropriate in this location. Lifestyle blocks should remain a feature of the Redlands. Farmers on these blocks contribute to Australian agriculture.</p> <p>b) Existing farms, flowers and veggies, should not be compromised. They should be incentivised to remain viable. There should be more protection of agricultural use</p>	<p>Strategic cropping land is subject to the <i>Regional Planning Interest Act 2014</i>. It is noted that parts of the subject land are identified as being within a strategic cropping area under this Act. Notwithstanding this, the development is not a regulated activity prescribed under a Regulation and does not therefore trigger a <i>regional interests development approval</i>.</p> <p>Additionally, it is noted that the State Planning Policy does refer to the best and most versatile agricultural land, however this is not contained in the development assessment part of the instrument and are not therefore applicable for the assessment.</p> <p>Desired Regional Outcome 4: Natural Resources and Desired Regional Outcome 5: Rural Futures of the SEQ Regional Plan do touch on strategic agricultural land. This is considered in more detail under the relevant heading of the report.</p> <p>In response to the specified matters:</p> <p>a) Whilst the provision of lifestyle blocks is one option for redevelopment it would result in an inefficient use of land and would likely result in proportionally more strain to existing infrastructure / services. Many facilities require a critical population mass before new services become viable. Further if this land was to be subdivided into large lots it would reduce the ability for the land to be 'up-zoned' in the future to address future housing need, therefore increasing pressure to release more greenfield land for development and sooner. Moreover the developer's ability to viably deliver vast infrastructure networks would be diminished and therefore the investment in community assets foregone.</p> <p>Additionally, it is understood that land prices and small lot sizes are some of the factors already making agricultural uses in this area increasing unviable and unsustainable. The policies contained in the SEQ Regional Plan over strategic cropping land is focused at large scale cropping land that has the capacity to support regional production.</p> <p>a) The existing poultry farms are protected by the Protection of poultry industry overlay. This is discussed in more detail under the relevant heading of this report.</p>
<b>IMPACT TO A SITE OF HERITAGE SIGNIFICANCE</b>	
<p>The integrity of pioneer graves will be undermined by the proposed development – current access for the cemetery already tight.</p>	<p>The Heritage Place and Character Precinct Overlay will continue to apply to the land. Future development in the vicinity of the site will be assessed against it when the detail stages are lodged for assessment. It is not considered that the principle of development will undermine the aforementioned site.</p>

Ground of Submission	Officers' Comments
<b>BUSHFIRE RISK</b>	
Lots 11 and 12 on SP268704 provide a bushfire buffer – the application proposes residential development in this area	The development includes a Bushfire Management Plan that will be applied under the Bushfire Hazard Overlay. This is considered in more detail under the State Planning Policy heading of this report.

### **Deemed Approval**

This application is an impact assessable application for a preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies, the deemed approval provisions under Section 331 do not therefore apply.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V6.2 and other relevant planning instruments. The decision is due on 20 November 2015.

### **Risk Management**

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

### **Financial**

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges), Council's Adopted Infrastructure Charges Resolution and the Infrastructure Agreement negotiated with the applicant. This has been considered along with the rates revenue generated by the development and against the costs imposed on Council as a result of the development including ongoing maintenance of the infrastructure to be provided, the depreciation of those assets, requirements to renew those assets in the future and other expenses (including for example an increase in mosquito management operations in the vicinity of the subject site). This analysis has demonstrated that the development will not impose a cost burden to Council.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

### **People**

Not applicable. There are no implications for staff.

### **Environmental**

Environmental implications are detailed within the assessment in the "issues" section of this report.

### **Social**

Social implications are detailed within the assessment in the "issues" section of this report.

## Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

## CONSULTATION

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application. Officers have also consulted with the relevant asset owners in City Spaces, City Infrastructure and Redland Water.

## OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments (subject to conditions being imposed) and it is therefore recommended that the application be approved subject to conditions.

Council's options are to either:

1. Resolve that Council does not have the jurisdiction to decide the application on the basis that the proposed development constitutes prohibited development under Division 6 of the South East Queensland Koala Conservation State Planning Regulatory Provision.

OR

2. Adopt the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision; or
3. Adopt in part the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision; or
4. Refuse the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision.

AND subject to options 2, 3 and 4 above:-

5. Adopt the officer's recommendation to approve the application subject to conditions; or
6. Resolve to approve the application, without conditions or subject to different or amended conditions; or
7. Resolve to refuse the application.

**OFFICER'S RECOMMENDATION**

That Council resolves that the request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision is approved and a Preliminary Approval be issued subject to conditions for the Material Change of Use for a masterplanned urban community comprising town centre, town centre frame, residential and open space precincts at 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 446-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay.

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<b><u>Approved Plans and Documents</u></b>	
2. Undertake the development generally in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to the use commencing and ongoing.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Precinct Plan – Shoreline (as amended in red by Council)	14009_SK015 [20]	Lat27	22 October 2015
Cycleway and Path Network Plan	Map CT9 Revision G	Civil Dimensions Pty Ltd	28 October 2015
Overall Bushfire Management Plan “Redland Shoreline Development”	14-006	The Consultancy Bureay	June 2014

Table 1: Approved Plans and Documents

<b><u>Infrastructure Agreement</u></b>	
3. Comply with the Infrastructure Agreement relating to the subject land	Ongoing
<b><u>Updated Plans</u></b>	
4. Submit to Council, and have approved, an updated Plan of Development (Version E.3) incorporating the amendments listed in appendix 1, and rename it Version F.  <i><u>Note:</u> This should include the full Plan of Development, including all appended and updated codes.</i>	Prior to the lodgement of a development application on the subject land

5. Comply with the approved Plan of Development (Version F)	Ongoing
<p>6. Submit to Council, and have approved, an updated Precinct Plan (14009_SK015 [20]) incorporating the following amendments, and rename it Precinct Plan (14009_SK015 [21]) :-</p> <ul style="list-style-type: none"> <li>• Remove all Conceptual Land for District Sports Parks;</li> <li>• Remove all Land for Local / District / Citywide Community Facilities;</li> <li>• Remove the Town Centre Frame Precinct on Lot 1 on RP133830 and identify the land as Open Space Precinct;</li> <li>• Identify sub-area 1 on Lot 74 on S31102 in accordance with the updated description in the Plan of Development, being 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830; and</li> <li>• Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>	Prior to the lodgement of a development application on the subject land
7. Comply with the approved Precinct Plan (14009_SK015 [21])	Ongoing
<p>8. Submit to Council, and have approved, an updated Master Plan (14009_SK013 [23]) incorporating the following amendments, and rename it Master Plan (14009_SK013 [24]) :-</p> <ul style="list-style-type: none"> <li>• Remove all Conceptual Land for District Sports Parks;</li> <li>• Remove all Land for Local / District / Citywide Community Facilities;</li> <li>• Amend the legend to remove “(Neighbourhood Recreation Park and District Sports Park)” from Open Space Corridor</li> <li>• Remove the Conceptual Minor Collector Road from Lot 1 on RP133830, Lot 3 on RP105915 and Lot 4 on RP105915;</li> <li>• Remove the Urban Development layer from Lot 1 on RP133830 and identify the entire lot as Conservation Park;</li> <li>• Include the land on Lot 74 on S31102, identified as red in appendix 2, in the Conservation Park; and</li> <li>• Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>	Prior to the lodgement of a development application on the subject land
9. Comply with the approved Master Plan (14009_SK013 [24])	Ongoing
<p>10. Submit to Council, and have approved, an updated Shoreline Open Space Landscape Strategy (0345-003 Version 2) incorporating the amendments listed in appendix 3, and rename it Shoreline Open Space Landscape Strategy (0345-003 Version 3).</p>	Prior to the lodgement of a development application on the subject land
<p>11. Comply with the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3).</p>	Ongoing

12. Submit to Council, and have approved, an updated Shoreline Biting Insect Management Plan (140906iv) incorporating the amendments listed in appendix 4, and rename it Shoreline Biting Insect Management Plan (140906v).	Prior to the lodgement of a development application on the subject land
13. Comply with the approved Shoreline Biting Insect Management Plan (140906v)	Ongoing
14. Submit to Council, and have approved, an updated Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 5 – 19 June 2014) prepared by DesignFlow incorporating the following amendments, and rename it Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6):-  <ul style="list-style-type: none"> <li>• Remove the Dams and Waterways map;</li> <li>• Add a note to the Catchments Plan identifying it is 'Preliminary only - subject to change';</li> <li>• Amend the WSUD Strategy plan – Focus areas 1, 2 and 3 are to be crossed out and the detailed plans removed;</li> <li>• Add a note to the WSUD Strategy Plan to indicate that the size and location of the WSUD devices are approximate only and is subject to change upon the completion of a detailed stormwater management plan for each catchment; and</li> <li>• Appendix III refers to QDUM, amend to QUDM (Queensland Urban Drainage Manual).</li> </ul>	Prior to the lodgement of a development application on the subject land
15. Comply with the approved Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)	Ongoing
<b>Roads and Cycleways</b>	
16. Submit to Council, and have approved, the design for an upgraded signalised intersection at Heinemann Road and Double Jump Road. The proposed design must be named "Heinemann/Double Jump Intersection Plan" and must be designed with two stand up lanes on each approach and be in accordance with the Department of Main Roads Road Planning and Design Manual (as amended) and the Manual of Uniform Traffic Control Devices (as amended). The design must include, but not be limited to, any associated land requirements, pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council.	Prior to the lodgement of a development application on the subject land
17. Construct a signalised intersection at Heinemann Road and Double Jump Road generally in accordance with the approved "Heinemann/Double Jump Intersection Plan". The intersection must include associated pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council	Prior to the sealing of the first lot, or commencement of any use, on the subject land.

18. Submit to Council, and have approved, a detailed Road and Cycleway Plan for each road catchment that is generally in accordance with the approved Cycleway & Path Network Plan (Map CT9 Revision G) and the conceptual road layout identified on the approved Shoreline Master Plan (14009\_SK013[24]).

Prior to the lodgement of the first development application on the parent lot for each catchment.

The plan must be supported by a traffic assessment that rationalises the proposed layout and is prepared by a Registered Professional Engineer of Queensland (RPEQ). The layout must:

- Enable the efficient movement of vehicles;
- Provide a high level of internal accessibility and external connectivity;
- Be based on the functional road classification of Council's adopted Road Hierarchy

The plan must also incorporate the layout amendments required by the conditions of this approval and be prepared in consideration of:

- Anticipated land uses
- The Open Space Layout Plan (particularly where roads are proposed to cross open space corridors);
- The Sport and Recreation Layout Plan (particularly the location of district sports parks); and
- The need for esplanade roads to adjoin all Open Space Corridors and the Foreshore Open Space

The road catchments are:

**Road catchment A: Land west of Serpentine Creek Road**

- Lot 11 on SP268704

**Road catchment B: Land east of Serpentine Creek Road**

- Lot 1 on RP133830
- Lot 74 on S31102
- Lot 73 on S31102
- Lot 72 on S31102
- Lot 71 on S31102
- Lot 70 on S31102
- Lot 69 on S31102
- Lot 8 on R1291
- Lot 2 on RP149309

**Road catchment C: Land north of Scenic Road**

- Lot 4 on RP105915
- Lot 3 on RP105915
- Lot 1 on RP105915
- Lot 1 on RP212251
- Lot 1 on RP103265
- Lot 2 on RP140163
- Lot 1 on RP71630
- Lot 1 on RP140163

**Road catchment D: Land south of Scenic Road**

- Lot 2 on SP226358
- Lot 83 on S312432
- Lot 257 on S312432
- Lot 255 on S312432
- Lot 84 on S312432

<ul style="list-style-type: none"> <li>• Lot 256 on S312432</li> <li>• Lot 259 on S312432</li> <li>• Lot 86 on S312432</li> <li>• Lot 252 on S312432</li> <li>• Lot 247 on S312432</li> </ul>	
<b>Stormwater Management</b>	
<p>19. Submit to Council, and have approved, a Stormwater Management Plan for each stormwater catchment that addresses both quality and quantity in accordance with the following:</p> <ul style="list-style-type: none"> <li>• The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)</li> <li>• The amended Stormwater Management Code within the approved Plan of Development;</li> <li>• The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental</li> <li>• The Shoreline Open Space Landscape Strategy (0345-003 Version 3)</li> <li>• Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and</li> <li>• Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.</li> </ul> <p>The Stormwater Management Plan for each catchment must also provide details of public utility easements for stormwater drainage purposes which must be provided in favour of and at no cost to Council.</p>	<p>As part of the lodgement of the first development application affecting each catchment.</p>
<p>20. Remove all dams within the development site and provide Council with details of the proposed earthworks and rehabilitation works as part of the Stormwater Management Plan for each catchment.</p>	<p>As part of the lodgement of the first development application affecting each catchment.</p>
<b>Open Space and Recreation</b>	
<p>21. Submit to Council, and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on the approved Master Plan (14009_SK013 [24]), that demonstrates:-</p> <ul style="list-style-type: none"> <li>•       <ol style="list-style-type: none"> <li>i. The vegetation areas that will be retained;</li> <li>ii. The areas of vegetation that will be cleared;</li> <li>iii. The plans for rehabilitation and revegetation (weed removal and planting);</li> <li>iv. Compliance with the following approved documents:           <ol style="list-style-type: none"> <li>1. Shoreline Open Space Landscape Strategy (0345-003 Version 3);</li> <li>2. Shoreline Biting Insect Management Plan (140906v); and</li> <li>3. Stormwater Management Plan for each catchment; and</li> </ol> </li> </ol> </li> </ul>	<p>For a), with the lodgement of the first development application on the parent lot that contains the proposed corridor</p> <p>For b), prior to the lodgement of an application on Lot 11 on SP268704</p>



<p>v. A detailed staging plan for the dedication of the open space corridors and foreshore open space.</p> <ul style="list-style-type: none"> <li>Where relating to the open space corridor on Lot 11 on SP268704, this must be supported by a detailed assessment of possible Wallum Froglet (<i>crinia tinnula</i>) habitat, undertaken by a suitably qualified professional.</li> </ul> <p><i>Note: If evidence of Wallum Froglet habitat is confirmed, demonstrate how the design of the waterway and corridor (including proposed infrastructure, particularly stormwater management/treatment facilities) has considered this.</i></p>	
<p>22. Submit to Council, and have approved, a Sport and Recreation Layout Plan that demonstrates compliance with the requirements of the Infrastructure Agreement, the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3), the approved Shoreline Biting Insect Management Plan (140906v) and the approved Open Space Layout Plan, for:</p> <ul style="list-style-type: none"> <li>The Community and Destination Recreation Park;</li> <li>Each District Sports Park; and</li> <li>Each Neighbourhood recreation park;</li> </ul> <p>And must include:</p> <ul style="list-style-type: none"> <li>A detailed staging plan for the dedication of all the recreation parks in accordance with the Infrastructure Agreement requirements.</li> </ul>	<p>Prior to the lodgement of a development application on the subject land</p>
<b>Environmental</b>	
<p>23. Submit to Council, and have approved, a detailed environmental assessment of high tide roosts and low tide feeding areas for listed species of migratory shorebirds, undertaken by a suitably qualified professional. If any roosts or low tide feeding areas are identified, the assessment must consider the likely impact of potential development on these areas, and provide a recommended strategy to address these impacts.</p>	<p>Prior to the lodgement of a development application on the subject land</p>
<p>24. Dedicate Lot 1 on RP133830 to the State, with Council as trustee, as Public Use Land for conservation purposes</p> <p><i>Note: The area to be dedicated may be reviewed pending further detailed ecological assessment of the habitat value of the Lot. (NB: Habitat value not only refers to koala habitat)</i></p>	
<b>Koala Habitat Trees</b>	
<p>25. Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision</p> <p><i>Note: The habitat value types are varied by this Preliminary</i></p>	<p>Ongoing</p>

<p><i>Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the “Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions” report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	
<p>26. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation habitat (as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision), with any unavoidable clearing minimised and offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p> <p><i>Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the “Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions” report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	Ongoing
<b>Development Staging</b>	
<p>27. Development of lots 3 and 4 on RP105915 must not proceed until vehicular access can be obtained from Scenic Road</p>	Ongoing
<p>28. Submit to Council either:</p> <ul style="list-style-type: none"> <li>• Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or</li> <li>• Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land.</li> </ul>	Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000 <sup>th</sup> lot
<b>Biting Insect Management</b>	
<p>29. Maintain a development free buffer of at least 80m wide along the eastern boundaries of Lots 86 and 247 on S312432.</p> <p><i>Note: This requirement may be reviewed pending further investigations into the required 100m separation to mosquito roosting habitat, particularly in relation to the elevated public health risk in this location and the advice of Council’s independent Entomologist.</i></p>	Ongoing
<b>Lot 74 on S31102</b>	
<p>30. Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.</p>	Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.

**Prescribed Period**

31. For the purposes of section 343(3)(a) of the *Sustainable Planning Act 2009* (Qld) the development which is the subject of this approval must be completed within fifteen (15) years from the date the approval takes effect (Prescribed Period)

This approval lapses at the end of the Prescribed Period if development, or an aspect of development, to which the approval relates is started but not completed with the Prescribed Period.

**ADDITIONAL APPROVALS**

This preliminary approval does not authorise development to occur.

Further Development Permits and/or Compliance Permits are necessary to allow development to be carried out, being any development listed as assessable development in the Tables of Assessment in the Shoreline Plan of Development or a local planning instrument (where not varied by the Plan of Development).

**REFERRAL AGENCY CONDITIONS**

- Queensland Department of Infrastructure, Local Government and Planning (DILGP) Refer to the attached correspondence from the DILGP dated 28 October 2015 (DILGP reference SDA-0714-012691 (F14/12027)).

**ASSESSMENT MANAGER ADVICE**

- **Infrastructure Charges**  
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) these are detailed in the Infrastructure Agreement.
- **Coastal Processes and Sea Level Rise**  
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Environment Protection and Biodiversity Conservation Act**  
Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. It is noted that the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval recommends the submission of an EPBC Act referral.
  - Please be aware that the listing of the Koala (*Phascolarctos Cinereus*), Queensland Nut (*Macadamia integrifolia*) and Grey-headed Flying-fox (*Pteropus poliocephalus*) as vulnerable (as well as the likely presence of threatened migratory shorebird species) under this Act may affect your proposal. You should therefore consider where an EPBC Act referral is necessary. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800

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803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)

- In accordance with the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval, the subject site is immediately adjacent to the Moreton Bay Ramsar wetland. Actions that will, or are likely to, have a significant impact on Ramsar wetlands will be subject to assessment and approval under the EPBC Act. It is anticipated that the EPBC Act referral will need to include details of the development, and the proposed management of stormwater and water quality and other indirect impacts on the Moreton Bay Ramsar wetland.

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

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- **Cultural Heritage**  
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.
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## **APPENDIX 1 - CONDITIONED CHANGES TO THE PLAN OF DEVELOPMENT CONTENTS**

1. Precinct codes – delete introduction 4.1 and correct other subheadings accordingly

### **1. INTRODUCTION**

2. Section 1.1, Page 4 – Insert updated Shoreline Master Plan (as required by the conditions of this approval)
3. Section 1.4, Page 6 – Insert reference to the Town Centre Frame (Reduced Density) sub-precinct (TCF1)
4. Section 1.4, Part 8, Page 7 – Insert reference to the *Building design code to reduce incidence of biting insects*
5. Section 1.3, Page 9 - Insert updated Precinct Plan (as required by the conditions of this approval)

### **8. PRECINCTS & TABLES OF ASSESSMENT**

#### **3.2 Shoreline Town Centre Core Precinct Table of Assessment**

6. Remove Sections 3.2.1 and 3.2.2 and renumber the sections
7. Section 3.2, Page 13 – Insert (before section 3.2.3):

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*
8. Section 3.2.3, Page 15 and 16, Aged Persons and Special Needs Housing and Child Care Centre, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
9. Section 3.2.3 (Pages 15 - 22) add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):
  - Apartment Building
  - Caretakers Dwelling
  - Community Facility
  - Display Dwelling
  - Education Facility
  - Estate Sales Office
  - Health Care Centre
  - Home Business
  - Indoor Recreation Facility
  - Multiple Dwelling
  - Tourist Accommodation
10. Section 3.2.3, Page 20, Place of Worship – Delete impact assessable from column 2. Insert the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).

11. Section 3.2.3, Page 21 – Insert Telecommunications Facility and include the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).

### 3.3 Shoreline Town Centre Frame Precinct Table of Assessment

12. Remove Sections 3.3.1 and 3.3.2 and renumber the sections
13. Remove duplicate description of Sub-Area 1
14. Insert a description of the Town Centre Frame (Reduced Density) sub-precinct (TCF1) – above the description of Sub-area 1. It should read:

*The Town Centre Frame (Reduced Density) sub-precinct (TCF1) is defined as the land on Lot 11 on SP268704 as depicted on the Shoreline Precinct Plan.*

15. Amend the description of Sub-area 1 to:

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

16. Section 3.3.3, Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Education Facility
- Estate Sales Office
- Health Care Centre
- Home Business
- Indoor Recreation Facility
- Multiple Dwelling
- Tourist Accommodation

17. Section 3.3.3, Page 28 –

- a. Aged Persons and Special Needs Housing, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- b. Amend Level of Assessment for Aged Persons and Special Needs Housing to:

Code Assessable

If –

- (1) *Not located in TCF1; and*
- (2) *The building height is 14m or less.*

Or

- (3) *Located in TCF1; and*

(4) *The building height is 9.5m or less; and*

(5) *2 storeys or less.*

Or

(6) *Or Located in TCF1; and*

(7) *Within 100m of a public transport stop; and*

(8) *The building height is 14m or less.*

*Otherwise –*

*Impact Assessable*

c. Amend the Level of Assessment and Assessment Criteria (for code assessable development) for Apartment Building to:

i. *Code Assessable*

*If –*

(1) *Not located in TCF1; and*

(2) *The building height is 14m or less.*

Or

(3) *Located in TCF1; and*

(4) *Within 100m of a public transport stop; and*

(5) *The building height is 14m or less.*

*Otherwise*

*Impact Assessable*

ii. *Assessment Criteria*

- *Shoreline Town Centre Frame Precinct Code*
- *Apartment Building Code*
- *Access and Parking Code*
- *Erosion Prevention and Sediment Control Code*
- *Excavation and Fill Code*
- *Infrastructure Works Code*
- *Landscape Code*
- *Stormwater Management Plan*
- *Building design code to reduce incidence of biting insects (if in Sub-area 1)*

d. Bed and Breakfast, Level of Assessment – add “*If not located in TCF1; and*” to the self-assessable development.

18. Section 3.3.3, Page 29 –

- a. Commercial Office, Level of Assessment – Add “*If not located in TCF1; and*” to the self-assessable and code assessable development
- b. Dual Occupancy, Level of Assessment – Add “*If located in TCF1; and*” for code assessable development

19. Section 3.3.3, Page 30 –

- a. Dwelling House, Level of Assessment
  - i. Delete exempt development option
  - ii. Amend self-assessable development to delete “*If in sub-area 1*” and insert “*If located in TCF1*”
  - iii. Amend the self-assessable Assessment Criteria to:
    - Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
    - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
  - iv. Insert: Code Assessable if not self-assessable and list the following assessment criteria
    - *Shoreline Residential Precinct Code*
    - *Dwelling House Code\**
    - *Domestic Driveway Crossover Code*
    - *Erosion Prevention and Sediment Control Code*
    - *Excavation and Fill Code*
    - *Infrastructure Works Code*
    - *Stormwater Management Code*
- b. Education Facility, Level of Assessment – Insert “*If not located in TCF1*” under code assessable development and insert:

Otherwise -  
Impact Assessable
- c. Health Care Centre, Level of Assessment – Insert “*If not located in TCF1; and*” for both self-assessable and code assessable development.

20. Section 3.3.3, Page 31 –

- a. Indoor Recreation Facility, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development
- b. Delete Mobile Home Park use from the Table of Assessment
- c. Multiple Dwelling, Level of Assessment – Replace with:

Code Assessable  
*If –*  
(1) *Not located in TCF1; and*



(2) *The building height is 14m or less.*

Or

(3) *Located in TCF1; and*

(4) *Within 100m of a public transport stop; and*

(5) *The building height is 14m or less.*

d. Delete Outdoor Recreation use from the Table of Assessment

21. Section 3.3.3, Page 32 –

a. Refreshment Establishment, Level of Assessment – Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.

b. Shop, Level of Assessment - Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.

22. Section 3.3.3, Page 33 –

a. Delete Telecommunications Facility use from the Table of Assessment

b. Tourist Accommodation, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development.

### 3.4 Shoreline Residential Precinct Table of Assessment

23. Remove Sections 3.4.1 and 3.4.2 and renumber the sections

24. Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Estate Sales Office
- Home Business
- Multiple Dwelling

25. Section 3.4.3, Page 40 -

a. Aged Persons and Special Needs Housing, Assessment Criteria –

i. Amend the title of the building design code to *Building design code to reduce incidence of biting insects*; and

ii. Amend the level of assessment to:

Code Assessable

*If –*

(1) *The building height is 9.5m or less; and*

(2) *2 storeys or less.*

Or

- (3) *Located within 100m of a public transport stop; and*
- (4) *The building height is 14m or less.*

*Otherwise –  
Impact Assessable*

- b. Apartment Building, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (1) *14 metres or less above ground level; and*
- (2) *3 storeys or less; and*
- (3) *The premises is –*
  - a) *800m<sup>2</sup> or more in area; and*
  - b) *Has a frontage of 20 metres or more.*

26. Section 3.4.3, Page 41 - Dwelling House, Level of Assessment

- v. Delete exempt development option
- vi. Amend self-assessable development to delete “*If in sub-area 1*”
- vii. Amend the self-assessable Assessment Criteria to:
  - Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
  - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
- viii. Insert: Code Assessable *if not self-assessable and list the following assessment criteria*
  - *Shoreline Residential Precinct Code*
  - *Dwelling House Code\**
  - *Domestic Driveway Crossover Code*
  - *Erosion Prevention and Sediment Control Code*
  - *Excavation and Fill Code*
  - *Infrastructure Works Code*
  - *Stormwater Management Code*

27. Section 3.4.3, Page 42 – Multiple Dwelling, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (4) *14 metres or less above ground level; and*

- (5) 3 storeys or less; and
- (6) The premises is –
  - a) 800m<sup>2</sup> or more in area; and
  - b) Has a frontage of 20 metres or more.

28. Section 3.4.3, Page 43 – Delete Telecommunications Facility from the Table of Assessment.

### 3.5 Shoreline Open Space Precinct Table of Assessment

29. Remove Sections 3.5.1 and 3.5.2 and renumber the sections

30. Section 3.5.3, Page 49 –

- a. Add *Building design code to reduce incidence of biting insects* to column 3 assessment criteria for Caretakers Dwelling and Community Facility for code assessable development.
- b. Delete Estate Sales Office from the Table of Assessment

31. Section 3.5.3, Page 50 - Delete Telecommunications Facility use from the Table of Assessment

32. Section 3.5.3, Page 51 – Delete Tourist Park from the Table of Assessment

33. Section 3.5.4, Page 52 – Creating lots by subdividing another lot by Standard Format Plan, Level of Assessment - For code assessable development amend to:

#### Code Assessable

If –

- (1) *Being undertaken by the local government; or*
- (2) *All land within the Open Space Zone is contained within a single lot.*

## **4. PRECINCT CODES**

### 4.1 Shoreline Town Centre Core Precinct

34. Rename Section 4.1 *Shoreline Town Centre Core Precinct Code*

35. Section 4.1.1, Page 55 – Delete the content of this section, including the table of variations, and insert:

*The District Centre Zone Code in the RPS v6.2 has been varied to create the unique Shoreline Town Centre Core Precinct Code.*

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

36. Section 4.1.4, Page 63 - Amend S4.1(1) to include (e) *where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise, light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*

37. Section 4.1.4, Page 63, Specific Outcome S5.3 (1)(f) – Add “(including the National Broadband Network)”.

38. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.9:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

#### 4.2 Town Centre Frame Precinct

39. Rename Section 4.2 *Shoreline Town Centre Frame Precinct Code*

40. Section 4.2.1, Page 67 – Delete the content of this section, including the table of variations and insert:

*The Medium Density Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.*

*The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct (TCF1)*

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

41. Section 4.2.3, Page 68 – Overall Outcomes for the Shoreline Town Centre Frame Precinct – Amend a) *Uses and Other Development* to:

(a) *Uses and Other Development*

*Provide for a range of residential uses that-*

- a. *Is predominantly mid-rise housing on lot sizes that offer opportunities for medium density living, including other residential development such as temporary accommodation and retirement living;*
- b. *In TCF1 contains predominantly low-rise housing, unless in the vicinity of a public transport stop, which may include higher density options;*
- c. *accommodates opportunities for live and work dwellings and home based businesses;*
- d. *provide a range of dwelling types that offer choice, affordability and adaptability;*
- e. *maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;*
- f. *encourages opportunities for working from home.*

42. Section 4.2.4, Page 71 – Built Form and Density

- a. Amend S2.1 (1) to - *The height of buildings and structures is equal to, or less than 14m and 3 storeys*
- b. Amend P2.1 (1) to - *No probable solution identified*
- c. Insert a new S2.1 (3) (and change the existing S2.1(3) to S2.1(4)) to –  
(3)*In TCF1 –*
  - a) *the height of buildings and structures maintain a low-rise built form.*

*b) the height of buildings and structures within 100m of a public transport stop maintains a mid-rise built form.*

d. Insert a new P2.1(3) (and change the existing P2.1(3) to P2.1(4)) to –

*(3) If in TCF1 -*

*(a) Overall building height is 9.5m or less above ground level; or*

*(b) Overall building height is 14m and 3 storeys, if within 100m of a public transport stop.*

43. Section 4.2.4, Page 72 – Built Form and Density

a. Amend P2.4(1)(a) to:

*a) Lots that are a minimum of 800m<sup>2</sup>*

b. Amend P2.4(2)(b) to:

*b) Residential uses achieve a density of 1 dwelling unit per 200m<sup>2</sup> of site area.*

c. Amend S2.4(2)(b) to:

*b) Within 100m of a public transport stop dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.*

44. Section 4.2.4, Page 76 – Environment

a. Amend S4.1(1) to include *(e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*

b. Amend S4.4(2) as follows and move to S3.11 (under the Amenity heading):

*Acoustic barriers along Serpentine Creek Road –*

*a) Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*

*b) Are designed for longevity; and*

*c) Are provided with maintenance access; and*

*d) Provide for pedestrian and fauna permeability and protection; and*

*e) Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*

*f) Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

- c. Insert a new specific outcome as S4.5, being –  
*“Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
  - d. Insert a new probable solution as P4.5, being - *No probable solution identified)*
45. Section 4.2.4, Page 77 – Infrastructure -
- a. Specific Outcome S5.1 (1)(f) – Add *“(including the National Broadband Network)”*.
  - b. Insert new specific outcome S5.5 –  
*(1)Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*
    - a) *Provide safe and efficient manoeuvring for waste collection vehicles;*
    - b) *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
    - c) *Ensure sufficient vertical clearance for container servicing; and*
    - d) *Ensure unobstructed access to containers by collection vehicles.*

46. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.6:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

#### 4.4 Shoreline Residential Precinct

47. Amend Section to 4.3 *Shoreline Residential Precinct Code*
48. Amend all sub-sections in this Section to commence with 4.3...
49. Section 4.4.1, Page 79/80 – Delete the content of this section, including the table of variations and insert:
- The Urban Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Residential Precinct Code.*
- The Shoreline Residential Precinct contains Sub-area 1 defined as the land within 100m of the vegetation mapped as A2 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 15 September 2014*
50. Section 4.4.3, Page 80 – Amend (2)(a)e. to - *where in the vicinity of the Tourism/Recreation Activity Area or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development*
51. Section 4.4.3, Page 82 – Delete (2)(e)g.
52. Section 4.4.4, Page 83 – Uses and Other Development –

- a. Amend S1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a greater range of medium and higher density residential uses.*
- b. Amend P1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings*

53. Section 4.4.4, Page 84 – Built Form and Density

- a. Amend S2.1(2) to add “*or within 100m of a public transport stop*”
- b. Delete P2.1(2) and inset “*Overall building height is 14m or less above ground level, where within 250m of a Tourism/Recreation Activity Area or within 100m of a public transport stop*”

54. Section 4.4.4, Page 85 – Built Form and Density – Amend S2.4(2)(b) to add “*or within 100m of a public transport stop*”

55. Section 4.4.4, Page 88 – Environment –

- a. Amend S4.1(1) to include (e) *where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*
- b. Insert a new specific outcome as S4.4, being –  
*“Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
- c. Insert a new probable solution as P4.4, being - *No probable solution identified)*

56. Section 4.4.4, Page 89 – Environment

- a. Amend S4.3(2) as follows and move to S3.11 (under the Amenity heading):

*Acoustic barriers along Serpentine Creek Road –*

- a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
- b) *Are designed for longevity; and*
- c) *Are provided with maintenance access; and*
- d) *Provide for pedestrian and fauna permeability and protection; and*
- e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
- f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

57. Section 4.4.4, 89 – Infrastructure
- a. Delete S5.1(1)(c)
  - b. Amend S5.1(1)(g) to include “(including the National Broadband Network)”.
58. Section 4.4.4, Page 90 – Infrastructure – Insert a new specific outcome as S5.5 (amend all others accordingly):
- Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*
- a. *Provide safe and efficient manoeuvring for waste collection vehicles;*
  - b. *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
  - c. *Ensure sufficient vertical clearance for container servicing; and*
  - d. *Ensure unobstructed access to containers by collection vehicles.*
59. Section 4.4.4, Page 91 – Infrastructure
- a. Amend S5.9 (to become S5.10 following amendment 55 above) to -  
*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*
  - b. Amend P5.9 (to become P5.10 following amendment 55 above) to “No probable solution identified”

#### 4.5 Open Space Precinct

60. Amend Section to 4.4 Shoreline Open Space Precinct Code
61. Amend all sub-sections in this Section to commence with 4.4...
62. Section 4.5.1, Page 93 – Delete the content of this section, including the table of variations and insert:
- The Open Space Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Open Space Precinct Code.*
63. Section 4.5.3, Page 94 – Overall Outcomes –
- a. Combine the first two paragraphs of (2)(a) and amend –  
*In the Foreshore Open Space Sub-precinct –*
    - a. *Comprises a community and destination park with opportunities to view Moreton Bay and engage with the water, whilst protecting and conserving remnant coastal vegetation; and*
    - b. *Establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism/Recreation Activity areas indicated on the Shoreline Precinct Plan, and may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques and a playground.*
  - b. Amend the third paragraph of (2)(a) -



*Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –*

- a. *Meet the active or passive recreational needs of residents and visitors to the City;*
- b. *Provide for recreation activities on land in public or private ownership;*
- c. *May include land used for activities not involving access by the general public;*
- d. *Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas; and*
- e. *Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.*

c. Amend (2)(b) –

*Uses and other development are designed in a manner that complies with the Shoreline Open Space Landscape Strategy, Shoreline Biting Insect Management Plan, the Shoreline Infrastructure Agreement and –*

- a. *Contributes to the legibility and character of the local area;*
- b. *Provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;*
- c. *Provides for a range of passive and active recreational opportunities;*
- d. *Enhances opportunities for community interaction;*
- e. *Complements the broader open space network;*
- f. *Forms links between existing open space areas.*

64. Section 4.5.3, Page 96 – Overall Outcome (2)(e) –

- a. Amend e. – Add *(except in Conservation Areas and the central habitat core of the Open Space Corridors where 100% of planting must be native species)*
- b. Amend f. – *“incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination”*
- c. Delete (2)(f).
- d. Amend (2)(f).j. to include *“(including the National Broadband Network)”*.

65. Section 4.5.4, Page 97 – Uses and Other Development – Amend S1.1(1)(a) – delete *open air theatre*

66. Section 4.5.4, Page 98 – Open Space Design – Amend S2(1) – *“The design of open space sites complies with the Shoreline Open Space Landscape Strategy, the Shoreline Biting Insect Management Strategy and the Shoreline Infrastructure Agreement”*

## 67. Section 4.5.4, Page 103 – Environment –

- a. Amend S5.1(1) to include “(e) *artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Areas*”
- b. Amend S5.2(1)(a) to – “*prevent the unnecessary removal of native plants through site design that accommodates plant retention, particularly bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*”

## 68. Section 4.5.4, Page 104 – Environment –

- a. Amend S5.3 – “*Infrastructure is co-located in accordance with the relevant standards to minimise the need to remove native plants and adversely impact upon the environmental values of the area*”
- b. Amend S5.4(2) as follows and move to S4.9 (under the Amenity heading):

*Acoustic barriers along Serpentine Creek Road –*

- a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
  - b) *Are designed for longevity; and*
  - c) *Are provided with maintenance access; and*
  - d) *Provide for pedestrian and fauna permeability and protection; and*
  - e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
  - f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*
- c. Amend S5.4(3) to – “*Incorporate landscaping as a component of the stormwater management system. Design to integrate with the central habitat core of the Open Space Corridors, Conservation Areas, pedestrian footpaths, cycleways and recreational uses and in accordance with the Shoreline Open Space Landscape Strategy and Shoreline Biting Insect Management Plan.*”

## 69. Section 4.5.4, Page 105 – Infrastructure –

- a. Delete S6.1(1)(c)
- b. Amend S6.1(1)(g) to include “*(including the National Broadband Network)*”.

**5. OVERLAYS & OVERLAY CODES**

## 70. Section 5.5.1 – Habitat Protection Overlay – (make the following amendments and update the code)-

- a. The Habitat Protection Overlay map in RPS v6.2 still applies to Lot 1 on RP133830

- b. Section 5.5.2 – The levels of assessment in the Habitat Protection Overlay map in RPS v6.2 still apply to Lot 1 on RP133830
  - c. Section 5.5.3 -The Habitat Protection Overlay Code still applies to RPSv6.2 still applies to Lot 1 on RP133830
71. Section 5.7 – Protection of Poultry Industry Overlay - Amend this section - The removal of this overlay is not approved.
72. Section 5.10 – Landslide Hazard Overlay – (make the following amendments and update the code) - Only the removal of the low-landslide hazard components of the Overlay is approved.

## **6. USE CODES**

73. Section 6.2, Page 112 (make the following amendments and update the relevant codes) -
- a. Aged Persons and Special Needs Housing – P3(1)(h) and P6(1)(g) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
  - b. Apartment building – P1(1) – Include (d) *within 100m of a public transport stop*
  - c. Child Care Centre – P2(4) and P3(1)(c) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
  - d. Dual Occupancy – P1(1) – Amend (a) Shoreline Town Centre Frame Precinct to (a) *Shoreline Town Centre Frame (Reduced Density) Precinct*.
74. Section 6.2, Page 113 (make the following amendments and update the relevant codes) –
- a. Dwelling House Code
    - i. Section 6.11.5, Self-assessable development, A1 - Insert another alternative provision for building height (and amend other paragraph numbers accordingly) –
      - (4) *Building height in the Town Centre Frame (Reduced Density) Sub-Precinct and Residential Precinct is 9.5m or less above ground level*
      - Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4*
    - ii. Section 6.11.6, Assessable Development – The above alternative provision should also be inserted as P1(3) in the Assessable Development table
  - b. Estate Sales Office – delete reuse for tourism or recreation facility
  - c. Multiple Dwelling – P1(1) – Add to (c) *if within 250m of the Tourism/Recreation Activity Centre*
  - d. Multiple Dwelling – P1(1) – Add to (b) *if located within TCF1 must be within 100m of a public transport stop.*

- e. Multiple Dwelling – P7(1)(b) – Amend to increase the trigger for communal open space from 10 dwelling units to 20 dwelling units.

## **8. GENERAL CODES**

75. Section 8.2, Page 116 – Stormwater Management Code - (make the following amendments and update the code)-

- a. Insert a new Overall Outcome
  - (v) *stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline, Redlands Water Sensitive Urban Design Strategy (as amended by the conditions of this approval)) and where possible minimises whole of life costs.*
- b. S1(1)(a) should read:
  - (1)(a) *protects and preserves land below the 1 percent AEP flood level.*
- c. P1(1) should read:
  - (1) *Stormwater drainage design:*
    - (a) *maintains land below the 1 percent AEP in an undeveloped state*
    - (b) *complies with the WUSD objectives*
    - (c) *identifies and determines the 1 percent AEP of natural overland drainage lines where the lot or premises:*
      - a. *has an upstream catchment area greater than 5 hectares; or*
      - b. *is 2500m<sup>2</sup> or greater in area*
    - (d) *maximises the retention and use of natural overland drainage lines through their identification and minimises earthworks in these areas.*
- d. P2(1) should read:
  - (1) *Stormwater drainage design*
    - (a) *meets the stormwater flow capacity requirements of the relevant design storm event*
      - a. *where for the minor system – as detailed in Table 1 – Minor System Design Storm Event by Road Frontage Classification and Precinct:*
      - b. *where for the major system – 1 percent AEP*
    - (b) *ensures the major system caters for 50 percent blockage in the minor system with causing inundation of building floor levels.*
- e. P3(1) should read:
  - (1) *Stormwater management design*
    - (a) *for reconfiguration the will result in roofwater through adjoining properties –*
      - a. *for residential reconfiguration, a maximum of two lots are served by a pipe system that discharges roof water run off to the nearest downhill road reserve or lawful point of discharge; or*
      - b. *for other reconfiguration, an inter lot drainage system discharges roof and surface run off to the nearest available downhill road reserve or lawful point of discharge;*

- c. *avoids the risk of flooding by ensuring that uses and other development are undertaken on land above the 1 percent AEP flood and storm tide level (2.4m AHD).*

76. Section 8.2, Page 117 – Building Design Code to Reduce Biting Insect Nuisance (make the following amendments and update the code)-

- a. Amend code name to *Building Design Code To Reduce the Incidence of Biting Insects*
- b. (2) - Delete the bullet point
- c. Amend (2) after the bullet point to *(i) In sub-area 1 or within the Open Space Precinct*
- d. Amend (2)(a) and (2)(ii) – insert the word “*external*” before “*windows and doors*”

77. Section 8.3.3, Page 118 – S1.1 Delete first paragraph and amend to:

*(1) In sub-area 1 and the Open Space Precinct*

- a) *Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and*
- b) *Where a Child Care Centre must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.*

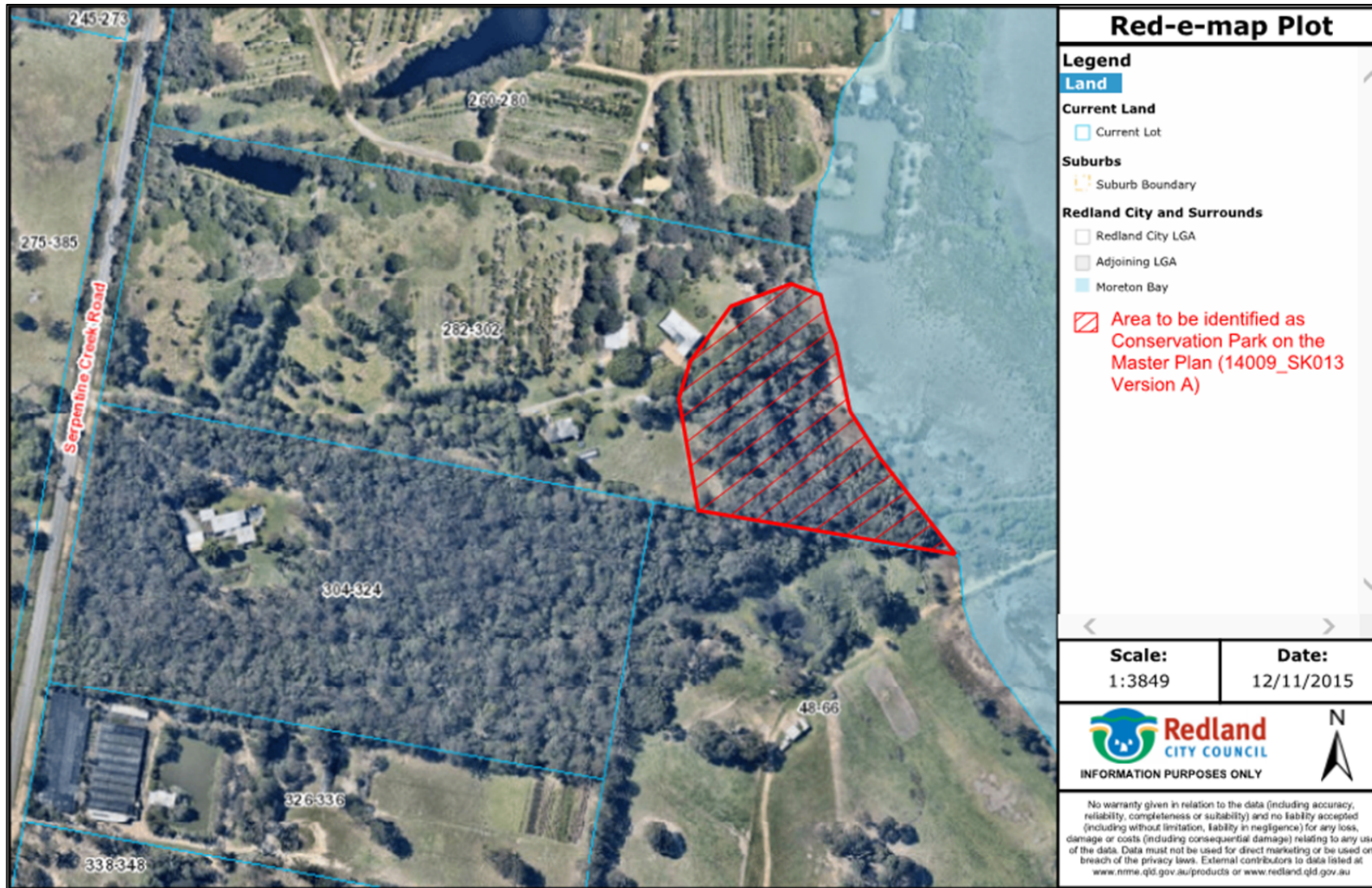
*(2) Where an Aged Persons and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.*

## **9. SCHEDULES**

78. Section 9.2, Page 119 – Lot Sizes, Table 1 Use Lot Sizes (make the following amendments and update the relevant codes) –

- a. *Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Density Residential Zones is 700m<sup>2</sup>. For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Needs Housing in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800m<sup>2</sup>.*

APPENDIX 2: AREA TO BE IDENTIFIED AS CONSERVATION PARK ON THE APPROVED MASTER PLAN (14009\_SK013 [24])



## APPENDIX 3 - CONDITIONED CHANGES TO OPEN SPACE LANDSCAPE STRATEGY

1. Page 2 - Update the *Location of Management Areas and Stormwater Network Plan* to
  - a. Amend the Conservation Areas so they are consistent with the areas designated as Conservation Park on the approved Master Plan (14009\_SK013 Version A)
  - b. Delete Private Open Space and Open Space Linkage and rename both areas as Open Space Corridor.
2. Remove all references in the document to Private Open Space and Open Space Linkages.

### 2.0 LAND USE PURPOSE AND STRATEGY

#### 2.1 Foreshore Open Space Area

Purpose:

3. Page 3, Paragraph 2, last sentence – amend to “*The open space areas will generally provide a 100m setback between mosquito breeding or roosting habitat and properties*”
4. Page 3, Paragraph 3, amend the penultimate sentence to “*The edges of retained bushland areas will be densely planted with low-maintenance native grasses and low growing ground cover to prevent subsequent weed intrusions*”

Strategy (Page 3/4):

5. Replace the strategies with the following:
  - a. Ensure retained and planted trees and shrubs within the Foreshore Open Space (excluding the areas identified in the approved Shoreline Master Plan as Conservation Park) are sparsely planted, with an understorey of low maintenance native grasses to encourage sea breeze and reduce the incidence of mosquitoes and biting midges;
  - b. Design of the Foreshore Open Space does not result in the clearing of non-juvenile koala habitat trees in areas identified as bushland habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval);
  - c. Design of the Foreshore Open Space must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval), with any unavoidable clearing minimised and offset in accordance with the *Environmental Offsets Act 2014*;
  - d. Design and layout of the Foreshore Open Space Area provides for safe fauna movement opportunities (including koalas), ensuring that the siting and design of infrastructure in the Area does not inhibit fauna movement;
  - e. Design and layout of the Foreshore Open Space complies with the approved Shoreline Biting Insect Management Plan;
  - f. Design and layout of the Foreshore Open Space complies with the approved Overall Bushfire Management Plan “Redlands Shoreline Development”;

- g. Planting species are such that at least 70% are in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). Where exotic species are used for the balance 30% maximum, environmentally invasive species should be avoided;
- h. Strategic weed control and maintenance is undertaken along edges of retained bushland areas; and
- i. An esplanade road adjoins the western boundary of the Foreshore Open Space to increase the buffer to properties.

## **2.2 Open Space Corridors and Open Space Linkages**

Purpose:

6. Page 4, Paragraph 1 – Amend the first sentence to read *“The purpose of the Open Space Corridors is to encourage and provide for safe wildlife movement between existing patches of vegetation through active revegetation. This strategy will allow vegetation from the eastern portions of the Shoreline development area to connect with bushland areas to the west”*
7. Page 4, Paragraph 2 – Amend the last sentence to read *“There will be opportunities through appropriate site design, to include recreation parkland facilities and stormwater devices within these areas, provided the higher objective of habitat connectivity is protected”*
8. Page 4, Paragraph 3 – Amend first three sentences to read *“The Open Space Corridors will consist of a mosaic of low-maintenance native grass areas and tall trees to provide a breezeway to minimise biting insect connectivity. The corridors will be a minimum of 100m wide, providing a 75m buffer to freshwater biting insect breeding habitat and 50m buffer to roosting habitat (including the road reserves). This open space area will consist of a central portion at least 50m wide (or as otherwise approved by Council), which facilitates provision of wildlife habitats that will be buffered by a 25m sparsely planted and low-maintenance grass area, with tall koala food trees.”*
9. Page 4, Paragraph 4 – delete paragraph (referring to open space linkages)
10. Page 5 – Indicative planting for open space corridor – Amend references to corridor widths so that the central habitat core is *at least 50m wide (or as otherwise approved by Council)*, with the outer corridor areas being *at least 25m wide each*.

Strategy (Page 6):

1. Replace the strategies with the following:
  - a. All Open Space Corridors are no less than 100m in width, with the central habitat core being at least 50m *(or as otherwise approved by Council)* and the two buffer areas at least 25m wide each.
  - b. All Open Space Corridors are designed and planted in accordance with the Biting Insect Management Plan, incorporating an outer frame of high canopy trees and low maintenance native grasses to provide a buffer between core habitat areas that provide roosting habitat for biting insects and properties. Recreational parks, footpaths/cycleways and water quality devices located in these areas will be subject to separate landscaping requirements.
  - c. Design and layout of the Open Space Corridors should provide continuity of core habitat and natural waterway channels that supports safe fauna movement opportunities and prevents fragmentation of habitat, ensuring



- that the siting and design of infrastructure (including recreation areas, pathways/cycleways, stormwater facilities, maintenance access etc) in these areas does not inhibit safe fauna movement (e.g. road underpasses / overpasses);
- d. Planting design must incorporate a selection of replanting species in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). In the habitat core it must incorporate suitable plant species with appropriate forms to provide structural complexity and soil stability;
  - e. Corridor design must avoid placement of pedestrian and cycle pathways through continuous habitat, with public use kept to areas within or immediately adjacent to roads, designated parks and stormwater facilities.
  - f. Corridor design must avoid public and environmental risk, in accordance with CPTED principles;
  - g. The design of road underpasses / overpasses and exclusion fencing for native fauna must be in accordance with the Koala-sensitive Design Guideline (A guide to koala-sensitive design measures for planning and development activities), November 2012, Department of Environment and Heritage Protection. A minimum standard for fauna crossings will be generally in accordance with Options C, D and E on pages 18 to 21 of the Guideline;
  - h. Roads that dissect Open Space Corridors (excluding Serpentine Creek Road, Scenic Road and Orchard Road) must limit vehicle speed to 30km/hr
  - i. Planting of wetland sedge and tufted species along rehabilitated waterways and water bodies must be substantially commenced before construction of upstream development is commenced;

### **2.3 Conservation Area**

Purpose:

1. Page 6, Paragraph 1 – Amend the second sentence to “*Currently, there are two main Conservation Areas; one located at the north-eastern extent of the study area, and the other being Lot 1 on RP133830, which forms part of the Open Space Corridor stretching from the eastern boundary to the western boundary of the development site.*”
2. Page 6 , Paragraph 2 - Amend the first sentence as follows – “*These conservation areas will hold a higher likelihood of harbouring mosquitoes and in addition to the provision of the road buffers the nearby properties will be subject to specific design requirements in the Shoreline Plan of Development.*”
3. Page 7, Insert the following before the first paragraph –

Rehabilitation, management and maintenance of these areas is generally in accordance with the following sections of the *Redland City Council’s Conservation Land Management Strategy 2010: A plan for the next 10 years*

- *Section 5.4 Nature Belt (NB)*
- *Section 5.7 Conservation Coastal Foreshore (CCF)*
- *Section 7.13 Rehabilitation, Enhancement and Maintenance (Principles 1-14 for NB and CCF); and*

- *Section 7.2.1 Specific Management Zones (Principles 1-8, 10, 14 and 20 for NB and CCF)*

Strategy (Page 7) – Amend to:

1. Conservation Areas maintain, enhance and protect environmental values by ensuring -
  - a. Degraded and cleared areas are restored and revegetated is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework);
  - b. Revegetation of the conservation land to be dedicated to Council must include planting at 2/m2 with a mix of ground covers/shrubs/mid canopy and canopy in accordance with the approved RE species list. Trees must be planted at 5m spacing and comply with the approved RE species list. Watering must be undertaken to ensure establishment. Maintenance must be undertaken at monthly intervals for the first 3 years and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years;
  - c. Retained Conservation Areas are protected and enhanced in accordance with best practice guidelines (including the Redland City Council's Conservation Land Management Strategy 2010);
  - d. Weed control incorporates monthly maintenance, including seed head removal to be undertaken for the first 3 years from dedication of the conservation land and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years.
  - e. No clearing of native vegetation is to be undertaken within Conservation areas unless required for safety, infrastructure maintenance or bushfire management;
  - f. The placement of clear signage that requires limiting disturbance of habitat areas and indicating specified access points;
  - g. Native animal movement through the premises is protected and supported;
  - h. Only endemic native species are planted within Conservation areas, in accordance with the relevant version of the Vegetation Enhancement Strategy or equivalent Council instrument;
  - i. The introduction of non-native plants or animals into the premises is avoided;
  - j. Stormwater runoff is managed and water quality enhanced;
  - k. Overland drainage systems and waterways are maintained in, or returned to, their natural state where possible;
  - l. Specific habitat for vulnerable species, such as the Glossy Black Cockatoo and the Koala, is retained and protected;
  - m. Noise, artificial light, and access by non-native animals is directed away from Conservation Areas ; and
  - n. Species with dense foliage are only planted as part of the edge-seal planting to reduce edge effects and increase buffers to core habitats.

### **3.0 REVEGETATION STRATEGIES**

#### **3.2 Open Space Corridor and Open Space Linkage Area**

1. Page 8, Paragraph 2 – Amend the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

### **3.3 Conservation Area**

1. Insert the following at the end of this section:

*Revegetation is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework and the Redland City Council's Conservation Land Management Strategy 2010)*

### **Appendix 1 – Management Area Information**

#### **Table 3 – Open Space Corridor and Open Space Linkage Area Management Intent**

1. Amend column 1 so that the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

### **Appendix 2 – indicative cross sections for vegetation management within open space areas**

1. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
2. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
3. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
4. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*
5. *Open Space Corridors With Parks / Linkages (Indicative Only) (14009\_SK030[5])*- Amend the width for the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

## Appendix 4 - Conditioned changes to the Shoreline Biting Insect Management Plan

### 4. THE IMPACT OF DEVELOPMENT

6. Section 4.2, Page 14 – On Roosting Habitat -

a. Amend the second paragraph to:

*“Each Open Space Corridor is comprised of a core of riparian vegetation flanked by margins that are 25m wide of lightly treed low-maintenance grassland. A 20m road reserve augmented by a 6m building setback provides additional setback to properties. In aggregate, each Open Space Corridor will provide a 75m setback between properties and freshwater mosquito breeding habitat, and a 50m setback to roosting habitat (Figure 4.1)”*

b. Amend Figure 4.1 so that the central habitat core is increased from 30m to 50m (or as otherwise approved by Council) and the lightly treed margins are decreased from 35m to 25m.

### 6. MANAGEMENT OF MOSQUITOES AND BITING MIDGE

7. Section 6.3.1, Page 20 – Siting and Design – Buffers

a. Delete the following sentence from the first paragraph - *(including public open space / playing fields)*

b. Delete the last sentence of the second paragraph – *The first 20-30m of any setback is likely to confer the greatest benefit.*

8. Section 6.3.1, Page 21 – Engineering and Landscape Design- Delete paragraph 4 *“Dense plantings of native groundcovers (e.g. Lomandra hystrix), low shrubs and small trees may act to trap mosquitoes and biting midges from adjacent breeding areas on the site.”*

9. Section 6.3.1, Page 22 – Building Design - second paragraph, amend to: *“Outdoor areas close to breeding grounds should incorporate screening.”*

10. Section 6.3.1, Page 22/23 – Buffers – Delete the last two sentences of the last paragraph so that it reads –

*The foreshore buffer is constrained at two locations towards the north of the site (Figure 6.1). Densely wooded Conservation Areas reduces the open space buffer to approximately 10m and 40m wide. The establishment of Sub-area 1 in the Shoreline Plan of Development will ensure that development within 100m of potential roosting habitat must comply with the building design code attached at Appendix A.*

11. Section 6.3.1, Page 23 – Buffers – Update the Biting Insect Management Plan / Open Space Strategy (Figure 6.1) to delete cross sections 1 and 6.

12. Section 6.3.1, Page 24 Buffers – Amend to:

*Open Space Corridors and Linkages will be no less than 100m wide, comprised of a 50m wide (or as otherwise agreed by Council) core of riparian vegetation and 25m wide margins of lightly treed low-maintenance grassland, augmented by esplanade roads (road reserve 20m wide) and building setbacks (6m) (see Figure 4.1, 6.2 and 6.3). In aggregate, each corridor and linkage will provide*

*approximately a 75m setback between freshwater mosquito breeding habitat and properties and 50m from dense roosting habitat (sufficient to minimise the movement of mosquitoes such as Aedes procax and Verrallina funereal (McGinn (2013)) recommends a 30m wide buffer as sufficient to manage these species). These corridors will also serve as breezeways that discourage roosting of other species of mosquitoes and biting midge.*

13. Section 6.3.1, Page 27 Buffers – Delete the second paragraph and insert –

*The south-east of the site (Lots 86 and 247 on S312432) will incorporate a 80m development free buffer, which with the 20m road reserve (Orchard Road) will provide a 100m clearance to development on lots 80 and 81 on S31102. These lots are densely vegetated and extend to saltmarsh habitat on the coastline, and as such have the potential to harbour pestiferous numbers of mosquitoes.*

14. Section 6.3.1, Page 28 – Building Design – Amend to:

*The Shoreline Plan of Development implements a building design code to ensure that sensitive development (Aged Persons and Special Needs Housing and Child Care Centres) throughout the subject site, and other uses within 100m of potential mosquito roosting habitat, incorporate attenuation measures to reduce opportunities for mosquitoes and biting midge to enter buildings.*

*The code also includes additional design recommendations, including:*

- *Windows on the windward side of buildings, rather than the leeward side;*
- *Ceiling and veranda fans;*
- *Full screening, including of some outdoor play areas; and*
- *Where rainwater tanks are installed, full screening of all entry and outlet points.*

*The building design code is included at Appendix A.*

## **7. BITING INSECT MANAGEMENT PLAN**

15. Section 7.2, Page 34 – Goals – Third bullet point – delete “and other stakeholders”

16. Section 7.4, Page 35 – Responsibilities –

- a. Paragraph 1 – Delete the last sentence being “*The proponent will also establish and manage a biting insect complaints ‘hot-line’ for a period of 10 years*”
- b. Paragraph 2 – Delete the last sentence being “*As the site is developed, Council is expected to assume responsibility for mosquito management on land transferred to Council ownership, and lot owners will assume responsibility for individual lots*”
- c. Paragraph 3 – Delete (*Council currently manage mosquitoes across the Redlands on State and Council owned land.*)

17. Section 7.6, Page 37 – On-site Monitoring – Delete first two sentences, being – *Acknowledging the limitations to accurate interpretation of lighting trapping data (Ryan, et al. 2004; Kitron, 2000) adult mosquito incidence will be monitored in the first instance via the proxy of logged complaints. Shoreline will establish and manage a biting insect complaints ‘hot-line’ for a period of 10 years, and liaise with Queensland Health to determine the reported incidence of arboviruses.*

**Appendix A Building design to reduce exposure to mosquitoes**

18. Update in accordance with the amended building design code in the Shoreline Plan of Development

**Appendix B Shoreline plans 12 June 2015**

19. Update the Master Plan (14009\_SK013[21]) in accordance with the versions approved in the conditions of this Preliminary Approval (version [24])
20. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
21. *Open Space Corridors with Parks/Linkages (14009\_SK030[5])* – Update to ensure the central habitat core is identified as 50m (or as otherwise approved by Council) (remove the term nominal) and the outer margins on either side are identified as 25m (remove the term nominal)
22. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
23. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
24. *Cross Section 2 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk036.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
25. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*



# Shoreline

A NEW COMMUNITY AT REDLAND BAY

Development Application to Redland City Council for A Master Planned Community  
Volume 3 of 4: Plan of Development

VERSION E3: 15th OCTOBER 2015

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## SUPPORTING DOCUMENTATION (contained in separate electronic file)

**VOLUME 1 – TOWN PLANNING ASSESSMENT REPORT (URBAN SYSTEMS)**

**VOLUME 2 - SHORELINE STRUCTURE PLAN (LAT27 URBAN DESIGNERS)**

**VOLUME 4 – BACKGROUND STUDIES**

- Project Plans
- Economic and Employment Aspects Summary Report(Giles Consulting International)
  - Land Supply & Demand
  - Employment
- Water Sensitive Urban Design Preliminary Advice (Design Flow)
- Water Supply Planning Report (Enviro Engineering Solutions)
- Sewer Servicing Strategy (Cardno)
- Traffic Reports
  - Traffic Assessment (Holland Traffic Consulting)
  - Traffic Impact Assessments (Veitch Lister)
- Ecological Reports
  - Fauna & Flora (BAAM Ecological Consultants)
  - Aquatic Ecology (frc environmental)
- Overall Bushfire Management Plan (The Consultancy Bureau)
- Site Contamination Assessment (AEG Environmental)
- Vector Management Plan (Mosquito Consulting Services)

IDAS Forms

The persons responsible for this report are:



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\* Note front cover illustration shows all land included in the Investigation Zone at southern Redland Bay

## 1. INTRODUCTION

### 1.1 PREFACE

The Shoreline Plan of Development (POD) is the component of the Preliminary Approval for the Shoreline Urban Village project which, as provided for by s242 of the *Sustainable Planning Act 2009* (SPA), varies the effect of a planning scheme - in this case, the Redlands Planning Scheme Version 6.2 2014 (RPS V6.2) on land the subject of the approval and substitutes different provisions on that land for the life of the approval or until the approved development is completed.

The Shoreline POD provides for the future and on-going development of the site generally in accordance with the Shoreline Master Plan, the approved conceptual development for the Shoreline site pursuant to the development approval issued by Council for the development application for Material Change of Use Preliminary Approval for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.

The Shoreline POD contains additional planning provisions to those set out in the RPS V6.2 or varies planning provisions in the RPS V6.2 as identified. Where conflict occurs with the RPS V6.2, the Shoreline POD prevails. Subsequent development applications for assessable development for the Shoreline site are assessed in accordance with this POD and the RPS V6.2 as varied.



Figure 1 – Shoreline Master Plan

## 1.2 APPLICATION

The Shoreline POD applies to the land identified in the Schedule of Addresses and Real Property Descriptions at Appendix I to this POD. Also, Figure 2 shows an aerial photograph overlaid with cadastral boundaries (courtesy of the state government's Qld Globe) and an outline of the land (in red) to which this POD applies.



**Figure 2 – Aerial Photograph of the Shoreline site showing extent of land to which the Shoreline POD applies**

### 1.3 PURPOSE AND RELATIONSHIP TO THE SUSTAINABLE PLANNING ACT 2009

The Shoreline POD is the enabling statutory tool for the Shoreline Urban Village. It provides for the future and on-going development of the site as envisaged by the Shoreline Structure Plan which forms Volume 2 of the Preliminary Approval application for the Shoreline project. Note the Shoreline Structure Plan is not identified as an assessment criterion for the purposes of the Shoreline POD. However, the Shoreline Master Plan (one of a suite of plans included in the Structure Plan document) does form part of this POD and is included at Figure 1. This Master Plan shows the conceptual road layout, location of the town centre and tourism/recreation activity areas, residential areas and open space / foreshore open space corridors.

The Shoreline POD specifies the assessment processes and code provisions against which future development applications for assessable development will be assessed.

The land to which the Shoreline POD applies and the spatial extent of the precincts contained within the Shoreline POD is identified in Figure 3 – Shoreline POD Precinct Plan.

The Shoreline POD functions as part of the Preliminary Approval pursuant to s242 of the SPA for the Shoreline Urban Village development which varies the effect of the RPS V6.2 by specifying:

- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Codes (being overlay codes, use codes, other development codes and general codes) and other parts of the RPS V6.2 applicable to development within the Shoreline POD, together with any variations to those codes.

### 1.4 STRUCTURE

The Shoreline POD includes:

- The Shoreline POD Master Plan (Figure 1).
- The Shoreline POD Precinct Plan (Figure 3), which identifies the
  - Shoreline Town Centre Core Precinct.
  - Shoreline Town Centre Frame Precinct.
  - Shoreline Residential Precinct.
  - Shoreline Open Space Precinct and Foreshore Sub-precinct.
  - Tourism/Recreation Activity Areas.
  - Town Centre Park.
  - Local Parks.
  - Service Centre.
- Tables of Assessment for each Precinct.
- Precinct Codes for each Precinct.
- Codes for which subsequent development applications within the POD Area will be assessed.

Editor's notes in **[bold]** are included through the POD to explain the nature and or reasoning for the variations to the RPS V6.2 where relevant. As per Part 2 of the RPS V6.2 (and the Queensland Planning Provisions), such notes are extrinsic material and do not have the force of law. The RPS V6.2 applies to assessable development on the Shoreline site to the extent the provisions of the planning scheme are not varied by this POD.

Also, as per the Queensland Planning Provisions, this POD is based on the approach the overlays should not automatically change the level of assessment and there should be few instances where this would occur. Rather, they typically require the application of additional assessment criteria. Therefore, overlays where used usually trigger assessment against an overlay code or an overlay map rather than increase the level of assessment.

For convenience, Appendix II to this POD contains the full suite of relevant RPS V6.2 parts (including maps, codes and policies) varied by this POD, so that they can be used as a standalone assessment tool for future development.

Where a part of the RPS V6.2 has been varied, new text, tables or figures are in **red**; where maps, text, tables or figures are deleted they are in **struck-out red text** or are crossed out with a **red line** and or indicated with a **red watermark**.

The parts of the RPS V6.2 that are varied by this POD include the following documents and maps:

## Part 4 – Zones

Division 8 – Investigation Zone

Note, new precincts have been created for the Shoreline POD, which include their own unique tables of assessment and precinct codes:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct
- Shoreline Residential Precinct
- Shoreline Open Space Precinct

## Part 5 – Overlays

Division 3 – Bushfire Hazard Overlay

Division 7 – Habitat Protection Overlay

Division 9 – Protection of the Poultry Industry Overlay

Division 10 – Road and Rail Noise Impacts Overlay

## Part 6 – Use Codes

Division 1 – Aged Persons and Special Needs Housing

Division 4 – Apartment Building

Division 7 – Child Care Centre

Division 8 – Display Dwelling

Division 9 – Drive Through Restaurant

Division 10 – Dual Occupancy

Division 11 – Dwelling House

Division 12 – Estate Sales Office

Division 18 – Multiple Dwelling

Division 20 – Park

Division 24 – Service Station

Division 28 – Tourist Accommodation

## Part 7 – Other Development Codes

Division 11 - Reconfiguration

## Part 8 – General Codes

Division 2 – Centre Activity

Division 3 – Centre Design

Division 9 – Stormwater Management

## **Part 9 – Schedules**

Schedule 3 – Dictionary  
Schedule 5 – Lot Sizes  
Schedule 6 – Movement Network and Road Design  
Schedule 11 – Water Quality Objectives

## **Overlay Mapping**

Habitat Protection – Bushland Habitat  
Landslide Hazard Mainlands  
Protection Poultry Industry  
Road and Rail Noise Impacts Mainland  
Waterways Wetlands and Moreton Bay Mainland



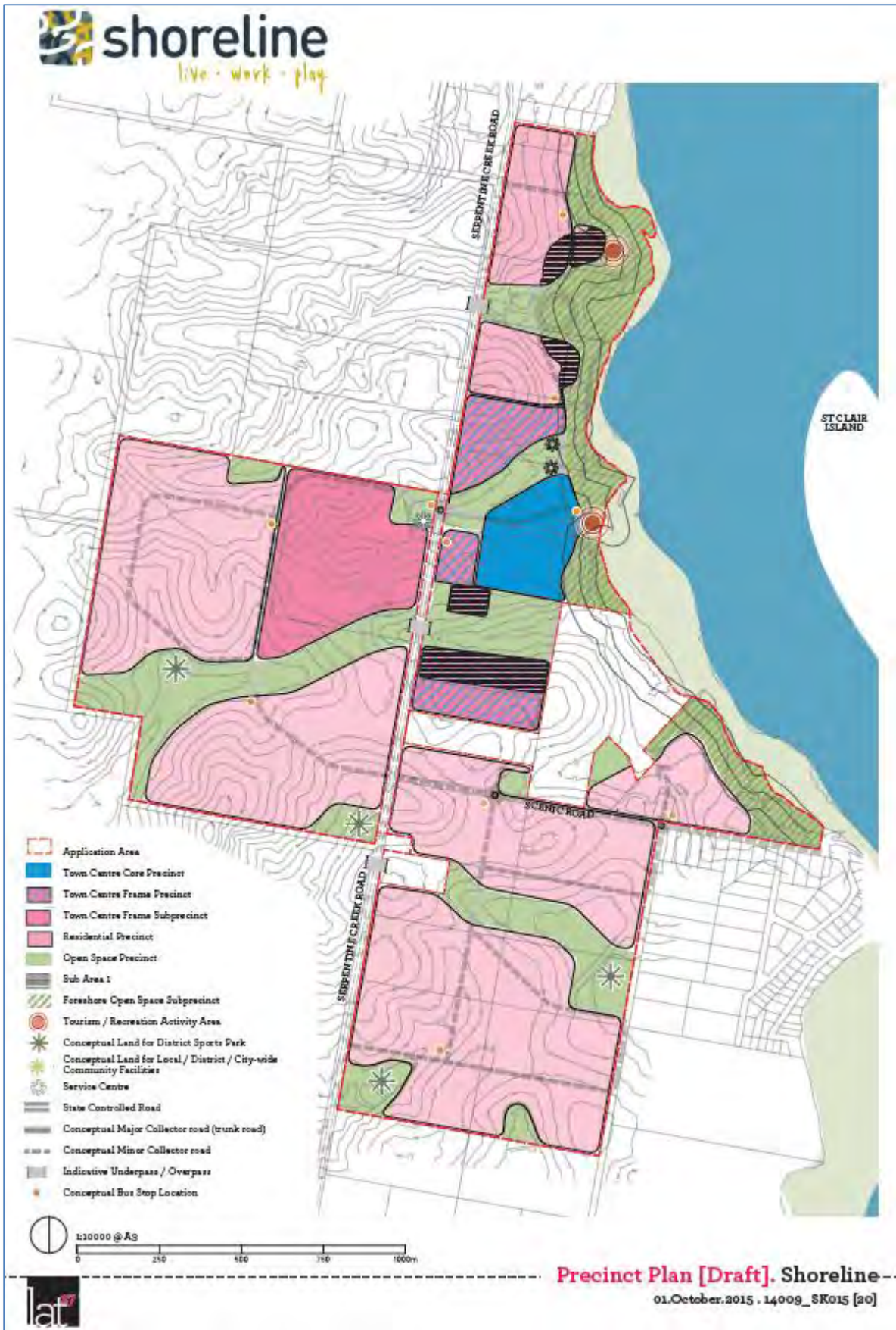


Figure 3 - Shoreline POD Precinct Plan

## 2. OVERALL OUTCOMES

### 2.1 INTRODUCTION

The Desired Environmental Outcomes at Part 3 of the RPS V6.2 are applicable to the Shoreline POD to the extent relevant, and are varied by the inclusion of the following additional Desired Environmental Outcomes.

### 2.2 SHORELINE POD DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes of the Shoreline POD are to:

- Create a vital, self-contained urban village that offers high quality lifestyle opportunities for residents and the wider southern Redland Bay community and responds to the extraordinary natural setting.
- Deliver a variety of distinctive places, ranging from an active village centre heart where people work, shop and recreate, to low density neighbourhoods that cater for the majority of residents' daily needs in their local community.

### 2.3 PRECINCT OVERALL OUTCOMES

The following apply to the various Precincts in the Shoreline POD in addition to the Overall Outcomes discussed at Section 4 of this POD.

#### 2.3.1 Shoreline Town Centre Core Precinct

The Overall Outcomes of the Shoreline Town Centre Core Precinct is to:

- Facilitate a distinctive and vibrant mixed use centre that provides access to daily needs, places for meeting, leisure and recreation and local business opportunities.

#### 2.3.2 Shoreline Town Centre Frame Precinct

The Overall Outcomes of the Shoreline Town Centre Frame Precinct is to:

- Provide a wide variety of housing types within a short walk of shopping, employment, leisure activities and public transport, while still offering residents a more traditional residential lifestyle.

#### 2.3.3 Shoreline Residential Precinct

The Overall Outcomes of the Shoreline Residential Precinct is to:

- Establish safe, conveniently accessible, walkable and attractive neighbourhoods that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, access to local employment opportunities and associated community and commercial facilities.

#### 2.3.4 Shoreline Open Space Precinct

The Overall Outcomes of the Shoreline Open Space Precinct is to:

- Provide a broad range of environmental, formal and informal recreation settings and community spaces that provide an attractive, linear greenspace for Shoreline and Redland City residents.

- Create tourism and recreation activity destinations, sensitively set within the foreshore landscape, which provides a variety of recreation and leisure activities, appealing to both the local community and visitors.
- Provide for a network of open spaces which will integrate and enhance local hydrology, habitat and fauna movement.
- Enhance the foreshore and provide opportunities to view the bay and engage with the water.

## 3. PRECINCTS & TABLES OF ASSESSMENT

### 3.1 INTRODUCTION

The Shoreline POD contains the following precincts:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct, including the Town Centre Frame (Reduced Density) Sub-precinct.
- Shoreline Residential Precinct
- Shoreline Open Space Precinct, including the Foreshore Sub-precinct.

The Shoreline POD also contains sub-area 1, in which relevant provisions of the Building Design Code to Reduce Biting Insect Nuisance apply.

The unique Tables of Assessment detailed in the following sub-sections replace the Table of Assessment for Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.4 of the RPS V6.2 and the Table of Assessment for Other Development not associated with a Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.5 of the RPS V6.2 and apply variously to all the land within the Shoreline POD area in accordance with the Precinct Plan at Figure 3.

**Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.**

## 3.2 SHORELINE TOWN CENTRE CORE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the District Centre Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Core Precinct Tables of Assessment.

For information, variations to the District Centre Zone Code used to create the Shoreline Town Centre Core Precinct Tables of Assessment are identified below at sections 3.2.1 and 3.2.2.

The Shoreline Town Centre Core Precinct Tables of Assessment are included at section 3.2.3 and 3.2.4.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the District Centre Zone, unless varied by this POD.

### 3.2.1 Proposed Variations to the District Centre Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Town Centre Core Precinct Table of Assessment

Use	Variation
All	Included self-assessable provisions for a number of uses  Development Near Underground Infrastructure Code removed as an Assessment Criteria <b><i>[as this matter is adequately dealt with at Reconfiguration and Operational Works application stage]</i></b>
Aged Persons and Special Needs Housing	Code Assessable whether or not part of a mixed use development and if building height is 14 metres or less <b><i>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</i></b>
Apartment Building	Code Assessable whether or not part of a mixed use development and if building height is 14 metres or less <b><i>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</i></b>
Multiple dwelling <b><i>[was impact assessable. As envisaged in the precinct and occurring as part of a master planned community, code assessment is considered appropriate]</i></b>	Code Assessable if the building height is 14 metres or less  Assessment criteria: <ul style="list-style-type: none"> <li>- District Centre Precinct Code</li> <li>- Access and Parking Code</li> <li>- Centre Design Code*</li> <li>- Erosion Prevention and Sediment Control Code</li> <li>- Excavation and Fill Code</li> <li>- Infrastructure Works Code</li> <li>- Landscape Code</li> <li>- Multiple Dwelling Code*</li> <li>- Stormwater Management Code*</li> </ul>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As parks may be envisaged in the precinct, self-</i></b>

Use	Variation
	<b>assessment is considered suitable where meeting the identified acceptable solutions]</b> Code Assessable if not self-assessable
Service Industry	Code Assessable if 500m <sup>2</sup> or less gross floor area <b>[was impact assessable if over 100sqm, variation to 500sqm enables a range of uses considered suitable to service the new Shoreline community]</b>
Shop	Code Assessable if 6,000 m <sup>2</sup> or less gross floor area and where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town Centre Core Precinct exceeding 6,000 m <sup>2</sup> GFA, otherwise impact assessable <b>[in concert with the variation to the defined use “Shop” in Part 9, Schedule 3 to exclude a Discount Department Store use from the definition, this variation is intended to ensure that the Overall Outcome for the Shoreline Town Centre Core Precinct is achieved, i.e. higher order retail facilities are intended to be limited to a full line supermarket]</b>
Telecommunications Facility	Impact Assessable <b>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</b>
Vehicle Parking Station	Code Assessable whether or not part of a mixed use development <b>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</b>

### 3.2.2 Proposed Variations to the District Centre Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Town Centre Core Precinct Table of Assessment

Other Development	Variation
Retaining Wall	Development deleted from Table of Assessment <b>[this matter adequately dealt with by QDC and existing Excavation and Fill Code]</b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b>[not a matter able to be regulated by a planning scheme]</b>

### 3.2.3 Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises<sup>1</sup>

Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Apartment Building Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<sup>1</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.29</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.30</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<b>Bulky Goods Showroom</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Caretakers Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Caretakers Dwelling Code</li> <li>■ Centre Design Code*</li> </ul>
<b>Child Care Centre</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Child Care Centre Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Commercial Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■</li> <li>■</li> <li>■</li> </ul>



		<ul style="list-style-type: none"> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Community Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Drive Through Restaurant</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Drive Through Restaurant Code *</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Education Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Emergency Services</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Estate Sales Office Code*</li> </ul>
<b>Funeral Parlour</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Health Care Centre</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> </ul>

	<p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul>
<b>Indoor Recreation Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Minor Utility</b>	<p><u>Exempt</u></p>	
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions in section 8.5.4 of the Development Near</li> </ul>

	column 3  <u>Code Assessable</u> If not self-assessable	Underground Infrastructure Code <ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Passenger Terminal</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Place of Worship</b>	<u>Impact Assessable</u>	
<b>Refreshment Establishment</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Retail Warehouse</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>

		<ul style="list-style-type: none"> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Road</b>	<u>Exempt</u>	
<b>Service Industry</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If 500m<sup>2</sup> or less of gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Shop</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If</p> <ol style="list-style-type: none"> <li>(1) Not self-assessable;</li> <li>(2) 6,000 m<sup>2</sup> or less of gross floor area; and</li> <li>(3) Where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town Centre Core Precinct exceeding 6,000 m<sup>2</sup> GFA.</li> </ol> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Temporary Use</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Temporary Use Code</li> </ul>
<b>Tourist Accommodation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Tourist Accommodation Code *</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Utility Installation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Vehicle Parking Station</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Veterinary Surgery</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses</b>	<u>Impact Assessable</u>	

### 3.2.4 Shoreline Town Centre Core Precinct - Table of Assessment for Other Development not associated with a Material Change of Use<sup>2</sup>

Shoreline Town Centre Core Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.31</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.32</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by -</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building works <sup>4.33</sup>  <u>Self-Assessable</u> If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>2</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.31</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.32</sup> Whether or not having a Community Management Statement.

<sup>4.33</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.



## Shoreline Town Centre Core Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.31</sup></b>	<b>Assessment Criteria</b>
	<u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Works for -</b>		
<b>Excavation and Fill</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>All other development not listed in column 1</b>	<u>Exempt</u>	

### 3.3 SHORELINE TOWN CENTRE FRAME PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Medium Density Residential Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Frame Precinct Tables of Assessment.

For information, variations to the Medium Density Residential Zone Code to create the Shoreline Town Centre Frame Precinct Tables of Assessment are identified below at sections 3.3.1 and 3.3.2.

The Shoreline Town Centre Frame Precinct Tables of Assessment are included at section 3.3.3 and 3.3.4.

Note, all land included in the Town Centre Frame Precinct is taken to be included in the MDR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Medium Density Residential Zone – MDR1 sub-area, unless varied by this POD.

The Town Centre Frame Precinct contains Sub-area 1 defined as the land between 100m south of the northern boundary of Lot 1 RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830, as depicted on the Shoreline Precinct Plan.

#### 3.3.1 Proposed Variations to the Medium Density Residential Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Town Centre Frame Precinct Table of Assessment

Use	Variation
Any use where references are made to sub-areas other than MDR1 and or where height in accordance with Table 2 is specified	References to other than MDR1 removed Code Assessable if the building height is 14 metres or less <b><i>[Table 2 has a variety of different height limits for code assessment; remove reference to Table 2 and specify 14 metres as standard]</i></b>
Apartment Building	Impact Assessable <b><i>[was code assessable]</i></b>
Bed and Breakfast	The Self-Assessable and Code Assessable criteria specified apply in the precinct (i.e. remains self/code assessable despite being assessed as if located in MDR1) <b><i>[Bed and Breakfast is self/code assessable in portions of this zone in the planning scheme, but is impact assessable in MDR1. As the use is appropriate in the precinct, self/code assessment is considered suitable]</i></b>
Commercial Office Health Care Centre Refreshment Establishment Shop	Self-Assessable if complying with the Acceptable Solutions in section 8.2.4 of the Centre Activity Code* and Code Assessable where part of a mixed use development <b><i>[These uses are self-assessable/code assessable in MDR3 in the planning scheme, but not in MDR 1. These are the types of uses envisaged to occur in mixed use development in the precinct. As such self assessment/code assessment is considered suitable]</i></b>
Dual Occupancy	Code Assessable (i.e. remains code assessable despite being assessed as if located in MDR1) if: (a) located on a premises that is 700m <sup>2</sup> or more in area and has a frontage of 20m or more;

Use	Variation
	(b) any built to boundary wall is 9 metres or less in total length, is 3 metres or less in height and does not have windows or doors. <b><i>[Dual occupancy is code assessable in portions of this zone in the planning scheme, but is impact assessable in MDR1. As the use is envisaged in the precinct, code assessment is considered suitable]</i></b>
Dwelling House	Exempt – except where in sub-area 1 <b><i>[Other than in this sub-area, a Dwelling House can be adequately regulated by the Queensland Development Code]</i></b> Self-assessable if in sub-area 1 to be assessed against the Building Design code To Reduce Biting Insect Nuisance <b><i>[This sub-area and code was introduced to ensure buildings for detached dwellings are designed to reduce the influence of biting insects within a 100m of bushland and conservation areas contained in Lot 1 on RP133830]</i></b>
Education Facility	Requirement for use to be part of a mixed use development for code assessment removed
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As pocket parks may be envisaged in the precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</i></b> Code Assessable if not self-assessable
Shop	Code Assessable if 250m <sup>2</sup> or less gross floor area <b><i>[was impact assessable above 200 m<sup>2</sup> of gross floor area. As the creation of such a facility is envisaged in the Master Plan, a slightly higher threshold for impact assessment is considered suitable]</i></b>
Telecommunications Facility	Impact Assessable <b><i>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</i></b>

### 3.3.2 Proposed Variations to the Medium Density Residential Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Town Centre Frame Precinct Table of Assessment

Other Development	Variation
On-site raising or relocating of an existing dwelling unit; Private Tennis Court; and Retaining Wall	Development deleted from Table of Assessment <b><i>[this matter adequately dealt with by the Queensland Development Code and existing Excavation and Fill Code]</i></b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b><i>[not a matter able to be regulated by a planning scheme]</i></b>

### 3.3.3 Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises<sup>3</sup>

The Town Centre Frame Precinct contains sub-area 1 defined as the land between 100m south of the northern boundary of Lot 1 on RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830.

#### Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<u>Code Assessable</u> If the building height is 14 metres or less  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<u>Impact Assessable</u>	
<b>Bed and Breakfast</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Bed and Breakfast Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> </ul>
<b>Caretakers Dwelling</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>

<sup>3</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.114</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.115</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Commercial Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>(1) The use is undertaken as part of a mixed use development; (2) Having 400m<sup>2</sup> or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Dual Occupancy</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that - (a) is 700m<sup>2</sup> or more in area; (b) has a frontage of 20 metres or more;</p> <p>(2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less; and</p> <p>(3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; and (c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Dual Occupancy Code *</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Dwelling House</b>	<p><u>Exempt</u> Where not in sub-area 1</p> <p><u>Self-Assessable</u> If in sub-area 1</p>	<ul style="list-style-type: none"> <li>■ Building Design Code To Reduce Biting Insect Nuisance</li> </ul>
<b>Education Facility</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>
<b>Health Care Centre</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions in column 3</p> <p><u>Code Assessable</u> If not self-assessable and the use is undertaken as part of a mixed use development</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul>
<b>Indoor Recreation Facility</b>	<p><u>Code Assessable</u> If the use is undertaken as part of a mixed use development</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	
<b>Mobile Home Park</b>	<u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Mobile Home Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that -</p> <p style="padding-left: 40px;">(a) is 800m<sup>2</sup> or more in area;</p> <p style="padding-left: 40px;">(b) has a frontage of 20 metres or more; and</p> <p>(2) The building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Outdoor Recreation</b>		<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
	<u>Impact Assessable</u>	Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<b>Park</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	■ Acceptable Solutions in section 6.20.4 of the Park Code* ■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code  ■ Shoreline Town Centre Frame Precinct Code ■ Park Code* ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<b>Refreshment Establishment</b>	<u>Self-Assessable -</u> If complying with the assessment criteria being the acceptable solutions in column 3  <u>Code Assessable</u> If -  (1) The use is undertaken as part of a mixed use development; (2) Having 400m <sup>2</sup> or less gross floor area  Otherwise - <u>Impact Assessable</u>	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*  ■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<b>Road</b>	<u>Exempt</u>	
<b>Shop</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u>	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*



**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
	If -  (1) The use is undertaken as part of a mixed use development; (2) Having less than 250m <sup>2</sup> gross floor area  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Telecommunications Facility</b>	<u>Impact Assessable</u>	■
<b>Tourist Accommodation</b>	<u>Code Assessable</u> If the building height does not exceed 14 metres  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Tourist Accommodation Code *</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Utility Installation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</b>	<u>Impact Assessable</u>	

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

### 3.3.4 Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>4</sup>

Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.117</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.118</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by –</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.119</sup>  <u>Self-Assessable</u> If -	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>4</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.117</sup> See Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.118</sup> Whether or not having a Community Management Statement.

<sup>4.119</sup> See Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work

## Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.117</sup></b>	<b>Assessment Criteria</b>
	(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>■ Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.117</sup>	Assessment Criteria
Private Waterfront Structure	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
All other development not listed in column 1	<u>Exempt</u>	

### 3.4 SHORELINE RESIDENTIAL PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Urban Residential Zone in the RPS V6.2 have been used to create unique Shoreline Residential Precinct Tables of Assessment.

For information, variations to the Urban Residential Zone Code used to create the Shoreline Residential Precinct Tables of Assessment are identified below at sections 3.4.1 and 3.4.2.

The Shoreline Residential Precinct Tables of Assessment are included at sections 3.4.3 and 3.4.4.

All land included in the Shoreline Residential Precinct is taken to be included in the UR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Urban Residential Zone – UR1 sub-area, unless varied by this POD.

The Residential Precinct contains sub-area 1, being that land within 100m of the vegetation mapped as A2 on the Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 dated 15 September 2014, as depicted on the Shoreline Precinct Plan.

#### 3.4.1 Proposed Variations to the Urban Residential Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Residential Precinct Table of Assessment

Use	Variation
All	Any use where height of 8.5 metres or less above ground level and 2 storeys or less, is specified is changed to 9.5 metres <b><i>[The RPSV6.2 has 8.5m / 2 storey height limit for code assessment – the height has been increased to 9.5 metres to be consistent with the approach recently adopted by Brisbane City Council]</i></b> References to Sub-areas other than UR1 deleted.
Apartment Building	Code Assessable if – (a) Within 250 metres of the Tourism and Recreation Activity Area and the building height is: - 14 metres or less above ground level; - 3 storey or less; (b) The premises is:- - 800 m <sup>2</sup> or more in area; - has a frontage of 20 metres or more.  Otherwise impact assessable <b><i>[This variation provides for the opportunity for this form of development to support the identified Shoreline Tourism and Recreation Activity Areas]</i></b>
Display Dwelling	Self-assessable provision included where complying with the acceptable solutions for self assessment in the relevant use code
Dual Occupancy	Code Assessable if: (a) located on a premises that is 700m <sup>2</sup> or more in area and has a frontage of 20m or more; (b) any built to boundary wall is 9 metres or less in total length, is 3 metres or less in height and does not have windows or doors. <b><i>[A dual occupancy is code assessable where minimum 800sqm site area and 20 frontage and meeting BTB wall requirements. If not meeting these criteria it becomes impact assessable. Propose above alternate criteria]</i></b>

Use	Variation
Dwelling House	Exempt –except where in sub-area 1 <b>[Other than in sub-area 1, Dwelling House can be adequately regulated by the Queensland Development Code]</b> Self-assessable if in sub-area 1 to be assessed against the Building Design Code To Reduce Biting Insect Nuisance <b>[This sub-area and code was introduced to ensure buildings for detached dwellings are designed to reduce the influence of biting insects within a 100m of bushland conservation areas]</b>
Multiple dwelling	Code Assessable if – (a) Within 250 metres of the Tourism and Recreation Activity Area is: - 14 metres or less above ground level; - 3 storeys or less; and (b) The premises: - is 800 m <sup>2</sup> or more in area; - has a frontage of 20 metres or more.  Otherwise impact assessable <b>[This variation provides for the opportunity for this form of development to support the identified Shoreline Tourism and Recreation Activity Areas]</b>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b>[was code assessable if park works were not being undertaken by local government / not on local government land. As local parks are envisaged in the Structure Plan within the residential precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</b> Code Assessable if not self-assessable.
Telecommunications Facility	Impact Assessable <b>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</b>

### 3.4.2 Proposed Variations to the Urban Residential Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Residential Precinct Table of Assessment

Other Development	Variation
On-site raising or relocating of an existing dwelling unit; Private Tennis Court; and Retaining Wall	Development deleted from Table of Assessment <b>[these matters adequately dealt with by QDC and existing Excavation and Fill Code]</b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b>[not a matter able to be regulated by a planning scheme]</b>

### 3.4.3 Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises<sup>5</sup>

Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<p><u>Code Assessable</u> If –</p> <p>(1) the building height is 9.5 metres or less above ground level;</p> <p>(2) 2 storeys or less</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<p><u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area and the building height is –</p> <p>(1) 14 metres or less above ground level;</p> <p>(2) 3 storeys or less;</p> <p>(3) The premises is –</p> <p>(a) 800 m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more.</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Apartment Building Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Bed and Breakfast</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Bed and Breakfast Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> </ul>
<b>Caretakers Dwelling</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>

<sup>5</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.199</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.200</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.



## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
<b>Use<sup>4.199</sup></b>	<b>Level of Assessment<sup>4.200</sup></b>	<b>Assessment Criteria</b>
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Dual Occupancy</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that -            (a) is 700m<sup>2</sup> or more in area;            (b) has a frontage of 20 metres or more;</p> <p>(2) The building height is -            (a) 9.5 metres or less above ground level;            (b) 2 storey or less;</p> <p>(3) Any built to boundary wall -            (a) is 9 metres or less in total length;            (b) is 3 metres or less in height;            (c) does not have windows or doors.</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Dual Occupancy Code *</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Dwelling House</b>	<p><u>Exempt</u> Where not in sub-area 1</p> <p><u>Self-Assessable</u> If in sub-area 1</p>	<ul style="list-style-type: none"> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
<b>Use<sup>4.199</sup></b>	<b>Level of Assessment<sup>4.200</sup></b>	<b>Assessment Criteria</b>
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul> <p>And where being carried out in a Domestic Outbuilding -</p> <ul style="list-style-type: none"> <li>■ Domestic Outbuilding Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area and the building height is -</p> <ul style="list-style-type: none"> <li>(1) 14 metres or less above ground level;</li> <li>(2) 3 storeys or less; and</li> <li>(3) The premises is -               <ul style="list-style-type: none"> <li>(a) 800 m<sup>2</sup> or more in area;</li> <li>(b) has a frontage of 20 metres or more.</li> </ul> </li> </ul> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
Road	<u>Exempt</u>	
Telecommunications Facility	<u>Impact Assessable</u>	
Utility Installation	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
Defined uses not listed in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

### 3.4.4 Shoreline Residential Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>6</sup>

Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.203</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by –</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.204</sup>  <u>Self-Assessable</u> If -  (1) Not exempt; (2) Complying with the	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>6</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a RPS code varied by this POD, that code is identified by an asterisk.

<sup>4.202</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.203</sup> Whether or not having a Community Management Statement.

<sup>4.204</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.

## Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.202</sup></b>	<b>Assessment Criteria</b>
	<p>assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>■ Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1)(b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria
Private Waterfront Structure	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
All other development not listed in column 1	<u>Exempt</u>	

### 3.5 SHORELINE OPEN SPACE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Open Space Zone in the RPS V6.2 have been used to create unique Shoreline Open Space Precinct Tables of Assessment.

For information, variations to the Open Space Zone Code used to create the Shoreline Open Space Precinct Tables of Assessment are identified at sections 3.5.1 and 3.5.2.

The Shoreline Open Space Precinct Tables of Assessment are included at sections 3.5.3 and 3.5.4.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Open Space Zone, unless varied by this POD.

#### 3.5.1 Proposed Variations to the Open Space Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Open Space Precinct Table of Assessment

Use	Variation
Various	Provide for exemption if use undertaken by Redland City Council
Estate Sales Office	Self-Assessable if complying with Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*, Code assessable otherwise <b><i>[was impact assessable, this use is temporary and provides the opportunity for reuse of the estate sales office for other use other than dwelling]</i></b>
Outdoor Recreation Facility	Code Assessable <b><i>[was impact assessable if the facilities were not being undertaken by local government / on local government land. As the creation of such facilities is envisaged in the Structure Plan and supports the desired outcomes for use of open space, code assessment is considered suitable]</i></b>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As parks are envisaged in the Structure Plan within the open space precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</i></b> Code Assessable if not self-assessable
Refreshment Establishment	Code Assessable if 150m <sup>2</sup> or less gross floor area <b><i>[was impact assessable above 100 m<sup>2</sup> of gross floor area. As the creation of such facilities is envisaged in the Structure Plan and supports the desired outcomes for use of open space, a slightly higher threshold for impact assessment is considered suitable]</i></b>
Telecommunications Facility	Impact Assessable <b><i>[was self-assessable and impact assessable, however, considering the amenity impacts on such facilities, impact assessment is considered a more appropriate level of assessment]</i></b>
Tourist Park	Impact Assessable <b><i>[was code assessable if on land controlled by the local government and on North Stradbroke Island]</i></b>

### 3.5.2 Proposed Variations to the Open Space Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Open Space Precinct Table of Assessment

Other Development	Variation
Creating lots by subdividing another lot by Standard Format Plan	Code Assessable <i>[was impact assessable if not being undertaken by local government. As subdivision to create the desired open spaces within the site will occur in accordance with the Structure Plan, code assessment is considered suitable]</i>
Domestic Outbuilding On-site raising or relocating of an existing dwelling unit Private Tennis Court Retaining Wall	Removed from Table of Assessment <i>[these matters adequately dealt with by QDC and the existing Excavation and Fill Code]</i>



### 3.5.3 Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises<sup>7</sup>

Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.131</sup>	Level of Assessment <sup>4.132</sup>	Assessment Criteria
<b>Caretakers Dwelling</b>	<u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>
<b>Community Facility</b>	<u>Exempt</u> If undertaken by Redland City Council  <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Emergency Services</b>	<u>Exempt</u> If undertaken by Redland City Council  <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Estate Sales Office</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	

<sup>7</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.131</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.132</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

### Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.131</sup>	Level of Assessment <sup>4.132</sup>	Assessment Criteria
<b>Outdoor Recreation Facility</b>	<p><u>Exempt</u> If undertaken by Redland City Council</p> <p><u>Code Assessable</u> If not exempt</p>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Refreshment Establishment</b>	<p><u>Exempt</u> If undertaken by Redland City Council</p> <p><u>Code Assessable</u> If not exempt and 150m<sup>2</sup> or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Road</b>	<u>Exempt</u>	
<b>Telecommunications Facility</b>	<u>Impact Assessable</u>	

**Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises**

<b>column 1</b>	<b>column 2</b>	<b>column 3</b>
<b>Use<sup>4.131</sup></b>	<b>Level of Assessment<sup>4.132</sup></b>	<b>Assessment Criteria</b>
<b>Temporary Use</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code</li> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Temporary Use Code</li> </ul>
<b>Tourist Park</b>	<u>Impact Assessable</u>	
<b>Utility Installation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</b>	<u>Impact Assessable</u>	
<b>Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses</b>	<u>Impact Assessable</u>	

### 3.5.4 Shoreline Open Space Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>8</sup>

Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.134</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.135</sup></b>	<u>Code Assessable</u> If being undertaken by the local government  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by -</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.136</sup>  <u>Self-Assessable</u> If -  (1) Not exempt; (2) Complying with the assessment criteria	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>8</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.134</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.135</sup> Whether or not having a Community Management Statement.

<sup>4.136</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.

## Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.134</sup></b>	<b>Assessment Criteria</b>
	<p>being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>Erosion Prevention and Sediment Control Code</li> <li>Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>Reconfiguration Code*</li> <li>Access and Parking Code</li> <li>Development Near Underground Infrastructure</li> <li>Erosion Prevention and Sediment Control Code</li> <li>Excavation and Fill Code</li> <li>Infrastructure Works Code</li> <li>Landscape Code</li> <li>Stormwater Management Code*</li> </ul>

## Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.134</sup>	Assessment Criteria
<b>Private Waterfront Structures</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>All other development not listed in column 1</b>	<u>Exempt</u>	

## 4. PRECINCT CODES

### 4.1 SHORELINE TOWN CENTRE CORE PRECINCT

#### 4.1.1 Introduction

The District Centre Zone Code has been amended to create the unique Shoreline Town Centre Core Precinct Code. For information, the Overall Outcomes of the District Centre Zone Code have been varied by the application of the following additional Overall Outcomes:

- Development contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.
- Development creates a compact, medium density centre, comprising retail uses (e.g. supermarket and shops) and commercial/service uses (e.g. commercial/business space, entertainment and leisure facilities, restaurants, bars, cafes, community uses, service facilities).
- Development built form is predominantly 3 storeys.
- Residential development provides for higher density living.

Further, the Specific Outcomes and Probable Solutions of the District Centre Zone Code have been varied by the application of the following provisions:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i>
P2.3 (2) <i>[requires setback of 3m/half height of building where side/rear boundary adjoins a residential zone]</i>	Applies only where a rear and/or side boundary adjoins a residential zone not in the Town Centre Frame Precinct. <i>[previously applied to any residential zone – as the Town Centre Frame Precinct is intended for medium density development (and some mix of uses) the setbacks at boundary that were designed for where interfacing with lower density residential are not relevant]</i>

#### 4.1.2 Compliance with Shoreline Town Centre Core Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.1.4 complies with the Shoreline Town Centre Core Precinct Code.

##### Editor's Note –

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Town Centre Core Precinct Code –

- Planning Scheme Policy 5 – Environmental Emissions;
- Planning Scheme Policy 9 – Infrastructure Works;
- Planning Scheme Policy 12 – Social and Economic Impact Assessment.

### 4.1.3 Overall Outcomes for Shoreline Town Centre Core Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Core Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Core Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

#### (a) Uses and Other Development

Provide for a range of uses that -

- a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
- b. meet demonstrated community needs to serve a district sized catchment;
- c. includes supermarkets, specialty stores, commercial activities and community services;
- d. provides employment opportunities;
- e. provide a focus for community interaction and activity;
- f. are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct;
- g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
- h. contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.

Provide for a limited range of residential and tourist accommodation uses that -

- a. contribute to the economic and social vitality of the centre;
- b. maximise accessibility for a residential and tourist population to services, facilities and employment;
- c. are designed and integrated as part of a mixed use development.

#### (b) Built Form and Density

- (i) The scale of uses and other development achieve a high standard of built form and urban design that -
  - a. reinforce a "sense of place";
  - b. maintain a mid-rise integrated development appearance;
  - c. limit the impact of over shadowing on public and civic places;
  - d. contribute to an attractive streetscape along all road frontages;
  - e. ensure a high level of physical and visual interaction and pedestrian access at ground level;
  - f. is predominantly 3 storeys in height.
- (ii) Development creates a compact, medium density centre, comprising retail uses (e.g. supermarkets and shops) and commercial/service uses (e.g. commercial/business space,



entertainment and leisure facilities, restaurants, bars, cafes, community uses and service facilities). Higher order retail activities (e.g. discount department store) are not envisaged.

- (iii) The density of uses and other development -
  - a. maximise the coherent and efficient use of land;
  - b. do not overwhelm or dominate the centre or adjacent precincts;
  - c. provides areas for public places, landscaping and streetscape works;
  - d. for residential development, provides for higher density living.

(c) Amenity

- (i) Uses and other development achieve a high standard of centre amenity by -
  - a. ensuring car parking and servicing areas are discretely located and do not visually dominate the centre;
  - b. ensuring residential and tourist accommodation uses have access to natural light and ventilation, privacy and private and communal open space;
  - c. protecting and enhancing places of cultural significance and streetscape value;
  - d. providing high quality useable public and civic places within and external to the built form;
  - e. providing a high quality landscape and streetscape setting that complements the large scale nature of the built form and recognises the centre function;
  - f. mitigating impacts associated with light, noise, air and traffic.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- g. minimising the need for excavation and fill;
- h. protecting the site from erosion;
- i. incorporating best practice stormwater management and water quality;
- j. maximising the use of planting species that are native to the area.

(e) Infrastructure

Uses and other development -

- k. maximise the efficient use of existing infrastructure;
- l. provide for the planned extension of infrastructure in an orderly and cost effective manner.

Uses and other development are serviced by infrastructure including -

- m. reticulated water;
- n. reticulated sewerage;
- o. stormwater drainage;
- p. constructed road access;
- q. energy;
- r. telecommunications,
- s. waste and recycling collection.

Uses and other development reinforce a legible, integrated, efficient, safe and attractive movement network that -

- t. incorporate a full range of movement modes and facilities including public transport, passenger vehicles, walking and cycling;

- u. provide pedestrian, cycle and vehicle connectivity and ease of mobility within the centre and with surrounding neighbourhoods, and public transport stops, stations and interchanges;
- v. minimise conflicts between traffic using the centre and through traffic and between pedestrians, cyclists and vehicles;
- w. maximise opportunities for the provision of pedestrian and cycle paths throughout the centre.

#### 4.1.4 Specific Outcome and Probable Solutions applicable to Assessable Development<sup>9</sup>

<b>Shoreline Town Centre Core Precinct Code Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<u>Uses and Other Development -</u>			
<b>S1.1</b>	(1) The precinct provides for a range of centre uses that - <ul style="list-style-type: none"> <li>(a) enhance and protect the role and function of the City's network of centres;</li> <li>(b) meet demonstrated community needs to service a catchment of up to 10,000 people;</li> <li>(c) includes up to 6,000 m<sup>2</sup> of retail space including supermarkets and up to 6,000 m<sup>2</sup> of commercial uses, including specialty stores, commercial activities and community services.</li> </ul>	<b>P1.1</b>	(1) No probable solution identified.
<b>S1.2</b>	Residential and tourist accommodation uses are designed and ensure the maintenance of active street frontages at ground level.	<b>P1.2</b>	No probable solution identified.
<u>Built Form and Density -</u>			
<b>S2.1</b>	(1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre; (2) Where a use proposes a building height greater than an existing dwelling unit in the adjoining Town Centre Frame Precinct, site layout and building design	<b>P2.1</b>	(1) Building or structure height is 14 metres or less above ground level; (2) No probable solution identified.

<sup>9</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

**Shoreline Town Centre Core Precinct Code**  
**Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S2.2</b>	<p>minimises any potential impacts of overshadowing and loss of privacy.</p> <p>(1) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by -</p> <p>(a) ensuring adequate areas are available for high quality landscaping and streetscape treatments;</p> <p>(b) providing areas for integrated car parking and servicing functions.</p>	<b>P2.2</b>	<p>(1) No probable solution identified.</p>
<b>S2.3</b>	<p>(1) Front setbacks are consistent with the desired streetscape for that part of the centre and provide a generous covered pedestrian environment;</p> <p>(2) Side and rear set backs -</p> <p>(a) maintain privacy, breezes and solar access to adjoining residential area;</p> <p>(b) provide areas for service functions such as car parking;</p> <p>(c) provide areas for landscaping and streetscape treatments;</p> <p>(3) Where the land backs onto a residential area included in the Shoreline Town Centre Frame Precinct across a street, high quality streetscape treatments, including landscaped buffers, are provided along the whole of the rear frontage.</p>	<b>P2.3</b>	<p>(1) No probable solution identified;</p> <p>(2) Where a rear and/or side boundary adjoins a residential area included in the Shoreline Town Centre Frame Precinct -</p> <p>(a) the building setback from the boundary is a minimum of 3 metres or half the height of the building at that point, whichever is greater;</p> <p>(b) this boundary is landscaped with trees that are capable of growing to above the height of the eaves of building within 5 years of planting;</p> <p>(c) is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary;</p> <p>(3) No probable solution identified.</p>
<b>S2.4</b>	<p>Residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities within the centre.</p>	<b>P2.4</b>	<p>Residential development achieves a density of up to 50 dwellings per hectare.</p>

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.5</b>	(1) Building design and layout incorporates architectural elements that - <ul style="list-style-type: none"> <li>(a) reinforce a high quality centre environment;</li> <li>(b) exhibit a high degree of interest through the use of colour, angles, materials and shadows;</li> <li>(c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages;</li> <li>(d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining precinct;</li> <li>(e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement;</li> <li>(f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets;</li> <li>(g) incorporate covered pedestrian walkways and a covered pedestrian spine that will provides direct access to shops and civic areas and links all areas of the centre;</li> <li>(h) ensure high levels of physical and visual interaction and pedestrian access at ground level.</li> </ul>	<b>P2.5</b>	No probable solution identified.
<b>S3.1</b>	<u>Amenity</u> High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre.	<b>P3.1</b>	No probable solution identified.
<b>S3.2</b>	Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct.	<b>P3.2</b>	No probable solution identified.

**Shoreline Town Centre Core Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S3.3</b>	(1) Residential and tourist accommodation uses are capable of receiving solar access; (2) Building design maintains solar access to the habitable rooms and private open space areas of adjoining residential areas.	<b>P3.3</b>	(1) No probable solution identified; (2) No probable solution identified.
<b>S3.4</b>	(1) Residential and tourist accommodation uses maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent residential uses either within or adjoining the development; (b) separating noise generating areas from sleeping areas.	<b>P3.4</b>	(1) No probable solution identified.
<b>S3.5</b>	(1) Residential and tourist accommodation uses ensure, private and communal open space areas are - (a) clearly defined for their intended user and use; (b) easily accessible from living or common areas; (c) useable in size and dimension.	<b>P3.5</b>	(1) No probable solution identified.
<b>S3.6</b>	(1) Artificial light does not result in unreasonable disturbance to any person or activity; (2) Lighting is designed to avoid spilling onto adjoining residential zones; (3) Glare and reflection of the sun are minimised through material and glazing choice.	<b>P3.6</b>	(1) No probable solution identified; (2) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (3) No probable solution identified.
<b>S3.7</b>	(1) Noise generated by the use or other development is compatible with that experienced in a centre environment; (2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or	<b>P3.7</b>	(1) No probable solution identified; (2) The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S3.8</b>	<p>the development adjoins a residential area, non-residential uses are located, and designed to ameliorate noise impacts.</p> <p>Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment.</p>	<b>P3.8</b>	<p>No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p>
<b>S3.9</b>	<p>(1) Uses and other development reinforce the maintenance of high standard of centre amenity by -</p> <p>(a) locating air conditioning units and/or refrigeration units so that they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises;</p> <p>(b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape.</p>	<b>P3.9</b>	<p>(1) No probable solution identified.</p>
<b>S3.10</b>	<p>(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being -</p> <p>(a) orientated towards the street to provide opportunities for casual surveillance of public and civic places;</p> <p>(b) designed and well lit to ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths.</p>	<b>P3.10</b>	<p>(1) No probable solution identified.</p>
<b>S4.1</b>	<p><u>Environment -</u></p> <p>(2) Uses and other developments are consistent with the effective protection of environmental values from</p>	<b>P4.1</b>	<p>No probable solution identified.</p>

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S4.2</b>	<p>external impacts including -</p> <ul style="list-style-type: none"> <li>(a) stormwater run-off;</li> <li>(b) water quality;</li> <li>(c) erosion and sediment run-off;</li> <li>(d) pollution control.</li> </ul> <p>Uses and other development are designed to minimise the need for excavation and fill.</p>	<b>P4.2</b>	<p>No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 6 - Excavations and Fill Code for assessment criteria where the site requires earthworks.</p>
<b>S4.3</b>	<p>(1) Landscaping is designed to -</p> <ul style="list-style-type: none"> <li>(a) incorporate plant species that are native to the local area;</li> <li>(b) recognise and enhance the landscape and streetscape character of the centre;</li> <li>(c) incorporate landscaping as a component of the stormwater management system.</li> </ul>	<b>P4.3</b>	<p>(1) Species used for landscaping are selected from the native plants listed in -</p> <ul style="list-style-type: none"> <li>(a) Vegetation Enhancement Strategy;</li> <li>(b) Part 9 Schedule 9 - Street Trees where within the road reserve.</li> </ul> <p><b>Editor's Note -</b></p> <p>For additional assessment criteria refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul>
<b>S5.1</b>	<p><u>Infrastructure</u></p> <p>Infrastructure is provided to be readily integrated with existing systems and facilitate the orderly provision of future systems.</p>	<b>P5.1</b>	<p>No probable solutions identified.</p>
<b>S5.2</b>	<p>Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre.</p>	<b>P5.2</b>	<p>No probable solution identified.</p>
<b>S5.3</b>	<p>(1) All uses and other development are serviced by infrastructure, including -</p> <ul style="list-style-type: none"> <li>(a) reticulated water;</li> <li>(b) reticulated sewerage;</li> <li>(c) stormwater drainage;</li> <li>(d) constructed road access;</li> <li>(e) energy;</li> <li>(f) telecommunications;</li> <li>(g) waste and recycling</li> </ul>	<b>P5.3</b>	<p>(1) No probable solution identified.</p>

**Shoreline Town Centre Core Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S5.4</b>	<p>collection facilities.</p> <p>(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by -</p> <p>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</p> <p>(b) screening waste and recycling container storage areas from view;</p> <p>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;</p> <p>(2) Uses and other development -</p> <p>(a) provide safe and efficient manoeuvring for waste collection vehicles;</p> <p>(b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;</p> <p>(c) ensure sufficient vertical clearance for container servicing;</p> <p>(d) ensure unobstructed access to containers by collection vehicles;</p> <p>(3) Waste and recycling storage is designed and located to -</p> <p>(a) provide adequate container volume to contain the waste and recyclables;</p> <p>(b) provide recycle containers in an equivalent or greater volume to waste containers;</p> <p>(c) provide a dedicated waste and recycling container storage area that is convenient and safe to use;</p> <p>(d) ensure containers are located on impermeable surfaces.</p>	<b>P5.4</b>	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.</p> <p>Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.</p> </div>
<b>S5.5</b>	<p>(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport</p>	<b>P5.5</b>	<p>(1) No probable solution identified.</p>



**Shoreline Town Centre Core Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S5.6</b>	<p>passengers, pedestrians and cyclists by providing -</p> <ul style="list-style-type: none"> <li>(a) links to public transport routes, stops and interchanges in the most accessible and convenient locations to maximise their use;</li> <li>(b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods;</li> <li>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.</li> </ul> <p>(1) Opportunities for cycling as a modal choice for employees and customers are provided through -</p> <ul style="list-style-type: none"> <li>(a) clearly defined on-site paths and facilities;</li> <li>(b) secure cycle storage areas, and facilities including showers and lockers for employees;</li> <li>(c) provision of cycle racks for customers.</li> </ul>	<b>P5.6</b>	<p>(1) Cycling facilities include -</p> <ul style="list-style-type: none"> <li>(a) On-site bicycle facilities that are designed and constructed in accordance with <i>AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles</i>;</li> <li>(b) the following for employees - 1 bicycle space per 200m<sup>2</sup> of gross floor area; 1 personal locker per 2 bicycle parking spaces; 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or 1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required;</li> <li>(c) 1 bicycle space per 200m<sup>2</sup> of gross floor area of customers, up to a maximum of 10 spaces.</li> </ul>
<b>S5.7</b>	<p>(1) The design and layout of vehicular access, parking facilities and service delivery areas are -</p> <ul style="list-style-type: none"> <li>(a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas;</li> <li>(b) located and designed to minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles;</li> </ul>	<b>P5.7</b>	<p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.</li> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.</li> </ul> </div>

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S5.8</b>	(c) located to maintain a high quality built form and streetscape from along all road frontages; (d) located to provide for integrated car parking and service delivery areas.  Community infrastructure is able to function effectively during and immediately after flood events.	<b>P5.8</b>	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 years ARI)
Police facilities	0.5% (1 in 200 years ARI)
Hospitals and associated facilities	0.2% (1 in 500 years ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 years ARI)
Power stations	0.2% (1 in 500 years ARI)
Major switch yards	0.2% (1 in 500 years ARI)
Substations	0.5% (1 in 200 years ARI)
Sewerage treatment plants	1% (1 in 100 years ARI)
Water treatment plants	0.5% (1 in 200 years ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	No specific recommended flood level by development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

**Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

## 4.2 TOWN CENTRE FRAME PRECINCT

### 4.2.1 Introduction

The Medium Density Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.

The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct.

The Town Centre Frame Precinct also contains sub-area 1, defined as the land between 100m south of the northern boundary of Lot 1 on RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830, as depicted on the Shoreline Precinct Plan.

For information, the Overall Outcomes of the Medium Density Residential Zone Code have been varied by the application of the following additional Overall Outcomes:

- Development contains a wide choice of medium to low density residential development, including other residential development such as temporary accommodation and retirement living.
- Opportunities for live and work dwellings and home-based businesses are accommodated.
- Opportunities for small commercial development and mixed use buildings are accommodated.
- A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

Further, the Specific Outcomes and Probable Solutions of the Medium Density Residential Zone Code have been varied by the application of the following provisions:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
P1.2 and P1.3 <b><i>[identifies intended residential uses – consider there is need to expand range to reflect precinct intent]</i></b>	The precinct is also used for: (a) home-based businesses; (b) commercial and mixed use development (c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan.
P1.5 (1) <b><i>[sets 500sqm limit on non-res in MDR1]</i></b>	Not applicable. <b><i>[ propose to remove criteria entirely]</i></b>
P2.1 <b><i>[Refers to Table 2 with multiple heights – need to set specific height for precinct]</i></b>	Building height is equal to or less than 14m and 3 storeys.
P2.2 <b><i>[limits site cover to 50%]</i></b>	Site coverage is 60% or less.
S2.4 and P2.4 (1) <b><i>[sets min lot size of</i></b>	Reference to term “larger” removed from S2.4. Reconfiguration achieves lots that are a minimum of 400m <sup>2</sup> where a Dwelling House in the Town

Outcome/Solution	Variation/Addition
1200sqm]	Centre Frame (Reduced Density) Sub-precinct and otherwise, a maximum of 500m <sup>2</sup> , 700m <sup>2</sup> where a Dual Occupancy and 800m <sup>2</sup> in other circumstances <b><i>[Lot sizes proposed are considered adequate to provide for increased density, Detached housing to be restricted to lots less than 500m<sup>2</sup> in areas outside of the Town Centre Frame (Reduced Density) Sub-precinct].</i></b>
S4.4	Additional outcome added for landscaping adjoining acoustic barriers.

## 4.2.2 Compliance with Shoreline Town Centre Frame Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.2.4 complies with the Shoreline Town Centre Frame Precinct Code.

### Editor's Note -

The following planning scheme policies will assist in achieving Specific Outcomes within the Shoreline Town Centre Frame Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

## 4.2.3. Overall Outcomes for Shoreline Town Centre Frame Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Frame Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Frame Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

Provide for a range of residential uses that -

- a. contain a wide choice of medium to low-density residential development, including other residential development such as temporary accommodation and retirement living;
- b. accommodates opportunities for live and work dwellings and home-based businesses;
- c. offers opportunities for medium density living in the Town Centre Frame Precinct and lower density;
- d. in the Town Centre Frame (Reduced Density) Sub-precinct, are predominantly low-rise, detached housing;
- e. provide a range of dwelling types that offer choice, affordability and adaptability;
- f. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;
- g. encourage opportunities for working from home.

Provide for a range of limited non-residential uses that -

- h. provide opportunities for small commercial development and mixed-use buildings;
- i. fulfill a local community need and provide opportunities for social interaction and activity;
- j. are highly accessible to the residents served;
- k. do not compromise the role and function of centres;
- l. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
- m. are located on the major road network rather than local residential streets;
- n. do not result in commercial ribbon development.

A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

#### (b) Built Form and Density

The scale of uses and other development contribute to a predominantly medium density residential built form by -

- a. Providing a range of dwelling units that are predominately mid rise;
- b. buildings are sited, and of a width, depth and bulk that are consistent with the development type and a residential streetscape.

The scale of uses and other development in the Town Centre Frame (Reduced Density) sub-precinct contribute to a predominantly low-rise built form.

The density of uses and other development -

- a. utilise land efficiently through infill development that respect existing streetscapes in established areas;
- b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the precinct.
- c. where located in the Town Centre Frame (Reduced Density) Sub-precinct form a "Transition Area" between the adjoining conventional residential areas and the higher density Town Centre Frame and Town Centre Core precincts. The Town Centre Frame (Reduced Density) Sub-precinct will have larger portions of detached housing than other areas in the Town Centre Frame which are higher density and predominantly attached housing and commercial uses.

Lot layout is climatically responsive.

Buildings incorporate a mix of materials that are responsive to local conditions and styles.

#### (c) Amenity

Uses and other development achieve a high standard of amenity by -

- a. protecting and enhancing places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy, and private and communal open space commensurate with the use;
- c. maintaining a residential streetscape through housing that actively addresses the street;
- d. contributing to high quality useable public open space that meet the needs of the community in the vicinity of the use;
- e. maintaining the safety of people and property;
- f. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

#### (d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of planting species that are native and characteristic to the area;
- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the upgrade of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water;
- e. reticulated sewerage;
- f. stormwater drainage;
- g. constructed road access;
- h. energy;
- i. telecommunications;
- j. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and movement network that -

- k. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- l. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

#### 4.2.4 Specific Outcome and Probable Solutions applicable to Assessable Development<sup>10</sup>

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S1.1</b>	<p><u>Uses and Other Development -</u></p> <p>(1) Land in proximity to centres, services and facilities and public transport is maximised for dwelling units that result in a compact housing form.</p> <p>(2) Land in the Town Centre Frame (Reduced Density) sub-precinct forms a transition area to the Residential Precincts.</p>	<b>P1.1</b>	<p>(1) The precinct is primarily utilised for -</p> <ul style="list-style-type: none"> <li>(a) multiple dwellings in the form of townhouses, villas or the like;</li> <li>(b) aged persons and special needs housing that provide a mix of dependent, semi-dependent and independent accommodation; and</li> <li>(c) apartment buildings.</li> </ul> <p>(2) The Town Centre Frame</p>

<sup>10</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

**Shoreline Town Centre Frame Precinct Code  
Assessable Development**

<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<p><b>S1.2</b></p>	<p>(1) The following uses are encouraged -</p> <ul style="list-style-type: none"> <li>(a) home-based businesses;</li> <li>(b) commercial and mixed use development; and</li> <li>(c) attached dwellings</li> </ul> <p>(2) The following uses are encouraged in the Town Centre Frame (Reduced Density) sub-precinct -</p> <ul style="list-style-type: none"> <li>(a) home-based businesses; and</li> <li>(b) dwelling houses; and</li> <li>(c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan.</li> </ul>	<p><b>P1.2</b></p>	<p>(Reduced Density) sub-precinct is primarily used for -</p> <ul style="list-style-type: none"> <li>(a) dwelling houses; and</li> <li>(b) dual occupancy.</li> </ul> <p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 6 -</p> <ul style="list-style-type: none"> <li>■ Division 1 - Aged Persons and Special Needs Housing Code*;</li> <li>■ Division 5 - Bed and Breakfast Code;</li> <li>■ Division 15 - Home Business Code;</li> </ul>
<p><b>S2.1</b></p>	<p><u>Built Form and Density -</u></p> <p>(1) The height of buildings and structures should comply with the envisioned heights as set out in P2.1;</p> <p>(2) Uses of a lesser height do not prejudice the preferred building form promoted through this precinct;</p> <p>(3) Where the Shoreline Town Centre Frame Precinct directly adjoins a precinct that requires a lesser building height - building height addresses streetscape, privacy and solar access of adjoining properties.</p>	<p><b>P2.1</b></p>	<p>(1) Building height is equal to, or less than 14m and 3 storeys;</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific assessment criteria.</p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified.</p>
<p><b>S2.2</b></p>	<p>(1) Site coverage of buildings balance built and un-built areas to -</p> <ul style="list-style-type: none"> <li>(a) provide solar access to living and open space areas;</li> <li>(b) assist in retaining existing native plants;</li> <li>(c) enhance privacy between dwelling units within and external to the use;</li> </ul>	<p><b>P2.2</b></p>	<p>(1) Site coverage is 60 percent or less unless otherwise specified for the relevant use code.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific site coverage assessment criteria.</p>

**Shoreline Town Centre Frame Precinct Code**  
**Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S2.3</b>	(d) provide useable communal and private open for the occupants; (e) provide space for service functions including car parking and clothes drying.  (1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	<b>P2.3</b>	(1) No probable solution identified.  <div style="background-color: #cccccc; padding: 5px;"><b>Editor's Note -</b></div> Refer to the relevant use code for specific setback assessment criteria
<b>S2.4</b>	(1) Density - (a) Lot reconfiguration creates lot sizes that provide opportunities for medium density housing uses; (b) On sub-arterial roads, consolidates lots to allow access to the development from alternative lower order roads to maximise high order road efficiency and safety; (c) Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (2) Density in the Town Centre Frame (Reduced Density) sub-precinct – (a) Lot configuration creates lot sizes that provide predominantly for dwelling houses; and (b) Lower densities will generally be located in the sub-precinct. (3) For aged persons and special needs housing, density varies depending on the type of accommodation provided.	<b>P2.4</b>	(1) Reconfiguration achieves - (a) Lots that are a maximum of 500m <sup>2</sup> where a dwelling house, a minimum of 700 m <sup>2</sup> where a dual occupancy and a minimum 800m <sup>2</sup> in other circumstances; (b) No probable solution identified; and (c) Residential uses achieve a density of 1 dwelling unit per 200m <sup>2</sup> of site area; (2) Reconfiguration achieves – (a) Lots that are a minimum of 400m <sup>2</sup> where a dwelling house and 700m <sup>2</sup> where a dual occupancy; and (b) No probable solution identified. (3) For aged persons and special needs housing achieves a density, based on accommodation type provided of - (a) independent units = 1 dwelling unit for 200m <sup>2</sup> ; (b) semi-dependent units - 1 dwelling unit per 100m <sup>2</sup> ; (c) dependent units = 1 bed per 50m <sup>2</sup> .
<b>S2.5</b>	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of	<b>P2.5</b>	(1) No probable solution identified.



<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.6</b>	<p>interest through the use of colour, angles, and materials;</p> <p>(b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow;</p> <p>(c) minimise any adverse overshadowing, glare or reflection on adjoining properties;</p> <p>(d) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street;</p> <p>(e) provide physical connections and linkages between buildings, and between buildings and public places, including parks, to encourage pedestrian movement;</p> <p>(f) integrate with landscape planting and features.</p> <p>(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by -</p> <p>(a) lots being orientated and of a length and width to - maximise solar access to the north in winter; minimise solar access to the east and west in summer;</p> <p>(b) having regard to the topography of the land.</p>	<b>P2.6</b>	<p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific built form assessment criteria.</p> <p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.</p>
<b>S3.1</b>	<p><u>Amenity -</u></p> <p>(1) Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.</p>	<b>P3.1</b>	(1) No probable solution identified
<b>S3.2</b>	<p>(1) Uses are capable of -</p> <p>(a) receiving solar access;</p> <p>(b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.</p>	<b>P3.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific solar access assessment</p>

**Shoreline Town Centre Frame Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
criteria			
<b>S3.3</b>	(1) Building layout and design maximise privacy (visual and acoustic) through - <ul style="list-style-type: none"> <li>(a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use;</li> <li>(b) separating noise generating areas from sleeping areas.</li> </ul>	<b>P3.3</b>	(1) No probable solution identified. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <b>Editor's Note -</b>              Refer to the relevant use code for specific privacy assessment criteria.           </div>
<b>S3.4</b>	(1) Private and communal open space areas are - <ul style="list-style-type: none"> <li>(a) clearly defined for their intended user and use;</li> <li>(b) easily accessible from living or common areas;</li> <li>(c) useable in size and dimension;</li> <li>(d) of a suitable slope;</li> <li>(e) capable of receiving solar access.</li> </ul>	<b>P3.4</b>	(1) No probable solution identified. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <b>Editor's Note -</b>              Refer to the relevant use code for specific private and communal open space assessment criteria.           </div>
<b>S3.5</b>	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention, including being - <ul style="list-style-type: none"> <li>(a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places;</li> <li>(b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking areas and pedestrian and cycle paths.</li> </ul>	<b>P3.5</b>	(1) No probable solution identified.
<b>S3.6</b>	(1) Due to the limited land resource within this precinct, public open space contributions for the purpose of embellishment of existing open space within easy	<b>P3.6</b>	(1) No probable solution identified. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <b>Editor's Note -</b>              Refer to -           </div>

## Shoreline Town Centre Frame Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<b>S3.7</b>	<p>proximity to the use is preferred over the dedication of land.</p> <p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through material and glazing choice.</p>	<b>P3.7</b>	<ul style="list-style-type: none"> <li>■ Part 11 - Planning Scheme Policy 3 - Contributions and Security Bonding Code;</li> <li>■ Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> <p>(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level;</p> <p>(2) No probable solution identified.</p>
<b>S3.8</b>	Noise generated by the use or other development is compatible with that experienced in a residential environment.	<b>P3.8</b>	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
<b>S3.9</b>	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by no emission of vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	<b>P3.9</b>	No probable solution identified.
<b>S3.10</b>	<p>(1) Traffic movements are compatible with that experienced in a residential environment;</p> <p>(2) Where a mixed use is proposed, traffic movement and car parking provision is commensurate with the nature of the use;</p> <p>(3) Where a mixed use is proposed service facilities, waste collection areas and unloading areas are located to minimise any adverse impacts on dwelling units within or adjoining the development.</p>	<b>P3.10</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 - Division 1 - Access and Parking Code for specific assessment criteria.</p>
<b>S4.1</b>	<p><u>Environment -</u></p> <p>(1) Protect the environment from impacts associated with the use or other development, including -</p> <p>(a) stormwater run-off;</p>	<b>P4.1</b>	(1) No probable solution identified.

**Shoreline Town Centre Frame Precinct Code**  
**Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S4.2</b>	(b) water quality; (c) erosion and sediment run-off; (d) weed infestation.  Uses and other development are designed to complement, rather than detract from the landscape.	<b>P4.2</b>	No probable solution identified.
<b>S4.3</b>	(1) Minimise the need for excavation and fill - (a) external to the building, basement car parking and facilities associated with the use; (b) by ensuring uses and other development are located and designed to - prevent the unnecessary removal of native plants; protect overland drainage flows; protect the amenity of adjoining properties; reduce erosion and sediment run-off.	<b>P4.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks.
<b>S4.4</b>	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (d) incorporates landscaping as a component of the stormwater management system.  (2) Acoustic barriers along Serpentine Creek road- (a) are of high visual quality, designed for longevity; and (b) are provided with maintenance access; and (c) provide for pedestrian and fauna permeability; (d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design;	<b>P4.4</b>	(1) Species used for landscaping are selected from the native plant species listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees, where within the road reserve.  (2) No probable solution identified.  <b>Editor's Note -</b>  For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.

<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	(e) incorporate landscaping to enhance visual amenity and minimize the visual impacts of noise screens.		
<b>S5.1</b>	<u>Infrastructure -</u> (1) All uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications; (g) waste and recycling collection facilities.	<b>P5.1</b>	(1) No probable solution identified.
<b>S5.2</b>	(1) Uses and other development -maximise connectivity and movement by providing - (a) links to public transport routes and activity areas within and external to the use; (b) on-site and off-site pedestrian and cycle paths; (c) clear and direct vehicle access and movement areas within and external to the use.	<b>P5.2</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to Part 8 - <ul style="list-style-type: none"> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement;</li> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.</li> </ul>
<b>S5.3</b>	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.	<b>P5.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
<b>S5.4</b>	Community infrastructure is able to function effectively during and immediately after flood events.	<b>P5.4</b>	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended

<b>Shoreline Town Centre Frame Precinct Code Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
	Flood Levels for Community Infrastructure.

**Table 1 - Recommended Flood Levels for Community Infrastructure**

<b>Type of Community Infrastructure</b>	<b>Recommended Flood Level AEP (ARI)</b>
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

► **Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

## 4.4 SHORELINE RESIDENTIAL PRECINCT

### 4.4.1 Introduction

The Urban Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Residential Precinct Code. For information, the Overall Outcomes of the Urban Residential Precinct Code have been varied as follows:

- Development in that part of the precinct in the vicinity of the Tourism / Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment and may include apartment buildings, but does not preclude detached housing. Development in other portions of the precinct maintains a predominantly detached housing environment, but may include dual occupancy.
- Addition of statement under infrastructure heading that uses and other development do not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

The Residential Precinct contains sub-area 1:

- Sub-area 1 is land within 100m of the vegetation mapped as A2 on the Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 dated 15 September 2014.

Further, the Specific Outcomes and Probable Solutions of the Urban Residential Zone Code have been varied as follows:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
P1.2 (1) <b><i>[identifies intended residential uses – need to expand range to reflect precinct intent]</i></b>	The precinct is also used for dwelling houses and dual occupancy.
P1.2 (2) <b><i>[UR2 not relevant]</i></b>	Remove reference to sub-area.
P2.1 (1) <b><i>[planning scheme has 8.5m height limit – this appears consistent with the intent for the generic parts of the precinct, so have not varied. But specific parts of the precinct can accommodate higher density]</i></b>	Overall building height is 9.5 metres or less above ground level or 14 metres or less above ground level where for development within 250 metres of a Tourism / Recreation Activity area. <b><i>[This variation reflects the intent of the Shoreline Residential Precinct to facilitate higher densities and mix of uses within easy walking distance of centres, and activity areas. This achieves the desired outcomes of promoting walkable communities with higher densities in well located portions of the precinct]</i></b>
P2.2 (1) <b><i>[limits site cover to 50%]</i></b>	Site coverage is a maximum of 60 percent.
P2.4 (1) and (2) <b><i>[sets net density at 12-</i></b>	Reconfiguration achieves: A site residential density of up to 15 dwellings per hectare.

Outcome/Solution	Variation/Addition
<b>15 lots per ha]</b>	Add provision that for site residential density of up to 30 dwellings per hectare where for development within 250 metres of the Tourism / Recreation Activity Area. <b>[aligned with Structure Plan intent]</b>
Specific Outcomes and Probable Solutions dealing with infrastructure	Additional Specific Outcomes (S5.6 – S 5.8) and Probable Solutions (P5.6 – P5.8) added to address mitigation of potential impacts on future Energex substation site located on land at 392 – 396 Serpentine Creek Road, Redland Bay, described as Lot 1 on SP226358.

#### 4.4.2 Compliance with Shoreline Residential Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.4.4 complies with the Shoreline Residential Precinct Code.

##### Editor's Note -

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Residential Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

#### 4.4.3 Overall Outcomes for Shoreline Residential Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Residential Precinct Code.
- (2) The overall outcomes sought for the Shoreline Residential Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

Provide for a range of residential uses that -

- a. are predominantly low-rise detached houses on individual lots of various sizes;
- b. maximise the supply of residential land through infill development;
- c. provide for housing choice and affordability;
- d. encourage opportunities for working from home;
- e. where in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may include apartment buildings.

Provide for a limited range of non-residential uses that -

- a. fulfill a local community need and provide opportunities for social interaction and activity;
- b. are highly accessible to the residents served;



- c. are located on the major road network rather than local residential streets;
- d. do not compromise the role and function of centres;
- e. do not result in commercial ribbon development.
- f.

#### (b) Built Form and Density

The scale of uses and other development contribute to a predominantly detached residential built form by -

- a. limiting building height to maintain a low-rise appearance;
- b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
- c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone.

The density of uses and other development -

- d. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;
- e. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.

Development in that part of the precinct in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment.

Lot layout is climatically responsive.

Buildings incorporate a mix of architectural elements and styles that are responsive to local conditions and styles.

#### (c) Amenity

Uses and other development achieves a high standard of amenity by -

- a. protecting and enhancing of places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
- c. providing high quality useable public open space that meets the needs of the community;
- d. maintaining the safety of people and property;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

#### (d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of native plants that are characteristic to the area;
- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result unacceptable risk to community infrastructure;
- d. near major electricity infrastructure or a substation is compatible with the nature and potential impacts of the infrastructure and does not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

Uses and other development are serviced by infrastructure including -

- e. reticulated water;
- f. reticulated sewerage; or
- g. where the site is not able to be connected to a reticulated sewerage system, wastewater is treated and disposed of on-site subject to site, soil and locational constraints;
- h. stormwater drainage;
- i. constructed road access;
- j. energy;
- k. telecommunications,
- l. waste and recycling collection;
- m. infrastructure is provided in accordance with any infrastructure agreement applying to the area.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- n. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- o. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

#### 4.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development<sup>11</sup>

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<u>Uses and Other Development -</u>			
<b>S1.1</b>	(1) Incorporates an increased range of residential uses; (2) Where within 250 metres of the Tourism / Recreation Activity Area incorporates a greater range of medium and higher density residential uses.	<b>P1.1</b>	(1) Is primarily utilised for dwelling houses and dual occupancy. (2) Where within 250 metres of the Tourism / Recreation Activity Area incorporates a range of housing types including apartment buildings and multiple dwellings that support the Tourism / Recreation Activity Areas.
<b>S1.2</b>	(1) Non-residential uses such as local shopping, medical facilities, churches, child care centres and the like may be contemplated in appropriate locations and subject to detailed development requirements including - (a) being located on the major road network; (b) co-locating with other similar uses; (c) providing only for the identified convenience needs of the local community; (d) not impacting on the role and function of the City's network of centres; (e) resulting in positive economic and social benefits for the local community.	<b>P1.2</b>	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads; (b) where of a - retail or commercial nature - a. are co-located with other similar uses; b. do not exceed 600m <sup>2</sup> gross floor area, with no one tenancy exceeding 400m <sup>2</sup> gross floor area; c. are not within 800 metres of any similar uses or a centre zone; community facilities, health care centres, childcare centres, or uses of a similar community service nature - d. are 400m <sup>2</sup> or less gross floor area per use; e. are co-located with other similar uses or retail or commercial uses.
<b>Editor's Note -</b>			
Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.			
<b>S1.3</b>	(1) The following uses are encouraged – (a) bed and breakfast;	<b>P1.3</b>	(1) No probable solution identified.
<b>Editor's Note -</b>			

<sup>11</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	(b) home business.		Refer to Part 6 - <ul style="list-style-type: none"> <li>■ Division 5 - Bed and Breakfast Code;</li> <li>■ Division 15 - Home Business Code;</li> </ul>
	<b>Built Form and Density -</b>		
<b>S2.1</b>	(1) The height of buildings and structures maintain a low-rise built by - <ul style="list-style-type: none"> <li>(a) being compatible with the existing streetscape;</li> <li>(b) adopting the predominant height of surrounding buildings;</li> </ul> (2) The height of buildings and structures maintain a mid-rise built form within 250 metres of the Tourism / Recreation Activity Area;           (3) Where a use proposes a building height greater than an adjoining building, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	<b>P2.1</b>	(1) Overall building height is 9.5 metres or less above ground level;           (2) 14 metres or less above ground level where within 250 metres of a Tourism and Recreation Activity Area;           (3) No probable solution identified. <p><b>Editor's Note -</b></p> Refer to the relevant use code for specific building height assessment criteria.
<b>S2.2</b>	(1) Site coverage of buildings balances built and un-built areas to - <ul style="list-style-type: none"> <li>(a) provide solar access to living and open space areas;</li> <li>(b) assist in retaining existing native plants;</li> <li>(c) enhance privacy between buildings;</li> <li>(d) provide useable open space for the occupants;</li> <li>(e) provide space for service functions including car parking and clothes drying.</li> </ul>	<b>P2.2</b>	(1) Site coverage is a maximum of 60 percent, unless otherwise specified in the relevant use code. <p><b>Editor's Note -</b></p> Refer to the relevant use code for specific site coverage assessment criteria.
<b>S2.3</b>	(1) Setbacks - <ul style="list-style-type: none"> <li>(a) complement existing front setbacks in the street;</li> <li>(b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.</li> </ul>	<b>P2.3</b>	(1) No probable solution identified. <p><b>Editor's Note -</b></p> Refer to the relevant use code for specific setback assessment criteria.
<b>S2.4</b>	(1) Reconfiguration provides a	<b>P2.4</b>	(1) Reconfiguration achieves an

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
	<p>mix of lot sizes to accommodate a variety of dwelling types;</p> <p>(2) Dwelling unit density is –</p> <p>(a) compatible with the detached low-rise character of the precinct;</p> <p>(b) compatible with a medium-rise character within 250 metres of the Tourism / Recreation Activity Area.</p> <p>(3) For aged persons and special needs housing, density increases depending on the type of accommodation provided.</p>		<p>average net residential density of up to 15 dwellings per hectare;</p> <p>(2) Residential development achieves a density of –</p> <p>(a) not greater than 1 dwelling unit per 400m<sup>2</sup></p> <p>(b) up to 30 dwellings per hectare where within 250 metres of a Tourism / Recreation Activity Area;</p> <p>(3) The density of aged persons and special needs housing is based on the accommodation type provided –</p> <p>(a) independent units = 1 dwelling unit per 400m<sup>2</sup>;</p> <p>(b) semi-dependent units = 1 dwelling per 200m<sup>2</sup>;</p> <p>(c) dependent units = 1 bed per 100m<sup>2</sup>.</p>
<b>S2.5</b>	<p>(1) Building design incorporates architectural elements that –</p> <p>(a) exhibit a high degree of interest through the use of colour, angles and materials;</p> <p>(b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow;</p> <p>(c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street;</p> <p>(d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units;</p> <p>(e) integrate with landscape setting and natural environment features.</p>	<b>P2.5</b>	<p>(1) No probable solution identified.</p>
<p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific built form assessment criteria.</p>			
<b>S2.6</b>	<p>(1) Building design incorporate architectural styles and elements that reduce the visual impacts of the built form and are responsive to the natural landscape setting.</p>	<b>P2.6</b>	<p>(1) No probable solution identified.</p>
<b>S2.7</b>	<p>(1) Reconfiguration results in pleasant environments and</p>	<b>S2.7</b>	<p>(1) No probable solution identified.</p>

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>reduced energy consumption through being climatically responsive by -</p> <p>(a) lots being orientated and of a length and width to – maximise solar access to the north in winter; minimise solar access to the east and west in summer;</p> <p>(b) having regard to the topography of the land.</p>		<p><b>Editor's Note -</b></p> <p>Refer to the relevant use code or Part 7-Division 11 - Reconfiguration Code* for specific climate control assessment criteria.</p>
	<p><u>Amenity -</u></p>		
<b>S3.1</b>	<p>Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.</p>	<b>P3.1</b>	<p>No probable solution identified.</p>
<b>S3.2</b>	<p>(1) Uses are capable of -</p> <p>(a) receiving solar access;</p> <p>(b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.</p>	<b>P3.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific solar access assessment criteria.</p>
<b>S3.3</b>	<p>(1) Building layout and design maximise privacy (visual and acoustic) through -</p> <p>(a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use;</p> <p>(b) separating noise generating areas from sleeping areas.</p>	<b>P3.3</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific privacy assessment criteria.</p>
<b>S3.4</b>	<p>(1) Private open space areas are -</p> <p>(a) clearly defined for private use;</p> <p>(b) easily accessible from living or common areas;</p> <p>(c) of a useable in size and dimension;</p> <p>(d) of a suitable slope;</p> <p>(e) capable of receiving solar access.</p>	<b>P3.4</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific private open space assessment criteria.</p>
<b>S3.5</b>	<p>(1) Areas set aside for public open space -</p> <p>(a) provide for recreational,</p>	<b>P3.5</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p>

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<b>S3.6</b>	<p>aesthetic and environmental needs;</p> <p>(b) incorporate stormwater management needs, while not hindering the function of the open space.</p> <p>(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being -</p> <p>(a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places;</p> <p>(b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking and pedestrian and cycle paths.</p>	<b>P3.6</b>	<p>For additional assessment criteria for public open space refer -</p> <ul style="list-style-type: none"> <li>■ Part 6 - Division 20 - Park Code*;</li> <li>■ Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> <p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>To assist in achieving S3.6 refer to Planning Scheme Policy 16 - Safer By Design.</p>
<b>S3.7</b>	<p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through material and glazing choice.</p>	<b>P3.7</b>	<p>(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level;</p> <p>(2) No probable solution identified.</p>
<b>S3.8</b>	<p>Noise generated by the use or other development is compatible with that experienced in a residential environment.</p>	<b>P3.8</b>	<p>The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<b>S3.9</b>	<p>Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by not emitting vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.</p>	<b>P3.9</b>	<p>No probable solution identified.</p>
<b>S3.10</b>	<p>(1) Traffic movements are compatible with that experienced in a residential environment.</p>	<b>P3.10</b>	<p>(1) Non-residential uses for commercial/ retail, community facilities and services, or similar are -</p> <p>(a) located on collector or higher order roads;</p>

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
			(b) do not gain access from local roads.  <b>Editor's Note -</b>  Refer to Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.
	<u>Environment -</u>		
<b>S4.1</b>	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation.	<b>P4.1</b>	(1) No probable solution identified.
<b>S4.2</b>	(1) Minimise the need for excavation and fill by uses and other development being located and designed to – (a) prevent the unnecessary removal of native plants; (b) protect natural overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off. (2) Where the topography or environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.	<b>P4.2</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  Refer to Part 7 - Division 6 - Excavation and Fill Code for specific assessment criteria.  (2) No probable solution identified.
<b>S4.3</b>	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and	<b>P4.3</b>	(1) Species used for landscaping are selected from the native plant species listed in - (a) Schedule 9 - Street Trees where within the road reserve; (b) Vegetation Enhancement Strategy.  <b>Editor's Note -</b>  For additional assessment criteria, refer



**Shoreline Residential Precinct Code  
Assessable Development**

<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>landscaping to reduce stormwater run-off;</p> <p>(e) incorporate landscaping as a component of the stormwater management system.</p> <p>(2) Acoustic barriers along Serpentine Creek road-</p> <p>(a) are of high visual quality, designed for longevity; and</p> <p>(b) are provided with maintenance access; and</p> <p>(c) provide for pedestrian and fauna permeability;</p> <p>(d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design; and</p> <p>(e) incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens.</p>		<p>to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul> <p>(2) No probable solution identified.</p>
<b>S5.1</b>	<p><u>Infrastructure -</u></p> <p>(1) Uses and other development are serviced by infrastructure including -</p> <p>(a) reticulated water;</p> <p>(b) reticulated sewerage; or</p> <p>(c) where the site not able to be connected to a reticulated sewerage system, wastewater is - treated and disposed of on-site subject to site, soil and location constraints;</p> <p>reduces the potential for -</p> <p>a. contaminating groundwater, surface water or wetland environments;</p> <p>b. risks to reticulated water supply and public health;</p> <p>(d) stormwater drainage;</p> <p>(e) constructed road access;</p> <p>(f) energy;</p> <p>(g) telecommunications;</p> <p>(h) waste and recycling collection facilities.</p>	<b>P5.1</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>For additional assessment requirements refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 7 - Infrastructure Works Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul>
<b>S5.2</b>	Road alignment and design do not	<b>P5.2</b>	No probable solution identified.

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<p><b>S5.3</b></p> <p>adversely impact upon the environmental values of the area.</p> <p>(1) Uses and other development -</p> <ul style="list-style-type: none"> <li>(a) maximise opportunities to incorporate public transport;</li> <li>(b) provide and upgrade pedestrian and cycle paths;</li> <li>(c) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout;</li> <li>(d) minimise use of culs-de-sac.</li> </ul>	<p><b>P5.3</b></p> <p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to -</p> <ul style="list-style-type: none"> <li>■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of infrastructure, roads and pedestrian and cycle paths;</li> <li>■ Where creating new lots refer to Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> </div>		
<p><b>S5.4</b></p> <p>(1) Waste and recycling is managed to minimise impacts on the environment by -</p> <ul style="list-style-type: none"> <li>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</li> <li>(b) screening waste and recycling container storage areas from view;</li> <li>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.</li> </ul>	<p><b>P5.4</b></p> <p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.</p> </div>		
<p><b>S5.5</b></p> <p>Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>P5.5</b></p> <p>Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.</p>		
<p><b>S5.6</b></p> <p>Other than where they are separated from major electricity infrastructure or substations by a road, buildings are oriented to avoid direct overlooking of such infrastructure.</p>	<p><b>P5.6</b></p> <p>Other than where they are separated from major infrastructure sites or a substation site by a road, buildings are designed so that windows and balconies do not face infrastructure sites and any side views to infrastructure sites are screened by devices attached to the building (in addition to any landscaping on the site).</p>		
<p><b>S5.7</b></p> <p>(1) Development provides sufficient space within the site</p>	<p><b>P5.7</b></p> <p>(1) Landscaping should comprise –</p> <ul style="list-style-type: none"> <li>(b) a minimum 3 metre wide</li> </ul>		

**Shoreline Residential Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
	<p>to establish landscaping which substantively assists in screening and softening structures and equipment associated with –</p> <p>(a) major electricity infrastructure; and</p> <p>(b) substations.</p>		<p>densely planted landscape buffer is provided along the boundary adjoining major electricity infrastructure, (including provision for advanced trees and shrubs that will grow to a minimum height of 10 metres).</p> <p>(c) a minimum 3 metre wide densely planted landscape buffer is provided along the boundary adjoining a substation site, (including provision for advanced trees and shrubs that will grow to a minimum height of 5 metres).</p>
<b>S5.8</b>	<p>Development is located and designed to maintain access to major electricity infrastructure or sub-stations.</p>	<b>P5.8</b>	<p>No probable solution identified.</p>
<b>S5.9</b>	<p>Development is designed to minimise the risk to public health from insect-borne arboviruses and nuisance caused by biting insects - Esplanade road reserves are to be sited on environmental corridors</p>	<b>P5.9</b>	<p>Criteria as per the Biting Insect Management Plan- Design Solutions</p>

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

**Reference** - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

## 4.5 SHORELINE OPEN SPACE PRECINCT

### 4.5.1 Introduction

The Open Space Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Open Space Precinct Code. For information, the Overall Outcomes of the Open Space Zone Code haven been varied by the following additional Overall Outcomes:

- Development incorporates a network of east-west multi-functional environmental corridors, which integrate WSUD responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD Area and the foreshore parkland, and provide for pedestrian and cyclist movement.
- Development in the Foreshore sub-precinct comprises a major foreshore parkland with opportunities to view the bay and engage with the water and that conserves remnant coastal vegetation.
- Development establishes a prominent meeting place and venue for community and private events (generally in the vicinity of the Tourism and Recreation Activity Area Nodes indicated on the Shoreline POD Precinct Plan) and may include a variety of leisure and recreation activities, including a restaurant/café/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground.

Further, the Specific Outcomes and Probable Solutions of the Open Space Zone have been varied as follows:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
S1.2	Add to Specific Outcome S1.2 the following:  (a) leisure and recreation activities, such as a restaurant/café/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground at or in the vicinity of the Tourism / Recreation Activity Area identified on the Shoreline POD Precinct Plan. <b><i>[this provides for development envisaged at the locations identified on the POD Precinct Plan]</i></b>
P4.3(1)	Probable Solution varied from No Probable Solution to landscape planting is to be in accordance with the Approved Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.
P5.4.(1)	Probable Solution amended to reference Approved Shoreline Open Space Landscape Strategy and Approved Shoreline Biting Insect Management Plan.

### 4.5.2 Compliance with Shoreline Open Space Precinct Code

Development that is consistent with the specific outcomes in section 4.5.4 complies with the Shoreline Open Space Precinct Code.

### Editor's Note -

The following planning scheme policy will assist in achieving specific outcomes within the Open Space Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works.

### 4.5.3 Overall Outcomes for Shoreline Open Space Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Open Space Precinct Code.
- (2) The overall outcomes sought for the Shoreline Open Space Precinct Code are described by six key characteristics -
  - (a) Uses and Other Development;
  - (b) Open Space Design;
  - (c) Built Form;
  - (d) Amenity;
  - (e) Environment;
  - (f) Infrastructure.

Each of these is detailed below.

#### (a) Uses and Other Development

In the Foreshore Sub-precinct comprises a major foreshore parkland with opportunities to view the Bay and engage with the water and that conserves remnant coastal vegetation.

Establishes a prominent meeting place and venue for community and private events – generally in the vicinity of the Tourism and Recreation Activity Area Nodes indicated on the Shoreline POD Precinct Plan – and includes a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques, open air theatre and a playground.

Provide for a range of open space and recreational uses that -

- a. meet the active or passive recreational needs of residents and visitors to the City;
- b. provide for recreation activities on land in public or private ownership;
- c. may include land used for activities not involving access by the general public;
- d. provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas.

Provide for a limited range of other uses that -

- e. fulfill ancillary functions that are required for the open space to function effectively;
- f. do not impact on the amenity and landscape setting of the area.

Incorporates a network of east-west multi-functional environmental corridors, which integrate Water Sensitive Urban Design responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD area and the Foreshore Sub-precinct and provide for pedestrian and cyclist movement.

Reconfiguration -

- g. facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;
- h. does not prejudice the future use of this land for open space purposes.

#### (b) Open Space Design

Uses and other development are designed in a manner that -

- a. contribute to the legibility and character of the local area;
- b. provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;
- c. provide for a range of passive and active recreational opportunities;
- d. enhance opportunities for community interaction;
- e. complement the broader open space network;
- f. form links between existing open space areas.

#### (c) Built Form

Uses and other development have a site layout that -

- a. utilise land efficiently;
- b. provide for vehicle access and parking commensurate with activities expected on the site;
- c. incorporate existing landscape and topographic features;
- d. retain and integrate existing native plants;
- e. support the retention and enhancement of habitats and corridors;
- f. assist in the identification of entry points and paths;
- g. maximise visibility of public and semi-public areas to encourage casual surveillance.

The scale of uses and other development -

- h. is compatible with that of the surrounding area;
- i. positively contributes to the visual amenity of the area;
- j. is consistent with the open space nature of the precinct and the specific function of the site.

Buildings design -

- k. facilitates the intended use while being compatible with the predominant built form in the surrounding area;
- l. is physically accessible for all the community;
- m. maximises Crime Prevention Through Environmental design (CPTED) principles;
- n. incorporates architectural elements and a mix of materials that are responsive to local conditions and styles.

#### (d) Amenity

Uses and other development achieve a high standard of amenity by -

- a. providing high quality useable public and private open space that meets the needs of community;
- b. creating open space areas that are safe and comfortable for users;
- c. contributing to the livability of the City through the provision of visual relief from the built environment;
- d. providing a landscape setting that complements the specific open space function of the site;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

(e) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. minimising the need to clear native plants;
- e. maximising the use of plant species that are native to the area;
- f. incorporating best practice stormwater management that minimises adverse impacts associated with run-off;
- g. enhancing water quality and minimise adverse impacts of potentially water and soil contaminating substances.

(f) Infrastructure

Uses and other development -

- a. maximise use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water or adequate potable water supply;
- e. reticulated sewerage; or
- f. where the site is not able to be connected to a reticulated sewerage system, wastewater is treated and disposed of on-site subject to site, soil and locational constraints;
- g. stormwater drainage;
- h. constructed road access;
- i. energy;
- j. telecommunications;
- k. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- l. incorporates and provides a range of movement modes including passenger vehicles, pedestrian and cycling and where possible public transport;
- m. provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility throughout the site and to adjoining areas;
- n. minimises conflict between traffic generated by the use and adjoining land uses.

Uses manage the generation, storage and disposal of waste commensurate with the specific activities of the use.



#### 4.5.4 Specific Outcomes and Probable Solutions applicable to Assessable Development<sup>12</sup>

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
<b>S1.1</b>	<p>(1) The following activities are consistent in the precinct -</p> <p>(a) leisure and recreation activities, such as restaurant/cafe/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground at or in the vicinity of the Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan;</p> <p>(b) parks that - complement environmental attributes such as nature based, water focused or the like; serve diverse demographic and community needs such as local play, sport field or showground or the like; are themed to showcase specific attributes such as ornamental gardens, showgrounds or the like;</p> <p>(c) outdoor recreation facilities such as fields, tracks, race courses, arenas and trails, pools, golf courses and ranges, courts, and the like and ancillary facilities including clubhouses and canteens;</p> <p>(d) community facilities such as cultural, social or community based uses such as halls, showgrounds or the like;</p> <p>(e) utility installations and minor utilities where necessary to - protect the safety of people and property; provide essential services to the community.</p>	<b>P1.1</b>	(1) No probable solution identified.

<sup>12</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S1.2</b>	(1) Reconfiguration - <ul style="list-style-type: none"> <li>(a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;</li> <li>(b) enhances social, cultural and recreational opportunities;</li> <li>(c) provides linkages between existing and/or open space areas;</li> <li>(d) does not prejudice the future use of this land for open space purposes.</li> </ul>	<b>P1.2</b>	(1) No probable solution identified.
<b>S2</b>	<u>Open Space Design -</u> <ul style="list-style-type: none"> <li>(1) The design of open space sites -               <ul style="list-style-type: none"> <li>(a) contributes to the legibility and character of the local area through -                   <ul style="list-style-type: none"> <li>facilitating movement networks, specifically pedestrians and cyclists;</li> <li>encouraging walking and cycling;</li> <li>being suited to the locational attributes of the area;</li> </ul> </li> <li>(b) provides adequate facilities that meet community needs and expectations based on -                   <ul style="list-style-type: none"> <li>the demographic profiles of surrounding areas;</li> <li>the density of residential development in surrounding areas;</li> </ul> </li> <li>(c) provides for a range of passive and active recreational opportunities, and preferably a mixture of varied activities within the site;</li> <li>(d) facilitates community interaction as a place to meet, socialise and recreate;</li> <li>(e) complements adjoining and nearby open space areas to facilitate an open space network that in combination offer a diversity of outdoor activities;</li> </ul> </li> </ul>	<b>P2</b>	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(f) integrates with adjoining open space areas through - interlinking pedestrian and cycle paths; providing complementary activities and facilities.		
<b>S3.1</b>	<p><u>Built Form -</u></p> <p>(1) Site layout -</p> <p>(a) complements the existing landscape features of the site including - topography; native plants; bushland habitats and corridors; foreshore areas, waterways and wetlands;</p> <p>(b) uses the site efficiently and allocates sufficient areas for all activities related to the use;</p> <p>(c) provides for vehicle access to the use, that does not adversely affect the function of the road from which the use is accessed;</p> <p>(d) locates parking areas and entries at visible locations that have easy and direct access to facilities or buildings associated with the use;</p> <p>(e) is designed to maximise personal safety of users;</p> <p>(f) provides sufficient areas for servicing, manoeuvring and loading/unloading as applicable to the specific use.</p>	<b>P3.1</b>	(1) No probable solution identified.
<b>S3.2</b>	<p>(1) Building height -</p> <p>(a) does not - dominate the predominantly open space nature of the site; result in overshadowing of key outdoor areas;</p> <p>(b) respects the existing streetscape and adopts the predominant height of nearby buildings;</p> <p>(c) where a use involves a building or structure that is higher the predominant building height of nearby</p>	<b>P3.2</b>	<p>(1) Building height -</p> <p>(a) is 8.5 metres or less above ground level; or</p> <p>(b) for specific recreational activities - is a height appropriate to the function of the activity.</p> <p><b>Editor's Note -</b></p> <p>Building height of sports complexes may vary depending on the sporting activity undertaken. Refer to Sports Dimensions for Playing Areas - Fourth Edition 1998.</p>

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S3.3</b>	<p>buildings all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like.</p> <p>(1) Site coverage of buildings and any other hard surface areas minimise built areas to -</p> <ul style="list-style-type: none"> <li>(a) emphasise the function of this precinct as an open landscape that offers relief from the built environment;</li> <li>(b) assist in retaining existing native plants, habitat areas and corridors;</li> <li>(c) provide sufficient areas for access, parking, manoeuvring and service functions while designing these in a manner that - maximise permeable surfaces; complements the open space nature of the precinct.</li> <li>(d) facilitate stormwater and flood management.</li> </ul>	<b>P3.3</b>	(1) No probable solution identified.
<b>S3.4</b>	<p>(1) Setbacks of buildings from property boundaries -</p> <ul style="list-style-type: none"> <li>(a) allow for the safe and efficient use of the site;</li> <li>(b) allow for planted landscaping to support built form;</li> <li>(c) provide car parking at visible locations that has easy and direct pedestrian access to building entries and recreation areas;</li> <li>(d) enable the effective location of overland flow paths and utility infrastructure;</li> <li>(e) minimise visual impacts on key scenic sight lines;</li> <li>(f) are increased where required to provide - overland flow paths associated with flood and stormwater management, other infrastructure; car parking.</li> </ul>	<b>P3.4</b>	(1) No probable solution identified.
<b>S3.5</b>	(1) Where the use incorporates	<b>P3.5</b>	(1) No probable solution identified.

<b>Shoreline Open Space Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S3.6</b>	<p>buildings that are visible from public locations and are accessed by the public on a regular basis, they are designed to incorporate architectural elements that -</p> <ul style="list-style-type: none"> <li>(a) exhibit a high degree of interest through the use of colour, angles, materials and shadows;</li> <li>(b) integrate with landscape planting and prevailing landscape features;</li> <li>(c) maintain human scale;</li> <li>(d) provide interesting, functional and attractive facades that contribute to the streetscape and open space setting and pedestrian experience;</li> <li>(e) minimise any adverse overshadowing and reflective impacts;</li> <li>(f) provide physical connections and linkages between buildings and outdoor areas;</li> <li>(g) are articulated to minimise appearance of building bulk and size.</li> </ul> <p>(1) Uses and other development provide equitable access to all residents and visitors.</p>	<b>S3.6</b>	<p>(1) Uses and other development -</p> <ul style="list-style-type: none"> <li>(a) provide non-discriminatory access to buildings and paths in accordance with <i>Australian Standard 1428 - Design for Access and Mobility</i>;</li> <li>(b) are designed to be multi-purpose and easily adapted for future changes of use.</li> </ul>
<b>S4.1</b>	<p><u>Amenity -</u></p> <p>Development does not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.</p>	<b>P4.1</b>	No probable solution identified.
<b>S4.2</b>	<p>Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and conserve important view corridors.</p>	<b>P4.2</b>	No probable solution identified.
<b>S4.3</b>	<p>(1) High quality landscape planting is provided to -</p>	<b>P4.3</b>	(1) Landscape planting is in accordance with the Approved

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) provide a focus for the open space nature of the precinct; (b) minimise the removal of existing native plants, habitat areas and corridors; (c) support buildings or structures associated with the use to maintain - scale; screen outdoor, storage and service areas; create visual relief to the built form; (d) create visual relief and shade, particularly within car parking areas; (e) define - activity areas; entrances; car parking areas; pedestrian and cycle paths.		Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.  <b>Editor's Note -</b>  Refer to Part 8 - <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code for general landscaping assessment criteria;</li> <li>■ Division 1 - Access and Parking Code for car parking landscape assessment criteria.</li> </ul>
<b>S4.4</b>	(1) Furniture and equipment - <ul style="list-style-type: none"> <li>(a) satisfy the functional requirements of the specific activities of the site;</li> <li>(b) include, as appropriate shelters, play equipment, seating, waste containers, water fountains and the like;</li> <li>(c) are durable.</li> </ul>	<b>P4.4</b>	(1) No probable solution identified.
<b>S4.5</b>	(1) Building design maximises use of the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention including - <ul style="list-style-type: none"> <li>(a) being orientated towards the street or other active areas;</li> <li>(b) being well lit;</li> <li>(c) providing opportunities for casual surveillance.</li> </ul>	<b>P4.5</b>	(1) No probable solution identified.
<b>S4.6</b>	(1) Uses and other development - <ul style="list-style-type: none"> <li>(a) particularly where catering for night time activities and major spectator events, mitigate or eliminate lighting and noise impacts;</li> <li>(b) including design and orientation of artificial</li> </ul>	<b>P4.6</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  For an environmentally relevant activity, noise emissions comply with the requirements of any development approval issued under the <i>Environmental Protection Act 1994</i> .

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S4.7</b>	<p>lighting, vehicular access points, car parking, spectator areas and other major noise sources, minimise noise and lighting impacts.</p> <p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through landscape and building material, and glazing choice.</p>	<b>P4.7</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p>
<b>S4.8</b>	<p>(1) Signage clutter is minimised, especially to the external streetscape;</p> <p>(2) Where appropriate -</p> <p>(a) communal signage is provided, preferably in the form of an architectural and landscaped feature;</p> <p>(b) directional, interpretative or signage of a similar nature assist the user in navigating the site and gaining knowledge of the features of the site.</p>	<b>P4.8</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified.</p>
	<b>Environment -</b>		
<b>S5.1</b>	<p>(1) Protect the environment from impacts associated with the use or other development including -</p> <p>(a) stormwater run-off;</p> <p>(b) erosion and sediment run-off;</p> <p>(c) water quality;</p> <p>(d) weed infestation.</p>	<b>P5.1</b>	<p>(1) No probable solution identified.</p>
<b>S5.2</b>	<p>(1) Minimise the need for excavation and fill by activities being located and designed to -</p> <p>(a) prevent the unnecessary removal of native plants;</p> <p>(b) protect overland drainage systems;</p> <p>(c) protect the amenity of adjoining properties;</p> <p>(d) reduce erosion and sediment run-off.</p>	<b>P5.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria.</p>

Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p><b>S5.3</b></p> <p>Infrastructure is co-located to minimise the need to remove native plants and adversely impact upon the environmental values of the area.</p>	<p><b>P5.3</b></p> <p>No probable solution identified.</p>
<p><b>S5.4</b></p> <p>(1) Landscaping -</p> <ul style="list-style-type: none"> <li>(a) incorporates plant species that are native to the local area;</li> <li>(b) recognises and enhances the landscape character of the local area;</li> <li>(c) supports the retention and rehabilitation of enhancement areas and corridors;</li> <li>(d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off;</li> </ul> <p>(2) Acoustic barriers along Serpentine Creek road-</p> <ul style="list-style-type: none"> <li>(a) are of high visual quality, designed for longevity; and</li> <li>(b) are provided with maintenance access;</li> <li>(c) provide for pedestrian and fauna permeability;</li> <li>(d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design; and</li> <li>(e) incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens.</li> </ul> <p>(3) Incorporate landscaping as a component of the stormwater management system.</p>	<p><b>P5.4</b></p> <p>(1) Species used for landscaping are selected from the native plant species listed in -</p> <ul style="list-style-type: none"> <li>(a) The Approved Shoreline Open Space Landscape Strategy, Approved Shoreline Biting Insect Management Plan;</li> <li>(b) The Approved Shoreline Open Space Landscape Strategy and Schedule 9 - Street Trees where within the road reserve.</li> </ul> <p>(2) No probable solution identified.</p> <div style="background-color: #d3d3d3; padding: 5px;"> <p><b>Editor's Note -</b></p> <ul style="list-style-type: none"> <li>■ Note the approved Shoreline Open Space and Landscape Strategy prevails to the extent there is any inconsistency with the Vegetation Enhancement Strategy and / or Schedule 9 – Street Trees</li> <li>■ For additional assessment criteria, refer to Part 8 -               <ul style="list-style-type: none"> <li>▶ Division 8 - Landscape Code;</li> <li>▶ Division 9 - Stormwater Management Code*.</li> </ul> </li> </ul> </div>
<p><b>S5.5</b></p> <p>(1) Fences and non-building walls -</p> <ul style="list-style-type: none"> <li>(a) are minimised to those essential for - the safety of people; limiting access to service or outdoor storage areas or infrastructure;</li> <li>(b) generally consist of bollards or the like rather</li> </ul>	<p><b>P5.5</b></p> <p>(1) No probable solution identified.</p>



<b>Shoreline Open Space Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>than solid or continuous fencing;</p> <p>(c) where required, they are visually attractive and contribute to or blend with planted landscaping and building materials;</p> <p>(d) do not inhibit the movement of native animals.</p>		
<b>S6.1</b>	<p><u>Infrastructure -</u></p> <p>(1) All uses are serviced by infrastructure including -</p> <p>(a) reticulated water or adequate potable water supply;</p> <p>(b) reticulated sewerage; or</p> <p>(c) where the site cannot be connected to a reticulated sewerage system, wastewater - is treated and disposed of on-site, subject to site, soil and locational constraints;</p> <p>reduces the potential for -</p> <p style="padding-left: 20px;">a. contaminating groundwater, surface water or wetland environments;</p> <p style="padding-left: 20px;">b. risks to reticulated water supply and public health;</p> <p>(d) stormwater drainage;</p> <p>(e) constructed road access;</p> <p>(f) energy;</p> <p>(g) telecommunications;</p> <p>(h) waste and recycling facilities.</p>	<b>P6.1</b>	<p>(1) No probable solution identified.</p>
<b>S6.2</b>	<p>(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing -</p> <p>(a) links to public transport routes and stops;</p> <p>(b) pedestrian and cycle paths;</p> <p>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.</p>	<b>P6.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle path;</li> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.</li> </ul>

<b>Shoreline Open Space Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S6.3</b>	(1) Opportunities for cycling as a modal choice are provided through - <ul style="list-style-type: none"> <li>(a) clearly defined cycle paths and facilities;</li> <li>(b) secure cycle storage areas and facilities for cyclists.</li> </ul>	<b>P6.3</b>	(1) No probable solution identified.
<b>S6.4</b>	(1) Vehicular access and parking facilities - <ul style="list-style-type: none"> <li>(a) are located to minimise disruption to traffic flow;</li> <li>(b) promote use of public transport;</li> <li>(c) minimise impact on adjoining areas;</li> <li>(d) are located and designed to -               <ul style="list-style-type: none"> <li>minimise conflicts between pedestrians and cyclists with vehicles;</li> <li>maintain a high quality landscape and streetscape from along all road frontages.</li> </ul> </li> </ul>	<b>P6.4</b>	(1) No probable solution identified.
<b>S6.5</b>	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - <ul style="list-style-type: none"> <li>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</li> <li>(b) screening waste and recycling container storage areas from view;</li> <li>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;</li> </ul> (2) Uses and other development - <ul style="list-style-type: none"> <li>(a) provide safe and efficient manoeuvring for waste collection vehicles;</li> <li>(b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;</li> <li>(c) ensure sufficient vertical clearance for container servicing;</li> <li>(d) ensure unobstructed</li> </ul>	<b>P6.5</b>	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified.

**Editor's Note -**

Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.

Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.

Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p>access to containers by collection vehicles;</p> <p>(3) Waste and recycling storage is designed and located to -</p> <p>(a) provide adequate container volume to contain the waste and recyclables;</p> <p>(b) provide recycle containers in an equivalent or greater volume to waste containers;</p> <p>(c) provide a dedicated waste and recycling container storage area that is convenient and safe to use;</p> <p>(d) ensure containers are located on impermeable surfaces.</p>	
<p><b>S6.6</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>P6.6</b> Community infrastructure is located at or above the recommended flood levels in Table 1.</p>

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	<p>No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.</p>

*Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

## 5. OVERLAYS & OVERLAY CODES

### 5.1 INTRODUCTION

The following overlays are currently mapped over the subject site under the RPS V6.2. The relevance of each overlay in relation to the Shoreline POD, together with the applicability of the relevant overlay code in the RPS V6.2, and any variation to these provisions, is as specified below.

### 5.2 ACID SULFATE SOILS OVERLAY

#### 5.2.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.2.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

#### 5.2.3 Code

No variation to code.

### 5.3 BUSHFIRE HAZARD OVERLAY

#### 5.3.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.3.2 Level of assessment

No variation to the level of assessment specified in the RPS v6.2.

#### 5.3.3 Code

The overlay code is varied so that uses and other development is in accordance with the Shoreline Master Plan and are sited, designed and maintained in accordance with the approved Shoreline Bushfire Management Plan.

### 5.4 FLOOD PRONE, STORM TIDE AND DRAINAGE CONSTRAINED LAND OVERLAY

***[All the storm tide will be in the Shoreline Open Space Precinct as will 90% of the flood prone land. Application of Overlay is therefore considered acceptable]***

#### 5.4.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.4.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

### 5.4.3 Code

No variation to code.

## 5.5 HABITAT PROTECTION OVERLAY

### 5.5.1 Spatial application of overlay

The Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 is varied so as not to apply to land included in the Shoreline POD.

***[Many of the enhancement corridors, areas and links shown on the Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 for the Shoreline site are cadastrally focussed, presumably as an attempt to share the burden of providing such links amongst individual landowners in the future, which is not a relevant consideration for this application given the consolidated ownership of the site. Also, the recommendations of ecological investigations undertaken for the Shoreline project are that conservation protection measures be focussed on establishing a continuous conservation and open space network for the site. The foreshore open space corridor and the three east-west open space and habitat corridors shown on the Shoreline Structure Plan are based on this recommended approach. Accordingly, the overlay is redundant. Further, the approved Open Space Landscape Strategy guides the development of the site's open space network.]***

### 5.5.2 Level of assessment

The level of assessment specified in the RPS V6.2 is varied so as not to apply to the Shoreline POD area.

### 5.5.3 Code

The Code is varied so as not to apply to the Shoreline POD area.

## 5.6 HERITAGE PLACE AND CHARACTER PRECINCT OVERLAY

### 5.6.1 Spatial application of overlay

No variation to overlay mapping.

### 5.6.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

### 5.6.3 Code

No variation to code.

## 5.7 PROTECTION OF THE POULTRY INDUSTRY OVERLAY

The overlay is varied so as to not apply within the Shoreline POD, as the poultry industry use that generated this overlay has now been abandoned. Accordingly, the overlay is now redundant within the Shoreline POD area.

## 5.8 ROAD AND RAIL NOISE IMPACTS OVERLAY

The overlay is varied so that it is provided for information purposes only and does not regulate development under the RPS V6.2. This variation accords with the Queensland Planning Provisions.

Residential development on land located in a transport noise corridor should comply with the [Queensland Development Code MP 4.4 Buildings in a transport noise corridor](#).

## 5.9 WATERWAYS, WETLANDS AND MORETON BAY OVERLAY

This overlay is varied so as not to apply in the Shoreline POD area. The Master Plan for the Shoreline POD has been developed based on ecological reports which considered the appropriate treatment of waterways and wetlands and the Shoreline Redlands Water Sensitive Urban Design Strategy.

## 5.10 LANDSLIDE HAZARD OVERLAY

This overlay is varied so as not to apply in the Shoreline POD Area.

***[Because land will be graded as part of bulk earthworks. Outside of open space precinct, all land is only low landslide risk – this landslide risk will be ameliorated as part of earthworks]***

## 6. USE CODES

### 6.1 INTRODUCTION

The Use Codes of the RPS V6.2 are:

- Aged Persons and Special Needs Housing
- Agriculture
- Animal Keeping
- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Child Care Centre
- Display Dwelling
- Drive Through Restaurant
- Dual Occupancy
- Dwelling House
- Estate Sales Office
- Extractive Industry
- Forestry
- Home Business
- Intensive Agriculture
- Mobile Home Park
- Multiple Dwelling
- Outdoor Dining
- Park
- Roadside Stall
- Rural Enterprise
- Service Station
- Telecommunications Facility
- Temporary Use
- Tourist Accommodation
- Tourist Park

### 6.2 VARIATION TO USE CODES

These Use Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Aged Persons and Special Needs Housing	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the

Code	Outcome/Solution	Variation/Addition
	P3. (1) (h) and P6. (1) (g)	Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD.  Relevant requirements of the Approved Shoreline Biting Insect Management Plan are adopted.
Agriculture	-	No variation.
Animal Keeping	-	No variation.
Apartment Building	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Within 250 metres of the Tourism / Recreation Activity Area.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) Table 2 Maximum height to the top of the floor level of highest habitable room, is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD.
Bed and Breakfast	A1. (2)	Not applicable. <b>[lot size approved at subdivision stage – no need to be min 800sqm]</b>
Caretakers Dwelling	-	No variation.
Child Care Centre	P2. (4) added and P3. (1) (c) added	Relevant requirements of the Approved Shoreline Biting Insect Management Plan are implemented.
Display Dwelling	A1. (1) (c) P1. (2) (a)	Is used as a dwelling unit within 5 years of being constructed.
Drive Through Restaurant	S1. (1)	The use is located in the Shoreline Town Centre Core Precinct or at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
Dual Occupancy	P1. (1)	The use is located in the: (a) Shoreline Town Centre Frame Precinct; or (b) Shoreline Residential Precinct.



Code	Outcome/Solution	Variation/Addition
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
Dwelling House	A1. (2) P1. (2)	Maximum site coverage is 60%. <b><i>[replaces 50% applying to Medium Density Residential Zone and Urban Residential Zone]</i></b>
Estate Sales Office	6.12.14 A1. (1)	The use operates for a maximum of 5 years and can be reused as a tourism or recreation facility (including but not limited to such uses as Refreshment Establishment, Shop or Community Facility) with appropriate approvals if located in the vicinity of the Tourism / Recreation Activity Area.
	P1. (1) (a)	The use operates for a maximum of 5 years and can be reused as a tourism or recreation facility if located in the vicinity of the Tourism / Recreation Activity Area, with appropriate approvals.
Extractive Industry	-	No variation.
Forestry	-	No variation.
Home Business	-	No variation.
Intensive Agriculture	-	No variation.
Mobile Home Park	-	No variation.
Multiple Dwelling	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m (this has been reflected in Part 9 – Schedule 5 Lot Sizes).
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	(a) building height is as specified in the

Code	Outcome/Solution	Variation/Addition
		<p>relevant Precinct code of the Shoreline POD;</p> <p>(b) The Requirement in Table 1 for Table 2 Maximum height to the top of the floor level of highest habitable room to be a standard is deleted.</p> <p>(c) site coverage is as specified in the relevant Precinct code of the Shoreline POD;</p>
Outdoor Dining	-	Not used as no longer identified as a land use in the RPS V6.2.
Park	A1. (1)	<p>Delete.</p> <p>The use is on land:</p> <p>(a) within a precinct where such a use is envisaged in the Table of Assessment; or</p> <p>(b) on land intended for that purpose in the Shoreline Master Plan; or otherwise</p> <p>(c) as for A1. (1) of the Park Code*.</p>
Roadside Stall	-	No variation.
Rural Enterprise	-	No variation.
Service Station	S1. (1)	The use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
	P2.5	<p>Gross floor area of the retail component of the use does not exceed:</p> <p>(a) 500m<sup>2</sup> where the use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan; or otherwise</p> <p>(b) as for P2.5. (1) of the Service Station Code*.</p>
Telecommunications Facility	-	No variation.
Temporary Use	-	No variation.
Tourist Accommodation	S1.1 (1)	<p>The location of the use for urban based tourist accommodation is:</p> <p>(a) within a precinct where such a use is envisaged in the Table of Assessment; or</p> <p>(b) on land intended for that purpose in the Shoreline Master Plan; or otherwise</p> <p>(c) as for S1.1 (1) (a) (i) of the Tourist Accommodation Code*.</p>
Tourist Park	-	No variation.

## 7. OTHER DEVELOPMENT CODES

### 7.1 INTRODUCTION

The Other Development Codes of the RPS V6.2 are:

- Advertising Devices
- Communication Structures
- Domestic Driveway Crossover
- Domestic Outbuilding
- Excavation and Fill
- On-site Raising or Relocation
- Private Tennis Court
- Private Waterfront Structures
- Reconfiguration

### 7.2 VARIATION TO OTHER DEVELOPMENT CODES

Variation is proposed to the Reconfiguration Code. The variation is to Table 1 of the Code, wherein the Minimum Lot Area Range and Minimum Lot Frontage / Width for the Medium Density Residential Zone, standard and corner lots is 800 m<sup>2</sup> and 20 metres respectively.

## 8. GENERAL CODES

### 8.1 INTRODUCTION

The General Codes of the RPS V6.2 are:

- Access and Parking
- Centre Activity
- Centre Design
- Commercial Industry Activity
- Development Near Underground Infrastructure
- Erosion Prevention and Sediment Control
- Infrastructure Works
- Landscape
- Stormwater Management

### 8.2 VARIATION TO GENERAL CODES

The General Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Centre Activity	A1. (1)	The centre activity is located in either the Shoreline Town Centre Core Precinct or Shoreline Town Centre Frame Precinct.
Centre Design	Table 1 Maximum Building Height	Delete Maximum height to the top floor level of highest habitable room/commercial storey column in Table 1.
Commercial Industry Activity	-	No variation.
Development Near Underground Infrastructure	-	No variation.
Erosion Prevention and Sediment Control	-	No variation.
Infrastructure Works	-	No variation.
Landscape	-	No variation.
Stormwater Management	Complete Code	Code varied to reference the Shoreline Redlands Water Sensitive Urban Design Strategy V7 (refer Appendix III).

An additional code has been added:

## 8.3 BUILDING DESIGN CODE TO REDUCE BITING INSECT NUISANCE

### 8.3.1 Application

This code applies to self-assessable and assessable development identified as required by the tables of assessment in **Part 3 (Tables of assessment)**.

### 8.3.2 Purpose and overall outcomes

(1) The purpose of this code is to ensure development minimises:-

- (a) the exposure of people to health risks associated with arboviruses;
- (b) the adverse impacts on an amenable lifestyle and the public's wellbeing from exposure to biting midges and mosquitoes; and
- (c) the adverse impacts of biting midges and mosquitoes on human health, and long-term management costs to Council.

(2) The purpose of the code will be achieved through the following overall outcomes:-

- Development incorporates the following mitigation measures to minimise the risk to public health from exposure to arboviruses:

In sub-area 1

- (a) Development and other uses must ensure all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and
  - (b) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.
- (ii) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.

#### **Editor's Note - Building Design Advice**

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings.

- Outdoor entertaining areas are encouraged to be equipped with insect screens with a mesh aperture of not more than 1mm to minimise mosquito entry to the area.
- Insect screens specifically designed to prevent the entry of smaller insects such as biting midge are recommended to be incorporated to minimise biting midge entry to the building.
- Locate the majority of windows on the windward side of the building to pressurise the building and reduce opportunities for biting insects to enter the preferred leeward side of the building.
- Ceiling fans and other air circulation devices are encouraged to increase airflow indoors and outdoors to minimise the ability for mosquitoes to travel inside the building.
- Outdoor lighting is encouraged to be directed towards the ground to minimise the attraction of biting insects. Mosquitoes will travel significant distance towards lit up areas.

### 8.3.3 Specific Outcome and Probable Solutions applicable to Assessable Development

Specific Outcomes		Probable Solutions	
<b>S1.1</b>	<p>Dwellings include barriers to the intrusion of mosquitoes and other biting insects into enclosed communal areas and living spaces including -</p> <p>(1) In sub-area 1</p> <p>(c) Development and other uses must ensure all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and</p> <p>(d) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.</p> <p>(2) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.</p>	<b>P1.1</b>	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p>

## 9. SCHEDULES

### 9.1 INTRODUCTION

The Schedules to the RPS V6.2 are:

- Access and Parking
- Land Designated for Community Infrastructure
- Dictionary
- Heritage Places Register
- Lot Sizes
- Movement Network and Road Design
- Roof Colour Chart
- Specific Advertising Devices
- Street Trees
- Water Quality Objectives

### 9.2 VARIATION TO SCHEDULES

The Schedules are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Schedule	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Land Designated for Community Infrastructure	-	No variation.
Dictionary	Definition of Shop  Definition of Mixed Use	Varied so as to exclude Discount Department Store, which for the purpose of the Shoreline POD is an undefined use.  Varied so as to remove mandatory requirement for mixed use development to include tourist accommodation.
Heritage Places Register	-	No variation.
Lot Sizes	Table 1 Use Lot Size	Table 1 is amended so that the minimum lot size for Dual Occupancy use in Urban Residential and Medium Residential Zones is 700 m <sup>2</sup> . For multiple Dwelling and Aged Persons and Special Need Housing uses in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800 m <sup>2</sup> . For Apartment Building use in the Medium Density Residential Zone, the minimum lot size is 800m <sup>2</sup> .
Roof Colour Chart	-	No variation.
Specific Advertising Devices	-	No variation.
Street Trees	-	No variation.
Water Quality Objectives	-	Varied so as not to apply in the Shoreline POD area.





**Attachment 2 - Aerial photograph of the site**




## Attachment 4 - Zone Comparison Table


Use	Zone		
	Rural Non-Urban	Investigation	Emerging Urban Community
Agriculture	Self	Code	Code
Animal Keeping	Code	Code	Code
Bed and Breakfast	Self	Self	Self
Caretakers Dwelling	Code	Code	Code
Community Facility	Code	Code	Code
Display Dwelling	Code	Impact	Impact
Dwelling House	Self	Code	Code
Estate Sales Office	Code	Impact	Impact
Forestry	Code	Impact	Impact
Home Business	Self	Self	Self
Intensive Agriculture	Code	Impact	Impact
Minor Utility	Exempt	Exempt	Exempt
Park	Self	Self	Self
Produce Store	Code	Impact	Impact
Road	Exempt	Exempt	Exempt
Roadside Stall	Code	Code	Code
Rural Enterprise	Code	Impact	Impact
Telecommunications Facility	Self	Self	Self
Temporary Use	Self	Self	Self
Utility Installation	Code	Code	Code
Use	Inconsistent		
Aged Persons and Special Needs Housing	ex RN3	Inconsistent	Inconsistent
Airport	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Apartment Building	Inconsistent	Inconsistent	Inconsistent
Brothel	Inconsistent	Inconsistent	Inconsistent
Bulky Goods Showroom	Inconsistent	Inconsistent	Inconsistent
Car Wash Facility	Inconsistent	Inconsistent	Inconsistent
Cemetery	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Child Care Centre	Inconsistent	Inconsistent	Inconsistent
Commercial Office	Inconsistent	Inconsistent	Inconsistent
Display and Sale Activity	Inconsistent	Inconsistent	Inconsistent
Drive Through Restaurant	Inconsistent	Inconsistent	Inconsistent
Dual Occupancy	Inconsistent	Inconsistent	Inconsistent
Education Facility	Inconsistent	Inconsistent	Inconsistent
Extractive Industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Forestry		Inconsistent	Inconsistent
Funeral Parlour	Inconsistent	Inconsistent	Inconsistent
General Industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Health Care Centre	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Heavy industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
High Impact Industry	Inconsistent	Inconsistent	Inconsistent
Hospital	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Hotel	Inconsistent	Inconsistent	Inconsistent
Indoor Recreation Facility	In RN1 or not rural connection	Inconsistent	Inconsistent
Institution	Inconsistent	Inconsistent	Inconsistent
Intensive Agriculture	In RN1, RN2 & RN3, ex horticulture	Inconsistent	Inconsistent
Marine Services	Inconsistent	Inconsistent	Inconsistent
Mobile Home Park	Inconsistent	Inconsistent	Inconsistent
Multiple Dwelling	Inconsistent	Inconsistent	Inconsistent
Night Club	Inconsistent	Inconsistent	Inconsistent
Outdoor Recreation Facility	In RN1 or not rural connection	Inconsistent	Inconsistent
Passenger Terminal	Inconsistent	Inconsistent	Inconsistent
Place of Worship	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Refreshment Establishment	100m <sup>2</sup> +	Inconsistent	Inconsistent
Retail Warehouse	Inconsistent	Inconsistent	Inconsistent
Roadside Stall	In RN1 & RN2		
Service Industry	200m <sup>2</sup> +	Inconsistent	Inconsistent
Service Station	Inconsistent	Inconsistent	Inconsistent
Shop	Inconsistent	Inconsistent	Inconsistent
Tourist Accommodation	In RN1 & RN2		
Tourist Park	In RN1 & RN2	Inconsistent	Inconsistent
Vehicle Depot	in RN3	Inconsistent	Inconsistent
Vehicle Parking Station	Inconsistent	Inconsistent	Inconsistent
Vehicle Repair Premises	In RN2 & RN3	Inconsistent	Inconsistent
Veterinary Surgery	Inconsistent	Inconsistent	Inconsistent
Warehouse	Inconsistent	Inconsistent	Inconsistent
Other Development			
Creating lots by subdividing another lot by Standard Format Plan (whether or not having a CMS)	In RN3	Inconsistent	Inconsistent



**South East Queensland  
Koala Conservation.  
State Planning Regulatory  
Provisions.  
Assessable Development  
Area Koala Habitat Values.**

**Map Legend**


 Priority koala assessable development area (PKADA)

 koala assessable development area (KADA)

Koala Habitat Value Category


Bushland Habitat


 High Value Bushland


 Medium Value Bushland

 Low Value Bushland

Suitable for Rehabilitation


 High Value Rehabilitation


 Medium Value Rehabilitation


 Low Value Rehabilitation

Other Areas of Value

 High Value Other

 Medium Value Other

 Low Value Other

 Generally not suitable

**Request under Division 9 of the SEQ Koala Conservation SPRP**

Lot	SEQ Koala Conservation SPRP Koala Habitat Value Category	Proposed amendment	Justification
Lot 2 RP149309 148-154 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	No amendment proposed	N/A
Lot 73 S31102 260-280 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>The SPRP mapping identifies only a small area in the southwest corner as bushland habitat. However, this is largely due to the fact that the SPRP mapping is aligned to geographic north whilst property boundaries are aligned to magnetic north, resulting in an 11 degree discrepancy. If the correct alignment of the mapping were applied the bushland habitat mapping covering Serpentine Creek Road, Lot 1 On RP89514 and lot 11 on SP268704 would actually be located on this lot.</p> <p>This lot comprises the Tall Fronds tree farm and the affected part of the property is a strip adjacent to Serpentine Creek Road that supports some 25 habitat trees. This area is less than one hectare in size and it is not immediately surrounded by higher quality bushland. As such it is not considered to meet the definition of High Value Bushland in the SPRP. The characteristics of the area are more closely aligned with the SPRP definition of Rehabilitation habitat.</p>
Lot 74 S31102 282-302 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> <li>- Generally not suitable / not assessable</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> <li>- Generally not suitable / not assessable</li> </ul>	<p>As explained above a better representation of the SPRP mapping should include an 11 degree clockwise rotation of the mapped polygons, although in this case it would only marginally increase the area identified as bushland habitat. Whilst the area is less than 2ha in size and is within 50m of bushland habitat, it does not constitute landcover that is predominantly forest. Further the habitat adjacent to the HVB area is dominated by mown grass and exotics as in Lot 73 immediately to the north. There are scattered koala habitat trees in the east of the lot which is mapped as Medium Value Rehabilitation. The HVB portion does not meet the SPRP</p>

			<p>definition of bushland habitat, as it does not support contiguous habitat or consist primarily of forest.</p> <p>Aerial photography from the 1950s indicates that trees on this lot are recent regrowth. Re-designation to medium Value Rehabilitation consistent with the greater part of the overall site is considered appropriate.</p>
<p>Lot 1 RP133830 304-324 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<p>No change requested</p>	<p>N/A</p>
<p>Lot 4 RP105915 326-336 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>As with other lots, a better representation of the SPRP mapping should include an 11 degree clockwise rotation of the mapped polygon.</p> <p>The northern and western halves of the lot are designated High Value Bushland. The western portion consists of a plant nursery with a dam, shade houses and associated infrastructure. The Landsat photography used to inform the SPRP mapping is likely to have incorrectly interpreted the nursery structures as eucalypt canopy. The eastern portion of the lot is more sparsely covered by various species, exotic and native. Aerial photography indicates that any vegetation on this lot is regrowth since the 1970s.</p> <p>On this basis the area does not meet the bushland habitat definition in the SPRP. There are however some koala habitat trees on the lot and it adjoins a lot that is bushland habitat. It is considered appropriate to allow the request for this part of the lot to be considered the same as the balance of the lot - Medium Value Rehabilitation.</p>
<p>Lot 3 RP105915 338-348 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>This lot contains a small portion of HVB which is contiguous with the nursery structure area of Lot 4 to the north. The HVB area consists of a dam surrounded by regrowth Acacia and Allocasuarina species and exotic grasses. No koala habitat trees are present. The applicant has requested that the affected portion should be re-designated Medium Value Rehabilitation in line with the balance of the overall site. It is considered that the area does not meet the SPRP definition for bushland habitat, as such this request should be</p>

			supported.
<p>Lot 2 RP140163 74A Scenic Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- High Value Bushland (smaller area)</li> <li>- Medium Value Rehabilitation</li> </ul>	<p>The High Value Bushland mapping covers the south east corner of the lot. The applicant considers that the eastern-most portion of the HVB area is correctly mapped as it contains a significant number of mature eucalypts, and has not therefore requested that this portion of the mapping be changed. Aerial photography indicates that these trees represent a remnant of koala habitat that began re-growing from the 1950s onwards after earlier disturbance. These trees would now be around 60 years old, well on the way to full maturity. Proposed inclusion with the foreshore open space is appropriate and should ensure protection.</p> <p>The area subject of the request contains only four habitat trees associated with an artificial dam which has existed for at least 60 years. The trees are not directly linked to the eastern patch and do not form high quality habitat. The applicant has requested that this portion be re-designated as Medium Value Rehabilitation to be consistent with the remaining areas of the lot. Given the above it is considered that the area does not meet the definition of bushland habitat in the SPRP. As it is in an area that comprises a mix of mature habitat trees and bare surfaces it is considered to more closely align with the Medium Value Rehabilitation definition in the SPRP. The requested re-designation is therefore considered appropriate.</p>
<p>Lot 11 SP268704 275-385 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> <li>- Low Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> <li>- Low Value Rehabilitation</li> </ul>	<p>The High Value Bushland area is a very small slice of land in the north east corner of the site, where there is no vegetation present. As explained above the SPRP mapping is aligned to geographic north whilst property boundaries are aligned to magnetic north, resulting in an 11 degree discrepancy. It is considered that this mapping is a result of this discrepancy. The lot is almost entirely grassed with the majority of the land identified as Medium Value Rehabilitation, owing to the adjoining High Value Bushland to the north, west and south. It is considered appropriate to align the area identified</p>

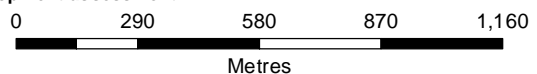
			as High Value Bushland with the majority of the site, being Medium Value Rehabilitation.
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Date: 10/11/2015  
 Department of  
 Infrastructure, Local  
 Government and Planning  
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## State Planning Policy

Local government development assessment




Disclaimer:

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# Legend

## Cadastre (25k)

 Cadastre (25k)

## Regional planning boundary

 Regional planning boundary


## Local Government Boundary

 Local Government Boundary


## Priority development areas (EDQ)

 Priority development areas (EDQ)

## Noise corridor centreline - local government road

 Noise corridor centreline - local government road


## Noise corridor centreline - State-controlled road


 Noise corridor centreline - State-controlled road

## Noise corridor - local government road

 Category 1 - 58 dB(A)


 Category 2 - 63 dB(A)


 Category 3 - 68 dB(A)

 Category 4 - 73 dB(A)

## Noise corridor - State-controlled road (MANDATORY area)


 Category 1 - 58 dB(A)


 Category 2 - 63 dB(A)


 Category 3 - 68 dB(A)

 Category 4 - 73 dB(A)

## Noise corridor - State-controlled road (VOLUNTARY area)


 Category 1 - 58 dB(A)

 Category 2 - 63 dB(A)

 Category 3 - 68 dB(A)


 Category 4 - 73 dB(A)

## Noise corridor - rail network

 Category 1 - 70 dB(A)

 Category 2 - 75 dB(A)

 Category 3 - 80 dB(A)

 Category 4 - 85 dB(A)



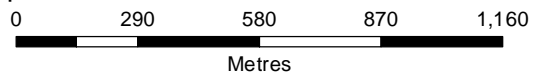


# State Planning Policy

Local government development assessment

Date: 10/11/2015

Department of  
Infrastructure, Local  
Government and Planning



Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.




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# Legend


## Cadastre (25k)

 Cadastre (25k)


## Climatic regions - stormwater management design objectives

 Climatic regions - stormwater management design objectives


## MSES - High ecological value waters (watercourse)

 MSES - High ecological value waters (watercourse)


## MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


## MSES - High Ecological Significance wetlands

 MSES - High Ecological Significance wetlands


## MSES - High ecological value waters (wetland)

 MSES - High ecological value waters (wetland)


## MSES - Strategic Environmental Area (Designated Precinct)

 MSES - Strategic Environmental Area (Designated Precinct)

## MSES - Wildlife habitat

 MSES - Wildlife habitat


## Coastal management district

 Coastal management district


## MSES - Protected area

 MSES - Protected area


## MSES - Marine park

 MSES - Marine park

## MSES - Declared fish habitat area

 MSES - Declared fish habitat area


## MSES - Regulated vegetation

 MSES - Regulated vegetation

## MSES - Legally secured offset area

 MSES - Legally secured offset area

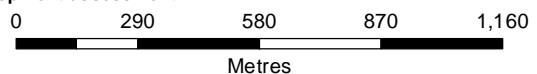
## Water supply buffer area (SEQ)

 Water supply buffer area (SEQ)



## State Planning Policy

Local government development assessment



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Date: 10/11/2015


Department of  
Infrastructure, Local  
Government and Planning

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# Legend


## Cadastre (25k)

 Cadastre (25k)


## Coastal hazard area - erosion prone area

 Coastal hazard area - erosion prone area


## Coastal hazard area - high storm tide inundation area

 Coastal hazard area - high storm tide inundation area


## Coastal hazard area - medium storm tide inundation area

 Coastal hazard area - medium storm tide inundation area


## Potential bushfire hazard area \*\* (Refer to planning scheme)

 Potential bushfire hazard area \*\* (Refer to planning scheme)


## Management area

 Management area


## Flood hazard area\* - Level 1 - Queensland floodplain assessment overlay


 Flood hazard area\* - Level 1 - Queensland floodplain assessment overlay

## Flood hazard area\* - Level 1 - Local Government flood mapping area


 Flood hazard area\* - Level 1 - Local Government flood mapping area

## Bushfire hazard area (Bushfire prone area)

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer

### *Planning Study, 2008*

The scope of the study was to address the criteria detailed in the Investigation Zone code by considering the constraints and opportunities posed by the site, assessing the merits of various development options for the area and providing recommendations on a preferred planning strategy.

The assessment of constraints highlighted the following key comments:

#### Environment and Ecology

- 37% (115ha) should be designated as Open Space in order to achieve:
  - a 100m wide foreshore buffer;
  - 3 x 150m wide east-west habitat links (with 3 fauna underpasses); and
  - 30m buffers to drainage lines.
- The retention of native vegetation should be maximised and new buffers should be revegetated. Perimeter roads should be used to buffer habitat linkages, riparian and foreshore buffers.
- Irrigation dams should be removed unless they are found to be supporting Wallum Froglet habitat.
- An Environmental Management Plan should be prepared for the land.

#### Traffic & Transport

- Serpentine Creek Road will require upgrading to four lanes. In its current configuration it is able to service a population of just 3,400. Significant safety concerns highlighted regarding the undulations in the road.
- A frequent bus service from the town centre to Cleveland Train Station and Loganholme essential to reduce car trips.
- A network of walkways and cycleways throughout the site would further support reduced car dependency. The key links highlighted are: foreshore to Redland Bay, an off road route adjacent to Serpentine Creek Road and connections between the proposed neighbourhoods, town centre and school.

#### Water and Wastewater

- The water infrastructure pipelines external to the Investigation Area are adequate to service the development.
- Further investigation required for sewerage treatment.

#### Social and community facilities

- A new primary school will be required.
- Existing need for a grouped community facility incorporating a library/gallery/meeting space and a grouped community facility incorporating youth, seniors and a general community centre in the southern catchment of the Redlands.
- Existing need for a new regional sports facility in the southern part of the City. The establishment of local parks and reserves in the development area were also acknowledged.

In consideration of the above constraints the study then assessed five options for development in terms of urban form, transport, natural resources, open space,

sustainability, infrastructure, economic, community and social impact. The options were:

- Option 1: No urban development
- Option 2: Lower density suburban community
  - Population of c.6,700 people
  - Lower density (400 – 550m<sup>2</sup>) blocks of land – 15 dph
  - Small neighbourhood centre based on convenience retail
  - Car oriented circulation system. 15% self-sufficiency.
- Option 3: Urban Village community with mixed housing
  - Variety of housing for young families, couples, retirees, singles.
  - <50% detached dwellings with 110ha of lower density
  - 30% self-sufficiency
  - 3,800 dwellings and 8,000 people – 20 dph
- Option 4: Urban Village community with rural use of the northern area
  - Retention of farming uses on valuable agricultural land to the north
  - Inter urban break with Redland Bay & buffer to poultry farming uses
  - 3,500 dwellings and 7,400 people
- Option 5: Urban Village community with higher densities
  - Larger town centre accommodating larger retail, business and residential mix (including some 4-6 storey buildings and higher employment) – not high rise development
  - Medium density area to accommodate 3-4 storey townhouses and semi-detached dwellings.
  - 2,400 jobs on-site
  - 5,000 dwellings and 10,000 people - 29 dph
  - 90ha lower density

The assessment concluded that option 3 represented the best match across all criteria, scoring consistently high. Option 5 for higher densities scored best for urban form, transport, infrastructure and economic impact but scored more poorly for the remaining criteria and was second overall. In both cases the higher densities provided for more efficient use of the land, greater capacity to support transport and utility services, increased employment self-sufficiency and wider housing choice for all sectors of the community. It is also noted in the report that a population of 10,000 is the critical mass required to support a number of social and community facilities. Therefore the higher density options better provide for community needs with improved local access to services.

The Report provided the following conclusions in response to the criteria set out in the Investigation Zone code:

1. *Optimum and most suitable use of the land*  
Urban use at higher density than traditional detached housing, combined with a strong conservation outcome.
2. *Form and intensity of development*  
A vibrant urban village with a range of housing types including medium and lower density and with a strong town centre to encourage employment growth.
3. *Impact on the adjacent area of scenic conservation value*

Development can result in a much stronger flora and fauna connections between the coastal foreshore and koala conservation areas to the west. Scenic impacts to be managed by detailed urban design and protection of important views from Serpentine Creek Road.

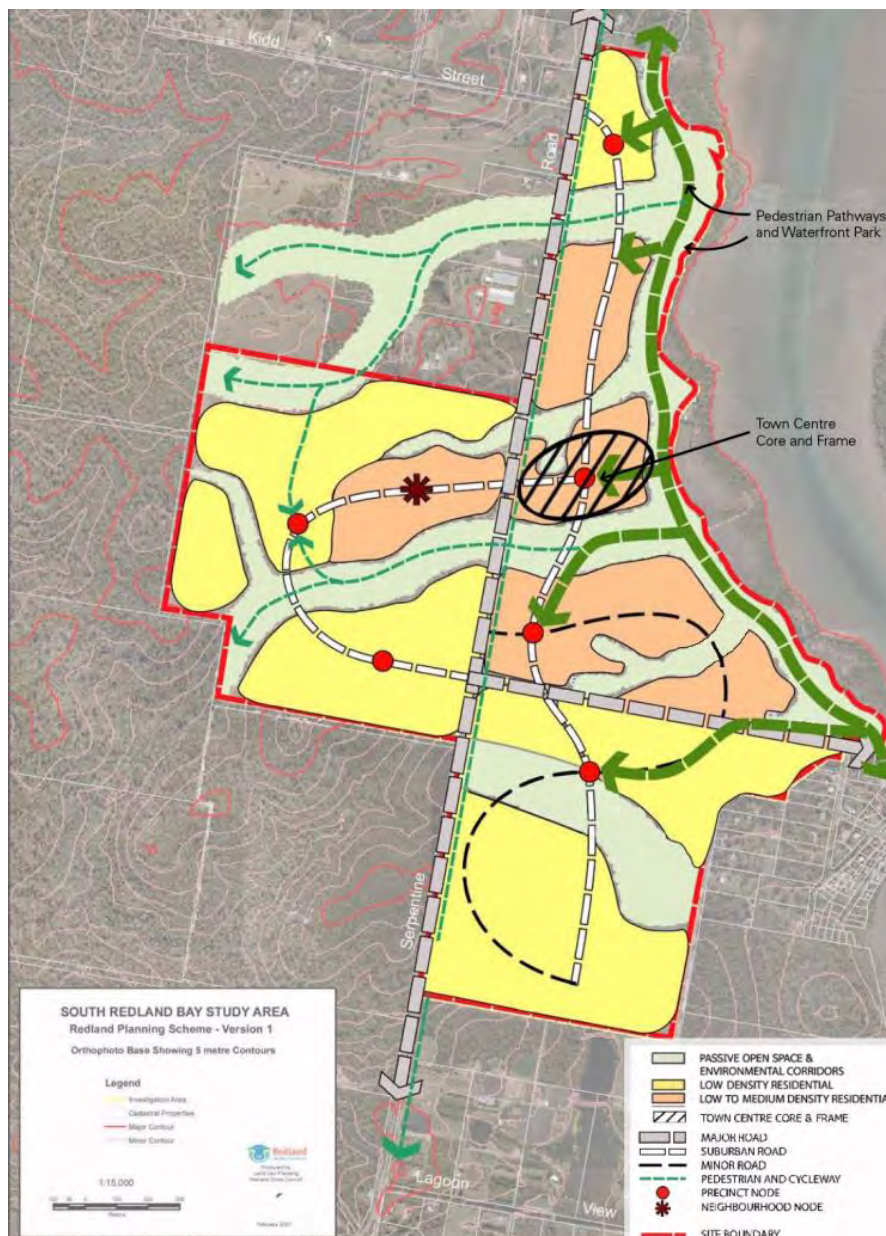
4. *Protection and full public access to the coastline and the bay*

Minimum 100 metre wide foreshore reserve along the entire length of the site together with a pedestrian path linking to Redland Bay township.

5. *Impact on external infrastructure*

Impacts can be managed and at reasonable cost. Minimal public cost compared to more isolated greenfield locations

The report was accompanied by a recommended conceptual layout for the area based on its findings.







Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0714-012691 (F14/12027)  
Your reference: MCU013287

28 October 2015

Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Dear Sir/Madam,

**Amended concurrence agency response – with conditions**

Preliminary approval under section 242 of SPA for a Material Change of Use to vary the effect of a local planning for a master planned residential community

148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442, 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92, 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

(Given under Section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued an concurrence agency response on 18 February 2015 under Section 285 of the *Sustainable Planning Act 2009* (the Act). On 16 October 2015, the Department received advice from the applicant that the application had been changed under section 351(1) of the Act in response to further discussions with the Council. As a result, the Department has now changed its concurrence agency response, the details of which are attached.

If you require any further information, please contact Ashleigh Hayes, a/Principal Planning Officer, Regional Services, SEQ (South) on 07 5644 3218 or via e-mail [GCSARA@dilqp.qld.gov.au](mailto:GCSARA@dilqp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Amanda Tzannes".

Amanda Tzannes  
Manager – Planning

cc: Shoreline Redlands Pty Ltd, [chris.barnes@shorelineredlands.com.au](mailto:chris.barnes@shorelineredlands.com.au)

enc: Attachment 1—Amended conditions to be imposed  
Attachment 2—Amended reasons for decision to impose conditions  
Attachment 3—Amended further advice  
Attachment 4—Amended approved plans and specifications  
Attachment 5—Applicant written agreement to amended concurrence agency response

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### Attachment 1—Amended conditions to be imposed

No.	Conditions	Condition timing
<b>Preliminary approval under section 242 of SPA</b>		
1.	<p>The development must be undertaken generally in accordance with the following plans, except as modified by these conditions:</p> <ul style="list-style-type: none"> <li>• Precinct Plan [Draft]. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20]; and</li> <li>• Access and Movement. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015).</li> </ul>	At all times.
2.	The staging of the development must be undertaken in accordance with the Development Staging Plan. Shoreline, prepared by Lat 27, dated 10 December 2014 and plan reference 14009_SK027 [5].	At all times.
<p><b>Schedule 7, Table 3, Item 1 &amp; Schedule 7, Table 3, Item 2 (State Transport Infrastructure) —</b> Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
3.	<p>a) Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, including:</p> <ul style="list-style-type: none"> <li>i. a 6.0m median;</li> <li>ii. 3.5m minimum traffic lanes;</li> <li>iii. 2.0m minimum outer shoulders to allow for on-road cyclists;</li> <li>iv. 5.0m minimum road verges to allow for an off-road shared use path, and services including pits, poles and street light supports;</li> <li>v. batters as required; and</li> <li>vi. tapering.</li> </ul> <p>b) The design and construction of the works outlined in (a) above</p>	<p>(a)</p> <p>Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p>

No.	Conditions	Condition timing
	(including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	
4.	<p>a) Road works comprising intersection upgrades at locations identified as [A], [B], [C], [D], and [E] on the <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, to the provide the following:</p> <ul style="list-style-type: none"> <li>i. Location [A] - a four way all movement signalised intersection</li> <li>ii. Location [B] – an un-signalised T-intersection with movement restricted to left-in/left-out only</li> <li>iii. Location [C] – a four way all movement signalised intersection</li> <li>iv. Location [D] – a four way all movements signalised intersection</li> <li>v. Location [E] – a un-signalised T-intersection with movement restricted to left-in/left-out only</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	<p>(a)</p> <ul style="list-style-type: none"> <li>i. Location [A] - Prior to submitting the Plan of Survey to the local government for approval of the first allotment of Stage 4 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</li> <li>ii. Location [B] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the first allotment, whichever comes first.</li> <li>iii. Location [C] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the</li> </ul>

No.	Conditions	Condition timing
		<p>first allotment, whichever comes first.</p> <p>iv. Location [D] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 2 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>v. Location [E] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 3 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>b) – at all times.</p>
5.	a) Road works comprising intersection upgrades at following intersections, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided by the applicant:	a) Prior to the commencement of any use or prior to submitting the Plan

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>i. Beenleigh-Redland Bay Road and Bryants Road;</li> <li>ii. Beenleigh-Redland Bay Road and California Creek Road;</li> <li>iii. Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road;</li> <li>iv. Cleveland-Redland Bay Road and Serpentine Creek Road;</li> <li>v. Cleveland-Redland Bay Road and German Church Road;</li> <li>vi. Cleveland-Redland Bay Road, Giles Road and Gordon Road;</li> <li>vii. Cleveland-Redland Bay Road and Boundary Street; and</li> <li>viii. Cleveland-Redland Bay Road and Double Jump Road.</li> </ul> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, and generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Beenleigh-Redland Bay Road and Bryants Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.05 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road and California Creek Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.06 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.07 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Serpentine Creek Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.12, signed by Stuart Holland RPEQ 05611, 17 February 2015</li> <li>• Cleveland-Redland Bay Road and German Church Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.08 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Gordon Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.09 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Boundary Street</li> </ul>	<p>of Survey to the local government for approval for the first allotment, whichever comes first.</p> <p>b) At all times</p>

No.	Conditions	Condition timing
	<p>Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.10 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</p> <ul style="list-style-type: none"> <li>• Cleveland-Redland Bay Road and Double Jump Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.11, signed by Stuart Holland RPEQ 05611, 17 February 2015.</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	
6.	All existing access arrangements between Beenleigh-Redland Bay Road (Serpentine Creek Road) and lots which are not part of the subject site must be maintained.	At all times.
7.	<p>a) All existing vehicular property accesses located between the subject site and Beenleigh-Redland Bay Road (Serpentine Creek Road) must be permanently closed and removed by the applicant.</p> <p>b) Direct access is not permitted between Beenleigh-Redland Bay Road (Serpentine Creek Road) and the subject site at any location other than the permitted road access location(s).</p> <p>Note: To remove any doubt, intersections are not permitted road access locations.</p>	<p>(a) Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p> <p>(b) At all times.</p>
8.	Construct a three (3) metre high acoustic (noise) wall for the full extent of the sites frontage with Beenleigh-Redland Bay Road (Serpentine Creek Road), in accordance with <i>Access and Movement. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015, to show location of acoustic (noise) wall).	Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first and to be maintained.
9.	<p>a) Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road network.</p> <p>b) Any works on the subject site must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the State-controlled road;</li> </ul>	<p>(a) and (b)</p> <p>At all times.</p>

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the State-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the State-controlled road.</li> </ul>	
10.	<ul style="list-style-type: none"> <li>a) The streets labelled 'Sub-arterial Road - State-controlled road' shown on <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</li> <li>b) Any road identified as containing a future bus route must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</li> </ul>	Prior to submitting the Plan of Subdivision to the local government for approval for the relevant stage.
<p><b>Schedule 7, Table 3, Item 5 (Coastal Management District)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
11.	The 'Foreshore Subprecinct' as shown on <i>Precinct Plan [Draft]. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20], must be maintained as a development free buffer, except for infrastructure and non-habitable structures provided as part of the development's open space dedications or as otherwise the subject of a development approval.	At all times.
<p><b>Schedule 7, Table 3, Item 10 (Vegetation Clearing)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
12.	Clearing of native vegetation associated with this material change of use must not occur within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691.	At all times.
13.	New infrastructure associated with this material change of use must not be located within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-	At all times.

<b>No.</b>	<b>Conditions</b>	<b>Condition timing</b>
	012691.	
14.	New infrastructure associated with this material change of use must not be located in Area B (B1- B6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 unless the infrastructure is a fence, road, driveway, effluent area, a sediment, detention or bio-retention basin, retaining wall or for underground services.	At all times.



Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

## **Attachment 2—Amended reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To manage the impacts of development on the safety and efficiency of the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To ensure the natural processes and the protective function of landforms and vegetation are maintained in coastal hazard areas.
- To ensure the clearing works are carried out in the location and to the extent specified on the approved plans.

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### **Attachment 3—Amended Further advice**

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#### **General advice**

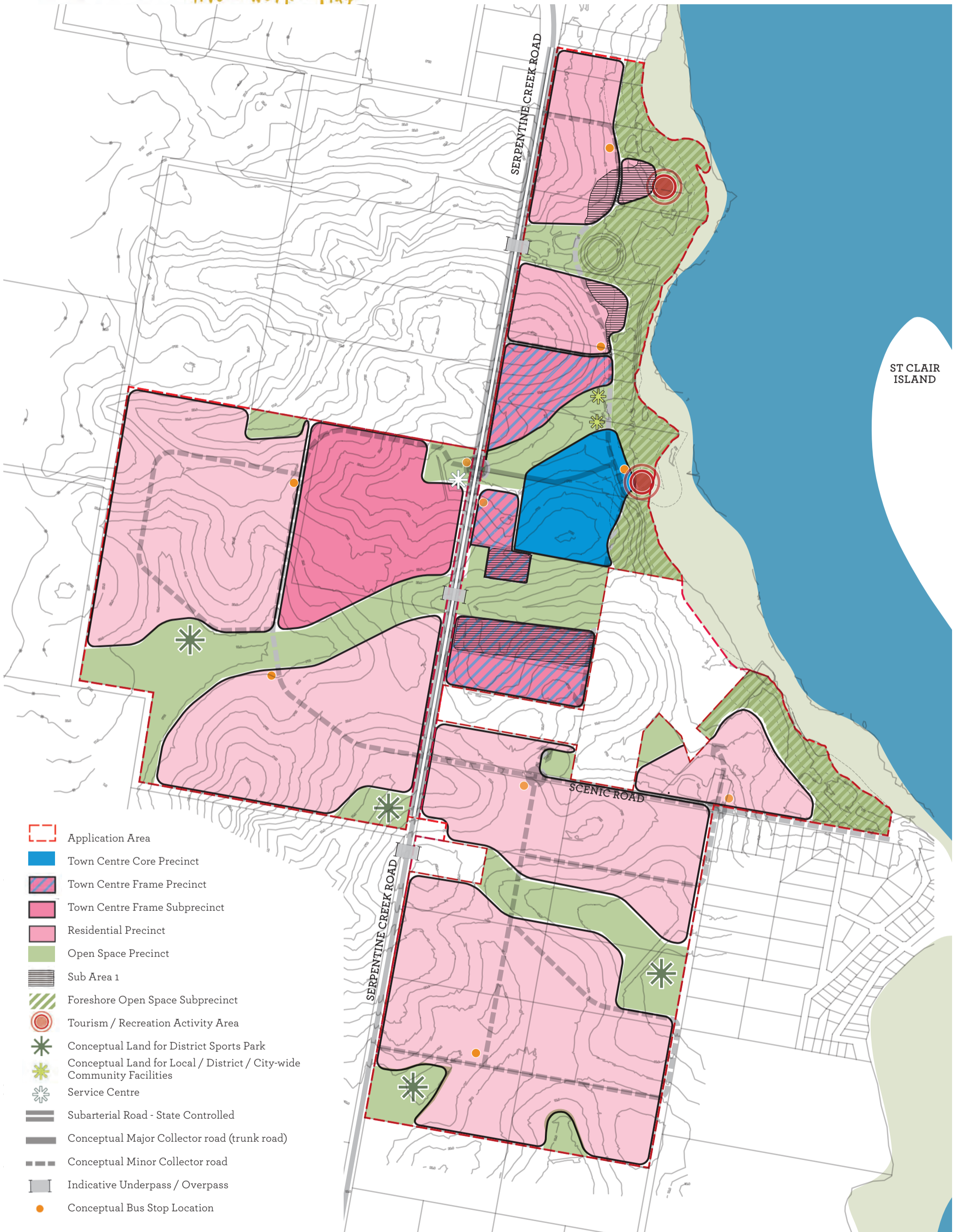
1.	<p><b>Road Traffic Noise</b></p> <p>With regards to assessing road traffic noise, the following material should be referred to and considered as part of any future development:</p> <ul style="list-style-type: none"><li>• Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) - <i>Buildings in a Transport Noise Corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise.</li><li>• Department of Transport and Main Roads' <i>State Development Assessment Provisions Supporting Information – Community Amenity (Noise)</i>.</li></ul>
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Our reference: SDA-0714-012691 (F14/12027)

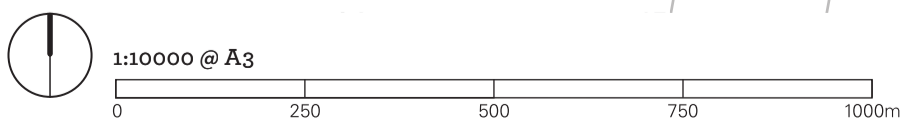
Your reference: MCU013287

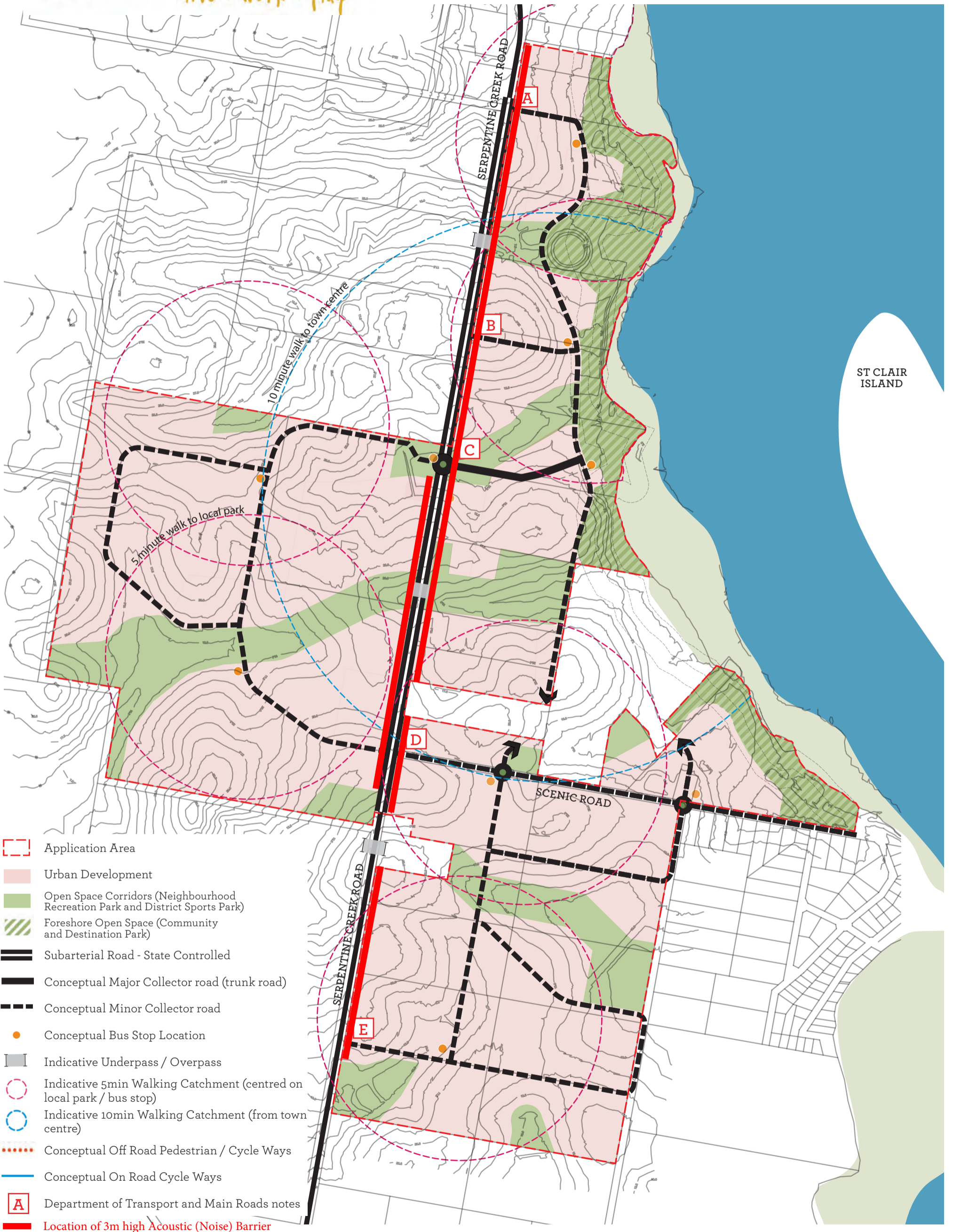
**Attachment 4—Amended approved plans and specifications**

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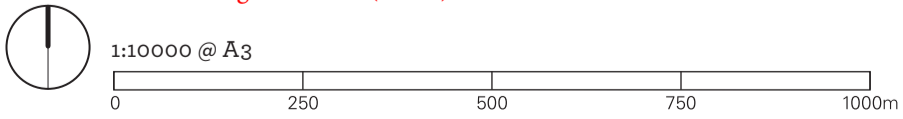
-  Application Area
-  Town Centre Core Precinct
-  Town Centre Frame Precinct
-  Town Centre Frame Subprecinct
-  Residential Precinct
-  Open Space Precinct
-  Foreshore Open Space Subprecinct
-  Tourism / Recreation Activity Area
-  Conceptual Land for District Sports Park
-  Conceptual Land for Local / District / City-wide Community Facilities
-  Service Centre
-  Subarterial Road - State Controlled
-  Conceptual Major Collector road (trunk road)
-  Conceptual Minor Collector road
-  Indicative Underpass / Overpass
-  Conceptual Bus Stop Location



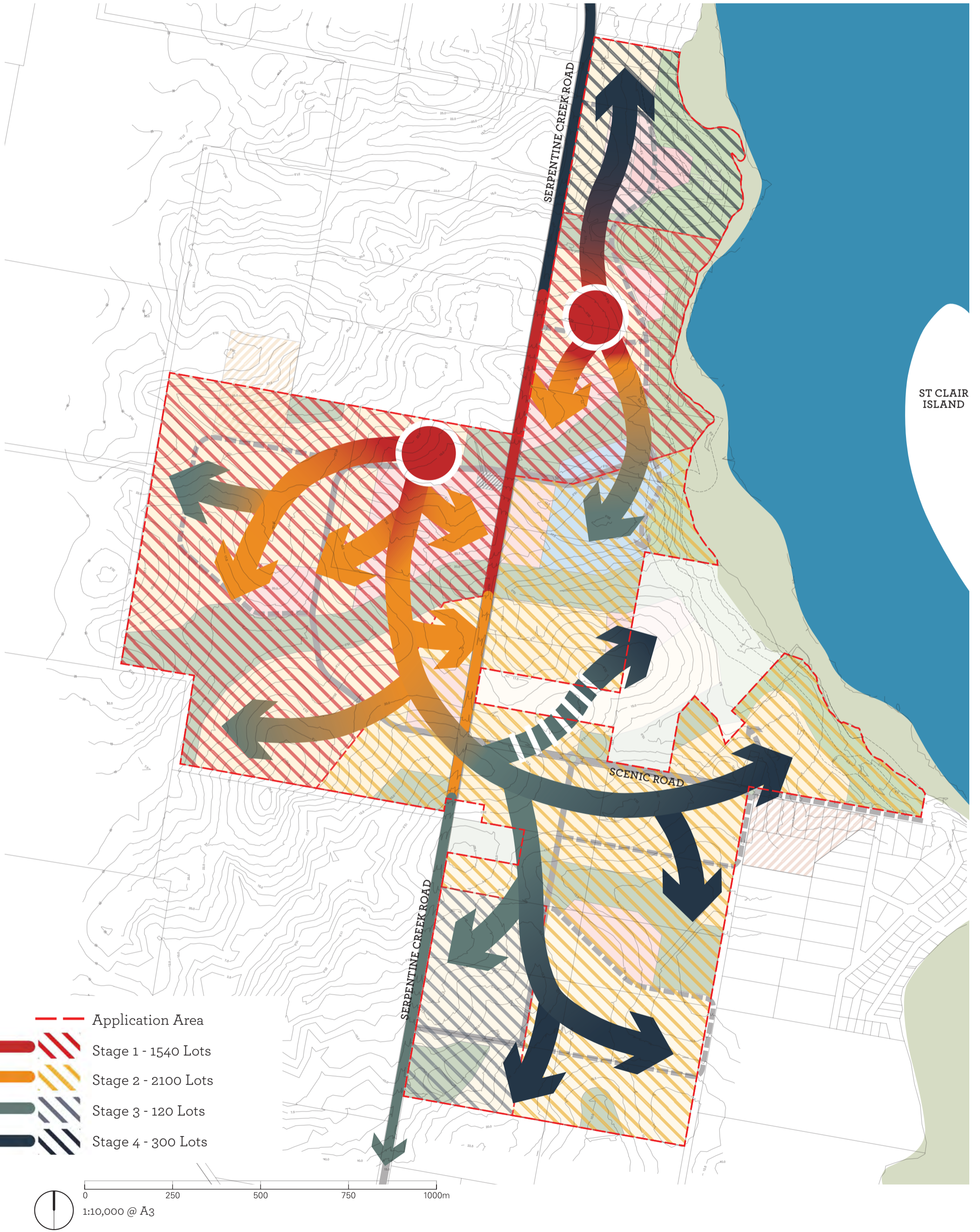


ST CLAIR ISLAND

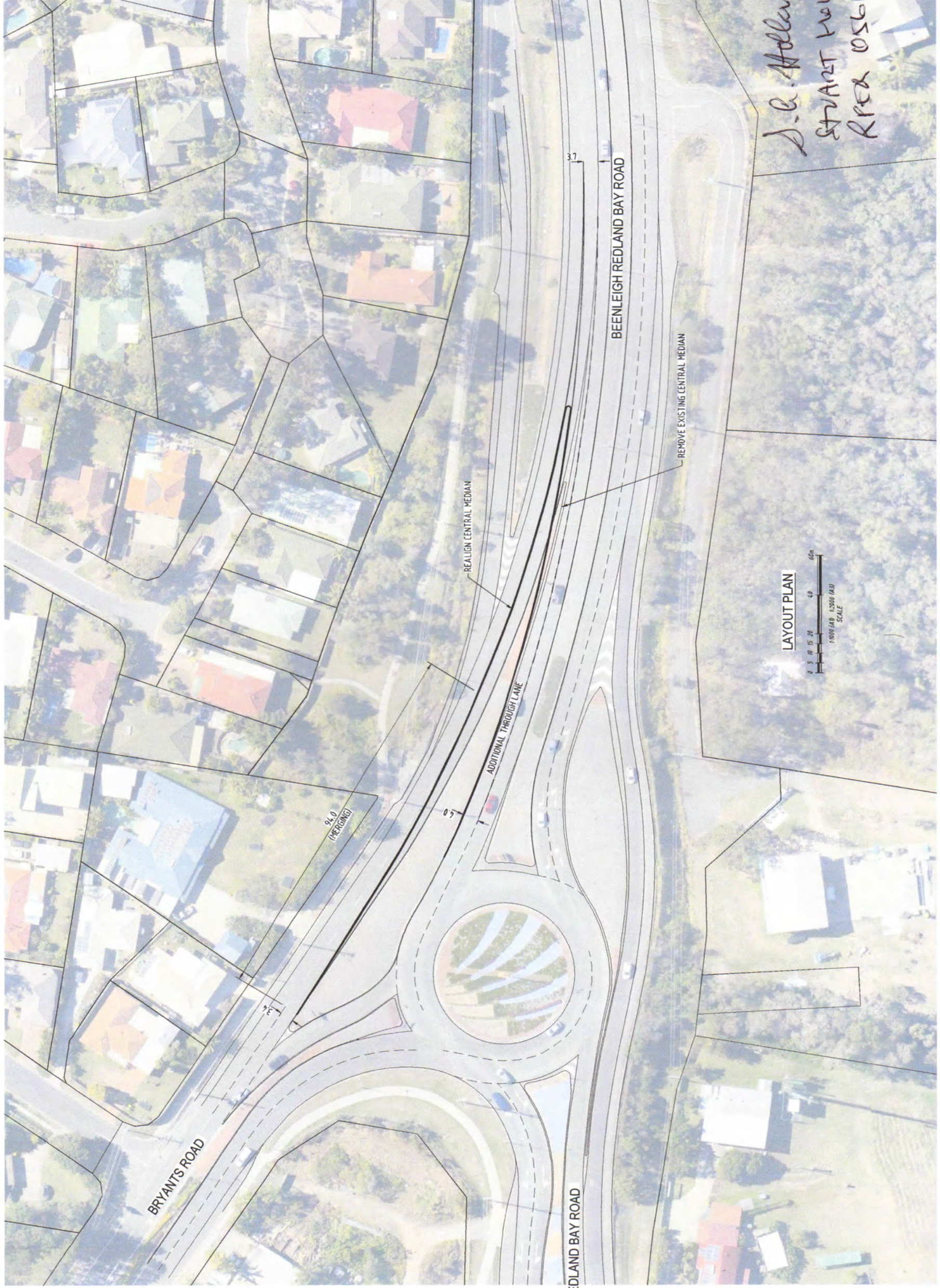
- Application Area
- Urban Development
- Open Space Corridors (Neighbourhood Recreation Park and District Sports Park)
- Foreshore Open Space (Community and Destination Park)
- Subarterial Road - State Controlled
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road
- Conceptual Bus Stop Location
- Indicative Underpass / Overpass
- Indicative 5min Walking Catchment (centred on local park / bus stop)
- Indicative 10min Walking Catchment (from town centre)
- Conceptual Off Road Pedestrian / Cycle Ways
- Conceptual On Road Cycle Ways
- A Department of Transport and Main Roads notes
- Location of 3m high Acoustic (Noise) Barrier



Amended in Red by DILGP - 28 October 2015



ST CLAIR ISLAND



*J.C. Holland*  
*STUART HOWARD*  
*RFEA 05611*

**Beenleigh Redland Bay Road and Bryants Road Intersection**  
 CD14-038-SK.05 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

**shoreline**  
 live · work · play

**Civil Dimensions Pty Ltd**  
 Consulting Engineers

Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122  
 Tel: 3422 2020  
 Fax: 3422 2021  
 mail@civildimensions.com.au





*A.G. Holland*  
*SQUARAS HOWARDS*  
*RPEO 05611*

**Beenleigh Redland Bay Road and California Creek Road Intersection**  
 CD14-038-SK.06 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

**shoreline**  
 live · work · play

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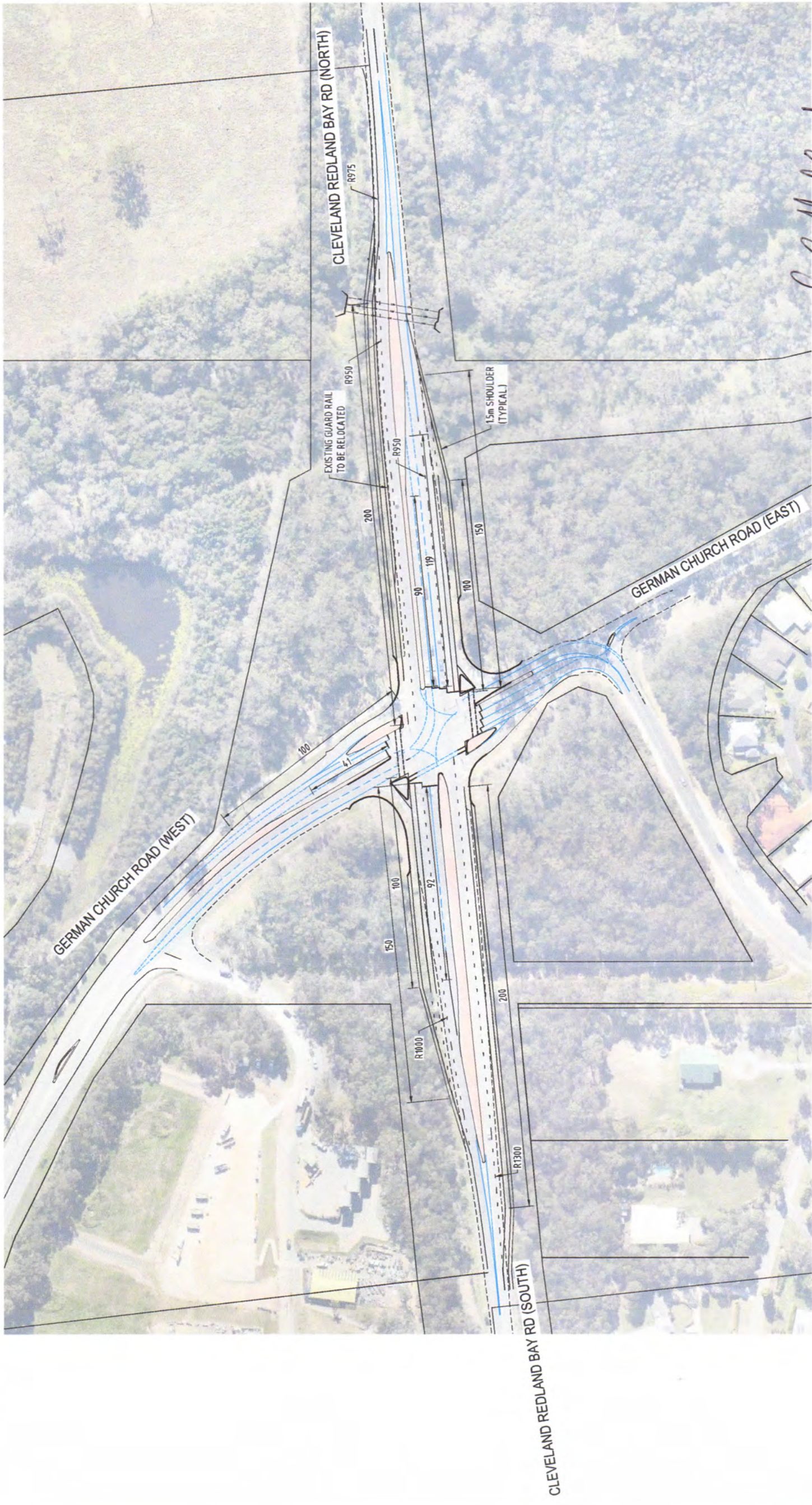


*S.A. Holland*  
*STEPHEN HOWARD*  
*AREA 05611*

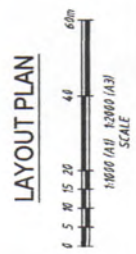


**DISCLAIMER:**  
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**Beenleigh Redland Bay Road, Mt Cotton Road and Skimmers Road Intersection**  
 CD14-038-SK.07 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)



*A. O. Holland*  
 STUART HOWLAND  
 RPER 05611



Cleveland Redland Bay Road and German Church Road Intersection  
 CD14-038-SK.08 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

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*S. C. Moland*  
 STUART HOWARD  
 05611 (RREV)

LAYOUT PLAN  
 0 5 10 15 20 40 60m  
 METRE (1:1000) SCALE



Cleveland Redland Bay Road, Giles Road and Gordon Road Intersection  
 CD14-038-SK.09 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

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**Cleveland Redland Bay Road and Boundary Street Intersection**  
**CD14-038-SK.10 - Date: 10/12/2014**  
**(Draft Preliminary 2031 Functional Layouts)**

**DISCLAIMER:**  
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*S.A. Holland*  
STUART HOLLAND  
AREA 056V1  
17-2-15

NOTE:  
1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.  
2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.



Cleveland Redland Bay Road and Double Jump Road Intersection  
CD14-038-SK.11 - Date: 17/02/2015

**DRAFT**

DISCLAIMER:  
"Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

Produced : 17/02/2015



NOTE:  
 1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.  
 2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.

Cleveland Redland Bay Road and Serpentine Creek Road  
 Intersection  
 CD14-038-SK.12- Date: 17/02/2015

**DRAFT**

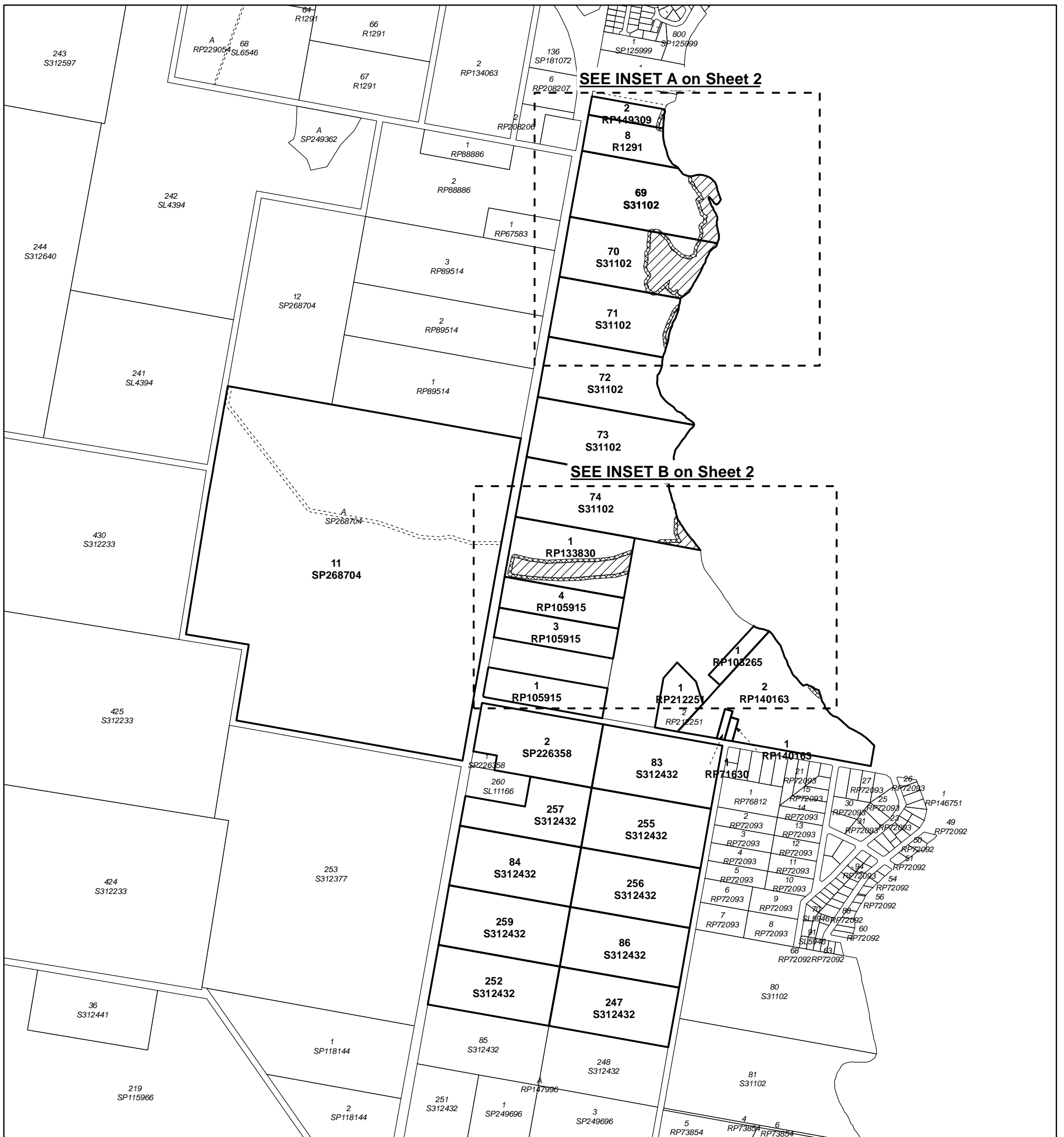
**shoreline**  
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 Consulting Engineers

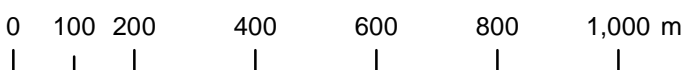
Unit 6, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020  
 Fax: 3422 2021  
 email: civildimensions.com.au

DISCLAIMER:  
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Produced : 17/02/2015



SCALE 1:12500 @ A3 paper size



Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691

**LEGEND**

- Derived Reference Points for GPS
- Subject Lot(s)
- ▨ Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- ▩ Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

**Referral Agency Response (Vegetation) Plan**

Plan of all Areas A & B in Lot 11 on SP268704, Lot 1 on RP103265, Lots 1, 3 & 4 on RP105915, Lot 1 on RP133830, Lots 1 & 2 on RP140163, Lot 1 on RP212251, Lot 1 on RP71630, Lots 247, 252, 255, 256, 257, 259, 83, 84 & 86 on S312432, Lot 2 on RP149309, Lot 2 on SP226358, Lots 69, 70, 71, 72, 73 & 74 on S31102 and Lot 8 on R1291

**CENTRE: GYMPIE  
LOCALITY OF REDLAND BAY**

**REGION: SOUTH  
LOCAL GOVT: REDLAND CITY**

Map Reference: 9542

Compiled from: DCDB, PVMP & NRMO Notes

File Reference: eLVAS 2014/005812

Prepared by: LMO

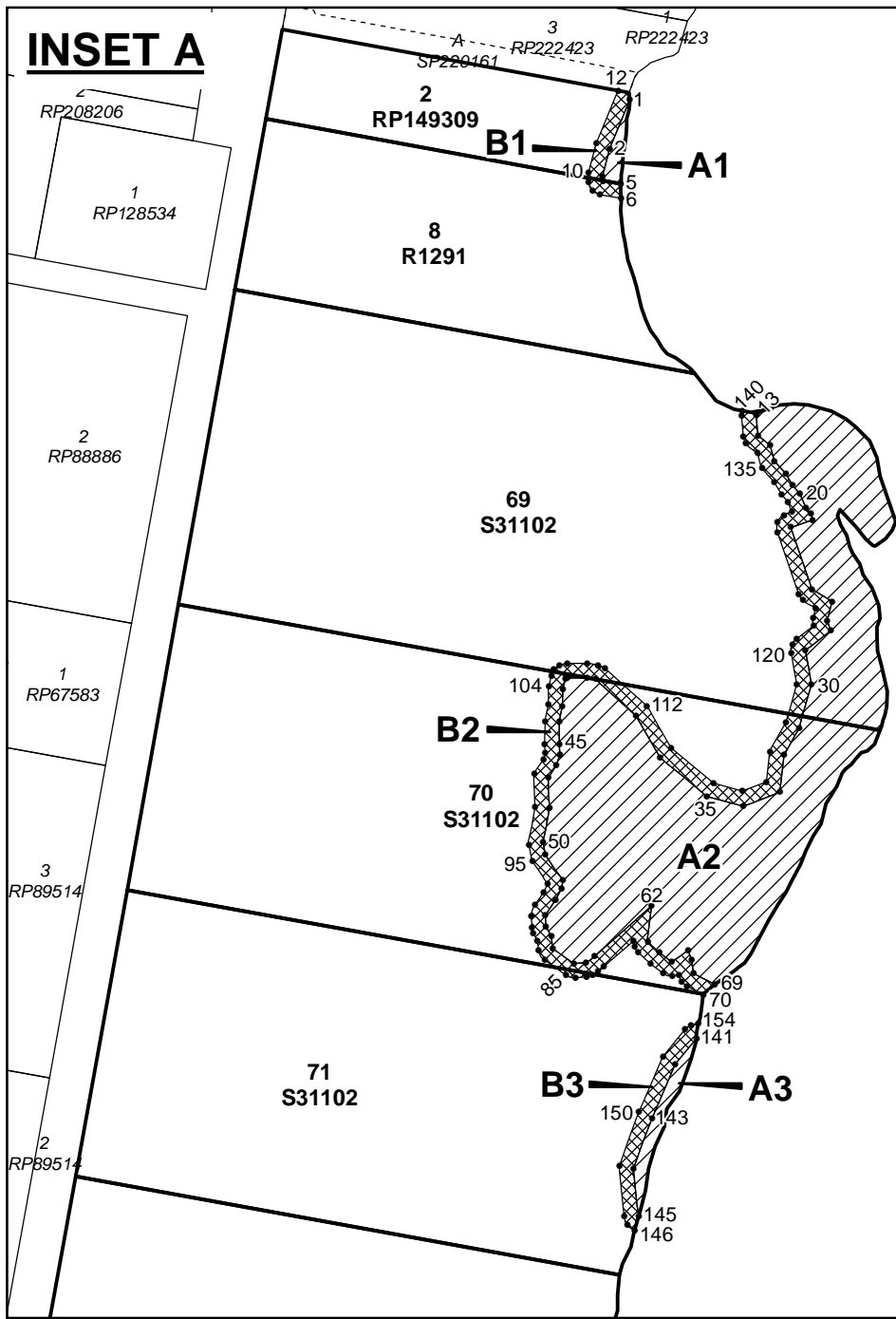
Date: 15 September 2014



**RARP  
SDA-0714-012691  
Sheet 1 of 3**

# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

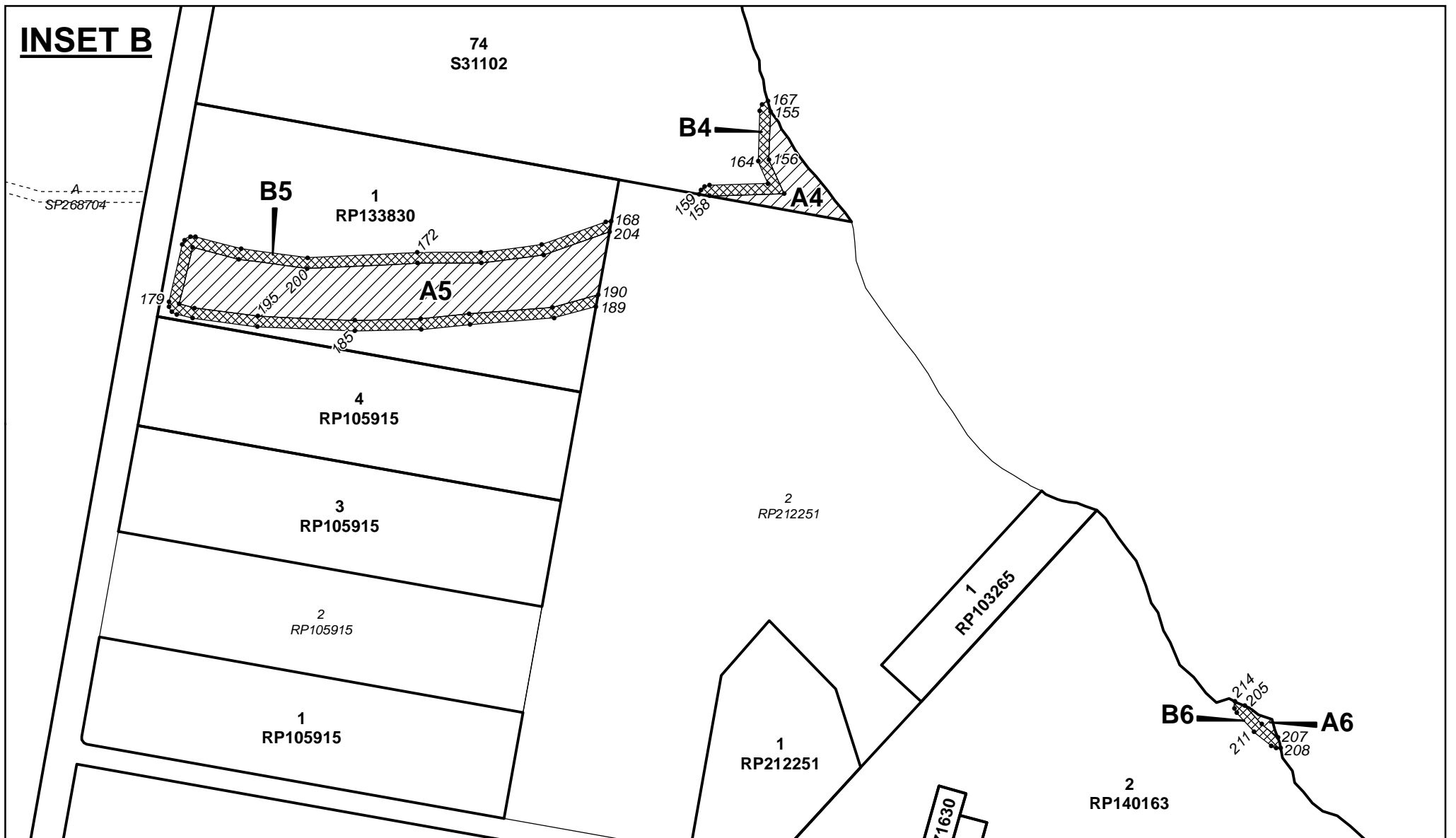
## INSET A



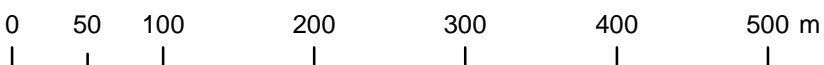
### LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- ▨ Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- ▩ Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

## INSET B



SCALE 1:5000 @ A3 paper size



Projection UTM (MGA94 Zone 56) Datum - GDA94



Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
Sheet 2 of 3



# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

**Derived Reference Points**  
 Projection: UTM (MGA Zone 56) Datum: GDA(94)  
 All GPS points continue sequentially when labels are not shown

Point	Easting	Northing	Parcel
1	530370	6941640	A1
2	530356	6941606	A1
3	530351	6941587	A1
4	530351	6941584	A1
5	530364	6941581	A1
6	530364	6941571	B1
7	530349	6941574	B1
8	530344	6941577	B1
9	530341	6941582	B1
10	530341	6941589	B1
11	530347	6941610	B1
12	530362	6941646	B1
13	530468	6941425	A2
14	530458	6941421	A2
15	530459	6941406	A2
16	530468	6941400	A2
17	530470	6941389	A2
18	530479	6941380	A2
19	530483	6941371	A2
20	530488	6941365	A2
21	530493	6941356	A2
22	530496	6941351	A2
23	530497	6941347	A2
24	530482	6941342	A2
25	530497	6941299	A2
26	530511	6941291	A2
27	530507	6941277	A2
28	530510	6941270	A2
29	530492	6941256	A2
30	530497	6941232	A2
31	530488	6941203	A2
32	530477	6941184	A2
33	530474	6941158	A2
34	530449	6941148	A2
35	530423	6941155	A2
36	530391	6941182	A2
37	530374	6941211	A2
38	530346	6941236	A2
39	530340	6941237	A2
40	530326	6941237	A2
41	530325	6941237	A2
42	530323	6941230	A2
43	530323	6941218	A2
44	530321	6941207	A2
45	530321	6941191	A2
46	530321	6941184	A2
47	530319	6941176	A2
48	530313	6941168	A2
49	530314	6941147	A2
50	530309	6941123	A2
51	530311	6941114	A2
52	530323	6941097	A2
53	530322	6941091	A2
54	530318	6941083	A2
55	530311	6941072	A2
56	530312	6941064	A2
57	530315	6941057	A2
58	530316	6941049	A2
59	530331	6941038	A2
60	530340	6941039	A2
61	530345	6941043	A2
62	530385	6941078	A2
63	530382	6941053	A2
64	530391	6941046	A2
65	530399	6941039	A2
66	530411	6941047	A2
67	530413	6941041	A2
68	530414	6941032	A2
69	530429	6941024	A2
70	530421	6941017	B2
71	530410	6941023	B2
72	530406	6941026	B2

Point	Easting	Northing	Parcel
73	530404	6941031	B2
74	530400	6941029	B2
75	530393	6941031	B2
76	530384	6941038	B2
77	530376	6941046	B2
78	530373	6941050	B2
79	530372	6941054	B2
80	530352	6941036	B2
81	530348	6941033	B2
82	530344	6941030	B2
83	530340	6941029	B2
84	530332	6941028	B2
85	530325	6941030	B2
86	530310	6941041	B2
87	530306	6941048	B2
88	530305	6941054	B2
89	530303	6941059	B2
90	530302	6941064	B2
91	530301	6941071	B2
92	530304	6941079	B2
93	530310	6941088	B2
94	530313	6941094	B2
95	530302	6941109	B2
96	530299	6941121	B2
97	530304	6941147	B2
98	530304	6941171	B2
99	530310	6941181	B2
100	530311	6941185	B2
101	530311	6941191	B2
102	530311	6941207	B2
103	530313	6941219	B2
104	530313	6941231	B2
105	530315	6941239	B2
106	530317	6941243	B2
107	530321	6941246	B2
108	530326	6941247	B2
109	530340	6941247	B2
110	530348	6941246	B2
111	530353	6941244	B2
112	530382	6941217	B2
113	530399	6941188	B2
114	530428	6941164	B2
115	530448	6941158	B2
116	530465	6941165	B2
117	530468	6941186	B2
118	530479	6941207	B2
119	530486	6941233	B2
120	530482	6941255	B2
121	530483	6941261	B2
122	530486	6941264	B2
123	530498	6941274	B2
124	530498	6941279	B2
125	530499	6941286	B2
126	530490	6941291	B2
127	530488	6941296	B2
128	530473	6941339	B2
129	530473	6941346	B2
130	530477	6941351	B2
131	530483	6941353	B2
132	530480	6941360	B2
133	530476	6941365	B2
134	530471	6941374	B2
135	530462	6941383	B2
136	530459	6941394	B2
137	530451	6941401	B2
138	530449	6941405	B2
139	530448	6941420	B2
140	530448	6941423	B2
141	530416	6940986	A3
142	530402	6940968	A3
143	530385	6940931	A3
144	530373	6940895	A3

Point	Easting	Northing	Parcel
145	530376	6940862	A3
146	530373	6940852	B3
147	530368	6940856	B3
148	530366	6940862	B3
149	530363	6940897	B3
150	530376	6940935	B3
151	530393	6940973	B3
152	530409	6940993	B3
153	530412	6940996	B3
154	530418	6940996	B3
155	530412	6940285	A4
156	530410	6940240	A4
157	530424	6940208	A4
158	530355	6940206	A4
159	530345	6940207	B4
160	530346	6940211	B4
161	530350	6940214	B4
162	530355	6940216	B4
163	530409	6940217	B4
164	530400	6940238	B4
165	530402	6940285	B4
166	530404	6940291	B4
167	530409	6940295	B4
168	530263	6940182	B5
169	530258	6940182	B5
170	530197	6940160	B5
171	530141	6940153	B5
172	530081	6940153	B5
173	529979	6940148	B5
174	529916	6940156	B5
175	529874	6940168	B5
176	529869	6940168	B5
177	529864	6940165	B5
178	529862	6940160	B5
179	529849	6940107	B5
180	529849	6940102	B5
181	529852	6940098	B5
182	529856	6940095	B5
183	529871	6940091	B5
184	529932	6940083	B5
185	530023	6940079	B5
186	530085	6940081	B5
187	530130	6940086	B5
188	530209	6940092	B5
189	530248	6940102	B5
190	530250	6940113	A5
191	530208	6940102	A5
192	530130	6940096	A5
193	530085	6940091	A5
194	530023	6940089	A5
195	529932	6940093	A5
196	529873	6940101	A5
197	529859	6940105	A5
198	529871	6940158	A5
199	529915	6940147	A5
200	529978	6940138	A5
201	530082	6940143	A5
202	530141	6940143	A5
203	530200	6940150	A5
204	530261	6940172	A5
205	530855	6939729	A6
206	530871	6939711	A6
207	530886	6939699	A6
208	530889	6939690	B6
209	530884	6939689	B6
210	530880	6939692	B6
211	530864	6939705	B6
212	530848	6939722	B6
213	530846	6939727	B6
214	530846	6939733	B6

Note: Plan at A3 paper size.

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
 Sheet 3 of 3

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

**Attachment 5—Applicant written agreement to amended concurrence agency response**

---

Your reference: SDA-0714-012891 (F14/12027)

Attn: Ashleigh Hayes

**Written agreement for the Department of State Development, Infrastructure and Planning to amend its concurrence agency response**

(Given under Section 290(1)(b)(i) of the *Sustainable Planning Act 2009*)

**Street address:** 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

**Real property description:** Lot 2 on RP149309, Lot 8 on R1291, Lots 69, 70, 73 and 74 on S31102, Lot 1 on RP133830, Lots 1, 3 and 4 on RP105915, Lot 11 on SP268704, Lot 1 on SP226358, Lot 1 on RP212251, Lot 1 on RP103265, Lot 1 and 2 on RP140163, Lot 1 on RP71630 and Lot 84, 86, 247, 252, 255, 256, 257 and 259 on S312432

**Assessment manager reference:** MCU013287

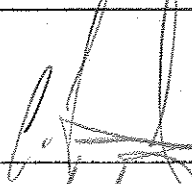
**Local government area:** Redland City Council

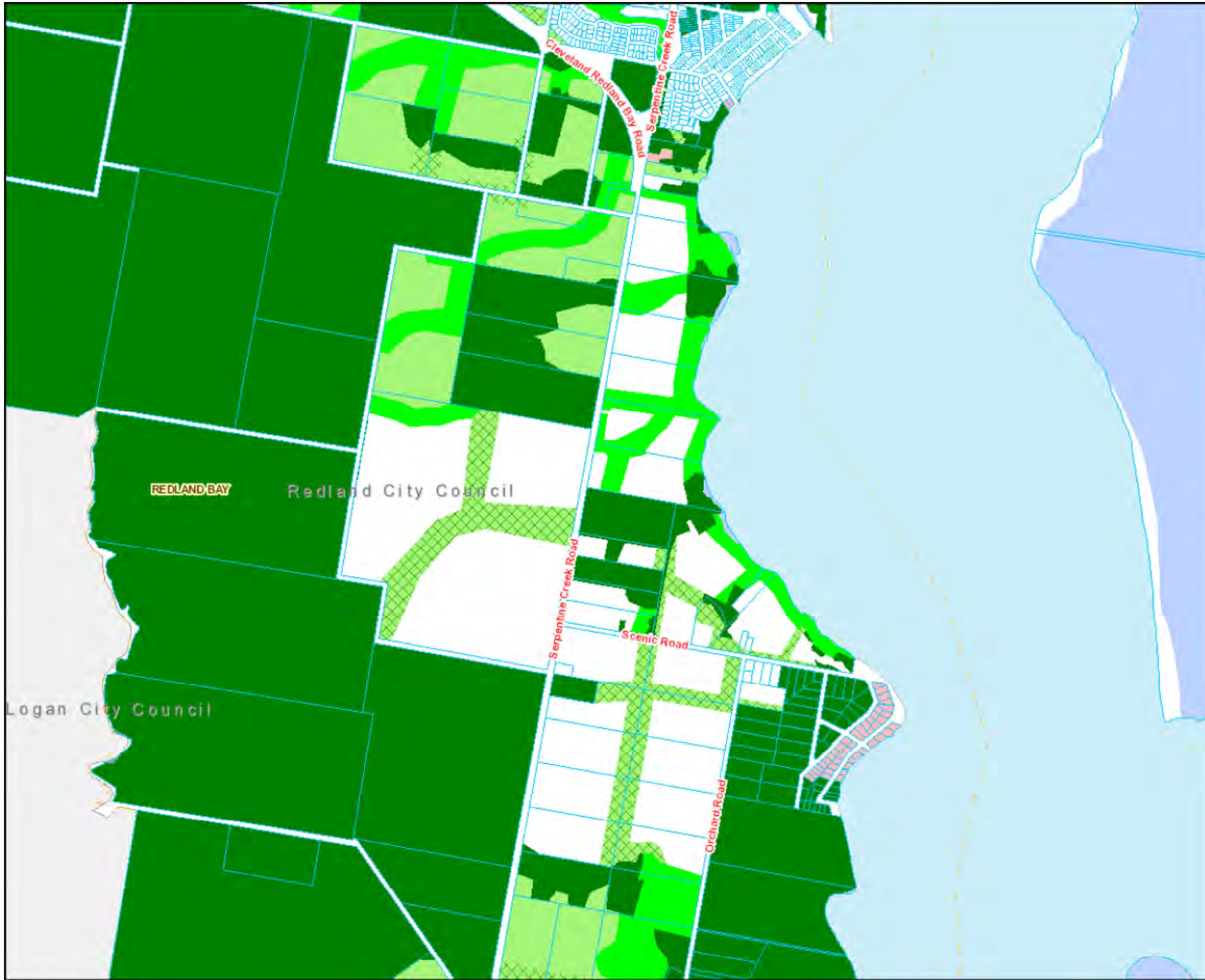
As the applicant of the above development application, I hereby agree to the amended concurrence agency response provided to me in the notice dated 28 October 2015:

**Name of applicant:** Shoreline Redlands Pty Ltd

**Signature of applicant:**

**Date:**

\_\_\_\_\_  
  
\_\_\_\_\_  
28/10/15  
\_\_\_\_\_



# Red-e-map Plot

## Legend

### Land

- Current Land
- Current Lot

### Suburbs

- Suburb Boundary

### Redland City and Surrounds

- Redland City LGA
- Adjoining LGA
- Moreton Bay

### Redlands Planning Scheme V7

### Habitat Protection - Bushland Habitat Overlay

- Koala Habitat
- Bushland Habitat
- Enhancement Corridor
- Enhancement Area
- Enhancement Link
- Marine Habitat

Scale:  
1:17000

Date:  
30/10/2015



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## SHORELINE FINANCIAL IMPACT ANALYSIS SUMMARY – November 2015 (Financial Services Group)

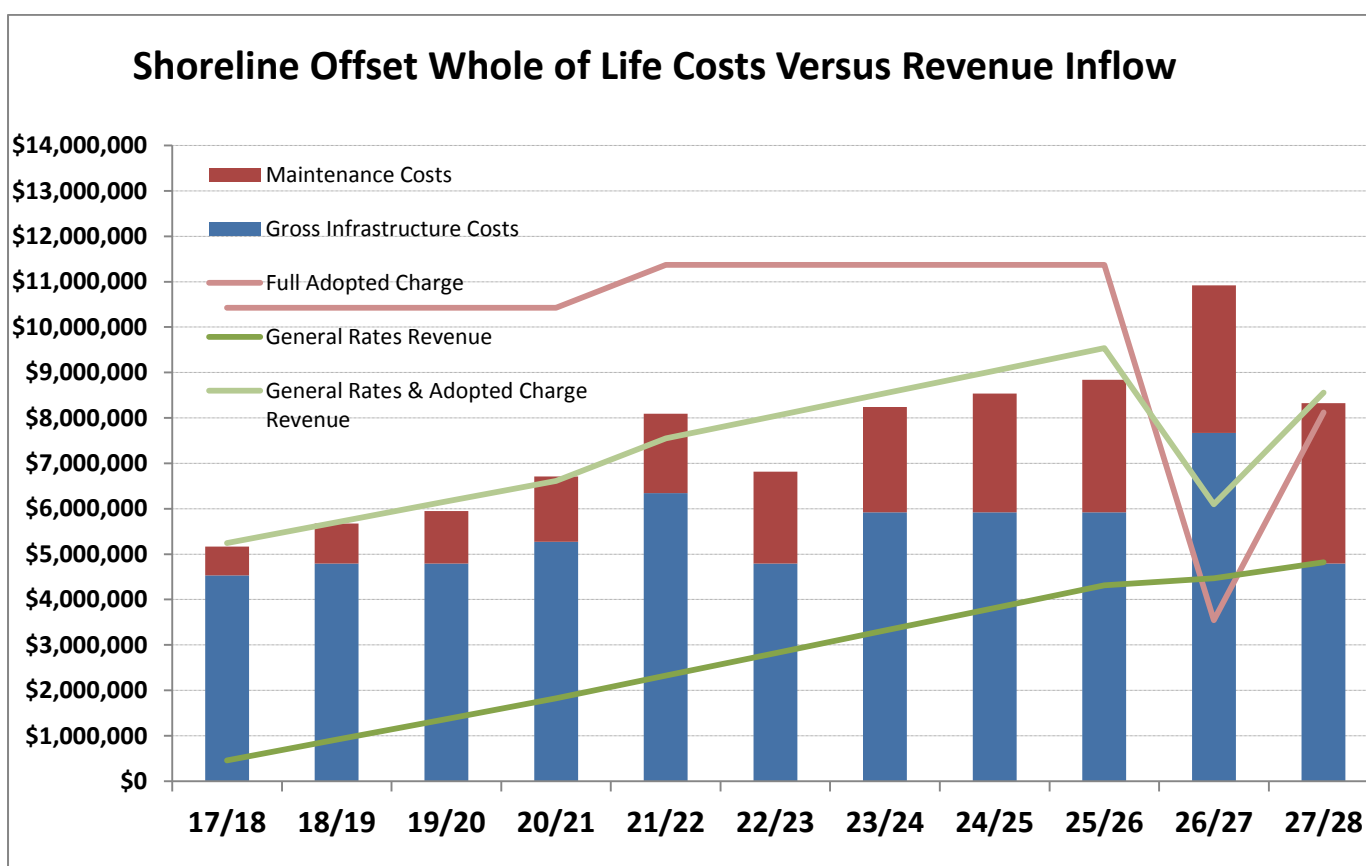
The Net Present Value of this project is showing a positive \$5.4M whole of life cost over the 11 years that have been projected in the Group’s modelling.

Key financial indicators of the proposals impact on Council’s budgetary position include:

- Total net cash received ultimately by RCC is \$50.6M in infrastructure charges and \$39.4 in rates over the modelled period (assumed general rates growth of 2.5% p/a)
- Trunk infrastructure offset is \$59M (inc. sewer) over the life of the project
- Additional Maintenance over 11 years is \$29.0m for internal and trunk infrastructure
- Additional Depreciation over 11years is \$10.9m
- Additional pest management costs equate to \$4.2M over the 11 years modelled

(Note the above \$\$ are expressed in today’s numbers and not discounted, unless stated)

**Chart 1: Shoreline Offset Whole of life Costs Versus Revenue Inflow**



**Chart 2: Maintenance Costs Versus General Rate Revenue**

